

**CITY OF FREDERICKSBURG  
HISTORIC REVIEW BOARD**

**Tuesday, May 12, 2015**

**City Hall**

**Conference Room**

**126 W. Main St.**

**5:30 P.M.**

1. Call to Order
2. Approve Minutes of April 2015 Regular Meeting *Pp 1 - 3*

**APPLICATIONS**

3. Application #15-27 by Mr. & Mrs. Robert Fulbright to construct new guest house at 213 E. Creek Street *Pp 4 – 11*
4. Application #15-28 by Fredericksburg Historic Properties to add foyer on north side of building at 108 N. Lincoln *Pp 12 - 23*
5. Application #15-36 by Fredericksburg Historic Properties to paint mural on wall facing N. Lincoln Street on structure located at 108 N. Lincoln *Pp 24 - 28*

**ACTION ITEMS**

6. Demolition by Neglect property at 107 W. San Antonio
7. Demolition by Neglect property at 204 S. Crockett *Pp 29 - 39*

**DISCUSSIONS**

8. Gary Hunter – Christian Methodist Episcopal Church – 520 E. Main Street

**SIGN OFF APPLICATIONS**

9. #15-29 – Construct 4' white dog-eared fence – 110 S. Acorn (Gentry)
10. #15-30 – Construct 6' privacy fence – 315 E. Main (Fischer & Wieser)
11. #15-31 – Replace garage door with french doors and extend roof – 208 N. Crockett (Mazurek)
12. #15-32 – Add bedroom to rear of existing accessory building – 206 S. Lincoln (Allen)
13. #15-33 – Change existing fenceline to match existing cedar staves – 250 E. Main (Burkett)
14. #15-34 – Construct 12 x 12 addition to lobby – 201 S. Washington (Fbg Inn & Suites)
15. #15-35 – Replace and paint roof and window screens – 502 N. Llano (Basse)
16. #15-37 – Paint front door – 105 N. Adams (Ragon)
17. #15-38 – Paint exterior, repair rotten wood, add wood shutters – 211 W. Main (Fairchild)

**ADJOURN**

STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD  
April 14, 2015  
5:30 PM

On this 14<sup>th</sup> day of April, 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  
MIKE PENICK  
JOHN MURAGLIA  
KAREN OESTREICH  
STAN KLEIN

ABSENT: DAVID BULLION  
LARRY JACKSON

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 March 2015 regular meeting. Eric Parker seconded the motion. All voted in favor and the motion carried.

**APPLICATIONS**

**Application #15-19 by Del Benedict to construct an 11' x 48' garage at 201 E. Creek Street**  
– Del Benedict presented the application and noted he has 15'6" between his property line and house. Mr. Benedict commented the zoning district he is located in allows him to build up to the property line but noted the structure he wants to build will only extend an additional 11' from the house.

Eric Parker asked if the entry to the garage will be off Creek Street and Mr. Benedict noted it would be. Sharon Joseph asked if the garage will be left open or if there will be a door installed and Mr. Benedict stated he would like to put on a garage door. Ms. Joseph asked what the siding is on the house and Mr. Benedict noted it was wood. Mr. Benedict presented the Board

with photos of other storage sheds in the neighborhood that are made of tin. Ms. Joseph asked if the siding will match what is on the building at the church across the street. Mr. Benedict stated it would be the same and he is willing to paint it whatever color the Board prefers. Mike Penick stated the Board is interested in beautification of the community and the proposed garage doesn't do anything to beautify the area. Mr. Benedict noted he could change the exterior material if necessary. Stan Klein commented the building is very visible and asked if it could be moved back. Mr. Benedict stated he has the building set back as far as he can without taking down any trees. Mr. Klein explained there was a metal building constructed in the Historic District and the Board required the owners to paint it a color that would blend into the trees and essentially make the building disappear. Mr. Klein stated flattening the roof would also help camouflage the building. Mike Penick suggested the applicant build the front with a garage door and a parapet roof so the slope of the roof is not so visible and the front will have some design to it.

John Muraglia moved to approve the application with the following conditions:

- 1) The front of the garage be constructed with a garage door
- 2) A parapet roof be constructed
- 3) A solid green color, that needs to be approved by the Board, be used for the exterior color.

Eric Parker seconded the motion. All voted in favor and the motion carried.

**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** – Barry Wagner, architect for the project, and Judy Vordenbaum, owner, were in attendance to present the application. Mr. Wagner noted the owners decided they would like to add a second floor area for some office space and that will increase the height of the building and add windows to the elevation. Mr. Wagner stated the east elevation has been modified according to the changes the Historic Review Board required with their original approval.

Stan Klein asked what the overall height of the building will be and Mr. Wagner noted it will be 27'8" to the top of the parapet. Karen Oestreich asked if the second floor will be accessible from the outside of the structure and Mr. Wagner stated it will be. Sharon Joseph asked how much higher the new building will be than the original approved building and Mr. Wagner noted it would be about three feet higher.

Eric Parker moved to approve Application #15-26 and John Muraglia seconded the motion. All voted in favor and the motion carried.

## **DISCUSSIONS**

**2014 Annual Report** – Sharon Joseph noted the official name of the church mentioned in the report is the Christian Methodist Episcopal Church and asked that be changed in the report.

## **ADJOURN**

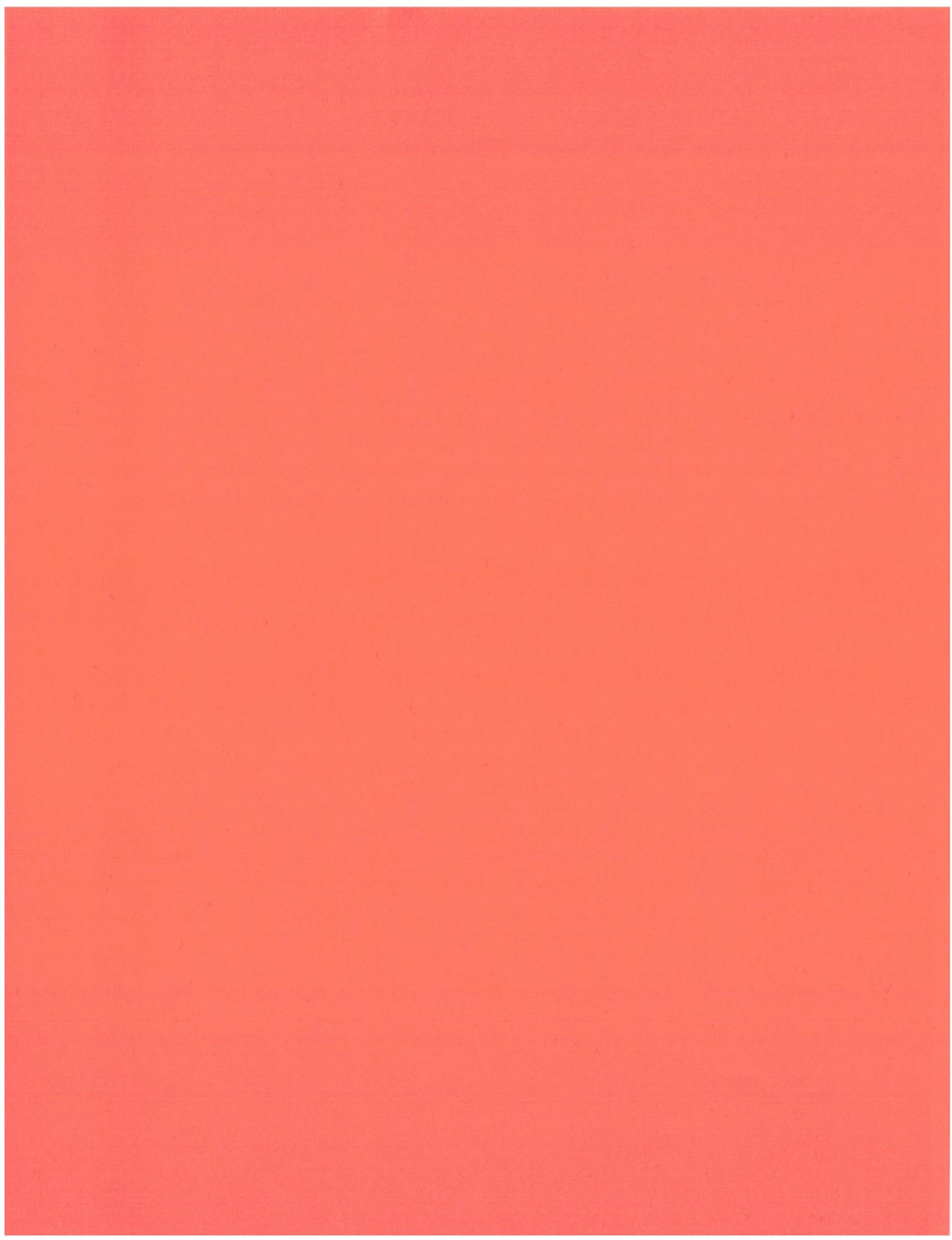
With nothing further to come before the Board, John Muraglia moved to adjourn. Charles Schmidt

seconded the motion. All voted in favor and the meeting was adjourned at 6:05 p.m.

PASSED AND APPROVED this the 12<sup>th</sup> day of May, 2015.

\_\_\_\_\_  
SHELLEY BRITTON, CITY SECRETARY

\_\_\_\_\_  
SHARON JOSEPH, CHAIRMAN



**Historic Review Board  
Application Information**

**Application Number:** 15-27  
**Date:** May 7, 2015  
**Address:** 213 E. Creek  
**Owner:** Mr. and Mrs. Robert Fulbright  
**Applicant:** Mr. and Mrs. Robert Fulbright  
**Rating:** High  
**Proposed Modifications:** Construct new guest house.  
**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.

15-21

# Application for Certificate of Appropriateness

Application Date: \_\_\_\_\_ Application Complete: \_\_\_\_\_

Property Address: 213 East Creek Street

Owner: Mr. & Mrs. Robert Fulbright Phone No. 361.527.3230

Address: P. O. Box 205, Hebronville, TX 78361

Applicant: Mr. & Mrs. Robert Fulbright Phone No. 361.527.3230

Address: P. O. Box 205, Hebronville, TX 78361 Fax No. \_\_\_\_\_

Description of External Alteration/Repair or Demolition: Construct new guest house.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: New structure is located in the rear of the property not visible from Creek Street. Existing historic home is not affected by this construction. Secondary structure has limited scale.

