CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
TUESDAY, JULY 12, 2011
CITY HALL
CONFERENCE ROOM
126 W. MAIN ST.
5:30 P.M.

1. Call to Order

2. Approve Minutes of April 2011 Regular Meeting *Pg 1 - 3*

APPLICATIONS

3. Application #11-33 by Jason Rustin at 412 W. Austin to rebuild front porch and porch roof. *Pp 4 - 10*

4. Application #11-38 by Paul Wolters at 102 S. Lincoln to construct a freestanding wood deck on the courtyard side of 102 S. Lincoln. *Pp 11 - 19*

5. Application #11-41 by Jim Garner at 607 W. Main St. to add faux storefront, repair wood, gutters, fence, and roof on property as needed, paint exterior, and add security barrier and fence to rear of property. *Pp 20 - 27*

6. Application #11-42 by Steve Thomas on behalf of Kathy Sanford at 605 W. Schubert to add 160 square foot bathroom to west side of residence. *Pp 28 - 37*

7. Application #11-43 by Jerry Sample on behalf of Janis Joseph Maund at 121 W. San Antonio St. to: *Pp 38 - 54*
   - A) Re-roof, repair rotten wood and paint exterior
   - B) Replace windows with energy effiecient windows of same size and style
   - C) Take in screened-in porch on southwest side to increase size of kitchen and allow laundry room to be moved from tank house
   - D) Take in portions of both upper and lower rear porches to enlarge the existing downstairs bath and to allow room for a new bath upstairs
   - E) Addition off both upper and lower porches with a slightly revised rear roofline to allow space for closets
   - F) Move tank house to southeast, rear corner of lot.

SIGN OFF APPLICATIONS

8. #11-25 Rebuild rock wall to match existing - 307 W. Schubert (Montgomery) *Pp 55 - 56*
9. #11-26 Place silver cross on top of building - 406 W. Main (Penick) *Pg 57 - 58*
10. #11-27 Install double french doors on side of building - 318 E. Main (Besgrove) *Pp 59 - 63*
11. #11-28 Location of sign band & addition of dining patio - 107 S. Llano (Chilcothe) *Pp 64 - 65*
12. #11-29 Paint exterior - 112 E. Austin (duPerior) *Pp 66 - 67*
13. #11-30 Replace siding & front door/window with double window, enlarge porch & widen columns - 516 W. Austin (Gonzales) *Pp 68 - 69*
14. #11-32 Paint exterior - 412 W. Austin (KNV Hill Country Inv.) *Pp 70 - 71*
15. #11-34 Paint trim - 223 E. Main (Sikes) *Pp 72*
16. #11-35 Replace shingles with Endura Shake shingles - 325 W. Main (Pioneer Museum) *Pp 73 - 79*
17. #11-36 Paint exterior - 516 W. Austin (Gonzales) *Pp 80 - 81*
18. #11-37 Connect / enclose laundry room to house - 206 N. Acorn (Sportsman) *Pp 82 - 83*
19. #11-39 Construct fence on west side - 612 W. San Antonio (Thomas) *Pp 84 - 86*
20. #11-40 Change porch posts & paint trim - 612 W. San Antonio (Thomas) *Pp 87 - 89*

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
April 12, 2011
5:30 PM

On this 12th day of April 2011, 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
J. HARDIN PERRY
CHARLES SCHMIDT
BURLEIGH ARNECKE
STAN KLEIN
MIKE PENICK
MARCIA DIETZ

ABSENT: LARRY JACKSON
ERIC PARKER
RICHARD LAUGHLIN

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

The meeting was called to order at 5:30 PM by Sharon Joseph.

MINUTES

Mike Penick moved to approve the minutes from the March 2011 regular meeting after J. Hardin Perry noted one date correction. Marcia Dietz seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #11-19 by Eve Hancock at 207 E. San Antonio to remove existing addition and add larger addition. Cass Phillips and Eve Hancock presented the application. Ms. Hancock stated they need to add an office onto the rear of the building. Ms. Hancock noted several years ago they turned a porch into an office and they would now like to extend that approximately 16 feet in order to make room for three people. Mr. Phillips commented the new roof will be a very flat slope roof and the new roof line will be below the existing one. Mr. Phillips also noted they do not want to compete with the historic part of the building. Burleigh Arnecke asked if they will use the old siding and Mr. Phillips stated their intent is to use horizontal siding. Ms. Hancock added it will be

very similar to what is currently in place. Mr. Phillips commented it was made clear to him on prior applications the Board only wants new additions to complement the historic structure, but not match it. Mr. Phillips also stated the paint and trim color scheme will be pretty much the same as it currently is.

Marcia Dietz moved to approved Application #11-19. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Application #11-24 by Mustard Design on behalf of Jonathan Bedford at 107 S. Llano to:

1) Paint porch posts and window trim
2) Replace canvas on existing canopy structure
3) Construct a roof parapet wall
4) Propose location for tenant signage
5) Add wood deck and ramp on rear of structure for access to side yard
6) Replace existing window opening on rear of structure with new door.

