

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD**

Tuesday, February 10, 2015

City Hall

Conference Room

126 W. Main St.

5:30 P.M.

1. Call to Order
2. Approve Minutes of January 2015 Regular Meeting

Pp 1 - 5

APPLICATIONS

3. Application #15-03 by John Muraglia and Jerry Bang at 108 N. Lincoln to extend same type wall west of Austin Street façade, redo courtyards on east and west sides of house, and raise roof *Pp 6 - 12*
4. Application #15-05 by Jim and Patricia Richmond at 516 W. San Antonio Street to construct approximately 1330 square foot detached garage with office above *Pp 13 – 23*
5. Application #15-06 by Security State Bank & Trust to install parking shade canopies in renovated parking area at 118 S. Crockett Street *Pp 24 - 32*
6. Application #15-07 by Barry Wagner on behalf of Zion Lutheran Church at 426 W. Main to remove stucco on the 1854 section of the church and perimeter fence and repoint and repair the original stone *Pp 33-42*

ACTION ITEMS

7. Consider making a recommendation to City Council to allocate funds from Historic Building Maintenance Fund to the Christian Episcopal Methodist Church 501C3
8. Consider Demolition by Neglect on property located at 107 W. San Antonio

DISCUSSION ITEMS

9. Historic Rating Designations and Enforcement on Accessory Structures

SIGN OFF APPLICATIONS

10. #15-01 – Remove outbuilding – 314 W. Travis (Rode)
11. #15-02 – Replace rock skirting – 520 E. Main /600 E. Main (Christian Methodist Episcopal Church)
12. #15-04 – Paint exterior – 108 N. Edison (Stotz)
13. #15-08 – Demo garage & garden shed and construct new – 210 W. Travis (Phelps)
14. #15-09 – Construct outdoor fireplace – 407 W. San Antonio (Banner)
15. #15-10 – Replace pine fence with cedar coyote fence – 504 W. Creek (Becker)
16. #15-11 – Replace roof on garage – 208 S. Crockett (Becker)

ADJOURN

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STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
January 13, 2015
5:30 PM

On this 13th day of January, 2015 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

Larry Jackson called the meeting to order at 5:30 PM.

MINUTES

Charles Schmidt moved to approve the minutes from the December 2014 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #14-107 by Don Fry at 104 E. Centre to make the following changes: 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 – Don Fry presented the application and noted the existing rear bedroom is only 7' wide and he would like to add 4'6" to the depth so it is more functional. Mr. Fry stated they would also like to connect the existing

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house to the existing washroom with a hallway and turn the washroom into a bedroom. Mr. Fry noted the pitch of the roof on the washroom will remain the same but they have to add a gable. Mr. Fry stated the total addition will be less than 200 square feet. Eric Parker asked what materials will be used and Mr. Fry noted the house is AP panel with a standing seam roof and the roof on the washroom will have to be replaced and he would like to use a core tin corrugated roof which is intended to rust when it gets wet. Mr. Fry added the washroom has asbestos siding but the original barn wood is underneath and he would like to take the siding off. Mr. Fry added he would like to cover the addition with stucco. Mr. Fry noted the shed roof will be enclosed on the washroom so it can be used as a bedroom. Stan Klein noted he is glad nothing is changing on the main structure. Mr. Klein asked if the roof had cresting and asked that it not be changed if it is there.

David Bullion moved to approve Application #14-107 and Charles seconded the motion. All voted in favor and the motion carried.

Application #14-110 by Julie Montgomery at 204 W. Creek to: 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 C) Construct carport and guest apartment at rear of property

– Cass Phillips, draftsman, David and Cathy Curl, contractors, and Julie Montgomery, owner of the property, presented the application. Mr. Phillips noted everything that is existing will remain on site and be rehabbed. Mr. Phillips note the original roof will be salvaged, cleaned and re-coated and they would like to get the Basse block structure back as it was. Mr. Phillips commented the existing addition and fireplace will be removed. Mr. Phillips noted an interior window will be used to create the door opening so there will not be any new penetrations. Mr. Phillips noted the garage shed will be taken down. Charles Schmidt asked if there will be a staircase to the second floor and Mr. Phillips stated there would be, not for the intent of their bed and bath, but because what is there now is not stable. Eric Parker asked what the material will be for the stairwell and Mr. Phillips noted it would be a wood structure. Mike Penick asked if the high windows on the rear will be affected and Mr. Phillips noted they would not because the ridge will hit between the windows, close to the bottom. David Bullion asked what the height difference will be between the existing structure and the new and Mr. Phillips noted the front porch is four feet about street level so the ridge will not be visible. Mr. Klein noted it is a large scale addition but the form fits.

Sharon Joseph moved to approve Application #14-110 as presented and Charles Schmidt seconded the motion. Mr. Klein asked what colors will be used and the owner stated the colors will stay the same as they currently are. All voted in favor of the motion and it carried.

Application #14-111 by Stuart Barron at 401 E. Main Street to demolish existing structure and construct a new one story commercial building

– Barry Wagner and Dawn Barron presented the application. Mr. Wagner noted the project being presented is phase two of the overall development. Mr. Wagner stated the old filling station located on the property needs to

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be removed for a new commercial building that will be approximately 8200 square feet and house retail and restaurant space. The proposed restaurant will be developed on the east side of the property and a courtyard is planned in the front of the restaurant. Mr. Wagner added the building will be pulled back and have a large opening so it feels like an open courtyard, but rolling glass doors will be installed so it can be closed up in the winter months. Mr. Wagner noted the existing curb cut will be retained and used. Mr. Wagner noted the eave height is 18 – 20 feet and the highest point of the parapet wall is 24 feet. Mr. Wagner explained the building is pretty level along the Main Street elevation, but there is a drop where the Washington Street level changes. Mr. Wagner note the colors will be similar to the ones used in phase one which is off white or tan stucco, metal galvalume roof and a dark forest greet trim with dark anodized aluminum posts and bracketing. Karen Oestreich asked how close the development is to the adjacent house and Mr. Wagner noted the builidng will be set about a foot away from the proerty line. David Bullion asked what the roof pitch will be and Mr. Wagner noted it is a one on 12, but he could go to a ½ on 12. David Bullion asked if it was the same façade as Phase I and Mr. Wagner noted it is very similar. Larry Jackson asked if there was any way to make the wall facing the adjacent lot more decorative because the house on the next lot sits very far back and the blank wall will be what everyone sees when they come into town. Mr. Wagner noted the code will not allow them to install windows but they could maybe add some stone or wainscoting so there wouldn't be as large an expanse of stucco. Mr. Klein asked if they could bring the glass further up to make the building more transparent and Mr. Wagner noted the distance is limited because of the rolling overhead door system. Mr. Klein noted the challenge is all four sides are visible. Mr. Bullion asked how far back the courtyard goes and Mr. Wagner noted about 20 – 30 feet. Mr. Bullion noted that will give some visual effect which will be good. Mr. Jackson noted he believes it needs to be broken up somehow on the east elevation. Mr. Penick noted they could bring the parapet down some. Mr. Wagner stated they could put more stone in the center and Mr. Penick stated he would like to see the stone disappear because by putting the stone in, it emphasizes the wall and by removing it, the importance of the wall will be diminished. Mr. Bullion noted there could be an additional drop on the wall. Mr. Wagner noted that would be easy enough to do. Mr. Penick asked if the wall on the side of the courtyard would be all stone and Mr. Wagner noted it would be.

Sharon Joseph moved to approve the application with the condition the east elevation wall have two drops instead of one and the stone in the middle section be removed. Eric Parker seconded the motion. All voted in favor and the motion carried.

ACTION ITEMS

Consider making a recommendation on the Design Standards and Guidelines for Entry Corridors from the proposed Comprehensive Plan Issues Update – Brian Jordan noted the design standards and guidelines have been discussed at previous meetings and the Board seemed to be in agreement with the recommendations he summarized at the prior meeting. The Board looked over the recommendation Mr. Jordan summarized and were in agreement.

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Stan Klein moved to forward the recommendations to the City Council. David Bullion seconded the motion. All voted in favor and the motion carried.

Christian Episcopal Methodist Church

Gary Hunter and his wife Tammy presented a packet depicting some of the improvements and repairs they would like to make to the church. Mr. Hunter noted he has done research and spoke to individuals to find out what the church originally looked like and Tammy was able to find one historic photo. Mr. Hunter explained he has broken the work up into several phases and the first step is to do some preservation to keep it from further decay. Mr. Hunter noted Tammy has done research on churches in this age group and found the majority to be white so that is the color they would like to use on the exterior. Mr. Hunter noted they would also like to insulate the building and put on the original wood that is being stored inside. Mr. Hunter noted the rock base is not original and daylight comes through so they would like to replace the skirting and get it flush to the church building in order to protect the building and keep moisture from penetrating through. Mr. Hunter noted the first thing they will probably do is replace the skirting because they have enough money to do such. Mr. Hunter noted he spoke to Clayton Itz and was told the wood on the church is not available any longer, but he could duplicate it. John Muraglia asked what the original roof was and Mr. Hunter noted it was cedar shake. Mr. Hunter stated they would like to temporarily replace the metal roof with another metal roof because the shake roof is cost prohibitive at this time. Mr. Hunter noted they want to stop the deterioration and believe that can be accomplished by replacing the roof now. Ms. Joseph noted it seems like a waste to spend money on a metal roof if the full intent is to have a shake roof on the building. David Bullion asked what the cost difference is between the metal roof and the cedar shake roof. The exact cost was not known so the Board directed Mr. Hunter to find that out. Tammy commented she understands the primary concern is preserving the church and explained her long term goal is to turn the church into a wedding venue and she would like her and Gary's wedding to be the first ceremony in the church. The Board directed Mr. Hunter to complete an application for the repairs he is wanting to start and noted the Board is in agreement of all the work he has mentioned.

The Board then asked what the next step is to request some funds from the Historic Building fund and Mr. Jordan noted he will speak to the city manager about going forward with that request.

Consider demolishing accessory structure at 202 W. San Antonio

Brian Jordan, Director of Development Services, reminded the Board the bank requested demolition of the old furniture building and during that discussion it was determined the all buildings on the site, with the exception of the one in question tonight, could be demolished. Mr. Jordan noted it is an extension of a building that comes from an adjacent property and had two or three sides to it and a metal roof. Mr. Jordan stated the gas line on the property now has to be relocated and the bank has asked the Board to reconsider if the building needs to be saved

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or can be taken down so they can put the gas line where the building currently sits. Andy Bray of Mustard Design was present to discuss the issue and noted when he presented the original application he had copies of Sanborn maps from 1924 that did not show the building on site, so he does not believe the building has been there that long. Mr. Bray noted they took the roof and doors down because they were in disrepair and he recently got a phone call from James Kemp at Security State Bank & Trust telling him they need to move the gas line and need the building down to put it where Atmos is requesting. Mr. Bray commented Mr. Kemp has agreed to build the structure somewhere else. Charles Schmidt asked if the west wall was built at the same time the adjoining building was and Mr. Bray stated he did not know but there are round nails and sheetrock on the walls which makes him think it is not that old. Mike Penick stated the building was in place in 1957 and it looked old then and exactly like it does now. Mr. Bray commented the Board has had conversations before that determined accessory buildings don't have ratings established so how they can determine whether an accessory building is significant or not is subjective. Stan Klein stated he is aware all accessory buildings are not rated and it has come up before. Mr. Jordan added they have had discussions about accessory buildings and Staff gave the direction, based on their interpretation of the ordinance, accessory buildings aren't rated with the main structure, but after speaking to the city attorney if there is evidence an accessory structure is a significant appertance to the property and was part of the setting of the home, it is something that can be protected. Pat McGowan, city attorney, read a portion of the ordinance that makes reference to distinguishing historic qualities or character of a building or site and significant architectural detail or structure and noted if the Board believes the structure to be significant to the site, it could be protected. Ms. McGowan added on some of the property descriptions in the historic resource book, reference is made to significant accessory structures. David Bullion noted the building could have been a part of another lot if the property has been replatted. Mr. Penick agreed it was probably a part of another lot because he feels the walls are too much a part of the other building and the members of the Board were in agreement. Karen Oestreich stated the structure needs to remain even though it is now just a couple of walls. Sharon Joseph stated it needs to be put back like it was when the bank was told it could not be torn, before they took the roof and roll up doors off.

