

**CITY OF FREDERICKSBURG  
HISTORIC REVIEW BOARD**

**Tuesday, June 9, 2015**

**City Hall**

**Conference Room**

**126 W. Main St.**

**5:30 P.M.**

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

*Pp 1 - 3*

**APPLICATIONS**

3. Application #15-44 by Billy & Sharon Grona to demolish two residences and outbuilding located at 316 E. San Antonio

*Pp 4 - 10*

**ACTION ITEMS**

4. Demolition by Neglect property at 114 W. Austin
5. Demolition by Neglect property at 405 W. Austin

*Pp 11 - 12*

*Pp 13 - 14*

**DISCUSSIONS**

6. Clarence Bryk – New Construction in Historic District
7. Board Appointments

**SIGN OFF APPLICATIONS**

8. #15-39 – Construct 6' fence – 240 E. Main (Burkett)
9. #15-40 – Paint guest house – 204 W. Creek (Montgomery)
10. #15-41 – Construct 4' chain link fence – 404 W. Creek (Peters)
11. #15-42 – Replace existing wood fence – 202 S. Bowie (Littleton)
12. #15-43 – Replace rotten siding & trim and paint existing color – 123 W. San Antonio (Joseph)
13. #15-45 – Add wood railing to front porch – 208 N. Crockett (Mazurek)

**ADJOURN**

STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD  
May 12, 2015  
5:30 PM

On this 12<sup>th</sup> day of May, 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  
KAREN OESTREICH  
STAN KLEIN

ABSENT: MIKE PENICK  
JOHN MURAGLIA  
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**

Stan Klein moved to approve the minutes from the April 2015 regular meeting. Karen Oestreich seconded the motion. All voted in favor and the motion carried.

**APPLICATIONS**

Stan Klein recused himself from the Board for the consideration of Application #15-27.

**Application #15-27 by Mr. & Mrs. Robert Fulbright to construct new guest house at 213 E. Creek Street** – David Sawtelle presented the application. Mr. Sawtelle noted he would like to use board and baton for the siding and a standing seam metal roof. Mr. Sawtelle added the height will be approximately the same as the existing structure. David Bullion asked what the elevation grade of the property is and Mr. Sawtelle noted it drops toward the rear so the guest house will not be visible from the street.

Karen Oestreich moved to approve Application #15-27 and David Bullion seconded. All voted in favor and the motion carried.

Mr. Klein returned to the Board.

**Application #15-28 by Fredericksburg Historic Properties to add foyer on north side of building at 108 N. Lincoln** – Steve Spangenberg presented the application and distributed a drawing with a slight variation from the one submitted with the application. Mr. Spangenberg noted the front door faces north and there is a bar right inside the entry which they would like to block the weather from when it's cold so they are proposing a foyer to help keep the temperature inside the building regulated. Mr. Spangenberg noted the vestibule will be 14 feet wide, 8 feet deep and will have a 5 foot porch attached to the front that will be handicap accessible. David Bullion asked what materials will be used and Mr. Spangenberg stated they will be the same as the existing materials and they will match the rock. Stan Klein asked if the door will swing out and Mr. Spangenberg noted it would. Mr. Bullion asked if that was the only change to the previously approved plan and Mr. Spangenberg stated the changes include the addition of this foyer and the carport being turned into a storage area. Mr. Spangenberg also noted he provided the elevation the Board requested at the last meeting.

