

**CITY OF FREDERICKSBURG  
HISTORIC REVIEW BOARD**

**Tuesday, October 13, 2015**

**City Hall**

**Conference Room**

**126 W. Main St.**

**5:30 P.M.**

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

*Pp 1 - 4*

**APPLICATIONS**

3. Application #15-70 by John Wm. Klein on behalf of Gillespie County Historic Society to construct a rear addition to the portion of the building that was added in the 1950's on property located at 314 W. San Antonio Street

*Pp 5 - 10*

4. Application #15-71 by Billy & Sharon Grona at 106 S. Washington for minor alterations to previously approved 2-story addition to south side of structure

*Pp 11 - 20*

5. Application #15-72 by Tony Martin Builders to construct new residence at 212 Mistletoe Street

*Pp 21 - 28*

6. Application #15-73 by Tony Martin Builders to construct new residence at 213 W. Schubert Street

*Pp 29 - 36*

7. Application #15-74 by Gable S. Corporation to construct a new, approximately 21,400 square foot 2-story mixed use building at 406 E. Main Street

*Pp 37 - 47*

**ACTION ITEMS**

8. Demolition by Neglect letter for property at 410 S. Milam
9. Demolition by Neglect property at 247 E. Main (Admiral Nimitz's Birthplace)
10. Demolition by Neglect property at 115 S. Adams (Old Clinic building)

*Pp 48*

**DISCUSSIONS**

11. New Construction

**SIGN OFF APPLICATIONS**

12. #15-64 – Paint exterior – 319 E. Main (Rios)
13. #15-65 – Paint exterior – 205 E. Travis (Herber)
14. #15-66 – Install iron fence & repair rotten wood on building – 607 W. Main (Garner)
15. #15-67 – Construct pergola – 313 W. San Antonio (Cuellar)
16. #15-68 – Replace rotten wood on porch, repair windows & doors as needed–302 E. Main (Stroeher)
17. #15-69 – Replace fence with iron or same materials – 212 E. Travis (Renfro)

**ADJOURN**

STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD  
August 11, 2015  
5:30 PM

On this 11<sup>th</sup> day of August, 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  
STAN KLEIN  
DAVID BULLION  
MIKE PENICK  
JOHN MURAGLIA  
KAREN OESTREICH  
JERRY SAMPLE

ABSENT: LARRY JACKSON  
ERIC PARKER

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

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

**MINUTES**

Stan Klein made one correction to the July, 2015 minutes. With that correction, Charles Schmidt moved to approve the minutes from the June 2015 regular meeting. Mike Penick seconded the motion. All voted in favor and the motion carried.

**APPLICATIONS**

**Application #15-57 by Dan & Lynn Moody, Jr. to construct new residence on property located at 703 & 705 W. Creek Street** – Rudolph Colby and Marquez Colby of Colby Designs and Dan Moody, owner of the property, presented the application. Mr. Colby noted Mr. Moody wanted to keep the house as much a one story as possible to maintain the scale on the street. Mr. Colby noted the garage and sally port face the back of the property so from Creek Street there is a simple elevation. Mr. Colby noted the back portion of the property will be left as garden space and they will build a wall ten feet off the property line and create a natural swail for the water to drain down to Acorn Street. Mr. Colby noted a large portion of the front of the house will be set back and landscaped. The base materials are a mass of stone, parapet walls on the ends of the building and stucco on the infill of the building. Mr. Colby noted the roof will be standing seam metal with a lead coat or zinc coat color in dull grey and the perimeter fence will be coyote fencing. Mr. Colby noted he has included a greenhouse which is the lowest part

of the building and will bring the scale of the corner down, which is the one and a half story section. Mr. Colby commented the owner is looking at putting in a corner garden for the neighborhood to enjoy.

John Muraglia asked if the area at the dormers will be used for storage space and Mr. Colby noted that will be a guest apartment. Stan Klein asked what the measurement is of the peak at the ridge down to the ground and Mr. Colby noted it is 24 feet. Mr. Colby noted the ends are eight to ten inches above the ridge line and that is the highest point. Mr. Colby noted the chimneys are stone and they are designed 3 to 3 ½ feet above the ridge. Mr. Colby stated the back will have a large open porch and an exterior fireplace. The primary materials will be board and batton siding, a knotless wood, either vertical grain fur or vertical grain cypress, lightly colored and the windows will be Anderson E series wood window clad in aluminum or a Kolbe window which is basically the same thing and the window color on the exterior will be a medium bronze. Mr. Colby noted the siding will be a light wash and will be used on only 10 to 15 % of the exterior.

Mr. Moody stated the proposed solar element should be addressed because it has not been done in Fredericksburg. Mr. Moody noted their roofline faces due south, almost invisible from the streets on both sides of the house, and they hope to get the house almost completely solar with solar panels. Mr. Moody added the color of the solar panels will be so close to the color of the exterior they will be almost unnoticeable. Sharon Joseph asked if the storage tank shown on the property would be for water storage and Mr. Moody noted they will take all the drainage from the rooflines to the cistern and use it for landscaping irrigation. Mr. Klein asked what the size of the storage tank will be and Mr. Moody noted he would keep it proportional to the improvements on site.

Mr. Klein asked the applicants if they are going to use a coarse stone and Mr. Colby noted the size will be between six and ten inches to make a tighter pattern and it will be course or gauged but it will be small stone, random or tumbled pattern, even if it is course. David Bullion asked what size the lot is and Mr. Moody noted it is approximately 30,000 square feet. Mr. Bullion commented in scale it is probably at least two city lots. Mr. Bullion asked what the square footage of the proposed buildings are. Mr. Colby noted the first floor of the main house is 5175 square feet, the second story is approximately 800 square feet, the garage and greenhouse are 1300 square feet and there is an additional 2500 square feet of non-air conditioned structure, making the total footprint approximately 7,000 square feet. Mr. Bullion added the 7,000 square feet will be spread out on two city lots.

Jerry Sample asked what the base elevation from the street to the foundation is and what they plan to do there and Mr. Colby noted they are working on civil plans but it is approximately 18 – 20 inches. Mr. Moody stated the site slopes to the back and will look almost flush. Mr. Klein asked what the exterior material will be on the sally port and Mr. Colby noted it will be stucco. Mr. Klein asked for clarification on the exterior of the area above the stone veneer base and Mr. Colby stated that would be siding. Mr. Moody noted they will create a mini-park on the corner of the property with benches and landscaping.

John Muraglia moved to approve Application #15-57 and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

**Application #15-60 by Steve Thomas on behalf of Sandra Barr to construct new 2-story residence at 301 N. Crockett** – Steve Thomas of Stehling, Klein, Thomas Architects presented the application and noted the lot is approximately 5300 square feet. Mr. Thomas noted they have drawn the house at a story and a half to fit all the owners requirements. Mr. Thomas noted the front of the house will face Crockett Street. Mr. Thomas commented there is a large right of way off Schubert Street and an existing sidewalk coming from next door that they intend to extend along both Schubert and Crockett. Mr. Thomas added they are well within the limitations of development in R-2 zoning. Mr. Thomas stated his client wants to put up an eight foot stone wall with the intent of creating a courtyard on the back of the property. Mr. Thomas noted there is also a carport proposed with a closed-in structure above and they will be putting down brick pavers in the carport area to provide a covered patio when guests are staying and when entertaining is not going on, it will be used as a carport. Mr. Thomas noted there is also a bonus room proposed and his client's intent is to use that as a weekend house. Mr. Stehling noted both the bonus room and the area above the carport will be clad and stucco and the main portion of the house will be stone.

Stan Klein asked about the scale of the structure as it gets to the north side of the property and noted he wants to clarify what will be seen from Crockett Street. Mr. Klein asked if the plate line that faces Crockett is a 16 foot plate line. Mr. Thomas noted it was and Mr. Klein stated the scale and proportion is the compelling issue. David Bullion noted the house next door is not a residence and the corner structure is a better example of a building to compare the scale to. Mr. Thomas commented Schubert Street has several houses that are one and one-half stories. Mr. Klein added there are also small bungalows on Schubert Street. The members of the Board looked at surrounding neighborhoods via Google Earth to see the scale and size of structures in the area. Karen Oestreich noted the proposed structure will take up most of the lot and there will not be much green space. David Bullion commented there is a hodgepodge of buildings in the block where the applicant's lot is located. Mr. Klein reiterated this structure will still be a large volume and he doesn't see a reference to what is currently in the area so they are having to create that. Ms. Oestreich added since it is a corner lot it will be very visible. Jerry Sample asked what the eave height is and the applicant could not answer but noted the ridge height is 27 ½ feet. Mr. Thomas noted the owner has hired a landscape architect and plans to landscape the area. Ms. Oestreich stated that will help soften the look. There followed more discussion and more investigation in surrounding neighborhoods where a large house is constructed next to a smaller structure. Mr. Klein stated he needs more dimensions, scale and heights illustrated to make an informed decision. Mr. Bullion stated since it is located in a neighborhood with commercial and residential structures and a hodgepodge of mixed structures, he believes the application is acceptable.

David Bullion moved to approve Application #15-60 and Charles Schmidt seconded the motion. David Bullion, Charles Schmidt, Mike Penick, Jerry Sample and Karen Oestreich voted in favor. Stan Klein and John Muraglia voted in opposition. The motion carried.

**Demolition by Neglect property at 410 S. Milam**

The Board reviewed photos of the structure in question and John Muraglia stated the house needs some attention. Mr. Muraglia moved to send the owner a Demolition by Neglect letter but the motion died for lack of a second.

Jerry Sample stated he does not believe the house is in danger of Demolition by Neglect but he has watched the property deteriorate. David Bullion commented not all of the shutters are original, which is evidenced by the absence of hinges. There followed discussion and Mr. Jordan reminded the Board there will be money in the budget again for Historic Properties that are in need of repair if the owner does not have the means to do so. Mr. Jordan suggested the Board send a letter to the owner of the property asking them to repair the features that are historically significant to the structure. Mr. Bullion commented they could be told the shutters that are not original could be removed and the ones that are original could be removed and stored to protect them from further deterioration. Mr. Bullion stated the letter needs to clearly articulate what the Board expects the owner to do instead of it just being a generic letter. The Board asked to have a sample letter prepared and an item on the next agenda to send the owner of the property at 410 S. Milam the letter.

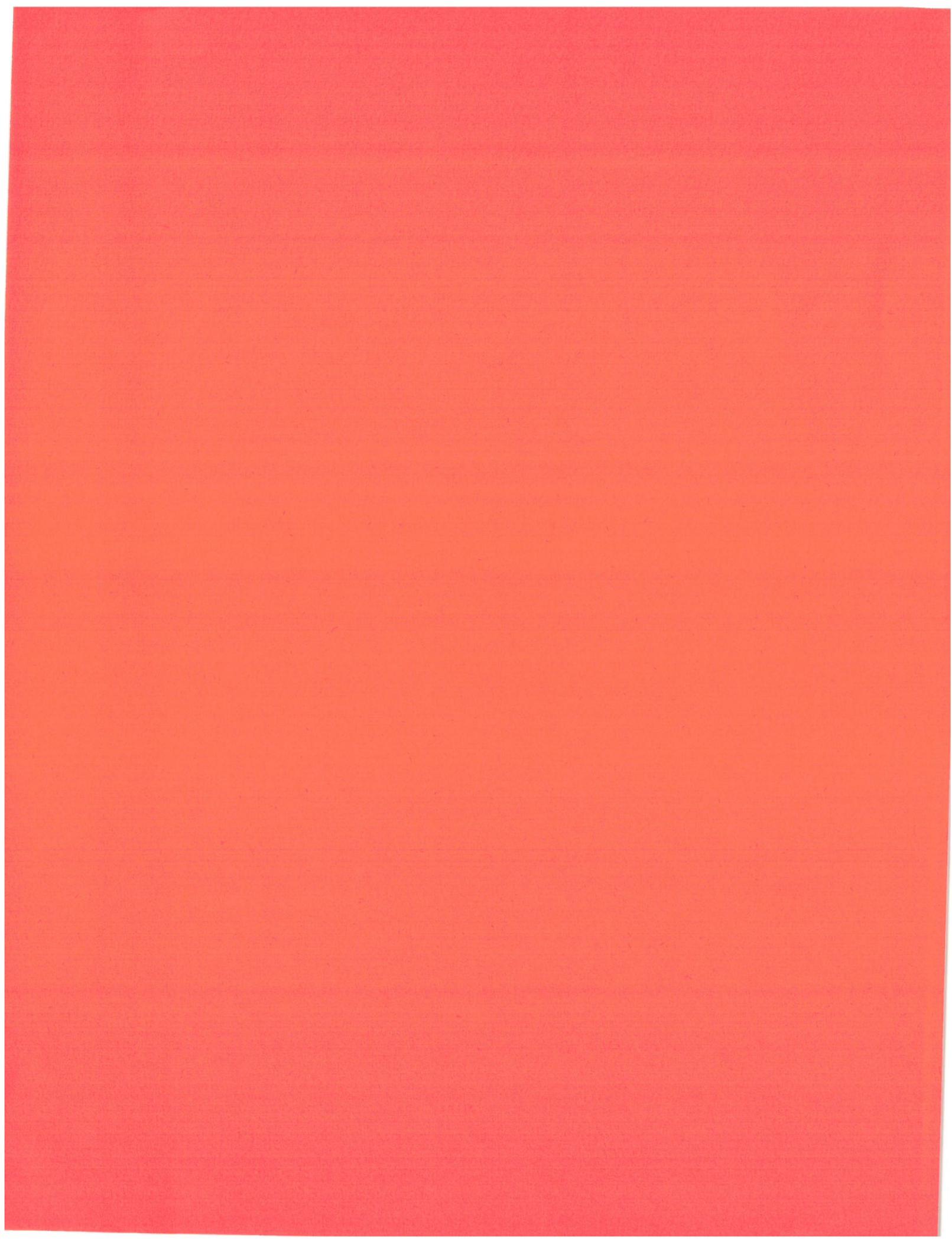
**ADJOURN**

With nothing further to come before the Board, Karen Oestreich moved to adjourn. Mike Penick seconded the motion. All voted in favor and the meeting was adjourned at 6:50 p.m.

