

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD**

Tuesday, December 15, 2015

City Hall

Conference Room

126 W. Main St.

5:30 P.M.

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

APPLICATIONS

3. Application #15-84 by Brad Holland on behalf of Carolyn Moore to cover front corner of carport with corrugated metal and continue through back yard and remove porch spindles and add wire cable on property at 112 N. Acorn *Pp 5 - 13*
4. Application #15-87 by Janet Degenhardt of West End Pizza at 232 W. Main Street to add new sign and paint building exterior *Pp 14 - 20*
5. Application #15-88 by Eric Mustard on behalf of Mickey T. Dunn at 603 W. Austin Street to demolish existing residence and construct new house *Pp 21 - 31*
6. Application #15-89 by Mustard Design on behalf of Mr. & Mrs. Warren at 405 Cora to remove two existing outbuildings, construct new two-story garage/apartment and construct addition to rear of residence *Pp 32 - 41*
7. Application #15-90 by Michael Atkins on behalf of Denise Gruy at 606 W. Creek to construct addition, move existing garage to back corner of property and construct privacy fence *Pp 42 - 49*
8. Application #15-91 by Jerald & Diana Phillips on behalf of Josh & Christy Phillips at 404 N. Milam to:
 - 1) Demolish existing bath on rear and construct L-shaped addition along entire back of structure
 - 2) Create 12' driveway to north of house
 - 3) Create patio areas of crushed granite
 - 4) Replace current rock walkway with crushed granite
 - 5) Move stairway for upstairs to outside north side of house, incorporating a deck landing*Pp 50 - 65*

ACTION ITEMS

9. Demo by Neglect Property at 409 W. Creek *Pp 66 - 70*
10. Request from Gary Hunter to forward recommendation to City Council for additional funds for Christian Episcopal Methodist Church *Pp 71*

DISCUSSIONS

11. Meeting dates for 2016 *Handout*
12. New Construction in Historic District and additions to Historic Structures

SIGN OFF APPLICATIONS

13. #15-80 – Replace front porch and paint exterior – 206 S. Lincoln (Allen)
14. #15-81 – Change front porch to awning over front door – 607B W. Main (Jones)
15. #15-82 – Reinstall two awnings & install temporary plastic at dining area – 318 E. Austin (Washburn)
16. #15-83 – Move outbuilding to different location – 508 W. San Antonio (Shelton)
17. #15-85 – Install fencing around existing dumpster – 300 W. Main (Graves)
18. #15-92 – Construct outdoor fireplace & patio & 6 1/2' privacy fence – 204 W. Creek (Montgomery)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
November 10, 2015
5:30 PM

On this 10th day of November, 2015 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

LARRY JACKSON
CHARLES SCHMIDT
MIKE PENICK
STAN KLEIN
KAREN OESTREICH
JERRY SAMPLE
ERIC PARKER
DAVID BULLION

ABSENT: SHARON JOSEPH
JOHN MURAGLIA

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

Larry Jackson called the meeting to order at 5:30 PM.

MINUTES

Eric Parker moved to approve the minutes from the October 2015 regular meeting. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

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 – Randy Stehling and Brandon Weinheimer of Stehling, Klein, Thomas Architects presented the application. Gary McCready and Pastor Louis Zesch were also present. Mr. Stehling noted they would like approval for the restoration of the porch on the structure the Board was concerned about Demolition by Neglect. Mr. Stehling noted the oldest part of the building is the fachwork section over the small basement. Mr. Stehling commented he believes the one story portion of the building was built shortly after 1864, and the two story section between 1885 and 1895. Mr. Stehling added the porch over the one story part of the building was built at the same time as the porch over the two story part of the building. Mr. Stehling noted he has done some minor selective demolition to probe into what is there. Mr. Stehling noted there is a lot of historic

fabric to work with, but also a lot of structural issues to deal with. Mr. Stehling noted the ceiling under the second floor porch is probably original and has some water damage. Mr. Stehling commented there are two layers of porch floor above the ceiling and they believe the lower floor is original long leaf pine. Mr. Stehling noted 1 x 6 v-groove was laid over that layer. Mr. Stehling stated the original floor is probably questionable, looking at the ceiling below it, and they would like to do a careful restoration. Mr. Stehling explained they would carefully remove, evaluate and document what is historic and if it cannot be restored, they would replicate it and put it back to its original condition. Mr. Stehling noted they would like to waterproof the second floor by removing both floors that are in place, restore / repair the porch floor framing, add additional framing and then put a floor decking called Advantech, which will totally seal the floor. Mr. Stehling noted the corner would be trimmed out so it is not visible and then two layers of ice and water shield applied and put a synthetic material on top of that. Mr. Stehling noted they would like to get the material in a 1x6 width that will match the original and will hold up to the weather, but still look original. Mr. Stehling noted the railing heights don't meet current code but they are proposing to restore them as they are and later, when the church decides to do more involved restoration, might augment the railing with another rail above or something to meet code. Mr. Stehling stated the balustrade and brackets are in pretty bad condition and they anticipate some of them may not be able to be repaired and in that case they would replicate and replace. Mr. Stehling noted the only change they would like to make on the first floor is to take the concrete curb out from under the porch posts and extend the porch posts down to the porch floor. Mr. Stehling commented the metal roof on the building is not in too bad of shape and his proposal is to replace the roofs on the porches with new roof, gutters and downspouts. Mr. Stehling commented the architects will be heavily involved in the entire process to ensure the contractor remembers this is a restoration project.

Mike Penick asked how the area would be handled where the two porches join and Mr. Stehling stated they flash together now so they don't have water running down between the two porches. Mr. Stehling noted there is a lot of room for improvement and the porch floor and roof don't align and he does not have an exact solution for that detail yet. Mr. Stehling commented as he gets into the project he will discover much more information, because he has done very minimal probing at this point, and some decisions will be made during the discovery process.

Stan Klein asked about the detail on the crown molding and the profile illustrated that shows a trim piece facing the street and Mr. Stehling commented that was on the upper layer. Mr. Klein asked what they will end up with and Mr. Stehling noted will try to conceal the plywood on the inside with the crown molding. Mr. Klein asked what color will be used and Mr. Stehling noted they have not done any scrapings yet but once they get deeper into the project they will come back to the board if there is any other color than off white on the scrapings. Mr. Klein then encouraged Mr. Stehling to consider a different type of material than galvanized metal for the flat roof that would not encourage deterioration and he also suggested an incorporated gutter.

Jerry Sample commented he sees a tongue and groove overlay on the floor with the deck underneath, which is a later addition so when they hide a sub floor behind the trim, they will end up with the more original look coming out.

David Bullion asked if they will harvest the long leaf pine and Mr. Stehling noted they definitely will. Mr. Bullion noted the project is a great example of restoration and appreciates

the amount of work and detail they have put into it.

Karen Oestreich moved to approve Application # 15-78 and David Bullion seconded. All voted in favor and the motion carried.

Application #15-79 by Security State Bank & Trust to repair and close in historic structure on site at 118 S. Crockett Street – Whitney Koch of Mustard Design presented the application and noted they are bringing the building back to the Board full circle. Ms. Koch noted the building was in pretty bad shape and the only thing currently standing is the exterior stone walls. Ms. Koch noted the remaining structure was deteriorated to the point that everything else was removed. Ms. Koch noted they want to make some securable storage for the bank. Ms. Koch stated they will pour a new concrete sub floor, repair and stabilize the existing stone walls, add a new front façade and roof system will be added. Ms. Koch noted they are proposing a cement board face and a new metal roof that is in line with surrounding buildings. Ms. Koch noted they will install two overhead carriage style doors and will present colors at a later date.

Eric Parker moved to approve Application #15-79 and Charles Schmidt seconded the motion. With the exception of Jerry Sample who voted in opposition, all others voted in favor and the motion carried.

Update on Church of Colored People of Gillespie County at 520 / 601 E. Main Street – Gary Hunter showed a PowerPoint presentation detailing the work that has been done on the church to update the Board on the progress. Mr. Hunter noted they tried to restore the window that was in the best shape and it wouldn't hold together so they have purchased long leaf pine to reconstruct the windows and they will use the original window panes. Mr. Hunter noted the next step will be to lift the church and take the rotten beam out.

Update on Demo by Neglect property at 410 S. Milam – Kyle Staudt, Building Official, stated the grandson of the owner came by to speak to him about the property. Mr. Staudt noted Mr. Klier said they don't have any money to do the repair work but he would love to fix it up. Mr. Staudt informed Mr. Klier about the money the City Council has set aside for Demolition by Neglect properties and he will be compiling a list of costs to request some of the funds.

Joint Work Session with City Council in January - Brian Jordan, Director of Development Services, commented City Staff held a retreat with the City Council in October and one of the discussion items on the agenda was the large houses and additions that are being built in the community. Mr. Jordan commented they did not come up with a solution but he told the Council the Board has the ability to evaluate the construction under the Historic Preservation Ordinance for the properties that are located in the Historic District or are a landmark property. Mr. Jordan noted the City Council wants to meet with the Historic Review Board in a joint work session in January to consider expanding the Historic District and discuss the way the Board interprets the code. Mr. Jordan noted they may also look at including something in the Historic Preservation Ordinance to allow more enforcement.

Demolition by Neglect property at 247 E. Main Street – Brian Jordan, Director of Development Services, reminded the Board this property was brought to their attention at the

last meeting and Kyle Staudt, Building Official, saw some repairs that could be made but did not see anything causing the property to be in danger of Demolition by Neglect. Mr. Jordan noted members of the Board were going to go by the building and see what their thoughts were.

David Bullion stated if Staff did not see any issues that required a Demolition by Neglect letter to be sent, the Board should go along with that recommendation. Members of the Board agreed and a letter will not be sent.

New Construction

David Bullion referred to the Design Guidelines and read sections of that to the Board to give them some idea of what they should be looking at on applications for additions or new construction. Stan Klein added the surrounding buildings should be looked at to see if the proposed project fits into the area. Mr. Klein added the zoning ordinance dictates setbacks and that plays into the scale of the building. Mr. Klein noted a stepping effect, such as a one-story section on the front and a 2-story section on the back, could be used to keep scale smaller on the street.

Mike Penick commented the Board needs to figure out a way someone can buy a small house and double the size without it looking large because that is what people are doing now. There followed discussion and different opinions regarding small and large houses built next to each other and houses that have been built in the Historic District that are probably not appropriate. Mr. Klein added in a historic neighborhood the Board has the adjacent properties to compare scale and cohesiveness, but on a landmark property there isn't a historic neighborhood to use as a guideline. Mr. Sample and Mr. Klein stated they are there for scale, massing and proportion. Mr. Bullion commented a definition of neighborhood, distance to the right or left or entire block, could make their decisions more objective instead of subjective.

Mr. Bullion then read the four items from the Design Guidelines that should not be done.

The discussion was to be continued at the next month's meeting in preparation for the joint work session with the City Council.

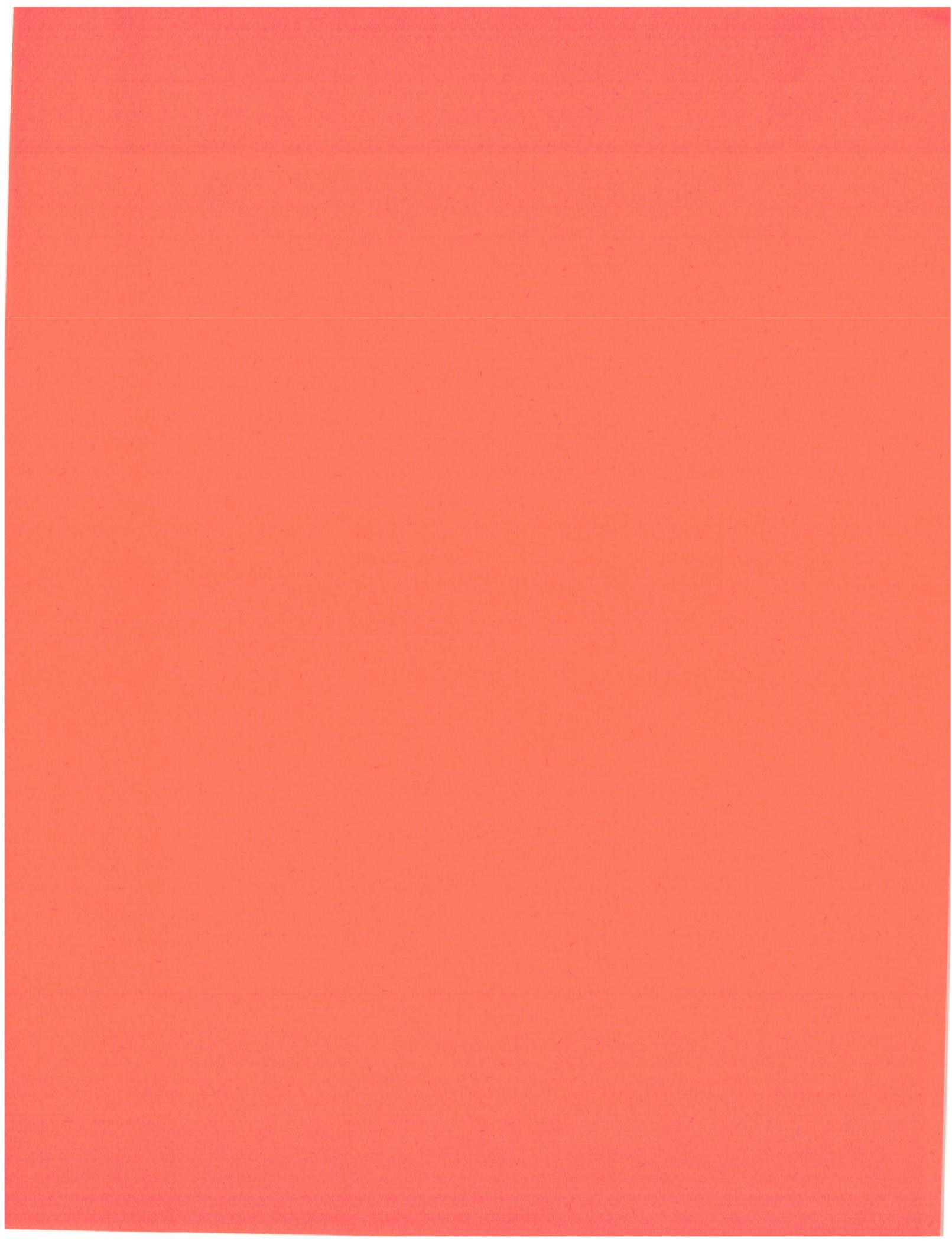
ADJOURN

With nothing further to come before the Board, Karen Oestreich moved to adjourn. Jerry Sample seconded the motion. All voted in favor and the meeting was adjourned at 7:03 p.m.

PASSED AND APPROVED this the 15th day of December, 2015.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN



**Historic Review Board
Application Information**

Application Number: 15-84

Date: December 10, 2015

Address: 112 N. Acorn

Owner: Carolyn Moore

Applicant: Brad Holland

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:

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.