David Bullion moved to approve Application #15-28 and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

**Application #15-36 by Fredericksburg Historic Properties to paint mural on wall facing N. Lincoln Street on structure located at 108 N. Lincoln** - Lee and Matt Casbeer presented the application and stated the owner would like to have a mural painted that depicts three historical treaties to Fredericksburg and to Texas. Mr. Casbeer noted they have a very rough first draft of the concept but will work up their own compositions to create a historically correct scene with colors that will allow the pictures to flow into each other. David Bullion asked how long it will take to have a final rendering and Mr. Casbeer stated it would probably be a couple of weeks. Sharon Joseph asked if they were just asking for approval of the concept and not design since they only have a rough draft to present. Mr. Casbeer commented he believes the owner is looking for approval on the concept only at this time. Ms. Joseph commented if this is approved it will open up the box for everyone to ask to paint murals on their buildings, whether depicting something historical or not. Karen Oestreich stated the design is too much and so busy that it would overwhelm the street. Ms. Oestreich commented a mural of one treaty may possibly be acceptable, but this design is too intense. Mr. Casbeer agreed the drawing now is busy and the eye doesn't flow very well. Stan Klein stated the proposed mural doesn't reflect the character of the building and while the building isn't a compelling building, the mural is a billboard and it will open up the possibility of many more mural requests coming forth. Mr. Klein added if the business is selling a good product, the building doesn't need to shout to draw attention to itself. David Bullion stated he went through the ordinance and he believes non-conforming signage is relevant to this proposal. Mr. Bullion noted he believes the request falls way outside the guidelines and allowing the mural will impact the future. Mr. Klein commented the mural would be a great idea if it is on the interior of the property and shared with the owner and patrons of the business, but not on the exterior of the business. Members of the Board all concurred they were not in favor of the mural. Mr. Bullion stated some kind of guidelines need to be created to keep designs such as this from being allowed. Mr. Casbeer commented they can work on other ideas that would be more acceptable.

## ACTION ITEMS

### Demolition by Neglect property at 107 W. San Antonio

Kyle Staudt, Building Official, noted the owner has not contacted Staff about the required repairs noted in the demolition by neglect letter and the 30 day time frame has expired. Karen Oestreich asked what the Board's options are and Brian Jordan, Director of Development Services, noted the Board may direct Staff to file a complaint for a violation of the zoning ordinance against the owner if the necessary repairs are not completed within 90 days.

Stan Klein moved to send the owner a letter stating he was in violation of the zoning ordinance. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

### Demolition by Neglect property at 204 S. Crockett

Stan Klein noted the structure is high rated and the owner is most likely absentee. Mr. Klein noted there are structural issues to address and the gutters are leaking and if the issues are not addressed it will continue to deteriorate.

Karen Oestreich moved to send the owners a Demolition by Neglect letter and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

## DISCUSSIONS

**Gary Hunter – Christian Methodist Episcopal Church** – Gary Hunter and his fiancé, Tammy, presented several photos that showed the progress on the restoration of the church. Mr. Hunter noted there is a rotten beam by the front steps and they want to put the original doors back on the church but they want some protection for the doors. Mr. Hunter commented Tammy has done a lot of research on churches from the 18<sup>th</sup> century and almost all of them have an awning over the porch for protection and also for aesthetics. Mr. Hunter showed photos of the different awnings they found and highlighted the awning they liked the most, which was a type of A-frame structure. David Bullion noted there is a transom window above the doors of this church and the awning they are showing would not fit as well on this church as the one in the photo. Stan Klein agreed a flat or hip roof awning would probably be more appropriate. There followed discussion about types of coverings and different ways to support the weight of the awning and the Board agreed they are not opposed to a covering being constructed, but it needs to be a simple design and it needs to be approved by the Board. Karen Oestreich added the design should complement the transom.