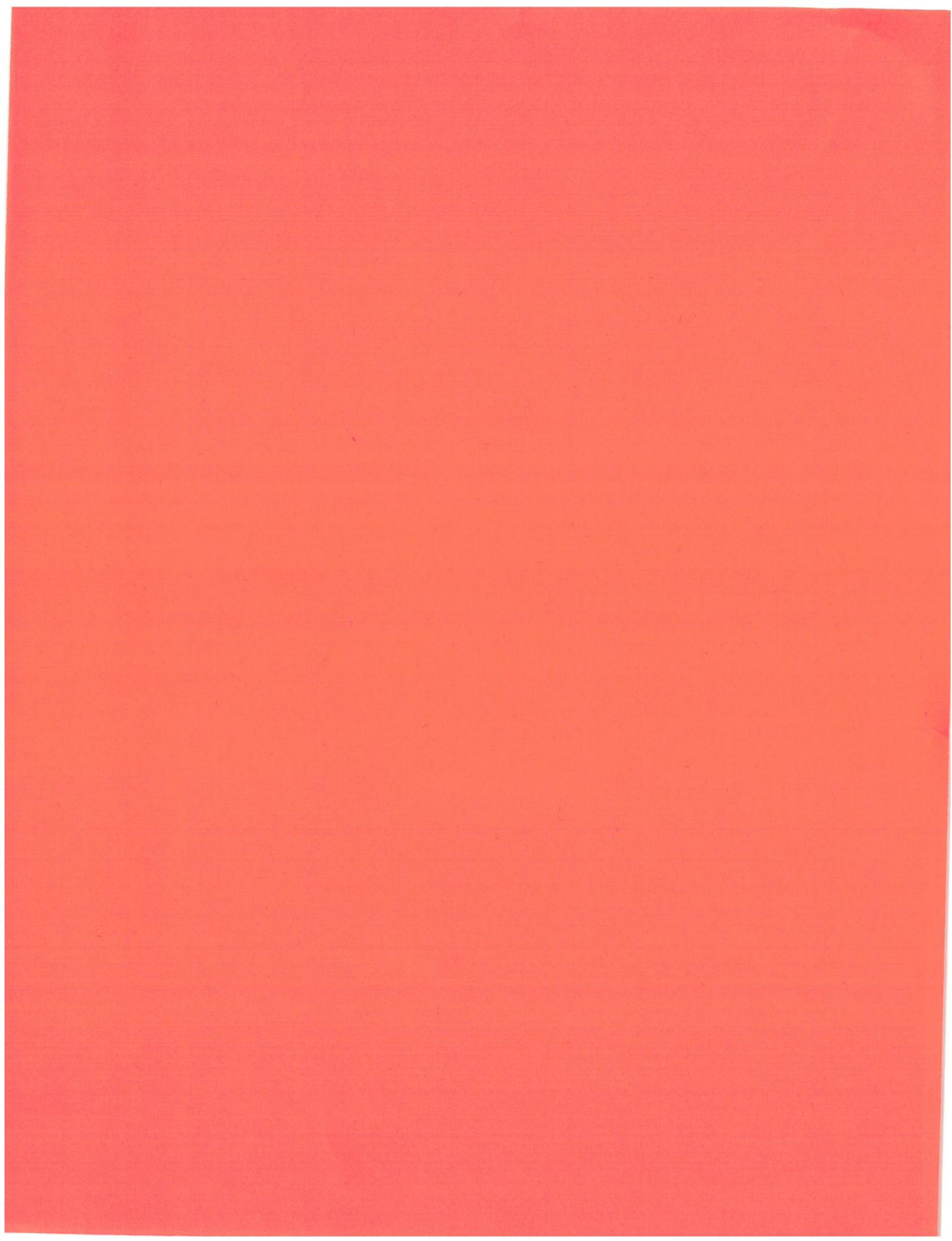
ADJOURN

With nothing further to come before the Board, Sharon Joseph moved to adjourn. Karen Oestreich seconded the motion. All voted in favor and the meeting was adjourned at 7:19 p.m.

PASSED AND APPROVED this the 10th day of February, 2015.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN



**Historic Review Board
Application Information**

Application Number: 15-03

Date: February 5, 2015

Address: 108 N. Lincoln

Owner: FBG Historic Properties LLC

Applicant: John Muraglia

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.

Application for Certificate of Appropriateness

Application Date: JAN 12, 2015 Application Complete: _____

Property Address: 108 N. LINCOLN ST. (TO BE CHANGED TO AN AUSTIN ST. ADDRESS)

Owner: FBG HISTORIC PROPERTIES LLC Phone No. 303-810-3655

Address: 1341 FELIX LN. HYE, TX. 78635

Applicant: JOHN L. MURAGLIA / JERRY BANG Phone No. SAME

Address: SAME AS ABOVE Fax No. _____

Description of External Alteration/Repair or Demolition: EXTEND SAME TYPE WALL WEST OF AUSTIN ST. FACADE
REDO COURTYARDS ON EAST & WEST SIDE OF HOUSE AND RAISE ROOF

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: ANY AND ALL CHANGES WILL BE IN KEEPING
WITH THE EXISTING ARCHITECTURE

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: THIS
IS A FORMER RESIDENCE THAT WOULD BE CONVERTED TO
A COMMERCIAL BUSINESS

Drawing Sketch Date Submitted: _____ Historic Photograph

Desired Starting Date: ASAP Desired Completion Date: 10/1/15

SURVEY RATING: High Medium Low None

RTHL: Estimated Date of Construction _____

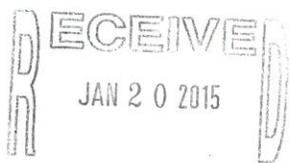
APPLICANT SIGNATURE: [Signature] for FBG HISTORIC PROPERTIES
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

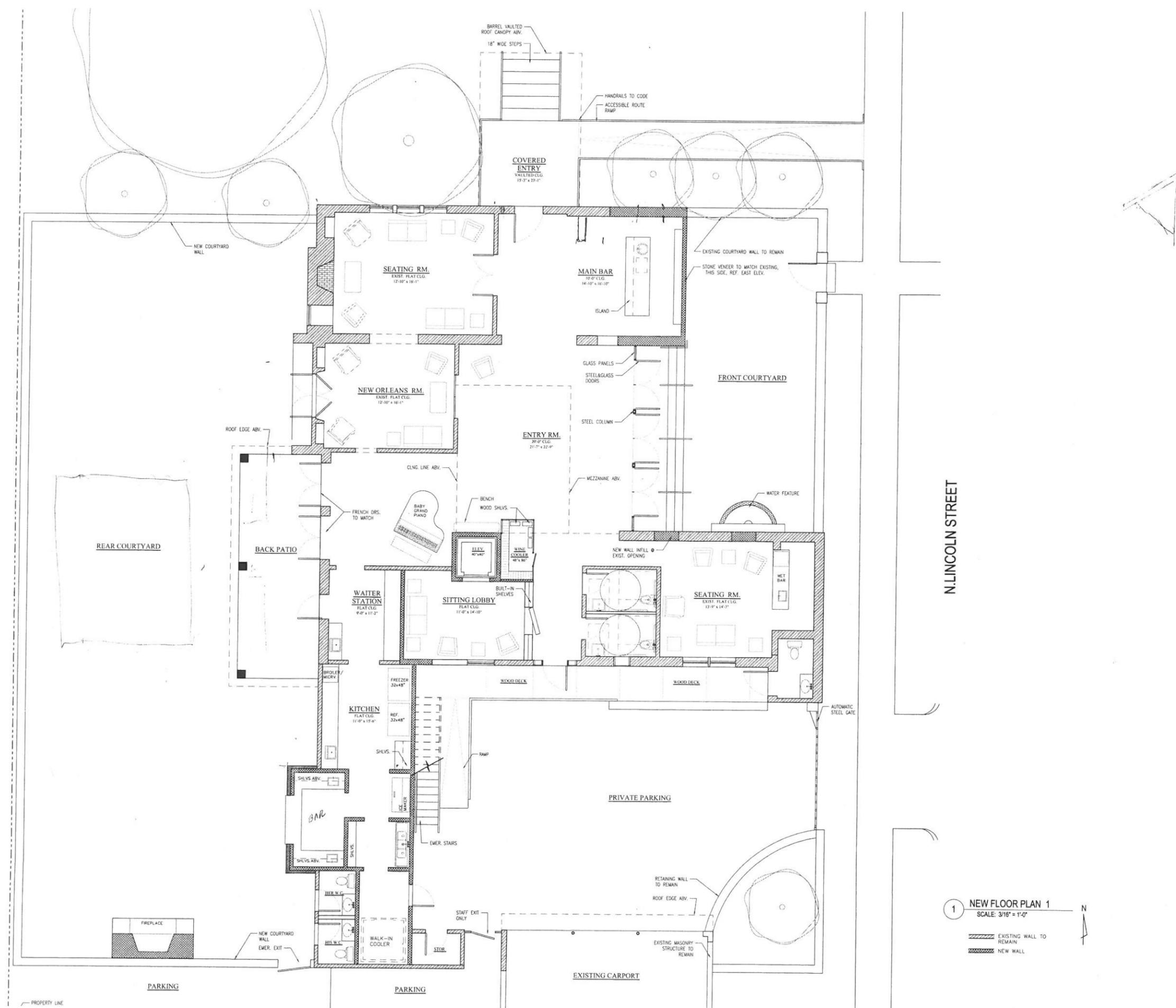
_____ Date _____ Insignificant Significant
Building Official's Determination (Max 7 days)

_____ 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





N. LINCOLN STREET

1 NEW FLOOR PLAN 1
SCALE: 3/16" = 1'-0"

EXISTING WALL TO REMAIN
NEW WALL



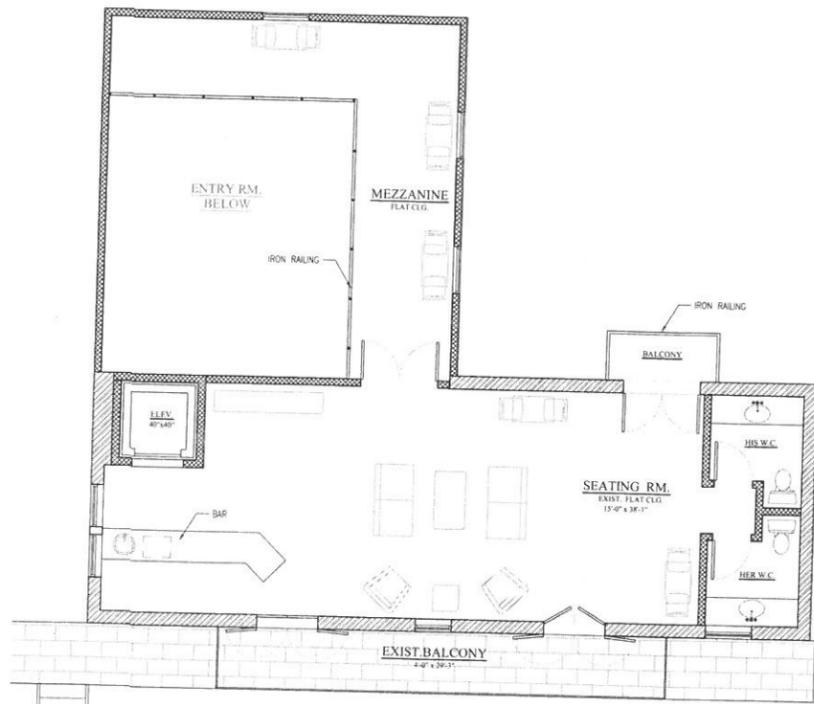
9

SS TEXAS HOMEBUILDERS
OF FREDERICKSBURG, LLC.
OFFICE 830.997.9708 MOBILE 830.285.9701

WINE LOUNGE ON N. LINCOLN

108 N. Lincoln
Fredericksburg, TX 78824

DESIGN DEV	
DATE	1.4.15
A-1.1	
Copyright 2015	

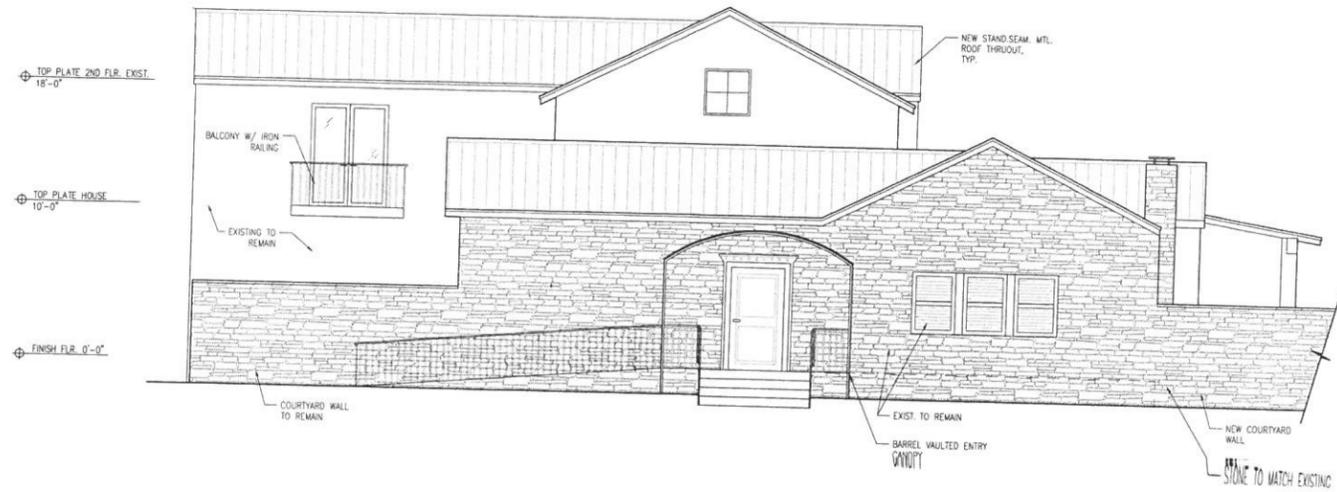


1 NEW FLOOR PLAN LEVEL 2
SCALE: 3/16" = 1'-0"

EXISTING WALL TO REMAIN
NEW WALL



2 EAST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

WINE LOUNGE ON N. LINCOLN
1001 N. Lincoln
Fredericksburg, Tx 78624

SS TEXAS HOMEBUILDERS
OF FREDERICKSBURG, LLC.
OFFICE 830.997.9708 MOBILE 830.285.9701

DESIGN DEV.
1.4.15
A-1.3

11

Inventory of Properties

101 N. Lincoln



2002-05 Re-evaluation

High Medium Low

Site ID No. 608
 Address 101 N. Lincoln
 Date 1901
 Stylistic Influence Victorian Italianate; Craftsman
 GCAD Hyperlink [R27189](#)
 Owner STROEHER, ROY E ETAL
 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 Front door has a stone lintel that is inscribed "Otto Kolmeier 1901." Rear porch enclosed c. 1950. Resource has a small rear shed-roof addition w/ asbestos shingle exteriors.