15-84

Application for Certificate of Appropriateness

Application Date: 11-20-15 Application Complete: _____

Property Address: 112 N. Acorn

Owner: Carolyn Moore Phone No. 830 456 5559

Address: 112 N. Acorn

Applicant: Brad Holland Phone No. 830 456 2505

Address: _____ Fax No. _____

Description of External Alteration/Repair or Demolition: cover front corner @ pt carport with corrugated metal, continue thru back yard remove porch spindles and add wire cable

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

Add distinctive architectural style to protect deteriorating siding

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

Drawing Sketch Date Submitted: 11-20-15 Historic Photograph

Desired Starting Date: _____ Desired Completion Date: _____

SURVEY RATING: High Medium Low None

RTHL Estimated Date of Construction _____

APPLICANT SIGNATURE: Brad Holland

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

[Signature] Date 12/1/15 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 12/1/15 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

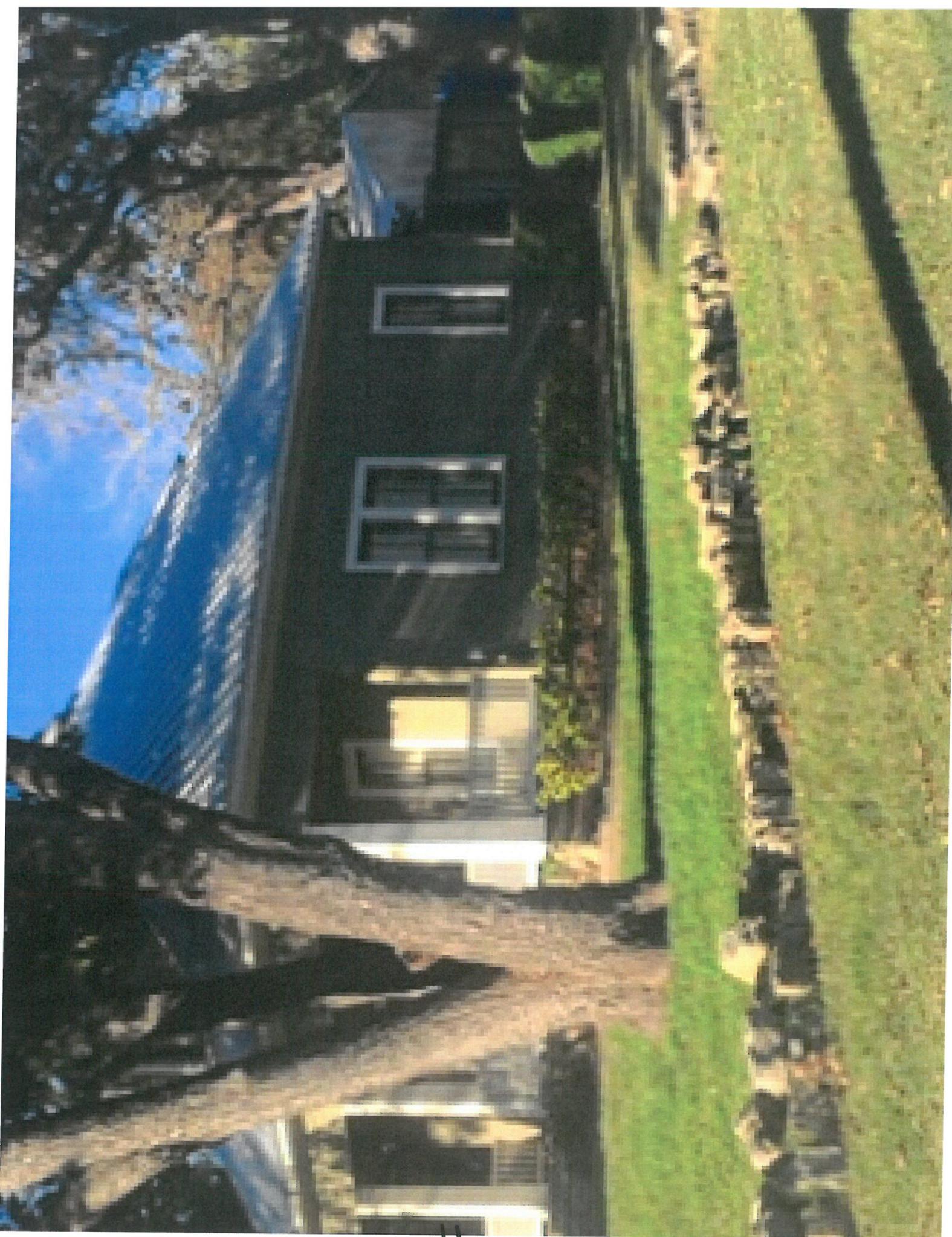


8



9







12

Inventory of Properties

107 (rear) N. Acorn



2002-05 Re-evaluation

High Medium Low

Site ID No. 643
 Address 107 (rear) N. Acorn
 Date 1993
 Stylistic Influence _____
 GCAD Hyperlink [R63815](#)
 Owner TRAVIS, GORDON D ETUX
 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 Resource is a garage apartment at 107 N. Acorn.

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

108 N. Acorn



2002-05 Re-evaluation

High Medium Low

Site ID No. 758
 Address 108 N. Acorn
 Date 1890
 Stylistic Influence vernacular
 GCAD Hyperlink [R17511](#)
 Owner WALLACE, GRACE LORAINE
 Historic District No Outside Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes Resource has significant non-historic rear additions

1983 Historic Resources Survey	
Previous Site No.	2
Previous Ranking	1
Previous Photo References	_____
Roll	22 22 22
Frame	15 16 17

112 N. Acorn



2002-05 Re-evaluation

High Medium Low

Site ID No. 757
 Address 112 N. Acorn
 Date 1915
 Stylistic Influence Craftsman
 GCAD Hyperlink [R19062](#)
 Owner MOORE, CAROLYN J
 Historic District No Outside 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.	3
Previous Ranking	2
Previous Photo References	_____
Roll	22
Frame	14

203 N. Acorn



2002-05 Re-evaluation

High Medium Low

Site ID No. 523
 Address 203 N. Acorn
 Date 1975
 Stylistic Influence _____
 GCAD Hyperlink [R28100](#)
 Owner HOLLAND, ALVIN ETUX
 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	_____

204 N. Acorn



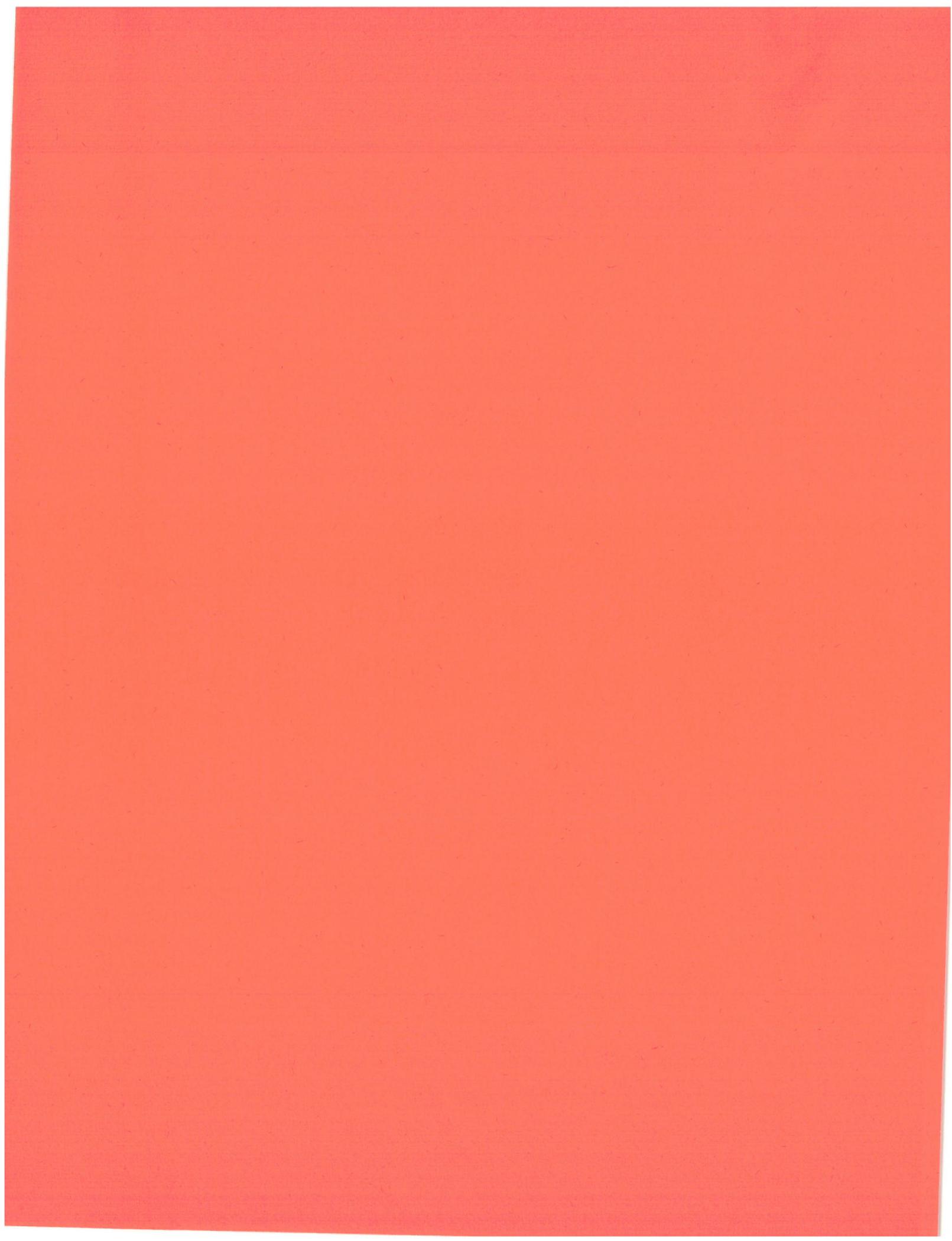
2002-05 Re-evaluation

High Medium Low

Site ID No. 755
 Address 204 N. Acorn
 Date 1980
 Stylistic Influence vernacular
 GCAD Hyperlink [R67214](#)
 Owner WEIDMANN, ROBERT E & LELA C
 Historic District No Outside 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	_____



**Historic Review Board
Application Information**

Application Number: 15-87
Date: December 10, 2015
Address: 232 W. Main
Owner: A. L. Patton Building LLC
Applicant: Janet Degenhardt
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:

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- (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.

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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: 11-30-15 Application Complete: _____

Property Address: 232 West Main St.

Owner: Patton Big LLC / Ron Maddox Phone No. 990-5824

Address: _____

Applicant: West End Pizza Co. / Janet Degenhardt Phone No. 990-8646 / 456-2877

Address: 232 West Main St. Fax No. _____

Description of External Alteration/Repair or Demolition: New Business Signage
New Paint Color

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

The Fredericksburg Red paint will brighten the building adding a fresh new look.

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

No.

Drawing Sketch Date Submitted: 11-30-15 Historic Photograph

Desired Starting Date: Jan 2016 Desired Completion Date: Feb 2016

SURVEY RATING: High Medium Low None

RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: _____

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

[Signature] Date 12/1/15 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 12/1/15 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

Pd ch # 3869

West End Pizza Exterior Signage



1. Paint exterior

2. Four Hanging signs to draw sidewalk traffic. *3.5" x 8"*

(The one further down that says "ART GALLERY" is 1" x 4. I suggest these are a bit smaller.)

3. Window Decals of Logo

4. Bullet Decals along bottom of windows

- Front: Pizza • Pasta • Salad • Patio Bar • Delivery
- Angled windows by door—same treatment: Take Out Delivery 990-ToGo

Other Suggestions:

- Larger black planters for front to replace the smaller current planters—

Exterior Paint Color: Same as Clear River

Fredricksburg Red



5. Large circular logo protruding from building above awning—so road traffic will see. *5.5' diameter circle*

6. Long horizontal bullet sign in front of awning. *25' x 8"*
 (Assuming you can take down the B&B Reservation sign or move it to put on the building.)

7. Patio Wall: simple paint/decals to let people know that space is part of WEPC.

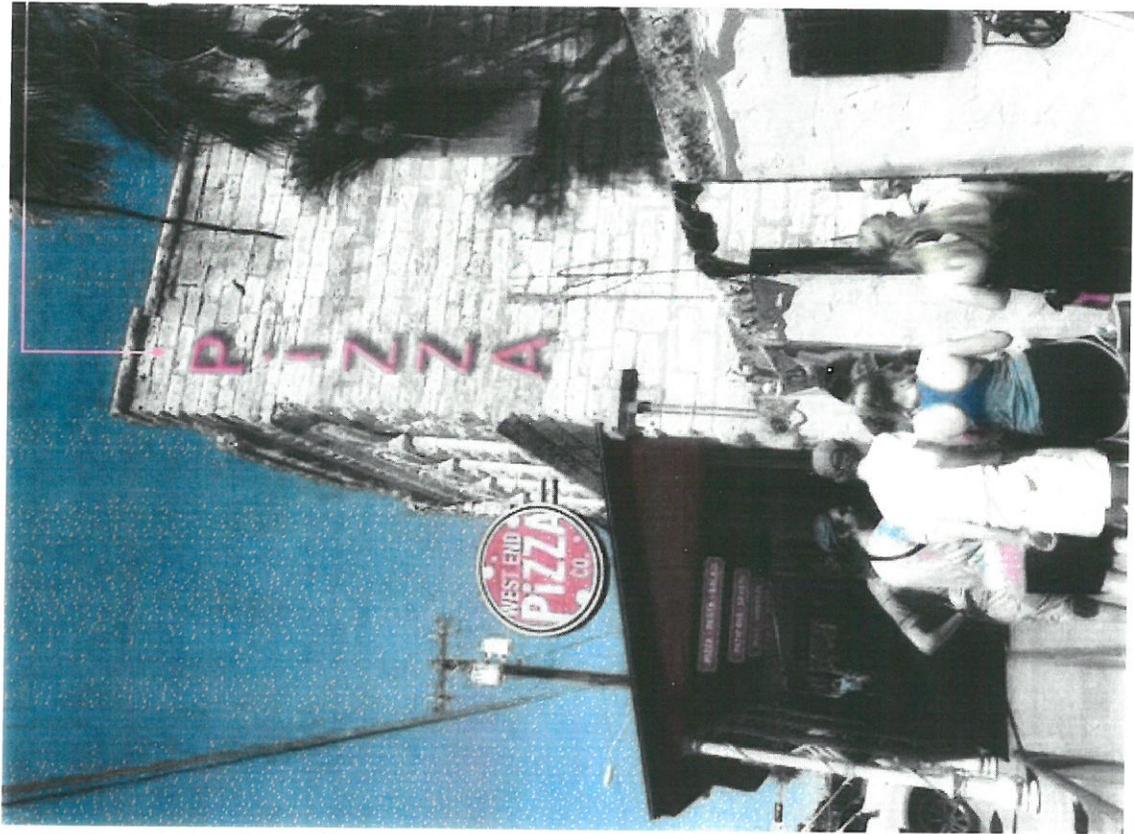
11' x 1.5' (dimensions of lettering only)

Other Suggestions:

- Larger black planter at entrance to patio to tie into planters at main entrance. Maybe a black bench under "..." & "Patio-Bar"

8. 3D letters along side of building. Would be great if these could be back lighted.