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

Drawing  Sketch Date Submitted: \_\_\_\_\_  Historic Photograph

Desired Starting Date: Immediately upon approval

Desired Completion Date: 6 to 8 months afterwards

SURVEY RATING:  Hi

None

APPLICANT SIGNATURE:   
The Applicant certifies that he/s

struction \_\_\_\_\_  
Agent for the Owner of the Property

\_\_\_\_\_  
Building Official's Determination

\_\_\_\_\_  
(Max 7 days)  Insignificant  Significant

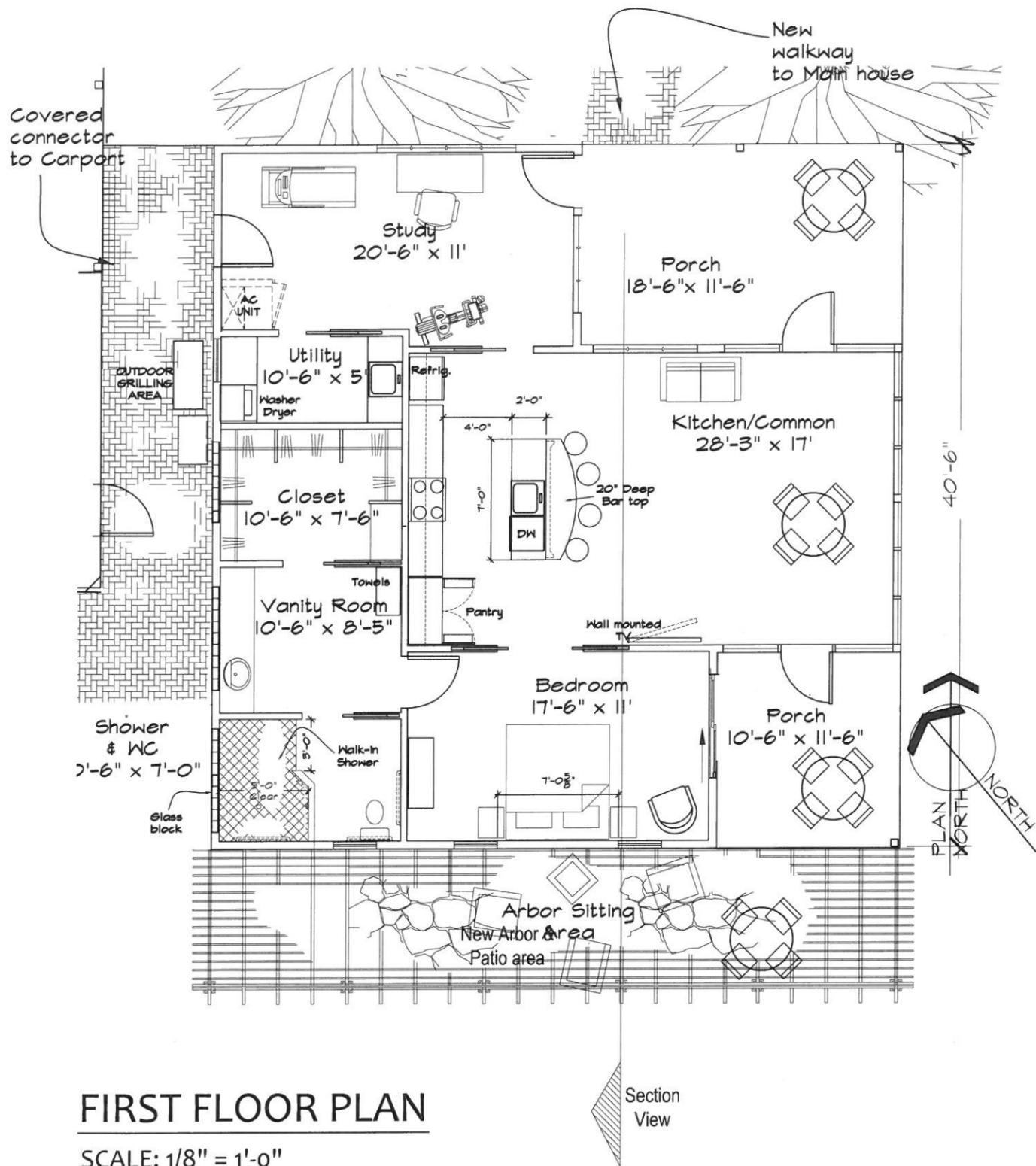
\_\_\_\_\_  
Chairman's Determination

Date \_\_\_\_\_  
(Max 7 days)  Insignificant  Significant

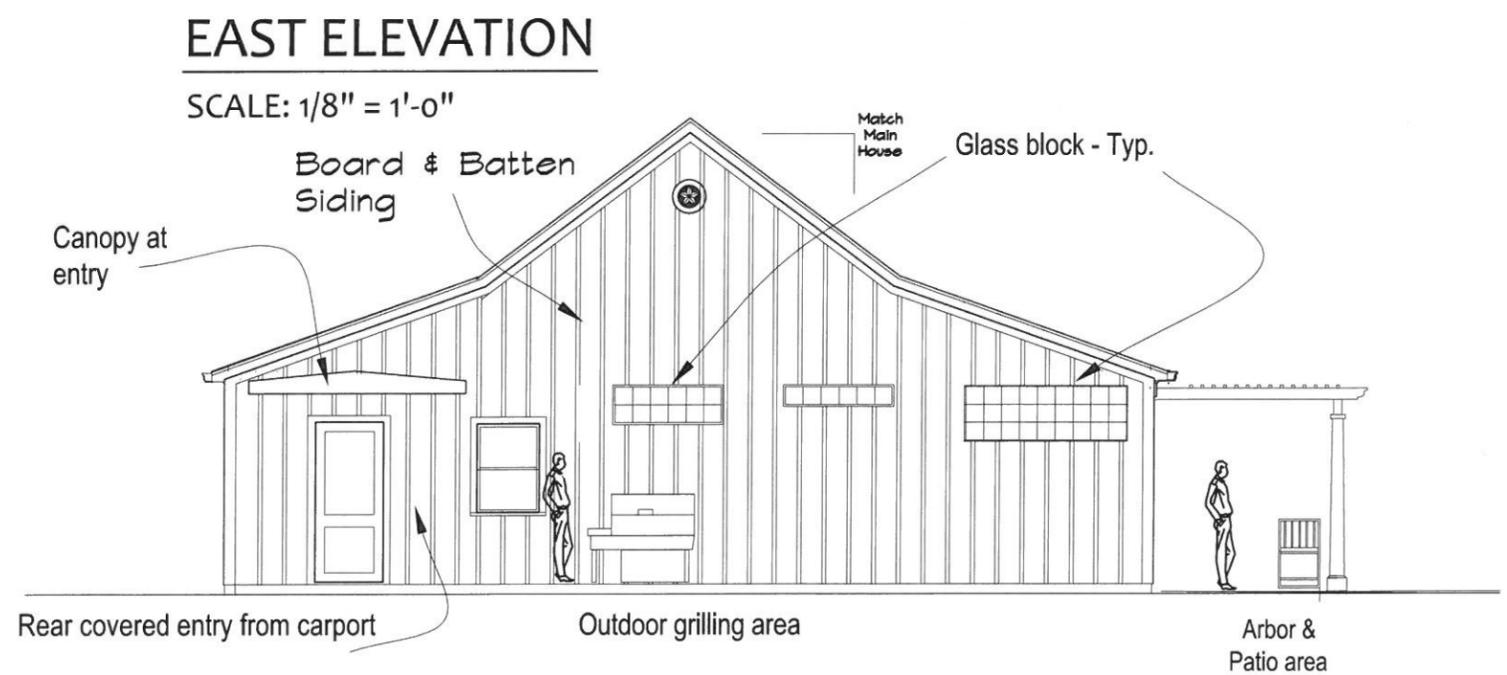
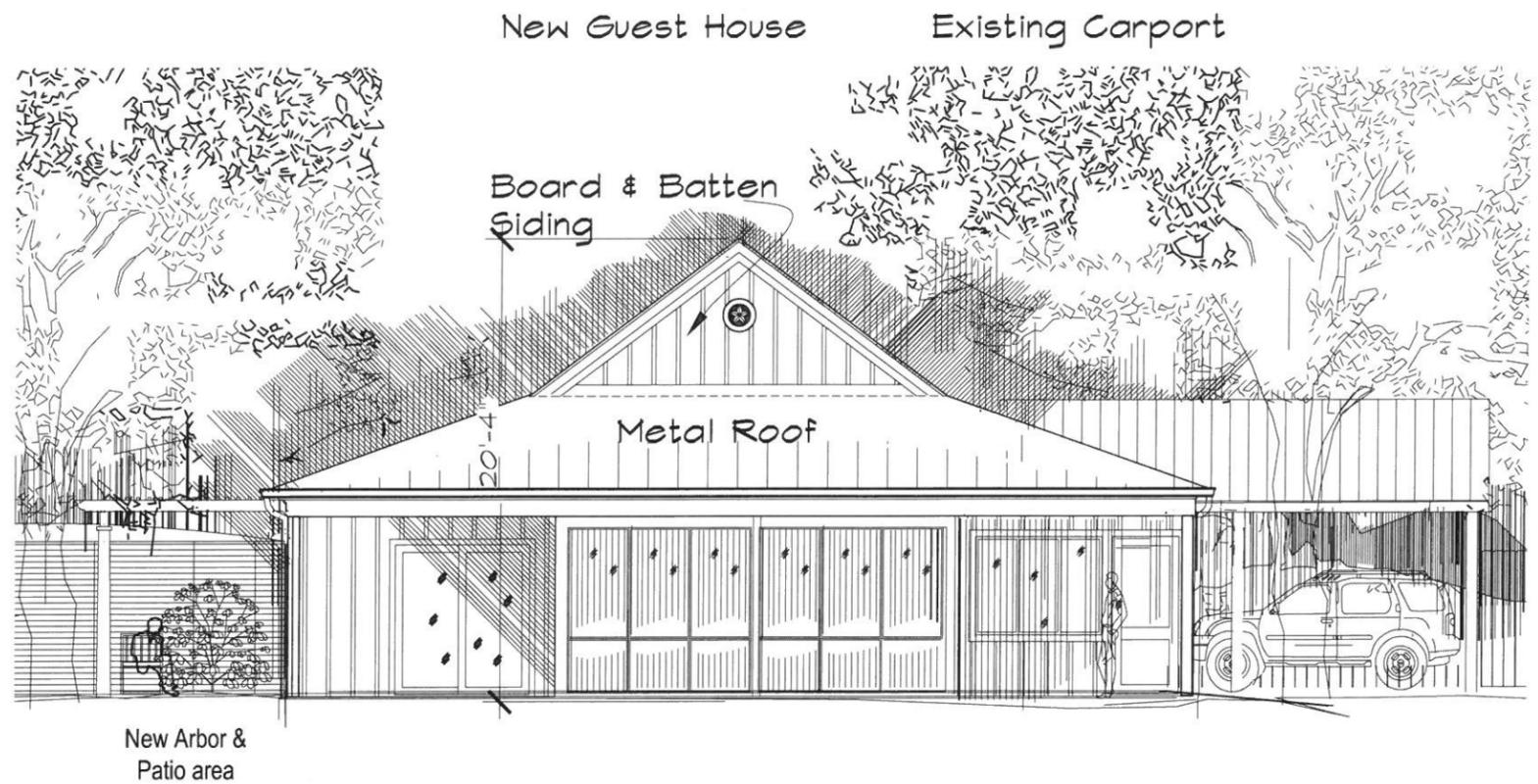
Meeting Date (40 days max. after complete application) \_\_\_\_\_ Notice to Applicant: \_\_\_\_\_