1983 Historic Resources Survey			
Previous Site No.	341		
Previous Ranking	1		
Previous Photo References			
Roll	24	30	30
Frame	3	25	26

102 ? N. Lincoln



2002-05 Re-evaluation

High Medium Low

Site ID No. 830
 Address 102 ? N. Lincoln
 Date 1890
 Stylistic Influence vernacular
 GCAD Hyperlink
 Owner
 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.	342		
Previous Ranking	4		
Previous Photo References			
Roll	24		
Frame	4		

108 N. Lincoln



2002-05 Re-evaluation

High Medium Low

Site ID No. 175
 Address 108 N. Lincoln
 Date 1955
 Stylistic Influence
 GCAD Hyperlink [R18163](#)
 Owner HENKE, FAY MRS C/O B GRAMS
 Historic District Yes 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.	343		
Previous Ranking	3		
Previous Photo References			
Roll			
Frame			

106 S. Lincoln



2002-05 Re-evaluation

High Medium Low

Site ID No. 831
 Address 106 S. Lincoln
 Date 1860
 Stylistic Influence vernacular
 GCAD Hyperlink [R20927](#)
 Owner COHN, RONALD S
 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 Resource is a Recorded Texas Historic Landmark.

1983 Historic Resources Survey			
Previous Site No.	344		
Previous Ranking	1		
Previous Photo References			
Roll	23		
Frame	36		

107 S. Lincoln



2002-05 Re-evaluation

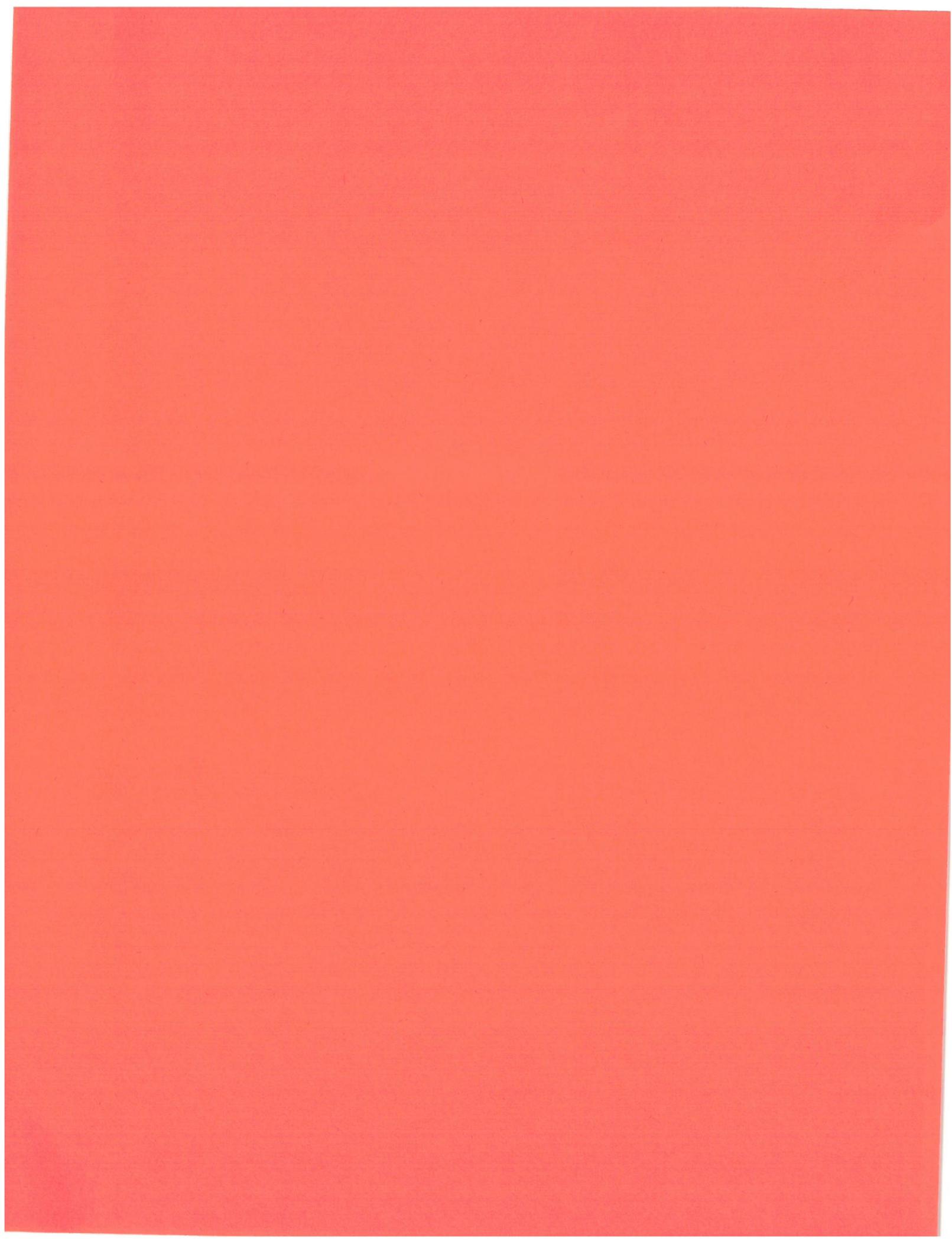
High Medium Low

Site ID No. 610
 Address 107 S. Lincoln
 Date 1901
 Stylistic Influence vernacular
 GCAD Hyperlink [R22046](#)
 Owner FELL, CURTIS D & ANDREA
 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 Rausch Home. Property is a Recorded Texas Historic Landmark.

1983 Historic Resources Survey			
Previous Site No.	345		
Previous Ranking	1		
Previous Photo References			
Roll	30	30	30
Frame	28	29	30



**Historic Review Board
Application Information**

Application Number: 15-05
Date: February 5, 2015
Address: 516 W. San Antonio
Owner: Jim and Patricia Richmond
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.

15-05

Application for Certificate of Appropriateness

Application Date: 1-21-15 Application Complete: 1-21-15

Property Address: 516 West San Antonio Street Fredericksburg, TX 78624

Owner: Jim and Patricia Richmond Phone No. 949-872-1013

Address: Same

Applicant: Same Phone No. _____

Address: _____ Fax No. _____

Description of External Alteration/Repair or Demolition: New detached garage structure with office above.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: Building will be placed in rear corner of property so as to not detract from original historic structure.

Building will be clad in traditional materials (stone veneer and wood siding with standing seam metal roof) to compliment existing structure. Stone will be similar but not identical.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: No

Drawing Sketch Date Submitted: 1-21-15 Historic Photograph

Desired Starting Date: March 2015 Desired Completion Date: June 2015

SURVEY RATING: High Medium Low None
 RTHL; Estimated Date of Construction _____

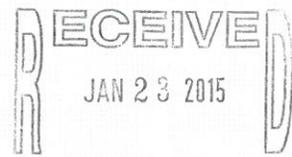
APPLICANT SIGNATURE: [Signature]
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

Building Official's Determination Date _____ Insignificant Significant
(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



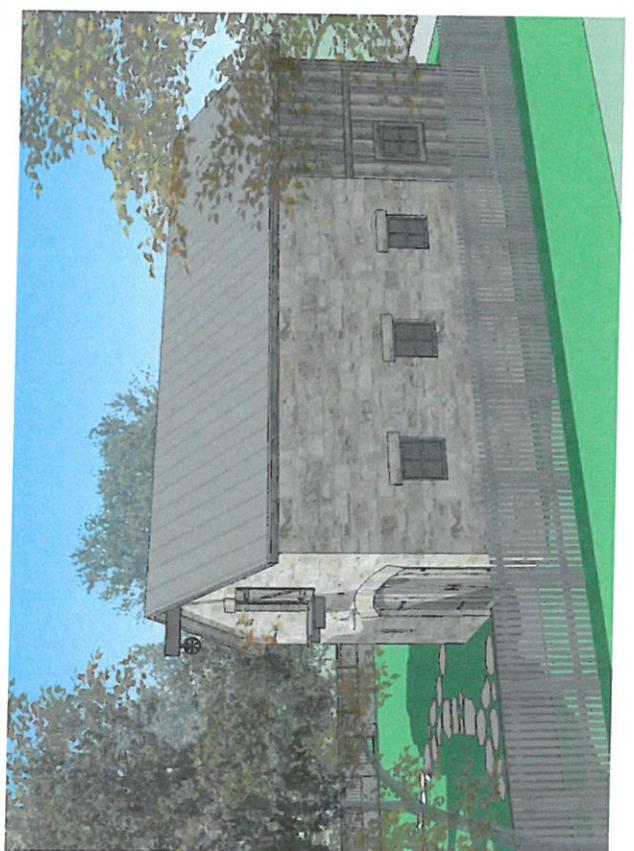
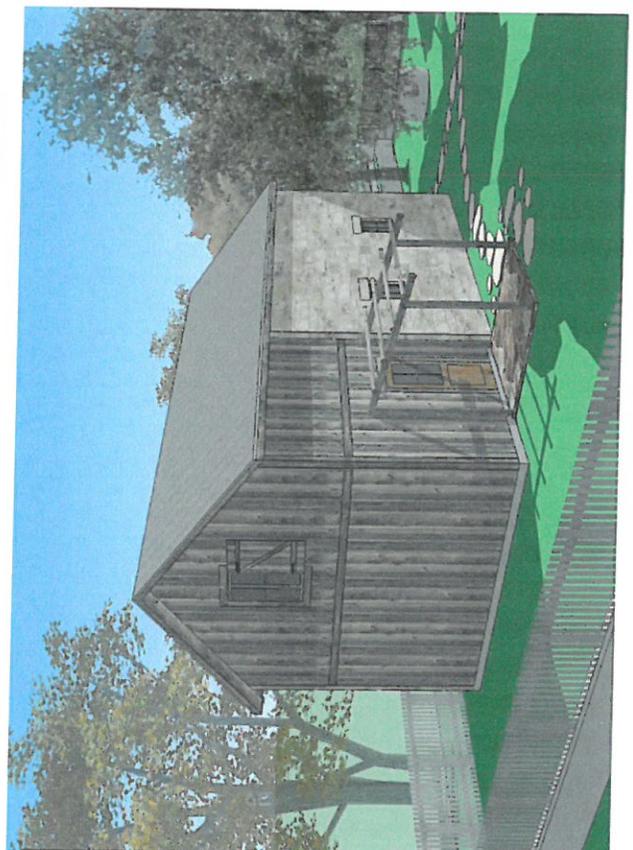