PASSED AND APPROVED this the 13<sup>th</sup> day of October, 2015.

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

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



**Historic Review Board  
Application Information**

**Application Number:** 15-70  
**Date:** October 6, 2015  
**Address:** 314 W. San Antonio  
**Owner:** Gillespie County Historical Society  
**Applicant:** John Klein  
**Rating:** High  
**Proposed Modifications:** Rear addition.  
**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.

15-70

# Application for Certificate of Appropriateness

Application Date: September 23, 2015 Application Complete: \_\_\_\_\_

Property Address: 314 West San Antonio Street

Owner: Gillespie County Historical Society Phone No. 830-456-9550  
Jerald Hoover

Address: SAME

Applicant: John Wm. Klein - Architect Phone No. CELL 830-739-1315

Address: 300 C West Main Street Fax No. None

Description of External Alteration/Repair or Demolition: Rear addition (Social Hall) 1950's addition.  
Remove window and provide new entrance to Exhibit Space. See attached drawing and  
photograph. Entrance is obscured from street views by campus buildings and trees.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: Entrance structure will blend with building by use of painted stucco, standing seam metal  
roof and use of stone columns.

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

Drawing  Sketch Date Submitted: 9/23/2015  Historic Photograph

Desired Starting Date: Mid Oct. 2015 Desired Completion Date: Dec. 2015

SURVEY RATING:  High  Medium  Low  None

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

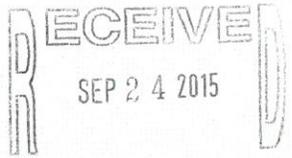
APPLICANT SIGNATURE: John Wm. Klein, Architect  
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

[Signature] Date 9/25/15  Insignificant  Significant  
Building Official's Determination (Max 7 days)

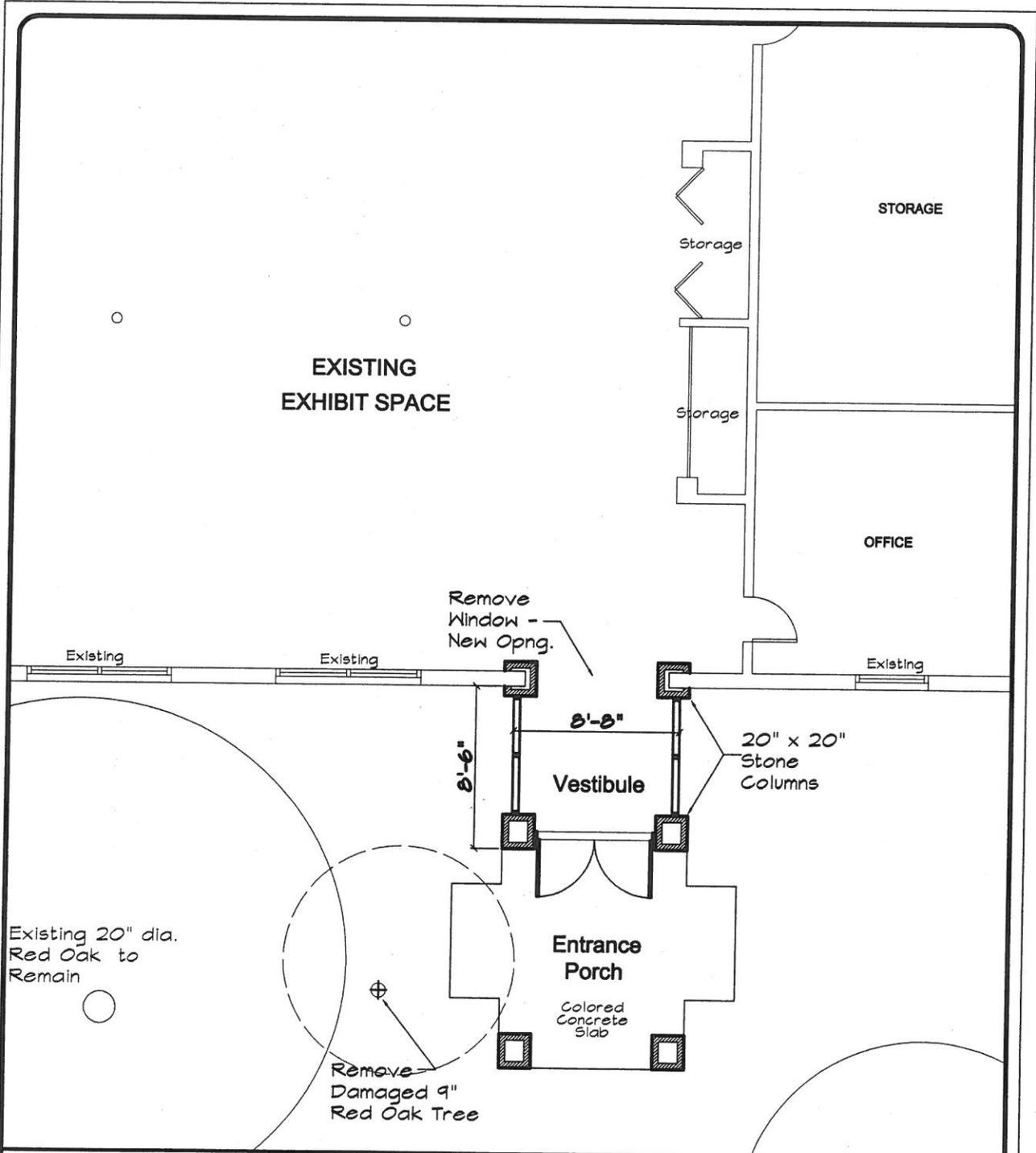
[Signature] Date 9/25/15  Insignificant  Significant  
Chairman's Determination (Max 7 days)

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

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



7



**New Entrance Exhibit Halle**  
 GILLESPIE COUNTY HISTORICAL SOCIETY  
 419 West San Antonio Street

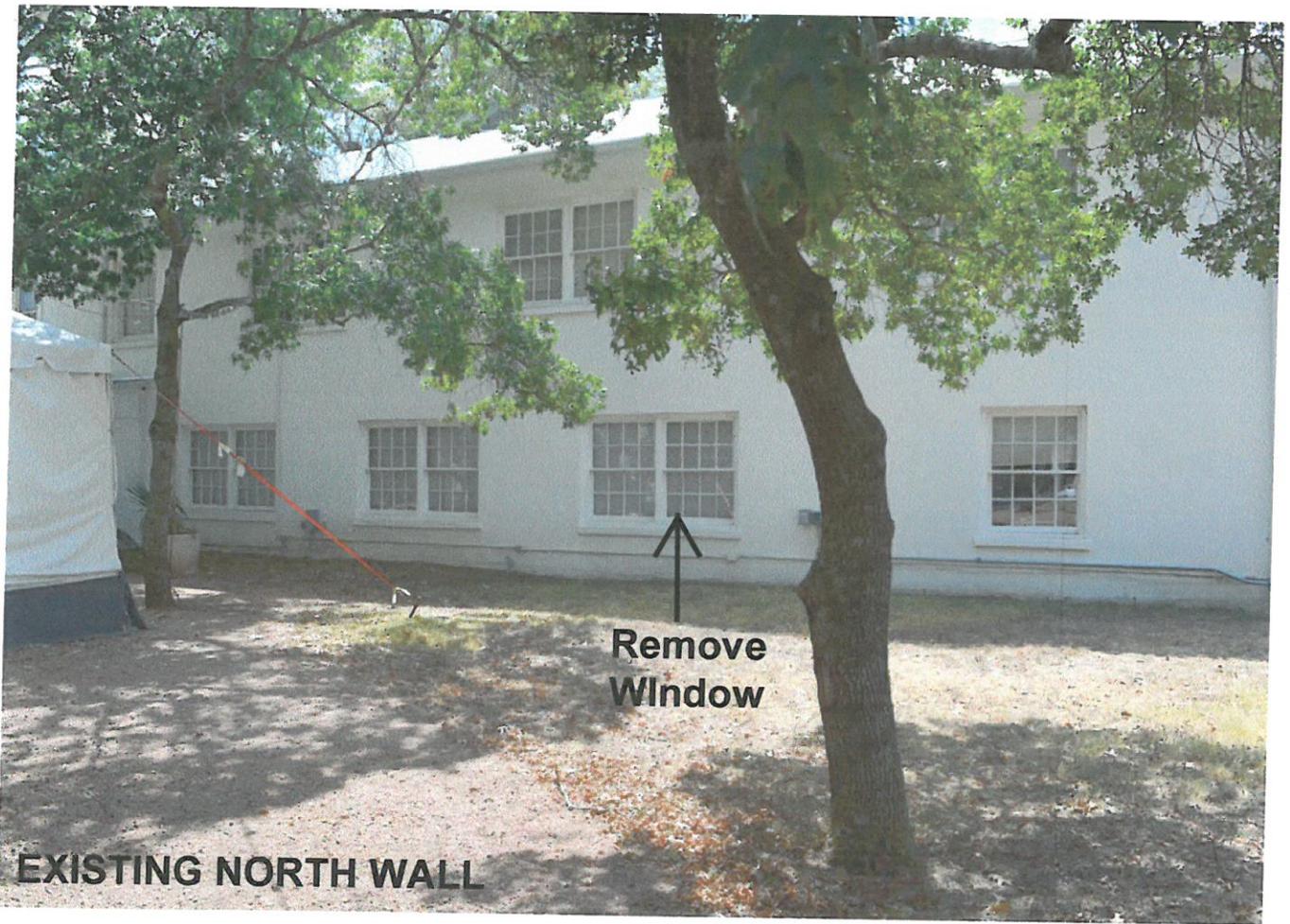
John Wm. Klein, Project Architect 300 C WEST MAIN STREET  
 STEHLING · KLEIN · THOMAS · ARCHITECTS  
 PHONE 830-997-0383 CELL: 830-739-1315 FREDERICKSBURG, TEXAS

**FLOOR PLAN**

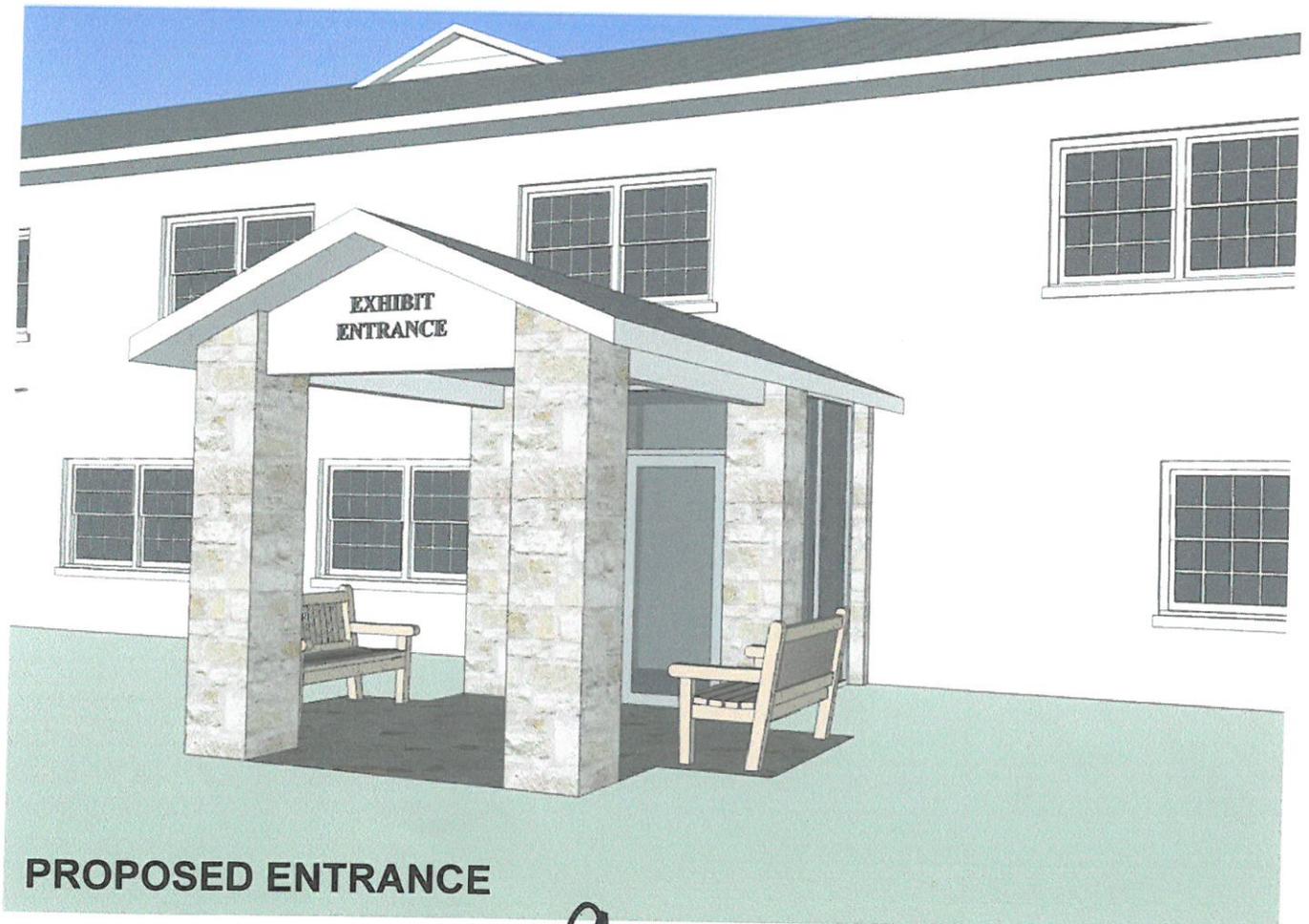
SCALE: 1/8" = 1' - 0"



