

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
Tuesday, November 10, 2015
City Hall
Conference Room
126 W. Main St.
5:30 P.M.**

1. Call to Order
2. Approve Minutes of October 2015 Regular Meeting *Pp 1 - 4*

APPLICATIONS

3. Application #15-78 by Randy Stehling on behalf of Bethany Lutheran Church at 114 W. Austin Street to restore, repair and refinish repairable existing elements and replace unrepairable elements with new material to match historic elements *Pp 5 - 12*
4. Application #15-79 by Security State Bank & Trust to repair and close in historic structure on site at 118 S. Crockett Street *Pp 13 - 19*

ACTION ITEMS

5. Demoliton by Neglect property at 247 E. Main Street

DISCUSSIONS

6. Update on Church of Colored People of Gillespie County at 520 / 601 E. Main Street
7. Update on Demo by Neglect property at 410 S. Milam
8. Joint Work Session with City Council in January
9. New Construction

SIGN OFF APPLICATIONS

10. #15-75 – Construct 531 sq. ft. addition – 516 W. Austin (Kenisky)
11. #15-76 – Add arbor and outdoor fireplace – 102 W. Austin (Cinco Group)
12. #15-77 – Restore halle & construct addition, previously approved – 212 W. San Antonio (St Joseph's)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
October 13, 2015
5:30 PM

On this 13th day of October, 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
MIKE PENICK
JOHN MURAGLIA
KAREN OESTREICH
JERRY SAMPLE
ERIC PARKER

ABSENT: STAN KLEIN
LARRY JACKSON
DAVID BULLION

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

Jerry Sample moved to approve the minutes from the August 2015 regular meeting. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #15-70 by John Wm. Klein on behalf of Gillespie County Historical 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 – John Klein, architect, presented the application. Jeryl Hoover from the Gillespie County Historical Society was also present to answer questions. Mr. Klein noted the society received some HOT funds and would like to create an entrance to better identify the area. Mr. Klein stated the intent is to build the entrance with a glass storefront and windows that will come out. Mr. Klein noted the existing wall is clay tile. Mr. Klein gave some history of the site and noted there will be more changes coming at a later date. Mr. Klein noted the 1950's structure will be taken down and replaced with an exhibit museum and the 1980's lean-to will also be removed.

Karen Oestreich moved to approve Application #15-70 and Eric Parker seconded the motion.

All voted in favor and the motion carried.

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 – Sharon Grona and Jennifer Irwin, owners of the property, presented the application. Ms. Grona noted their originally approved plan did not include parking but they have purchased a property that will now be used for parking. Ms. Grona stated the handicapped accessible room will be moved from the front of the building to the rear to access the handicapped parking spot. Ms. Grona added the windows on the side of the building have been changed from two double windows to a small window.

Jerry Sample asked if the deck and staircase off the back goes over the property line and Ms. Grona noted it did and they plan to grant an easement for that.

Karen Oestreich moved to approve Application #15-71 and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Application #15-74 by Gable S Corporation to construct a new, approximate 21,400 square foot 2-story mixed use building at 406 E. Main Street – Shaesby Scott, owner, Phillip Keil, architect, and Jim Mikula, Project Leader, were in attendance to present the application. Mr. Keil explained the site now also includes the Inn on the Creek property at 107 N. Washington. Mr. Keil noted their approach to designing the project is to create an urban façade along the property line with awnings projecting out to enhance the pedestrian shopping experience. Mr. Keil noted they are trying to work around the Heritage Oak tree on site and create a courtyard that will break up the urban façade. Mr. Keil noted the materials they will use on the building include board and baton siding, either stucco or metal, depending on budget costs, and a lot of touchable details to create a smaller scale. Mr. Keil noted the building will be split into three distinct masses in order to create a pedestrian experience under the oak tree and to break up the mass and scale so it doesn't overwhelm the area. Mr. Keil noted the guests will enter in the back of the building and the scale will be broken off there as well. Mr. Keil added a new sidewalk along Washington Street is planned.

Charles Schmidt questioned if the entrance off Main Street has been removed and Mr. Keil noted it was eliminated to improve the continuity of the pedestrian shopping experience and also so the retail base could be expanded. Mr. Keil noted the primary façade material on Main Street will be a vermeer cut limestone because the texture recreates the look and feel of the hand flattened block seen on Main Street. Mr. Keil stated as the corner of the building rounds they will use a rubble limestone with a coining of the vermeer cut stone. Mike Penick asked what size the stone will be on the front façade and Mr. Keil stated it will be as large as cost allows. Mr. Penick asked if the rubble on the sides will be smaller and Mr. Keil stated they would be and it will be more of a smear effect on the sides and a coursed effect on the front. Mr. Penick asked if the coins will be protruding and Mr. Keil stated he hadn't thought about that but he is open to doing so. Mr. Penick noted a finite shadow line would be wise. Mr. Keil noted he liked that idea. John Muraglia commented the cream color of the limestone is good because when the sun hits the building it will be very bright if the stones are white. Mr. Muraglia encouraged the applicants to use as creamy a stone as they can find. Mr. Keil commented the façade of the retail and hotel is pushed back about six feet and there are awnings that bridge back to the

façade and project out about eight feet forward. Mr. Muraglia asked if the lentils will be prominent and Mr. Keil stated they would be. Mr. Keil noted a cut stone will be used on the base of the columns and on the cornice. Mr. Keil noted the lentils will also be cut stone. Mr. Keil stated the limestone is the identity of the retail building and the Prussian Blue board and baton is the identity of the hotel. Jerry Sample asked what the spacing is on the boards and Mr. Keil noted it is drawn at 24 inches, but they would like to do that smaller. Mr. Sample asked if it will be a square cut board and baton and Mr. Keil stated it would be. Mr. Sample stated the east elevation is one big wall and has a lot of vertical look to it and asked if that is going to be broken up in any way. Mr. Keil noted that is about nine feet from the property line and they will put up a fence so they don't believe it will be a very visible façade. Mr. Scott noted they have eliminated the balconies from the east and west side of the structure due to the neighbors' concerns. Mr. Scott commented the neighbors repeatedly asked for softness and he believes by reducing the structure to 2-story and the other changes they made, they have done that. Mr. Muraglia and Mr. Sample both noted if a tall vertical piece is used on the east side it should be stone and Mr. Scott added or stucco, which was agreeable to the Board. Mr. Keil noted he would have to study if that is possible because of the way everything is tied together. Mr. Sample asked how the awnings will be constructed and Mr. Keil noted they will be a painted steel structure with wood decking on the underside. Mr. Sample asked if there would be any slope and Mr. Keil noted they will slope slightly, approximately ¼ of an inch. Mr. Keil added the rear façade will be softened with plantings to hide the rear service corridor.