Andy Bray of Mustard Design and Jonathan Bedford presented the application. Mr. Bray stated the building was originally built in 1892 and there were additions built years later. Mr. Bray noted the entry piece of the building was an addition and that piece will be left virtually the same. Mr. Bray stated the owner wants the green canopy to remain as it is and will not let the applicants change it to white. Mr. Bray stated they are trying to create an area where they can have visible signage and create a color scheme that will blend with the scheme that is already on the structure. Mike Penick noted his concern with the proposed location of signage is that the historic structure is hidden because the material is not transparent. Mr. Penick stated all the other proposed changes look good and he believes it will clean up the property. Stan Klein noted it is very important to keep the integrity of the building intact and commented the bulkhead presented looks like a strip center, and a residential character would be more beneficial to the applicants. Mr. Bray stated he can adjust the height of the parapet but there was previously a sign located in that area.

Mr. Bray noted the applicants would also like to add a deck to the back of the house and a ramp for access to the side yard. Mr. Bray noted the applicants plan to show movies at night and make the area accessible for all children. Mr. Bray commented they will use one of the existing windows on the rear of the building for the door opening to the deck.

J. Hardin Perry commented he is sympathetic to the sign problem but he would like another resolution to the proposed parapet wall.

Mike Penick moved to approve Application #11-24 with the exception of the addition of the parapet for the proposed sign. Stan Klein seconded the motion and noted when the sign is approved, the amended location of the sign can be presented and, if appropriate, the chair can sign off the application. Mr. Bray asked if they could lower the sign and place it on slats in front of the window so the sunlight can still come through the slats. Mr. Penick stated he doesn't approve of the band but as the applicant is now requesting, to put facia board up where the rafters are exposed, is ok with

him. Mr. Penick then restated his motion as approving Application #11-24 with the elimination of the band, but allowing facia boards just the height of the butt ends. Mr. Klein seconded the amended motion and all voted in favor.

DEMOLITION BY NEGLECT

209 E. Austin Street - Kyle Staudt, Building Inspector for the City of Fredericksburg, stated he believes the house is in need of repairs to preserve the integrity. Sharon Joseph commented the Board has sent a letter to the owner before and at that time they repaired the porch. Charles Schmidt moved to direct Staff to send a Demolition by Neglect letter to the owner of the property at 209 E. Austin Street. Burleigh Arnecke seconded the motion. All voted in favor and the motion carried.

With nothing further to come before the Board Charles Schmidt moved to adjourn. Burleigh Arnecke seconded the motion. All voted in favor and the meeting was adjourned at 6:20 p.m.

PASSED AND APPROVED this the 12th day of July, 2011.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

Historic Review Board
Application Information

Application Number:	11-33
Date:	July 6, 2011
Address:	412 W. Austin
Owner:	KNV Hill Country Inv
Applicant:	Jason Rustin
Rating:	High
Proposed Modifications:	Rebuild front porch and roof.
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.

11-33

Application for Certificate of Appropriateness

Application Date: 5-2-2011 Application Complete: _____

Property Address: 412 W. Austin St.

~~Legal Description~~: _____

Owner: KNV Hill Country Inv. Phone No. 830-456-6860

Address: 412 Austin St.

Applicant: Jason Rustin Phone No. 830 456 6860

Address: 315 W. Park St.

Description of External Alteration/Repair or Demolition: Re-build Front Porch and Porch Roof. (Leaking and Rotting bad)

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

Replace old Porch with New, Remove Rotl and Replace Roof.

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

RECEIVED MAY - 2 2011

☐ Drawing ☐ Sketch Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: _____ Desired Completion Date: _____

SURVEY RATING: ☑High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: [signature]

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

_____ Date _____ ☐*Insignificant* ☐*Significant*

Building Official's Determination *(Max 7 days)*

[signature] Date 7/7/11 ☐*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-*$20.00*

