

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD**

Tuesday, April 14, 2015

City Hall

Conference Room

126 W. Main St.

5:30 P.M.

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

Pp 1 - 2

APPLICATIONS

3. Application #15-19 by Del Benedict to construct an 11' x 48' garage at 201 E. Creek Street
4. Application #15-26 by Barry Wagner on behalf of Stuart B Properties, LP at 401 E. Main Street to modify previous application to add small second floor offices which will add windows to elevation and approximately three feet to overall building height

Pp 3 - 11

Pp 12 - 17

DISCUSSIONS

5. 2014 Annual Report

Pp 18 - 24

SIGN OFF APPLICATIONS

6. #15-17 – Change window profile on front and west side of structure – 522 W. Austin (Shore)
7. #15-18 – Replace cedar fence with rock – 511 N. Cora (Brown)
8. #15-20 – Change porch roof from shed to gable & add gable on Creek side– 214 S. Crockett (Burriss)
9. #15-21 – Replace pole sign with ground sign – 215 W. San Antonio (Boenig)
10. #15-22 – Replace chain link fence with cedar – 610 W. Schubert (Avery)
11. #15-23 – Construct metal fence – 110 S. Orange (Crossroads)
12. #15-24 – Paint exterior and repair wood – 312 E. Travis (Fullbrook)
13. #15-25 – Repair log cabin on property – 213 W. Creek (Greenlee)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
March 10, 2015
5:30 PM

On this 10th day of March, 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

ABSENT: DAVID BULLION
KAREN OESTREICH
STAN KLEIN

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 February 2015 regular meeting. Larry Jackson seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #15-12 by Gary & Maggie Klenzing at 305 W. Main Street to: A) Remove arbor structure, wrought iron gate, pilasters, and sidewalk in alley east of building B) Attach new canvas awning to historic structure C) Install new colored concrete and lighting along front of building and alley D) Install new sidewalk, lighting, artwork and landscaping in alley – Randy Stehling presented the application and noted patrons do not identify the sidewalk down the alley leading to the front door of Crossroads as the main entrance. Mr. Stehling commented they would like to designate that as the main entrance by clearing out the existing arbor in the alleyway and cleaning it up so the entrance will be more visible. Mr. Stehling noted they would like to use some simple architectural detail that would

tie the alleyway into the restaurant and bar. Mr. Stehling noted they would like to install a canvas awning along the alley to match the front awning and attach it to the building and also take up the existing sidewalk and replace it with one shifted against the edge of the building. Mr. Stehling noted they are proposing to replace the existing sidewalk with a colored concrete sidewalk to break up the pathway and give a visual cue to the business. Mr. Stehling added they would like to add a dark band down the sidewalk on Main Street and continue it down the alleyway. Mr. Stehling commented the owners would like to add small inground lights along the pathway leading to the front entrance and noted opening up the alleyway will be more sympathetic to the historical alley where the wagons used to drive to deliver product to the business in this location. Mr. Stehling stated they would also like to add some visual signage and artwork in the alley. John Muraglia asked what type of artwork will be used and Mr. Stehling stated either something to hang on the wall of Altdorf that lines the alley or some type of sculpture within the landscaping. Sharon Joseph noted when the sign was approved for Crossroads, the Board was very particular about not drilling into the rocks and asked if that can be accomplished with the awning. Mr. Stehling commented he believed it could be accomplished because it is just another detail, but added the stone on the front is a pillow stone and has more detail so they were very sensitive about about drilling into it but the rock on the side of the building does not have the same level of craftsmanship. Ms. Joseph asked for the Board's opinion of drilling into the rock on the side of the building and Larry Jackson stated the rock on the side of the building is not as significant so it does not matter to him if they drill into the rocks. Brian Jordan, Director of Development Services, asked about the lights that are to be installed in the sidewalk and referenced the night sky ordinance and Mr. Stehling stated the lights will only be a translucent lenses that will give off a glow. Mr. Stehling added the light will wash the wall and not throw light outside the alley.

Charles Schmidt moved to approve Application #15-12 as presented and Larry Jackson seconded the motion. All voted in favor and the motion carried.

Application #15-16 by David Sawtelle at 210 Mistletoe to move existing house off property to Junction, Texas – There was not an applicant at the meeting to present the application. Eric Parker noted he drove by the property and the house is very dilapidated.

Larry Jackson moved to approve Application #15-16 and Eric Parker seconded the motion. All voted in favor and the motion carried.

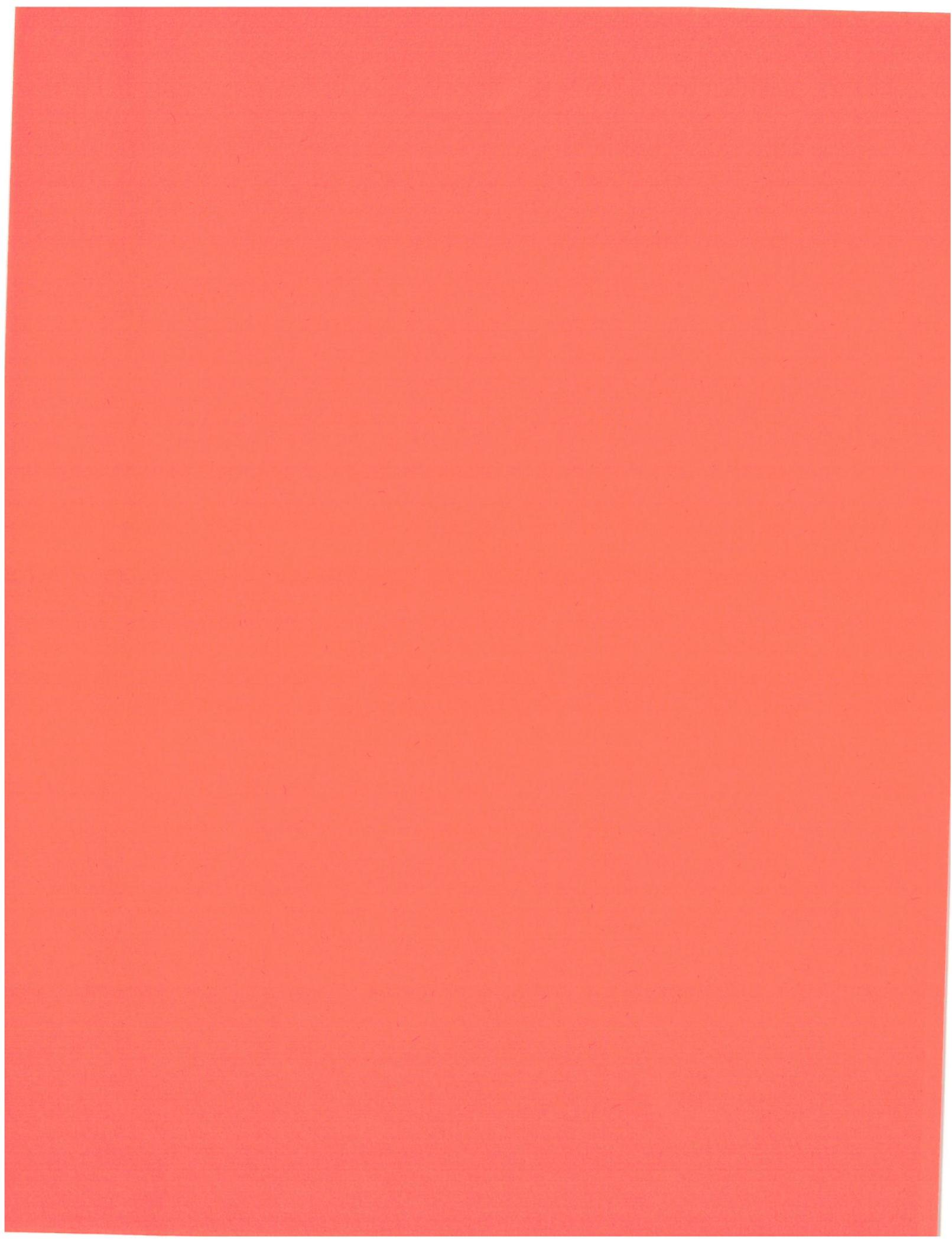
ADJOURN

With nothing further to come before the Board, Mike Penick moved to adjourn. Eric Parker seconded the motion. All voted in favor and the meeting was adjourned at 5:44 p.m.