John Muraglia moved to approve Application #15-74 and Eric Parker seconded the motion. All voted in favor and the motion carried.

Application #15-72 by Tony Martin Builders to construct new residence at 212 Mistletoe Street – Ira Martin presented the application and noted they would like to design small 1500 – 1600 square foot Sunday homes. Mr. Martin noted they will use Texas limestone for the exterior, antique pine entry doors and painted Marvin double hung windows. Mr. Martin added the roof will be standing seam metal. Mr. Martin stated they plan for the houses to mimic what is currently on the street. John Muraglia asked what type of fence will be installed and Mr. Martin noted he would like a low stone fence, but the owners will probably want to put in a privacy fence. Mr. Martin explained they are striving to keep everything very open. Mr. Martin added their design is intended to separate the massing.

Mike Penick stated he does not believe the salt block roof on the accessory building is appropriate and would like to see a gable roof. Mr. Martin agreed that could be done.

Charles Schmidt moved to approve Application #15-72 with the stated change to the accessory building roof and John Muraglia seconded the motion. All voted in favor and the motion carried.

Application #15-73 by Tony Martin Builders to construct new residence at 213 W. Schubert Street – Ira Martin presented the application and noted this is similar to the other house presented. Mike Penick noted the roof on this accessory building should also be changed to a gable. Jerry Sample asked why they propose so many double entry doors because he doesn't believe that is a Fredericksburg element. Mr. Martin noted as families grew, different structures were be added onto houses so they are trying to make their structures look like homes

that were added on to and make each structure stand on its own.

Jerry Sample moved to approve Application#15-73 and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

ACTION ITEMS

Demolition by Neglect letter for property at 410 S. Milam - Brian Jordan, Director of Development Services, noted a letter referencing demolition of certain historic elements of the property is in the packet for the Board's approval. Kyle Staudt, Building Official, and Broc Schultz, Building Inspector, noted the house is not in bad shape, but the shutters and windows are in need of repair.

Jerry Sample moved to send the Demolition by Neglect letter to the owner of the property at 410 S. Milam and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Demolition by Neglect property at 247 E. Main (Admiral Nimitz's Birthplace) – Kyle Staudt, Building Official, and Broc Schulz, Building Inspector, stated they went by the building but did not see anything of great concern. The Board asked City Staff to put the item back on the agenda for the following month so they could go by the property and make a determination at the next meeting.

Demolition by Neglect property at 115 S. Adams (Old Clinic Building) – Sharon Joseph asked if this was for the old hotel and Kyle Staudt, Building Official, noted it was. Mr. Staudt stated the windows on the alley side are rotting and falling apart.

Jerry Sample moved to send a Demolition by Neglect letter to the owners and John Muraglia seconded the motion. All voted in favor and the motion carried.

DISCUSSION

New Construction – Brian Jordan, Director of Development Services, stated they were going to discuss new construction in the Historic District at this meeting but the Board does not seem prepared to do so. Mr. Jordan asked the members of the Board to highlight that portion of the Historic Preservation Ordinance and come prepared to discuss it at the next meeting.

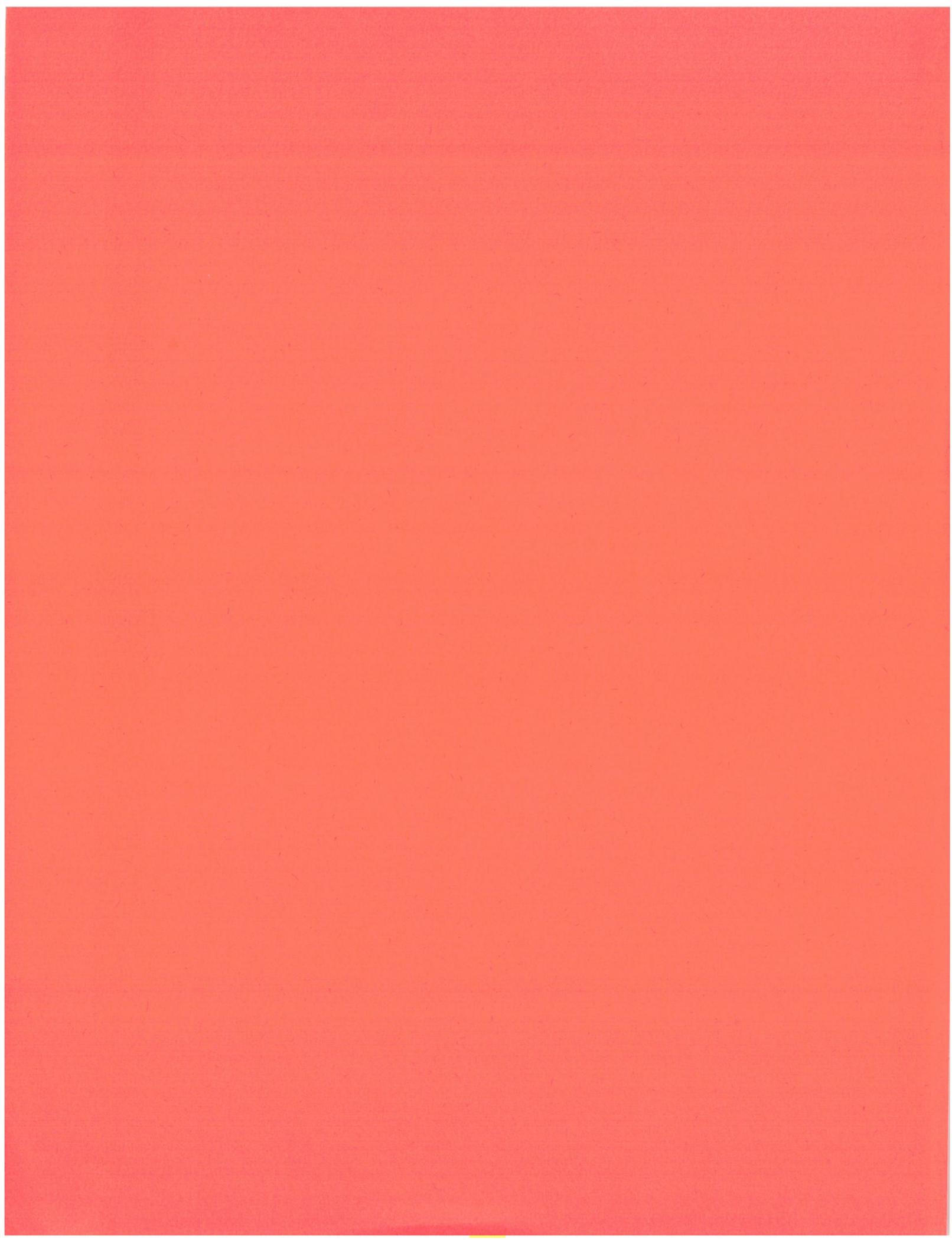
ADJOURN

With nothing further to come before the Board, Jerry Sample moved to adjourn. John Muraglia seconded the motion. All voted in favor and the meeting was adjourned at 6:38 p.m.