6

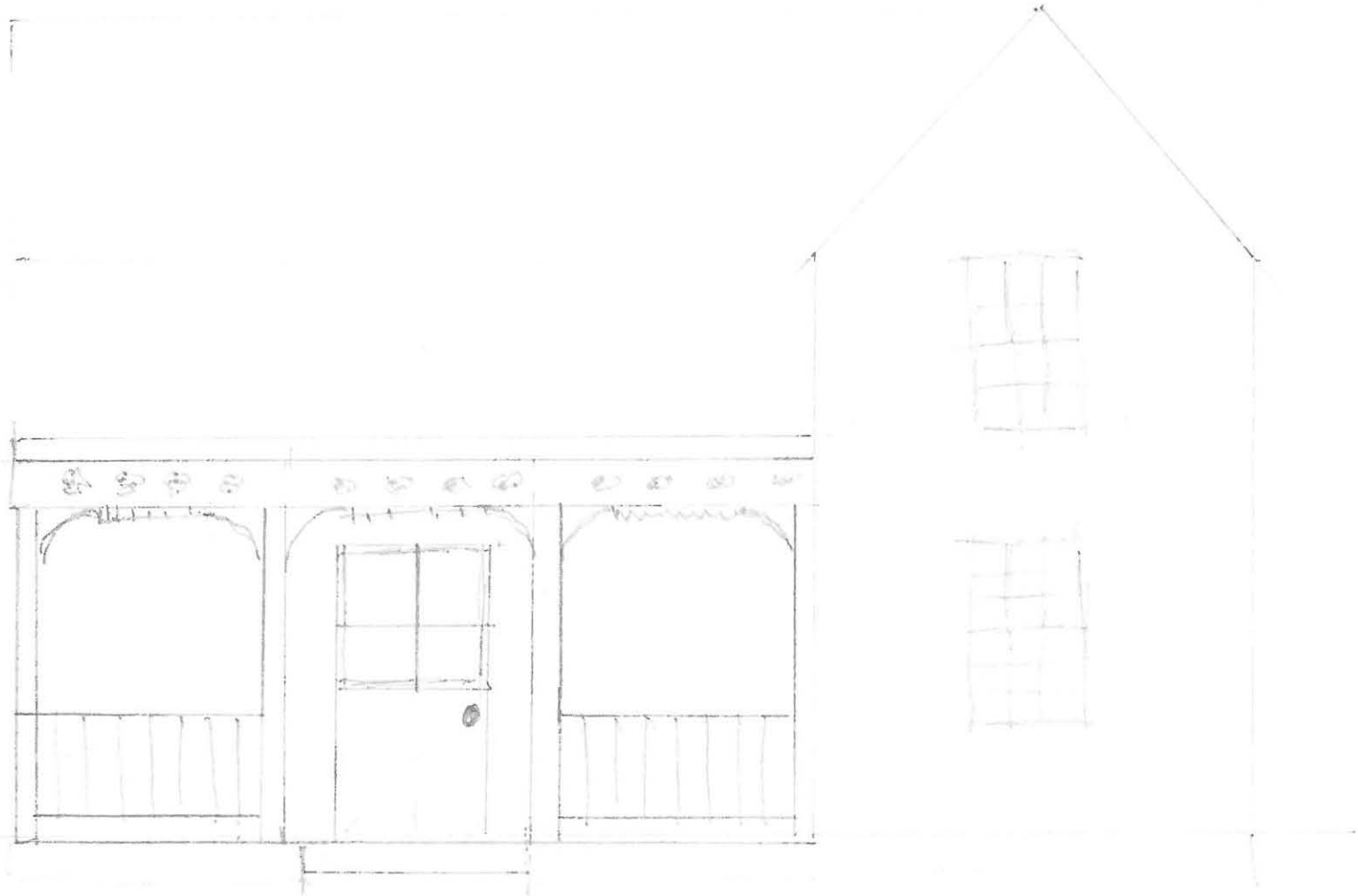

Always Kiss Me Goodnight
412
BY APPOINTMENT ONLY
For Sale


Always Kiss Me Goodnight
412

412 Austin st.

F, bg Tx.

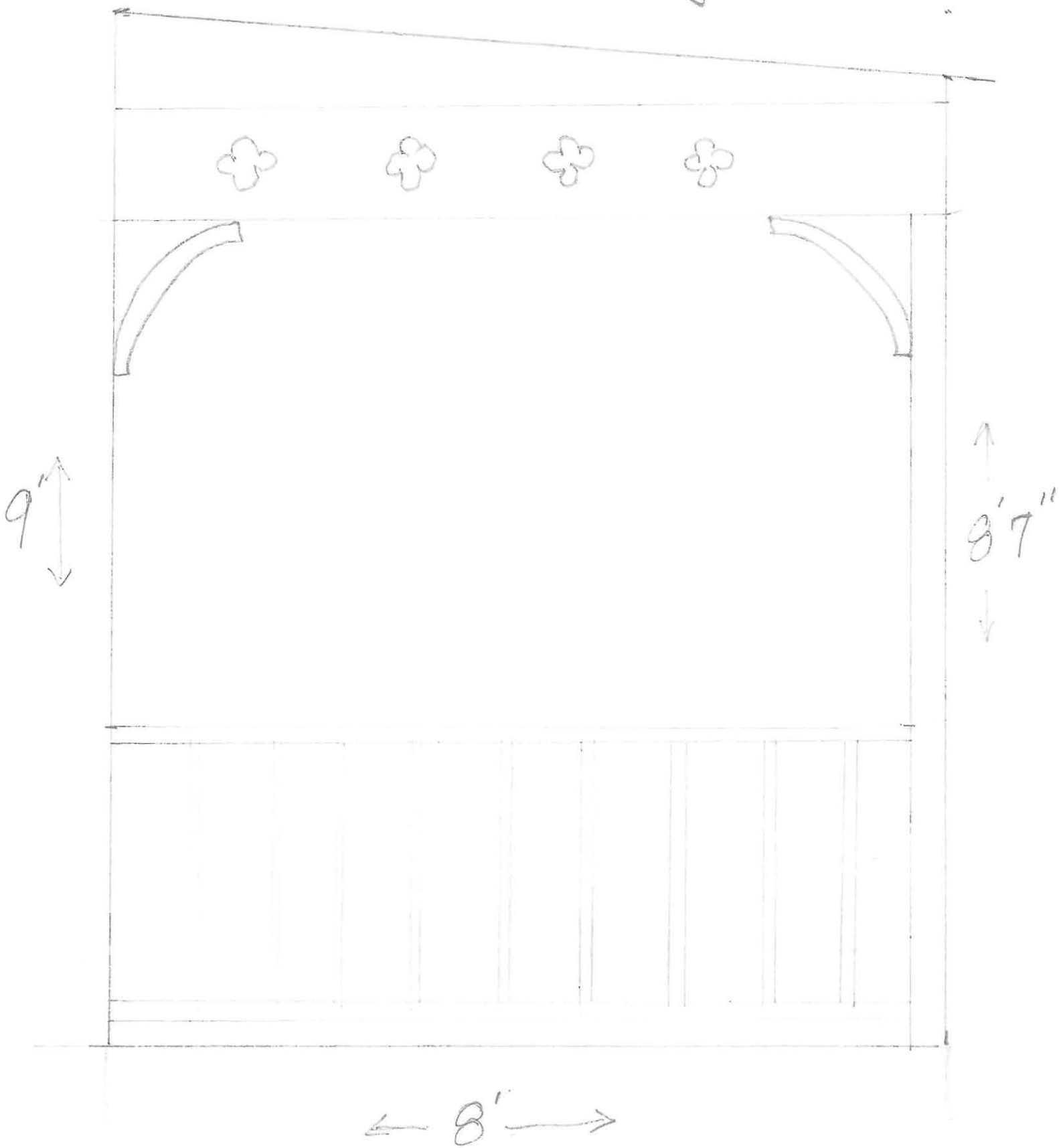
Rebuild existing porch, Keeping.
with existing Look and Paint.
only change is Roof. And New Foundation
and Decking. Roofing same as House.