PASSED AND APPROVED this the 14th day of April, 2015.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN



**Historic Review Board
Application Information**

Application Number: 15-19

Date: April 10, 2015

Address: 201 E. Creek

Owner: Del Benedict

Applicant: Del Benedict

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: 3/9/15 Application Complete: _____

Property Address: 201 E. CREEK ST

Owner: DEL BENEDETICT Phone No. 997-2263

Address: 201 E CREEK ST. Fbg, TX

Applicant: SAME Phone No. _____

Address: _____ Fax No. _____

Description of External Alteration/Repair or Demolition: CONSTRUCT 11' X 48' GARAGE TO PROTECT 2 VEHICLES AND REMOVE FROM PARKING ON CREEK STREET

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

EXTERIOR to be tin AS EXISTING shed AND SHED ON Neighbors PROPERTY will NOT join EXISTING Building

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

Drawing Sketch Date Submitted: 3/9/15 Historic Photograph

Desired Starting Date: _____ Desired Completion Date: _____
SURVEY RATING: High Medium Low None

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

[Signature] Date 3/10/15 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 3/10/15 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

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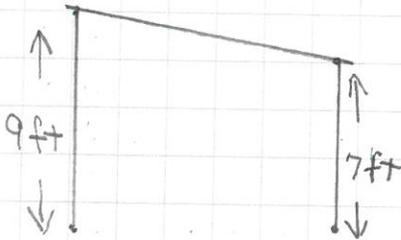
$\frac{1}{8}'' = 1 \text{ ft.}$

⊗ = $2\frac{3}{8}''$ OILFIELD PIPE Schedule 40

4" C PURLIN TO ATTACH TIN TO
ROOF AND WALLS

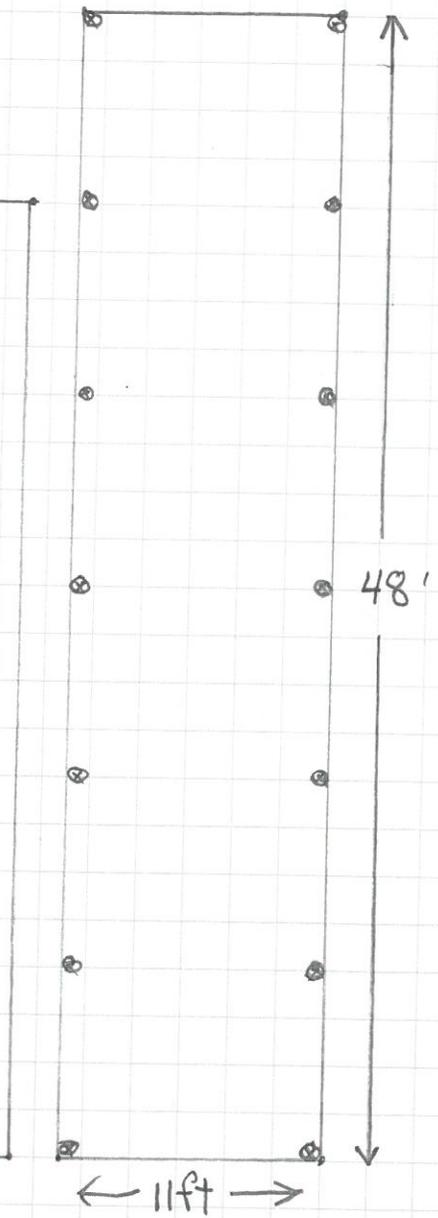
EXISTING
SHED

END VIEW



EXISTING
HOME

SHED TO BE CONSTRUCTED
AT 201 E. CREEK
PERMIT NAME
DEL BENEDICT



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As Christi 800-698-6618 | McAllen/Brownsville/Laredo 800-698-6618 West Texas 800-955-9667

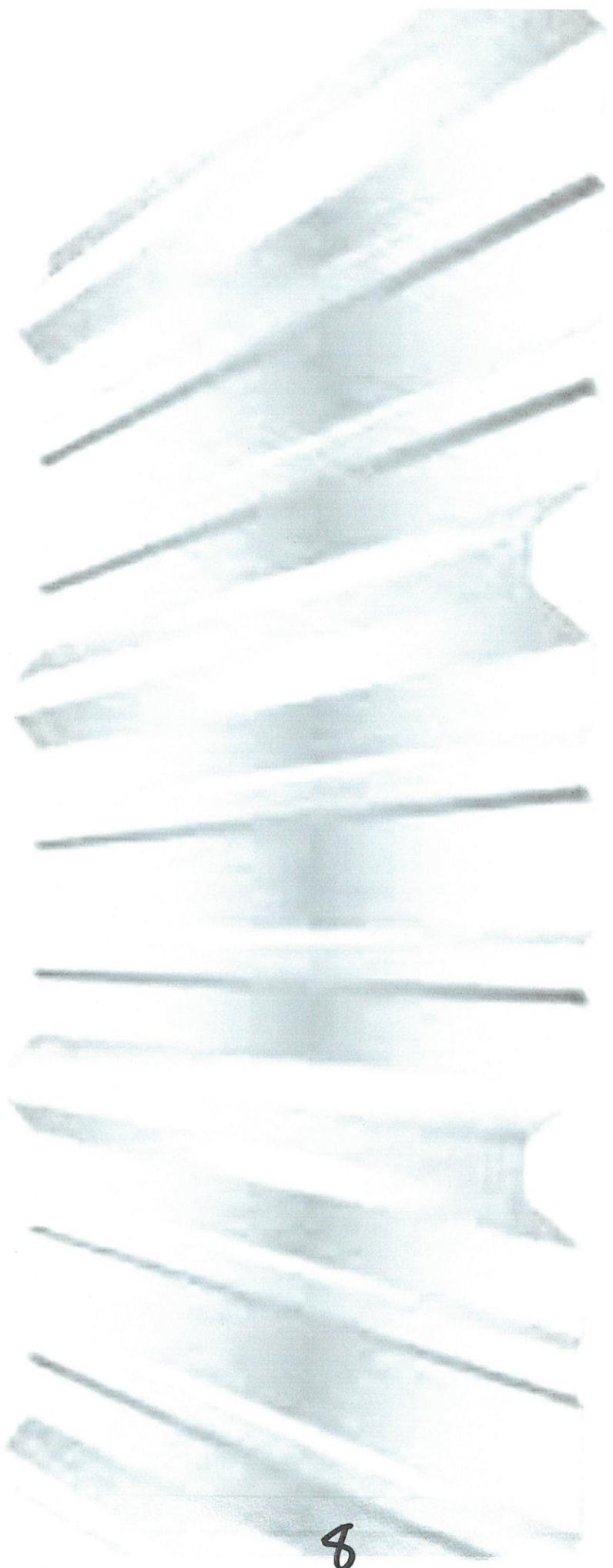
MARVIN
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Integrity
from MARVIN
Windows and Doors
Built to perform.

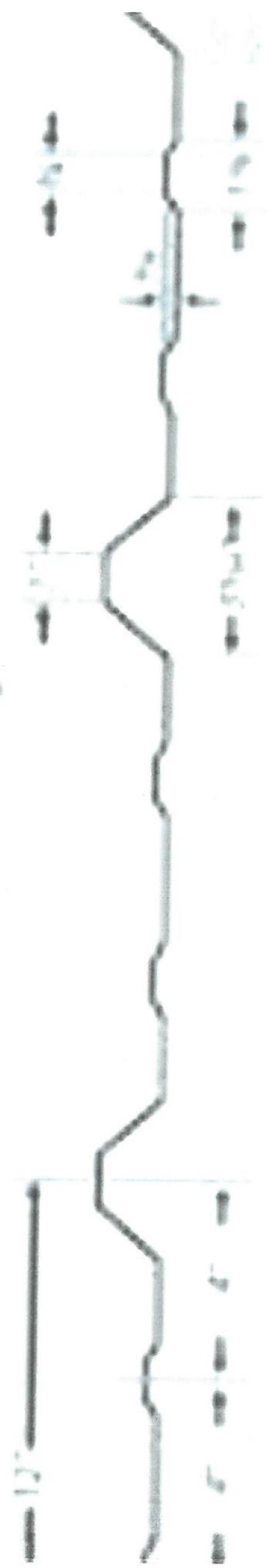
CURB 94'

125'