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





**NEW GUEST HOUSE**  
213 E. CREEK STREET  
FREDERICKSBURG, TEXAS

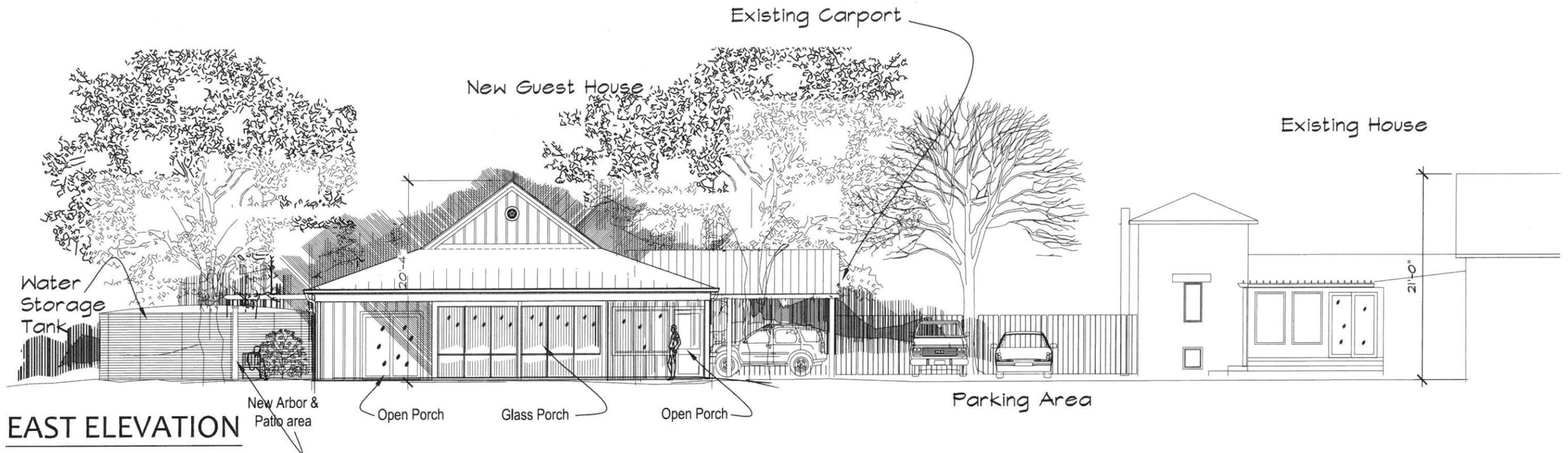


STANLEY A. KLEIN, NCARB, AIA  
TEXAS ARCHITECT  
REGISTRATION NO. 9757

THIS DOCUMENT IS INCOMPLETE AND CAN NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

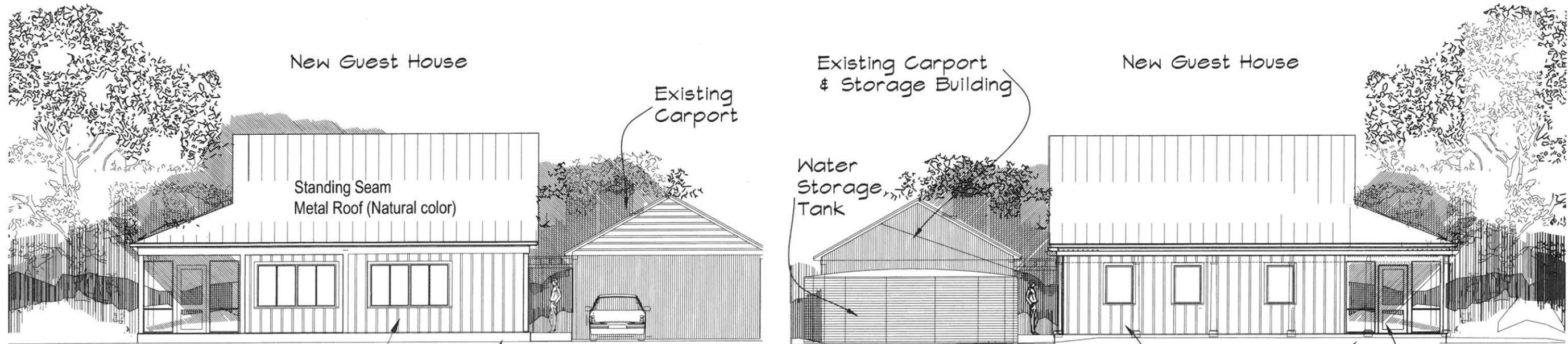
03-28-2015

**FIRST FLOOR**  
**2 of 3**



**EAST ELEVATION**

SCALE: 3/32" = 1'-0"



**NORTH ELEVATION (Facing Main House)**

SCALE: 3/32" = 1'-0"

**SOUTH ELEVATION (Facing the Creek)**

SCALE: 3/32" = 1'-0"