Each letter 15" tall



Inventory of Properties

225 W. Main



2002-05 Re-evaluation

High Medium Low

Site ID No. 257
 Address 225 W. Main
 Date 1890
 Stylistic Influence Spanish Eclectic
 GCAD Hyperlink [R55922](#)
 Owner KNOPP & METZGER INC
 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.	477	
Previous Ranking	3	
Previous Photo References		
Roll	18	32
Frame	5	6 33

229 -231 W. Main



2002-05 Re-evaluation

High Medium Low

Site ID No. 256
 Address 229 -231 W. Main
 Date 1880
 Stylistic Influence Mission Revival
 GCAD Hyperlink [R20347](#)
 Owner KNOPP & METZGER INC
 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.	478	
Previous Ranking	3	
Previous Photo References		
Roll	18	18
Frame	7	8

232 W. Main



2002-05 Re-evaluation

High Medium Low

Site ID No. 358
 Address 232 W. Main
 Date 1897
 Stylistic Influence
 GCAD Hyperlink [R22937](#)
 Owner PATTON, BUILDING LTD
 Historic District Yes Historic District
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Outstanding decorative features contribute to the resource's significance.

Notes A. L. Patton Building. Resource is a Recorded Texas Historic Landmark.

1983 Historic Resources Survey		
Previous Site No.	476	
Previous Ranking	2	
Previous Photo References		
Roll	-----	
Frame	-----	

234 W. Main



2002-05 Re-evaluation

High Medium Low

Site ID No. 357
 Address 234 W. Main
 Date 1900
 Stylistic Influence
 GCAD Hyperlink [R22176](#)
 Owner MEADOWS, FAMILY TRUST
 Historic District Yes Historic District
 Assessment Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.

Notes Stucco added to front façade walls.

1983 Historic Resources Survey		
Previous Site No.	-----	
Previous Ranking	-----	
Previous Photo References		
Roll	32	32
Frame	11	12

236 W. Main



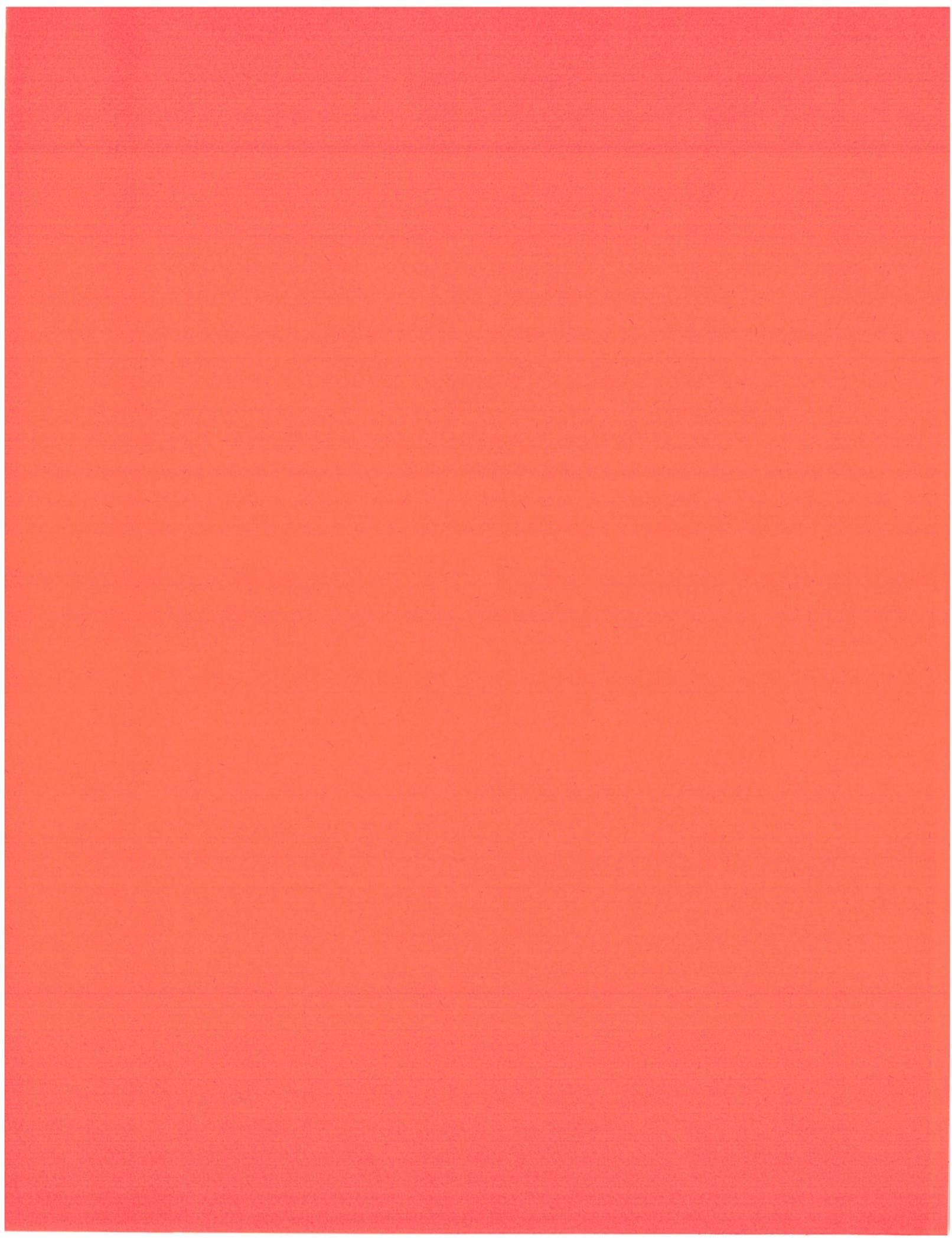
2002-05 Re-evaluation

High Medium Low

Site ID No. 356
 Address 236 W. Main
 Date 1900
 Stylistic Influence
 GCAD Hyperlink [R26394](#)
 Owner SEGNER, JOHN J
 Historic District Yes Historic District
 Assessment Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.

Notes Front façade walls reclad with stone veneer and ribbed metal; original windows replaced w/aluminum sash unties; and original primary entrance replaced.

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



**Historic Review Board
Application Information**

Application Number: 15-88

Date: December 10, 2015

Address: 603 W. Austin

Owner: Mickey Dunn

Applicant: Eric Mustard

Rating: Low

Proposed Modifications: See attached

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

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

General Notes:

The mandatory functions of the Board include the following:

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

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

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

The advisory functions of the Board include the following:

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

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

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

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

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

Application for Certificate of Appropriateness

Application Date: 11/30/15 Application Complete: 11/30/15

Property Address: 603 WEST AUSTIN STREET

Owner: MICKEY T. DUNN Phone No. 706-273-9470

Address: 165 S. OAK TRAIL, FBG. TX 78624

Applicant: ERIC MUSTARD Phone No. 830-997-7024

Address: 150 E MAIN #201 FBG. TX 78624 Fax No. 830-990-8424

Description of External Alteration/Repair or Demolition: REMOVAL OF EXISTING RESIDENCE AND CONSTRUCTION OF NEW RESIDENCE

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

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: NO

Drawing Sketch Date Submitted: 11/30/15 Historic Photograph

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

RTHL: Estimated Date of Construction _____

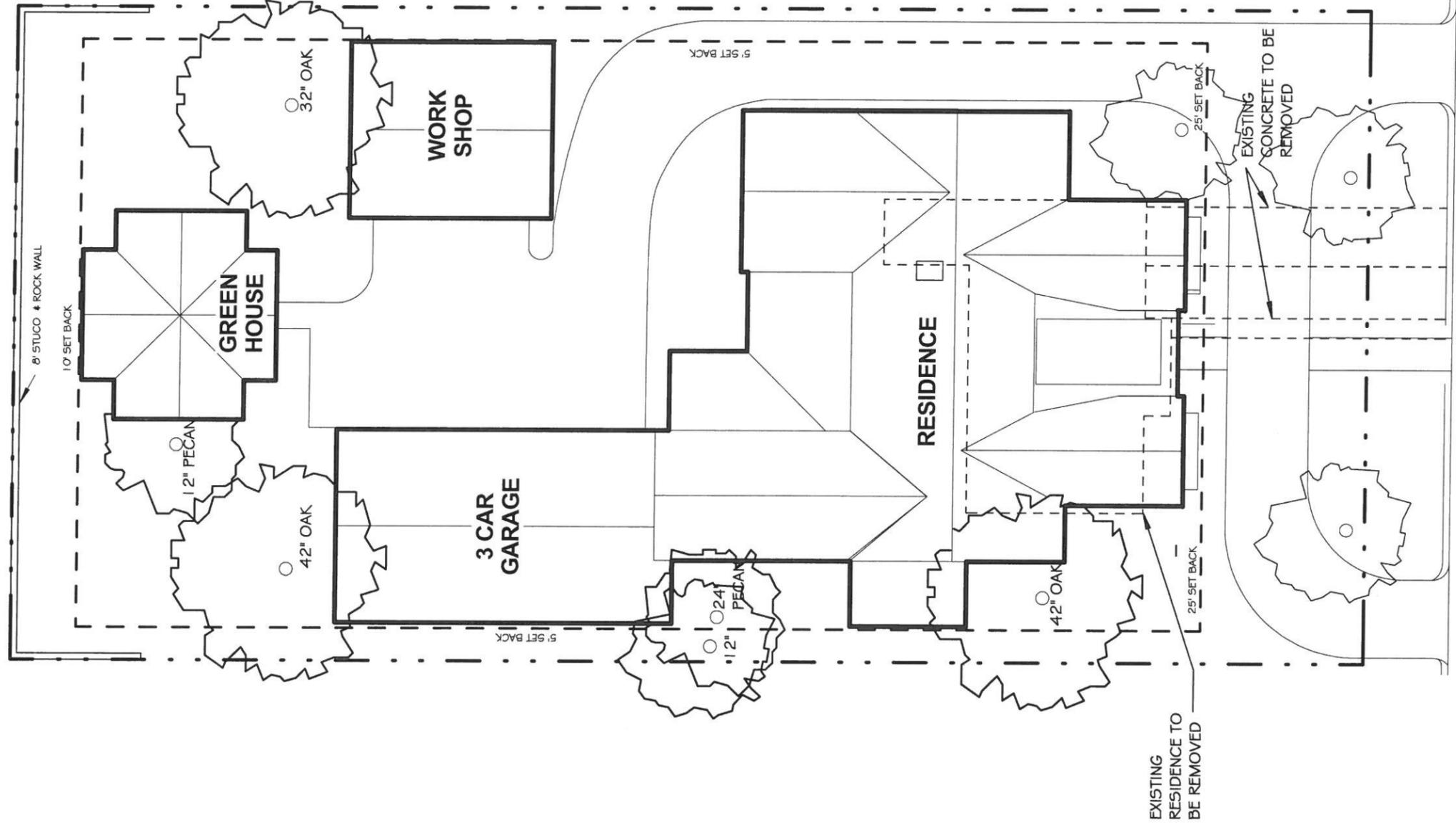
APPLICANT SIGNATURE: Eric Mustard
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

[Signature] Date 12/1/15 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 12/4/15 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

24



SITE PLAN
1" = 20'-0"

NEW RESIDENCE FOR:
MR. & MRS. ASHLEY

11/30/15

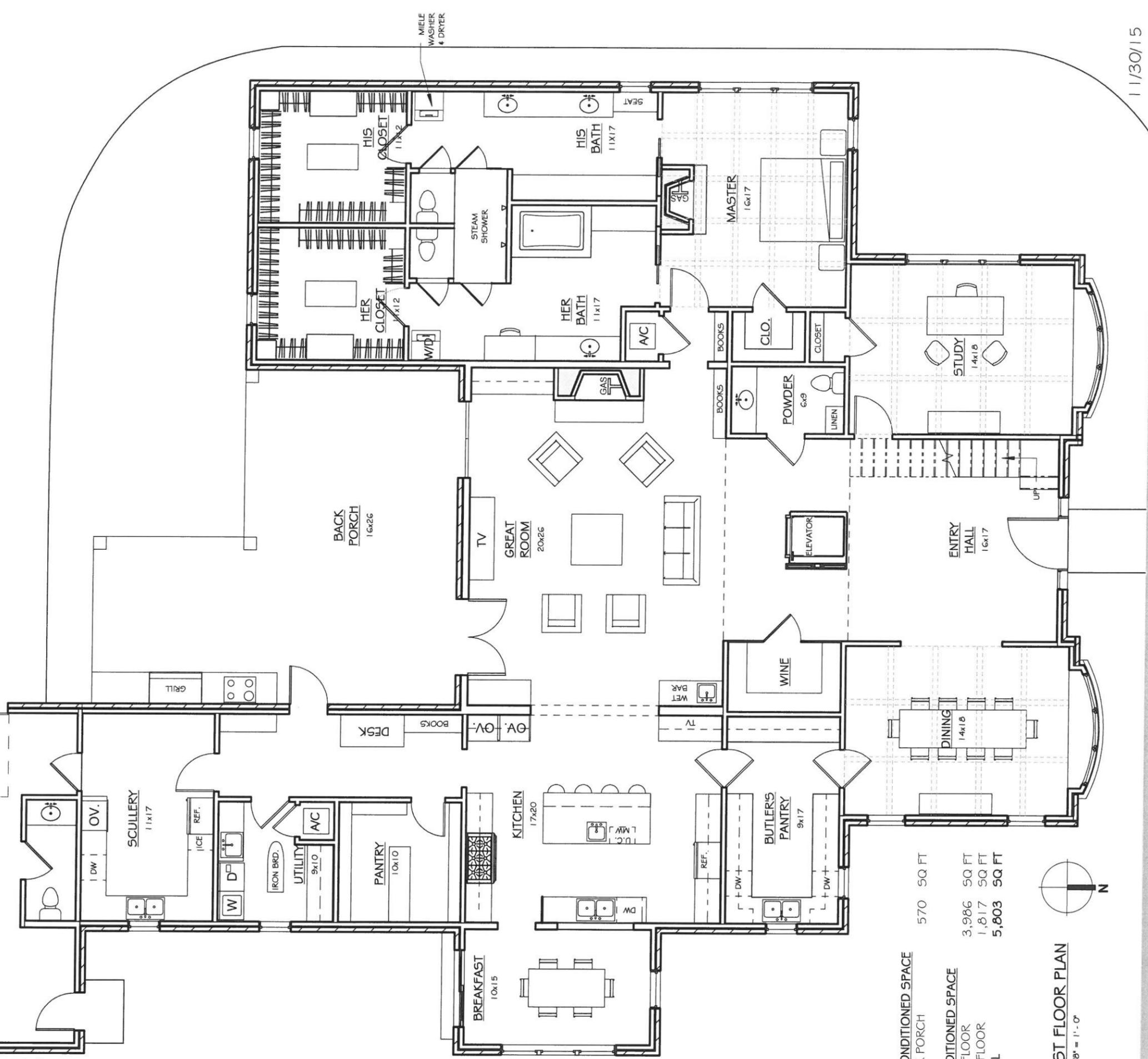
mustard
DESIGN

architects
150 e. main street, suite 201 fredericksburg, tx 78602
830.997.7024

WORK SHOP

GARAGE

25



UNCONDITIONED SPACE	570	SQ FT
BACK PORCH		
CONDITIONED SPACE	3,986	SQ FT
1ST FLOOR	1,817	SQ FT
2ND FLOOR	5,803	SQ FT
TOTAL		