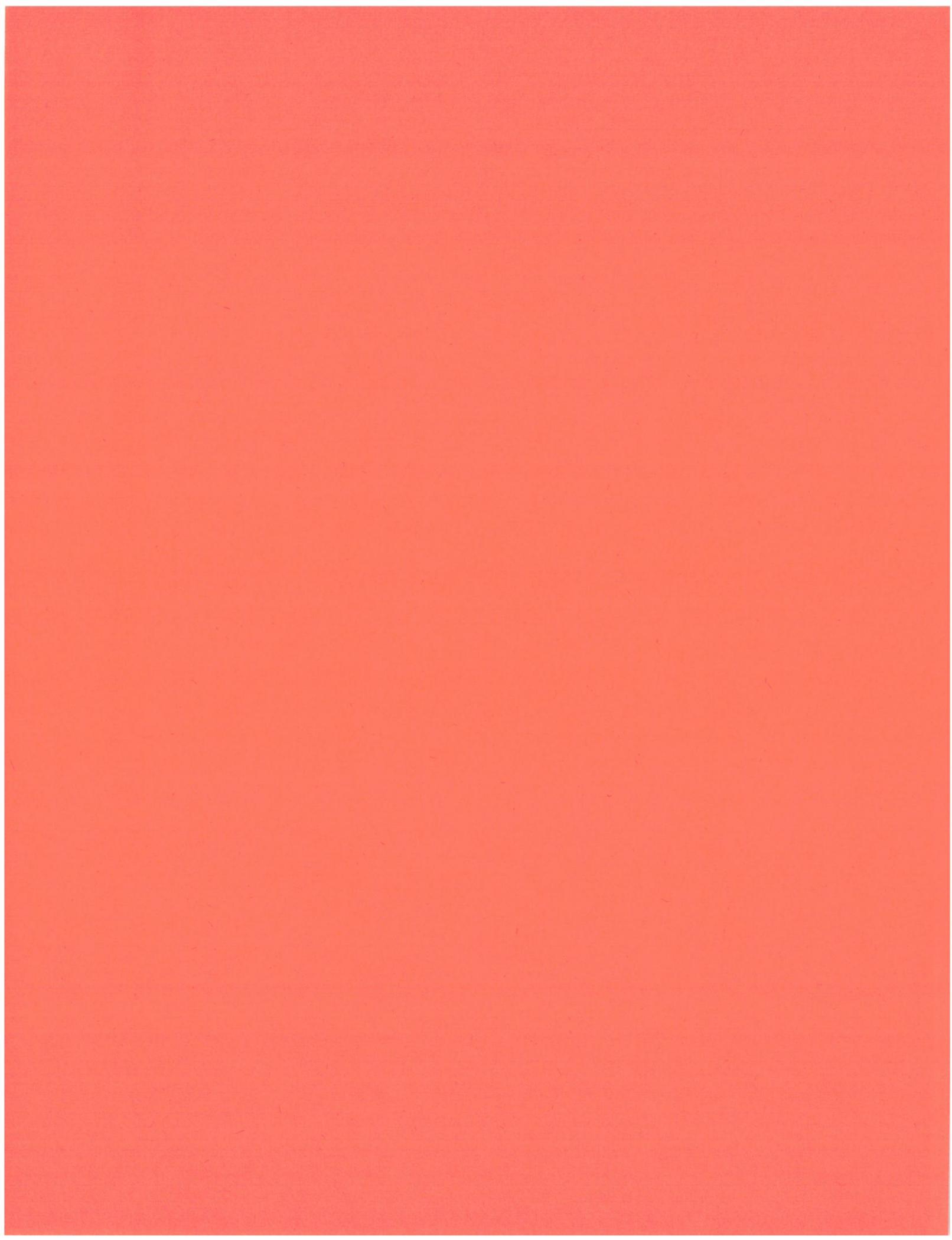
## ADJOURN

With nothing further to come before the Board, Charles Schmidt moved to adjourn. Karen Oestreich seconded the motion. All voted in favor and the meeting was adjourned at 6:27 p.m.

PASSED AND APPROVED this the 9<sup>th</sup> day of June, 2015.

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

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



**Historic Review Board  
Application Information**

**Application Number:** 15-44  
**Date:** June 5, 2015  
**Address:** 316 E. San Antonio  
**Owner:** Bierschwale Credit & Lending  
**Applicant:** Sharon Grona  
**Rating:** Low  
**Proposed Modifications:** Demo everything on property.  
**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.

