

**CITY OF FREDERICKSBURG  
HISTORIC REVIEW BOARD**

**Tuesday, February 9, 2016**

**City Hall**

**Fire Department Training Room**

**126 W. Main St.**

**5:30 P.M.**

1. Call to Order
2. Approve Minutes of January 2016 Regular Meeting

*Pp 1 - 4*

**APPLICATIONS**

3. Application #16-01 by Maurilio Resendiz at 318 E. Main Street to install a fiberglass roof over existing patio *Pp 5 - 9*
4. Application #16-04 by Karlsville to paint building exterior at 223 E. Main Street *Pp 10 - 15*
5. Application #16-05 by Randy Stehling on behalf of Chris and Ruth Avery to construct 1000 square foot addition on the rear face of house at 106 E. Schubert Street *Pp 16 - 24*

**DISCUSSIONS**

6. Date for worksession to discuss Historic District expansion and ordinance changes
7. Annual Report

**SIGN OFF APPLICATIONS**

8. #16-02 – Secure storage area to main structure – 103 S. Llano (Pasta Bella)
9. #16-03 – Replace roof shingles – 509 Cora (Chesser)
10. #16-06 – Add rear covered porch, ADA bathrooms & equipment room – 108 N. Lincoln (Muraglia)
11. #16-07 – Remove window, door, sign and muntin bars on window & install new double door, sign, and paint exterior – 112 E. Main (Scully)

**ADJOURN**

STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD  
January 12, 2016  
5:30 PM

On this 12<sup>th</sup> day of January, 2016 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  
LARRY JACKSON  
KAREN OESTREICH  
MIKE PENICK  
STAN KLEIN  
JERRY SAMPLE  
ERIC PARKER  
DAVID BULLION  
JOHN MURAGLIA

ABSENT: CHARLES SCHMIDT

ALSO PRESENT: KENT MYERS – City Manager  
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**

Mike Penick moved to approve the minutes from the December 2015 regular meeting. Eric Parker seconded the motion. All voted in favor and the motion carried.

**APPLICATIONS**

**Application #15-94 by Karlsville, LLC to replace approximately 50 feet of rotten wood railing on the second floor porch with metal railing on property located at 223 E. Main Street** – Peter Dartez, contractor, and Carolyn Moore, employee, presented the application and noted the railing has significant damage so they would like to have it replaced.

Mike Penick commented the railing isn't original. Eric Parker asked if the balcony was original and Mr. Dartez stated that was hard to determine. David Bullion asked if the posts are chamfered and Mr. Dartez noted they were. Mr. Bullion noted there are plenty of examples of simple railings throughout the district and the applicant is not trying to replicate or replace something that is not there so he does not have a problem with the style of the handrail. Stan

Klein agreed with the comments and noted the size of the railing tells him it was not original.

Stan Klein moved to approve the proposed railing on Application #15-94 and David Bullion seconded the motion.

Mr. Dartez presented a color they would like to use for the building and railing and Mr. Klein stated the color is inappropriate to use on both. Eric Parker noted the ordinance says deep shades are inappropriate for the district. Karen Oestreich commented the dark color presented should be used as a contrast color as opposed to the main color because it washes out the building. Ms. Moore noted they are trying to simplify the building by painting it one color and they are open to suggestions. Mr. Klein noted the building has a lot of detail and there is an opportunity to highlight the details which would enhance the building. Mr. Klein stated a lighter color should be used as a base color and a darker color to accent the structure.

All voted in favor of the motion on the table and the motion carried.

**Application #15-98 by Brice and Missy Shelton at 508 W. San Antonio to construct garage apartment on rear of property** – Brice and Missy Shelton presented the application. Mr. Shelton noted the lot is 70 feet wide and 200 foot deep and has a 2-story structure on the front of the lot. Mr. Shelton explained they would like to use the existing driveway and construct a 2-story structure on the rear of the lot. Mr. Shelton noted the front structure is a stone building with a metal roof that was constructed to look like an older home. Mr. Shelton stated they would like the new structure to look very similar to the existing. Karen Oestreich commented the new structure will not be very visible and Ms. Shelton stated it will not be visible at all. Mike Penick stated there is a material noted on the drawings that is not clear and Ms. Shelton stated they do not like that material. Mr. Penick noted they have three other materials on the proposed structure and it would be better to use one of those materials rather than introducing something new. Ms. Shelton agreed they do not like the fourth material and would be happy to use one of the other three. David Bullion noted the scale fits well on the lot and with the surrounding buildings.

John Muraglia moved to approve Application #15-98 with the condition the fourth material shown on the plan be changed to any of the other three materials already on the building. Eric Parker seconded the motion. All voted in favor and the motion carried.

**Application #15-99 by Jerald & Diana Phillips on behalf of Josh & Christy Phillips at 404 N. Milam to: 1) Demolish existing bath on rear of house and construct new addition 2) Create driveway, patio areas and walkways of crushed granite 3) Move stairway to outside on south side 4) Construct wood fence on south, west and north sides** – Jerald and Diana Phillips presented the application. Ms. Phillips noted they believe they have made the changes the board requested so the original house is not lost. Ms. Phillips noted they are using board and batton and have inset the back of the structure. Ms. Phillips noted they have designed a structure that will go further back on the lot in order to save the large Pecan tree. Ms. Phillips noted the paint colors will stay the same as they previously presented. John Muraglia asked if the second window on the south side is going to be taken out and Ms. Phillip noted it would be. Eric Parker commented the applicant did a great job taking the comments from the board and re-configuring their plan.

David Bullion moved to approve Application #15-99 and Jerry Sample seconded. All voted in favor and the motion carried.