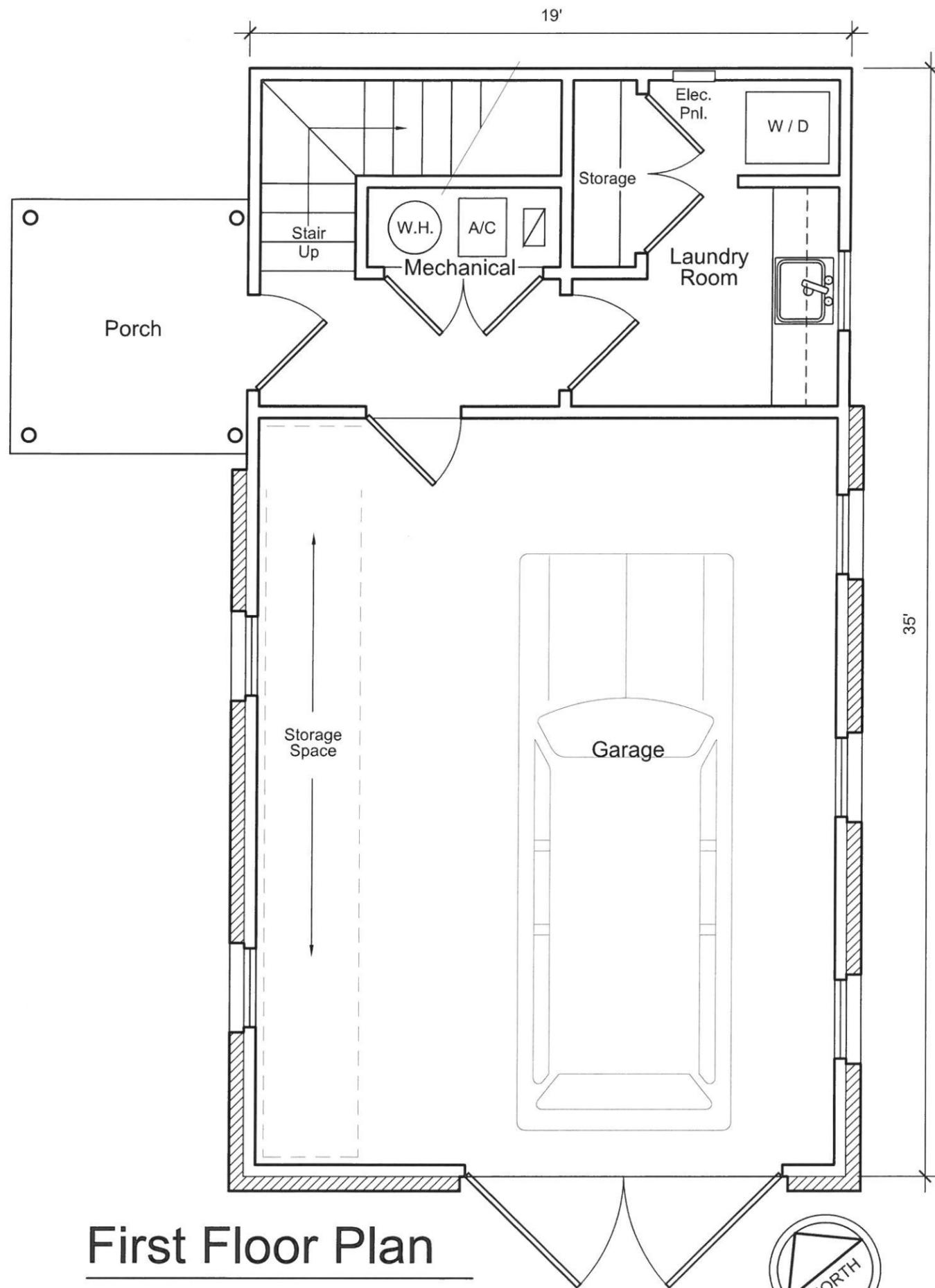
Garage / Office For
Jim & Patricia Richmond
516 West San Antonio Street Fredericksburg, Texas

Schematic Design
January 9, 2015

STEHLING · KLEIN · THOMAS · ARCHITECTS, P.L.L.C.
RANDY B. STEHLING, AIA - PROJECT ARCHITECT
300 C WEST MAIN STREET / FREDERICKSBURG, TEXAS 78624
PHONE: 830-977-0285 FAX: 830-999-9272

16





First Floor Plan

1/4" = 1' - 0"

Garage / Office For
Jim & Patricia Richmond
 516 West San Antonio Street Fredericksburg, Texas

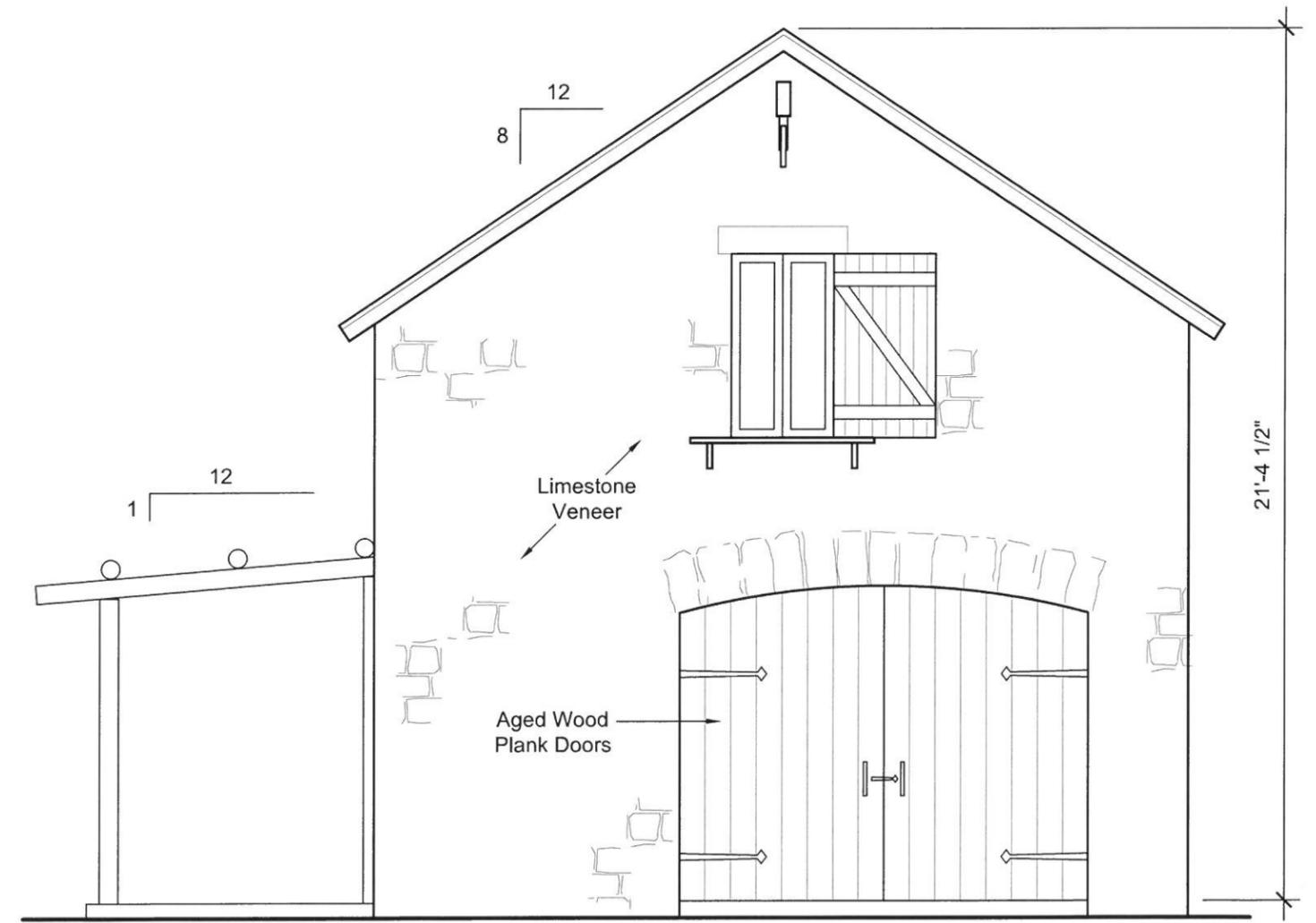
Schematic Design
 January 21, 2015

STEHLING · KLEIN · THOMAS · ARCHITECTS, P.L.L.C.

RANDY R. STEHLING, AIA - PROJECT ARCHITECT

300 C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624

PHONE: 830-997-0383 FAX: 830-990-9272



South Elevation

1/4" = 1' - 0"

Garage / Office For
Jim & Patricia Richmond

516 West San Antonio Street Fredericksburg, Texas

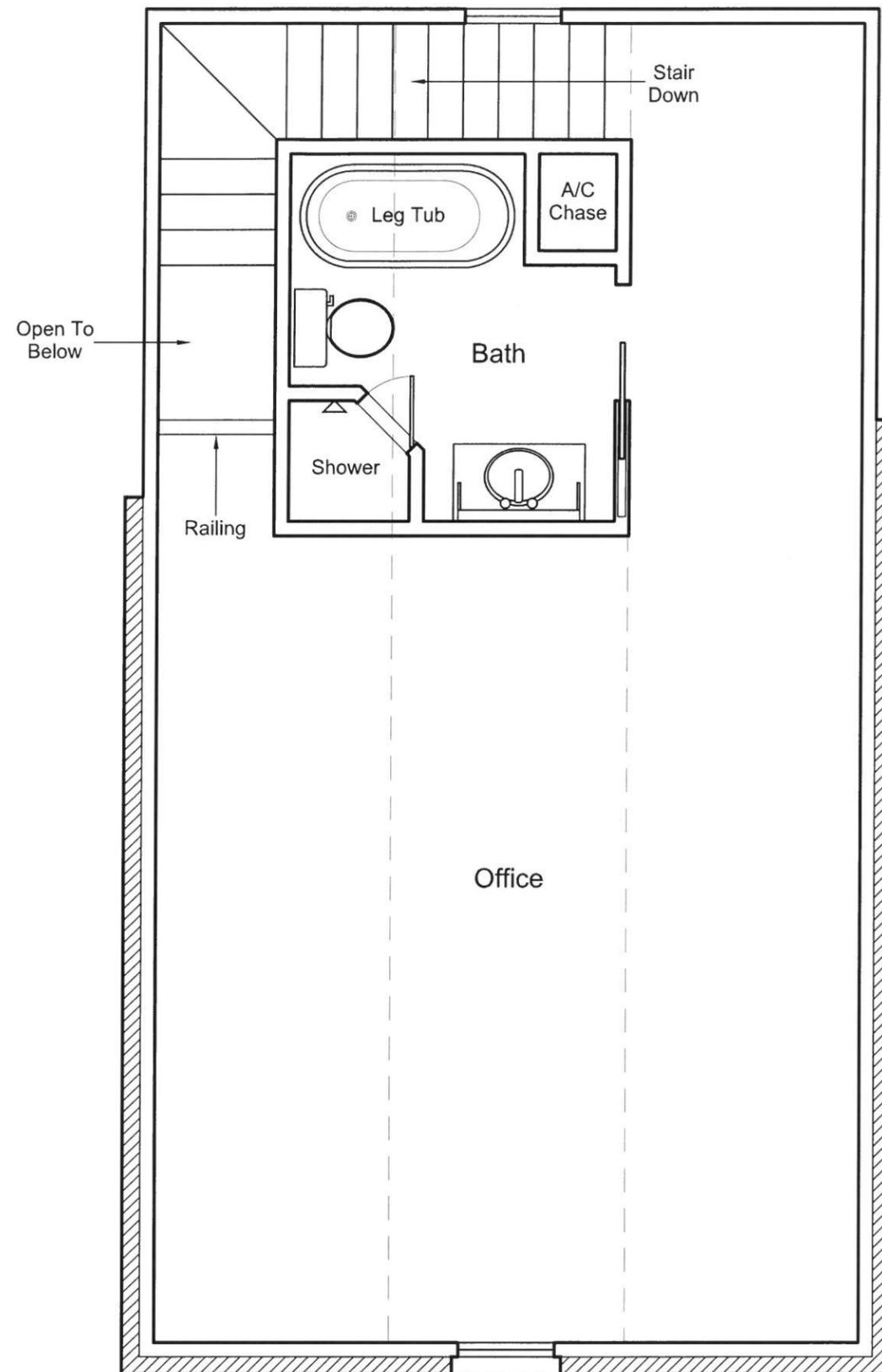
Schematic Design
January 21, 2015

STEHLING · KLEIN · THOMAS · ARCHITECTS, P.L.L.C.