21 Sept 2015



**EXISTING NORTH WALL**



**PROPOSED ENTRANCE**

# Inventory of Properties

309 W. San Antonio



Site ID No. 209  
 Address 309 W. San Antonio  
 Date 1900  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R16498](#)  
 Owner FRANKE, EMMA M -LIFE ESTATE-D/O RUBY LEE WEIGAND ETAL  
 Historic District Yes Historic District  
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

1983 Historic Resources Survey	
Previous Site No.	690
Previous Ranking	3
Previous Photo References	
Roll	19
Frame	36

2002-05 Re-evaluation

High  Medium  Low

Notes

311 W. San Antonio



Site ID No. 208  
 Address 311 W. San Antonio  
 Date 1930  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R17539](#)  
 Owner OLOUGHLIN, DANIEL D  
 Historic District Yes Historic District  
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

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

2002-05 Re-evaluation

High  Medium  Low

Notes

313 W. San Antonio



Site ID No. 207  
 Address 313 W. San Antonio  
 Date 1990  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R22572](#)  
 Owner FRIEDRICH, JAMES P & JULIE  
 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.

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

2002-05 Re-evaluation

High  Medium  Low

Notes

314 W. San Antonio



Site ID No. 320  
 Address 314 W. San Antonio  
 Date 1855  
 Stylistic Influence Craftsman; Gothic Revival  
 GCAD Hyperlink [R52005](#)  
 Owner GILLESPIE COUNTY HISTORICAL SOCIETY  
 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.

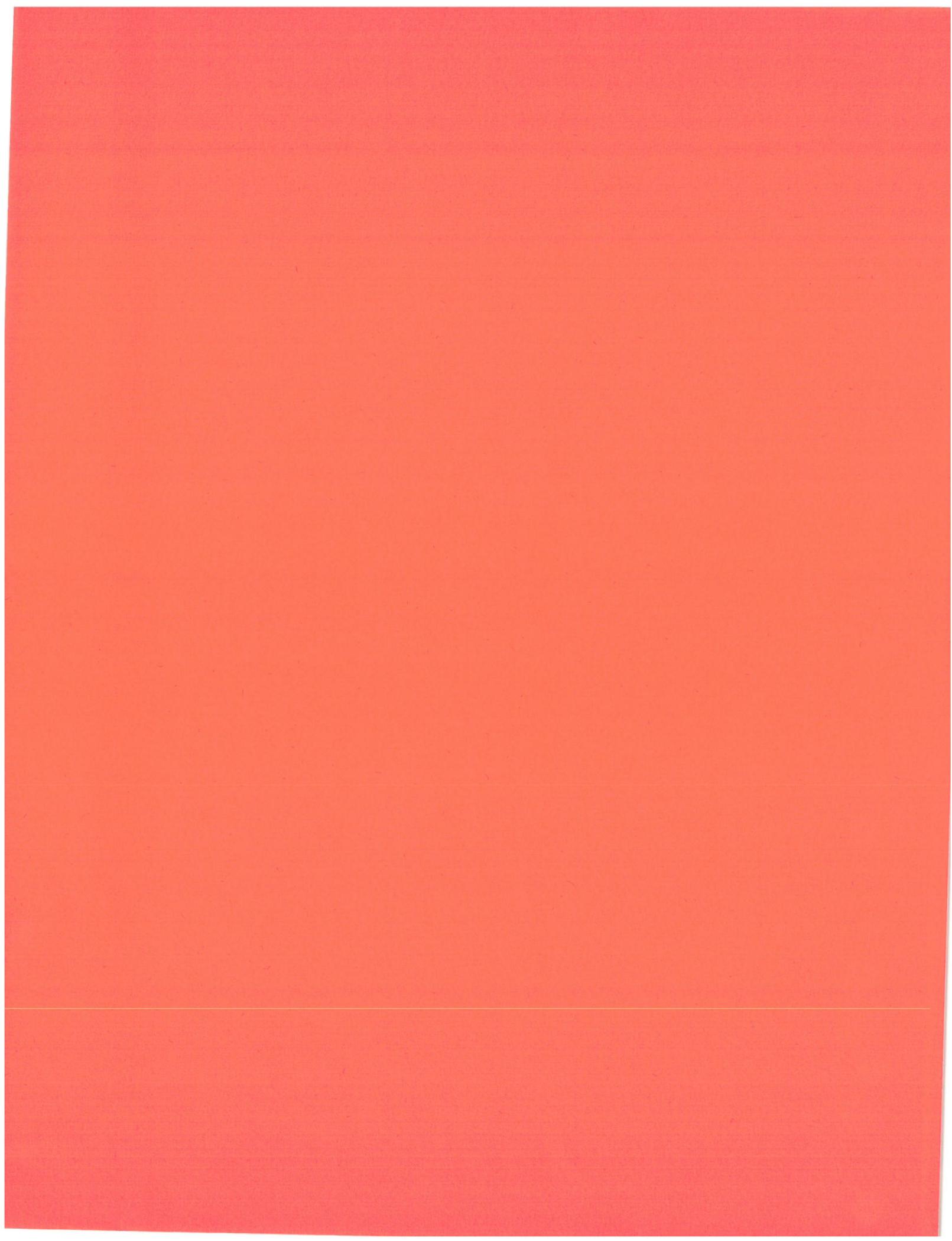
1983 Historic Resources Survey	
Previous Site No.	691
Previous Ranking	2
Previous Photo References	
Roll	26 26 26
Frame	21 22 23

2002-05 Re-evaluation

High  Medium  Low

Notes

Former First Methodist Church, now used by the Gillespie County Historical Society. Rear addition constructed c. 1923.



**Historic Review Board  
Application Information**

**Application Number:** 15-71

**Date:** October 6, 2015

**Address:** 106 S. Washington

**Owner:** Billy and Sharon Grona

**Applicant:** Sharon Grona

**Rating:** Medium

**Proposed Modifications:** See attached.

**Neighborhood Characteristics:** The subject property is in the Historic District.

**Staff Comments:** The scope of the project justifies Board review.

**General Notes:**

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- (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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15-71

# Application for Certificate of Appropriateness

Application Date: 9/28/15 Application Complete: \_\_\_\_\_

Property Address: 1065 Washington

Owner: Billy & Sharon Grona Phone No. 830 889 9276

Address: 3379 Main FBG TX 78024

Applicant: Sharon Grona Phone No. 830 889 9276

Address: 3379 Main FBG TX 78024 Fax No. \_\_\_\_\_

Description of External Alteration/Repair or Demolition: \_\_\_\_\_

There are minor alterations to the plan that was approved by Historical Review board in 2013.

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

no change

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

none

Drawing  Sketch Date Submitted: 9/28/15  Historic Photograph

Desired Starting Date: ASAP Desired Completion Date: Nov 2014

SURVEY RATING:  High  Medium  Low  None

APPLICANT SIGNATURE: [Signature]  RTHL: Estimated Date of Construction \_\_\_\_\_

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

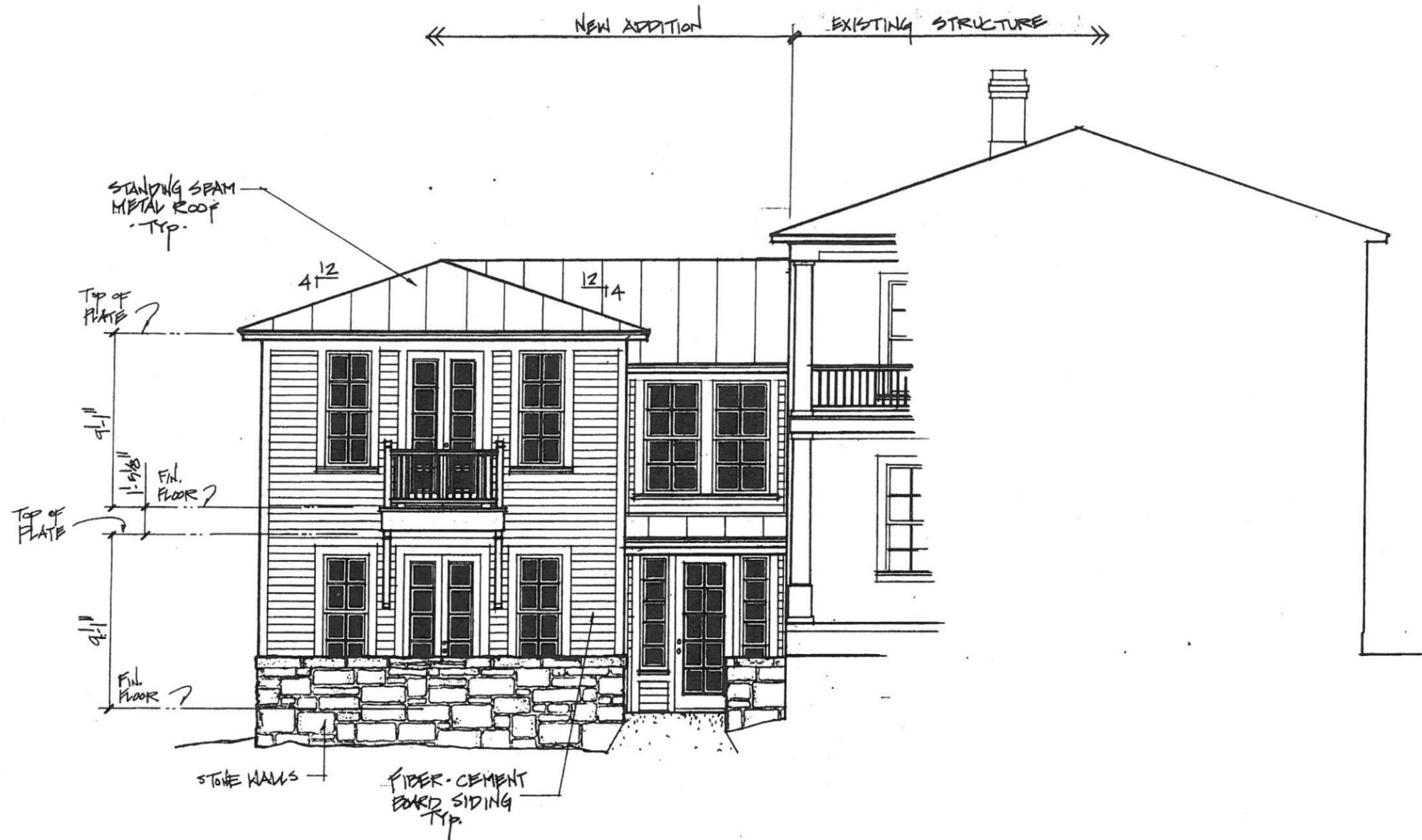
[Signature] Date 10/5/15  Insignificant  Significant  
*Building Official's Determination (Max 7 days)*

\_\_\_\_\_  
*Chairman's Determination (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