## **DISCUSSIONS**

**Joint Discussion with City Council regarding large or oversized houses in residential neighborhoods.** – The City Council joined the Historic Review Board for discussion about construction in the residential areas of town. Mayor Linda Langerhans noted she doesn't believe individuals are opposed to large additions or new structures being built, but are interested in seeing how their impact can be softened. Sharon Joseph stated the board spends a great deal of time with the applicants on softening the impact of new construction but without some stricter guidelines they are limited in what they can deny on an application. Mayor Langerhans asked if the board has a strong opinion of the structures being built. Karen Oestreich commented they have not discussed that as a board, but they each have individual opinions. Ms. Oestreich noted she can see both sides of the issue but believes it is very important to protect the historic district. Mayor Langerhans commented the heritage in Fredericksburg is evident with the different structures and the collage of homes that were built and stated she doesn't see a problem with the larger houses because they show affluence, as they did throughout the history of Fredericksburg. Mike Penick noted the Board is controlling an area with approximately 800 to 1000 square feet homes and we are living in a time of much larger houses now so he believes they have to allow larger homes, but there needs to be some type of limit. Mr. Penick commented there are many things that can be done to lessen the impact of new construction. Mr. Penick stated they try to maintain a separation between the new construction and the historic structure with materials or some type of designation. Mr. Penick commented it would be nice to have some control in place on size limits. Stan Klein noted the ordinance requires them to look at the neighboring buildings when analyzing applications. Mr. Klein noted some lots are small in width and very deep so the majority of construction will be on the back of the lot but other lots are long and parallel to the street, without any depth, and that is challenging because the construction will be on the street. Mr. Klein added some neighborhoods have been changed from residential zoning to commercial zoning which changes setbacks and allows structures to be built close to the street and allows large structures built next to a row of bungalows. Ms. Joseph noted new construction is the greatest challenge because the Board is limited in what they can require on new buildings. Eric Parker agreed they have more authority and enforceability on additions as opposed to new construction. Ms. Oestreich noted the Board is sensitive to people wanting to build, but they want to keep the historic properties intact and maintain the charm of Fredericksburg. Mr. Bullion agreed they are very sensitive to people wanting to build but are bound by the guidelines of the ordinance and try to enforce those appropriately. Bobby Watson stated a concern he has heard is the lots that are being bought are having large homes built on them and there is a concern we are going to lose the character of Fredericksburg. Mr. Bullion noted there have always been different sized homes in Fredericksburg. Ms. Oestreich agreed that is true but the lots are different sizes now than they were historically. Jerry Sample commented the biggest question he's seen is what the fabric of the historic district is, what makes up that fabric and if it will be changed if huge homes are allowed. Mr. Sample agreed there should be some kind of limit on size. Ms. Joseph noted they can enforce what is in the ordinance but they need to know if the Council will have the Board's back if they deny a request based on those

requirements. Gary Neffendorf asked if the Council needs to give the Board more power through the Historic Preservation Ordinance if part of the problem is that some of their function is advisory. Mr. Neffendorf also asked if they want to limit any requirements that are created to the Historic District. Kent Myers, City Manager, asked the Board if they want to look at expanding the historic district and the majority of the Board stated they do. Eric Parker noted in terms of statute, the ordinance needs to give the Board more teeth on new construction. Mr. Parker noted he would also like some modification made to give the Board more clarity on new construction. Brian Jordan, Director of Development Services, noted some of the complaints received are not even on properties located in the district. Mr. Jordan noted the district was expanded in 2003 and at that time, there were also over 100 properties added as landmarks. Mr. Jordan noted the City has typical zoning restrictions in place but he has determined some cities enforce a floor to area ratio and the restriction on what can be built is determined by the coverage on the lot. Mr. Jordan added he believes the Board has done exactly what the Council expects them to do and commented they review over 100 applications a year. It was asked if the Historic Review Board needed to be made a Commission and Pat McGowan, City Attorney, noted their name doesn't matter, their authority just needs to be expanded. Mr. Klein noted landmark properties are another challenge because there are demands put on those structures but the neighboring properties can do whatever they wish.

Graham Pearson summarized what the Council should take away from the meeting includes the recommendation that the Historic District be expanded and the Historic Preservation Ordinance needs to give the Board additional power regarding new construction.