**PROPOSED COLORS**  
 SIDING - WHITE (match main house)  
 ROOF - GALVALUM NATURAL

**NEW GUEST HOUSE**  
**213 E. CREEK STREET**  
 FREDERICKSBURG, TEXAS

STANLEY A. KLEIN, NCARB, AIA  
 TEXAS ARCHITECT  
 REGISTRATION NO. 9757

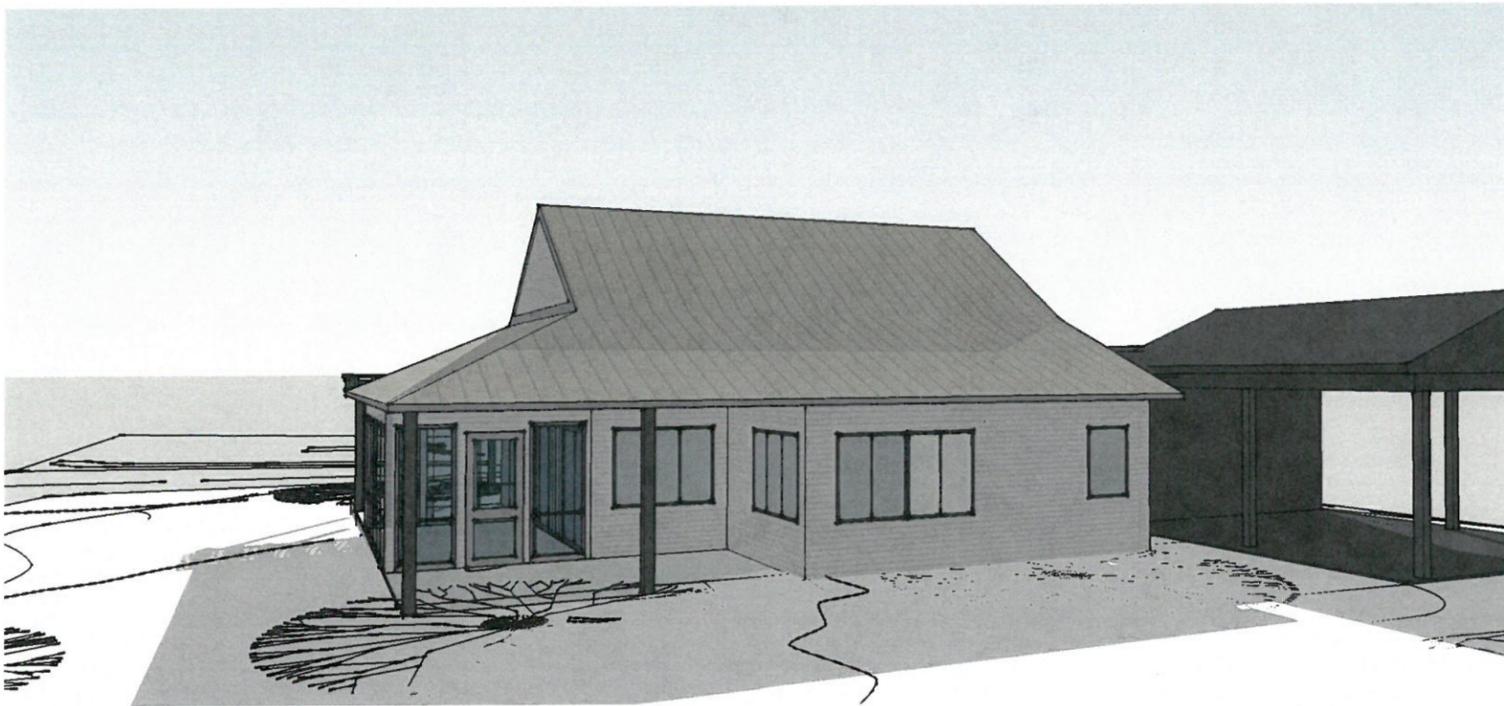
**EXTERIOR ELEVATIONS**  
**3 of 3**

03-28-2015

9



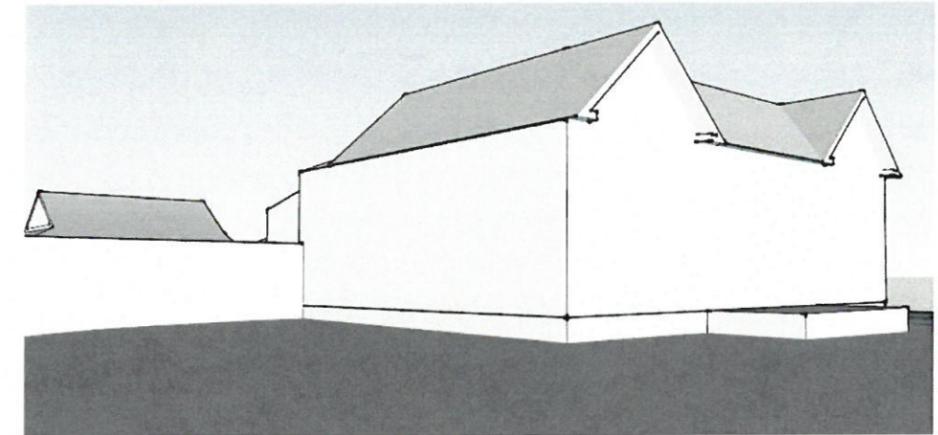
EAST VIEW



LOOKING SOUTH FROM THE MAIN HOUSE ARBOR



VIEW FROM CREEK STREET SIDEWALK



MODEL VIEW FROM CREEK STREET SIDEWALK



LOOKING NORTHWEST

**NEW GUEST HOUSE**  
**213 E. CREEK STREET**  
 FREDERICKSBURG, TEXAS

10

Stan Klein, AIA, NCARB  
 TEXAS ARCHITECT  
 REGISTRATION NO. 9757  
THIS DOCUMENT IS INCOMPLETE AND IS NOT BE USED FOR CONSTRUCTION PURPOSES. FOR MORE INFORMATION, CONTACT THE ARCHITECT.

# Inventory of Properties

209 E. Creek



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 884  
 Address 209 E. Creek  
 Date 1930  
 Stylistic Influence Craftsman; Tudor Revival  
 GCAD Hyperlink [R14194](#)  
 Owner SLYKER, ELIZABETH CLARE REIGEL  
 Historic District Yes Extension of 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. 209  
 Previous Ranking 4  
 Previous Photo References  
 Roll 13  
 Frame 25

210 E. Creek



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 889  
 Address 210 E. Creek  
 Date 1900  
 Stylistic Influence Queen Anne  
 GCAD Hyperlink [R1630](#)  
 Owner HAHN, JAMES F & CHERYL  
 Historic District Yes Extension of Historic District  
 Assessment Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.

Notes Exterior walls have been re clad with vinyl siding and garage has been attached to house.

1983 Historic Resources Survey

Previous Site No. 210  
 Previous Ranking 3  
 Previous Photo References  
 Roll 13  
 Frame 31

211 E. Creek



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 885  
 Address 211 E. Creek  
 Date 1920  
 Stylistic Influence Craftsman  
 GCAD Hyperlink [R21286](#)  
 Owner LANGERHANS, CHESTER  
 Historic District Yes Extension of 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. 211  
 Previous Ranking 4  
 Previous Photo References  
 Roll 13  
 Frame 24

212 E. Creek



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 888  
 Address 212 E. Creek  
 Date 1998  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R25625](#)  
 Owner SIMONSEN, W J ETUX  
 Historic District Yes Extension of 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 \_\_\_\_\_

213 E. Creek



2002-05 Re-evaluation

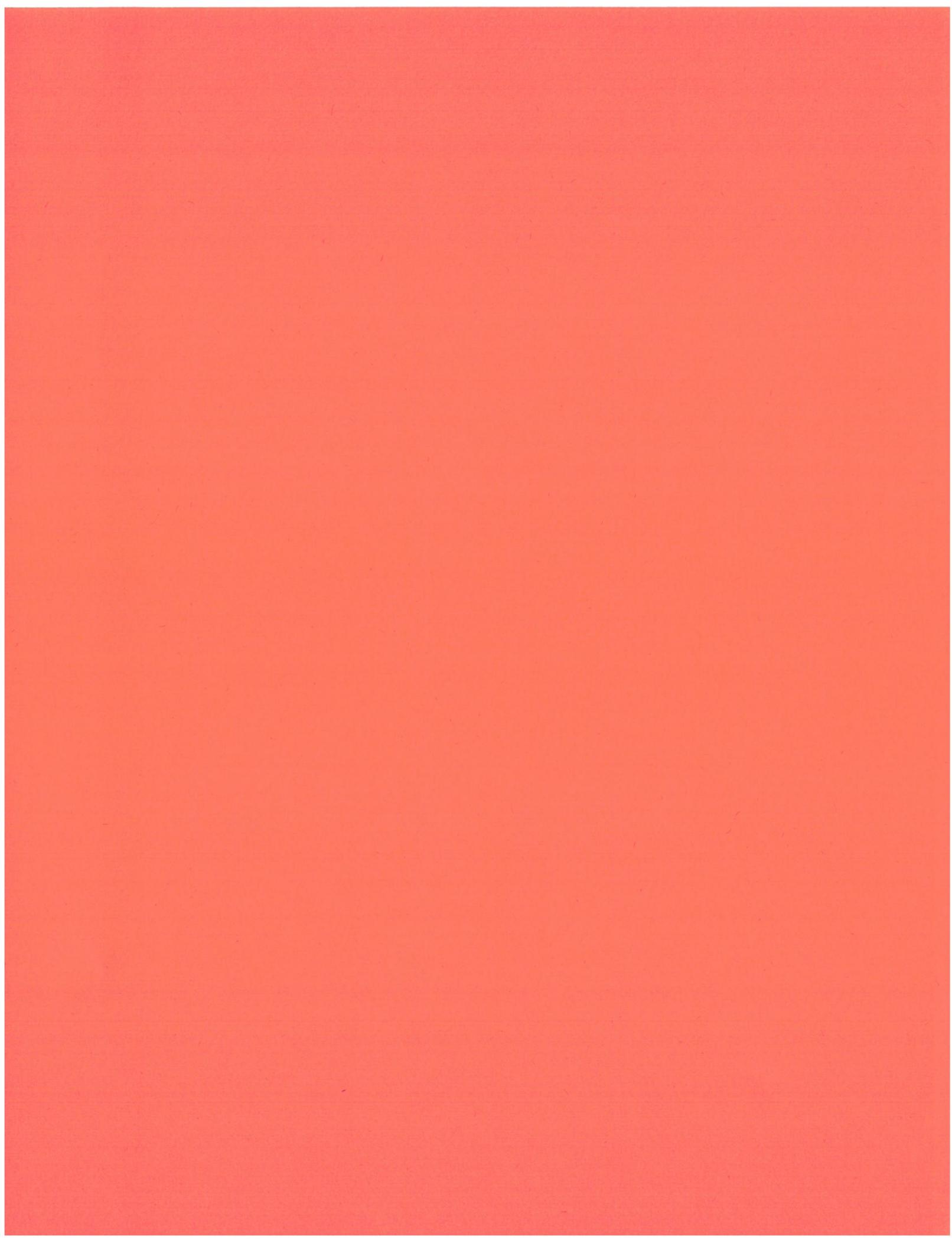
High  Medium  Low

Site ID No. 886  
 Address 213 E. Creek  
 Date 1900  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R23034](#)  
 Owner DOYLE, PATRICK J & NANCY M  
 Historic District Yes Extension of Historic District  
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes Cistern has been attached to the rear of the house w/ a wood-frame enclosed breezeway.

1983 Historic Resources Survey

Previous Site No. 212  
 Previous Ranking 2  
 Previous Photo References  
 Roll 13  
 Frame 23



**Historic Review Board  
Application Information**

**Application Number:** 15-28

**Date:** April 10, 2015

**Address:** 108 N. Lincoln

**Owner:** FBG Historic Properties LLC

**Applicant:** FBG Historic Properties LLC

**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:**

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- (5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
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# Application for Certificate of Appropriateness

Application Date: 3/26/15 Application Complete: \_\_\_\_\_

Property Address: 108 N. Lincoln St. (To be Changed)

Owner: FBG Historic Properties LLC Phone No. 303-810-3655

Address: 1341 Felix Ln. Hye, Tx.

Applicant: Same Phone No. 303-810-3655

Address: \_\_\_\_\_ Fax No. \_\_\_\_\_

Description of External Alteration/Repair or Demolition: Added Foyer on North Side (Austin St.)