FRONT (EAST) ELEVATION

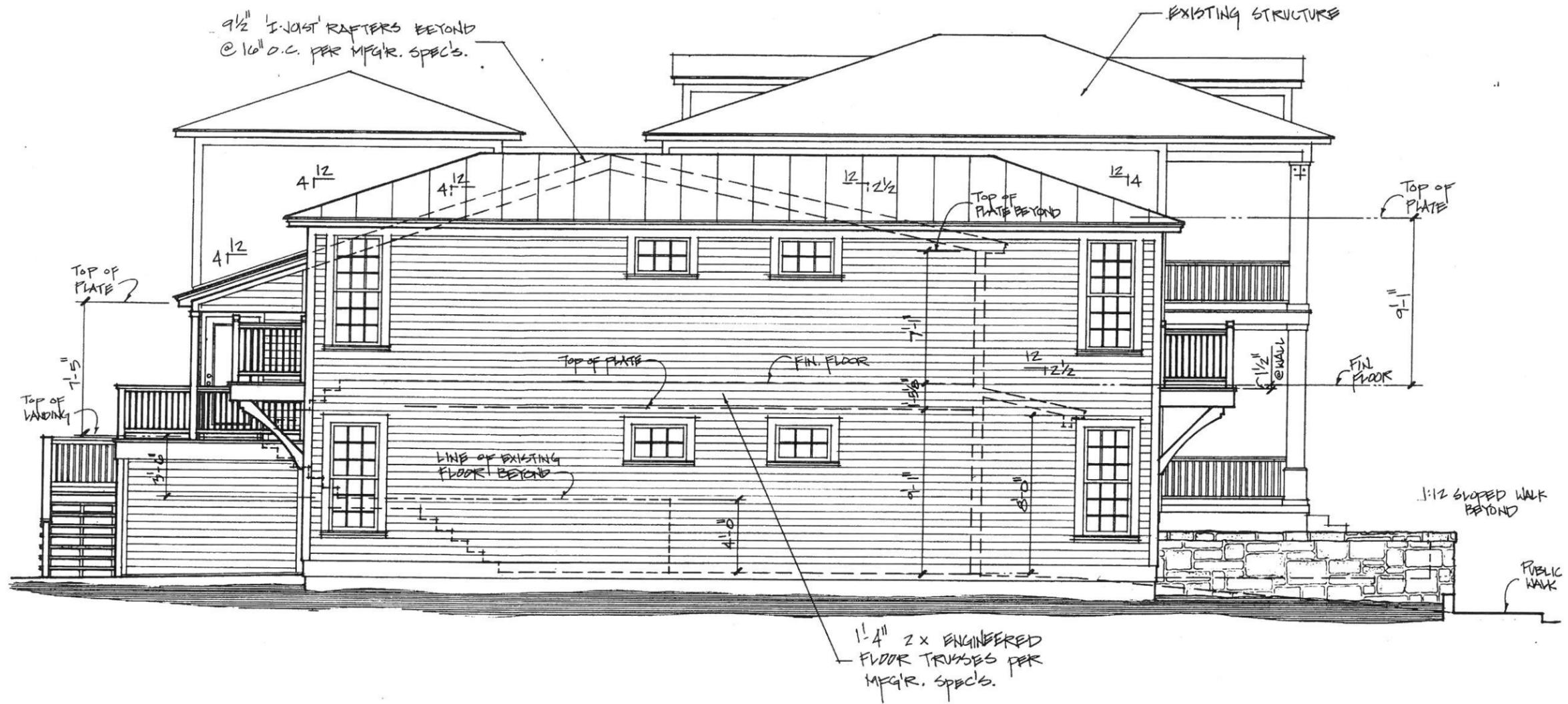
1/4" = 1'-0"

Prepared by  
 W. CASS PHILLIPS  
 PLANNING & DESIGN  
 1000 H Street  
 Fredericksburg, TX 78624  
 (850) 977-0169

Z01

ADDITION TO 106 S. WASHINGTON ST. FOR  
 BILLY & SHARON GRONA

of



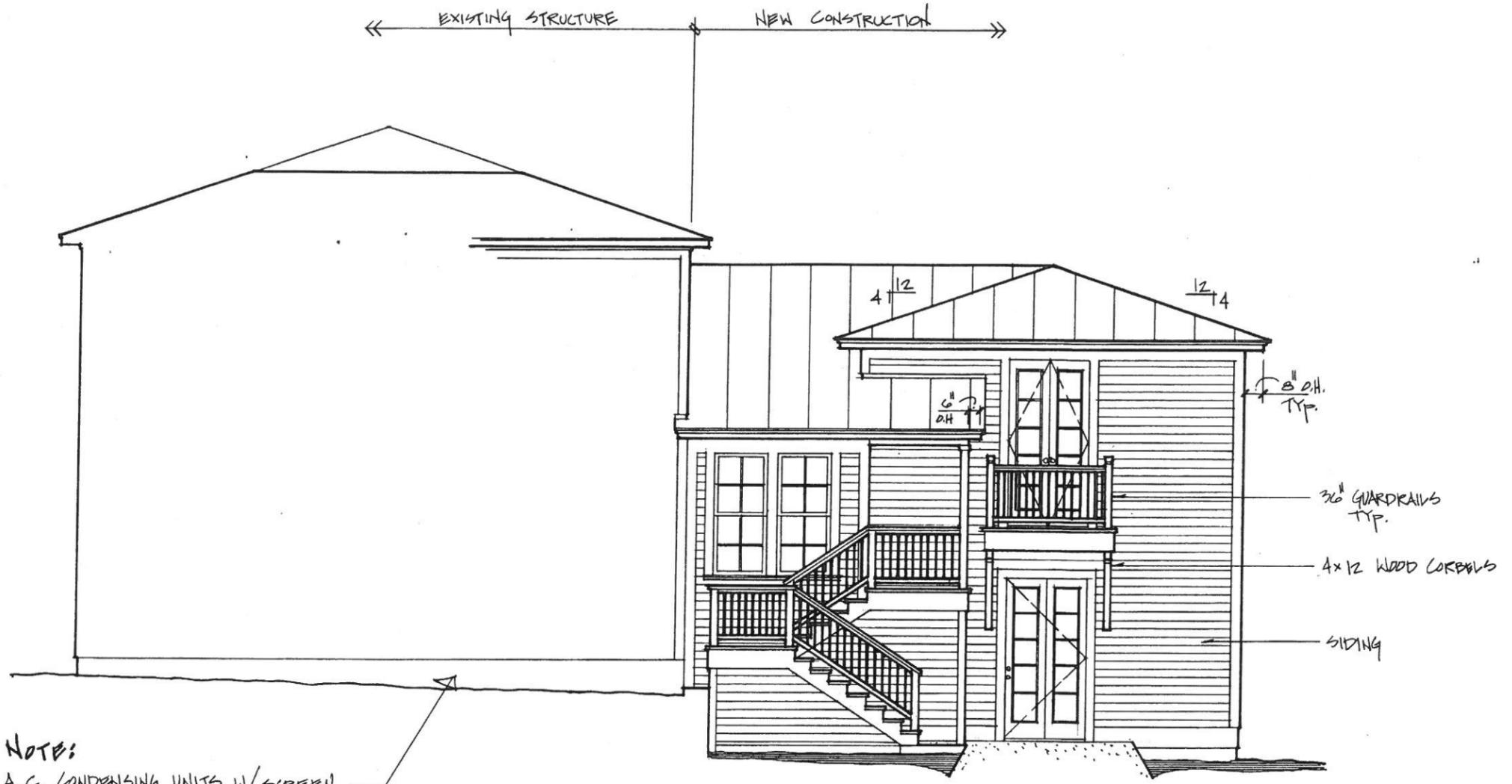
LEFT SIDE (SOUTH) ELEVATION

1/4" = 1'-0"

OCT. 2019

ADDITION TO 106 S. WASHINGTON ST. FOR  
BILLY & SHARON GRONA

OF



NOTE:  
 A.C. CONDENSING UNITS W/ SCREEN  
 TO BE DEVELOPED ON SITE

REAR (WEST) ELEVATION

1/4" = 1'-0"

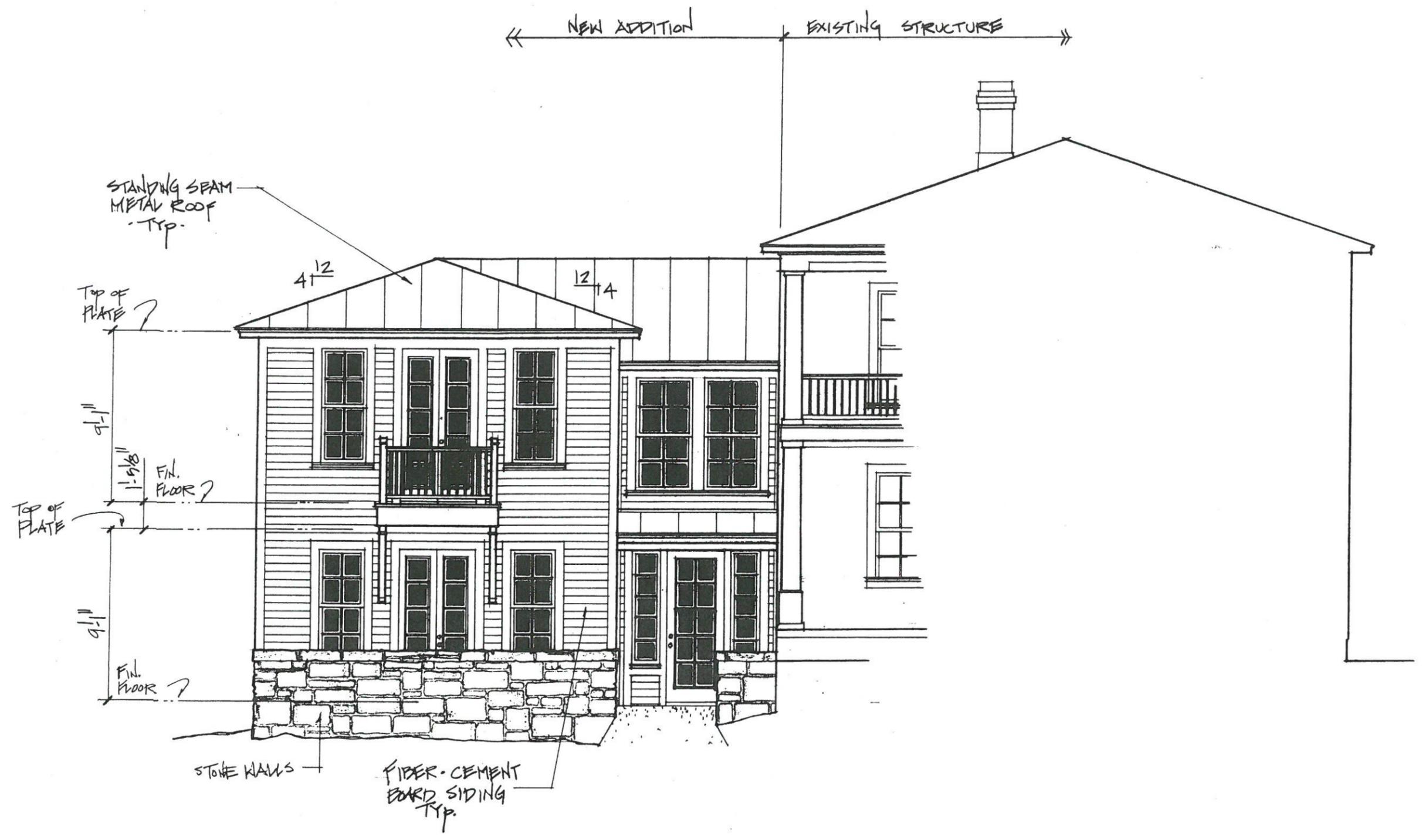
W. CASS PHILLIPS  
 PLANNING & DESIGN  
 1000 HILL ST. FREDERICKSBURG, TX 78624  
 cphillips@auralin.tx.com  
 C 830 987 0188 F 830 987 8736

OCT. 2015

ADDITION TO 100 S. WASHINGTON ST. FOR  
 BILLY & SHARON GRONA

OF

MARCH 2013



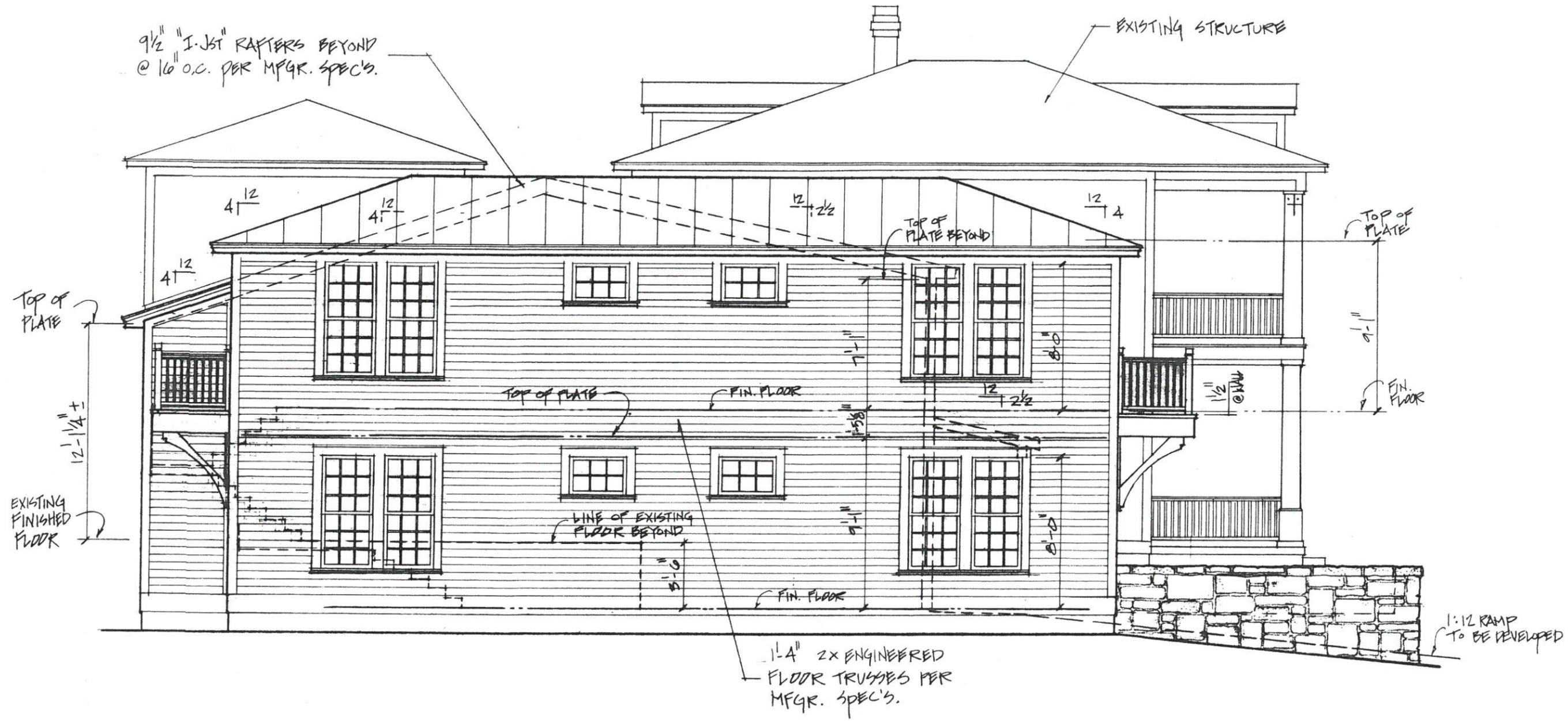
FRONT (EAST) ELEVATION

1/4" = 1'-0"