36" net coverage



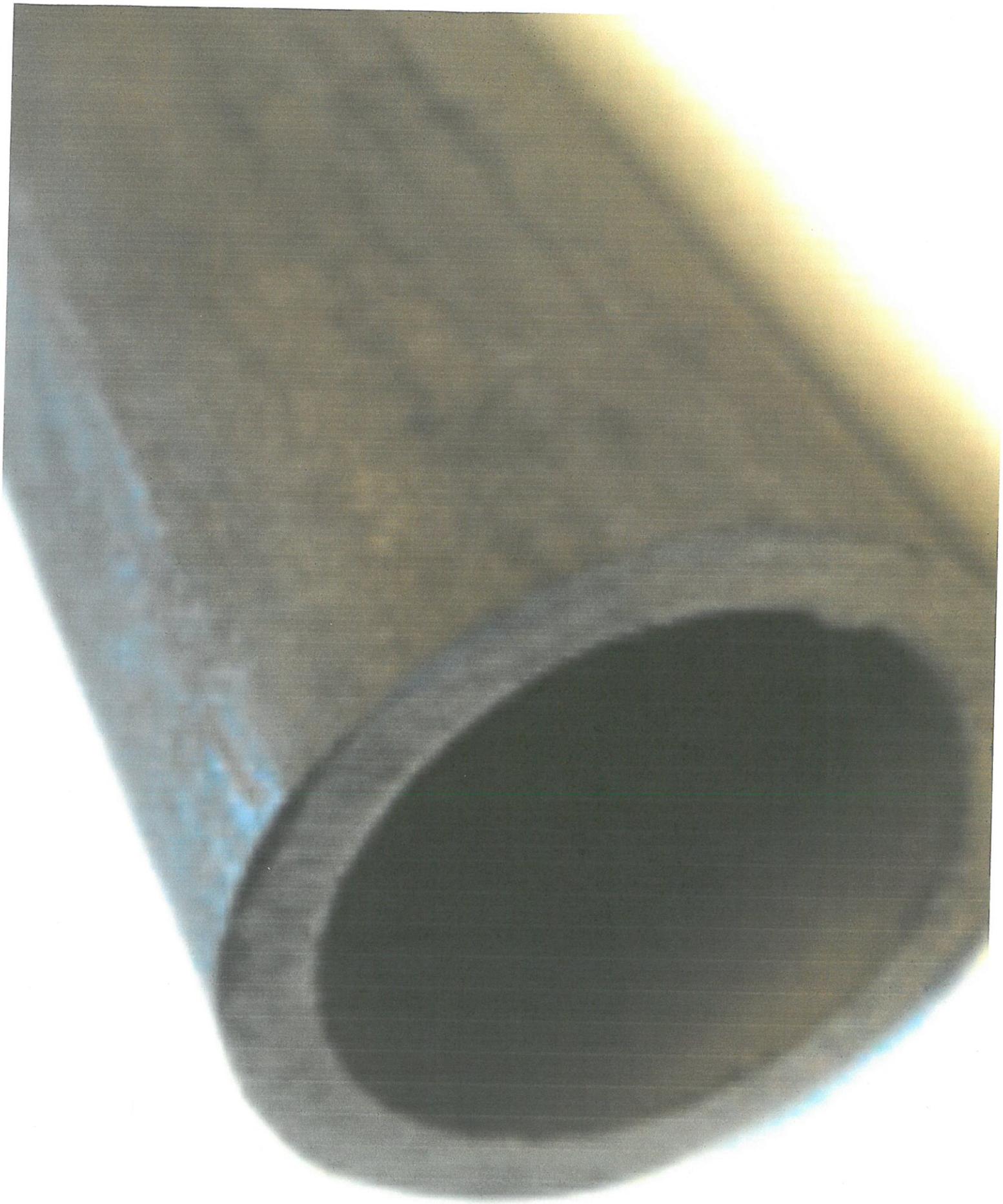
1 1/2"



4"



9



Inventory of Properties

108 E. Creek



2002-05 Re-evaluation

High Medium Low

Site ID No. 510
 Address 108 E. Creek
 Date 1945
 Stylistic Influence _____
 GCAD Hyperlink [R14589](#)
 Owner OBOYLE, DEBORAH JEAN
 Historic District Yes Historic District
 Assessment Example of a more recent common local building form, architectural style or plan type with no known historical associations.

Notes

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

110 E. Creek



2002-05 Re-evaluation

High Medium Low

Site ID No. 511
 Address 110 E. Creek
 Date 1890
 Stylistic Influence vernacular
 GCAD Hyperlink [R2621](#)
 Owner OBOYLE, DEBORAH JEAN
 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 Excellent example of its type.

1983 Historic Resources Survey	
Previous Site No.	203
Previous Ranking	2
Previous Photo References	_____
Roll	28 28 28
Frame	10 11 12

110 (rear) E. Creek



2002-05 Re-evaluation

High Medium Low

Site ID No. 639
 Address 110 (rear) E. Creek
 Date 1890
 Stylistic Influence vernacular
 GCAD Hyperlink [R14592](#)
 Owner OBOYLE, DEBORAH JEAN
 Historic District Yes Historic District
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

Notes Small Sunday house to the rear of 110 E. Creek (see site ID# 511).

1983 Historic Resources Survey	
Previous Site No.	204
Previous Ranking	2
Previous Photo References	_____
Roll	28
Frame	13

111 E. Creek



2002-05 Re-evaluation

High Medium Low

Site ID No. 513
 Address 111 E. Creek
 Date 1950
 Stylistic Influence _____
 GCAD Hyperlink [R24252](#)
 Owner LASSWELL, M W ETUX
 Historic District Yes Historic District
 Assessment Example of a more recent common local building form, architectural style or plan type with no known historical associations.

Notes

1983 Historic Resources Survey	
Previous Site No.	205
Previous Ranking	4
Previous Photo References	_____
Roll	21
Frame	32

201 E. Creek



2002-05 Re-evaluation

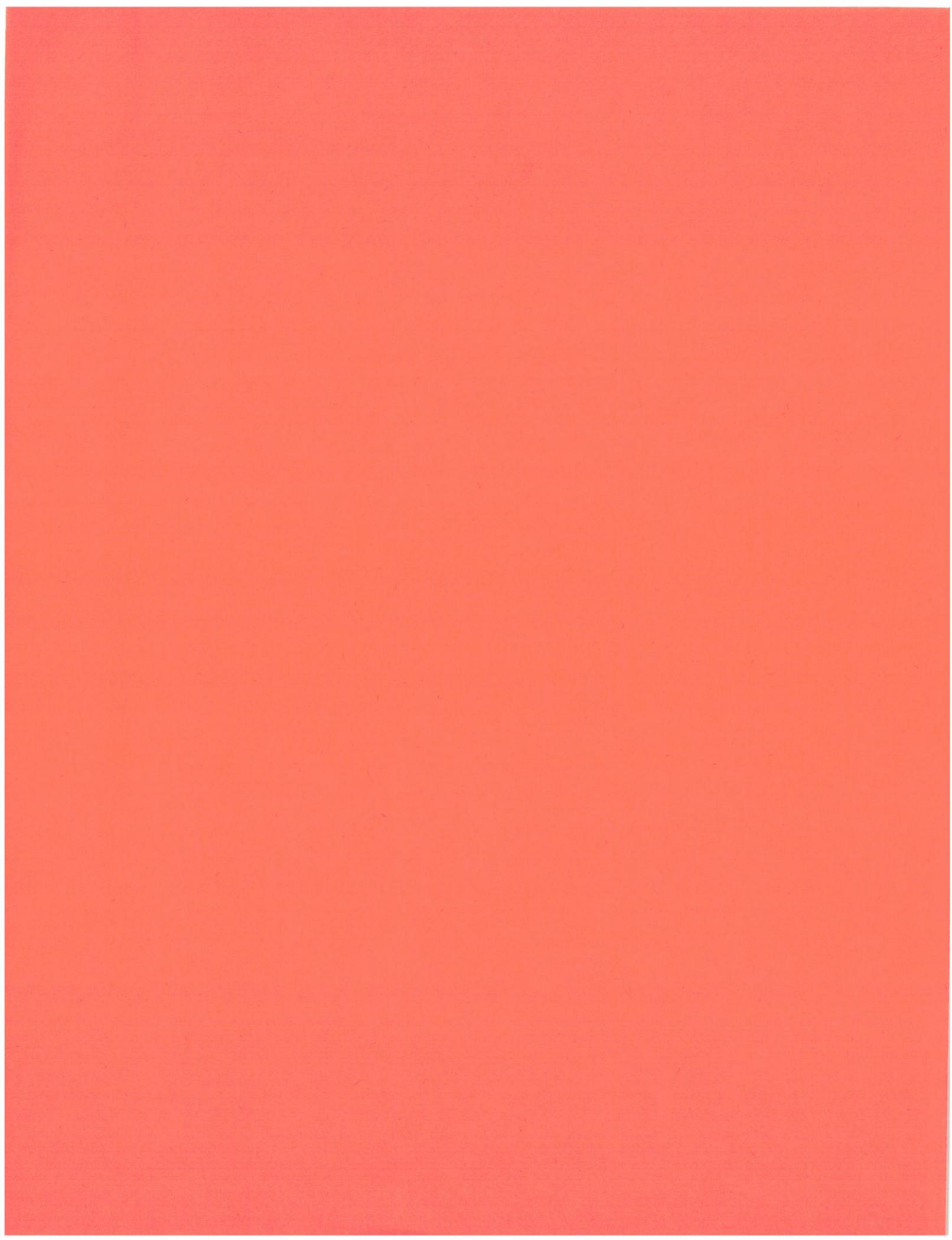
High Medium Low

Site ID No. 512
 Address 201 E. Creek
 Date 1915
 Stylistic Influence _____
 GCAD Hyperlink [R62642](#)
 Owner BENEDICT, C DEL
 Historic District Yes Extension of Historic District
 Assessment Example of a distinctive building plan that has undergone alterations or deterioration.

Notes Front façade porch added. Some original windows replaced with aluminum sash unities. Endwall chimney added to front façade.