15-44

# Application for Certificate of Appropriateness

Application Date: 5/22/15 Application Complete: \_\_\_\_\_

Property Address: 316 E. San Antonio

Owner: Bierschwale Credit & Lending Phone No. 997 2130

Address: 908 N. Llano

Applicant: Sharon Grone Phone No. 889 9276

Address: 337 E. Main Fax No. \_\_\_\_\_

Description of External Alteration/Repair or Demolition: Demo of residence and out buildings

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

develop parking and green area

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

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

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

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

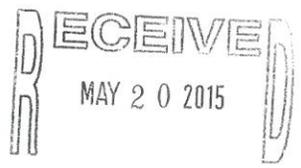
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

[Signature] Date 6/2/15  Insignificant  Significant  
Building Official's Determination (Max 7 days)

Chairman's Determination Date \_\_\_\_\_  Insignificant  Significant  
(Max 7 days)

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

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





316





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## Inventory of Properties

311 E. San Antonio



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 460  
 Address 311 E. San Antonio  
 Date 1920  
 Stylistic Influence Craftsman  
 GCAD Hyperlink [R21576](#)  
 Owner LANG, ROBERT H  
 Historic District Yes Extension of Historic District  
 Assessment Outstanding example of a unique building plan that displays distinctive stylistic features and retains original materials. Outstanding decorative features contribute to the resource's significance.

Notes

### 1983 Historic Resources Survey

Previous Site No. 659

Previous Ranking 3

Previous Photo References

Roll 13

Frame 16

312 E. San Antonio



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 425  
 Address 312 E. San Antonio  
 Date 1950  
 Stylistic Influence  
 GCAD Hyperlink [R19358](#)  
 Owner SCHMIDT, GERALD W & PATRICIA J  
 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 \_\_\_\_\_

313 E. San Antonio



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 459  
 Address 313 E. San Antonio  
 Date 1920  
 Stylistic Influence Craftsman  
 GCAD Hyperlink [R28126](#)  
 Owner WATSON, TENNEV  
 Historic District Yes Extension of Historic District  
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes

### 1983 Historic Resources Survey

Previous Site No. 660

Previous Ranking 3

Previous Photo References

Roll 13

Frame 17

314 E. San Antonio



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 426  
 Address 314 E. San Antonio  
 Date 1890  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R25618](#)  
 Owner SCHAETTER, DWAYNE M  
 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. 661

Previous Ranking 3

Previous Photo References

Roll 27

Frame 11

316 E. San Antonio



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 427  
 Address 316 E. San Antonio  
 Date 1900  
 Stylistic Influence  
 GCAD Hyperlink [R13820](#)  
 Owner CASTILLO, EPIFANIA  
 Historic District Yes Historic District  
 Assessment Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.

Notes

Exterior walls covered with asbestos shingles and vertical plywood panels, all original windows replaced w/aluminum sash units, side shed-roof addition, and front porch enclosed.