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: Same Stone as existing Bldg. Pro should enhance architecture

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

Drawing  Sketch Date Submitted: 3/26/15  Historic Photograph

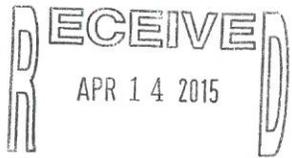
Desired Starting Date: \_\_\_\_\_ Desired Completion Date: \_\_\_\_\_  
SURVEY RATING:  High  Medium  Low  None

RTHL: Estimated Date of Construction \_\_\_\_\_  
APPLICANT SIGNATURE: \_\_\_\_\_

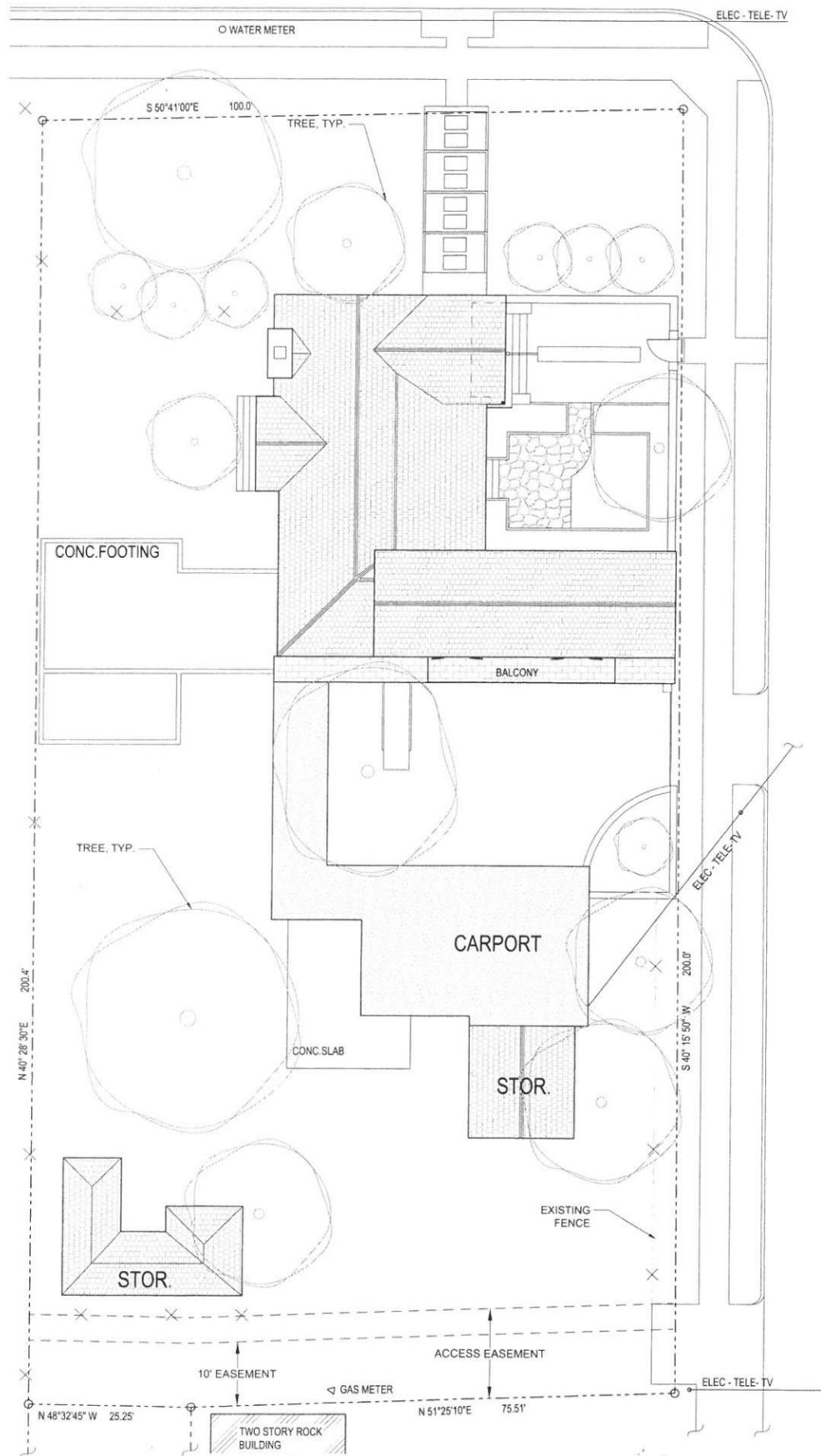
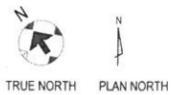
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

\_\_\_\_\_  
Building Official's Determination Date \_\_\_\_\_  Insignificant  Significant  
(Max 7 days)  
[Signature]  
Chairman's Determination Date 4/14/15  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



1 EXISTING SITE PLAN  
 SCALE: 3/32" = 1'-0"



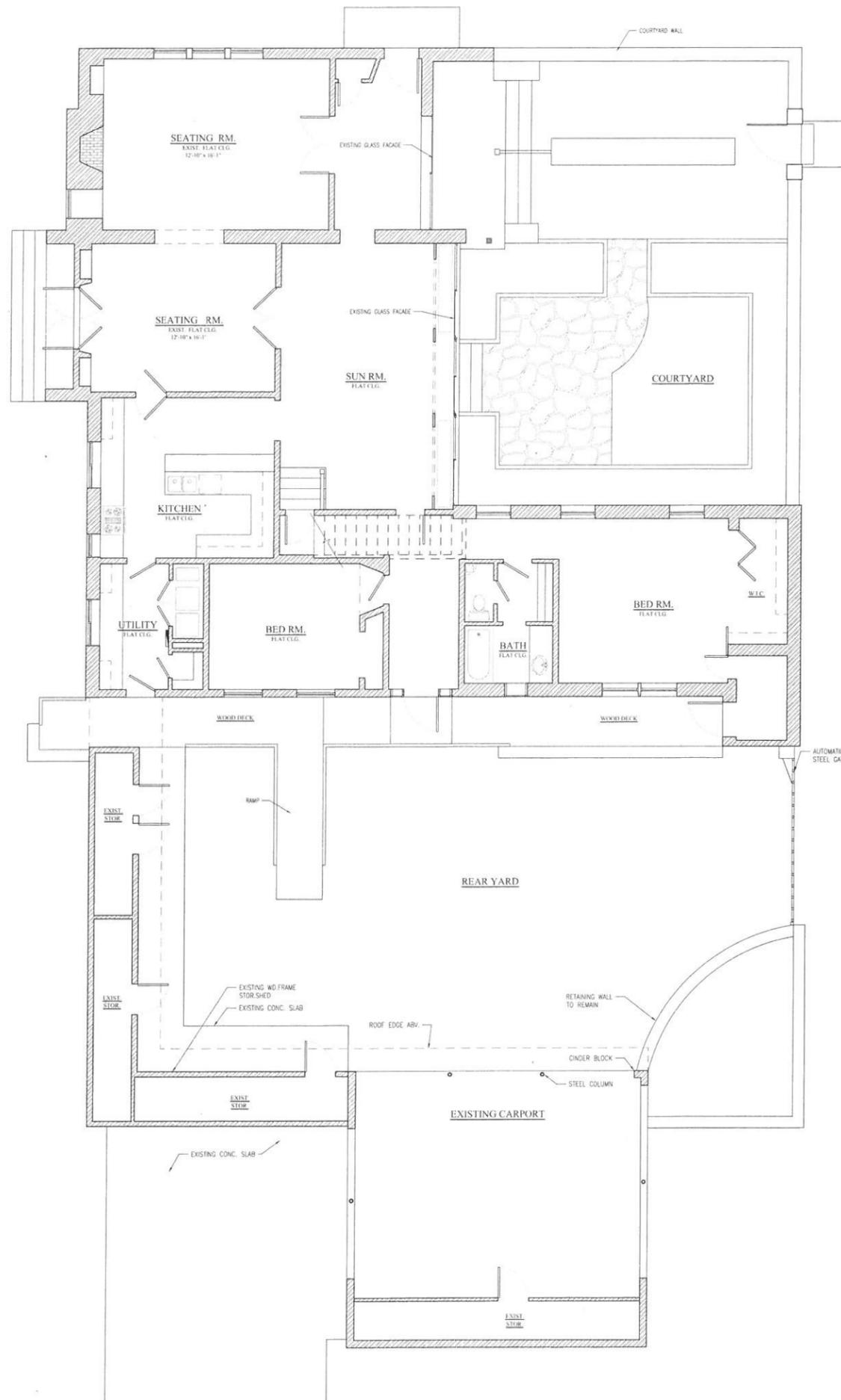
15

SS TEXAS HOMEBUILDERS  
 OF FREDERICKSBURG, LLC.  
 OFFICE 830.987.9708 MOBILE 830.285.9701

WINE LOUNGE ON N. LINCOLN  
 108 N. Lincoln  
 Fredericksburg, Tx 76824  
 John Muraglia

DESIGN DEV	
DATE	1.6.15
A-1.0	

16



N. LINCOLN STREET

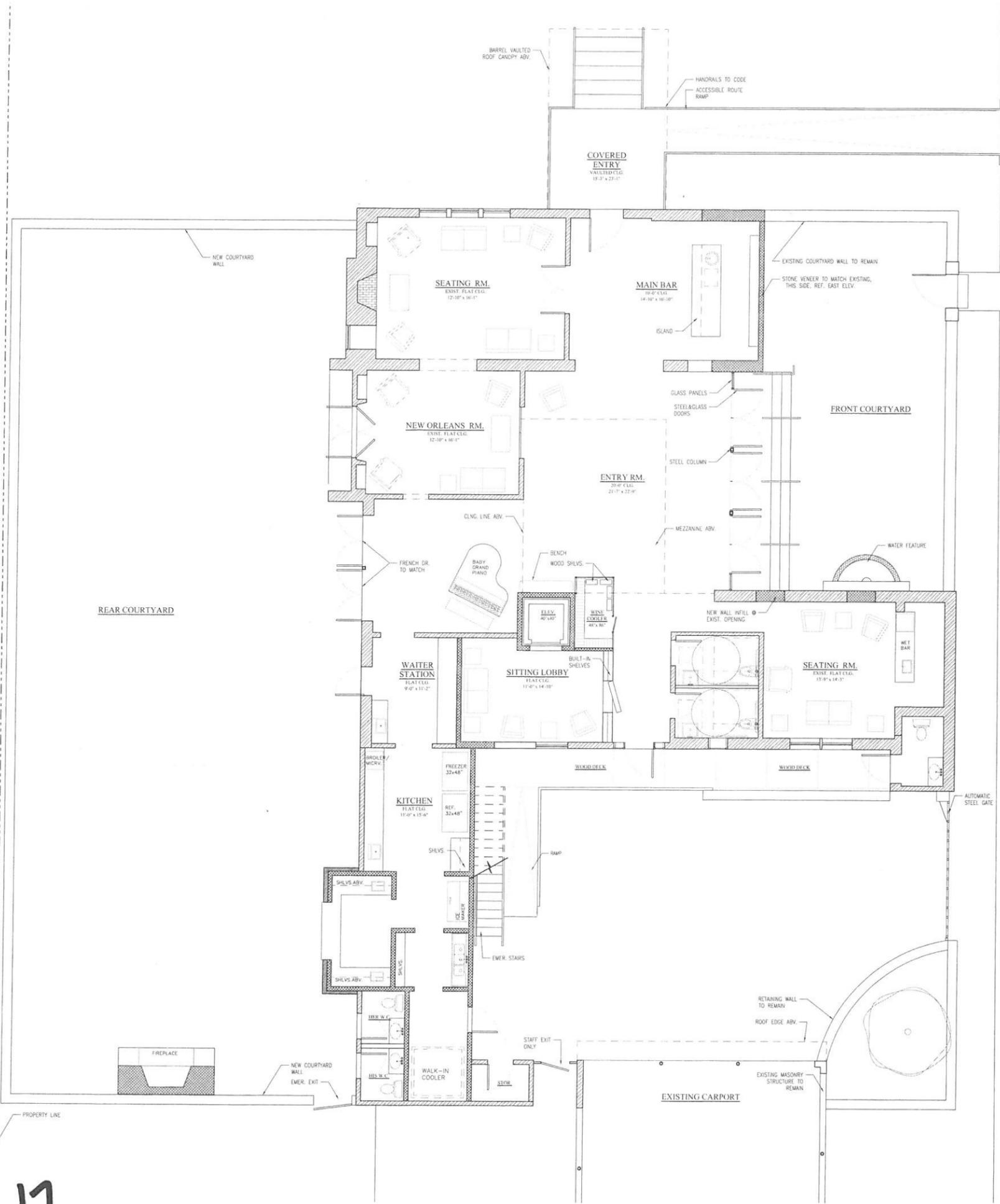
1 EXISTING FLOOR PLAN LEVEL 1  
3/16" = 1'-0"