ADDITION TO 106 S. WASHINGTON ST. FOR  
 BILLY & SHARON GRONA

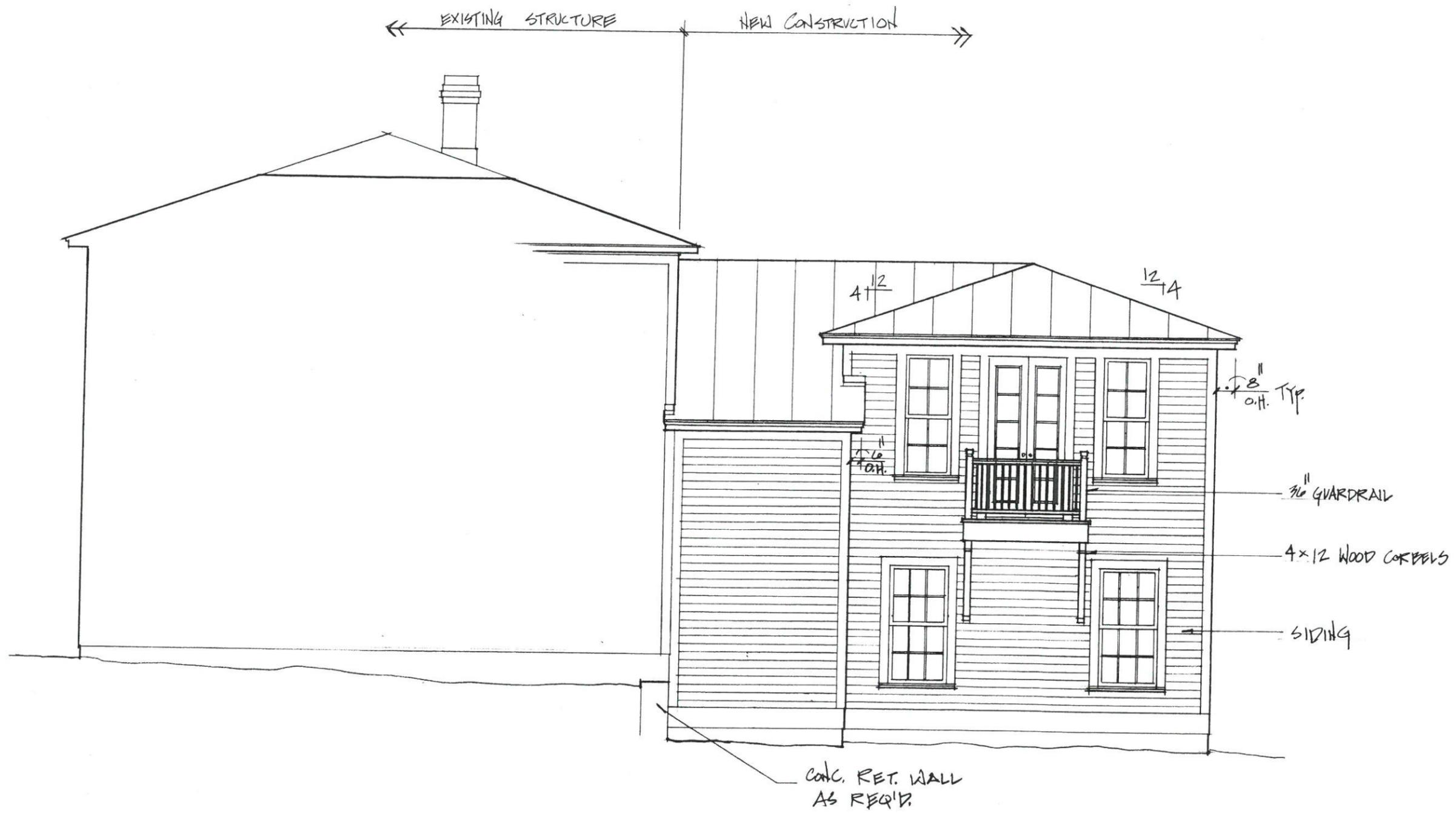
MARCH 2013

ADDITION TO 106 S. WASHINGTON ST. FOR  
 KELLY + SHARON GRONA



LEFT SIDE (SOUTH) ELEVATION

1/4" = 1'-0"



REAR (WEST) ELEVATION

1/4" = 1'-0"

Prepared By  
 W. CASS PHILLIPS  
 PLANNING & DESIGN  
 1000 H.E. Street  
 Fredericksburg, TX 78624  
 (830) 797-0169

MARCH 2013

ADDITION TO 106 S. WASHINGTON ST. FOR  
 KELLY & SHARON GRONA

# Inventory of Properties

612 S. Washington



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 1081  
 Address 612 S. Washington  
 Date 1920  
 Stylistic Influence Craftsman  
 GCAD Hyperlink [R29023](#)  
 Owner LANGERHANS, JIMMIE R & LINDA  
 Historic District No Outside Historic District  
 Assessment Example of a common building form, architectural style, or plan type that has suffered minor or no alterations. Resource is a good example of its type.

Notes brick exterior cladding likely an historic alteration

1983 Historic Resources Survey

Previous Site No. 0  
 Previous Ranking \_\_\_\_\_  
 Previous Photo References \_\_\_\_\_  
 Roll \_\_\_\_\_  
 Frame \_\_\_\_\_

106 S. Washington



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 837  
 Address 106 S. Washington  
 Date 1920  
 Stylistic Influence Craftsman  
 GCAD Hyperlink [R18839](#)  
 Owner HOWARD, GERALD E  
 Historic District Yes 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. 838  
 Previous Ranking 3  
 Previous Photo References \_\_\_\_\_  
 Roll 24  
 Frame 5

108 S. Washington



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 838  
 Address 108 S. Washington  
 Date 1930  
 Stylistic Influence \_\_\_\_\_  
 GCAD Hyperlink [R25607](#)  
 Owner SCHAEFFER, ALOIS  
 Historic District Yes Historic District  
 Assessment Example of a distinctive building plan that has undergone alterations or deterioration.

Notes

1983 Historic Resources Survey

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

301 S. Washington



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 898  
 Address 301 S. Washington  
 Date 1848  
 Stylistic Influence vernacular  
 GCAD Hyperlink \_\_\_\_\_  
 Owner \_\_\_\_\_  
 Historic District No Local Landmark  
 Assessment Example of a distinctive building plan or architectural style.

Notes Resource is a RTHL and is known as the "Mueller-Petmecky House". Property is attached to the Fredericksburg Inn and Suites Hotel.

1983 Historic Resources Survey

Previous Site No. 839  
 Previous Ranking 1  
 Previous Photo References \_\_\_\_\_  
 Roll \_\_\_\_\_  
 Frame \_\_\_\_\_

304 S. Washington



2002-05 Re-evaluation

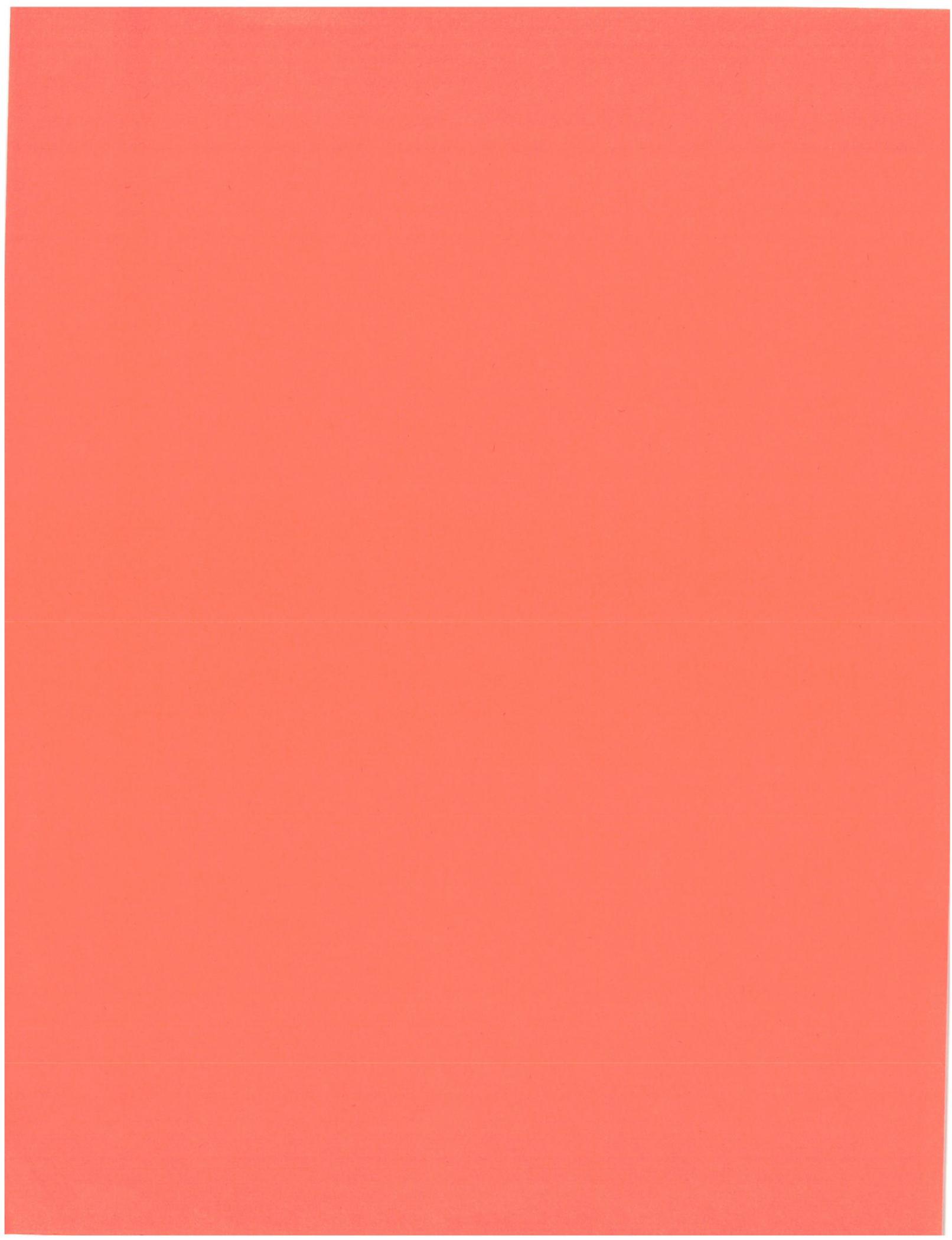
High  Medium  Low

Site ID No. 971  
 Address 304 S. Washington  
 Date 1890  
 Stylistic Influence Folk Victorian  
 GCAD Hyperlink [R5567](#)  
 Owner TWO SONS, LTD  
 Historic District No Outside Historic District  
 Assessment Example of a distinctive building form or type that has undergone alterations or deterioration. Despite alterations or deterioration, resource retains much of its original form and character. Outstanding decorative features contribute to the resource's significance.