### 1983 Historic Resources Survey

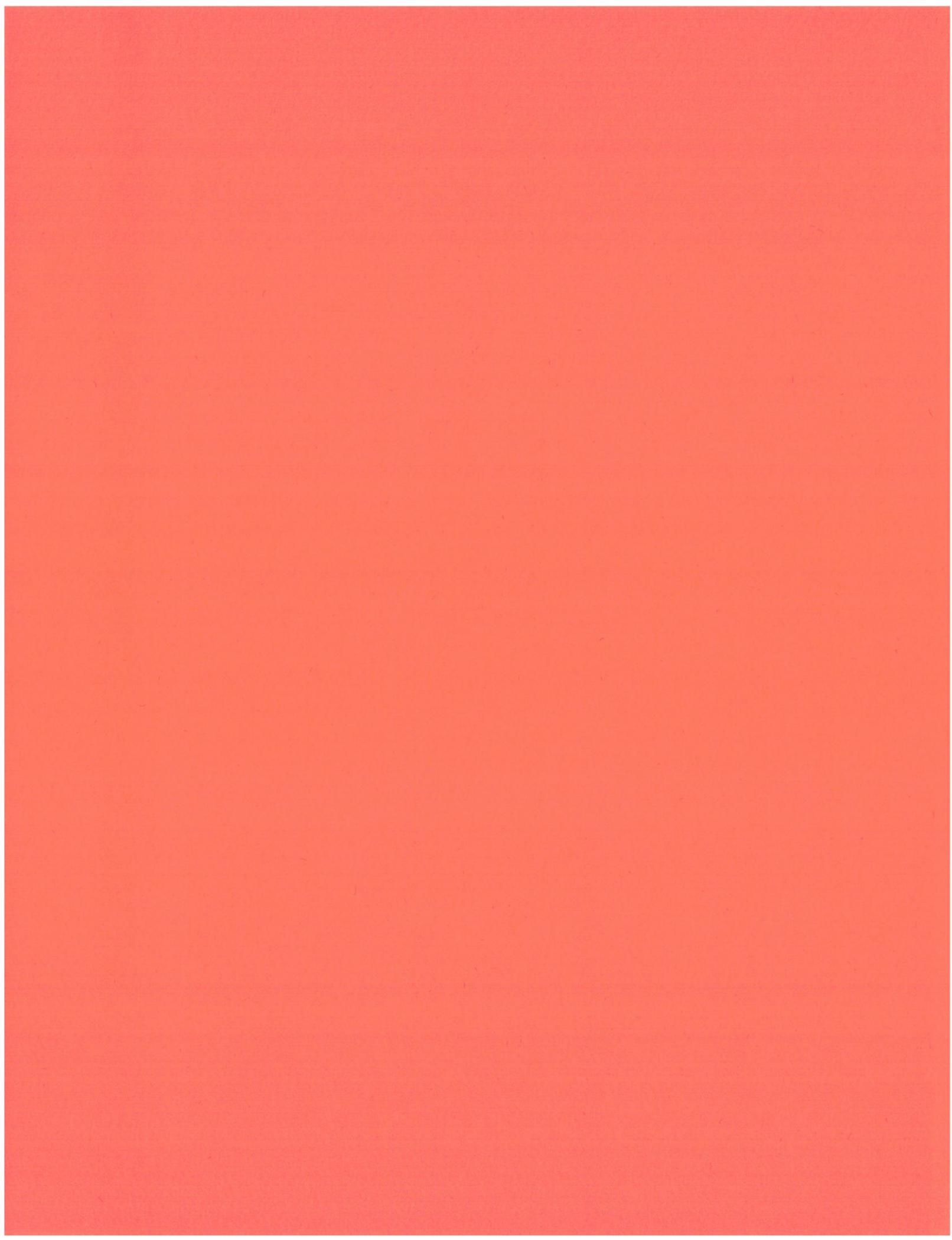
Previous Site No. \_\_\_\_\_

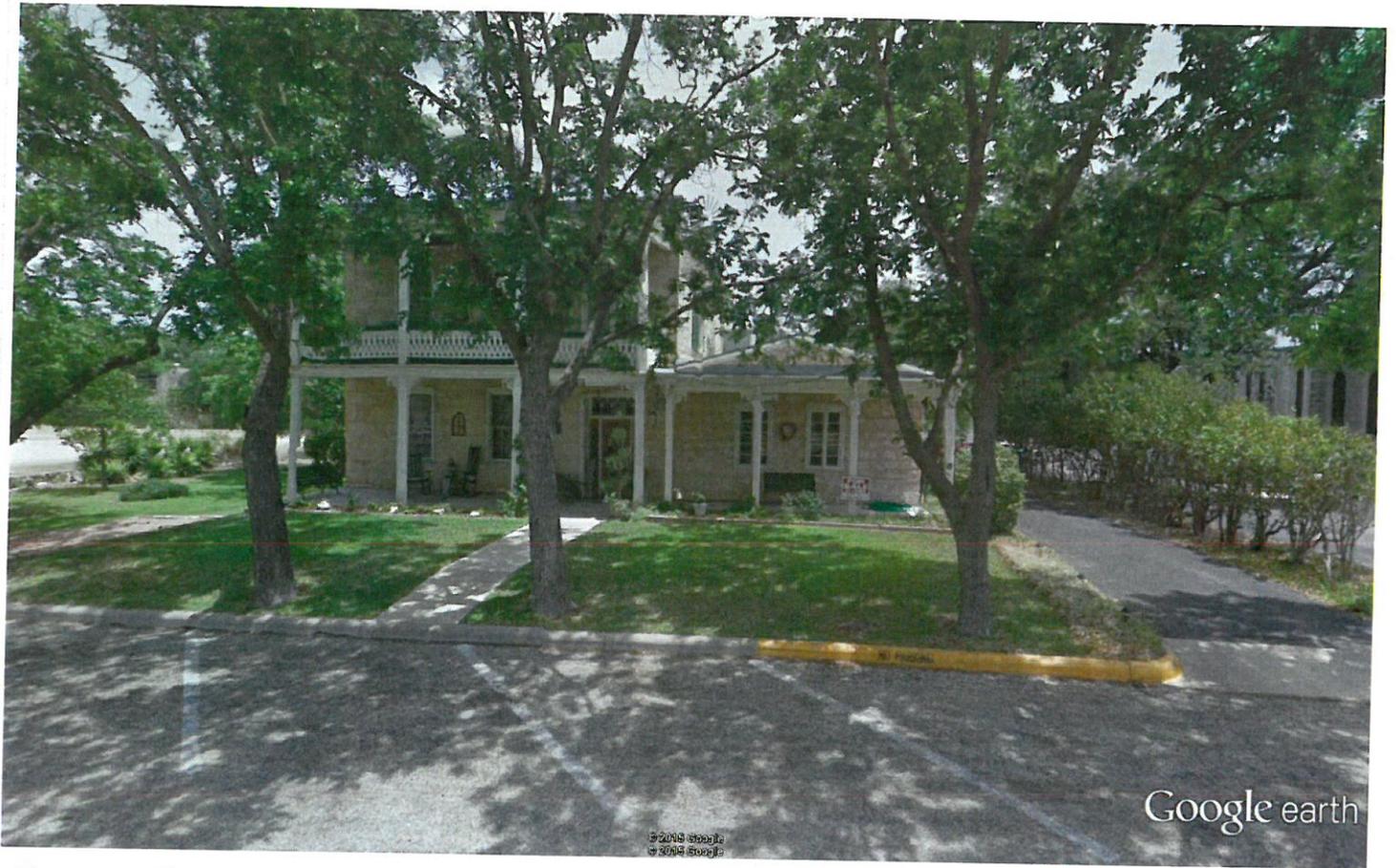
Previous Ranking \_\_\_\_\_

Previous Photo References

Roll \_\_\_\_\_

Frame \_\_\_\_\_





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Google earth



# Inventory of Properties

102 W. Austin



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 624  
 Address 102 W. Austin  
 Date 1900  
 Stylistic Influence \_\_\_\_\_  
 GCAD Hyperlink [R26593](#)  
 Owner ATWELL, RICHARD A & MARGARET J  
 Historic District Yes Historic District  
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes House is to the rear of 624 W. Austin (see site ID# 71). Carport added to north façade.

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

110 W. Austin



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 70  
 Address 110 W. Austin  
 Date 1954  
 Stylistic Influence Gothic Revival  
 GCAD Hyperlink [R2639](#)  
 Owner BETHANY LUTHERAN CHURCH, INC  
 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 Bethany Lutheran Church.

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

114 W. Austin



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 69  
 Address 114 W. Austin  
 Date 1880  
 Stylistic Influence vernacular; Victorian Italianate  
 GCAD Hyperlink [R18235](#)  
 Owner HENNIG, JAMES E  
 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. Considered among the most significant resources in the project area.