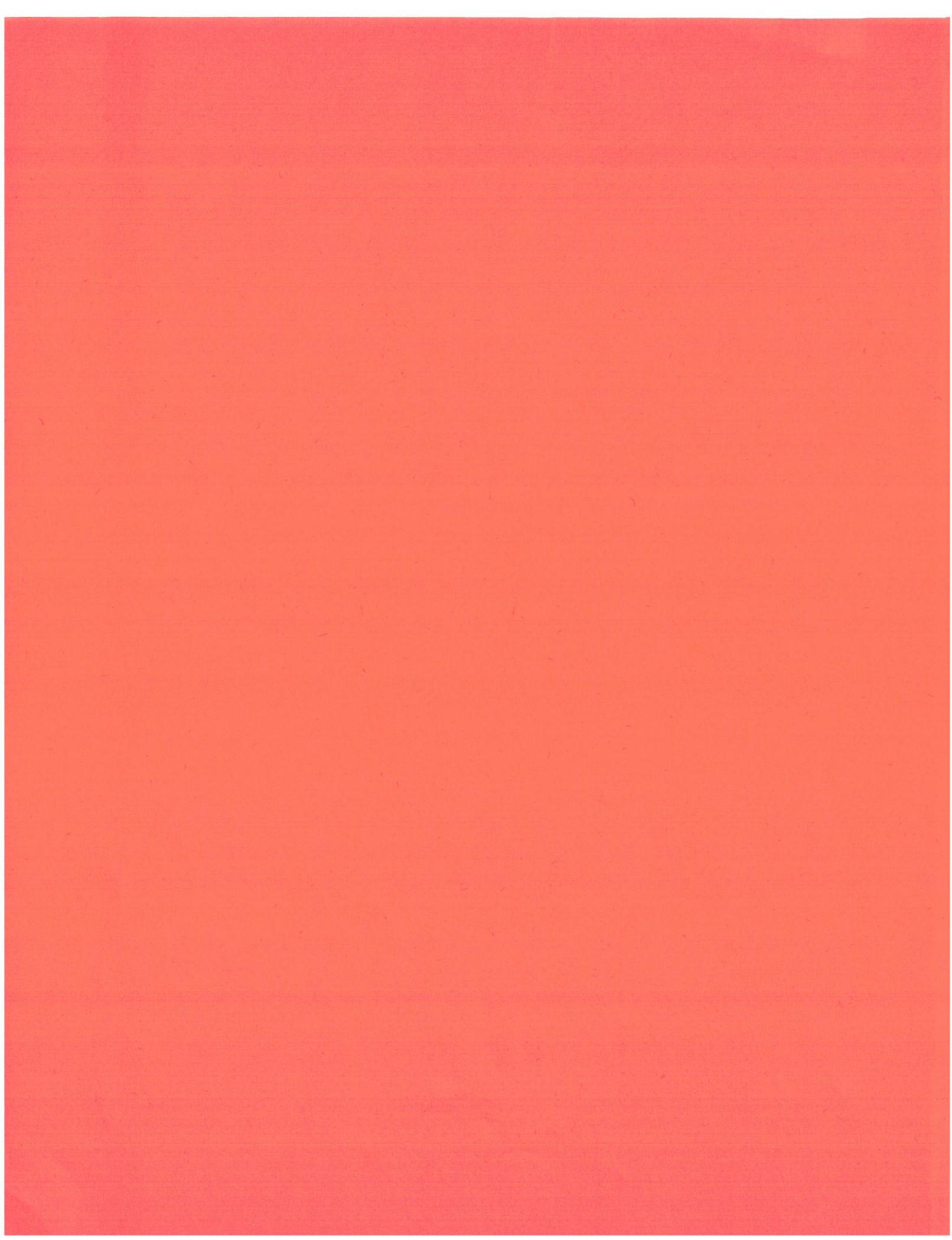
**ADJOURN**

With nothing further to come before the Board, David Bullion moved to adjourn. Eric Parker seconded the motion. All voted in favor and the meeting was adjourned at 7:11 p.m.

PASSED AND APPROVED this the 9<sup>th</sup> day of February, 2016.

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

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



**Historic Review Board  
Application Information**

**Application Number:** 16-01

**Date:** February 5, 2016

**Address:** 318 E. Main

**Owner:** Anita Metcalfe

**Applicant:** Maurilio Resendiz

**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.

16-01

# Application for Certificate of Appropriateness

Application Date: 1-5-16 Application Complete: Maurilio Resendiz  
 Property Address: 318 E. Main St. Fredericksburg Tx 78624  
 Owner: Anita Metcalfe Phone No. 830-  
 Address: 1142 Eckert Rd. Willow city Tx 78675  
 Applicant: Maurilio Resendiz Phone No. 830-456-5919\*  
 Address: 318 E. Main st. Fax No. 830-997-8102

Description of External Alteration/Repair or Demolition: \_\_\_\_\_  
would installed a roof like a green house to the patio, using Fiberglass sheets, and a metal frame.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: \_\_\_\_\_  
The adding of a roof to the outside of the structure would not change the aspect of it, it would run the same as the roof existing.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: \_\_\_\_\_  
NA This is a newer building and this would only improve the concept of the structure.

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

Desired Starting Date: ASP 1-6-16    Desired Completion Date: 1-8-16  
 SURVEY RATING:     High     Medium     Low     None  
 RTHL: Estimated Date of Construction \_\_\_\_\_

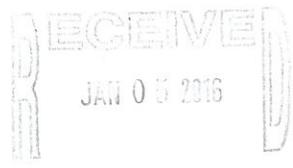
APPLICANT SIGNATURE: \_\_\_\_\_  
 The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

[Signature]    Date 1/18/16     Insignificant     Significant  
 Building Official's Determination    (Max 7 days)

[Signature]    Date 1/18/16     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



Restaurant

Inside.

CULTURES

318 E Main St.

Patio

16'

8

Main St.



# Inventory of Properties

320 -322 E. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 398  
 Address 320 -322 E. Main  
 Date 1930  
 Stylistic Influence \_\_\_\_\_  
 GCAD Hyperlink [R26831](#)  
 Owner BROWN, LARRY D & BARBARA  
 Historic District Yes Historic District

Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes Front façade transom windows infilled and porch added to west façade.

1983 Historic Resources Survey	
Previous Site No.	427
Previous Ranking	4
Previous Photo References	
Roll	35
Frame	17

321 E. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 447  
 Address 321 E. Main  
 Date 1985  
 Stylistic Influence \_\_\_\_\_  
 GCAD Hyperlink \_\_\_\_\_  
 Owner \_\_\_\_\_  
 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	_____

323 E. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 446  
 Address 323 E. Main  
 Date 1900  
 Stylistic Influence \_\_\_\_\_  
 GCAD Hyperlink [R1987](#)  
 Owner ALT, THOMAS E & ALETHIA  
 Historic District Yes Historic District

Assessment Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.

Notes Exterior walls partially re clad with stone veneer, east façade stucco portion added c.1985, balustrade added to awning, some original windows and original primary entrance covered with stone veneer.