RANDY R. STEHLING, AIA - PROJECT ARCHITECT

300 C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624

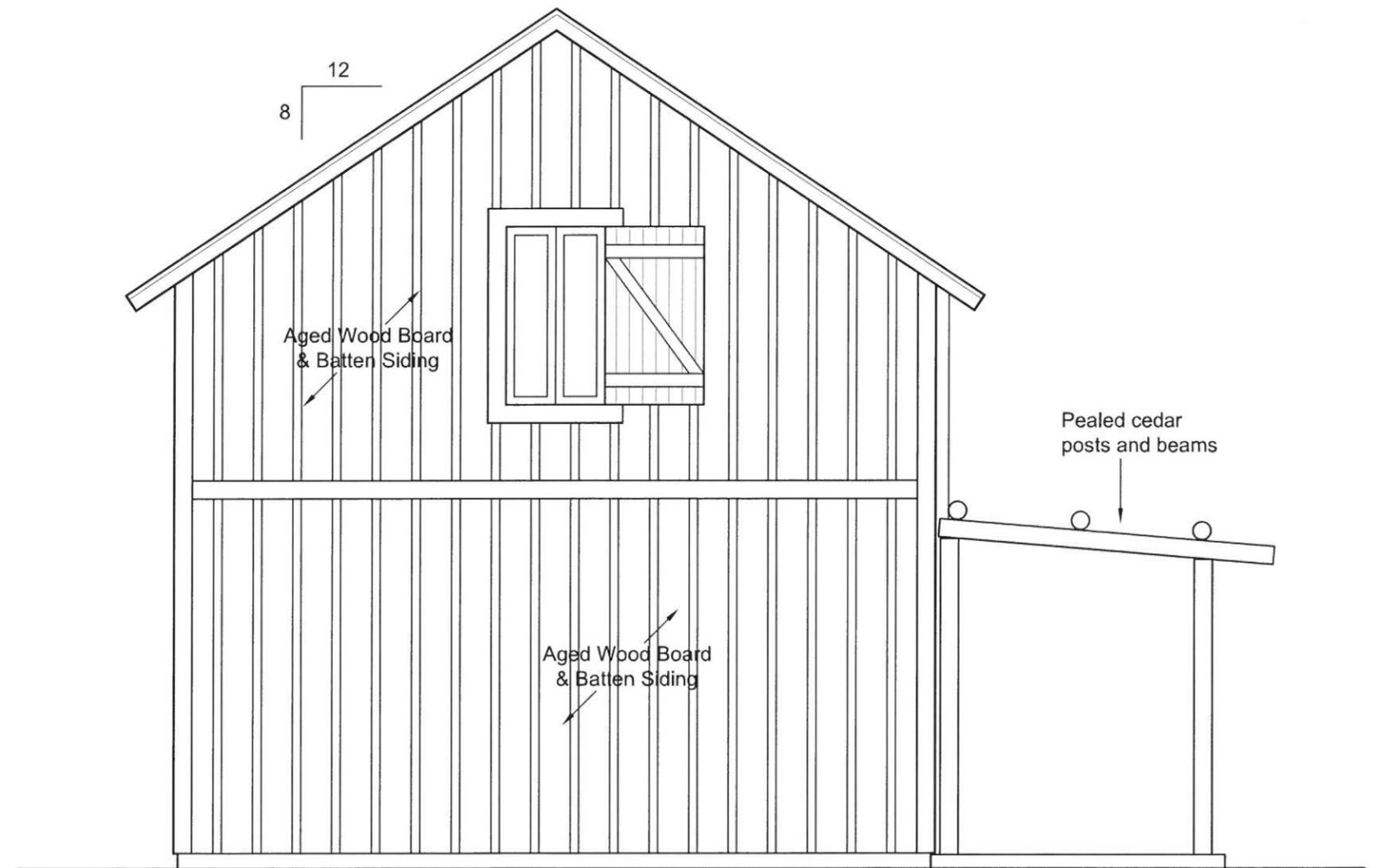
PHONE: 830-997-0383 FAX: 830-990-9272



Second Floor Plan

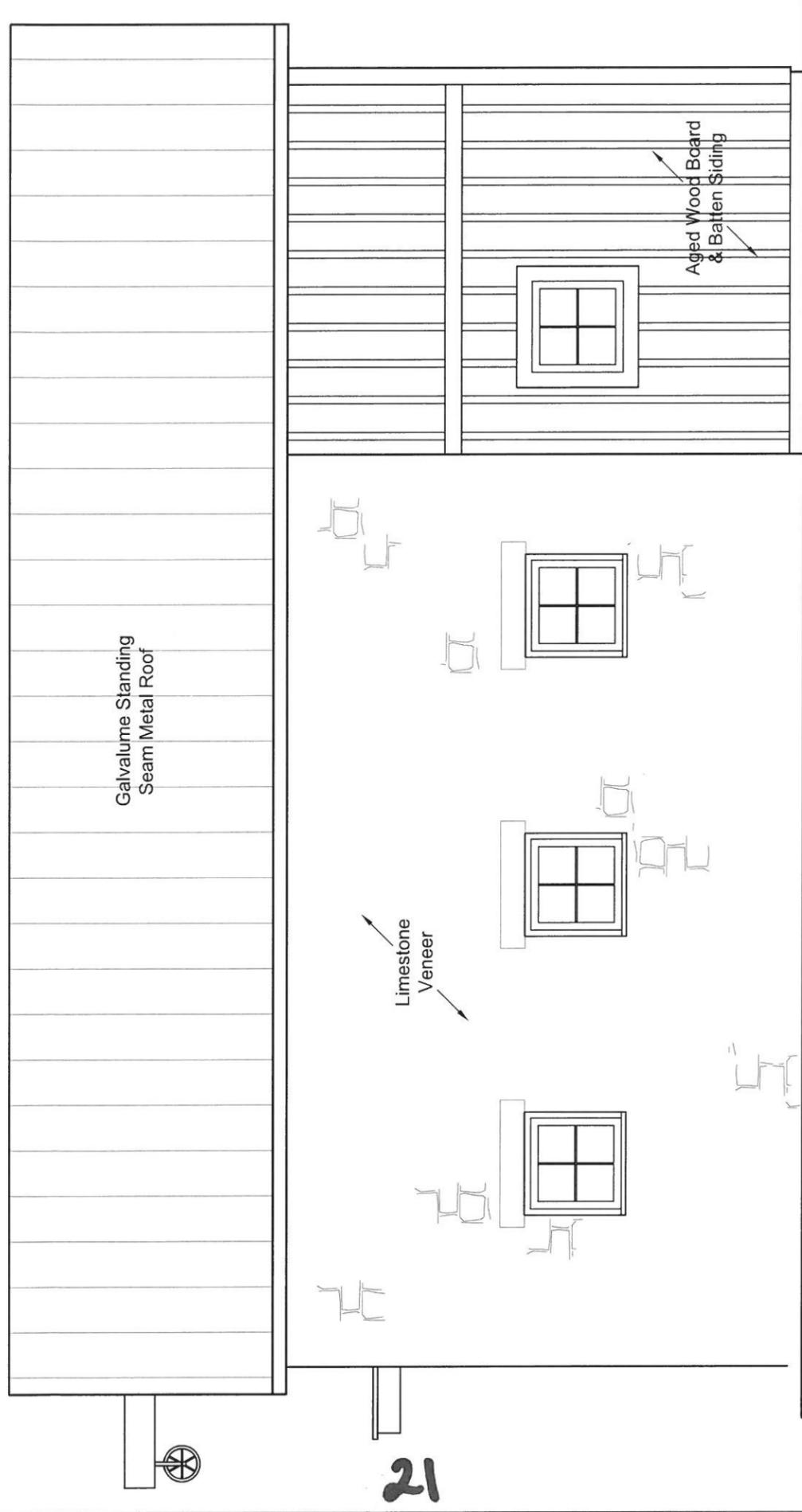
1/4" = 1' - 0"

20



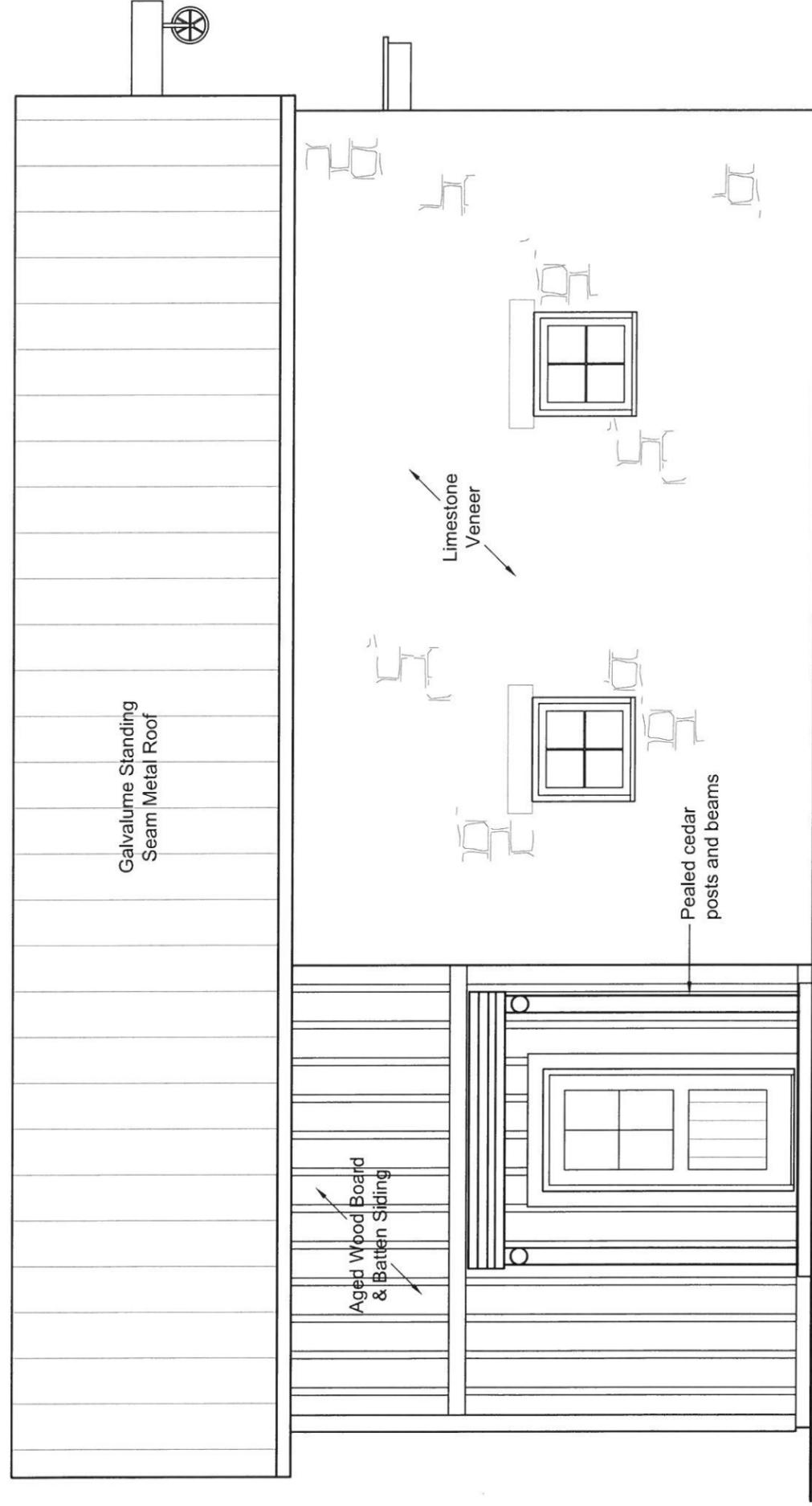
North Elevation

1/4" = 1' - 0"



East Elevation

1/4" = 1' - 0"



West Elevation

1/4" = 1' - 0"

Garage / Office For

Jim & Patricia Richmond

STEHLING • KLEIN • THOMAS • ARCHITECTS, P.L.L.C.