412 Austin st

2.

New: Porch to Resemble old, 5" pitch for New Roof, New Decking and Foundation.



Historic Review Board
Application Information

Application Number:	11-38
Date:	July 7, 2011
Address:	102 S. Lincoln
Owner:	Jean Sudderth
Applicant:	Paul Wothers
Rating:	High
Proposed Modifications:	Add wood deck in courtyard. (Construction has already started without permit or HRB approval)
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.

11-38

Application for Certificate of Appropriateness

Application Date: 6/15/11 Application Complete: _____

Property Address: 102 S. Lincoln

Owner: Jean Sudderth - Yucca Lily, LTD Phone No. 830-990-8486

Address: 1008 Buckeye Rd, FBG, 78624

Applicant: Paul Wolters Phone No. 830 998 1957

Address: 9373 N. US 87, P.O. Box 909 Fax No. _____

Description of External Alteration/Repair or Demolition: A freestanding wood deck to be constructed on the courtyard side of 102 S. Lincoln.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: All effort shall be made to match the existing structure as far as color and design, while providing a safe and level area for seating.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: To my knowlege there was no pre existing deck, however the area is used for seating and has become hazardous due to uneven ground and old concrete.

☑ Drawing ☐ Sketch Date Submitted: 6/15/11 ☐ Historic Photograph

Desired Starting Date: 6/15/11 Desired Completion Date: 6/20/11

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*

_____ Date 6/17/11 ☐ *Insignificant* ■ *Significant*

Building Official's Determination *(Max 7 days)*

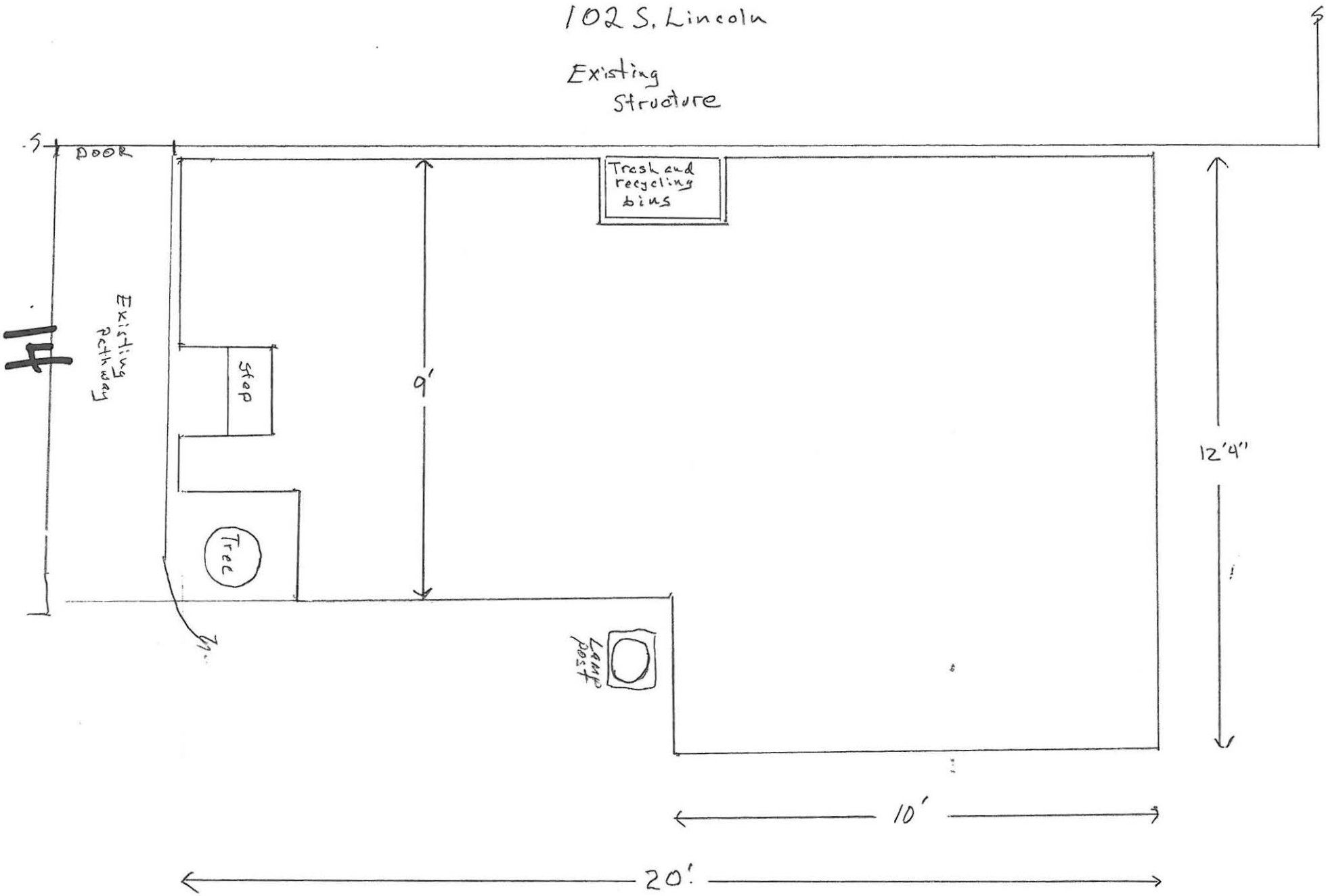
_____ Date 6/17/11 ☐ *Insignificant* ■ *Significant*