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

11



**Historic Review Board
Application Information**

Application Number: 15-26
Date: April 10, 2015
Address: 401 E. Main
Owner: Stuart B Properties LP
Applicant: Barry Wagner
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:

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15-26

Application for Certificate of Appropriateness

Application Date: _____ Application Complete: _____

Property Address: 401 E. Main Street

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

Address: 232 Keidel Ln., Fbg., Tx. 78624

Applicant: Barry A. Wagner Phone No. 830-997-9525

Address: 508 N. Milam Fax No. _____

Description of External Alteration/Repair or Demolition: modify previous application to add small 2nd floor office which adds windows and approx. 3' to overall bldg. height.

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

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

Drawing Sketch Date Submitted: 3-30-15 Historic Photograph

Desired Starting Date: _____ Desired Completion Date: _____

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

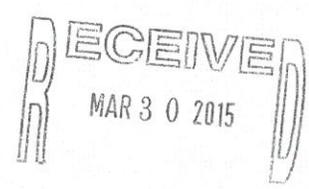
APPLICANT SIGNATURE: [Signature]
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

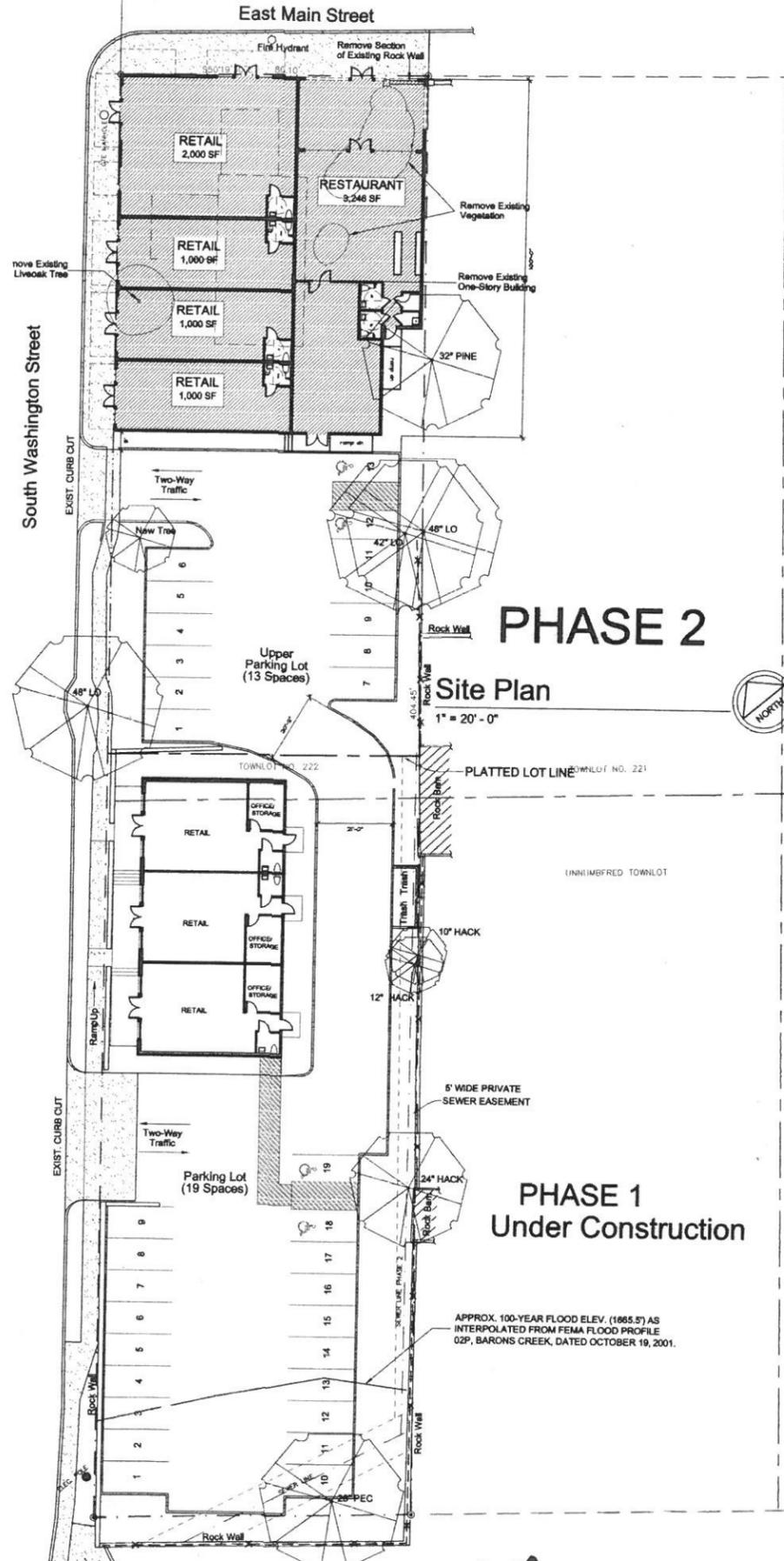
[Signature] Date 3/31/15 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 3/31/15 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





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)

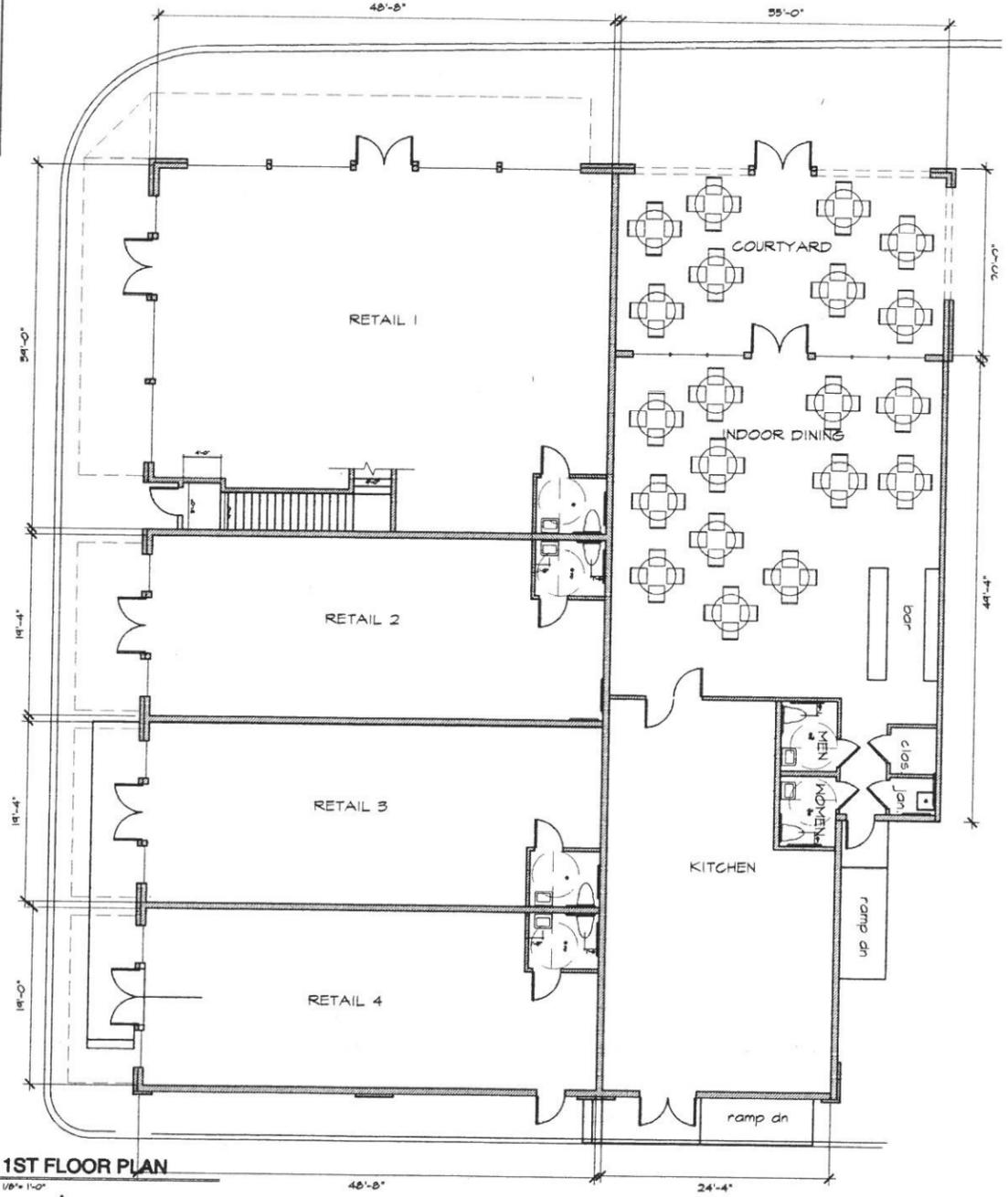
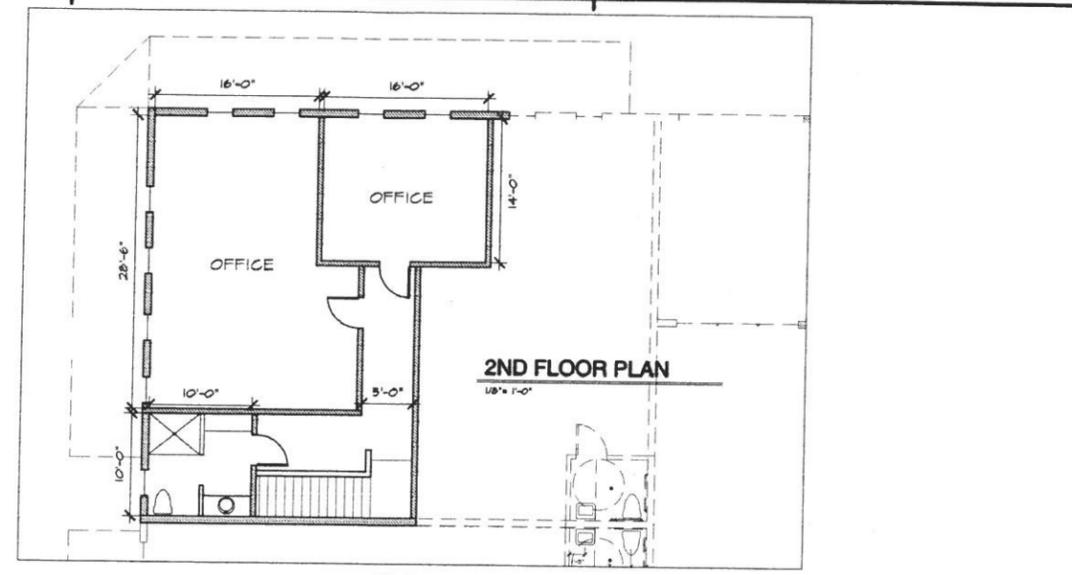
PARKING REQUIREMENTS:

PHASE 2 RETAIL: 5,000 SF		
1 SPACE PER 400SF OF RETAIL:	$\frac{5,000 \text{ SF}}{400}$	= 13 SPACES
PHASE 2 RESTAURANT: 3,246 SF		
1 SPACE PER 4 SEATS:	$\frac{80 \text{ SEATS}}{4}$	= 20 SPACES
PHASE 2 OFFICE: 1,186 SF		
1 SPACE PER 400SF OF OFFICE:	$\frac{1,186}{400}$	= 3 SPACES
50% REDUCTION PER ORDINANCE SECTION 7.825		
TOTAL SPACES REQUIRED: 18 SPACES		
PHASE 1 RETAIL: 1000 SF BUILDING		
1 SPACE PER 400SF OF RETAIL:	$\frac{1000 \text{ SF}}{400}$	= 3 SPACES
PHASE 1 RESTAURANT:		
1 SPACE PER 4 SEATS: 32 SEATING CAPACITY		= 8 SPACES
FOOD SALES/KITCHEN: 1 SPACE PER 300SF		= 4 SPACES
50% REDUCTION PER ORDINANCE SECTION 7.825		
TOTAL SPACES REQUIRED: 8 SPACES		
TOTAL SPACES REQUIRED FOR PHASE 1 & 2: 26 SPACES		
TOTAL SPACES PROVIDED:	13 SPACES	
IN UPPER LOT		
TOTAL SPACES PROVIDED:	19 SPACES	
IN LOWER LOT		
TOTAL SPACES PROVIDED ON SITE: 32 SPACES		

BUILDING CODE DATA - PHASE 2

BUILDING AREA
 1st Floor = 7,534 sf
 2nd Floor = 1,186 sf
 Indoor Total = 8,720 sf
 Courtyard of 713 sf

MIXED USE OCCUPANCY (A2, M, B)
TYPE V CONSTRUCTION
2 HR FIRE SEPARATION BETWEEN A2 AND M OR B



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
 FREDERICKSBURG, TEXAS
 306 NORTH MILAM STREET
 PHONE: (830) 997-9325
 CELL: (830) 686-7484

BW
 ARCHITECT

KEIDEL'S KORNER
401 EAST MAIN STREET
 Fredericksburg
 Texas

DATE	09-26-2019
PROJECT NUMBER	13-08
REVISION	

SITE/FLOOR PLAN
 SHEET NUMBER
A1-0
 1 of 3

15

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
 303 NORTH MILAM STREET
 FREDERICKSBURG, TEXAS
 PHONE: (800) 997-9925
 CELL: (800) 656-7484



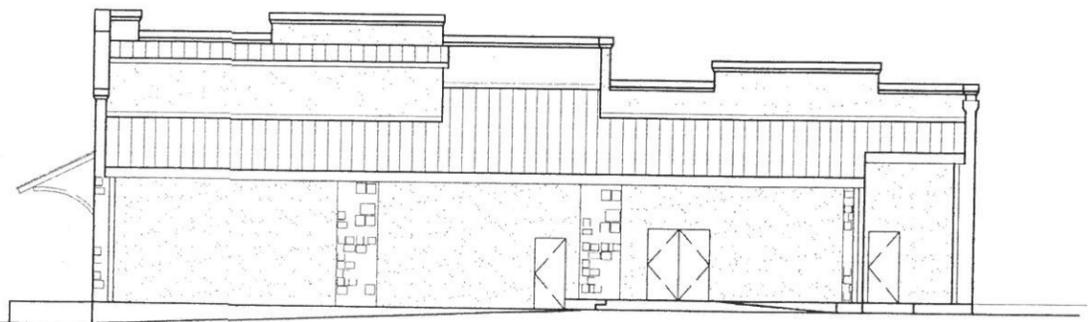
NORTH (MAIN ST.) ELEVATION
 1/8" = 1'-0"



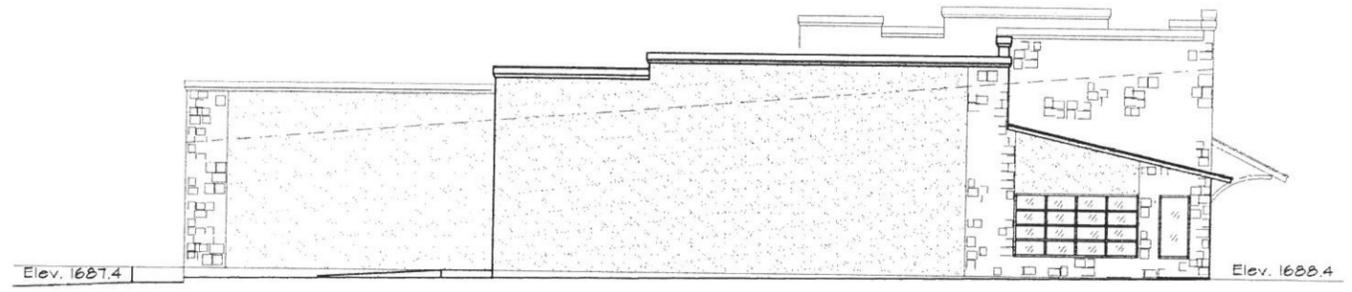
WEST (WASHINGTON ST.) ELEVATION
 1/8" = 1'-0"

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.



SOUTH ELEVATION
 1/8" = 1'-0"



EAST ELEVATION
 1/8" = 1'-0"