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

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN



**Historic Review Board
Application Information**

Application Number: 15-78
Date: November 5, 2015
Address: 114 W. Austin
Owner: Bethany Lutheran Church
Applicant: Randy Stehling
Rating: High
Proposed Modifications: See attached.
Neighborhood Characteristics: The subject property is in the Historic District.
Staff Comments: The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

(1) Removal, addition or modification of architectural detail. The distinguishing historic qualities or character of a building, structure, or site and its environment shall not be destroyed. Removal or modification of any historic material or distinctive architectural features may be accomplished upon issue of certificate of appropriateness; however, this should be avoided when possible. Architectural features include but are not limited to exterior wall materials, windows, railings, decorative woodwork, masonry, or stone elements.

(2) Paint color and application. Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The building official shall determine whether or not the proposed color is within the approved list of colors. Base colors such as vibrant or "hot" shades, dark deep shades, and black shades are not acceptable. If one wishes to use these colors, a certificate of appropriateness must be granted in advance of paint application. The painting of existing historic buildings composed of materials such as unpainted stone or unpainted masonry is prohibited.

(3) New construction in historic districts. The board will review all new construction plans within Historic Districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to height, gross volume, proportion, design harmony and setback.

The advisory functions of the Board include the following:

- (1) The effect of the proposed change on the general historic, cultural, and architectural nature of the historic district or landmark.
- (2) The appropriateness of exterior architectural features which can be seen from a public street, alley, or walkway.
- (3) The general design, arrangement, texture, color, and material of the building, or structure, and the relation of such factors to similar features of buildings, or structures, in the district. This consideration shall not be the aesthetic appeal of the structure to the board nor the proposed remodeling, but rather its conformity to the general character of the particular historic area involved.
- (4) Conformance of signage to the general historic, cultural, and architectural character of the historic district or landmark.
- (5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
- (6) The general and specific Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as issued by the secretary of the interior.
- (7) The importance of finding a way to meet the current needs of the property owner and the importance of approving plans that will be economically reasonable for the property owner to carry out.

Preservation Priority Rating. Three-tier rating system used in the 2002 *Fredericksburg Historic Resource Survey* to evaluate all properties within, and adjoining to, the City's Historic District. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change.

HIGH rating. The most significant properties identified in the 2002 *Fredericksburg Historic Resource Survey*. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

MEDIUM rating. Properties that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the Historic District's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the Historic District or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

LOW rating. Properties that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual fifty (50) year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than fifty (50) years of age, but which nevertheless may have relative value within the Historic District, meriting preservation. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

15-78

Application for Certificate of Appropriateness

Application Date: 10-23-15 Application Complete: 10-23-15

Property Address: 114 West Austin Street

Owner: Bethany Lutheran Church Phone No. 830-997-2069

Address: 110 West Austin Street

Applicant: Randy Stehling - Project Architect Phone No. 830-997-0383

Address: 300C West Main, Fredericksburg, TX 78624 Fax No. _____

Description of External Alteration/Repair or Demolition: The existing front porches, roofs and balcony have fallen into disrepair and are structurally unsound. These areas are to be restored; existing elements intended to remain will be cleaned, repaired and refinished. Those elements determined unrepairable will be replaced with new materials to match historic.

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

Restoration of the areas noted above will maintain and enhance the circa 1880s appearance of the building.

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

None

Drawing Sketch Date Submitted: 10-26-15 Historic Photograph

Desired Starting Date: January 2016 Desired Completion Date: March 2016

SURVEY RATING: High Medium Low None
 PTHL: Estimated Date of Construction 1864 (one-story portion)

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

[Signature] Date 11/2/15 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



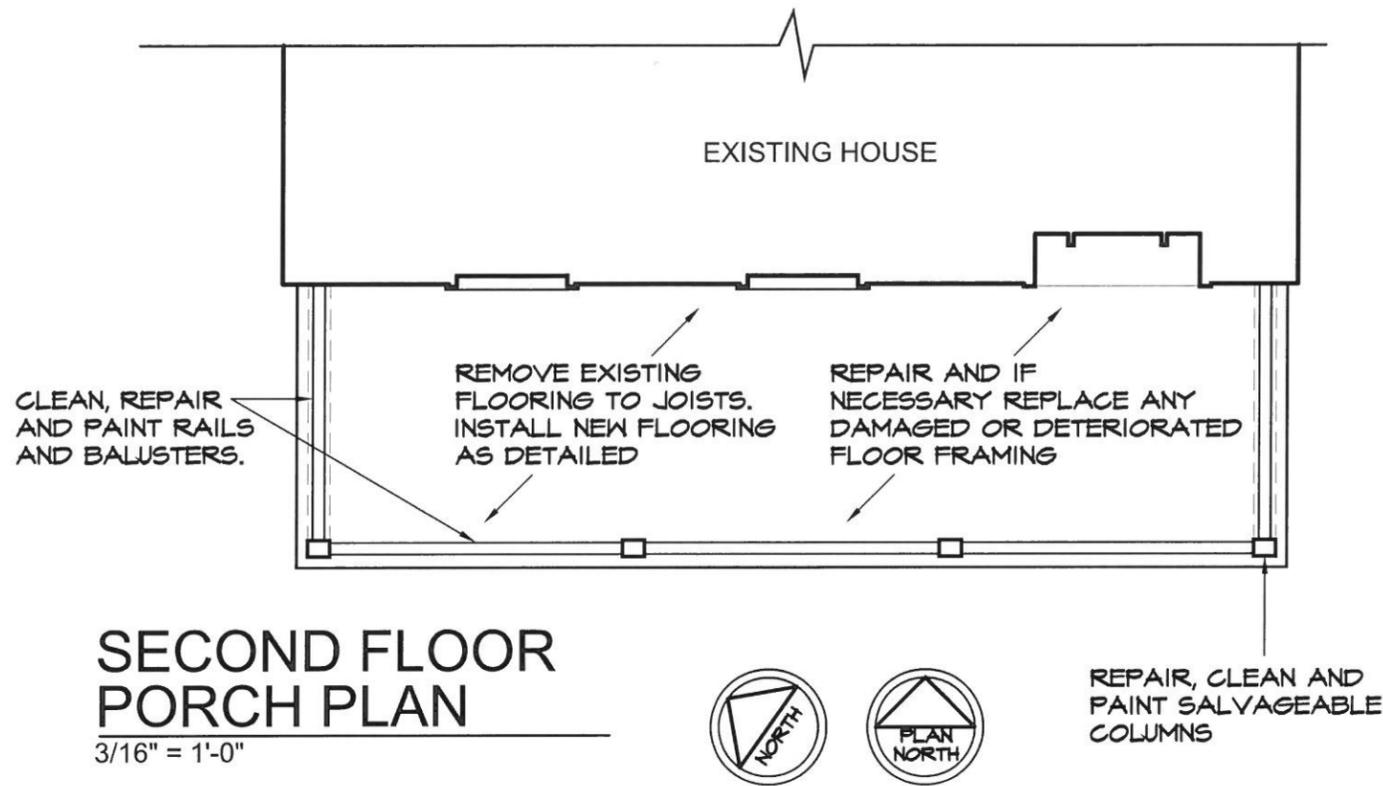
Restoration of the Felix Van Der Stucken Home Front Porch for
Bethany Lutheran Church, Fredericksburg Texas