Notes Felix Van Der Stucken Home. The property is a RTHL. Resource has a significant building that was originally used as a servant's quarters w/ garage attached (see site ID# 623).

1983 Historic Resources Survey	
Previous Site No.	71
Previous Ranking	1
Previous Photo References	_____
Roll	31 31 31
Frame	23 24 25

114 W. Austin



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 68  
 Address 114 W. Austin  
 Date \_\_\_\_\_  
 Stylistic Influence \_\_\_\_\_  
 GCAD Hyperlink [R18237](#)  
 Owner HENNIG, FRIEDA LIFE ESTATE  
 Historic District Yes Historic District  
 Assessment Resource is an empty lot.

Notes Resource is an empty lot in the 100 block of W. Austin, associated with the house at 114 W. Austin.

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

114 W. Austin



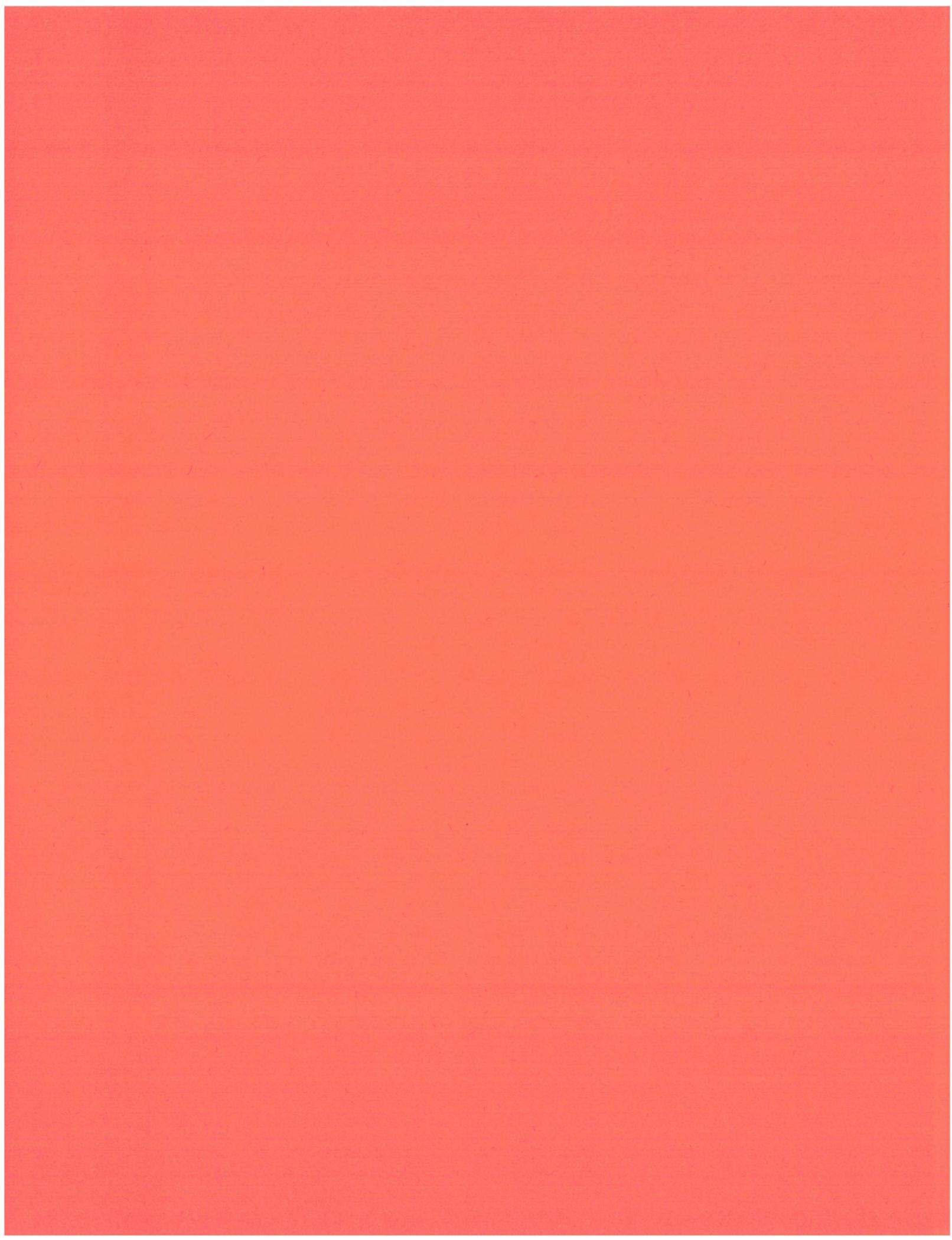
2002-05 Re-evaluation

High  Medium  Low

Site ID No. 623  
 Address 114 W. Austin  
 Date 1870  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R1714](#)  
 Owner AUSTIN STREET LLC  
 Historic District Yes Historic District  
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

Notes This resource was used by the Van Der Stucken's as a servant's quarters (see site ID# 69). Attached to this property is a garage that was formerly used as a barn.

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





Google earth



# Inventory of Properties

403 W. Austin



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 151  
 Address 403 W. Austin  
 Date 1900  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R24096](#)  
 Owner HENGST, HARVEY J ETUX  
 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. 83  
 Previous Ranking 2  
 Previous Photo References  
 Roll 18 18 18  
 Frame 26 27 30

405 W. Austin



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 150  
 Address 405 W. Austin  
 Date 1900  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R22188](#)  
 Owner DANYSH, PETER & CORINNE  
 Historic District Yes Historic District  
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

Notes Addition at rear

1983 Historic Resources Survey