16

KEIDEL'S KORNER
401 EAST MAIN STREET
 Fredericksburg
 Texas

DATE	08-26-2018
PROJECT NUMBER	12-08
REVISION	

ELEVATIONS
SHEET NUMBER
A1-2
3 of 3

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



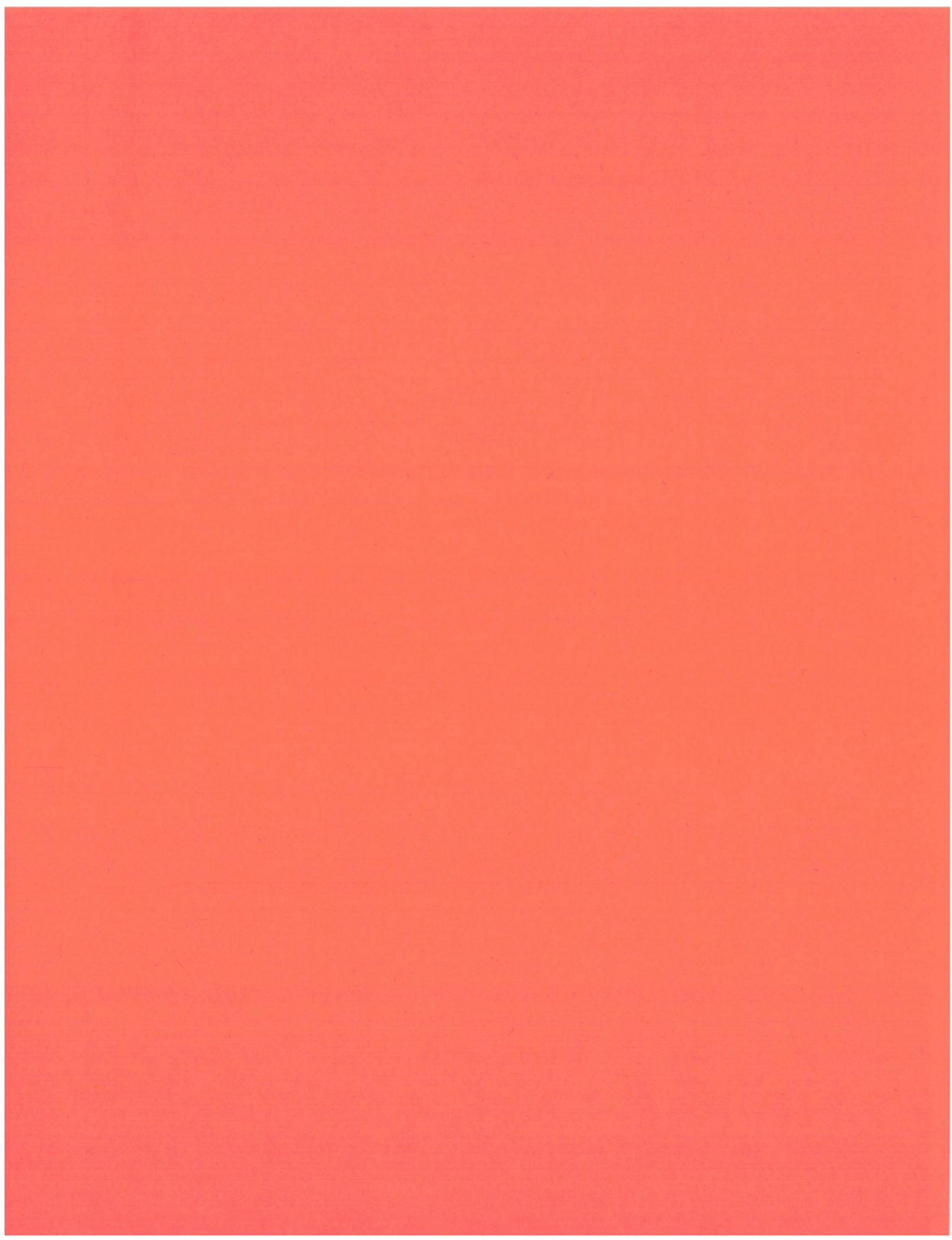
2002-05 Re-evaluation

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



HISTORIC REVIEW BOARD

2014 ANNUAL REPORT

Historic Review Board – 2014 Annual Report

The Historic Review Board consists of 7 regular members and 3 alternate members with one of the following qualifications:

- 1) Resident of the City
- 2) Resident of Gillespie County who owns property within the City's Historic District or owns a Historic Landmark.

The composition of the Board shall include at least one member from the Gillespie County Historical Society or Gillespie County Historical Commission, not less than two members shall reside in, or own, a historical landmark or own property within the Historic District and not less than one member of the Board shall have a license, degree, or professional experience in the field of architecture, architectural history, history, historic preservation or historic restoration. All members shall be persons who, in the opinion of the City Council, have demonstrated interest and knowledge in the historical preservation of Fredericksburg.

The Board is responsible for reviewing all applications proposing alterations, changes, construction, demolition, or relocation to structures within the Historic District or structures that are Historic Landmarks. In its mandatory capacity, the Board reviews applications for a Certificate of Appropriateness involving removal or modification of architectural detail, demolition of historic resources, paint colors, and scale of new construction. In its advisory capacity, the Board reviews applications and provides recommendations on non-historic building construction.

The Historic Review Board holds regularly scheduled meetings on the second Tuesday of each month. Other meetings are scheduled on an as needed basis to process applications and address critical issues within a timely manner.

The Board consists of the following individuals with their term expiration date in parenthesis:

Sharon Joseph, Chair	(July, 2017)
Larry Jackson, Vice Chair	(July, 2016)
Stan Klein	(July, 2015)
Mike Penick	(July, 2015)
Charles Schmidt	(July, 2017)
David Bullion	(July, 2015)
Eric Parker	(July, 2016)

Alternates

Karen Oestreich	(July, 2016)
John Muraglia	(July, 2017)

The Board met on 12 different occasions in 2014. The Board considered 33 applications during this time frame, involving a variety of requests. In addition, the chairperson

reviewed and approved 85 applications that were considered insignificant. The attached Exhibit A summarizes the activity during the year.

The Board notified 2 property owners their properties were in danger of Demolition by Neglect. The addresses of the properties are 105 N. Acorn and 102 E. Main Street. City Staff noted the property at 105 N. Acorn was in need of the following repairs: paint adhesive failure, wood decay, pest and moisture infiltration and general deterioration. The owner of the property responded with a letter that stated the necessary repairs were being done. The property at 102 E. Main was in need of the following repairs: paint adhesive failure, stucco failure and general deterioration. A representative for the owner of the property contacted City Staff about completing the required repairs and stated the work would be done after Christmas when the pedestrian traffic is reduced.

The Old Methodist Episcopal Church located at 600 E. Main continued to be a topic of discussion with the Historic Review Board and time was taken during several meetings to discuss with the City Attorney what could be done because of the confusion over ownership. A local contractor, Richard Laughlin, volunteered to do some work on the church in an effort to save it from further deterioration. Mr. Laughlin, who has an interest in protecting the property, Bernardo Gomez, one of the heirs to the property and Kyle Staudt, Building Official, were in contact to schedule the work and in May, 2014 Mr. Laughlin gained access to the building and shored up the structure from the interior, added some framing to stabilize the bell tower and also boarded up the tower to keep pigeons out and save it from further damage. Discussion regarding the church continued throughout the year and there were several suggestions made but because of the vague ownership each suggestion was met with obstacles. The Board discussed ways the money that is set aside for historic preservation could be used and one idea was to ask the City Council to condemn the building. Ms. McGowan noted that process would have to begin with a survey so it could be discovered if the ground the church sits on belongs to the City as right-of-way.

Another property that was brought to the attention of City Staff was 107 N. Orange. A citizen brought in some brackets from a resale shop that were taken off the house and asked that something be done to have the brackets re-installed. City Staff investigated the situation and the Historic Review Board directed Staff to send the owner a letter addressing the removal of architectural detail from the property. The owner of the property contacted the city and agreed to reinstall the brackets.

The City of Fredericksburg began a project in 2014 to update some particular issues in the Comprehensive Plan and one of those was to create design standards and guidelines for entry corridors. The Historic Review Board was involved in evaluating these standards and attended a joint workshop with the City Council and Planning and Zoning Commission to give the consultants some direction. Throughout the course of the year, the Board reviewed the progress and made adjustments to the suggestions the consultants presented. The standards and guidelines will be completed in 2015 and adopted when the additional items on the Comprehensive Plan Issues Update are complete.

Actions for 2015:

The Board will continue to work to get the Old Methodist Episocal Church located at 600 E. Main Street restored. The Board also plans to continue recognizing and addressing Demolition by Neglect properties to insure historic properties are maintained and will continue to process all applications as they are submitted and try to maintain the historic nature of the community.