Existing front view as seen from West Austin Street

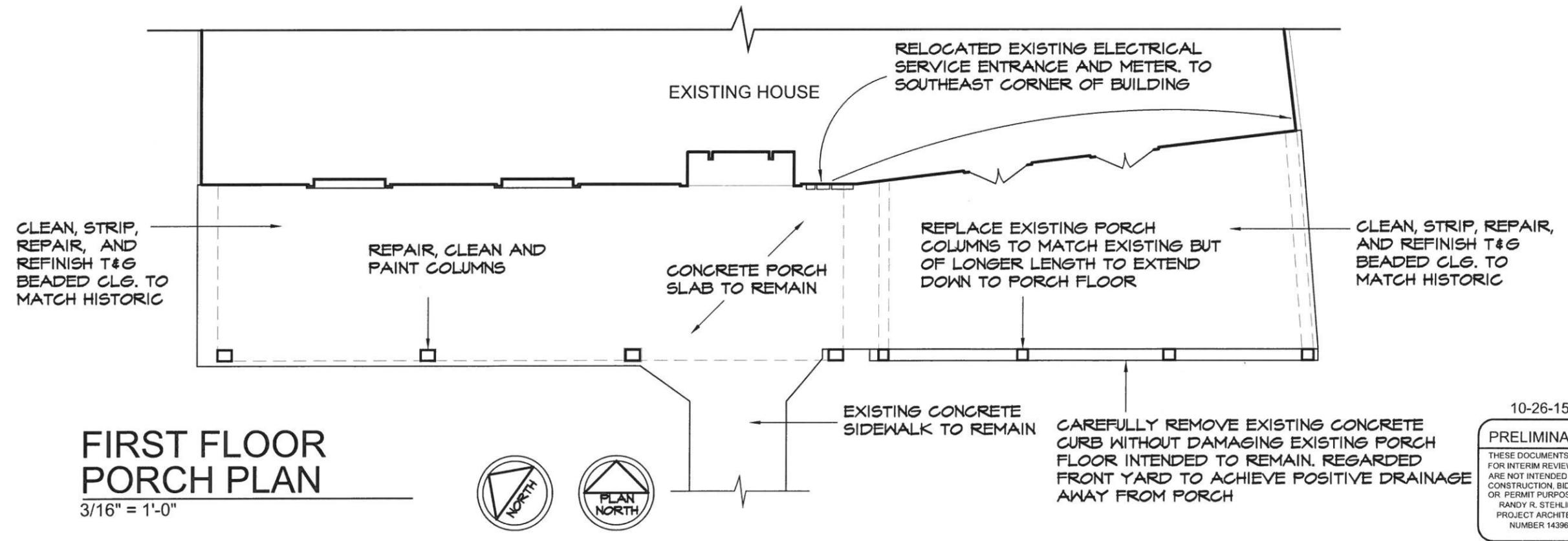


Existing side view as seen from West Austin Street



SECOND FLOOR PORCH PLAN
3/16" = 1'-0"

- ### GENERAL NOTES
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES, LAWS, AND ORDINANCES, MANUFACTURER'S RECOMMENDATIONS, AND REFERENCE STANDARDS INCLUDING BUT NOT NECESSARILY LIMITED TO THE 2009 INTERNATIONAL BUILDING CODE AND THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE.
 2. REPAIR, PATCH AND CLEAN AND REFINISH ALL ELEMENTS INTENDED TO REMAIN.
 3. UNLESS NOTED OTHERWISE, DETERIORATED OR OTHERWISE DAMAGED BUILDING ELEMENTS DETERMINED IRREPARABLE SHALL BE REPLACED WITH NEW TO MATCH HISTORIC.
 4. WHEN EXPOSED, COMPLETELY AND THOROUGHLY CLEAN ALL CONCEALED SPACES PRIOR TO CONCEALING.
 5. REPLACE ALL DETERIORATED OR DAMAGED STRUCTURAL ELEMENTS. ADD ADDITIONAL STRUCTURAL FRAMING, BLOCKING AND SUPPORTS AS NEEDED TO MAKE EXISTING STRUCTURE SOUND AND AS NEEDED TO PROPERLY SUPPORT NEW CONSTRUCTION.