Notes large ca. 1980 rear addition

1983 Historic Resources Survey

Previous Site No. 841  
 Previous Ranking 3  
 Previous Photo References \_\_\_\_\_  
 Roll 15 15  
 Frame 22 23



**Historic Review Board  
Application Information**

**Application Number:** 15-72

**Date:** October 6, 2015

**Address:** 212 W. Mistletoe

**Owner:** Tony Martin

**Applicant:** Tony Martin

**Rating:** None

**Proposed Modifications:** New building.

**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.

15-72

# Application for Certificate of Appropriateness

Application Date: 9/28/2015 Application Complete: \_\_\_\_\_

Property Address: 212 Mistletoe St. Lot 6AR

Owner: Tony Martin Inc Phone No. 830.998.4300

Address: 206 S. Adams Fredericksburg TX 78624

Applicant: Tony Martin Builders Phone No. 830.992.3242

Address: 206 S. Adams Fredericksburg TX 78624 Fax No. 830.992.3183

Description of External Alteration/Repair or Demolition: New Construction

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

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: N/A

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

Desired Starting Date: \_\_\_\_\_ Desired Completion Date: 10/30/16

SURVEY RATING:  High  Medium  Low  None  
 RTHL: Estimated Date of Construction 10/30/15

APPLICANT SIGNATURE: [Signature]

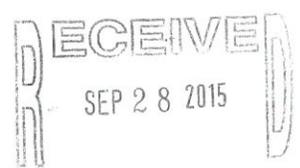
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

[Signature] Date 10/5/15  Insignificant  Significant  
Building Official's Determination (Max 7 days)

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



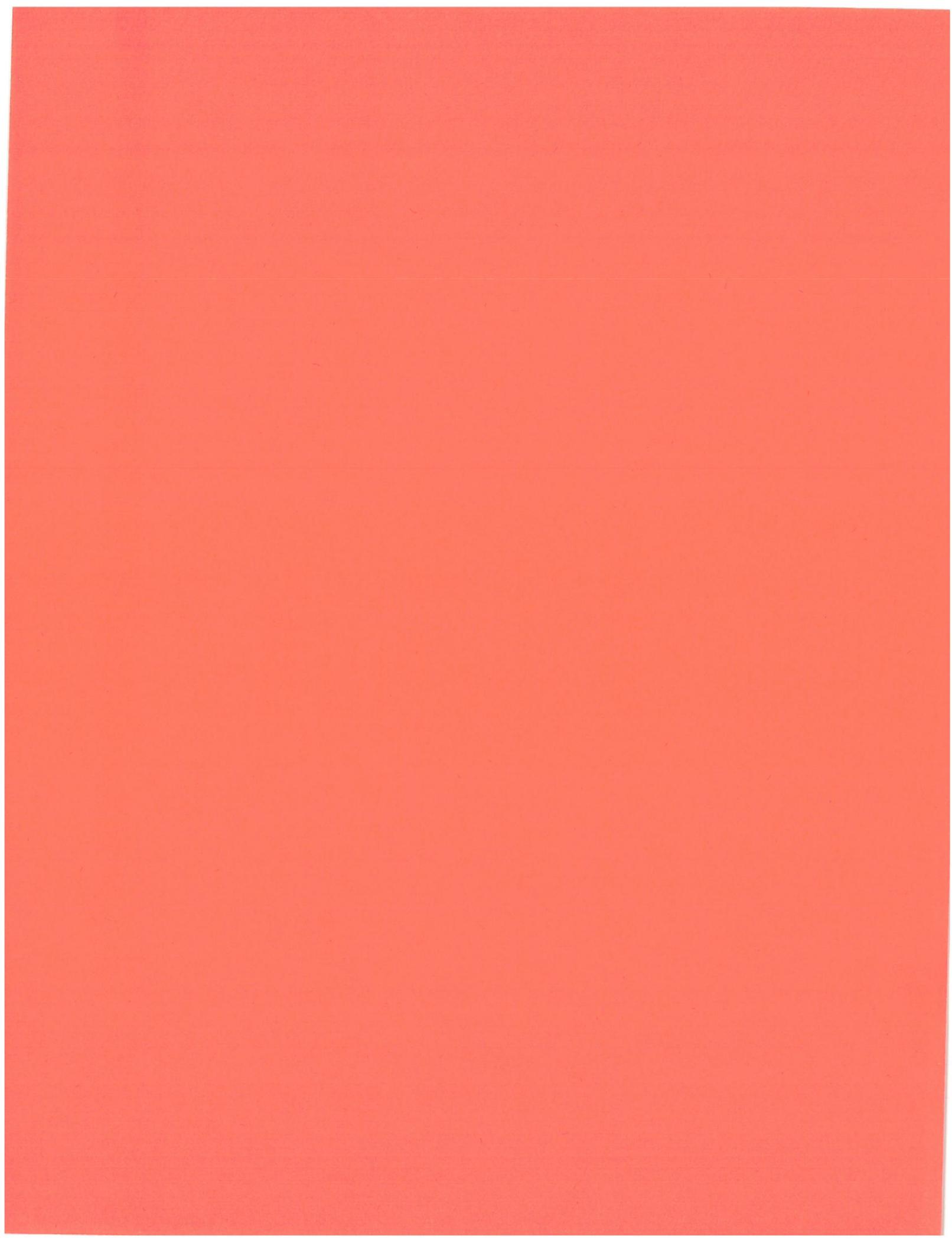












**Historic Review Board  
Application Information**

**Application Number:** 15-73

**Date:** October 6, 2015

**Address:** 213 W. Schubert

**Owner:** Tony Martin

**Applicant:** Tony Martin

**Rating:** None

**Proposed Modifications:** New building.

**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.

15-13

# Application for Certificate of Appropriateness

Application Date: 9/28/2015 Application Complete: \_\_\_\_\_

Property Address: 213 West Schubert St Lot 4AR

Owner: Tony Martin Inc Phone No. 830. 998. 4300

Address: 206 S. Adams Fredericksburg TX 78624

Applicant: Tony Martin Builders Phone No. 830. 992. 3242

Address: 206 S. Adams Fredericksburg TX Fax No. 830. 992. 3183  
J78624

Description of External Alteration/Repair or Demolition: \_\_\_\_\_

New Construction

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

N/A

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

N/A

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

Desired Starting Date: 11/01/15 Desired Completion Date: 10/1/16

SURVEY RATING:  High  Medium  Low  None  
 RTHL: Estimated Date of Construction 10/30/15

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

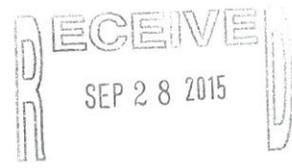
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

KJ Standish Date 10/5/15  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



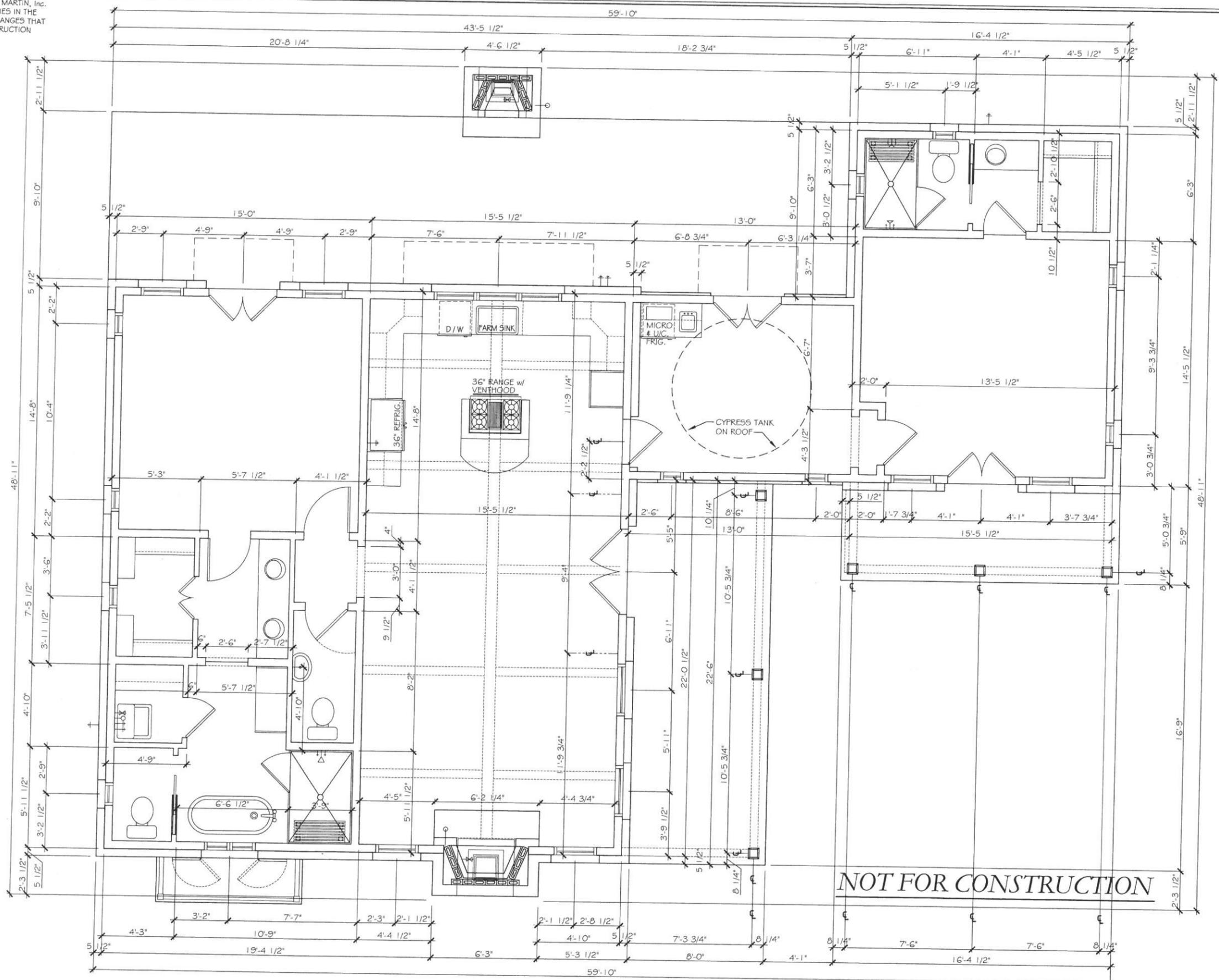








CONTRACTOR SHALL NOTIFY TONY MARTIN, Inc. IMMEDIATELY OF ANY DISCREPANCIES IN THE CONSTRUCTION DRAWINGS OR CHANGES THAT WOULD DEPART FROM THE CONSTRUCTION DRAWINGS.



NOT FOR CONSTRUCTION

**DIMENSION CONTROL PLAN**

3/8" = 1'-0"

36

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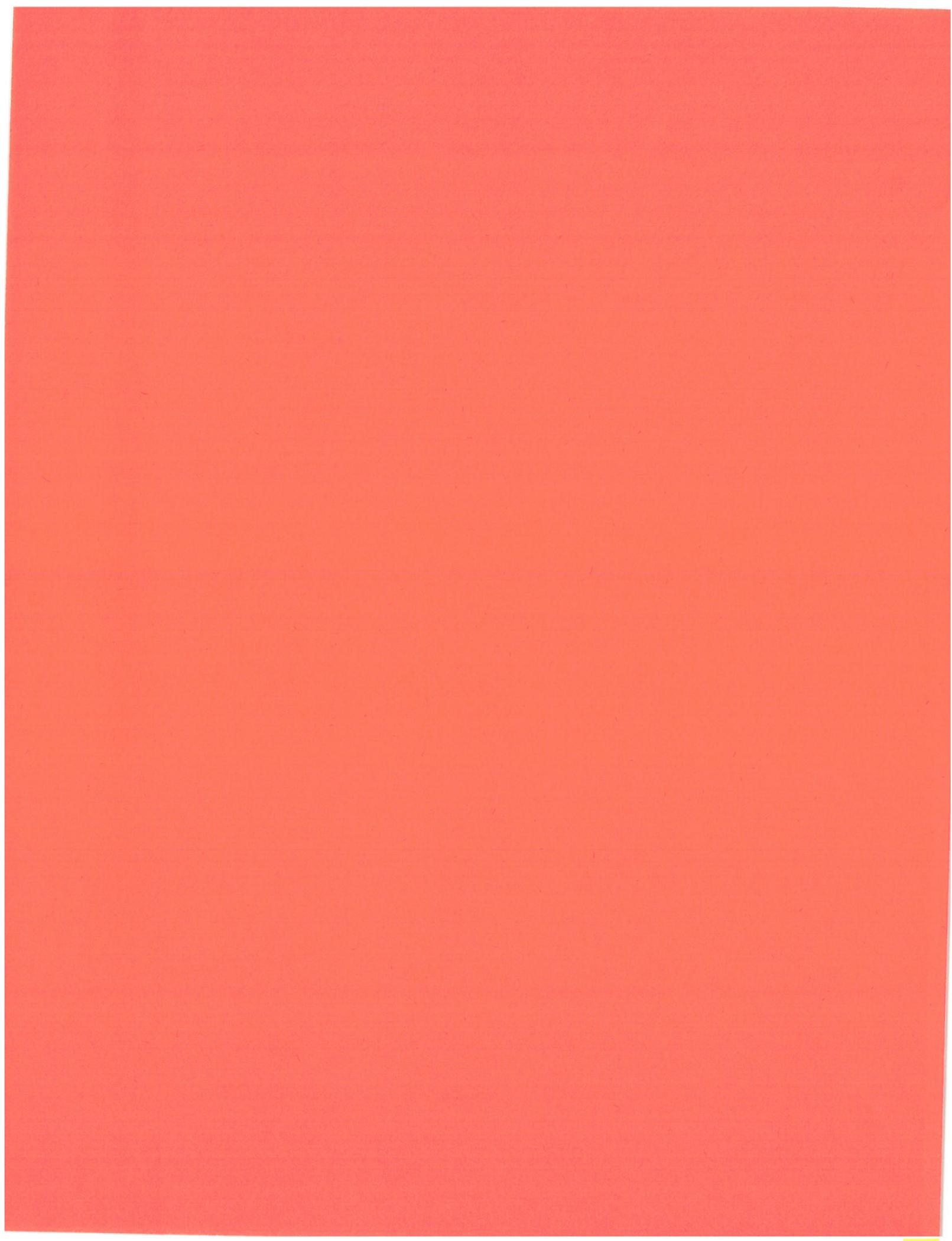
DESIGN FIRM  
**TONY MARTIN INC.**  
DESIGNED BY: TONY MARTIN  
13201 RANCH ROAD 1651  
FREDERICKSBURG, TEXAS 78624  
STUDIO: 830-456-6242

OWNER:  
**HISTORIC SCHUBERT STREET**  
BARNHOUSE, RES.  
FREDERICKSBURG, TEXAS

Issued For	Date
Historic Bd Review	1/28/08
Drawn By	CEW
Date	09/09/2015
Project #	
Phase	REVIEW SET
Sheet	

A1.2

FLOOR PLAN  
DIMENSIONS



**Historic Review Board  
Application Information**

**Application Number:** 15-74

**Date:** October 6, 2015

**Address:** 406 E. Main

**Owner:** Gable S Corp.

**Applicant:** Gable S Corp.

**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.

15-74

# Application for Certificate of Appropriateness

Application Date: 28 SEPTEMBER 2015 Application Complete: \_\_\_\_\_

Property Address: 406 E. MAIN STREET, FREDERICKSBURG TX 78624

Owner: GABLE S CORP. Phone No. (970) 227-3324

Address: P.O. BOX 2565, FREDERICKSBURG, TX 78624-2565

Applicant: GABLE S. CORP. (JIM MIKULA) Phone No. (970) 227-3324

Address: (SAME AS ABOVE) Fax No. \_\_\_\_\_

Description of External Alteration/Repair or Demolition: DEMO. existing service station, construct new 2-story mixed use building. Main level approx. 16,800 SF retail, 3000 SF restaurant, and 1600 SF lobby. Upper level 22 hotel rooms.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: Extension of pedestrian experience along Main Street historical shopping district. 2-story stone facade, split into 2 masses, reflects scale of other retail buildings on Main St. Pedestrian-friendly courtyard preserves significant live oak tree. Canopies over sidewalk.