Previous Site No. 84  
 Previous Ranking 2  
 Previous Photo References  
 Roll 18 18  
 Frame 28 29

406 W. Austin



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 59  
 Address 406 W. Austin  
 Date 1920  
 Stylistic Influence  
 GCAD Hyperlink [R29193](#)  
 Owner HUTCHERSON, JOHN R & JUDY B  
 Historic District Yes Historic District  
 Assessment Example of a distinctive building plan that has undergone alterations or deterioration.

Notes Brick exterior wall cladding and attached garage likely added after original construction.

1983 Historic Resources Survey

Previous Site No. \_\_\_\_\_  
 Previous Ranking \_\_\_\_\_  
 Previous Photo References  
 Roll \_\_\_\_\_  
 Frame \_\_\_\_\_

407 W. Austin



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 149  
 Address 407 W. Austin  
 Date 1920  
 Stylistic Influence Craftsman  
 GCAD Hyperlink [R26866](#)  
 Owner DANYSH, PETER & CORINNE  
 Historic District Yes Historic District  
 Assessment Outstanding example of a unique building plan that displays distinctive stylistic features and retains original materials. Outstanding decorative features contribute to the resource's significance.

Notes

1983 Historic Resources Survey

Previous Site No. 85  
 Previous Ranking 3  
 Previous Photo References  
 Roll 18  
 Frame 31

408 W. Austin



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 58  
 Address 408 W. Austin  
 Date 1870  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R2284](#)  
 Owner CLEMENTS, DAVID E & CYNTHIA E  
 Historic District Yes Historic District  
 Assessment Example of a distinctive building plan that has undergone alterations or deterioration. Despite alterations or deterioration, resource retains much of its original form and character. Alterations are sensitive to original historic appearance.

Notes Original, c. 1870 mass is the log cabin. Rock portion was added c.1890 and fachwerk portion added c. 1985. John Walter Home

1983 Historic Resources Survey

Previous Site No. 86  
 Previous Ranking 1  
 Previous Photo References  
 Roll 24 24 24  
 Frame 32 33 34