FIRST FLOOR PORCH PLAN
3/16" = 1'-0"

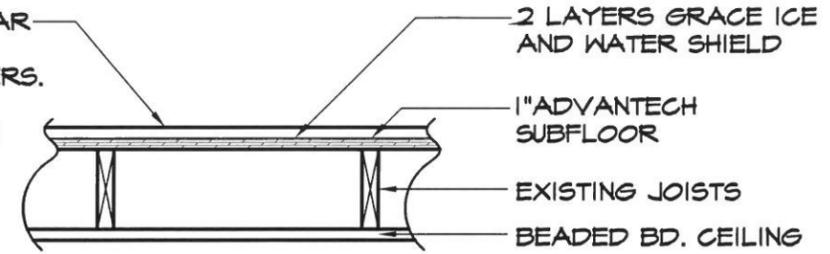
10-26-15
PRELIMINARY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RANDY R. STEHLING
PROJECT ARCHITECT
NUMBER 14396

STEHLING · KLEIN · THOMAS · ARCHITECTS, P.L.L.C.
RANDY R. STEHLING, AIA - PROJECT ARCHITECT
300 C WEST MAIN STREET · FREDERICKSBURG, TEXAS 78624
PHONE: 830-997-0383 · FAX: 830-990-9272

FELIX VAN DER STUCKEN HOME PORCH RESTORATION FOR
BETHANY LUTHERAN CHURCH
114 WEST AUSTIN STREET · FREDERICKSBURG TEXAS

FLOOR PLANS
A-1

NEW T&G COMPOSITE FLOORING (OF THICKNESS AND WIDTH SIMILAR TO EXISTING) FASTENED TO NEW DECK WITH CONCEALED FASTENERS. APPLY CONT. BEAD OF SILICON SEALANT BETWEEN TOP OF EACH FLOORING JOINT



2ND FLOOR PORCH DETAIL
NOT TO SCALE

EXISTING STONE PARAPET TO REMAIN- REPAIR ANY AREAS EXPOSED OR DAMAGED BY SELECTIVE DEMOLITION AND CONSTRUCTION

NEW GALVANIZED METAL ROOF WITH BUILT-IN GUTTER SYSTEM TO MATCH EXISTING

CLEAN, REPAIR AND PAINT CROWN MOULDING & TRIM

CLEAN, REPAIR AND PAINT RAILS AND BALUSTERS.

REMOVE EXISTING FLOORING TO JOISTS. INSTALL NEW FLOORING SYSTEM AS DETAILED

CLEAN, REPAIR AND PAINT BRACKETS

CLEAN, REPAIR AND PAINT COLUMNS



CONCRETE PORCH TO REMAIN

REMOVE BASE TRIM

CONCRETE PORCH TO REMAIN

REMOVE EXISTING CONCRETE CURB

EXISTING STONE WALL TO REMAIN- REPAIR ANY AREAS EXPOSED OR DAMAGED BY SELECTIVE DEMOLITION AND CONSTRUCTION

NEW GALVANIZED METAL ROOF WITH BUILT-IN GUTTER SYSTEM TO MATCH EXISTING

CLEAN, REPAIR AND PAINT CROWN MOULDING & TRIM

CLEAN, REPAIR AND PAINT BRACKETS

CLEAN, REPAIR AND PAINT COLUMNS

FRONT (SOUTH) ELEVATION

3/16" = 1'-0"

10-26-15

PRELIMINARY

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

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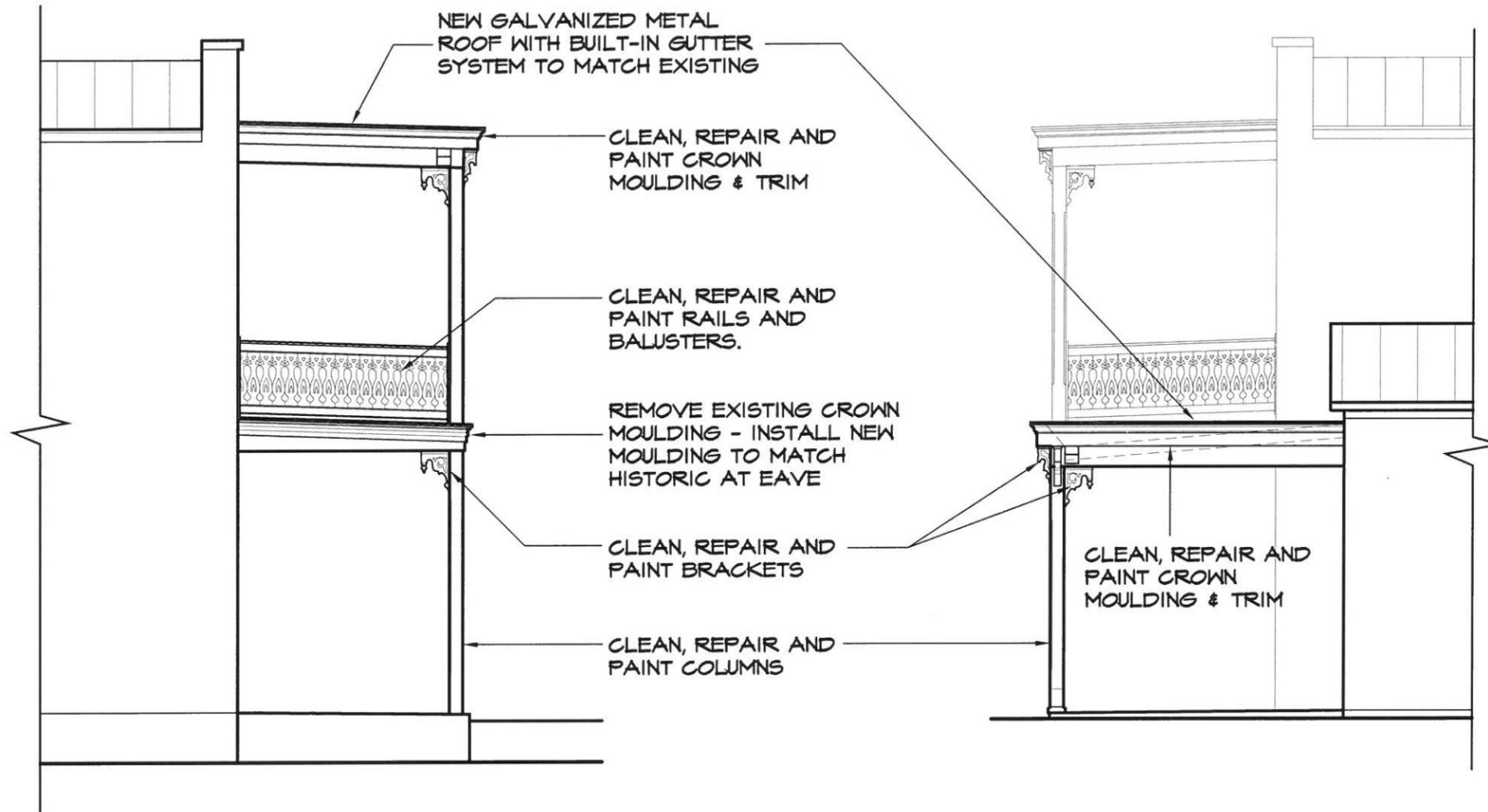
FELIX VAN DER STUCKEN HOME PORCH RESTORATION FOR