FIRST FLOOR PLAN

1/8" = 1'-0"

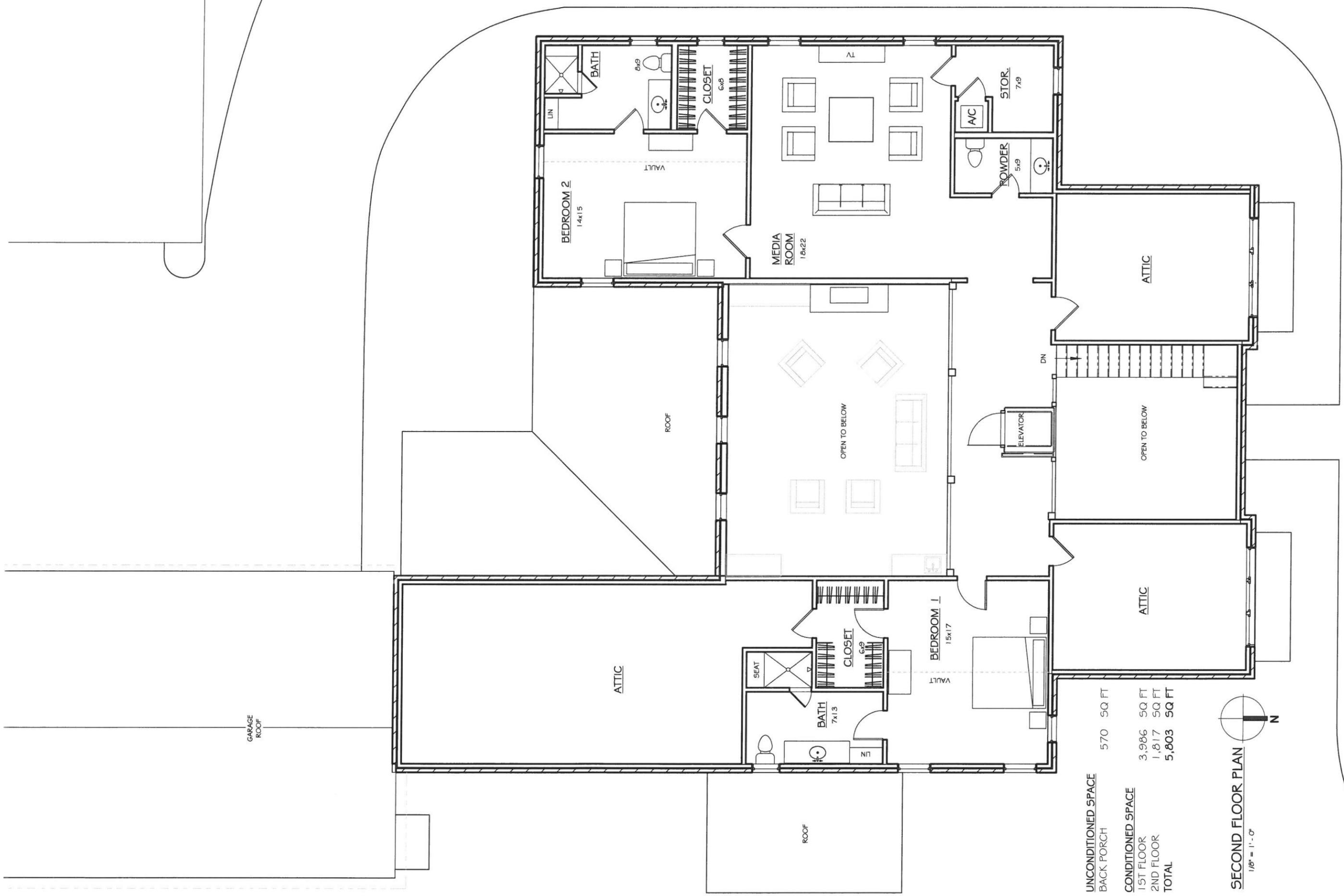
NEW RESIDENCE FOR:

MR. & MRS. ASHLEY

11/30/15

mustard
DESIGN

architects
150 e. main street, suite 201 fredericksburg, tx 78602
830.997.7024



UNCONDITIONED SPACE	570	SQ FT
BACK PORCH		
CONDITIONED SPACE	3,986	SQ FT
1ST FLOOR	1,817	SQ FT
2ND FLOOR	5,803	SQ FT
TOTAL		

SECOND FLOOR PLAN
1/8" = 1' - 0"

26

NEW RESIDENCE FOR:
MR. & MRS. ASHLEY

11/30/15

mustard
DESIGN

architects
150 e. main street, suite 201 fredericksburg, tx 78602
830.997.7024

MTL CLAD
WOOD
WINDOWS (TYP)



SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

A NEW RESIDENCE FOR:
MR. & MRS. ASHLEY

27

mustard
DESIGN



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

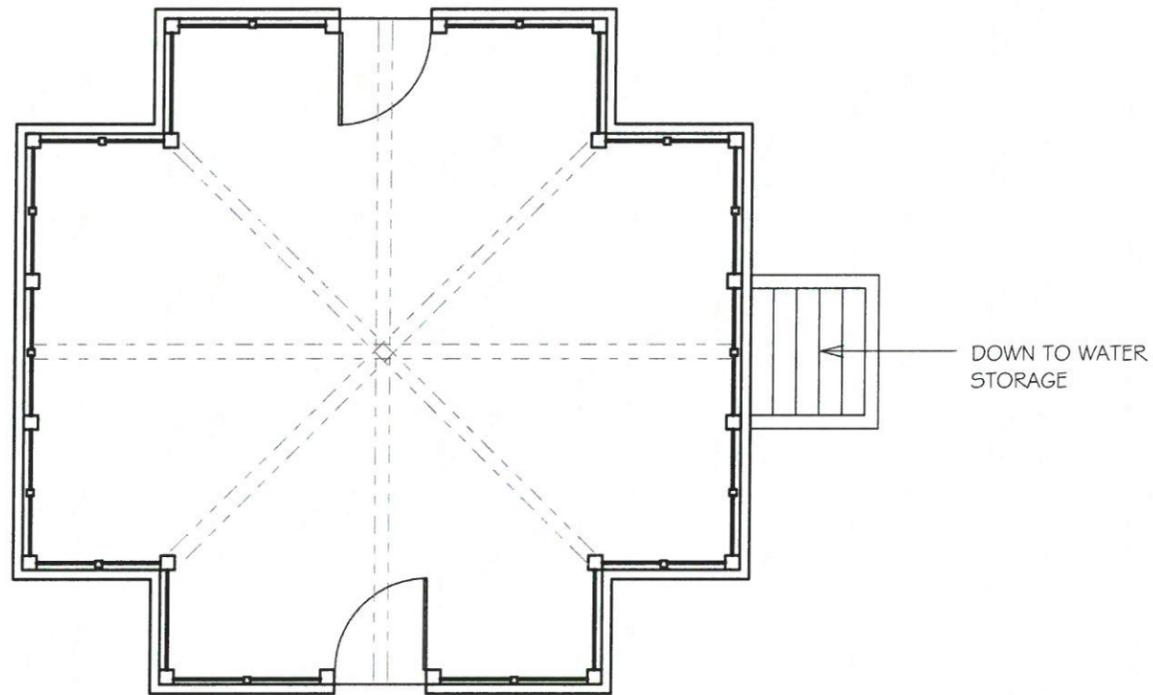


EAST ELEVATION
1/8" = 1'-0"

A NEW RESIDENCE FOR:
MR. & MRS. ASHLEY

28





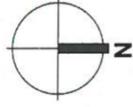
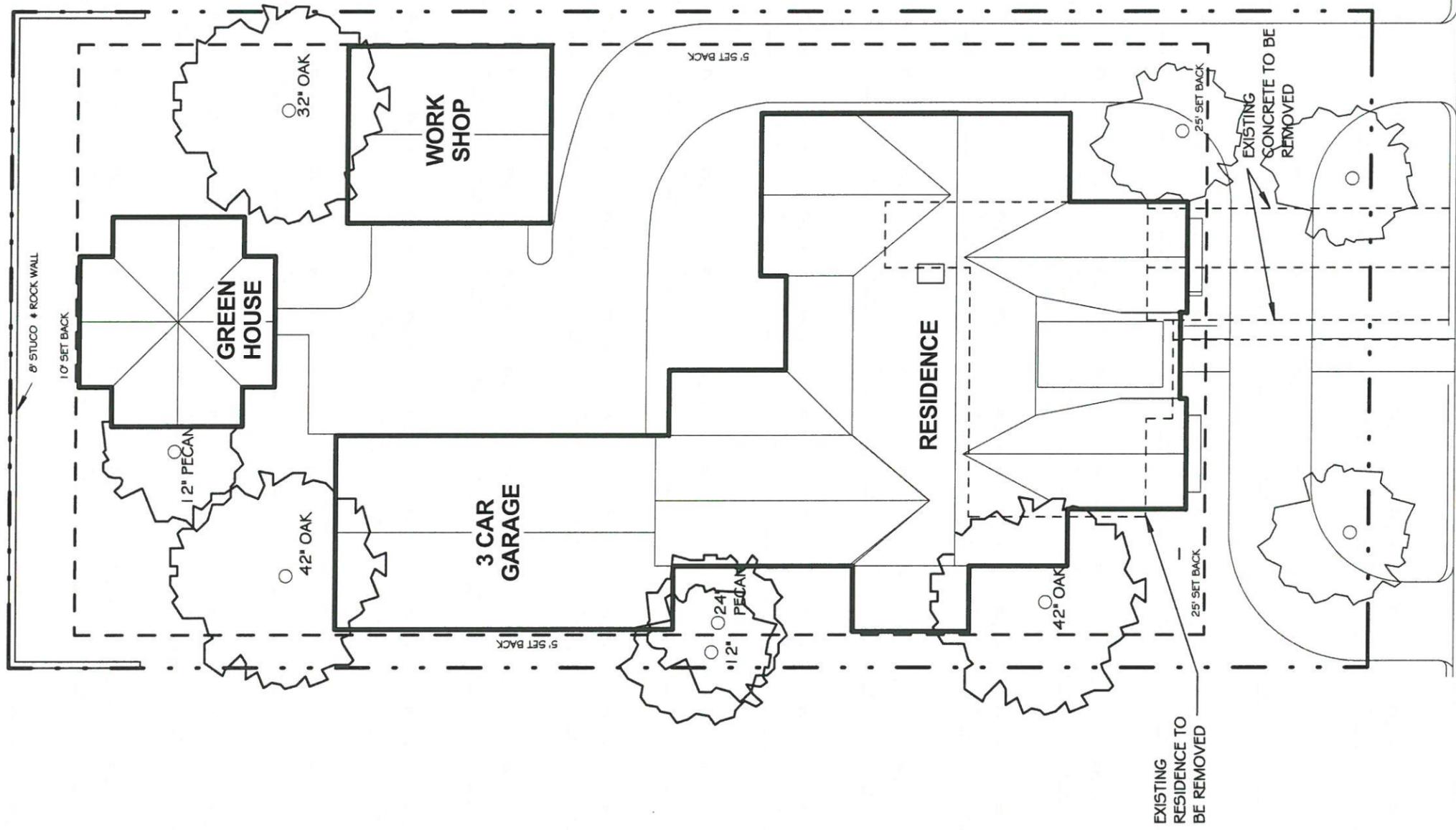
GREENHOUSE FLOOR PLAN

1/8" = 1' - 0"



GREENHOUSE NORTH

1/8" = 1' - 0"



SITE PLAN
1" = 20'-0"

WEST AUSTIN STREET

NEW RESIDENCE FOR:

MR. & MRS. ASHLEY

11/30/15

mustard
DESIGN

architects
150 e. main street, suite 201 fredericksburg, tx 78604
830.997.7024

Inventory of Properties

522 W. Austin



2002-05 Re-evaluation

High Medium Low

Site ID No. 45
 Address 522 W. Austin
 Date 1890
 Stylistic Influence vernacular
 GCAD Hyperlink
 Owner
 Historic District Yes Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes Building's exterior walls have been reclad with asbestos shingles.

1983 Historic Resources Survey	
Previous Site No.	105
Previous Ranking	2
Previous Photo References	
Roll	24
Frame	15

524 W. Austin



2002-05 Re-evaluation

High Medium Low

Site ID No. 44
 Address 524 W. Austin
 Date 1920
 Stylistic Influence Craftsman
 GCAD Hyperlink [R14356](#)
 Owner CRENWELGE, EUGENE G MRS
 Historic District Yes Historic District
 Assessment Typical example of a distinctive building plan that has suffered minor or no alterations. Resource displays distinctive stylistic elements.

Notes Building's exterior walls have been reclad with asbestos shingles.

1983 Historic Resources Survey	
Previous Site No.	106
Previous Ranking	4
Previous Photo References	
Roll	24
Frame	14

602 W. Austin



2002-05 Re-evaluation

High Medium Low

Site ID No. 43
 Address 602 W. Austin
 Date 1875
 Stylistic Influence vernacular
 GCAD Hyperlink [R26256](#)
 Owner WENDEL, MARTIN CONRAD
 Historic District Yes Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration. Despite alterations or deterioration, resource retains much of its original form and character.

Notes Anton Kunz Home. Front façade stone has been repointed with cement. Resource has rear and side wood-frame additions w/asbestos shingle siding.