1983 Historic Resources Survey	
Previous Site No.	429
Previous Ranking	4
Previous Photo References	
Roll	34
Frame	14

324 E. Main



2002-05 Re-evaluation

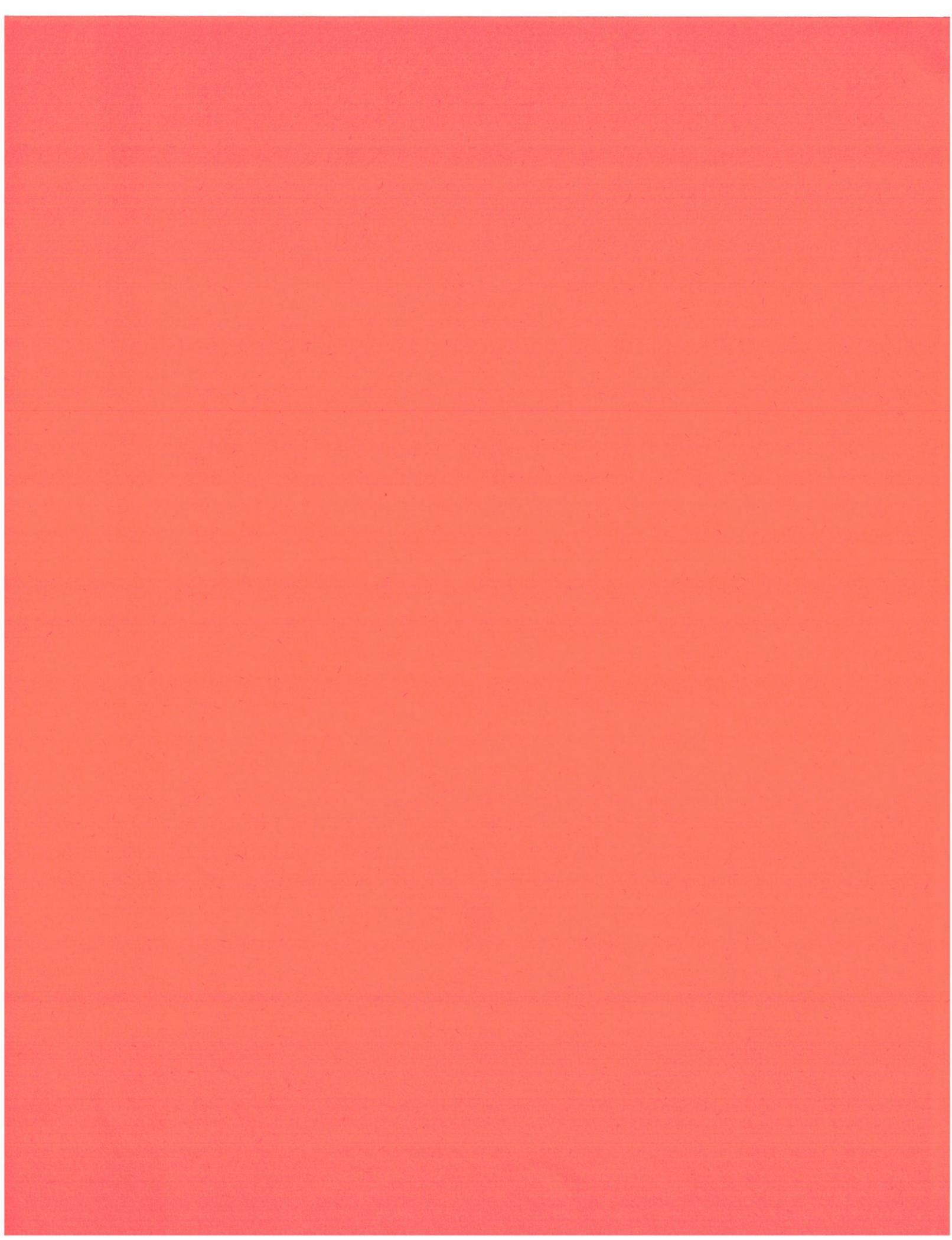
High  Medium  Low

Site ID No. 399  
 Address 324 E. Main  
 Date 1860  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R29699](#)  
 Owner HOHENBERGER, PALMER  
 Historic District Yes Historic District

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

Notes Maier-Alberthal Building. Property is an Recorded Texas Historic Landmark.

1983 Historic Resources Survey	
Previous Site No.	428
Previous Ranking	3
Previous Photo References	
Roll	_____
Frame	_____



**Historic Review Board  
Application Information**

**Application Number:** 16-04  
**Date:** February 5, 2016  
**Address:** 223 E. Main  
**Owner:** Karlsville LLC  
**Applicant:** Karlsville LLC  
**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: 1.22.16 Application Complete: \_\_\_\_\_

Property Address: 223 EAST MAIN ST.

Owner: KARLSVILLE, LLC. Phone No. 281-389-0389

Address: 1007 BUCKNER DR P.O. TX 78624

Applicant: SAME Phone No. \_\_\_\_\_

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

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

PAINT STREET FRONT EXTERIOR WALLS AND RAILING  
BUT EXCLUDING BLACK AND TURQUOISE DOORS

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

SIMILAR TO ~~ADJACENT~~ ADJACENT LOCATION  
AT 221 EAST MAIN - HARRIS ASHLEY

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

NONE

#1609 - temptation - entire face of building  
Doors to stay color they are now  
COLORS CHOICE

Drawing  Sketch Date Submitted: 1.22.16  Historic Photograph

Desired Starting Date: 1.27.16 Desired Completion Date: 2.3.16

SURVEY RATING:  High  Medium  Low  None

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

[Signature] Date 2/1/16  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





3B  
temptation 1609

4B  
french beret 1610

BENJAMIN MOORE® 106

## Inventory of Properties

218 E. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 384  
 Address 218 E. Main  
 Date 1880  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R26995](#)  
 Owner DIETZ, E DONALD ETUX  
 Historic District Yes Historic District  
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes Resource has a rear concrete block addition. Concrete covered with stucco and wood shingles added to front façade.