Exhibit A

Historic Review Board Applications - 2014

Application Number	Applicant	Owner	Address	Application Date	Insignificant/ Significant	Meeting Date	Reported	Action Taken
14-01	Home & Ranch Improvements	MJTJ Investments	413 W. Main	1/8/2014	Insignificant	N/A	Enclose proeprty with privacy fence	Approved
14-02	Home & Ranch Improvements	MJTJ Investments	304 S. Milam	1/8/2014	Insignificant	N/A	Construct fence	Approved
14-03	Rufus Odem	Mr. & Mrs. Becker	304 W. Schubert	1/13/2014	Insignificant	N/A	Place hardi stucco over stucco & add rock wall in front	Approved
14-04	Jon Pankratz	Milton Buckelew & Liza Smith	110 W. Centre	1/14/2014	Significant	2/11/2014	Add fireplace, demo porch, 600sf addition	Approved with modification
14-05	John Akin	Henry & Charlsie Hayne	406 Sycamore	1/22/2014	Significant	2/11/2014	Replace hip roof with gable on gable end only	Approved
14-06	Henry Laughlin	Ron Woellhof	119 E. Main	1/27/2014	Insignificant	N/A	Replace rotted sub structure on canopy	Approved
14-07	Peggy Metzger	Frederick & Peggy Metzger	401 W. San Antonio	1/27/2014	Insignificant	N/A	Replace roof	Approved
14-08	John Klein	This is Life, LLC	302 W. Travis	1/27/2014	Insignificant	N/A	New railing and column base on 2002 structure	Approved
14-09	David Sawtelle	David Sawtelle	714 W. Main	1/27/2014	Significant	2/11/2014	move stucco & trim, stabilize plaster, repaint stone, install stuc	Approved
14-10	Greater Life Christian Center	Greater Life Christian Center	106 S. Edison	1/30/2014	Significant	N/A	Add flue assembly to upside of buildign on rear above roofline	Approved
14-11	Joe Cloud	Karen Hatchik	609 W. Main	1/31/2014	Insignificant	N/A	Paint exterior	Approved
14-12	Josh Kramer	David Hedgpeth	112 E. Travis	2/5/2014	Insignificant	N/A	Construct 6' cedar stockade fence on rear of property	Approved
14-13	Josh Kramer	harold Coates	608 W. Austin	2/6/2014	Insignificant	N/A	Construct 8' cedar privacy fence	Approved
14-14	Five Star Wireless	City of Fredericksburg	126 W. Main	2/13/2014	Insignificant	N/A	Place cellular antennas on roof	Approved
14-15	Steve Thomas	Paul Clift - Cutting Edge Property	206 E. Centre	2/24/2014	Significant	3/11/2014	1800 square foot addition to a 1500 square foot structure	Approved
14-16	Josh Kramer	Keith Berger	210 W. Creek	2/26/2014	Insignificant	N/A	Replace wire fence with privacy fence	Approved
14-17	James Welliver	Judy Chicote	107 S. Llano	2/28/2014	Insignificant	N/A	Paint trim	Approved
14-18	Hills of Texas Homes	David Gruenwald	403 E. Travis	2/24/2014	Insignificant	N/A	Repaint exterior & repair/replace siding & trim, replace roof	Approved
14-19	Elihu Washburne	Elihu Washburne	312 E. Austin	2/24/2014	Insignificant	N/A	Reinstall window	Approved
14-20	Del Benedict	Roxanne Lavender	105 S. Llano	2/28/2014	Insignificant	N/A	6' addition to outdoor shed	Approved
14-21	Shayna Thompson	Del Benedict	201 E. Creek	2/24/2014	Insignificant	N/A	10 x 20 addition on west side	Approved
14-22	J.H. Perry, Jr.	Capraia Partners, LLC	415 / 417 E. Main	3/7/2014	Insignificant	N/A	Paint colors for exterior and porch post detailing	Approved
14-23	Al Sanchez	Perihuez Investments	258 E. Main	3/7/2014	Insignificant	N/A	Paint storage building	Approved
14-24	Zander Maner	Andrea Gentry	110 S. Acorn	3/21/2014	Insignificant	N/A	Replace siding and windows, new fence, relocate back door	Approved
14-25	Jon Pankratz	Lou & Fran DeFazio	501 1/2 N. Llano	3/21/2014	Insignificant	N/A	Demo non-historic house	Approved
14-26	Bruce Reeh	Bruce Nichols	209 E. Creek	3/21/2014	Insignificant	N/A	Extend building 8 feet off rear	Approved
14-27	David Wietling	David & Nancy Wietling	510 N. Adams	3/24/2014	Significant	4/15/2014	630 square foot addition, new garage door & fireplace	Approved with condition
14-28	Anita Metcalfe	Rob Simpson	121 E. Main	3/28/2014	Insignificant	N/A	Replace bathroom window	Approved
14-29	Gerald & Melinda Schoppe	Anita Metcalfe	318 E. Main	4/4/2014	Significant	5/13/2014	Install cover between two accessory buildings	Approved
14-30	Braunbach Holdings	Phil Clark	402 W. San Antonio	4/7/2014	Significant	5/13/2014	Construct awning on front of building	Withdrawn/Postponed
14-31	Gordon Ranslaben	Archdiocese of San Antonio	301 E. Travis	4/21/2014	Insignificant	N/A	Add staircase to garage	Approved
14-32	David Sawtelle	David Sawtelle	302 E. College	4/22/2014	Insignificant	N/A	Replace skirting with rock and repair siding	Approved
14-33	Laura Ricker	Laura Ricker	714 W. Main	4/30/2014	Insignificant	N/A	Replace roof	Approved
14-34	Daniel Jenschke	Johnny & Neila Wright	119 W. San Antonio	4/29/2014	Insignificant	N/A	Paint colors for exterior	Approved
14-35	Troy Ottmers	Bethany Lutheran Church	518 W. Austin	5/7/2014	Insignificant	N/A	Construct 2 pergolas and paint house	Approved
14-36	Glynn Underwood	Koon's Canyon Holding, LLC	114 W. Austin	1/9/2014	Insignificant	N/A	Construct detached garage with living quarters	Approved
14-37	Ray Rodgers	Poarch Family, LP	307 E. San Antonio	5/7/2014	Insignificant	N/A	Construct covered pavilion for bbq area	Approved
14-38	John Webber	John Webber/Julia Greenwood	150 E. Main	5/9/2014	Insignificant	N/A	Construct 6 foot privacy fence	Approved
14-39	Ronald Nelson	Ronald Nelson	107 N. Orange	5/12/2014	Insignificant	N/A	Replace copper roof	Approved
14-40	Stuart Barron	Stuart B. Properties, LP	306 S. Acorn	5/12/2014	Insignificant	N/A	Paint trim and garage, add fence	Approved
14-41	Page Sutherland Page, Inc.	Gable S Corporation	401 E. Main	5/22/2014	Significant	6/10/2014	4 foot fence in front and side	Approved
14-42	Laughlin Homes	Dr. John & Suzanne Shore	406 E. Main	5/26/2014	Significant	6/10/2014	Construct 3000 sq. ft. one story commercial building	Approved
14-43			522 W. Austin	5/29/2014	Insignificant	N/A	Demo sturture and construct new 3 story project	Approved
14-44						N/A	Move existing house on lot	Approved