1983 Historic Resources Survey	
Previous Site No.	107
Previous Ranking	1
Previous Photo References	
Roll	24 24 24
Frame	9 10 11

603 W. Austin



2002-05 Re-evaluation

High Medium Low

Site ID No. 139
 Address 603 W. Austin
 Date 1960
 Stylistic Influence
 GCAD Hyperlink [R24808](#)
 Owner REEH, THOMAS WAYNE & MICHAEL E
 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	

604 W. Austin



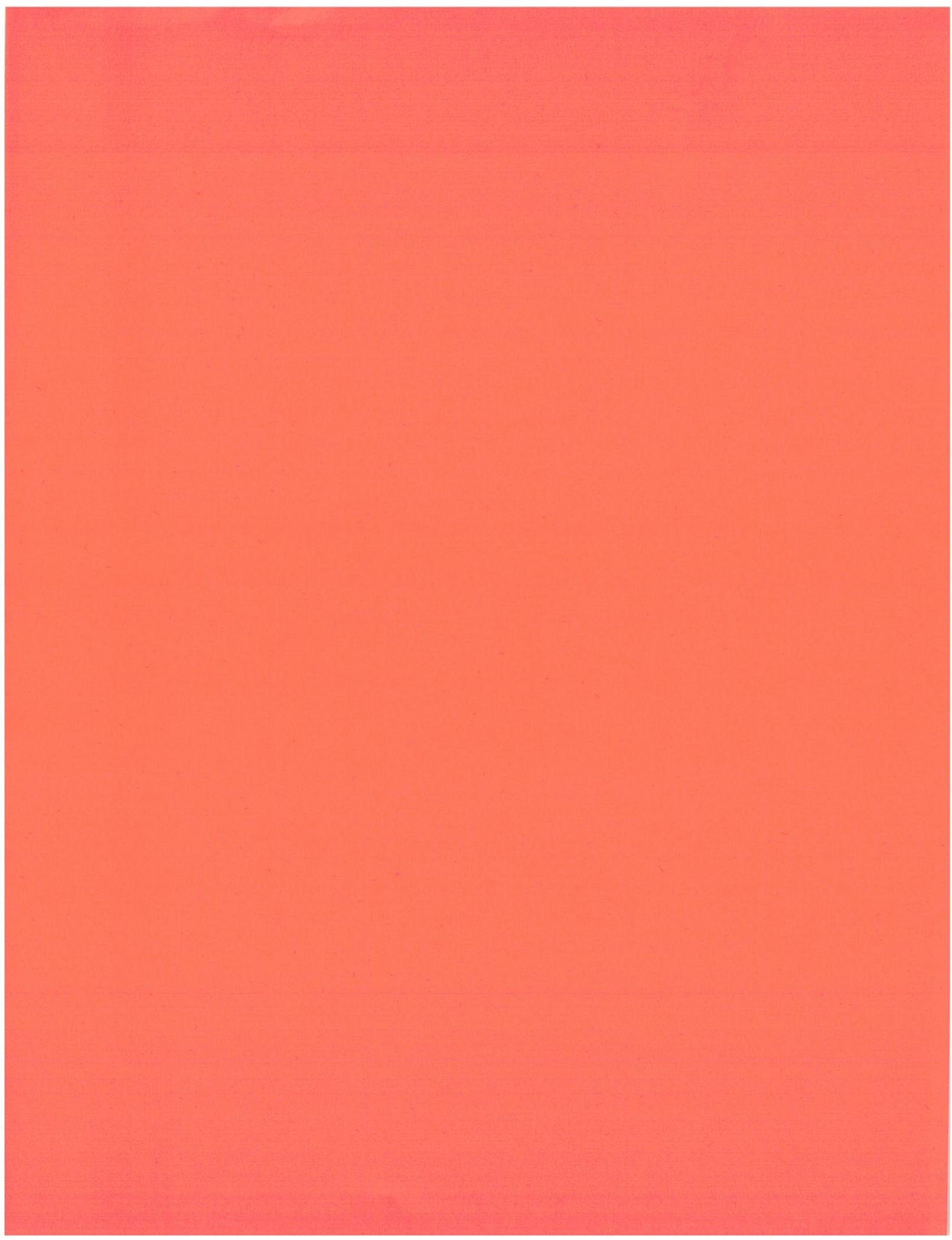
2002-05 Re-evaluation

High Medium Low

Site ID No. 42
 Address 604 W. Austin
 Date 1925
 Stylistic Influence
 GCAD Hyperlink [R26254](#)
 Owner WENDEL, MARTIN CONRAD
 Historic District Yes Historic District
 Assessment Example of a distinctive building plan that has undergone alterations or deterioration.

Notes Original porch posts replaced w/metal columns.

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



**Historic Review Board
Application Information**

Application Number: 15-89
Date: December 10, 2015
Address: 405 Cora
Owner: Mr. & Mrs. Warren Richardson
Applicant: Mustard Design
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.

15-89

Application for Certificate of Appropriateness

Application Date: 11.30.15 Application Complete: 11.30.15

Property Address: 405 CORA ST., FREDERICKSBURG, TX 78624

Owner: MR. & MRS. WARREN RICHARDSON Phone No. 817-201-9636

Address: 405 CORA ST., FREDERICKSBURG, TX 78624

Applicant: MUSTARD DESIGN Phone No. 830-997-7024

Address: 150 E. MAIN ST., STE 201, FREDERICKSBURG, TX Fax No. 830-990-8424

Description of External Alteration/Repair or Demolition: REMOVAL OF TWO EXISTING OUTBUILDINGS, ADDITION TO REAR OF RESIDENCE, CONSTRUCTION OF NEW GARAGE.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: EXTERIOR OF ADDITION WILL MATCH EXISTING.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: ALL CONSTRUCTION WILL BE AT THE BACK OF, OR BEHIND THE RESIDENCE AND WILL NOT BE VISIBLE FROM CORA STREET.

Drawing Sketch Date Submitted: 11.30.15 Historic Photograph

Desired Starting Date: 02.01.16 Desired Completion Date: 09.01.16

SURVEY RATING: High Medium Low None

RPHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: [Signature]

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

[Signature] Date 12/1/15 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 12/1/15 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

34

Pd Ch# 6635

Richardson Residence

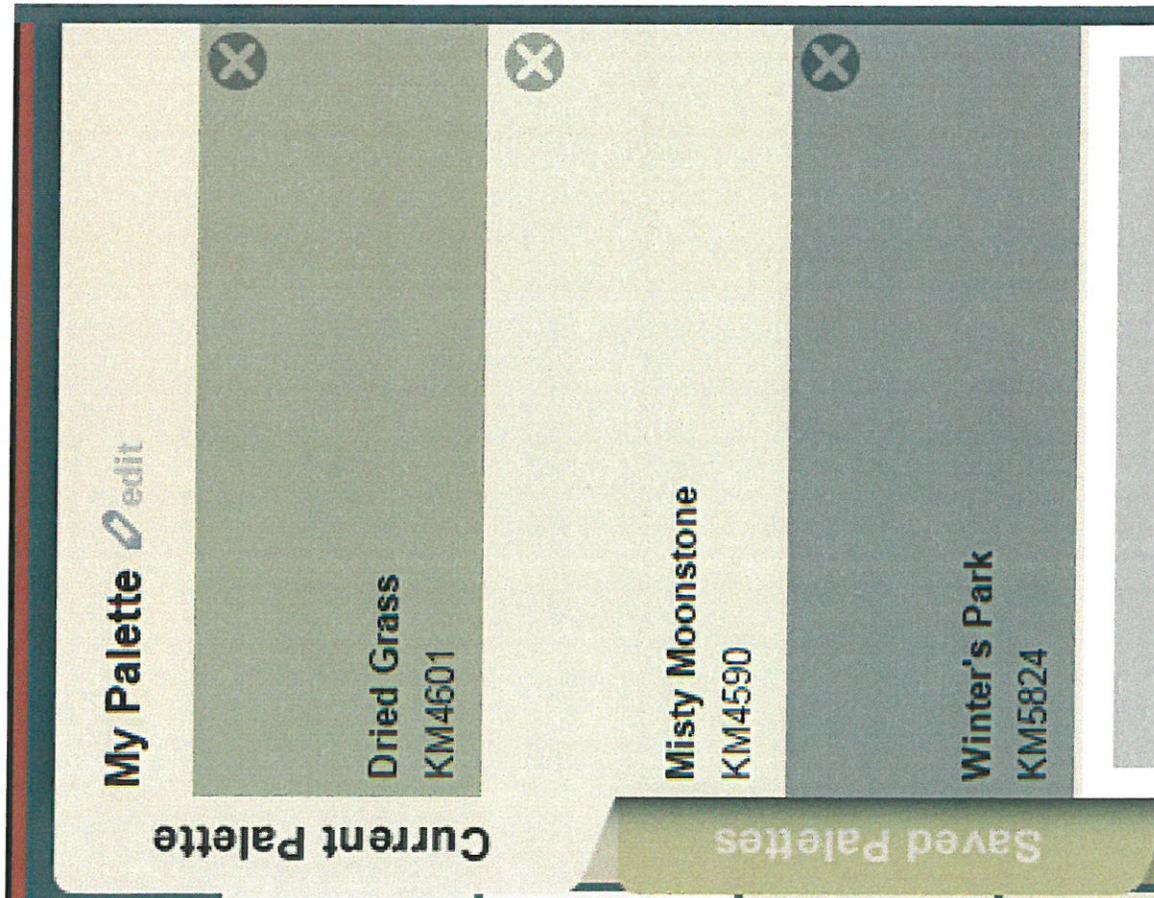
Kelly Moore Paint Colors

Siding

Trim

Porch Floor

Doors and Shutters to be stained medium Oak



Inventory of Properties

402 Cora



2002-05 Re-evaluation

High Medium Low

Site ID No. 613
 Address 402 Cora
 Date 1900
 Stylistic Influence Queen Anne
 GCAD Hyperlink [R2564](#)
 Owner TROTTER, BART W & MIMI
 Historic District Yes Potential Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes Bathroom window opening partially enclosed and replaced with aluminum sash unit and primary entry door's transom and sidelights partially enclosed. Resource also has a rear shed-roof addition.

1983 Historic Resources Survey

Previous Site No. 192
 Previous Ranking 2
 Previous Photo References
 Roll 8
 Frame 27

403 Cora



2002-05 Re-evaluation

High Medium Low

Site ID No. 680
 Address 403 Cora
 Date 1920
 Stylistic Influence Craftsman
 GCAD Hyperlink [R28389](#)
 Owner KUNZ, PATICK A & CYNTHIA A
 Historic District Yes Potential Historic District
 Assessment Outstanding example of a unique building plan that displays distinctive stylistic features and retains original materials. Outstanding decorative features contribute to the resource's significance.

Notes

1983 Historic Resources Survey

Previous Site No. 193
 Previous Ranking 3
 Previous Photo References
 Roll 8
 Frame 37

405 Cora



2002-05 Re-evaluation

High Medium Low

Site ID No. 679
 Address 405 Cora
 Date 1900
 Stylistic Influence vernacular
 GCAD Hyperlink [R29198](#)
 Owner THOMPSON, JON RANDALL & SUSAN
 Historic District Yes Potential 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. 194
 Previous Ranking 3
 Previous Photo References
 Roll 8
 Frame 36

406 Cora



2002-05 Re-evaluation

High Medium Low

Site ID No. 880
 Address 406 Cora
 Date 1940
 Stylistic Influence
 GCAD Hyperlink
 Owner
 Historic District Yes Potential Historic District
 Assessment Example of a more recent common local building form, architectural style or plan type with no known historical associations.

Notes

1983 Historic Resources Survey

Previous Site No.
 Previous Ranking
 Previous Photo References
 Roll
 Frame

407 Cora



2002-05 Re-evaluation

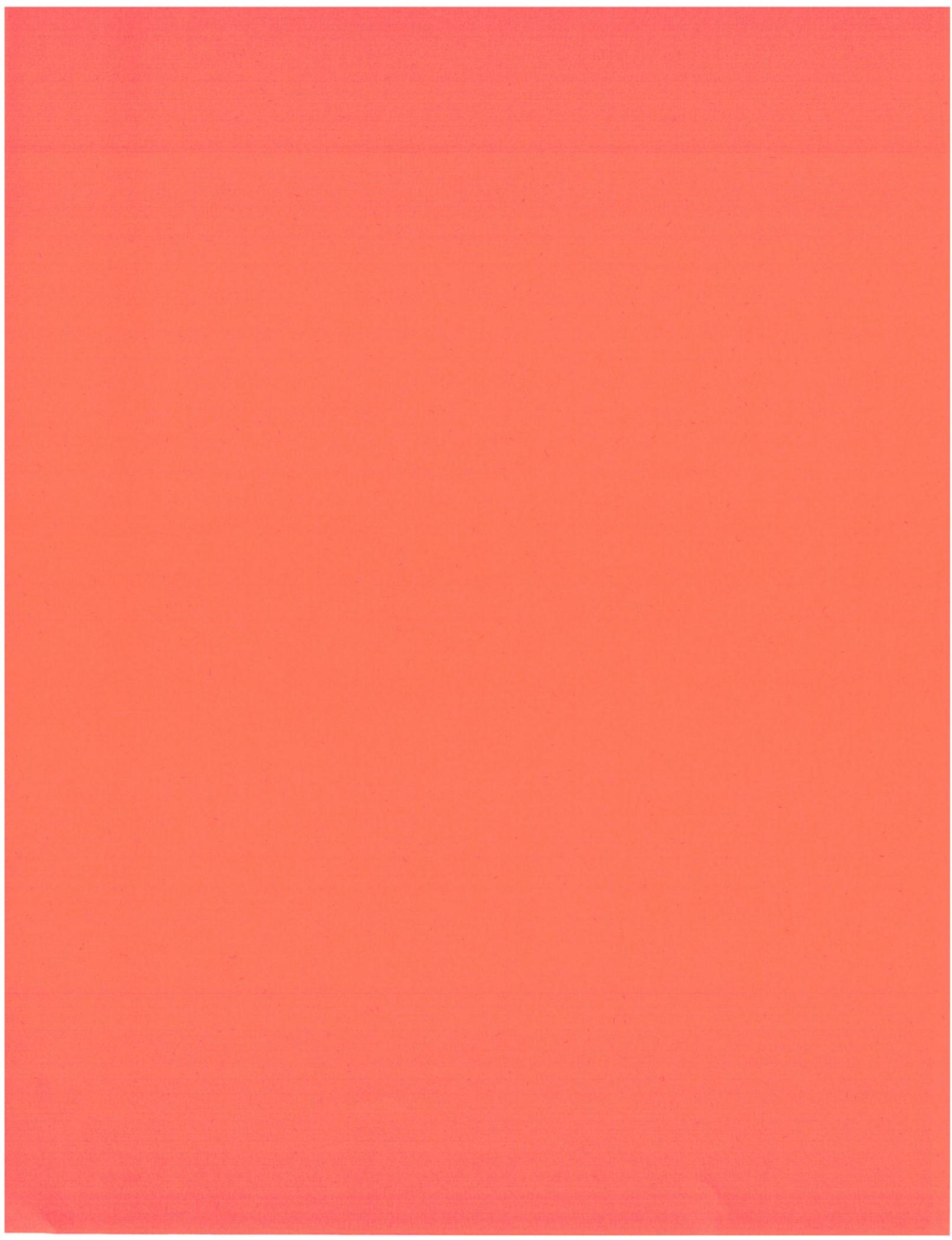
High Medium Low

Site ID No. 678
 Address 407 Cora
 Date 1900
 Stylistic Influence vernacular
 GCAD Hyperlink [R2471](#)
 Owner KNOPP, KENNETH P
 Historic District Yes Potential Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes Resource has a rear shed-roof addition w/synthetic exteriors and aluminum sash windows. Also rear cistern house has been converted to living quarters (see site ID# 681).

1983 Historic Resources Survey

Previous Site No. 195
 Previous Ranking 3
 Previous Photo References
 Roll 8
 Frame 35



**Historic Review Board
Application Information**

Application Number: 15-90
Date: December 10, 2015
Address: 604 N. Edison
Owner: Denise Gruy
Applicant: Michael Atkinson
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.

Application for Certificate of Appropriateness

Application Date: 11/30/15 Application Complete: _____

Property Address: 606 W. Crack St. Fdby, TX

Owner: Denise Gruy Phone No. 830-857-5768

Address: 1317 Magestic hills Blvd., Spicewood, TX. 78669

Applicant: Michael Atkins Phone No. 830-456-6283

Address: 604 N. Edison, Fdby, TX. Fax No. _____

Description of External Alteration/Repair or Demolition: A connecting addition with a story and a half addition on the back. Moving existing garage to back corner of property and building a privacy fence.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: Exterior of existing house will remain the same.