1983 Historic Resources Survey	
Previous Site No.	406
Previous Ranking	2
Previous Photo References	
Roll	32 32
Frame	14 15

221 E. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 288  
 Address 221 E. Main  
 Date 1900  
 Stylistic Influence  
 GCAD Hyperlink [R25788](#)  
 Owner HEINEN, BARBARA ETAL % JEFFERY D LAWRENCE  
 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

1983 Historic Resources Survey	
Previous Site No.	407
Previous Ranking	2
Previous Photo References	
Roll	17
Frame	8

222 E. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 385  
 Address 222 E. Main  
 Date 1850  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R28087](#)  
 Owner COOPER, DEBRA WYN  
 Historic District Yes Historic District  
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

Notes Richter Building. Property is a RTHL. Bay window added to front façade.

1983 Historic Resources Survey	
Previous Site No.	408
Previous Ranking	1
Previous Photo References	
Roll	35
Frame	7

223 E. Main



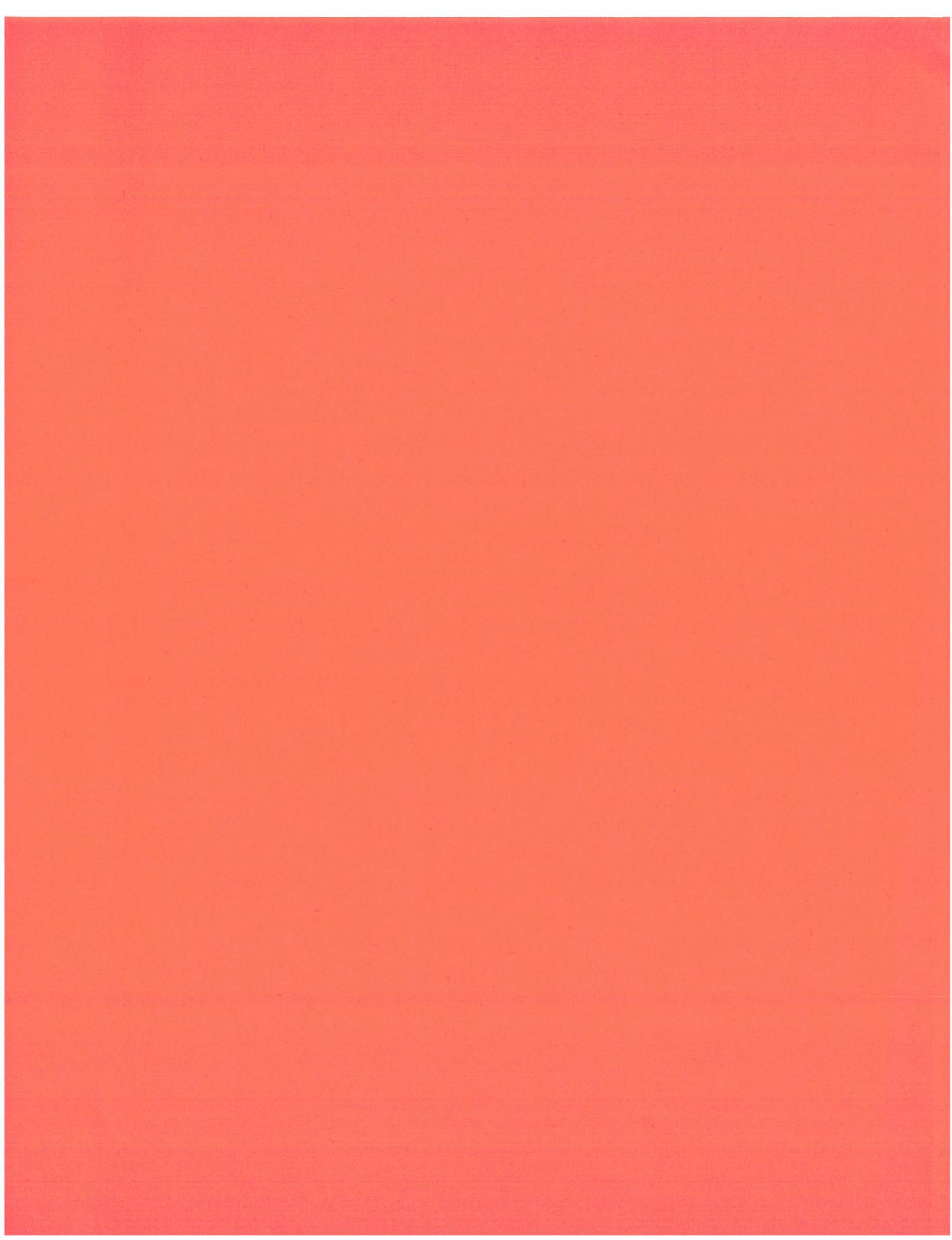
2002-05 Re-evaluation

High  Medium  Low

Site ID No. 458  
 Address 223 E. Main  
 Date 1910  
 Stylistic Influence  
 GCAD Hyperlink [R15747](#)  
 Owner BOLTON, CAROL  
 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

1983 Historic Resources Survey	
Previous Site No.	409
Previous Ranking	3
Previous Photo References	
Roll	17
Frame	7



**Historic Review Board  
Application Information**

**Application Number:** 16-05  
**Date:** February 5, 2016  
**Address:** 106 E. Schubert  
**Owner:** Chris and Ruth Avery  
**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.