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

No. we will also be applying to P&Z for consideration of a conditional use permit for the hotel use.

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

Desired Starting Date: \_\_\_\_\_ Desired Completion Date: \_\_\_\_\_

SURVEY RATING:  High  Medium  Low  None

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

APPLICANT SIGNATURE: PCA

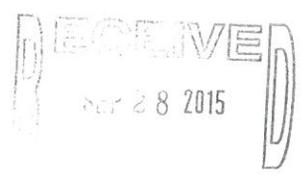
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

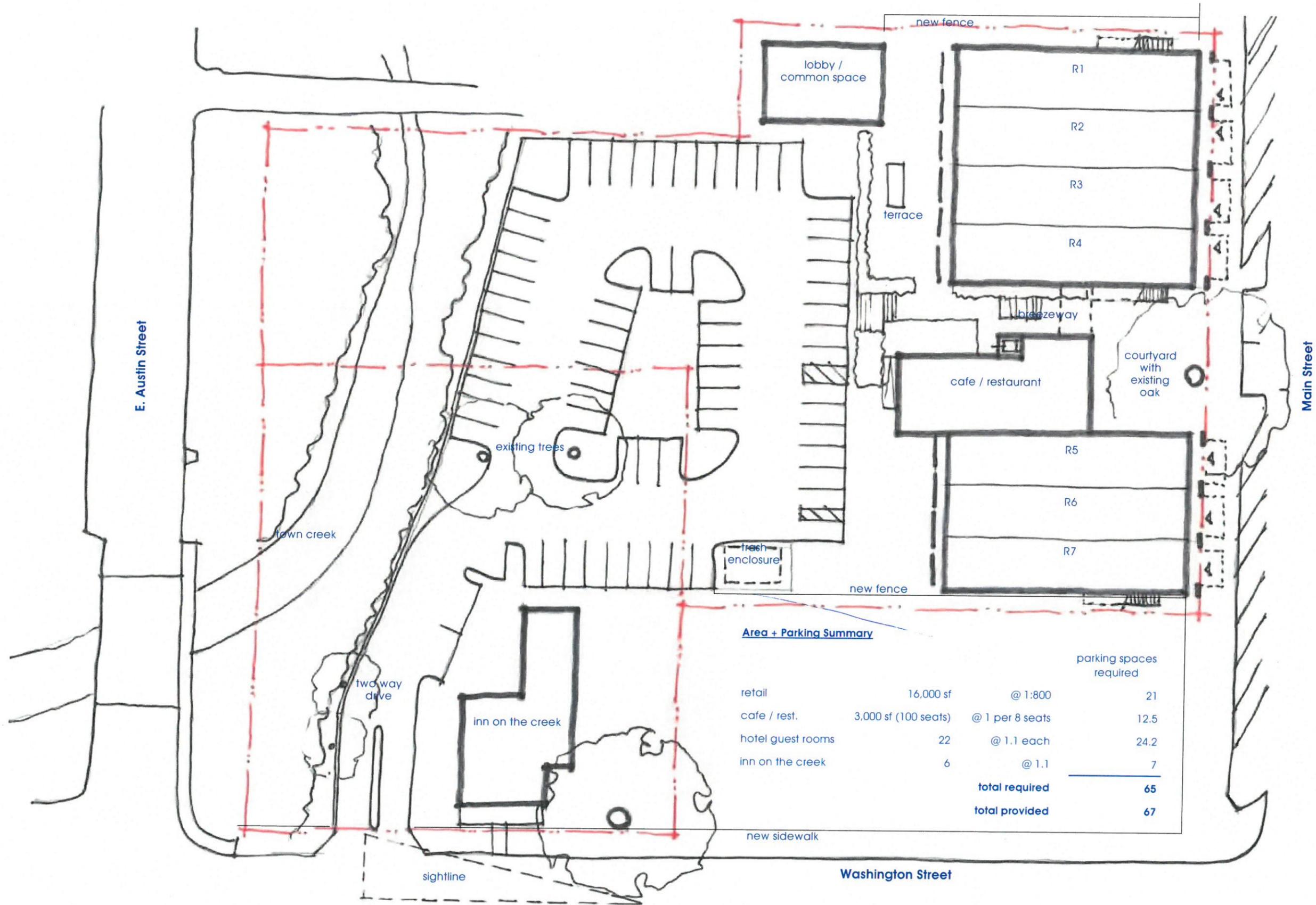
[Signature] Date 10/5/15  Insignificant  Significant  
Building Official's Determination (Max 7 days)

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





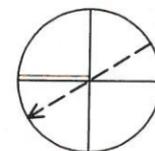
**Area + Parking Summary**

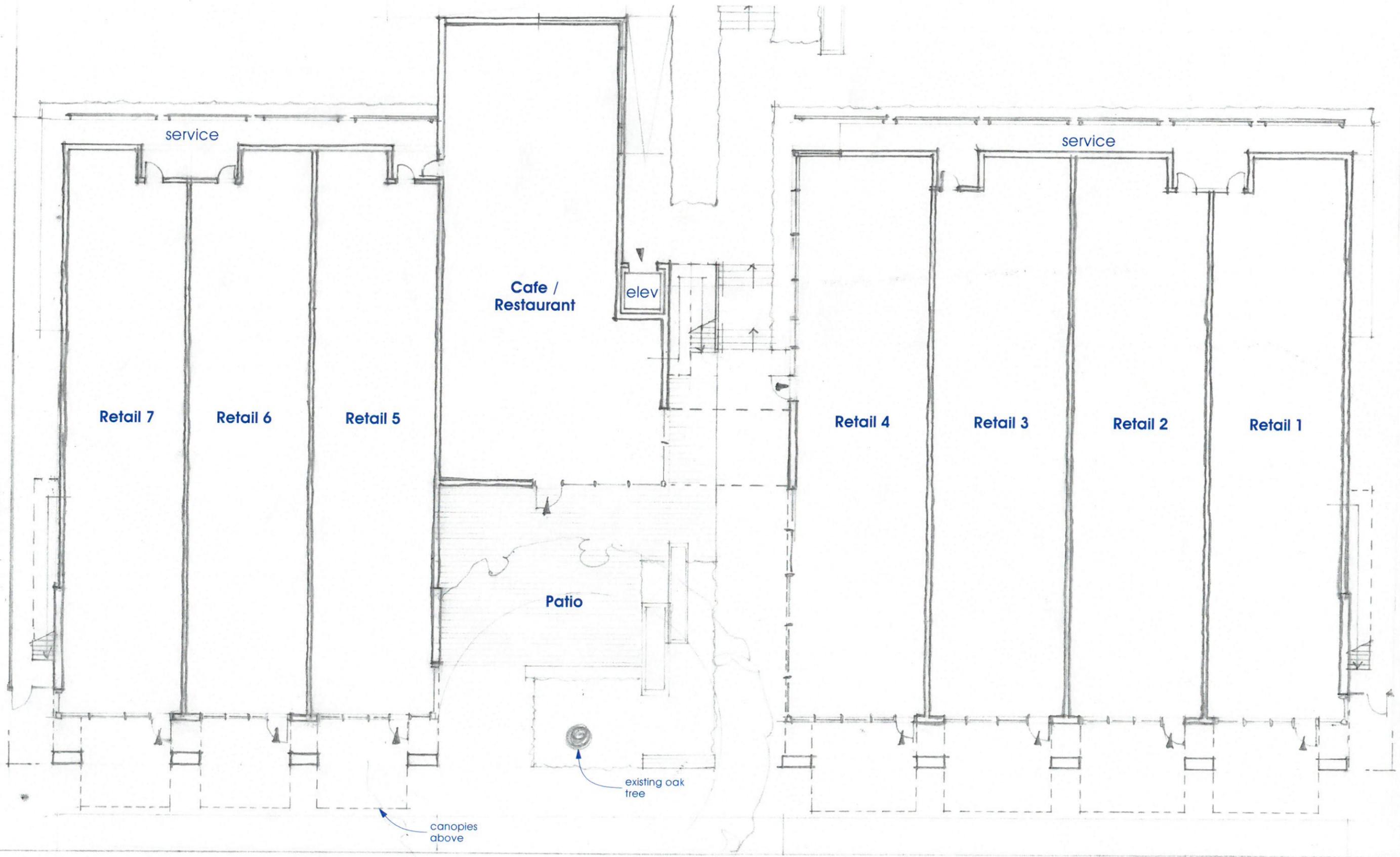
			parking spaces required
retail	16,000 sf	@ 1:800	21
cafe / rest.	3,000 sf (100 seats)	@ 1 per 8 seats	12.5
hotel guest rooms	22	@ 1.1 each	24.2
inn on the creek	6	@ 1.1	7
		<b>total required</b>	<b>65</b>
		<b>total provided</b>	<b>67</b>

**Main Street Hotel**

406 E. Main Street  
 Fredericksburg, Texas #Site  
 Postcode

PLAN  
 NORTH







open-air corridor

**Main Street Hotel**

406 E. Main Street  
 Fredericksburg, Texas #Site  
 Postcode

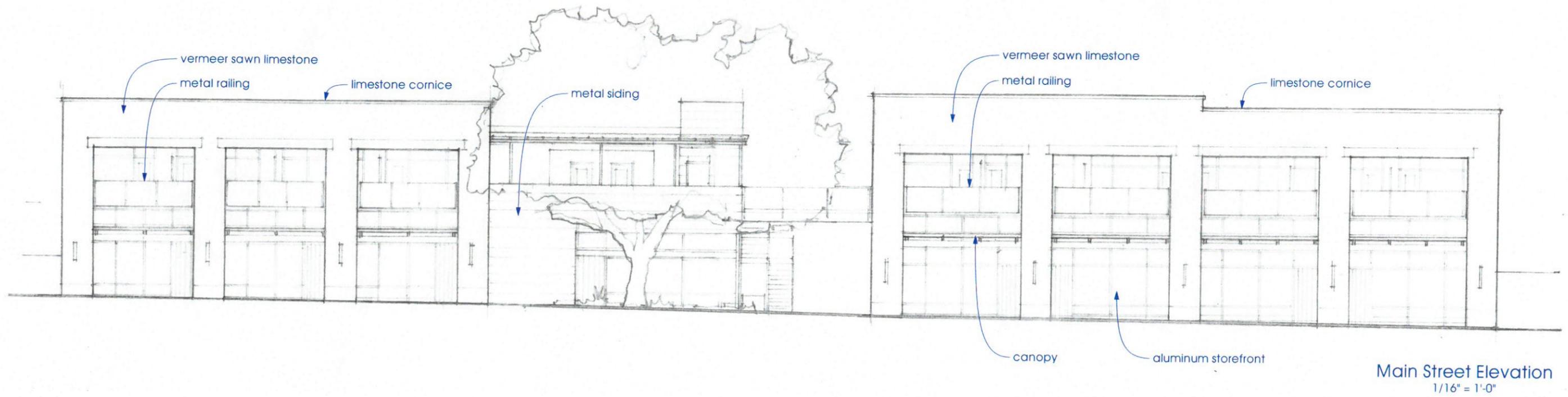
Hotel Level Plan  
 1/16" = 1'-0"