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

WINE LOUNGE ON N. LINCOLN  
108 N. Lincoln  
Fredericksburg, Tx 76824

DESIGN DEV
1:6:15
A-1.1



N. LINCOLN STREET

1 NEW FLOOR PLAN 1  
 SCALE: 3/16" = 1'-0"  
 EXISTING WALL TO REMAIN  
 NEW WALL  
 ADDITIONAL SQ. FT.: 503 sq. ft. (CONDITIONED)

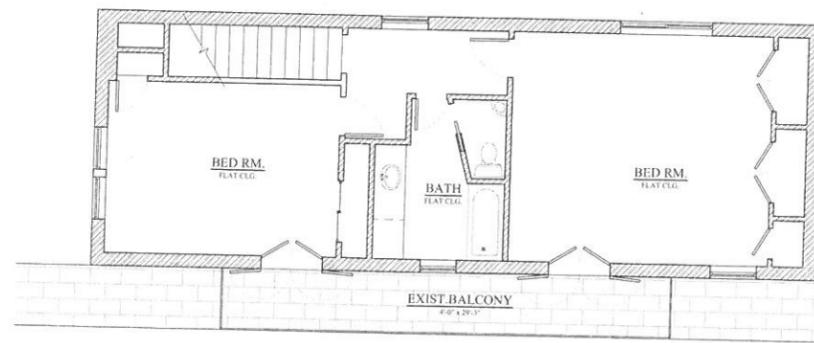
17

WINE LOUNGE ON N. LINCOLN

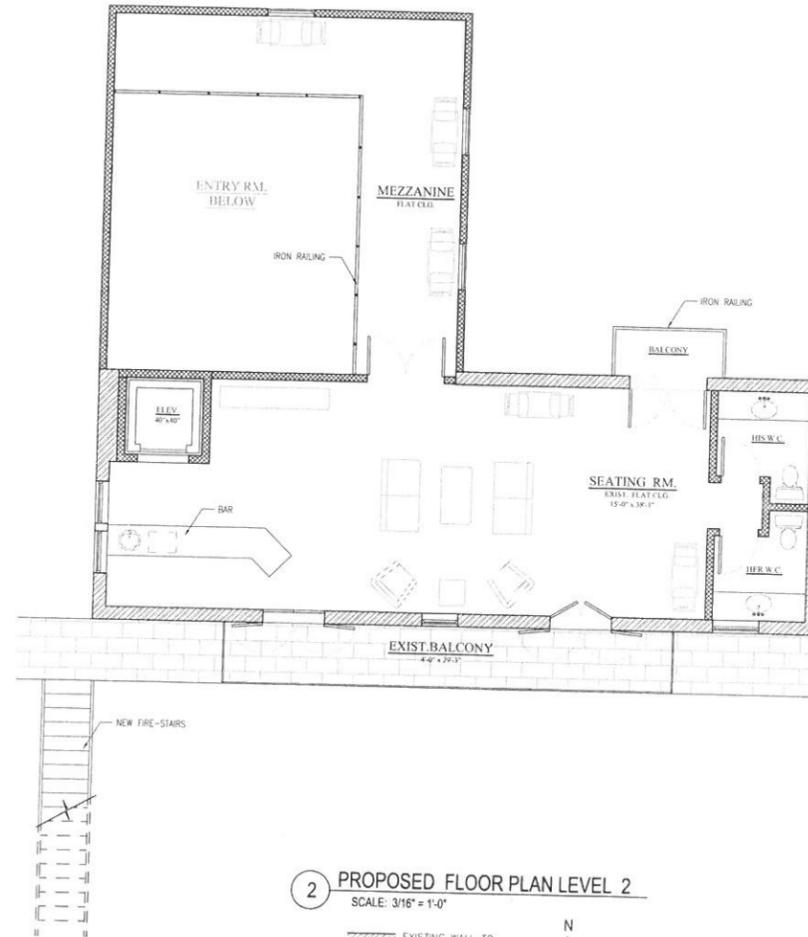
SS TEXAS HOMEBUILDERS  
 OF FREDERICKSBURG, LLC.  
 OFFICE 830.997.9708 MOBILE 830.285.9701

108 N. Lincoln  
 Fredericksburg, Tx 78824

DESIGN DEV	
DATE	1.6.15
SCALE	
PROJECT	
<b>A-1.2</b>	
DATE	



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



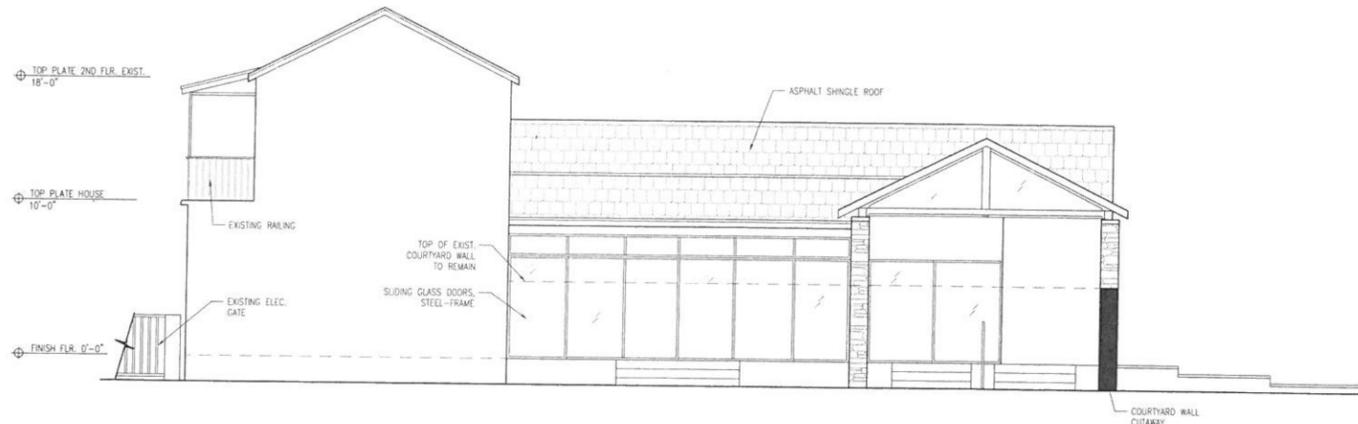
2 PROPOSED FLOOR PLAN LEVEL 2  
SCALE: 3/16" = 1'-0"

EXISTING WALL TO REMAIN  
NEW WALL

ADDITIONAL SQ. FT. : 260 sq. ft.  
(CONDITIONED)