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-*$20.00*

102 S. Lincoln



NOTES

1. Deck to be constructed using 2x6 PT Framing
2. Decking is constructed of 1x6 PT decking screwed in place
3. Railings are to be to code, securely fastened to framing with screws
4. Framing to be supported by concrete blocking
5. Deck to be painted to match existing structure.
6. Deck is to be free standing and unattached to existing structure.

Custom Color
To match existing
building

White to
match existing
building

102 S. Lincoln


Rather SWEET
DANGER
DANGER
DANGER
DANGER
DANGER
06/16/2011


06/16/2011


Rather SWEET
BAKERY & CAFE
DANGER
DANGER
DANGER
DANGER
06/16/2011


DANGER
DANGER
DANGER
06/16/2011


06/16/2011

6

Historic Review Board
Application Information

Application Number:	11-41
Date:	July 7, 2011
Address:	607 W. Main
Owner:	Jim Garner
Applicant:	Jim Garner
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.
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The advisory functions of the Board include the following:

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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.

11 - 41

Application for Certificate of Appropriateness

Application Date: JUNE 24TH, 2011 Application Complete: _____

Property Address: 607 WEST MAIN STREET

Legal Description: FBG ADD BLK 9, LOT 267

Owner: JIM GARNER Phone No. 830-456-1037

Address: 607 W. MAIN ST., FREDERICKSBURG, TX 78624

Applicant: JIM GARNER Phone No. 830-456-1037

Address: 607 W. MAIN ST., FREDERICKSBURG, TX 78624

Description of External Alteration/Repair or Demolition: ADD FAUX STOREFRONT TO EXISTING MASONARY BLOCK BUILDING, REPAIR WOOD, GUTTERS, FENCE, ROOF TO ALL ON PROPERTY AS NEEDED REPAINT TO MATCH. ADD SECURITY BARRIERS FENCE TO REAR FOR SECURITY PURPOSES.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: THE NEW FAUX FRONT OF MASONARY BLOCK BUILDING WILL CONFORM TO THE BUILDING ON EACH SIDE. COLOR TO BE OF THE HISTORICAL OF THAT PERIOD AS PER SAMPLES. REAR IMPROVEMENTS ARE FOR SECURITY DUE TO RECENT ACTIVITY.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: NONE THAT I AM AWARE.