16-05

# Application for Certificate of Appropriateness

Application Date: 1-25-16 Application Complete: 1-25-16

Property Address: 106 East Schubert Street

Owner: Chris and Ruth Avery Phone No. 830-456-8336

Address: P.O. Box 291367, Kerrville, TX 78029

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

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

Description of External Alteration/Repair or Demolition: 1,000 sf one-story addition connected to the rear face of the house. The addition will include a master bedroom/bath, utility room and side porches.

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

The addition incorporates traditional forms and materials and is accessed through a small hallway that includes a generous amount of glass to separate it from and minimally impact the historic structure.

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

Drawing     Sketch    Date Submitted: 1-25-16     Historic Photograph

Desired Starting Date: April 2016    Desired Completion Date: September 2016

SURVEY RATING:     High     Medium     Low     None

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

APPLICANT SIGNATURE: Randy Stehling

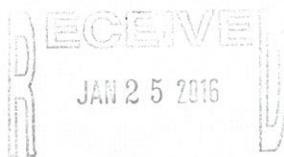
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

[Signature]    Date 2/1/16     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: \_\_\_\_\_

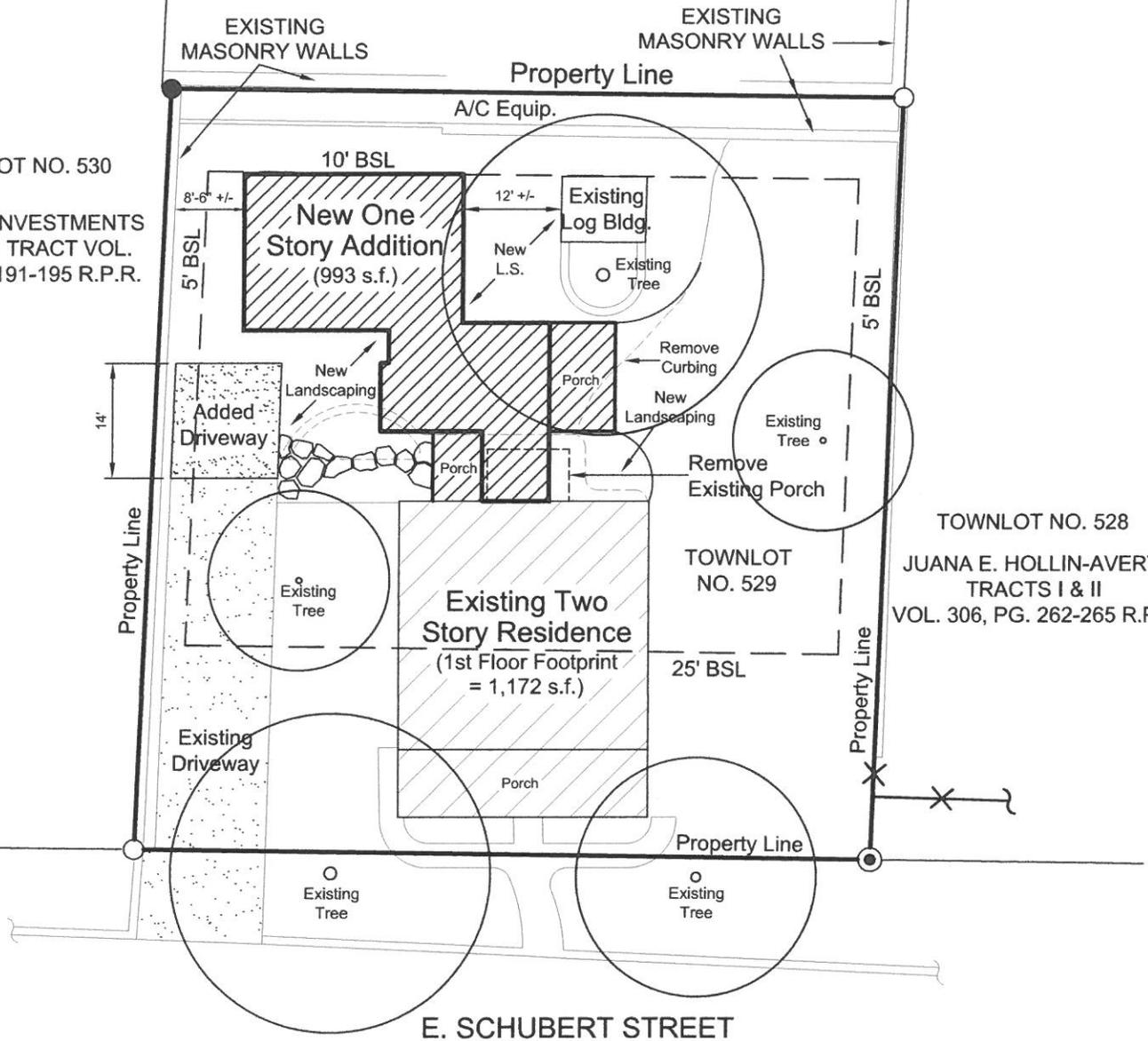
APPLICATION FEE: -\$10.00 plus  Board Review; CERTIFICATE OF APPROPRIATENESS-\$40.00



RONALD J. RESSMANN, ET AL  
0.369 AC. TRACT  
INSTRUMENT NO. 20086687 O.P.R.

TOWNLOT NO. 530  
TEAGUE INVESTMENTS  
0.15 AC. TRACT VOL.  
240, PG. 191-195 R.P.R.