Addition will match existing siding & roof. Windows will match & any other architectural features

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

None that I know of.

Drawing Sketch Date Submitted: 11/30/15 Historic Photograph

Desired Starting Date: 12/16/15 Desired Completion Date: 6/1/16

SURVEY RATING: High Medium Low None

RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: _____

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

[Signature] Date 12/1/15 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 12/1/15 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

Pd Ch# 2940

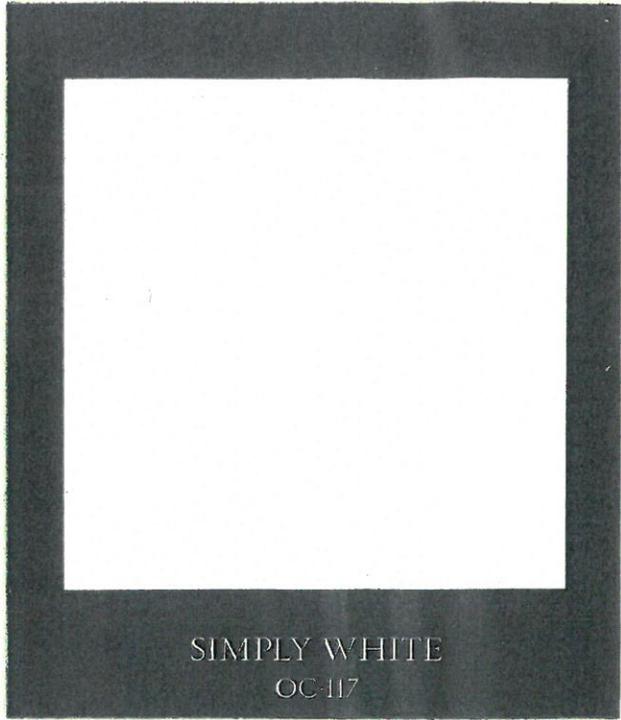
Lohman Design Studio

Contemporary heirloom homes, ranches, and family retreats.

J&Ms Remodeling
Michael Atkins 830.456.6283

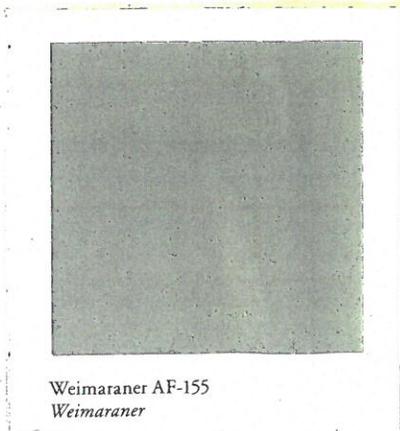
Gruy Remodel • Addition

606 West Creek Street
Fredericksburg Texas 78624



Simply White OC-117
Simplemente Blanco

Benjamin Moore Simply White OC-117
Field & Trim - Existing Home & Addition



Benjamin Moore Weimaraner AF-155
Exterior Doors- Existing Home & Addition

info@lohmandesignstudio.com • 830.456.7958

Lohman Design Studio

Contemporary heirloom homes, ranches, and family retreats.

J&Ms Remodeling
Michael Atkins 830.456.6283



Gruy Remodel • Addition

Existing Home • 606 West Creek Street
Fredericksburg Texas 78624



Existing Home • east side



Existing Home • north side (back)



Existing Home • west side



Existing Shed



Fence Idea (4 foot high & Privacy)

info@lohmandesignstudio.com • 830.456.7958

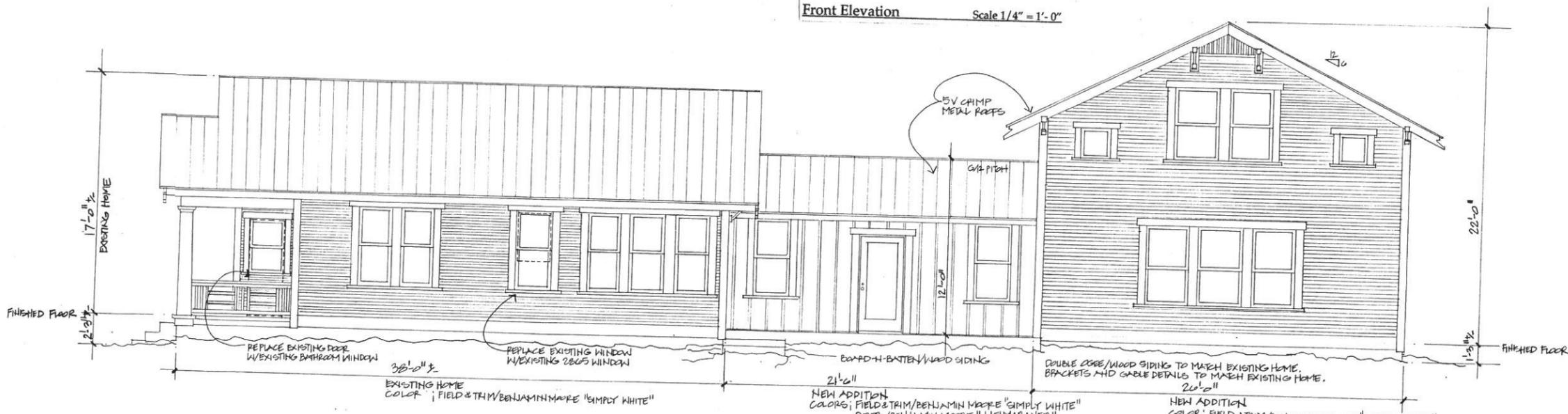
Lohman Design Studio
 Contemporary, historic homes, ranches, and family retreats.
 info@lohmandesignstudio.com
 830.456.7958

J&Ms Remodeling
 Michael Atkins
 830.456.6283

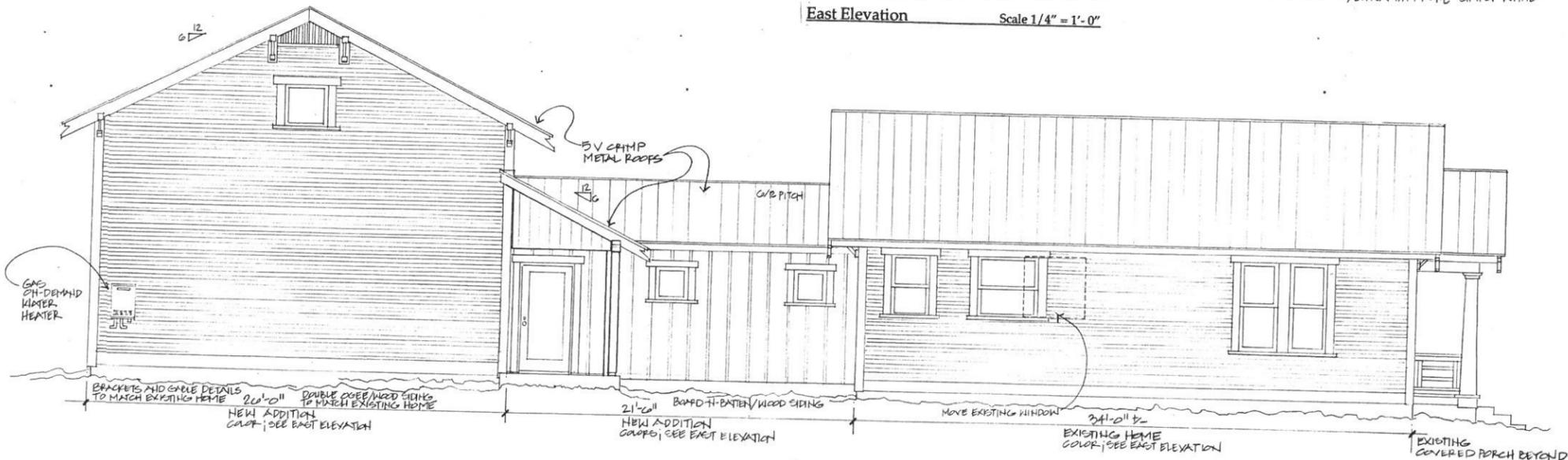
Gruy Remodel-Addition
 606 West Creek Street
 Fredericksburg, Texas 78624



Front Elevation Scale 1/4" = 1'-0"



East Elevation Scale 1/4" = 1'-0"



West Elevation Scale 1/4" = 1'-0"

Inventory of Properties

304 N. Edison



2002-05 Re-evaluation

High Medium Low

Site ID No. 780
 Address 304 N. Edison
 Date 1910
 Stylistic Influence vernacular
 GCAD Hyperlink
 Owner
 Historic District No Outside Historic District
 Assessment Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.

Notes

1983 Historic Resources Survey

Previous Site No. 291
 Previous Ranking 4
 Previous Photo References

Roll
 Frame

502 N. Edison



2002-05 Re-evaluation

High Medium Low

Site ID No. 1267
 Address 502 N. Edison
 Date 1930
 Stylistic Influence Tudor Revival
 GCAD Hyperlink [R23165](#)
 Owner HAGEMANN, ROSE MARIE ETAL
 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 displays distinctive stylistic elements. Resource is a good example of its type.

Notes

1983 Historic Resources Survey

Previous Site No.
 Previous Ranking
 Previous Photo References

Roll
 Frame

604 N. Edison



2002-05 Re-evaluation

High Medium Low

Site ID No. 1261
 Address 604 N. Edison
 Date 1920
 Stylistic Influence Classical Revival
 GCAD Hyperlink [R22087](#)
 Owner ATKINS, MICHAEL S & JENNIFER
 Historic District No Outside Historic District
 Assessment Example of a distinctive building plan or type that has undergone alterations or deterioration. Resource displays distinctive stylistic elements. Resource is a good example of its type.

Notes shed at rear

1983 Historic Resources Survey

Previous Site No. 292
 Previous Ranking 3
 Previous Photo References

Roll 7
 Frame 18

104 S. Edison



2002-05 Re-evaluation

High Medium Low

Site ID No. 787
 Address 104 S. Edison
 Date 1950
 Stylistic Influence
 GCAD Hyperlink [R2532](#)
 Owner FROST, RICHARD N
 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.

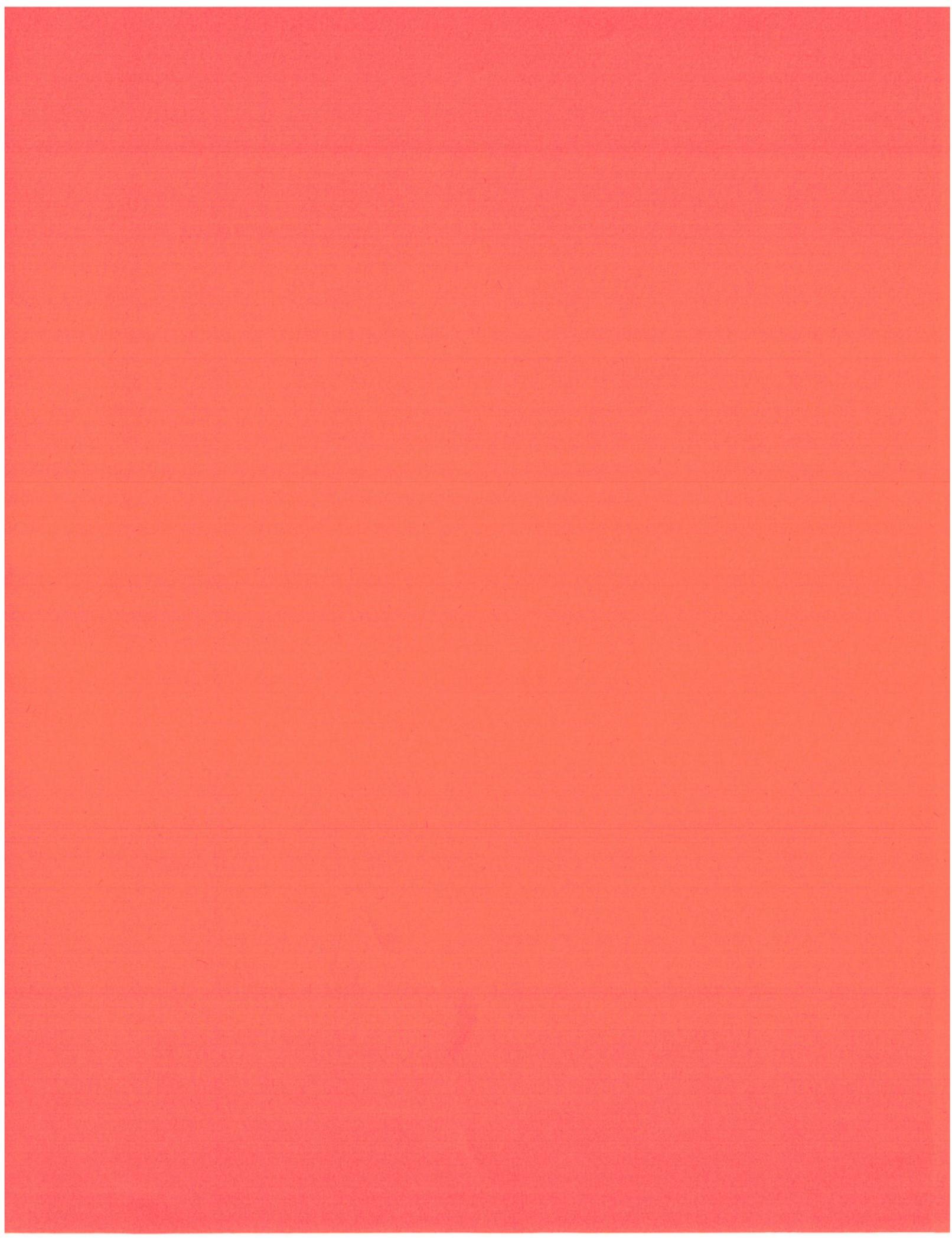
Notes

1983 Historic Resources Survey

Previous Site No.
 Previous Ranking
 Previous Photo References

Roll 1
 Frame 33

49



**Historic Review Board
Application Information**

Application Number: 15-91
Date: December 10, 2015
Address: 404 N. Milam
Owner: Josh & Christy Phillips
Applicant: Jerald & Diana Phillips
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.

Application for Certificate of Appropriateness

Application Date: 11-30-2015 Application Complete: _____

Property Address: 404 N. Milam Street

Owner: Josh & Christy Phillips Phone No. 972-571-7120

Address: 4165 Old Dowlen Rd, #27, Beaumont, TX 77706

Applicant: Jerald & Diana Phillips Phone No. 830-307-9077

Address: 213 W. Peach St. Fredericksburg 78624 Fax No. N/A

Description of External Alteration/Repair or Demolition: 1.) L-shaped addition along entire back of existing house (12' out to the west) extending an additional 10' out to the south to wrap around S.W. corner of existing house to incorporate an additional bathroom. This will require demo of current bathroom along the back. 2.) create 12' driveway to north of house. 3) create patio areas of crushed granite. 4) replace current rock walkway with crushed granite 5) move stairway for upstairs to outside north side of house incorporating a deck landing upstairs.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: maintain color scheme of existing house and continue german

accents on new addition to match existing accents in front porch area

(see historical photo included). Add shutters to new windows to match existing windows.