RECEIVED JUN 27 2011

☒ Drawing ☐ Sketch Date Submitted: JUNE 27, 2011 ☐ Historic Photograph

Desired Starting Date: AUGUST 1, 2011 Desired Completion Date: DECEMBER 31, 2011

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*

_____ Date 7/5/11 ☐*Insignificant* ■*Significant*

Building Official's Determination *(Max 7 days)*

_____ Date 7/5/11 ☐*Insignificant* ■*Significant*

Chairman's Determination *(Max 7 days)*

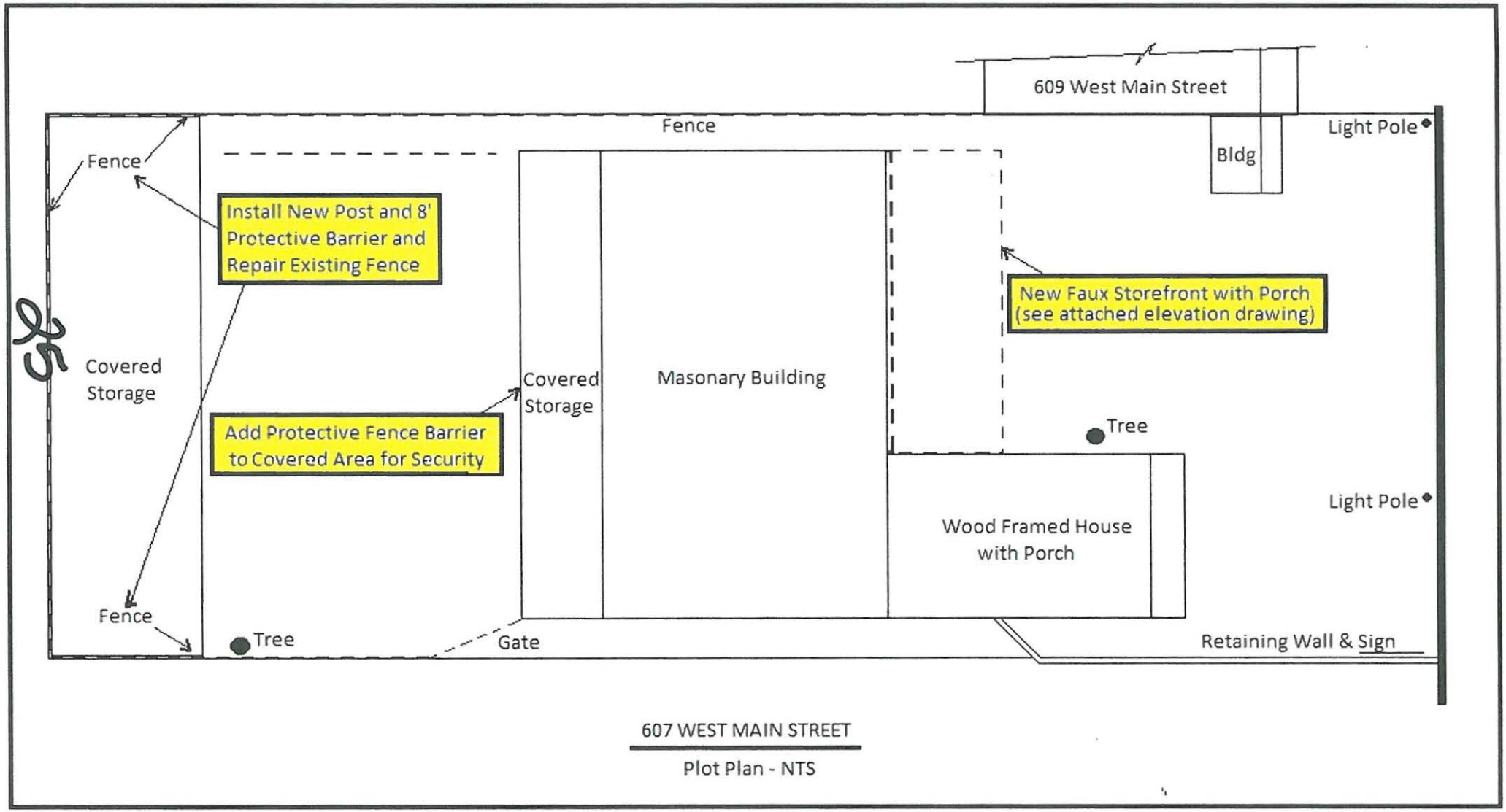
Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