18

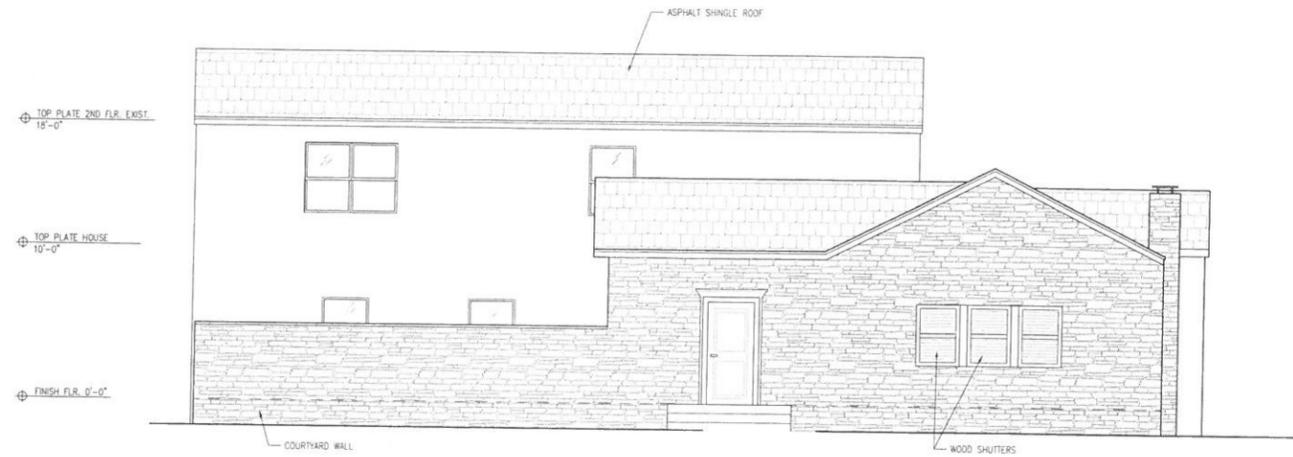


1 EXISTING EAST ELEVATION  
3/16" = 1'-0"

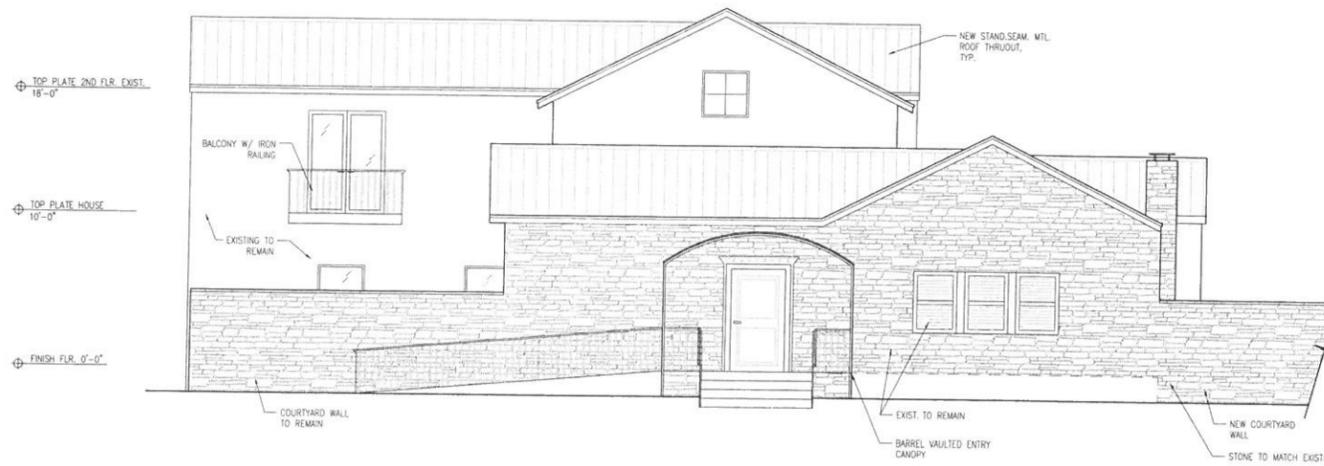


2 PROPOSED EAST ELEVATION  
3/16" = 1'-0"

19



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



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

20



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



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

21



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



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

WINE LOUNGE ON N. LINCOLN  
108 N. Lincoln  
Fredericksburg, Tx 76824

## 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

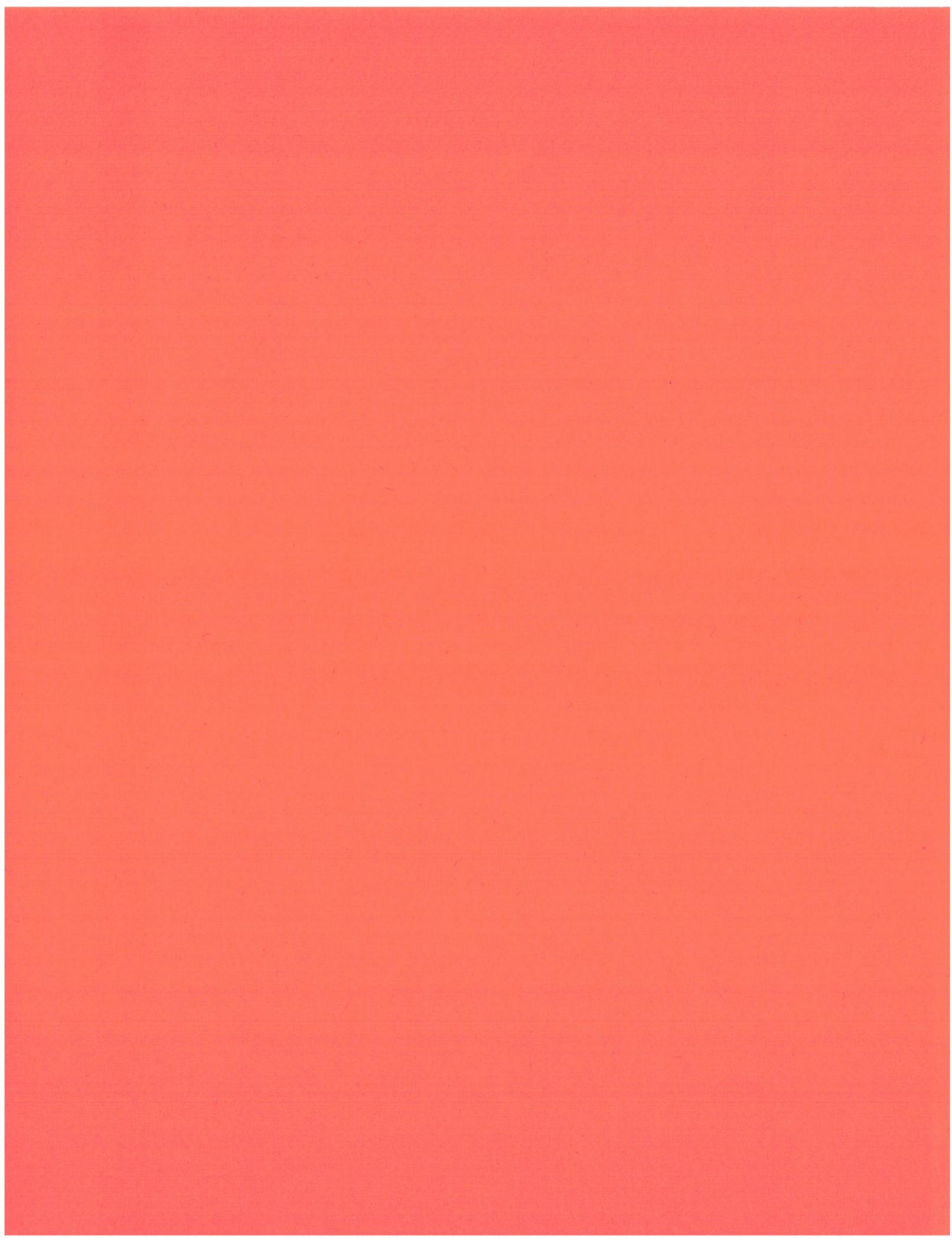
Previous Site No. 345

Previous Ranking 1

#### Previous Photo References

Roll 30 30 30

Frame 28 29 30



**Historic Review Board  
Application Information**

**Application Number:** 15-36  
**Date:** May 7, 2015  
**Address:** 108 N. Lincoln  
**Owner:** FBG Historic Properties LLC  
**Applicant:** Lee Casbeer  
**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.

15-36

# Application for Certificate of Appropriateness

Application Date: 4/27/15 Application Complete: \_\_\_\_\_

Property Address: 108 N. Lincoln St.

Owner: FBS HISTORIC Properties LLC Phone No. 303-810-3655

Address: 1341 Felix Ln. Hye, Tx. 78635

Applicant: Lee Casbeer Phone No. 830-456-9615

Address: \_\_\_\_\_ Fax No. \_\_\_\_\_

Description of External Alteration/Repair or Demolition: MURAL facing No. Lincoln St.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: SHOULD ADD TO THE CHARACTER AND History of Fredericksburg and its citizens

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: NONE that I KNOW OF NOW

Drawing  Sketch Date Submitted: \_\_\_\_\_  Historic Photograph

Desired Starting Date: Fall 2015 Desired Completion Date: Fall 2015

SURVEY RATING:  High  Medium  Low  None

RTHL: Estimated Date of Construction \_\_\_\_\_

APPLICANT SIGNATURE: \_\_\_\_\_

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

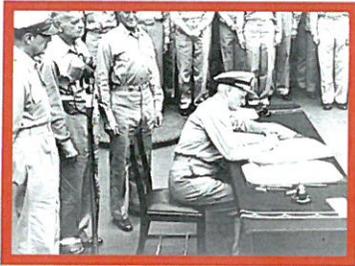
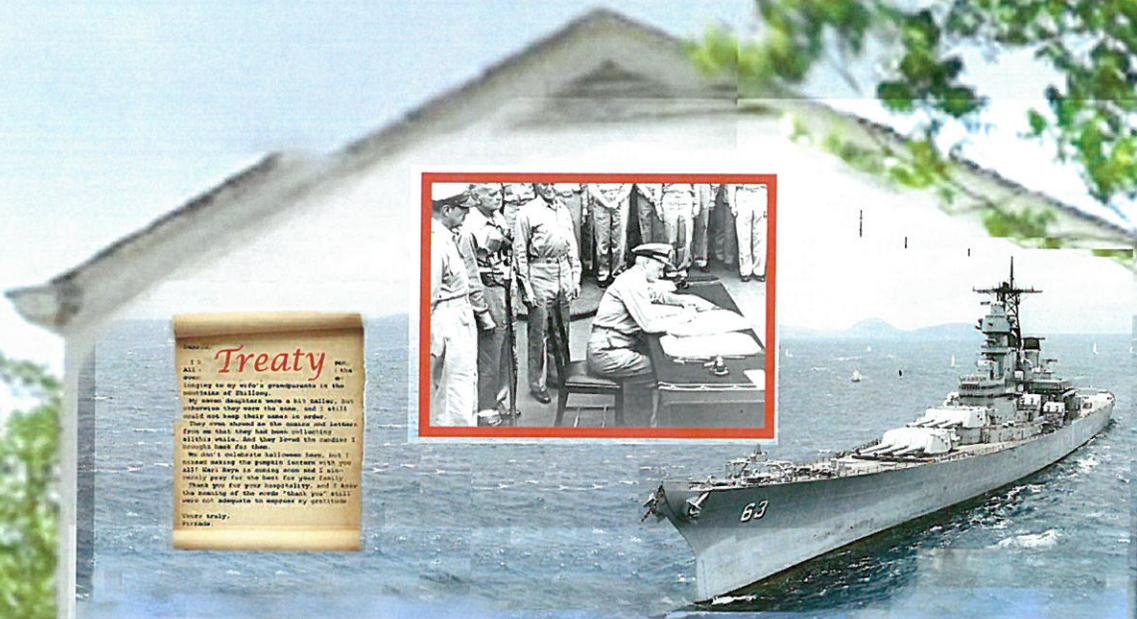
[Signature] Date 5/4/15  Insignificant  Significant  
*Building Official's Determination (Max 7 days)*

\_\_\_\_\_ 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-\$40.00





**Treaty**

Dear Mom,

I'm so long to my wife's grandparents in the mountains of Illinois.