RANDY R. STEHLING, AIA - PROJECT ARCHITECT

300 C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624
 PHONE: 830-997-0383 FAX: 830-990-9272

516 West San Antonio Street Fredericksburg, Texas

Schematic Design

January 21, 2015

Garage / Office For
Jim & Patricia Richmond

516 West San Antonio Street Fredericksburg, Texas

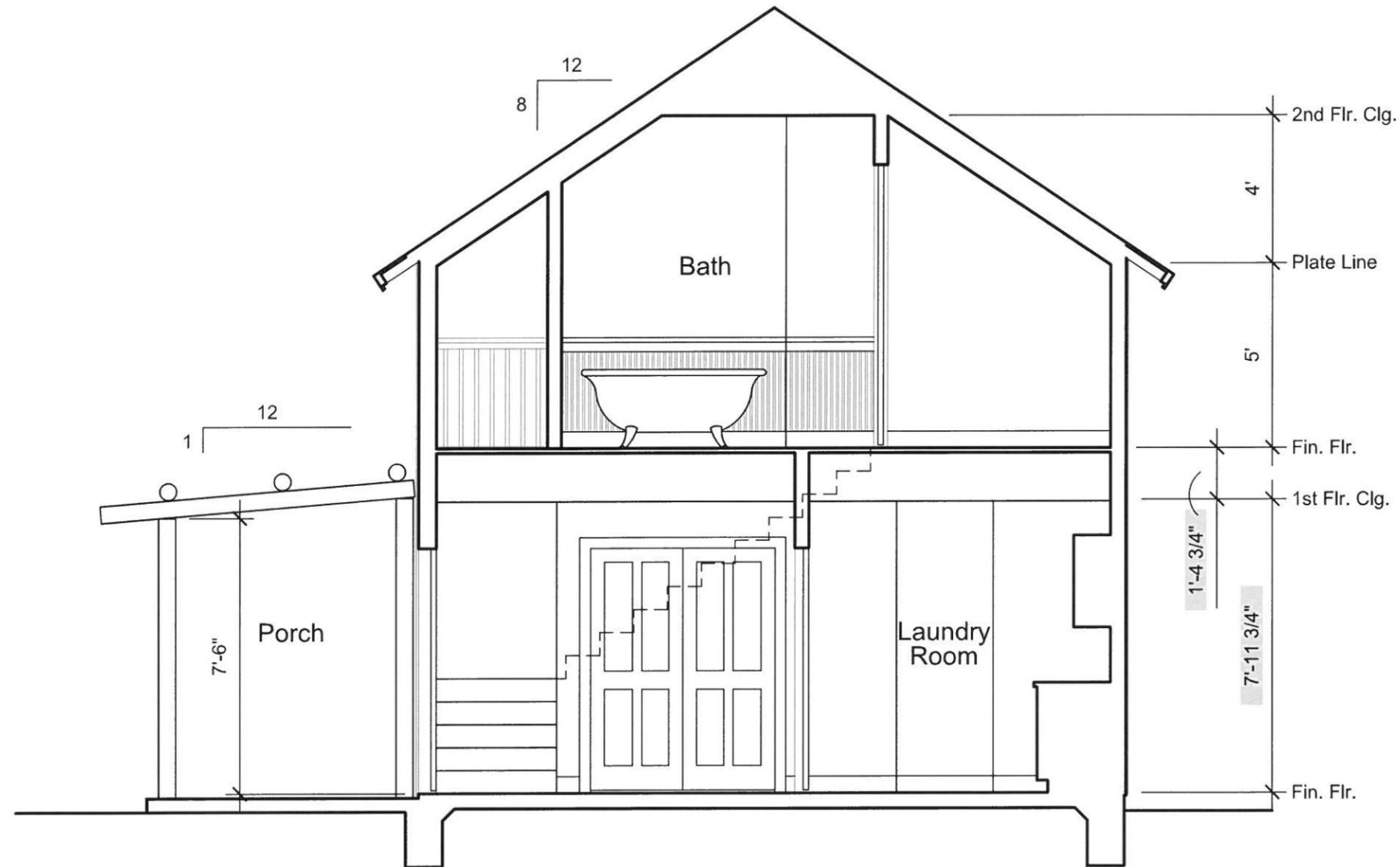
Schematic Design
January 21, 2015

STEHLING · KLEIN · THOMAS · ARCHITECTS, P.L.L.C.

RANDY R. STEHLING, AIA - PROJECT ARCHITECT

300 C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624

PHONE: 830-997-0383 FAX: 830-990-9272



Building Section

1/4" = 1' - 0"

Inventory of Properties

514 W. San Antonio



2002-05 Re-evaluation

High Medium Low

Site ID No. 308
 Address 514 W. San Antonio
 Date 1890
 Stylistic Influence vernacular
 GCAD Hyperlink [R25986](#)
 Owner PEARSON, GRAHAM D
 Historic District Yes Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration. Despite alterations or deterioration, resource retains much of its original form and character.
 Notes Original windows replaced w/aluminum sash units.

1983 Historic Resources Survey	
Previous Site No.	705
Previous Ranking	2
Previous Photo References	
Roll	26 26
Frame	11 12

515 W. San Antonio



2002-05 Re-evaluation

High Medium Low

Site ID No. 189
 Address 515 W. San Antonio
 Date 1850
 Stylistic Influence vernacular
 GCAD Hyperlink [R20534](#)
 Owner MONTGOMERY, WILLIAM S & MARY H
 Historic District Yes Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration. Alterations are sensitive to original historic appearance.
 Notes Large additions on rear and along east façade

1983 Historic Resources Survey	
Previous Site No.	706
Previous Ranking	3
Previous Photo References	
Roll	20 20 20
Frame	14 15 1

518 W. San Antonio



2002-05 Re-evaluation

High Medium Low

Site ID No. 307
 Address 518 W. San Antonio
 Date 1885
 Stylistic Influence vernacular
 GCAD Hyperlink
 Owner
 Historic District Yes Historic District
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
 Notes Kollett Home.

1983 Historic Resources Survey	
Previous Site No.	707
Previous Ranking	1
Previous Photo References	
Roll	26 26 26
Frame	6 7 8

604 W. San Antonio

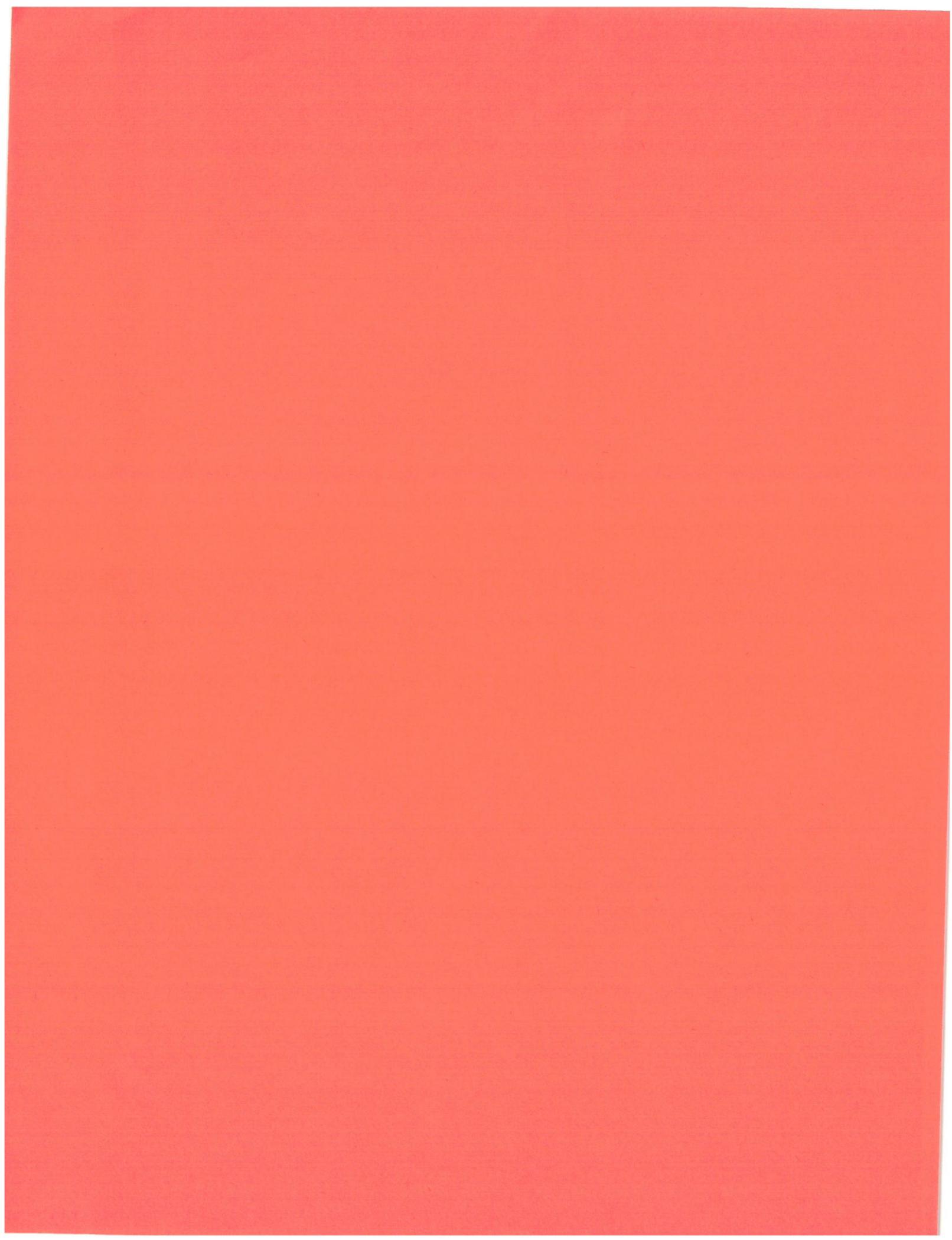


2002-05 Re-evaluation

High Medium Low

Site ID No. 306
 Address 604 W. San Antonio
 Date 1920
 Stylistic Influence
 GCAD Hyperlink [R27915](#)
 Owner WALLACE, GRACE LORAINE
 Historic District Yes Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.
 Notes Building's exterior walls have been reclad with asbestos shingles.

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



**Historic Review Board
Application Information**

Application Number: 15-06
Date: February 5, 2015
Address: 118 S. Crockett
Owner: Security State Bank & Trust
Applicant: Same
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.

15-06

Application for Certificate of Appropriateness

Application Date: 01.21.15 Application Complete: 01.21.15

Property Address: 118 S. Crockett Street, Fredericksburg, TX 78624

Owner: Security State Bank & Trust Phone No. 830.997.7575

Address: 201 W Main St, Fredericksburg, TX 78624

Applicant: Security State Bank & Trust Phone No. 830.997.7024

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

Description of External Alteration/Repair or Demolition:
Covered parking is desired at the bank parking lot along South Crockett for protection of employee cars. We propose the installation of parking shade canopies to be installed at designated locations of the renovated parking area. The canopies will have a canvas fabric cover and be supported by painted steel pipe columns. Refer to the attached drawings for additional details.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site:
The colors of the parking structure will be compatible with existing building and the district, the design of the shade canopies will be appealing and maintain their appearance over time. The use of a similar system with a canvas shade fabric and steel pipe column structure was recently used at the playground in Market Platz.

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

Drawing Sketch Date Submitted: 01.21.15 Historic Photograph

Desired Starting Date: February 2015 Desired Completion Date: March 2015

SURVEY RATING: High Medium Low None
 RTHL: Estimated Date of Construction

APPLICANT SIGNATURE: AE BT
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

[Signature] Date 1/22/15 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-\$20.00

RECEIVED
JAN 22 2015



SINGLE POLE FULL CANTILEVER CURVE

IMAGE FOR PRESENTATION PURPOSES ONLY

**STREET VIEW FROM S. CROCKETT
SKETCH CONCEPT CANTILEVER HIP**

SHADE STRUCTURES
FOR
PARKING LOT CARPORTS
118 S. COCKETT STREET
FREDERICKSBURGH, TX.

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SINGLE POLE FULL CANTILEVER CURVE

IMAGE FOR PRESENTATION PURPOSES ONLY

SKETCH CONCEPT CANTILEVER HIP

SHADE STRUCTURES
FOR
PARKING LOT CARPORTS
118 S. COCKETT STEET
FREDERICKSBURG, TX.