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

22

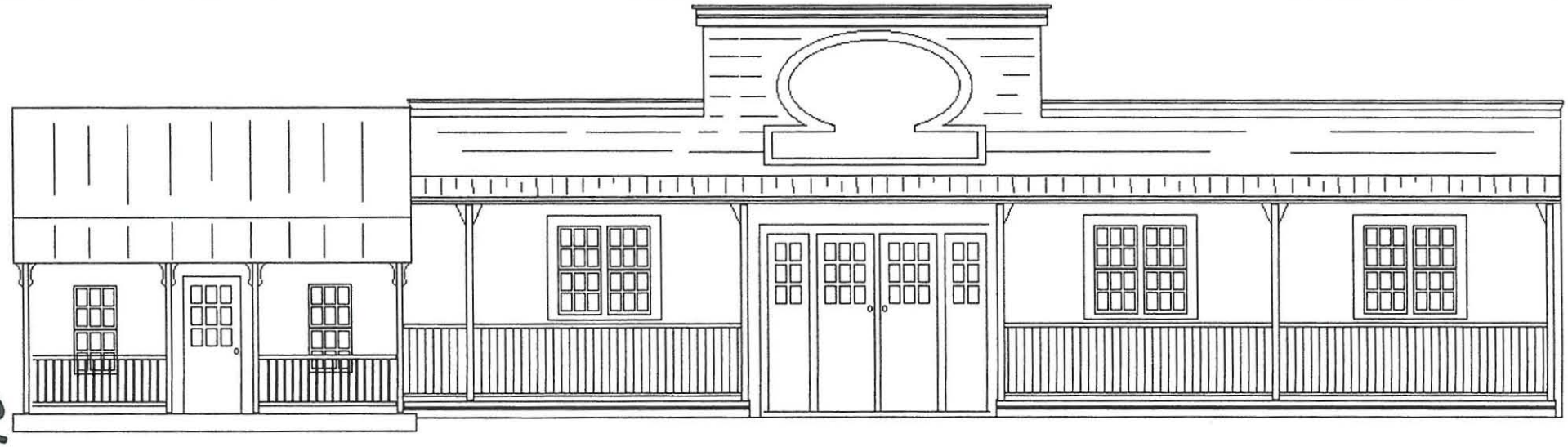
23

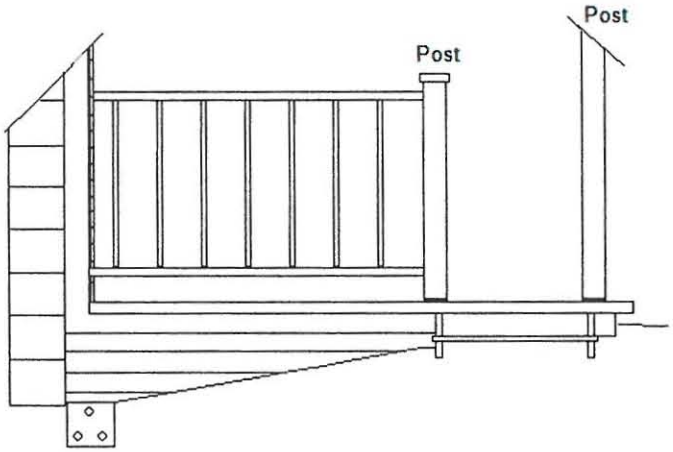

27
07/07/2011

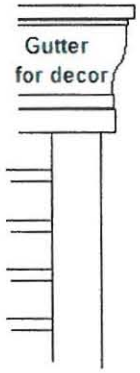


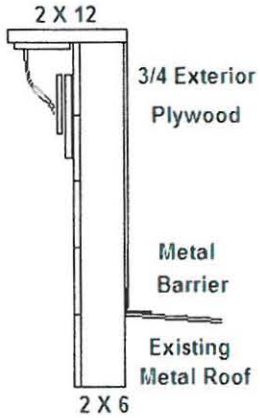
607 WEST MAIN STREET

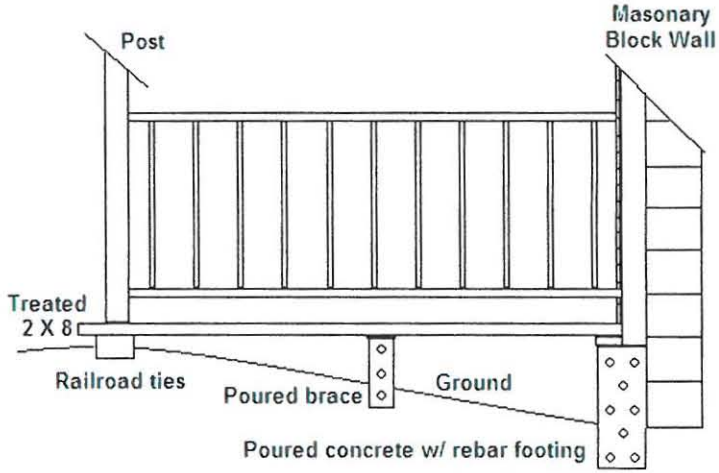
Plot Plan - NTS











607 WEST MAIN STREET ELEVATIONS

not to scale

26

Colors for Wood Framed Small Building

Accent	Accent	Main Color
van courtland blue	van deusen blue	wickham gray
HC-145	HC-156	HC-171
2B W	4B W	1B

BENJAMIN MOORE® COLOR PREVIEW™ HC

Colors for New Faux Storefront -

Main Color	Accent	Accent
lancaster white	newburyport blue	country redwood
	HC-155	
	4B W	

BENJAMIN MOORE® COLOR PREVIEW® RM

Historic Review Board
Application Information

Application Number:	11-42
Date:	July 7, 2011
Address:	605 W. Schubert
Owner:	Kathy Sanford
Applicant:	Steve Thomas
Rating:	Medium
Proposed Modifications:	Bathroom addition.
Neighborhood Characteristics:	The subject property is in the Historic District.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

(1) Removal, addition or modification of architectural detail. The distinguishing historic qualities or character of a building, structure, or site and its environment shall not be destroyed. Removal or modification of any historic material or distinctive architectural features may be accomplished upon issue of certificate of appropriateness; however, this should be avoided when possible. Architectural features include but are not limited to exterior wall materials, windows, railings, decorative woodwork, masonry, or stone elements.
(2) Paint color and application. Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The building official shall determine whether or not the proposed color is within the approved list of colors. Base colors such as vibrant or "hot" shades, dark deep shades, and black shades are not acceptable. If one wishes to use these colors, a certificate of appropriateness must be granted in advance of paint application. The painting of existing historic buildings composed of materials such as unpainted stone or unpainted masonry is prohibited.
(3) New construction in historic districts. The board will review all new construction plans within Historic Districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to height, gross volume, proportion, design harmony and setback.