BETHANY LUTHERAN CHURCH

114 WEST AUSTIN STREET FREDERICKSBURG TEXAS

ELEVATIONS

A-2



SIDE (WEST) ELEVATION

3/16" = 1'-0"

SIDE (EAST) ELEVATION

3/16" = 1'-0"

10-26-15

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

RANDY R. STEHLING, AIA - PROJECT ARCHITECT

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FELIX VAN DER STUCKEN HOME PORCH RESTORATION FOR

BETHANY LUTHERAN CHURCH

114 WEST AUSTIN STREET FREDERICKSBURG TEXAS

ELEVATIONS

A-3

11

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

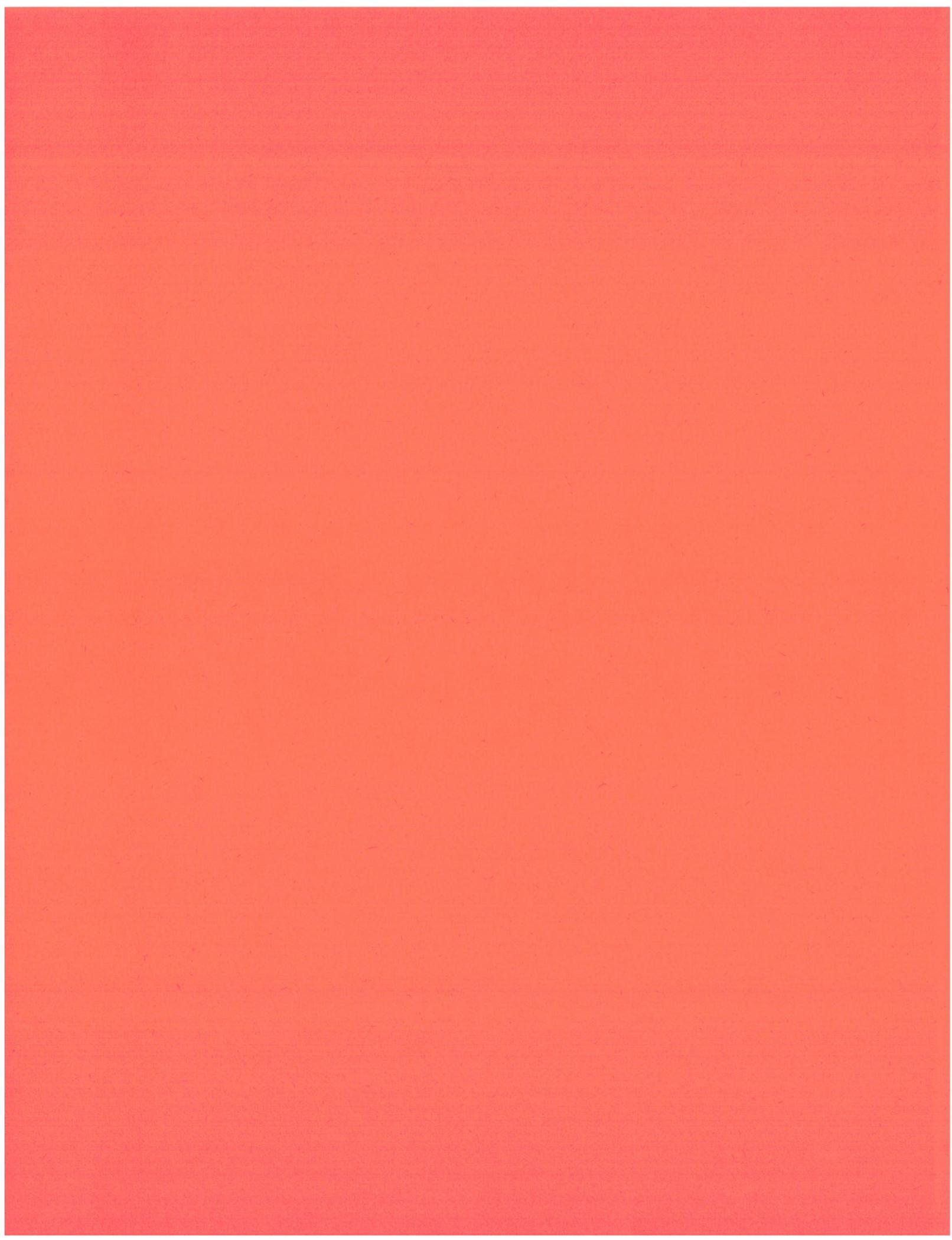
High Medium Low

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 _____



**Historic Review Board
Application Information**

Application Number: 15-79

Date: November 5, 2015

Address: 118 S. Crockett

Owner: Security State Bank & Trust

Applicant: Security State Bank & Trust

Rating: Low

Proposed Modifications: See attached.

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

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

General Notes:

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(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.

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- (1) The effect of the proposed change on the general historic, cultural, and architectural nature of the historic district or landmark.
- (2) The appropriateness of exterior architectural features which can be seen from a public street, alley, or walkway.
- (3) The general design, arrangement, texture, color, and material of the building, or structure, and the relation of such factors to similar features of buildings, or structures, in the district. This consideration shall not be the aesthetic appeal of the structure to the board nor the proposed remodeling, but rather its conformity to the general character of the particular historic area involved.
- (4) Conformance of signage to the general historic, cultural, and architectural character of the historic district or landmark.
- (5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
- (6) The general and specific Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as issued by the secretary of the interior.
- (7) The importance of finding a way to meet the current needs of the property owner and the importance of approving plans that will be economically reasonable for the property owner to carry out.

Preservation Priority Rating. Three-tier rating system used in the 2002 *Fredericksburg Historic Resource Survey* to evaluate all properties within, and adjoining to, the City's Historic District. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change.