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PLAN VIEW OF PARKING AREA
 SKETCH CONCEPT CANTILEVER HIP

SINGLE POLE FULL CANTILEVER CURVE
 IMAGE FOR PRESENTATION PURPOSES ONLY

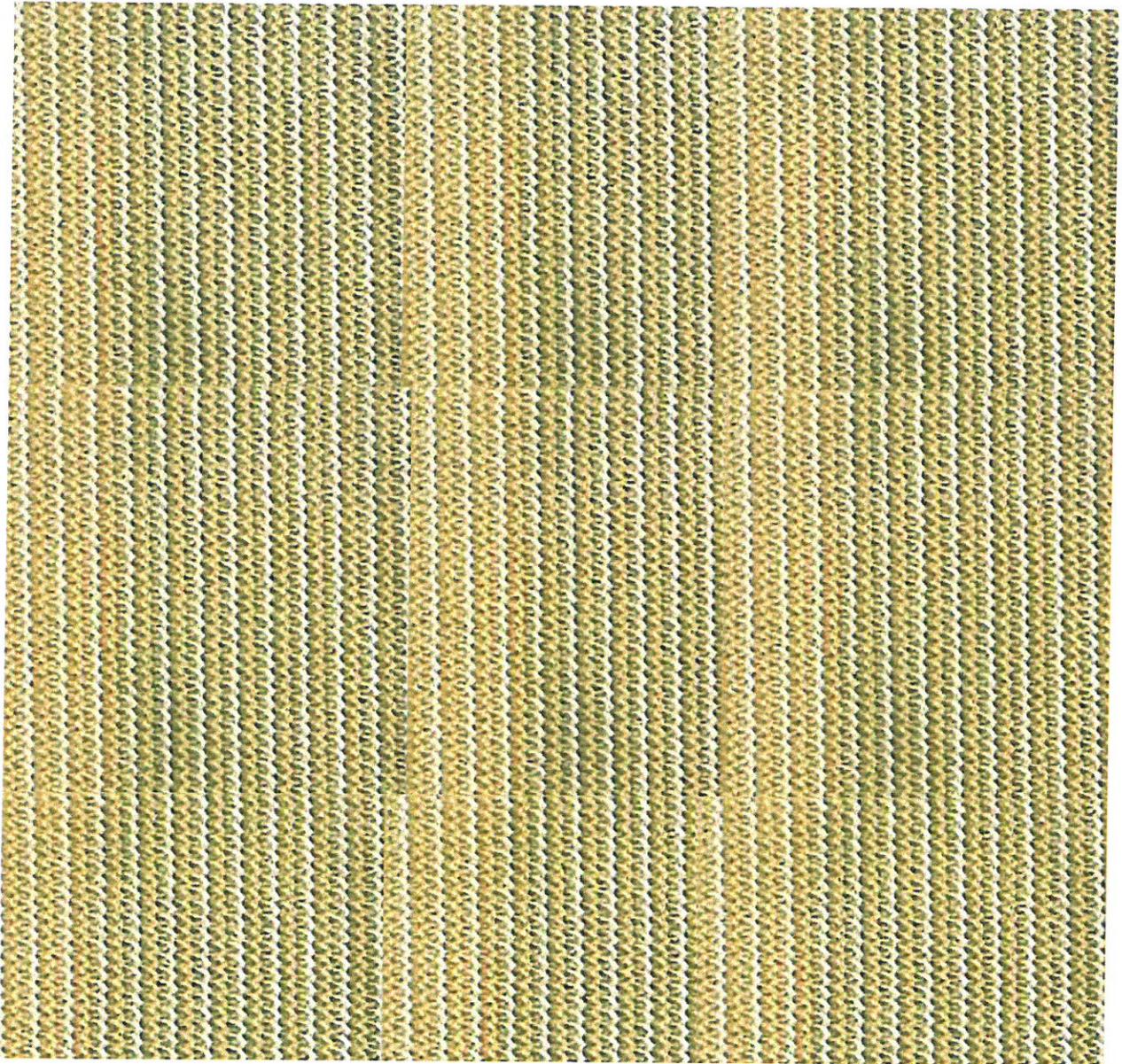
SHADE STRUCTURES
 FOR
 PARKING LOT CARPORTS
 118 S. COCKETT STEET
 FREDERICKSBURG, TX.

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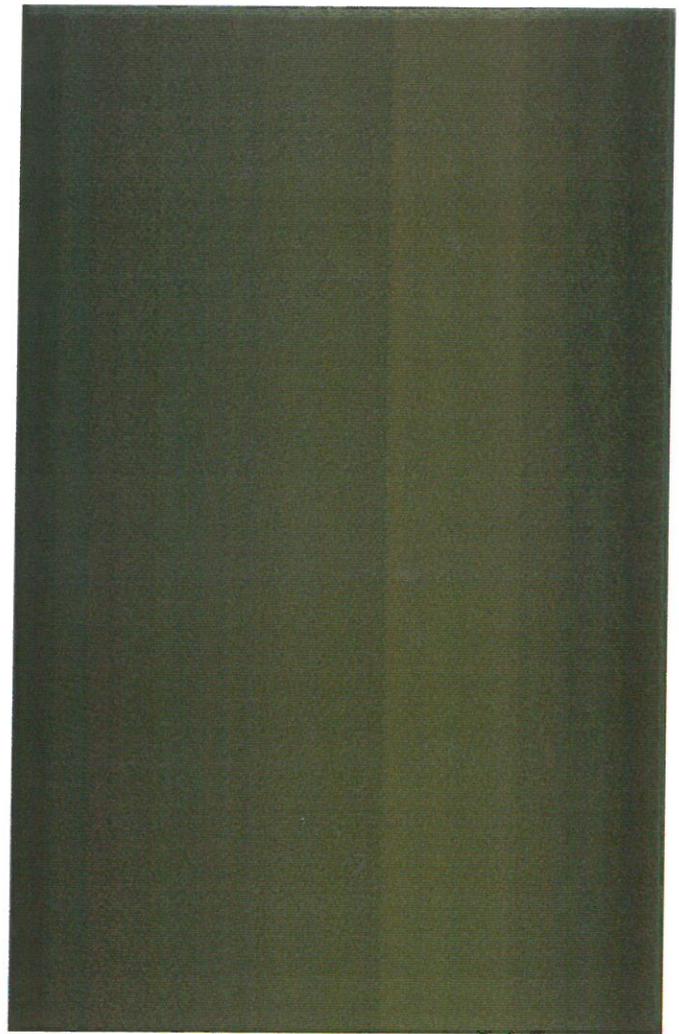
CANVAS FABRIC SAMPLE



DESERT SAND

- Actual colors may vary slightly different than the colors shown here.





BROWN

**STEEL POWDERCOAT
COLOR CHART**

- Actual steel colors may vary slightly different than the colors shown here.
- Custom steel colors and coastal primer are available for an additional cost.



Inventory of Properties

118 S. Crockett



2002-05 Re-evaluation

High Medium Low

Site ID No. 412
 Address 118 S. Crockett
 Date 2000
 Stylistic Influence _____
 GCAD Hyperlink [R1711](#)
 Owner BECKMANN, ROY F & JANET ETAL
 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	_____

202 S. Crockett



2002-05 Re-evaluation

High Medium Low

Site ID No. 812
 Address 202 S. Crockett
 Date 1935
 Stylistic Influence Tudor Revival
 GCAD Hyperlink [R13947](#)
 Owner DOVER, BARBARA A
 Historic District Yes 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	_____

204 S. Crockett



2002-05 Re-evaluation

High Medium Low

Site ID No. 813
 Address 204 S. Crockett
 Date 1898
 Stylistic Influence vernacular
 GCAD Hyperlink [R26907](#)
 Owner MESKILL, WILLIAM DANIEL
 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.	281
Previous Ranking	1
Previous Photo References	_____
Roll	23
Frame	13

206 S. Crockett



2002-05 Re-evaluation

High Medium Low

Site ID No. 814
 Address 206 S. Crockett
 Date 1935
 Stylistic Influence _____
 GCAD Hyperlink [R22340](#)
 Owner PENICK, MICHAEL R ETAL % JIMMY PENICK
 Historic District Yes Historic District
 Assessment Typical example of a common building form, architectural style, or plan type that has suffered minor or no alterations.

Notes

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

207 S. Crockett



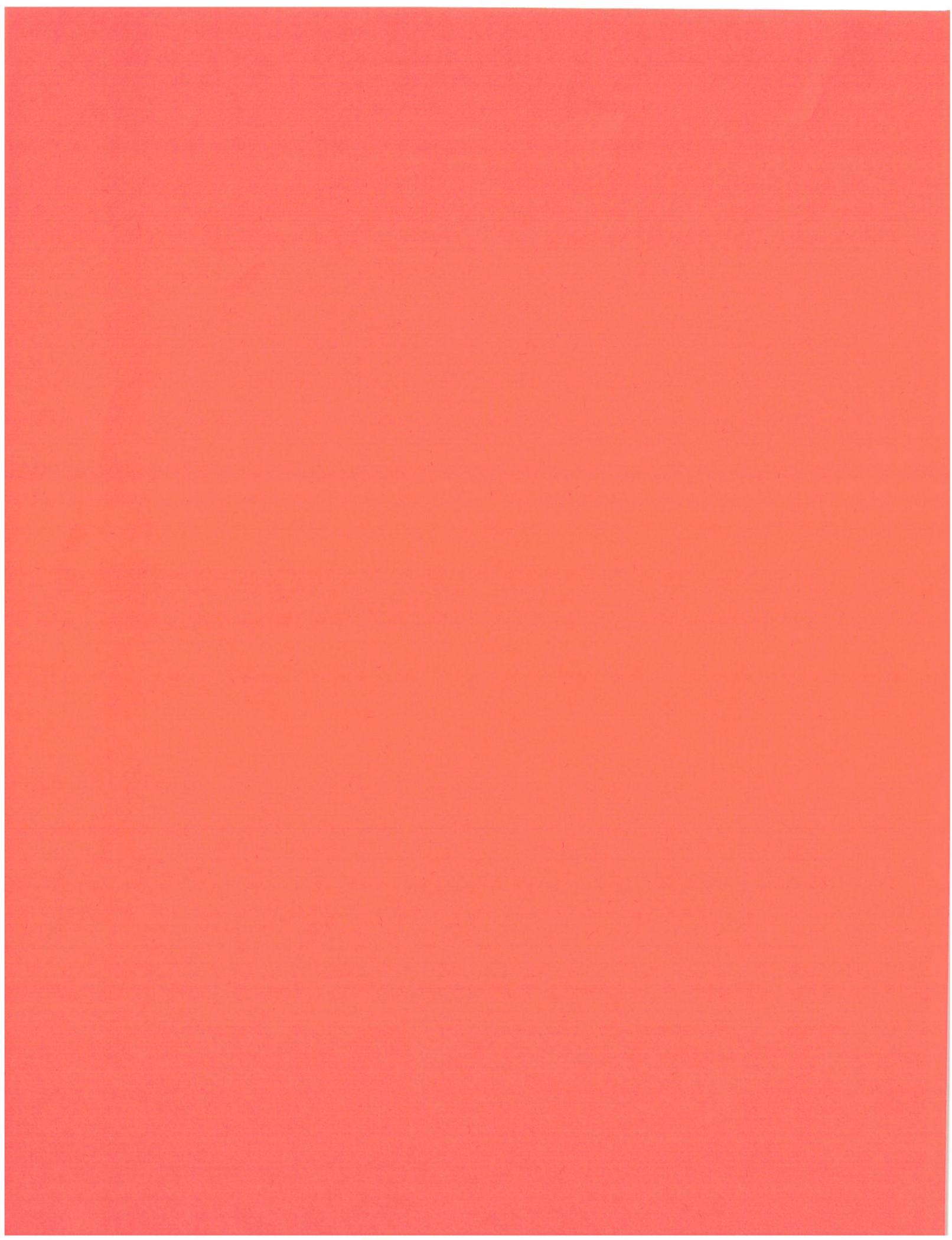
2002-05 Re-evaluation

High Medium Low

Site ID No. 575
 Address 207 S. Crockett
 Date 1980
 Stylistic Influence _____
 GCAD Hyperlink [R1723](#)
 Owner BECKMANN, ROY F & JANET A
 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	_____



**Historic Review Board
Application Information**

Application Number: 15-07
Date: February 5, 2015
Address: 426 W. Main
Owner: Zion Lutheran Church
Applicant: Barry Wagner
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.

15-07

Application for Certificate of Appropriateness

Application Date: 1-26-2015 Application Complete: _____

Property Address: 426 West Main Street

Owner: Zion Lutheran Church Phone No. 997-2195

Address: 415 West Austin Street

Applicant: Kathy Wagner Phone No. 997-9525

Address: 508 N. Milam Fax No. _____

Description of External Alteration/Repair or Demolition: The existing exterior stucco on the 1854 section of the church and perimeter fence is cracked and deteriorated. The church would like to remove the stucco and repaint & repair the original stone.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: The stucco was added some time after the 1908 south bell tower and north chancel was constructed.

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

Drawing Sketch Date Submitted: 1-26-15 Historic Photograph

Desired Starting Date: 2015 Desired Completion Date: 2016

SURVEY RATING: High Medium Low None
 RTHL: Estimated Date of Construction 1854

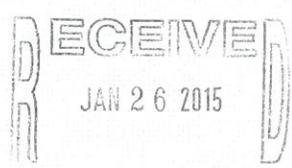
APPLICANT SIGNATURE: [Signature]
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

Building Official's Determination Date _____ Insignificant Significant
(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



Welcome to Zion Lutheran Church

We Share the Joy... We Worship, Love & Serve

[Home](#) [Visitors](#) [Ministries](#) [Youth](#) [Devotions](#) [Calendar](#) [News](#) [Sermons](#) [Staff](#) [FAQ](#) [Photos](#) [Contact](#)

The History of Zion Lutheran Church

Our Vision and Mission:

"We Share the Joy. We Worship, Love and Serve."



Zion Lutheran Church was the first Lutheran Church in the Hill Country and one of the oldest in the state of Texas. The congregation was organized in September of 1852. The construction of its first sanctuary was completed in 1854 with members of the congregation providing both the limestone blocks and labor.

As the congregation grew, expansion became necessary. On June 12, 1908, an enlarged sanctuary was dedicated including the bell tower that now stands prominently over Main Street. Also surrounding two sides of the original church property is a stucco over stone wall that was originally erected in 1878. Tradition has it that it was primarily built to keep the animals that roamed Main Street from trampling the church.