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

Not to our knowledge

Drawing

Sketch

Date Submitted: 11-30-2015 Historic Photograph

Desired Starting Date: 1-1-2016

Desired Completion Date: 6-30-2016

SURVEY RATING: High Medium

Low None

RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Jerald Phillips

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

[Signature]

Date 12/1/15

Insignificant Significant

Building Official's Determination

(Max 7 days)

[Signature]

Date 12/1/15

Insignificant Significant

Chairman's Determination

(Max 7 days)

Meeting Date (40 days max. after complete application) _____

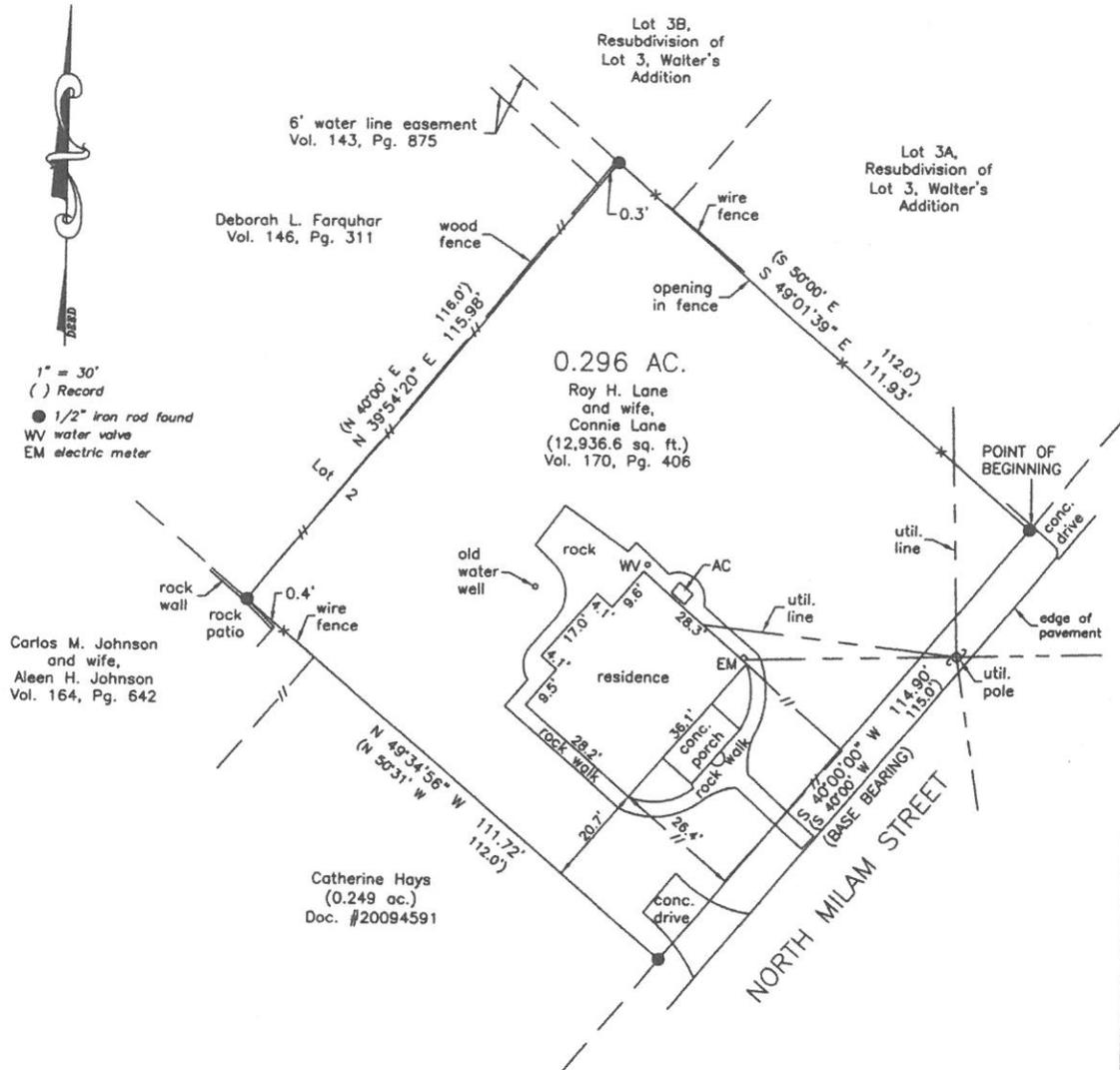
Notice to Applicant: _____

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

Pd ch# 1011



1" = 30'
 () Record
 ● 1/2" Iron rod found
 WV water valve
 EM electric meter



MAP SHOWING A 0.296 OF AN
 ACRE TRACT OUT OF LOT 2,
 WALTER'S ADDITION,
 RECORDED IN
 VOLUME 8, PAGE 243,
 DEED RECORDS,
 GILLESPIE COUNTY, TEXAS

This tract is subject to any and all easements, restrictions, setbacks and potential Right-of-Way takes that may affect it. The easement shown below is listed in Hill Country Titles, Inc. Commitment for Title Insurance G. F. #214-494, issued July 3, 2014:
 1. Easement recorded in Vol. 143, Pg. 875, Deed Records, Gillespie County, Texas.

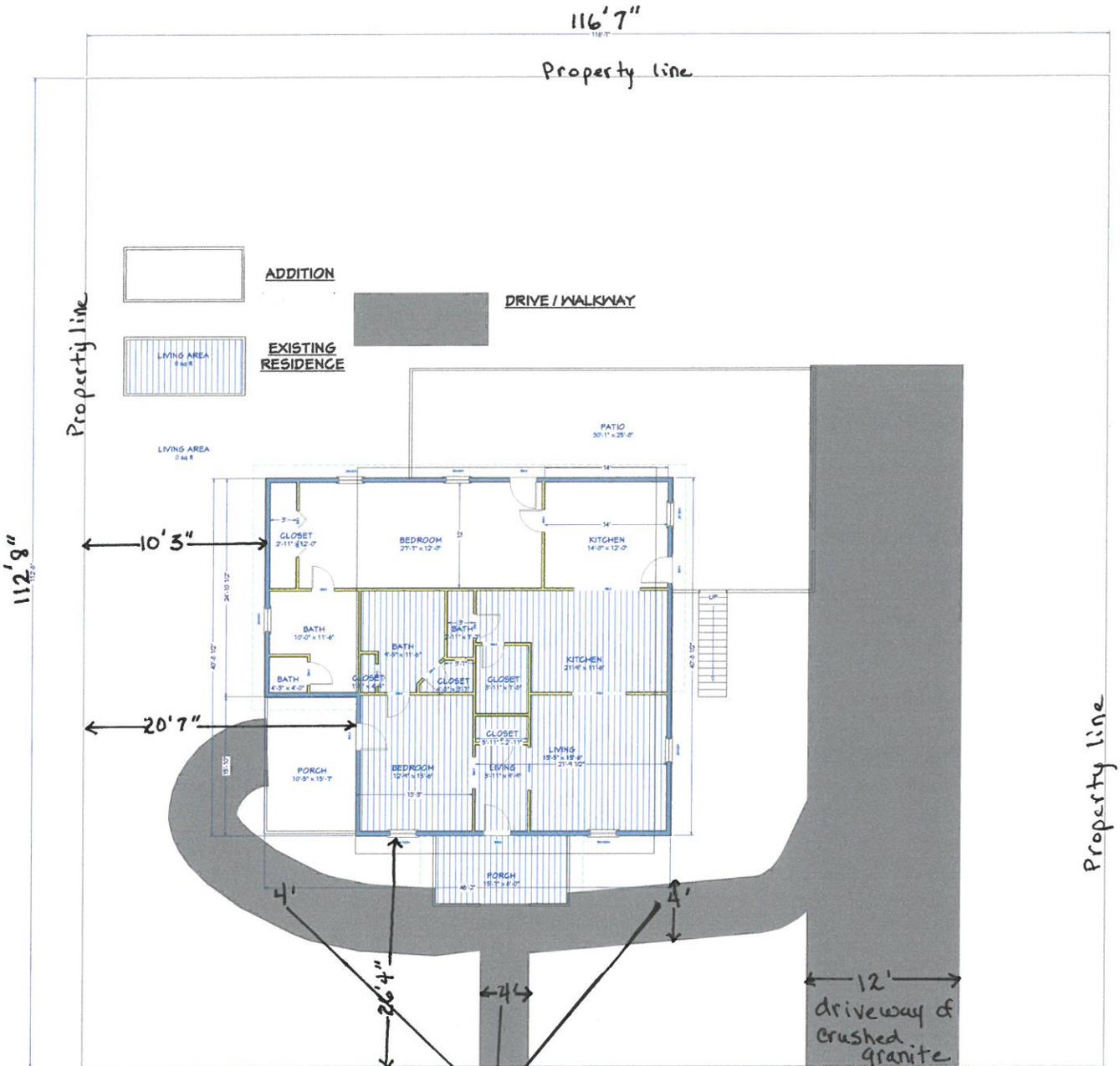
The undersigned does hereby certify that a survey was made on the ground of the property shown hereon, that it is true and correct to the best of my knowledge and that there are no obvious boundary line conflicts, encroachments or overlapping of improvements except as shown hereon and that said property has access to and from a dedicated roadway except as shown hereon.

Don M. Kuhlmann
 Don M. Kuhlmann
 Registered Professional Land
 Surveyor No. 5646
 State of Texas



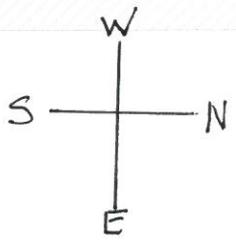
7/7/14

RE: 214-494/Barrow
 Address: 404 North Milam Street
 JOB NAME: 14-23



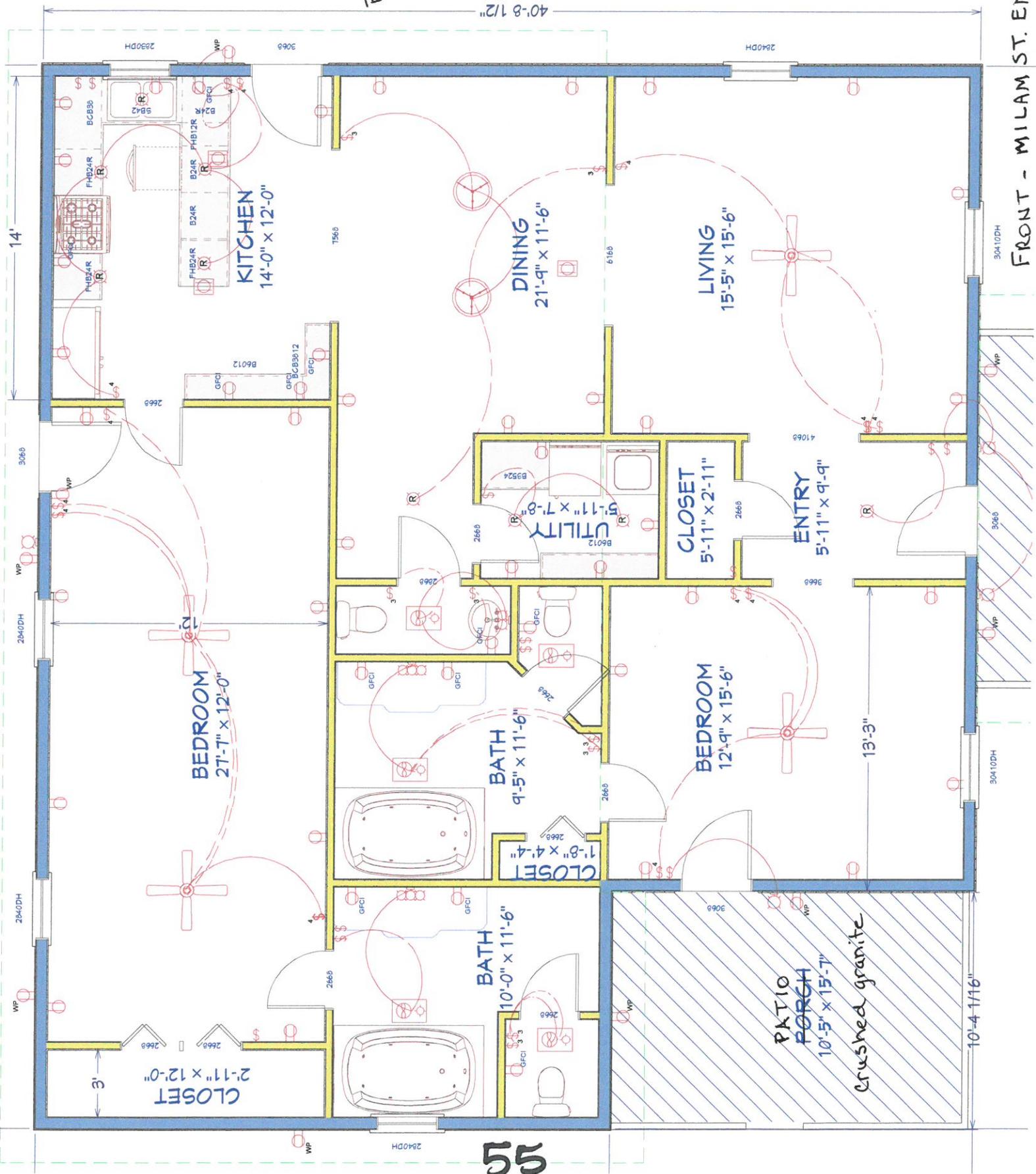
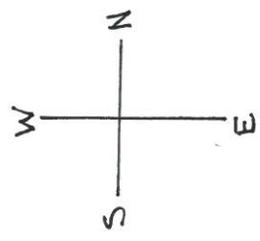
4' walkways of crushed granite
Milam Street

Finished square footage: 2306'
 Bottom floor - 1715'
 Top floor - 581'