HIGH rating. The most significant properties identified in the 2002 *Fredericksburg Historic Resource Survey*. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

MEDIUM rating. Properties that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the Historic District's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the Historic District or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

LOW rating. Properties that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual fifty (50) year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than fifty (50) years of age, but which nevertheless may have relative value within the Historic District, meriting preservation. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

Application for Certificate of Appropriateness

Application Date: 10.26.15 Application Complete: 10.26.15

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

Owner: Security State Bank & Trust Phone No. 830.997.7575

Address: 201 W Main St, Fredericksburg, TX 78624

Applicant: Security State Bank & Trust Phone No. 830.997.7024

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

Description of External Alteration/Repair or Demolition: Covered Storage Building repair

A new roof and exterior wall is proposed for the existing stone structure. Due to decay and rot the existing roof and sliding wood doors were previously removed. We propose to install a new galvalume standing seam metal roof and a painted cement board & batten exterior wall along with carriage style overhead doors in order that the structure may be used for storage.

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

The existing stone walls shall remain, the standing seam roof, the painted cement board & batten exterior wall and the carriage style overhead doors are in keeping with the style and materials used by adjacent buildings and similar structures of this type.

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

None.

Drawing Sketch Date Submitted: 10.26.15 Historic Photograph

Desired Starting Date: November 2015 Desired Completion Date: January 2016

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

APPLICANT SIGNATURE: ALBERT

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

[Signature] Date 10/2/15 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: _____

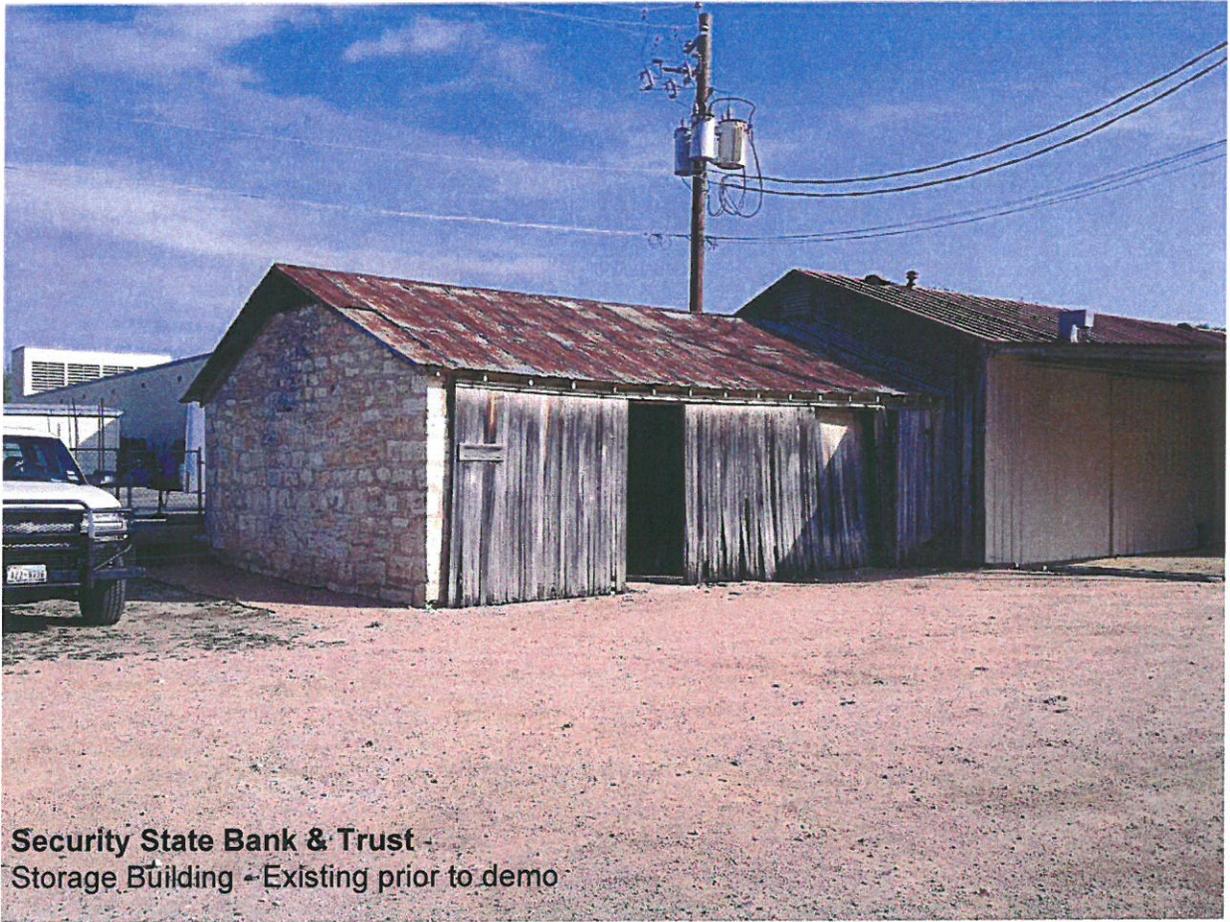
APPLICATION FEE: -\$10.00 plus Board Review; CERTIFICATE OF APPROPRIATENESS- \$20.00