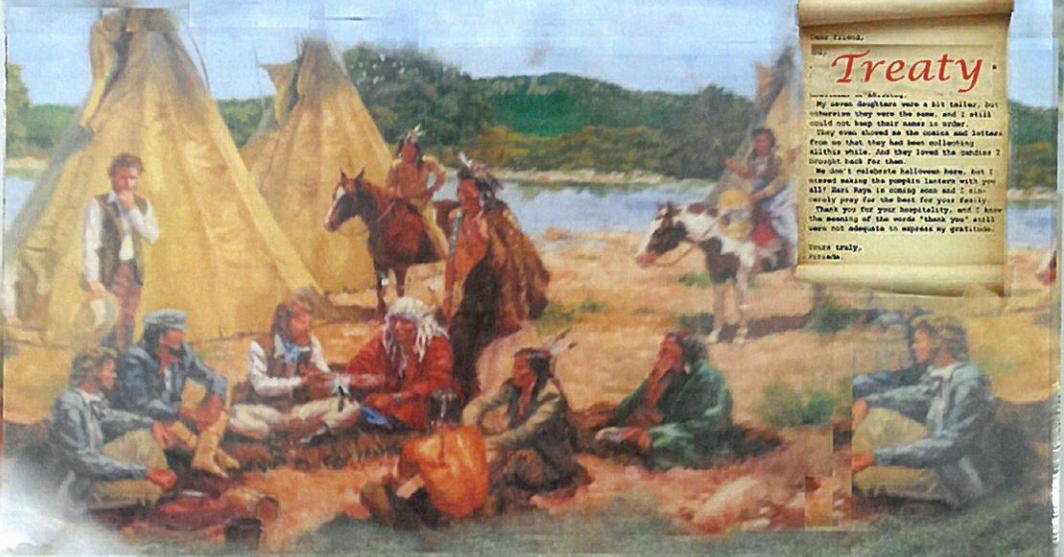
My seven daughters were a bit taller, but otherwise they were the same, and I still could not keep their names in order.

They even showed me the corns and letters from me that they had been collecting all this while. And they loved the candies I brought back for them.

We don't celebrate halloween here, but I missed making the pumpkin lantern with you all! Mari says it's coming soon and I sincerely pray for the best for your family.

Thank you for your hospitality, and I know the meaning of the words "thank you" still were not adequate to express my gratitude.

Yours truly,  
Pitahda



**Treaty**

Dear Mom,

My seven daughters were a bit taller, but otherwise they were the same, and I still could not keep their names in order.

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Yours truly,  
Pitahda



# 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

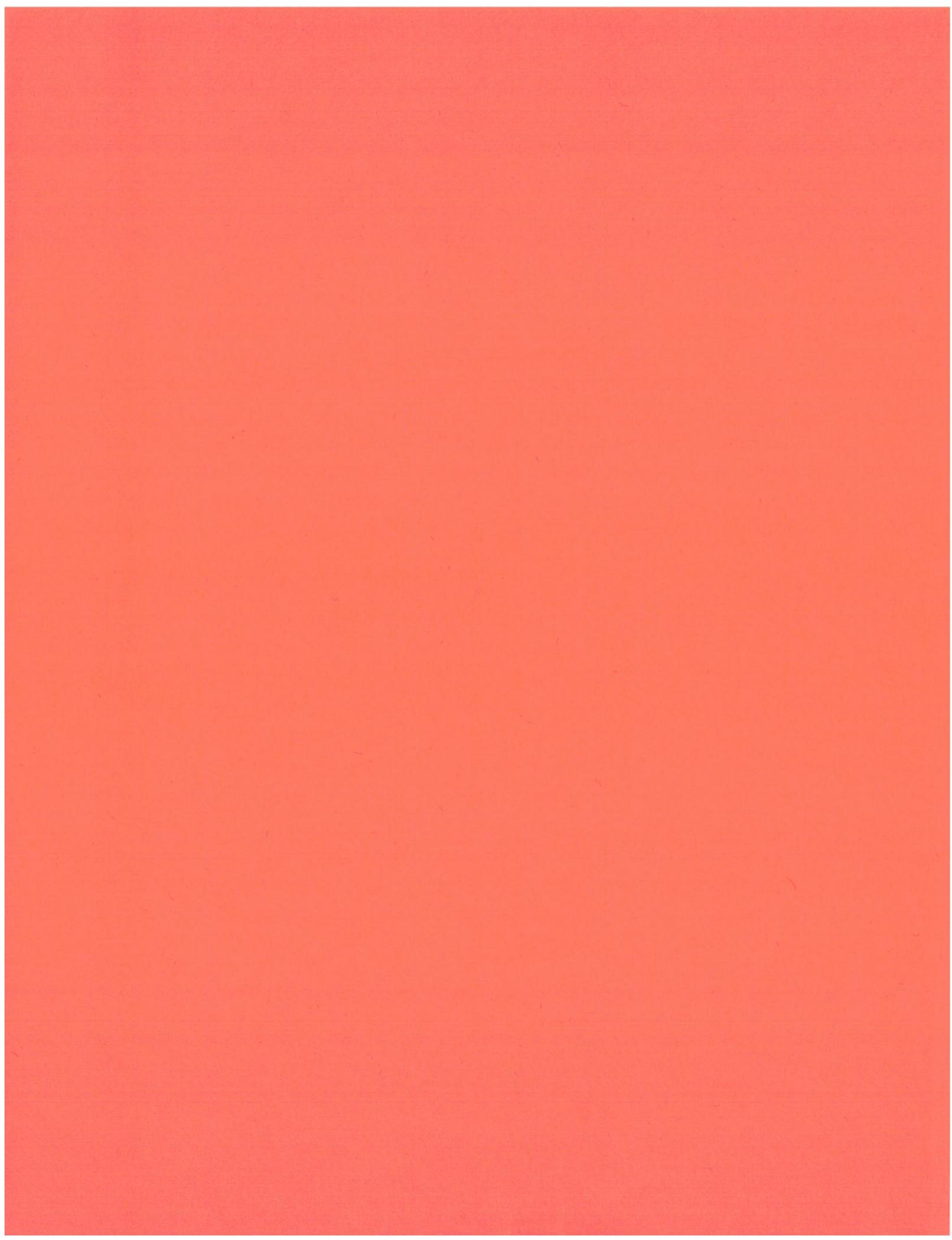
Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Resource displays distinctive stylistic elements.

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







30



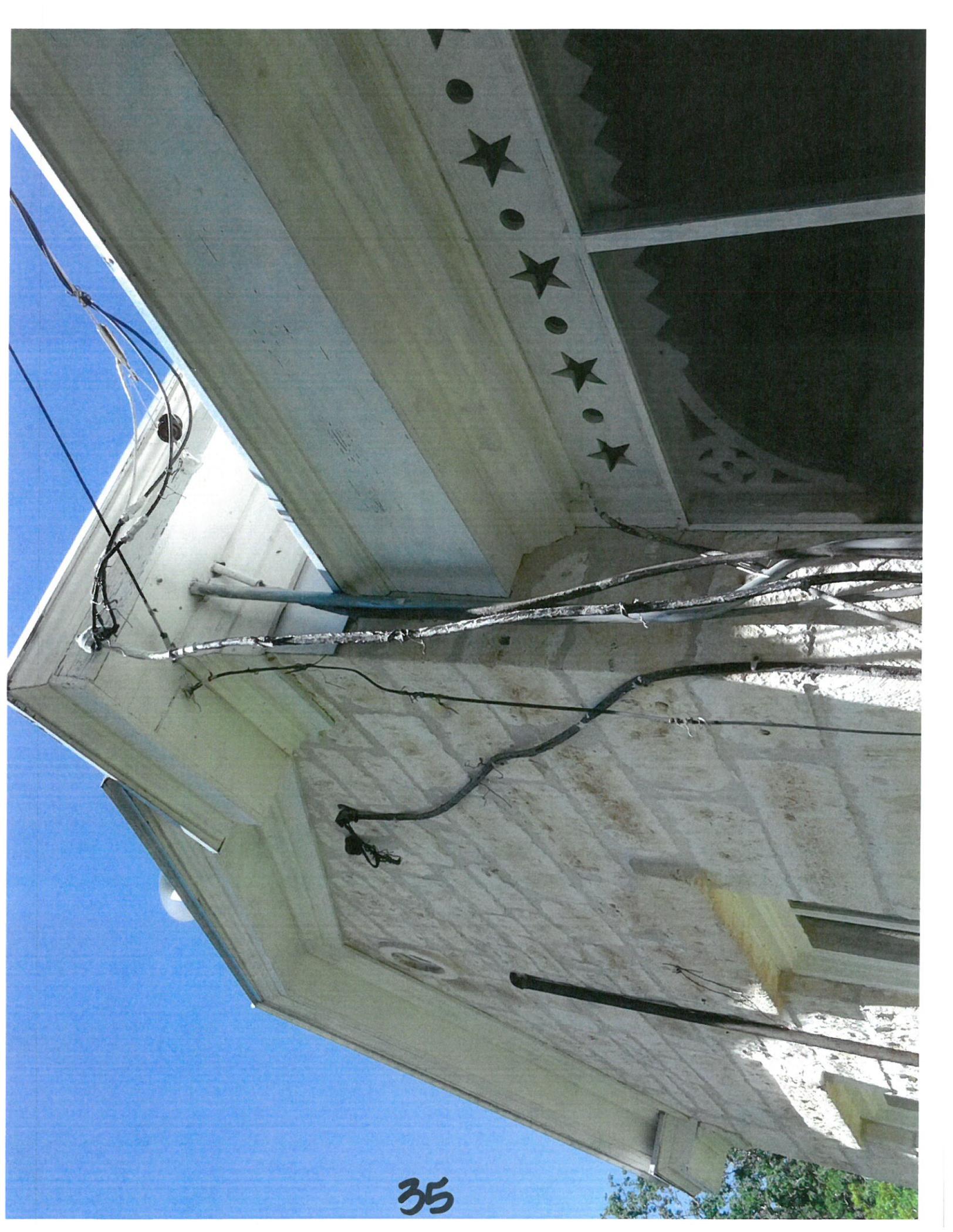
31







34



35



36



31



38

# Accessory Building