TOWNLOT NO. 528  
JUANA E. HOLLIN-AVERY  
TRACTS I & II  
VOL. 306, PG. 262-265 R.P.R.



### Site Plan

1" = 20' - 0"

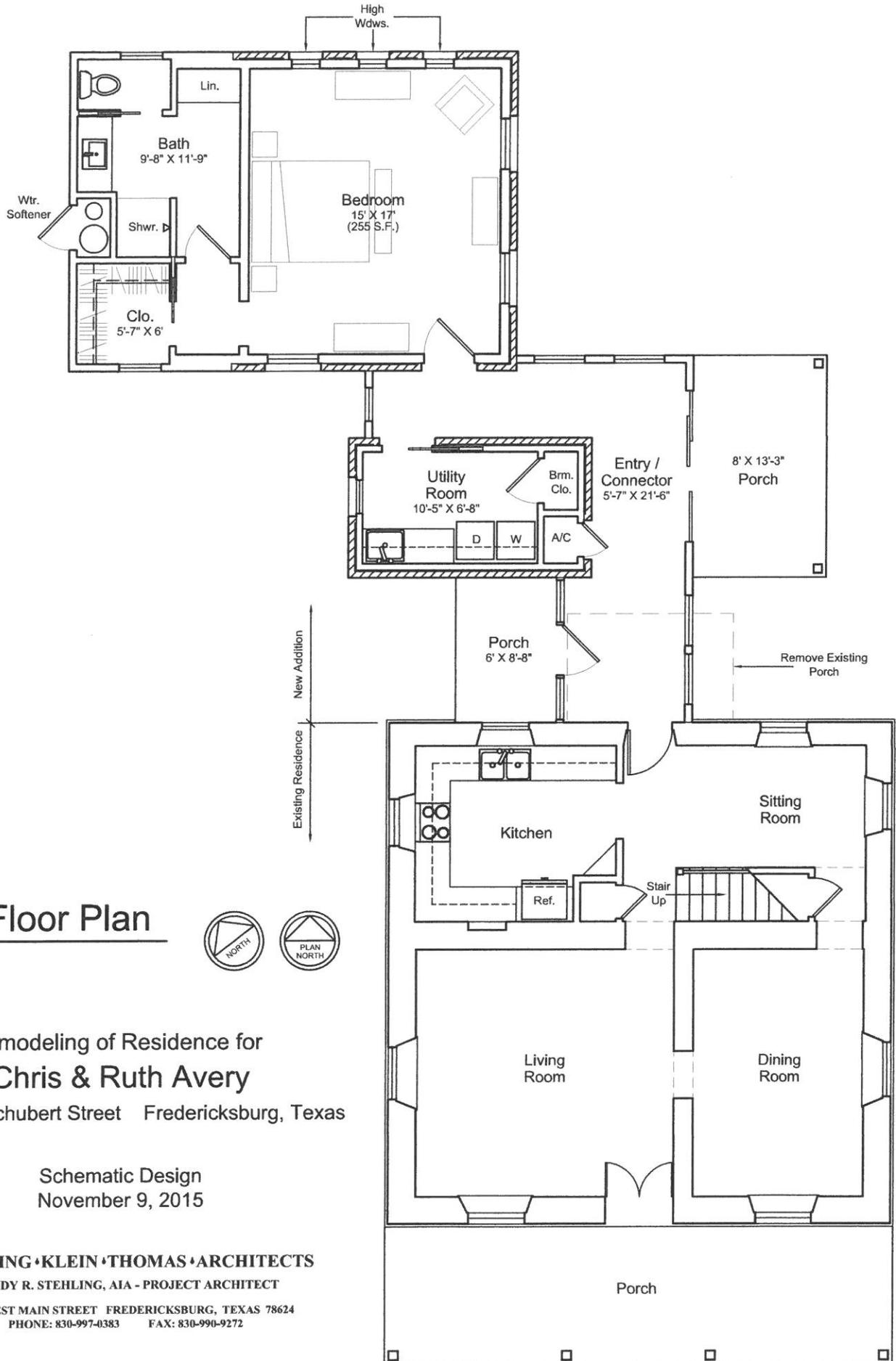


Remodeling of Residence for  
**Chris & Ruth Avery**  
106 East Schubert Street Fredericksburg, Texas

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

Schematic Design  
November 9, 2015

19



# First Floor Plan

1/8" = 1' - 0"