40.00

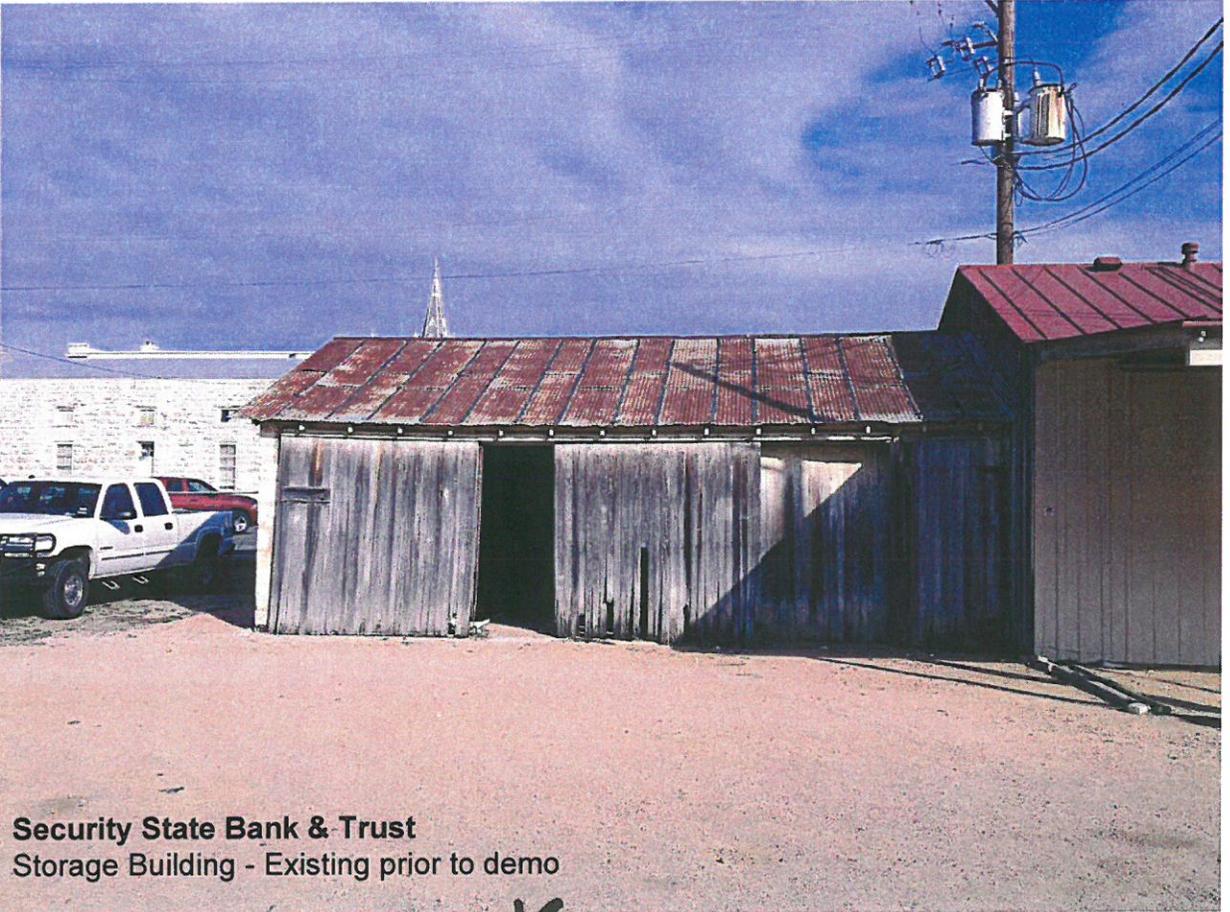
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OCT 26 2015



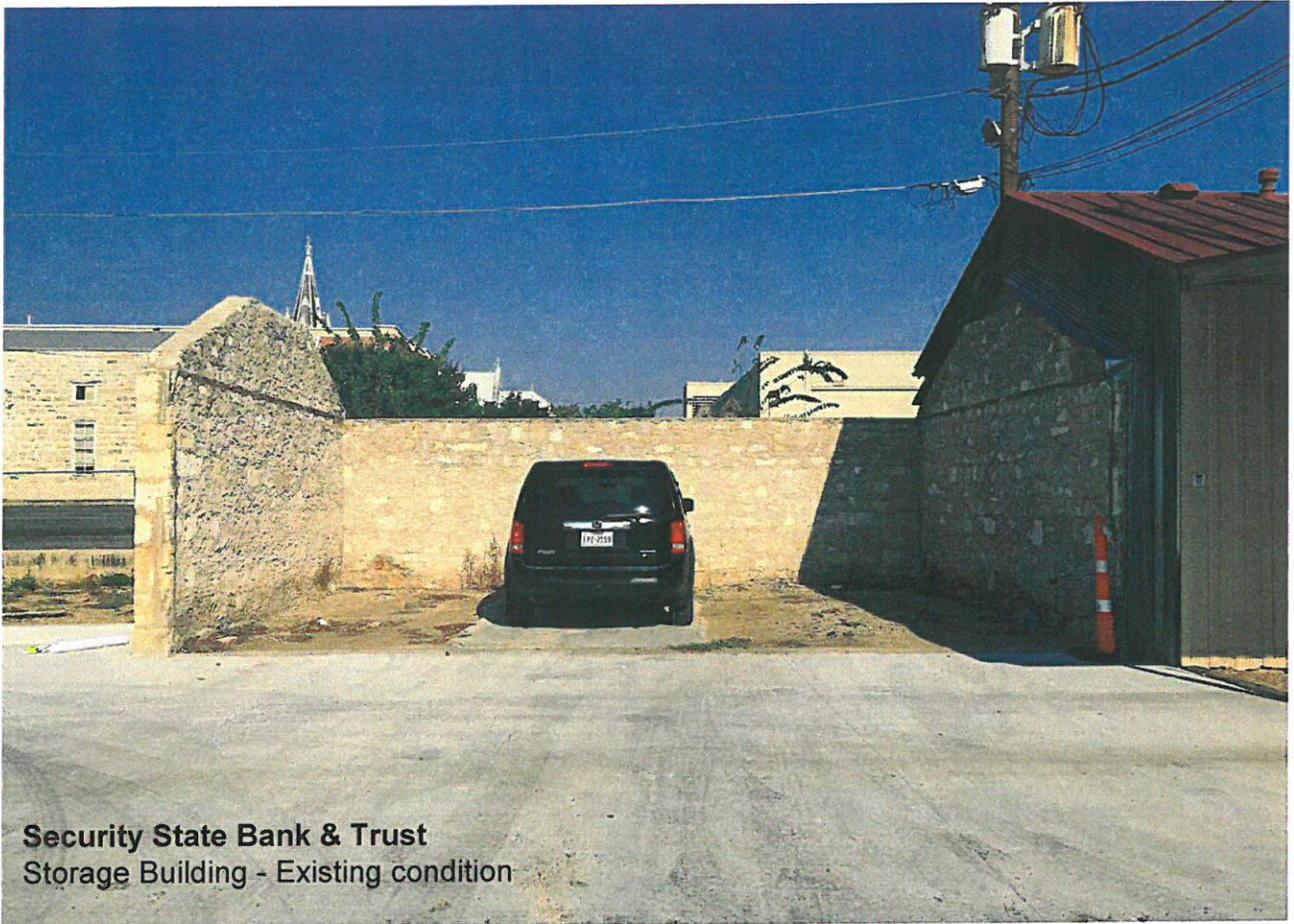
Security State Bank & Trust
Storage Barn Building - Proposed



**Security State Bank & Trust -
Storage Building - Existing prior to demo**



**Security State Bank & Trust
Storage Building - Existing prior to demo**



Security State Bank & Trust
Storage Building - Existing condition