PLAN  
 NORTH

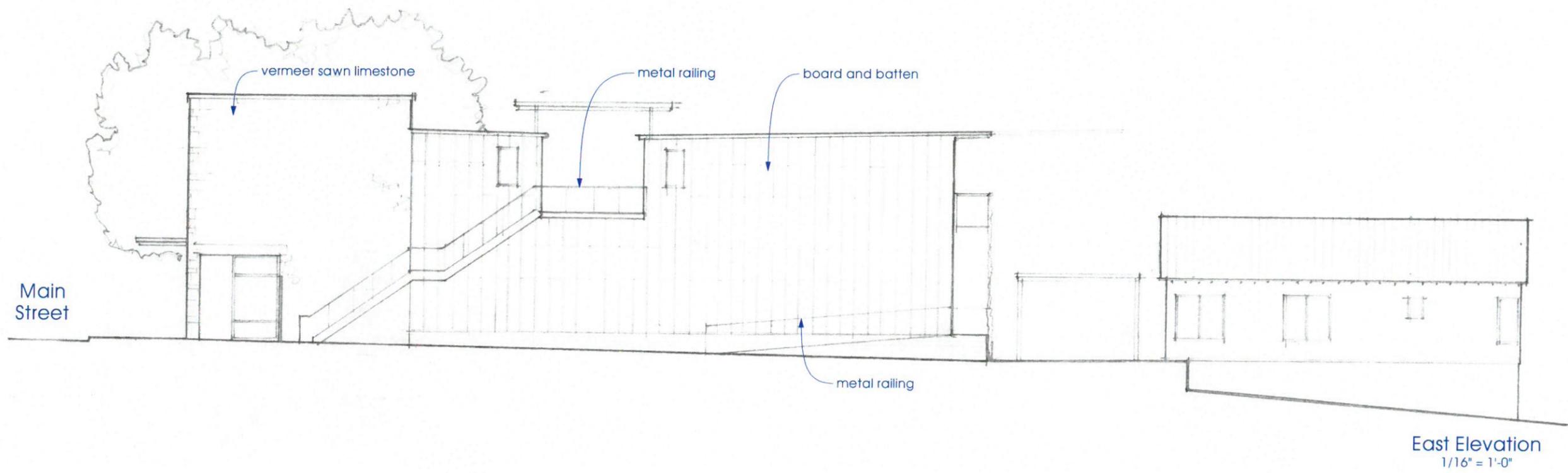




Material Palette

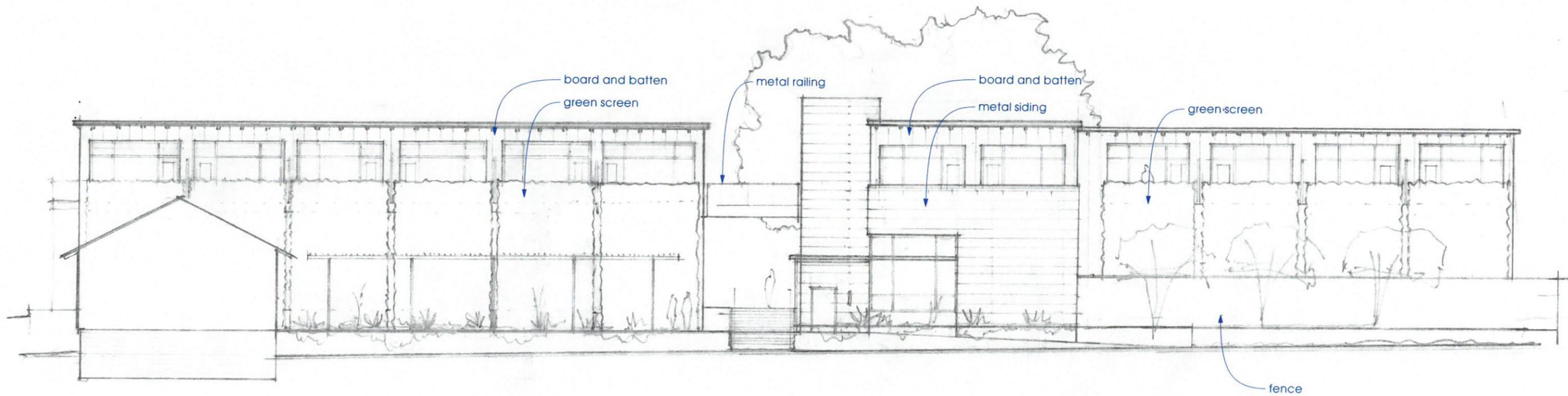


Main Street Elevation  
1/16" = 1'-0"

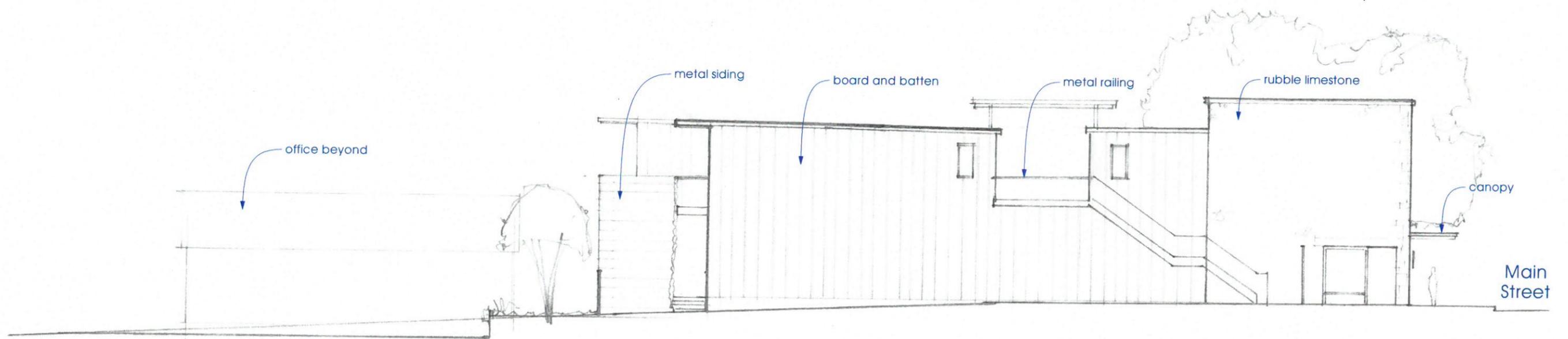


### Main Street Hotel

406 E. Main Street  
Fredericksburg, Texas #Site  
Postcode



Rear Elevation  
1/16" = 1'-0"



West Elevation  
1/16" = 1'-0"

# Inventory of Properties

403 (rear) E. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 636  
 Address 403 (rear) E. Main  
 Date 1935  
 Stylistic Influence \_\_\_\_\_  
 GCAD Hyperlink [R25893](#)  
 Owner HEINEN, BARBARA  
 Historic District Yes Historic District

Assessment Typical example of a common building form, architectural style, or plan type that has suffered minor or no alterations.

Notes House is located to the rear of 403 E. Main (see site ID# 439).

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

405 E. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 438  
 Address 405 E. Main  
 Date 1850  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R18382](#)  
 Owner MUNCEY, SUSAN WEINBERG  
 Historic District Yes Historic District

Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

Notes Frederich Kiehne Home. Property is a Recorded Texas Historic Landmark and was documented by HABS (Historic American Building Survey) in 1934. Has historic rear additions.

1983 Historic Resources Survey	
Previous Site No.	436
Previous Ranking	1
Previous Photo References	_____
Roll	34 34 34
Frame	7 8 9

406 E. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 404  
 Address 406 E. Main  
 Date 1970  
 Stylistic Influence Ranch  
 GCAD Hyperlink [R18026](#)  
 Owner HEIN BROTHERS  
 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	_____

409 E. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 437  
 Address 409 E. Main  
 Date 1957  
 Stylistic Influence \_\_\_\_\_  
 GCAD Hyperlink [R29326](#)  
 Owner DITGES, KURT F  
 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	_____

411 E. Main



2002-05 Re-evaluation

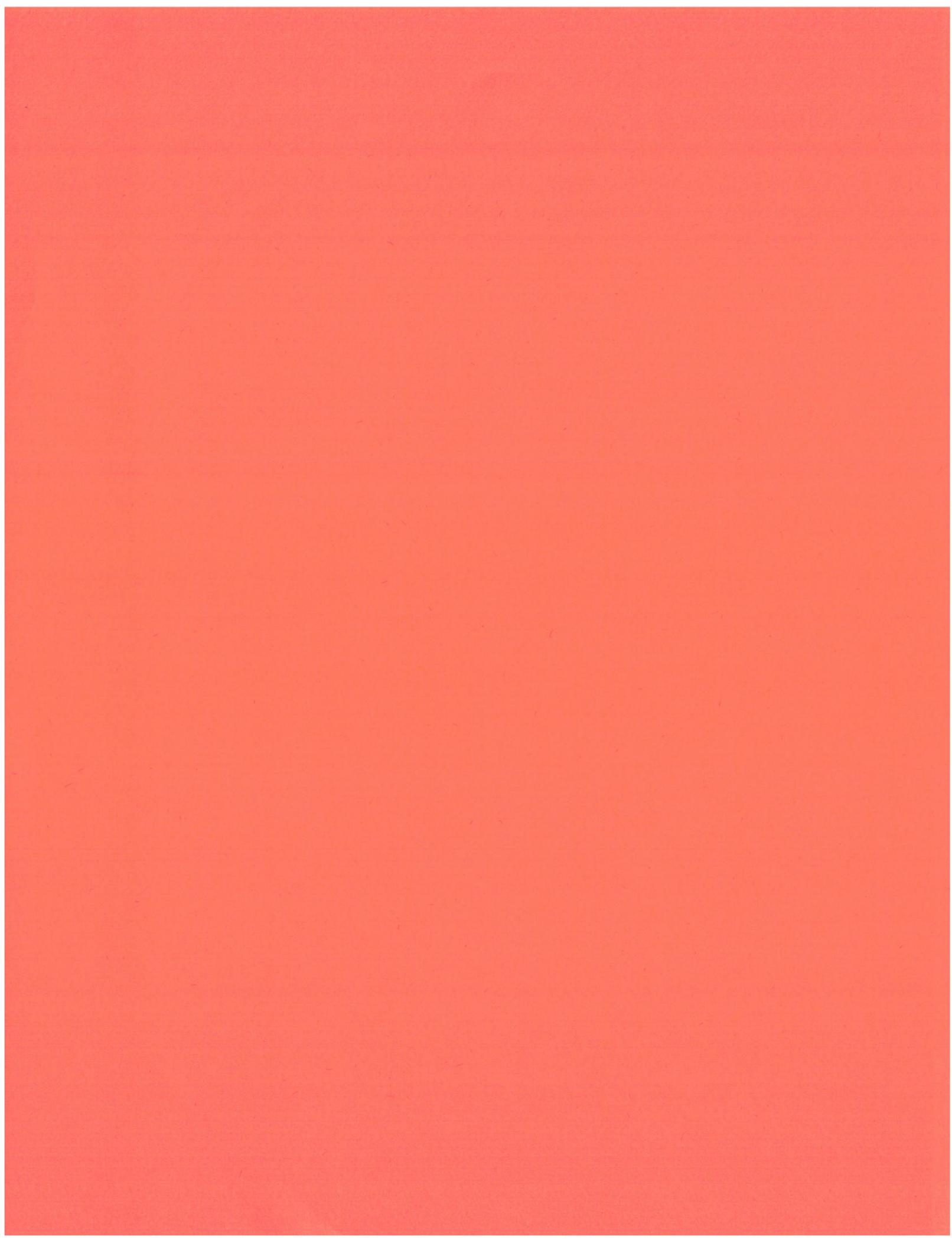
High  Medium  Low

Site ID No. 436  
 Address 411 E. Main  
 Date 1895  
 Stylistic Influence Queen Anne  
 GCAD Hyperlink [R20796](#)  
 Owner LISTON, MICHAEL W & MARY J  
 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.	437
Previous Ranking	3
Previous Photo References	_____
Roll	34
Frame	6



# DRAFT

October 6, 2015

Mildred Klier  
410 S. Milam Street  
Fredericksburg, TX 78624

**RE: Property located at 410 S. Milam Street**

Dear Ms. Klier:

The City of Fredericksburg's Historic Preservation Ordinance requires that properties located in the City's Historic District or that are designated as historic Landmarks be preserved and not be allowed to be demolished, even when the demolition occurs because of the neglect by the owner to maintain or repair the property. This is referred to in the ordinance as demolition by neglect. A copy of this section of the ordinance is attached to this letter.

The subject landmark building contains a number of items that are in violation of the ordinance and need to be addressed. In particular, several windows appear to be rotted or lack sufficient paint to secure them from moisture penetration. In addition, many of the shutters appear to be rotten and are not properly secured to the building. We are bringing this to your attention so that proper maintenance can be performed to avoid farther deterioration. Shutters that are original to the building will need to be preserved, while the shutters that are not original may be removed altogether.

In accordance with the ordinance, this letter will serve as notification that the Board has determined the property is being deteriorated by neglect. Therefore, as the trustee, you will have 30 days from the date of this letter to correct the defects or present to the Board a plan for remediation if the defect cannot be remedied within such 30 days. If for some reason, there is a financial hardship that would prohibit you from completing the necessary remediation; it may be possible to apply for financial assistance from the City Council. Please either remedy the property violation or contact Kyle Staudt, Building Official, at City Hall, 126 W. Main Street, 830-997-7521 to discuss and propose a plan to bring the property into compliance.

Sincerely,

Sharon Joseph  
Chair, Historic Review Board