## Remodeling of Residence for Chris & Ruth Avery

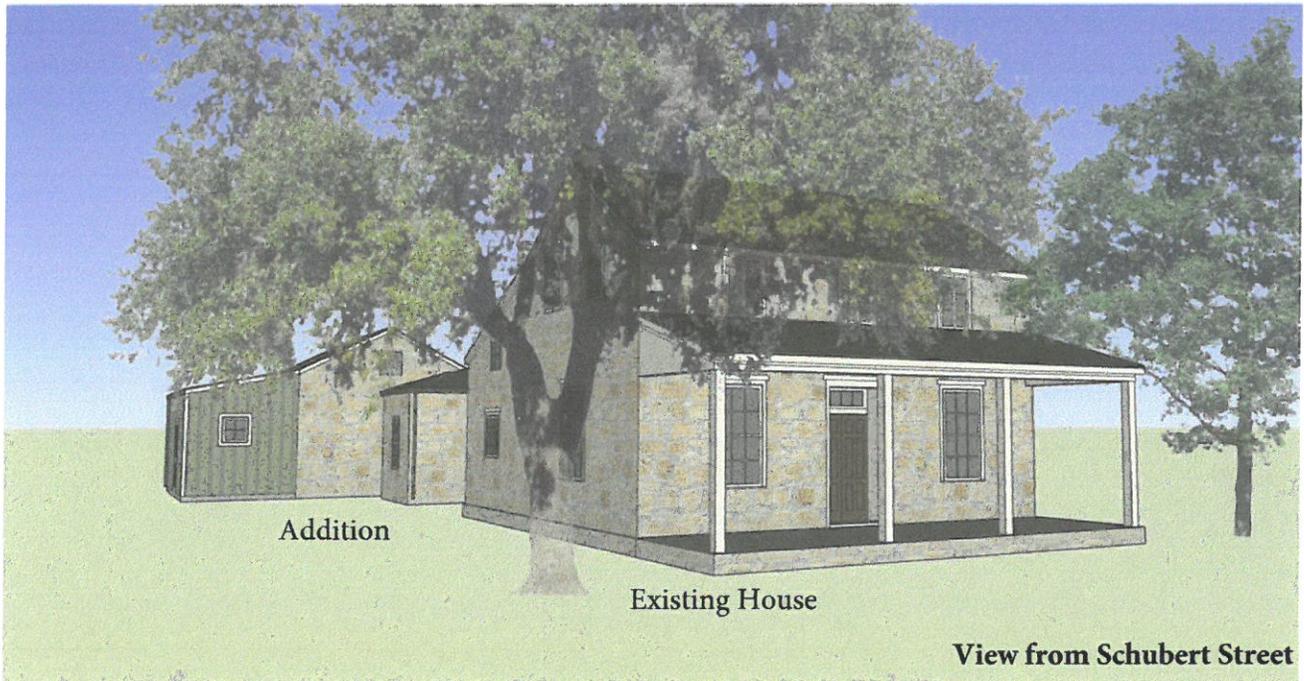
106 East Schubert Street Fredericksburg, Texas

Schematic Design  
November 9, 2015

**STEHLING • KLEIN • THOMAS • ARCHITECTS**

RANDY R. STEHLING, AIA - PROJECT ARCHITECT

300 C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624  
PHONE: 830-997-0383 FAX: 830-990-9272



Remodeling of Residence for  
**Chris & Ruth Avery**  
 106 East Schubert St. Fredericksburg, Texas

Schematic Design  
 November 12, 2015

STEHLING • KLEIN • THOMAS • ARCHITECTS  
 Randy Stehling - Project Architect  
 300 C West Main Street  
 Fredericksburg, Texas 78624



- \* Roof, gutters, and downspouts on addition will be copper to match existing.
- \* Exterior materials on addition will include limestone and board & batten siding. Trim color to match existing. Siding color to be determined but will be historically appropriate. A color sample, when selected, can be provided for board approval if required.



Remodeling of Residence for  
**Chris & Ruth Avery**  
 106 East Schubert St. Fredericksburg, Texas

Schematic Design  
 November 12, 2015

STEHLING • KLEIN • THOMAS • ARCHITECTS  
 Randy Stehling - Project Architect  
 300 C West Main Street  
 Fredericksburg, Texas 78624





Remodeling of Residence for  
**Chris & Ruth Avery**  
 106 East Schubert St. Fredericksburg, Texas

Schematic Design  
 November 12, 2015

STEHLING • KLEIN • THOMAS • ARCHITECTS  
 Randy Stehling - Project Architect  
 300 C West Main Street  
 Fredericksburg, Texas 78624



# Inventory of Properties

102 E. Schubert



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 30  
 Address 102 E. Schubert  
 Date 1890  
 Stylistic Influence vernacular; Victorian Italianate  
 GCAD Hyperlink  
 Owner  
 Historic District Yes Historic District  
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Outstanding decorative features contribute to the resource's significance.

Notes

1983 Historic Resources Survey			
Previous Site No.	718		
Previous Ranking	2		
Previous Photo References			
Roll	28	28	28
Frame	14	15	16

104 E. Schubert



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 31  
 Address 104 E. Schubert  
 Date 1890  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R24648](#)  
 Owner TEAGUE, HELEN T  
 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

1983 Historic Resources Survey	
Previous Site No.	719
Previous Ranking	3
Previous Photo References	
Roll	28
Frame	18

105 E. Schubert



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 133  
 Address 105 E. Schubert  
 Date 1922  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R9662](#)  
 Owner KOWERT, ARTHUR H  
 Historic District Yes Historic District  
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Property contributes significantly to local history or broader historical patterns. Resource was moved from its original site to its present location.

Notes

Gillespie County's only schoolhouse for colored children was moved to its present location early in 1981. The building was erected on the foundation of an earlier structure built in 1877.

1983 Historic Resources Survey	
Previous Site No.	720
Previous Ranking	4
Previous Photo References	
Roll	14
Frame	3

106 E. Schubert



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 32  
 Address 106 E. Schubert  
 Date 1870  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R20720](#)  
 Owner AVERY, JAMES ETAL  
 Historic District Yes Historic District  
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

Notes

Original porch replaced.

1983 Historic Resources Survey	
Previous Site No.	721
Previous Ranking	1
Previous Photo References	
Roll	28 28 28
Frame	19 20 21

107 E. Schubert



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 134  
 Address 107 E. Schubert  
 Date 1920  
 Stylistic Influence Craftsman  
 GCAD Hyperlink [R20697](#)  
 Owner KOWERT, ARTHUR H  
 Historic District Yes Historic District  
 Assessment Example of a distinctive building plan that has undergone alterations or deterioration.

Notes

The front porch has been partially infilled.

1983 Historic Resources Survey	
Previous Site No.	722
Previous Ranking	3
Previous Photo References	
Roll	14
Frame	4