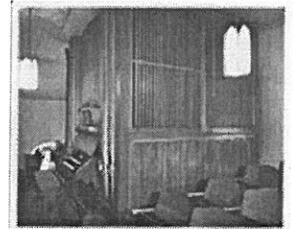
In 1998, the congregation undertook another expansion that included the construction of a large fellowship hall, atrium, additional classrooms, offices, and kitchen facilities. These facilities now serve a wide variety of ministries.

In 2010 Zion voted to again renovate its facilities to accommodate a greater youth ministry and the creation of an Early Head Start program, the first of its kind in the Hill Country. This program, connected to the federal Head Start program, and known as "Little Lambs," serves low-income families with childcare needs from ages newborn to 3 years old. In its history,

Zion has planted three additional congregations and has been known for its commitment to the greater mission of the church. As we continue to move forward, Zion remains committed to sharing the joy of Jesus, to worship, love and serve within and beyond its walls.



Zion Lutheran - 1884



Original 1923 pipe organ



Church Sanctuary - 1958

Zion Lutheran Church - 426 West Main (office and mailing address is 415 West Austin Street), Fredericksburg, TX 78624 - 830.997.2195

Zion Evangelical Lutheran Church

Report Error

Marker
Number: 10132

Marker Title: Zion Evangelical Lutheran Church

Index Entry: Zion Evangelical Lutheran Church

Address: 424 W. Main St.

City: Fredericksburg

County: Gillespie

UTM Zone: 14

UTM Easting: 511580

UTM
Northing: 3349651

Subject
Codes: Lutheran denomination; churches; German immigrants/immigration

Year Marker
Erected: 1964

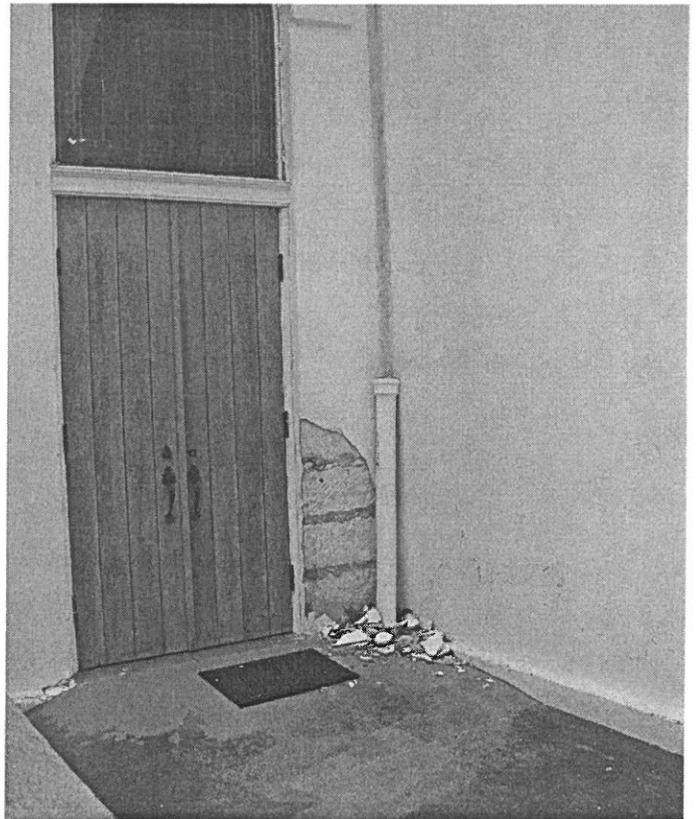
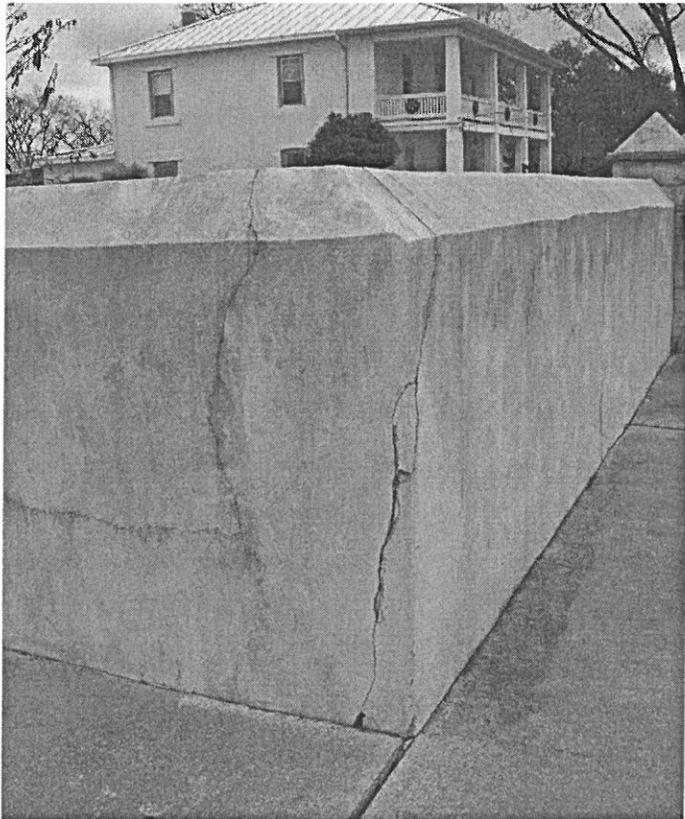
Designations: Recorded Texas Historic Landmark

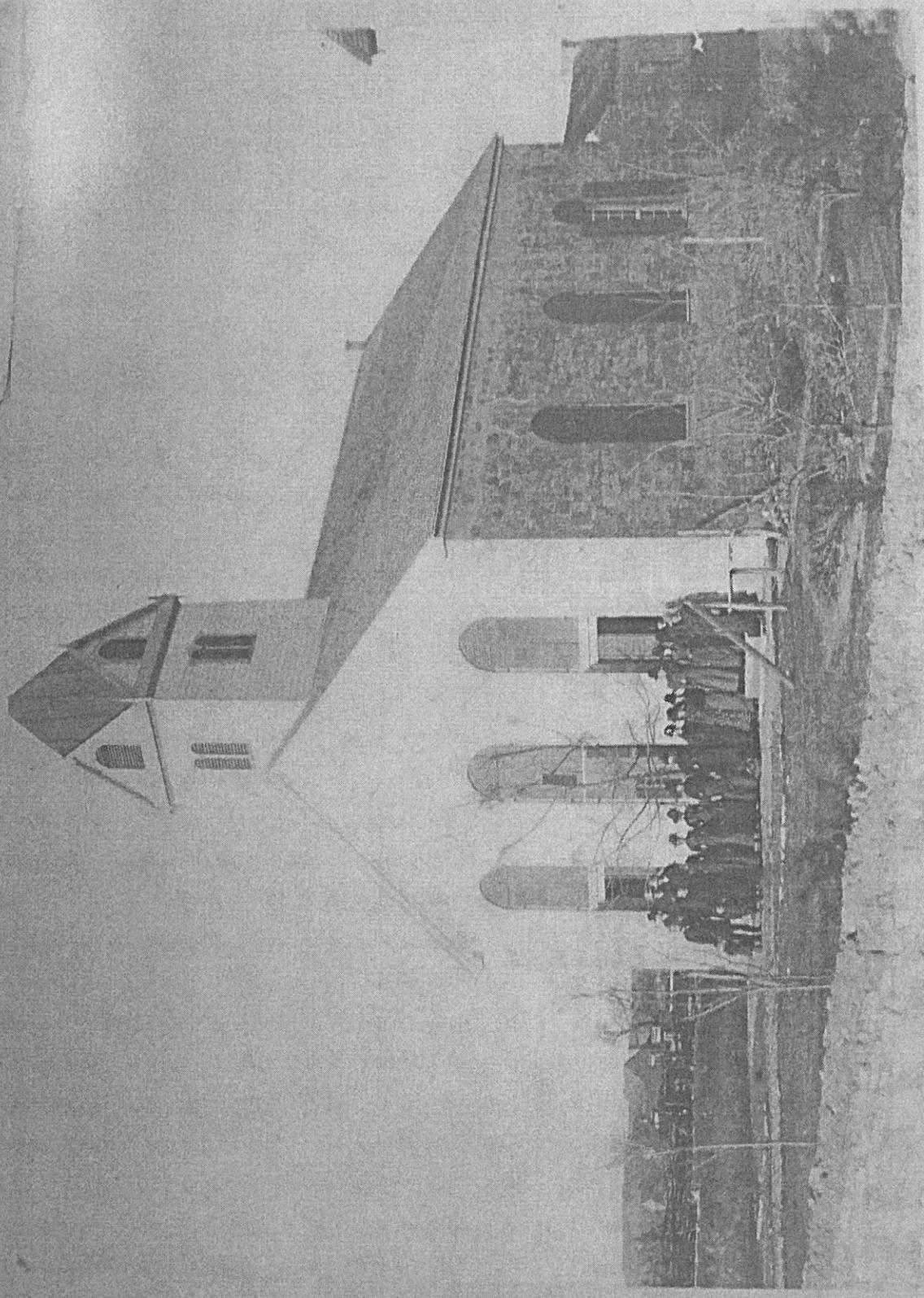
Marker
Location:

Marker Size: Medallion & Plate

Marker Text: Built 1852 by congregation, hewing wood by hand; quarrying native limestone; Swiss missionary pastor serving as night foreman at lime kiln. Texas Hill Country's oldest Lutheran church. Still is enclosed in original walls. Recorded Texas Historic Landmark - 1964

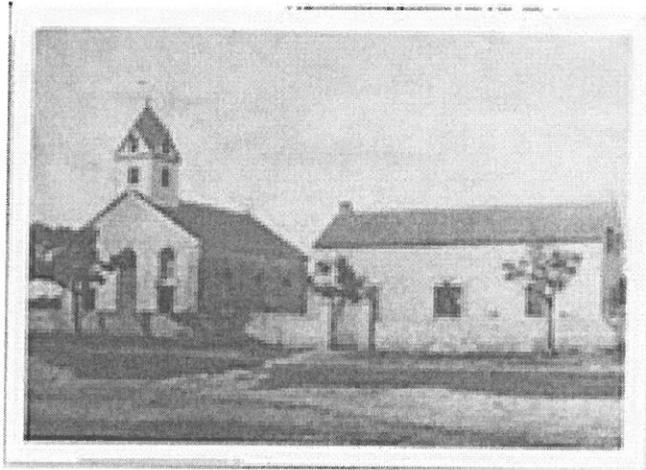






ZION LUTHERAN CHURCH 1884

40



Zion Lutheran Church
Prior to 1908

Inventory of Properties

421 W. Main



2002-05 Re-evaluation

High Medium Low

Site ID No.	231	1983 Historic Resources Survey	
Address	421 W. Main	Previous Site No.	495
Date	1875	Previous Ranking	2
Stylistic Influence	vernacular	Previous Photo References	
GCAD Hyperlink	R22828	Roll	33
Owner	MONTGOMERY, LOUISE & STEPHEN E	Frame	5
Historic District	Yes Historic District		
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.		
Notes	Johan and Sophie Schlaudt House.		

422 W. Main



2002-05 Re-evaluation

High Medium Low

Site ID No.	340	1983 Historic Resources Survey	
Address	422 W. Main	Previous Site No.	496
Date	1890	Previous Ranking	3
Stylistic Influence	vernacular	Previous Photo References	
GCAD Hyperlink	R25230	Roll	33
Owner	ZION EVANGELICAL LUTHERAN CHURCH OF FREDBG	Frame	25
Historic District	Yes Historic District		
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration. Despite alterations or deterioration, resource retains much of its original form and character.		
Notes	Building's exterior walls re clad with asbestos shingles. Has a rear addition with aluminum sash horizontal sliding windows that is not visible from street.		

426 W. Main



2002-05 Re-evaluation

High Medium Low

Site ID No.	339	1983 Historic Resources Survey	
Address	426 W. Main	Previous Site No.	499
Date	1853	Previous Ranking	1
Stylistic Influence		Previous Photo References	
GCAD Hyperlink	R2612	Roll	33
Owner	ZION LUTHERAN CHURCH	Frame	23
Historic District	Yes Historic District		
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration. Despite alterations or deterioration, resource retains much of its original form and character.		
Notes	Zion Evangelical Lutheran Church. Property is an RTHL. Front entrance and steeple added in 1907. Large rear educational annex erected in 1953.		

424 W. Main



2002-05 Re-evaluation

High Medium Low

Site ID No.	629	1983 Historic Resources Survey	
Address	424 W. Main	Previous Site No.	497
Date	1900	Previous Ranking	3
Stylistic Influence	vernacular	Previous Photo References	
GCAD Hyperlink	R2615	Roll	33
Owner	ZION LUTHERAN CHURCH	Frame	24
Historic District	Yes Historic District		
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.		
Notes	Porch posts covered with aluminum panels and eaves boxed with aluminum siding. Aluminum sash windows added in rear. House shares the same address as the Zion Evangelical Lutheran Church (see site ID# 339).		