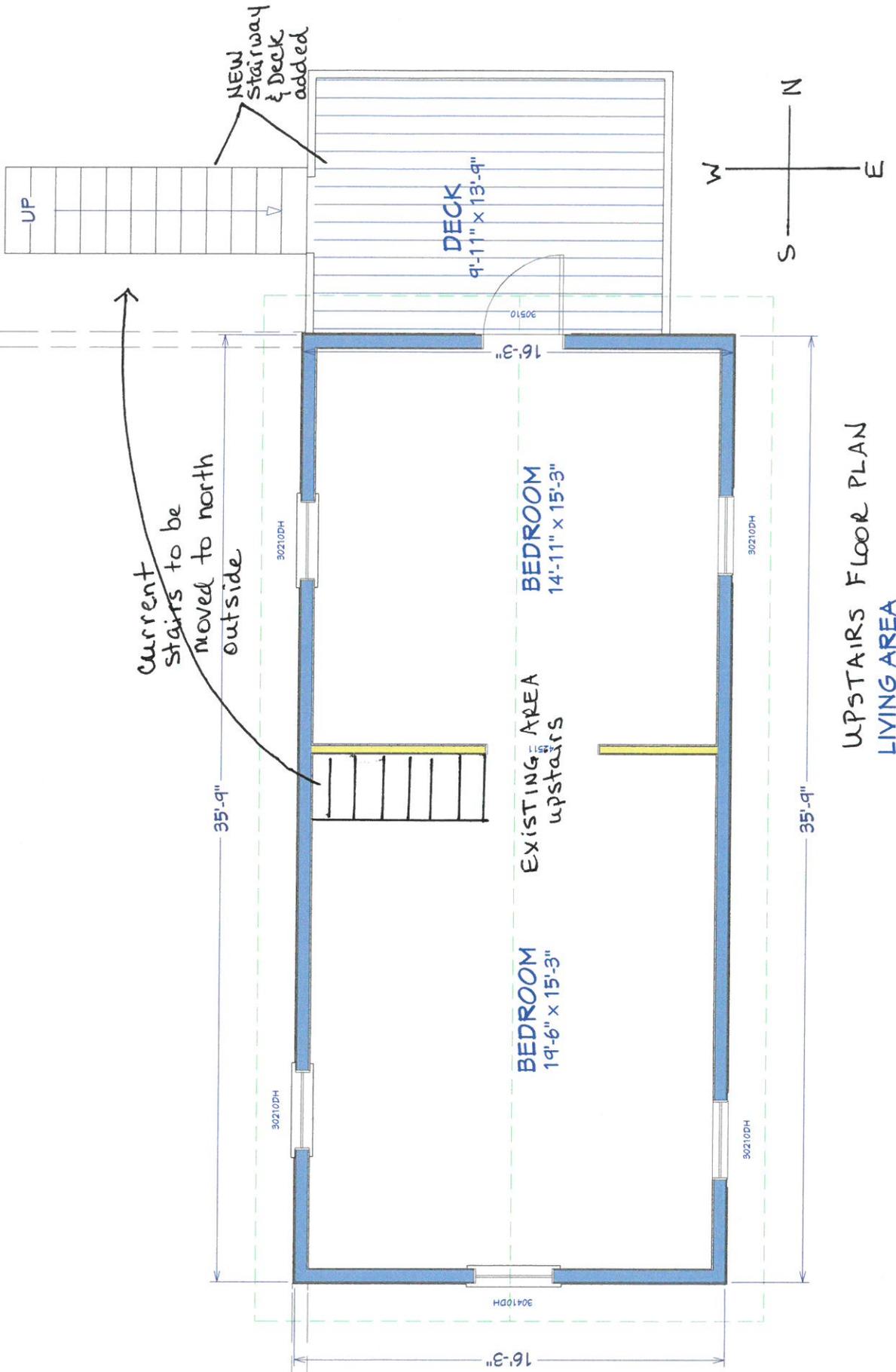
54 SITE PLAN

Bottom floor
FLOOR PLAN



FRONT - MILAM ST. ENTRANCE

55



UPSTAIRS FLOOR PLAN
LIVING AREA
581 sq ft

Existing roof is red metal with standing seams

Tin Siding painted pale yellow on existing house

4" hardy plank lap siding painted pale yellow to match existing color on front of house

FRONT ELEVATION (EAST)

M260A
Pale yellow current house + new addition siding
String Chee

Pale green - railings, decking
Windmill

Dark green - shutters, accents to match existing accents on front
Fire Roast

railings, deck & staircase of pressure-treated lumber painted pale green

Roof color



Roof extension to match current
Red Metal Standing
Seam roof

4" hardy plank
lap siding painted
pale yellow

existing tin siding
painted pale yellow



SOUTH ELEVATION

crushed
granite
walkways to
replace current
rock walkway

railing around
crushed granite
patio area to be
of pressure-treated
lumber, painted pale
green

4" hardy plank
lap siding painted
pale yellow



QUARTER ELEVATION (SOUTH EAST CORNER)

railing around
crushed granite patio area
made of pressure-treated
lumber painted pale green

4" hardy plank
lap siding painted
pale yellow to match
existing house - tin
siding

NORTH SIDE ELEVATION

Extension of roof using
same material - metal
standing seam; color red

Decking, staircase & railing
of pressure-treated lumber
Painted pale green to match existing
picket fence in front.

4" hardy plank
lap siding
painted pale
yellow

Shutters
added to all
new windows
to match
existing
windows

railing around patio area made of
pressure-treated lumber. Patio area
of crushed granite. Railing painted
pale green

BACK ELEVATION (WEST SIDE)



QUARTER ELEVATION SHOWING NORTH (SIDE)
& EAST SIDE (FRONT)

62



CURRENT PHOTO

DICK & PATTY SCHMIDT
SUNSHINE
FACILITIES

63



PALE YELLOW
TIN SIDING

CURRENT PHOTO
NORTH SIDE

64

Inventory of Properties

206 N. Milam



2002-05 Re-evaluation

High Medium Low

Site ID No. 792
 Address 206 N. Milam
 Date 1980
 Stylistic Influence _____
 GCAD Hyperlink [R19277](#)
 Owner 307 FREDERICKSBURG LTD
 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	_____

207 N. Milam



2002-05 Re-evaluation

High Medium Low

Site ID No. 545
 Address 207 N. Milam
 Date 1965
 Stylistic Influence _____
 GCAD Hyperlink [R24615](#)
 Owner MADLYNS 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

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

209 N. Milam



2002-05 Re-evaluation

High Medium Low

Site ID No. 544
 Address 209 N. Milam
 Date 1970
 Stylistic Influence _____
 GCAD Hyperlink [R18543](#)
 Owner DURST, BRENDA G 188 COUNTRY
 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	_____

404 N. Milam



2002-05 Re-evaluation

High Medium Low

Site ID No. 940
 Address 404 N. Milam
 Date 1890
 Stylistic Influence vernacular
 GCAD Hyperlink [R26385](#)
 Owner LANE, ROY H JR & CONNIE
 Historic District No Local Landmark
 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.	539
Previous Ranking	2
Previous Photo References	_____
Roll	14
Frame	31

408 N. Milam



2002-05 Re-evaluation

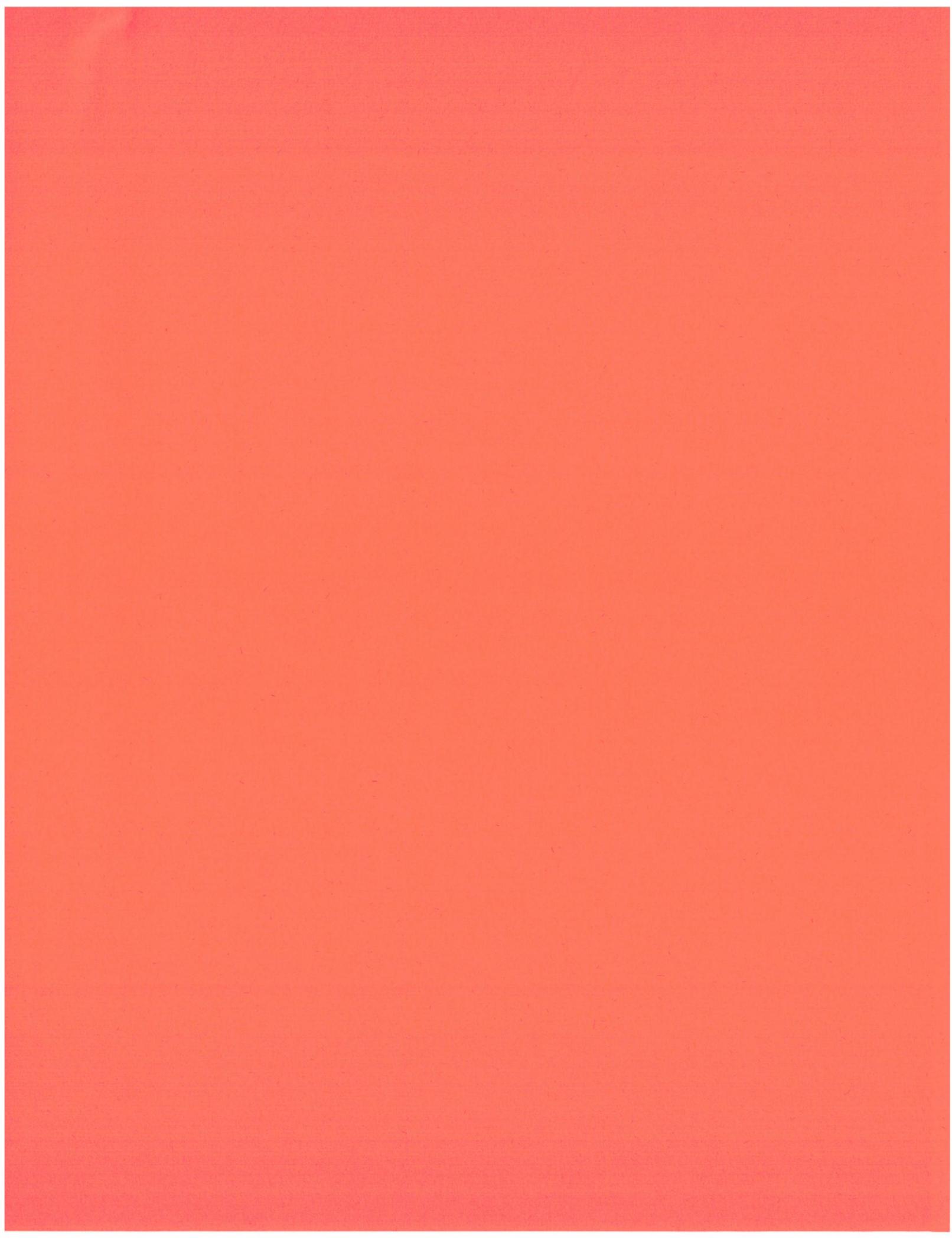
High Medium Low

Site ID No. 1243
 Address 408 N. Milam
 Date 1900
 Stylistic Influence Folk Victorian
 GCAD Hyperlink [R21616](#)
 Owner BOHNERT, REUBEN E ETUX
 Historic District No Outside Historic District
 Assessment Example of a distinctive building plan or type that has undergone alterations or deterioration. Despite alterations or deterioration, resource retains much of its original form and character.

Notes exterior siding patially replaced w/asbestos shingles; addition at rear; shed; windmill

1983 Historic Resources Survey	
Previous Site No.	540
Previous Ranking	2
Previous Photo References	_____
Roll	14
Frame	32

65





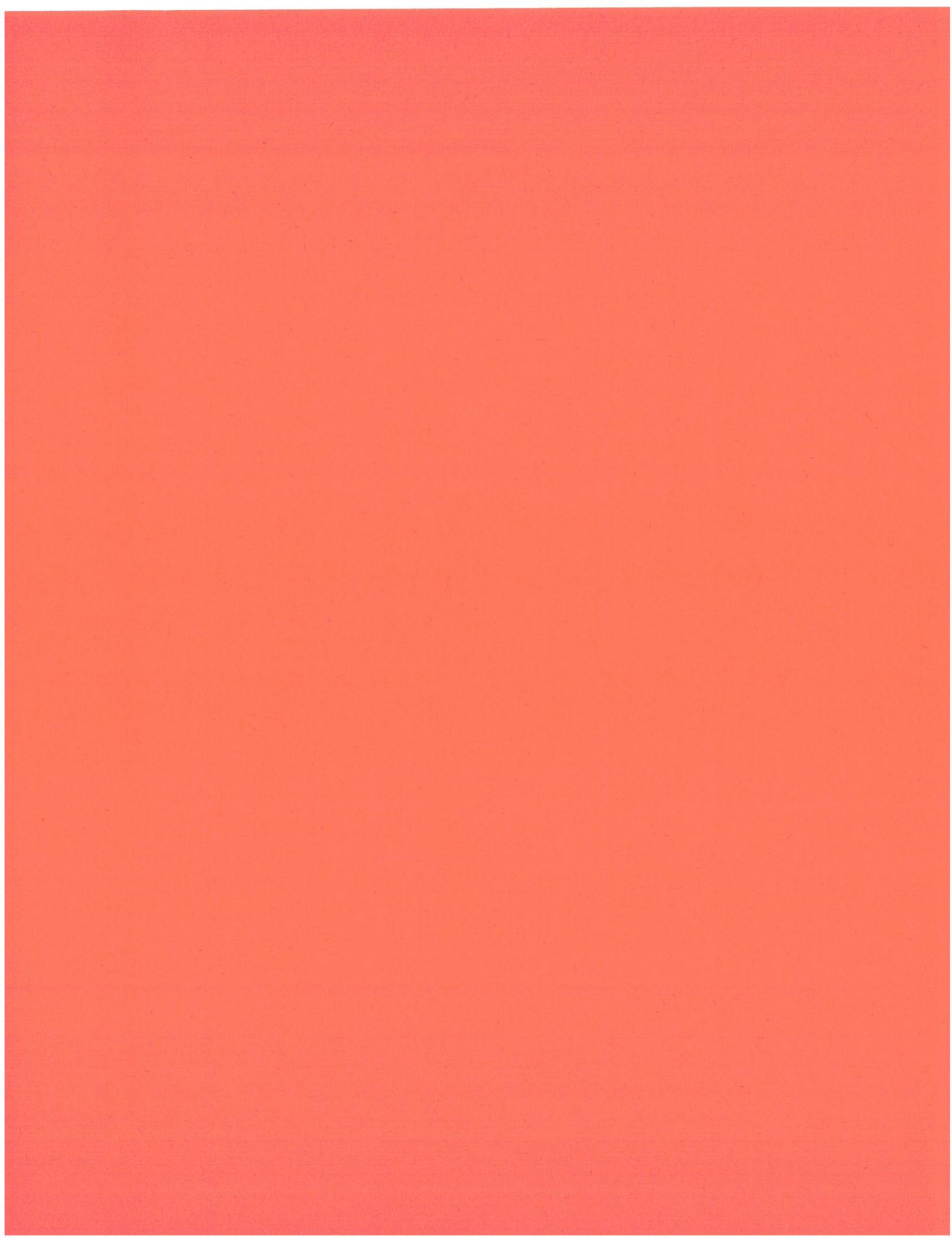


67









Things still to be done to the Church on Main St.

PROPOSALS FOR WORK AT THE CME CHURCH

INTERIOR

PHASE 2: Total \$16,125

- Finish interior insulation and vapor barrier for walls and attic \$1,450
- Lights and Electricians Work for interior of church \$2,650
- Installation of wood on interior walls \$1,200
- Caulking Priming and Painting interior \$2,300
- Remaining balance to install finished windows \$800
- Long Leaf Pine Floors installed, stained... \$1,700
- Front beam replaced under church at entrance \$ 1,025
- Frame work on inside door, and installing original door \$ 500
- Heating and Air System \$4,500

EXTERIOR

PHASE 3: Total \$98,105

- Site Plan for Church sidewalk \$735
- Sidewalk to Church from the road W/ retainer wall \$10,450
- Leyland Cypress Hedge between K-bobs and the church \$2,900
 - Includes planting and removal of the existing fence
- Property clean up \$ 2,400
- Landscaping and irrigation \$17,220
- Public Restrooms W/ built on Shed \$55,000
- 80' Rock wall at the rear of church property \$9,400