14-45	Bart Hollander	Bart Hollander	101 E. Morse	6/10/2014	Insignificant	N/A	Construct fences on property	Approved
14-46	Vince Condra	Phil Clark	301 E. Travis	6/11/2014	Insignificant	N/A	Replace chain link fence with cedar privacy	Approved
14-47	David & Nancy Wrieting	David & Nancy Wrieting	208 E. Orchard	6/12/2014	Insignificant	N/A	Construct 8' extension on garage/workshop	Approved
14-48	Al Sanchez	Mud Boot, LLC	508 N. Llano	6/30/2014	Insignificant	N/A	rRemove metal siding, replace windows and roof	Approved
14-49	Cass Phillips	Fbg Bible Church	107 E. Austin	7/1/2014	Insignificant	N/A	Add porch roof structure to east side and add stone wall	Approved
14-50	Mustard Design	Melvin & DeLana Littleton	202 S. Bowie	6/30/2014	Insignificant	N/A	Construct 900 sq. ft. addition	Approved
14-51	Arthur Campos	Bill & Patty Sutherland	212 E. Schubert	6/30/2014	Significant	7/15/2014	Construct new home	Approved with modifications
14-52	John Akin	Norm & Ellie Beabout	317 W. San Antonio	6/17/2014	Significant	N/A	Add cedar arbor between house & garage	Approved
14-53	Rick Hartmann	Zion Lutheran Church	415 W. Austin	7/7/2014	Significant	8/12/2014	Remove 3 chimneys	Partially Approved
14-54	Gwen Fullbrook	David & Gwen Fullbrook	312 E. Travis	7/7/2014	Significant	8/12/2014	Move in cabin to be connected to back deck	Approved with modifications
14-55	Angela Moga	Estate of Deborah Howard	213 W. Austin	7/9/2014	Significant	8/12/2014	Install 2 car carport	Approved
14-56	Jeff Dittmar	Francis Defazio	209 E. Centre	7/9/2014	Insignificant	N/A	6' cedar fence & 48" double loop fence	Approved
14-57	Steve Thomas	Dr. Ronald Stoltz	108 N. Edison	7/24/2014	Insignificant	N/A	Replace steps, add ramp	Approved
14-58	H & H Vinyl Fencing	Melvin & DeLana Littleton	202 S. Bowie	7/25/2014	Significant	10/14/2014	Replace fence with simulated stone vinyl fencing	Denied
14-59	Randy Stehling	Bo & Melinda Padgett	1004 N. Llano	7/25/2014	Insignificant	N/A	Convert carport to porch, add walkway, paint exterior	Approved
14-60	Missy Shleton	Gary & Maggie Klenzing	305 W. Main	7/25/2014	Insignificant	N/A	Add folding glass panels to covered courtyard	Approved
14-61	Lew & Dawn Savant, August E	Brice & Missy Shelton	508 W. San Antonio	7/28/2014	Insignificant	N/A	2 rail/split rail fence on front & coyote fence on right side	Approved
14-62	Laughlin Homes	John & Suzanne Shore	203 E. San Antonio	7/28/2014	Insignificant	N/A	Add fence in front of building and reinstall door at opening	Approved
14-63	Andrea Gentry	Andrea Gentry	522 W. Austin	7/28/2014	Significant	08/12/14	New home addition to existing structure	Approved
14-64	Frank Floyd	Frank Floyd	110 S. Acorn	7/30/2014	Insignificant	N/A	Add gable dormer in front of house and replace roof	Approved
14-65	Darleen Birck	Darleen Birck	103 E. Creek	7/31/2014	Insignificant	N/A	Repalce windows	Approved
14-66	David Turpin	David Turpin	507 Cora	8/11/2014	Insignificant	N/A	Construct deck	Approved
14-67	Melvin & DeLana Littleton	Melvin & DeLana Littleton	202 S. Bowie	8/14/2014	Insignificant	N/A	Paint house and garage white	Approved
14-68	Mark Radle	Mark Radle	409 W. San Antonio	8/18/2014	Insignificant	N/A	Change siding on addition from wood to rock	Approved
14-69	Elihu Washburne	Elihu Washburne	312 E. Austin	8/18/2014	Significant	9/3/2014	Paint exterior	Approved
14-70	Jim Smith	Milton Buckelew	110 W. Centre	8/19/2014	Insignificant	N/A	Close off front door, change windows to doors	Approved with conditions
14-71	Curl's Construction	Maria Tyng	124 E. Main	8/21/2014	Significant	9/3/2014	Replace metal roof	Approved
14-72	Mustard Design	Fbg Chamber of Commerce	308 E. Austin	8/25/2014	Significant	9/3/2014	Replace wood stairway with metal stairway	Approved
14-73	Mustard Design	Matthew & Melissa Mabery	618 W. Main	8/25/2014	Significant	9/3/2014	Construct 1250 sq. ft. addition	Approved
14-74	Gus & Jackie Rios	Gus & Jackie Rios	319 E. Main	8/25/2014	Significant	9/3/2014	Renovate existing house & add 2 B&Bs	Approved with conditions
14-75	Jeff Dittmar	Mrs. Dieke	302 N. Crockett	8/27/2014	Insignificant	N/A	Construct new retail building on rear of property	Approved
14-76	Donald Lilly	William Tietze	309 E. San Antonio	8/14/2014	Insignificant	N/A	Replace cedar picket fence with 1x6 dog ear fence	Approved
14-77 (B)	Sherill Winters	William & Millie Bennett	212 S. Acorn	8/28/2014	Insignificant	N/A	Construct accessory building by deck	Approved
14-78	Cherri Buttery	Zwei Schnieders	123 & 125 E. Main	9/8/2014	Insignificant	N/A	Construct 7' wood fence	Approved
14-79	James Reichenau	James Reichenau	111 E. Schubert	9/12/2014	Insignificant	N/A	Porch addition along side of building	Approved
14-80	Pam Harmon	Mark & Pam Harmon	305 N. Llano	9/16/2014	Insignificant	N/A	Repaint exterior	Approved
14-81	Andrea & Roy Gentry	Andrea & Roy Gentry	110 S. Acorn	9/22/2014	Insignificant	N/A	Paint exterior	Approved
14-82	Bobbie Dryer	Judy Boatwright	202 S. Crockett	9/22/2014	Significant	10/14/2014	Replace fence with metal ornamental fence & paint white	Denied
14-83	Alex Eskenasy	William Sutherland	302 N. Lincoln	9/29/2014	Significant	10/14/2014	Paint window trim and replace front door	Withdrawn
14-84	Bruce Reeh	Becky Brickner	515 W. Main	9/26/2014	Insignificant	N/A	Replace wood fence with metal	Approved
14-85	Billy & Sharon Grona	E. Dwight Oestreich	408 & 410 W. Main	10/2/2014	Significant	10/14/2014	Construct double carport with attached storage rooms	Approved
14-86	Eric Mustard	Eric Mustard	605 W. Schubert	10/2/2014	Insignificant	N/A	Replace roof	Approved
14-87	Hugh Washburne	Mark & Pam Harmon	305 N. Llano	10/9/2014	Significant	11/18/2014	Construct new residence	Approved
14-88	Gary Williams	Gary & Lisa Williams	508 W. Creek	11/14/2014	Significant	12/9/2014	Demo all buildings on property	Partially Approved
14-89	Josh Kramer	Josh Kramer	408 & 410 W. Main	10/9/2014	Insignificant	N/A	Paint front door	Approved
14-90	Andy Bray	Andy Bray	118 S. Crockett	10/22/2014	Insignificant	N/A	Install door in open space	Approved
14-91	Hugh Washburne	Mark & Pam Harmon	305 N. Llano	10/22/2014	Significant	N/A	Replace picket fence with double loop wire fence	Approved
14-92	Gary Williams	Gary & Lisa Williams	508 W. Creek	10/27/2014	Insignificant	N/A	Add accessory building	Approved
14-93	Hugh Washburne	Mark & Pam Harmon	305 N. Llano	10/27/2014	Significant	N/A	Remove columns & gingerbread, add 2 entries, add canopy	Approved
14-94	Hugh Washburne	Mark & Pam Harmon	305 N. Llano	11/7/2014	Insignificant	N/A	Paint exterior	Approved
14-95	Hugh Washburne	Mark & Pam Harmon	305 N. Llano	11/7/2014	Insignificant	N/A	Paint door and repaint window trim	Approved
14-96	Hugh Washburne	Mark & Pam Harmon	305 N. Llano	11/7/2014	Insignificant	N/A	Demo garage and construct addition	Approved with modifications

14-97	City of Fredericksburg	City of Fredericksburg	302 E. Ufer	11/18/2014	Insignificant	N/A			Approved
14-98	Jeff Dittmar	Ronald Stotz	206 N. Bowie	11/24/2014	Insignificant	N/A	Construct cedar post fence with double loop wire	Add 5' privacy fence	Approved
14-99	Jodee Kowert	Todd Stephens	209 N. Bowie	11/24/2014	Insignificant	N/A	Construct pool	Construct pool	Approved
14-100	Al Sanchez	Roger & Sherrill Winter	510 N. Adams	11/24/2014	Insignificant	N/A	d single story 2-car garage to front of existing 2-story garage;	Remove excess trim on patio cover	Approved
14-101	Kendrel Kasper	Jeff Smithers	330 W. Main	12/9/2013	Insignificant	N/A	Paint front door	Remove excess trim on patio cover	Approved
14-101 (B)	Rainey & Deanna Threadgill	Rainey & Deanna Threadgill	610 S. Washington	11/24/2014	Insignificant	N/A	Two phase addition	Paint front door	Approved
14-102	Steve Thomas	John & Susie Hever	206 E. Centre	11/24/2014	Significant	12/9/2014	id roof awnings, remove shutters, center entry door, add transc	Enclose existing carport	Approved with conditions
14-103	Eric Mustard	Ashton & Danielle Saunders	607 W. San Antonio	11/24/2014	Significant	12/9/2014	Replace roof	Replace roof	Approved
14-104	Dennis Becker	Dennis Becker	504 W. Creek	12/1/2014	Insignificant	N/A	Demo building on rear and replace metal roof	Demo building on rear and replace metal roof	Approved
14-105	Del Benedict	Del Benedict	201 E. Creek	12/10/2014	Insignificant	N/A	Extend rear bedroom, construct new hallway to connect bldgs	Extend rear bedroom, construct new hallway to connect bldgs	Approved
14-106	Chris Aspra	Chris Aspra	514 W. Austin	12/10/2014	Significant	1/13/2015	Paint exterior	Paint exterior	Approved
14-107	Don Fry	Don Fry	104 E. Centre	12/16/2014	Significant	N/A	Remove dry stack wall and construc mortored stone wall	Remove dry stack wall and construc mortored stone wall	Approved
14-108	Bruce Reeh	Warren Wahrmond	102 E. Main	12/19/2014	Insignificant	N/A	Demo addition & outbuildings & construct 2600 sf addition	Demo addition & outbuildings & construct 2600 sf addition	Approved
14-109	Matthew Mabery	Matthew & Melissa Mabery	618 W. Main	12/19/2014	Insignificant	N/A	Demo building and construct new one story building	Demo building and construct new one story building	Approved
14-110	Julie Montgomery	Julie Montgomery	204 W. Creek	12/22/2014	Significant	1/13/2015	Revision to approved front elevation	Revision to approved front elevation	Approved
14-111	Stuart Barron	Stuart B. Properties, LP	401 E. Main	12/29/2014	Significant	1/13/2015	Remove carport cover & expand deck, construct fence	Remove carport cover & expand deck, construct fence	Approved
14-112	Eric Mustard	Ashton & Danielle Saunders	607 W. San Antonio	12/29/2014	Insignificant	N/A	Place accessory building on property	Place accessory building on property	Approved
14-113	Laughlin Homes	Dr. John & Suzanne Shore	522 W. Austin	12/15/2014	Insignificant	N/A	Construct new dormer on front of house	Construct new dormer on front of house	Approved
14-114	Mark Radle	Mark Radle	409 W. San Antonio	3/26/2014	Insignificant	N/A			Withdrawn
14-115	Stuart & Debbie Bradford	Stuart & Debbie Bradford	206 N. Acorn	6/30/2014	Significant	N/A			Withdrawn
14-116	Andrea Gentry	Andrea Gentry	110 S. Acorn	10/7/2014	Significant	N/A			Withdrawn

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