The advisory functions of the Board include the following:

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

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

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

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

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

11-42

Application for Certificate of Appropriateness

Application Date: 6-27-11 Application Complete: 6-27-11

Property Address: 605 W. SCHUBERT

Legal Description: LOT 10R, RESUBDIVISION OF TOWN LOT NO. 10

Owner: KATHY SANFORD Phone No. 830-997-0190

Address: 605 W. SCHUBERT

Applicant: STEVE THOMAS, SKT ARCHITECTS Phone No. 830-997-0383

Address: 300 C W. MAIN ST. FBG, TX.

Description of External Alteration/Repair or Demolition: 160 SQ. FT. BATHROOM ADDITION ON THE WEST SIDE OF A ~1914 BRICK RESIDENCE

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: ADDITION IS SMALL AND SIMPLE IN FORM. IT IS PROPOSED TO BE ON THE OPPOSITE SIDE OF THE HOUSE AS THE FRONT PORCH AS VIEWED FROM THE STREET.

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

☑ Drawing ☑ Sketch Date Submitted: 6/27/2011 ☐ Historic Photograph

Desired Starting Date: 8/2011 Desired Completion Date: 9/2011

SURVEY RATING: ☐High ☒Medium ☐Low ☐None

☐ RTHL Estimated Date of Construction 1914

APPLICANT SIGNATURE: Steve Thomas

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

Date 7/5/11 ☐*Insignificant* ☒*Significant*

Building Official's Determination *(Max 7 days)*

Date 7/5/11 ☐*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-*$20.00*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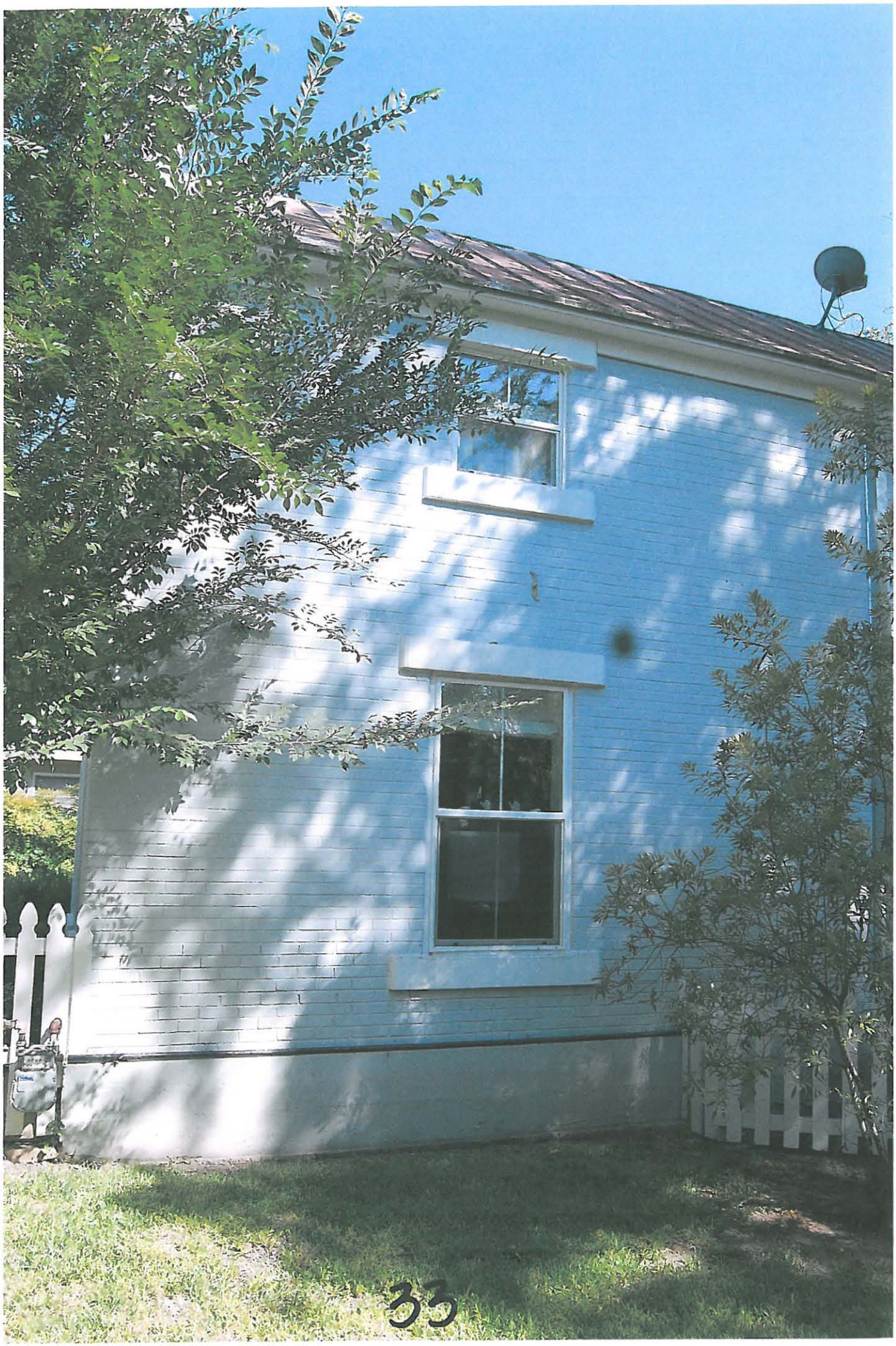
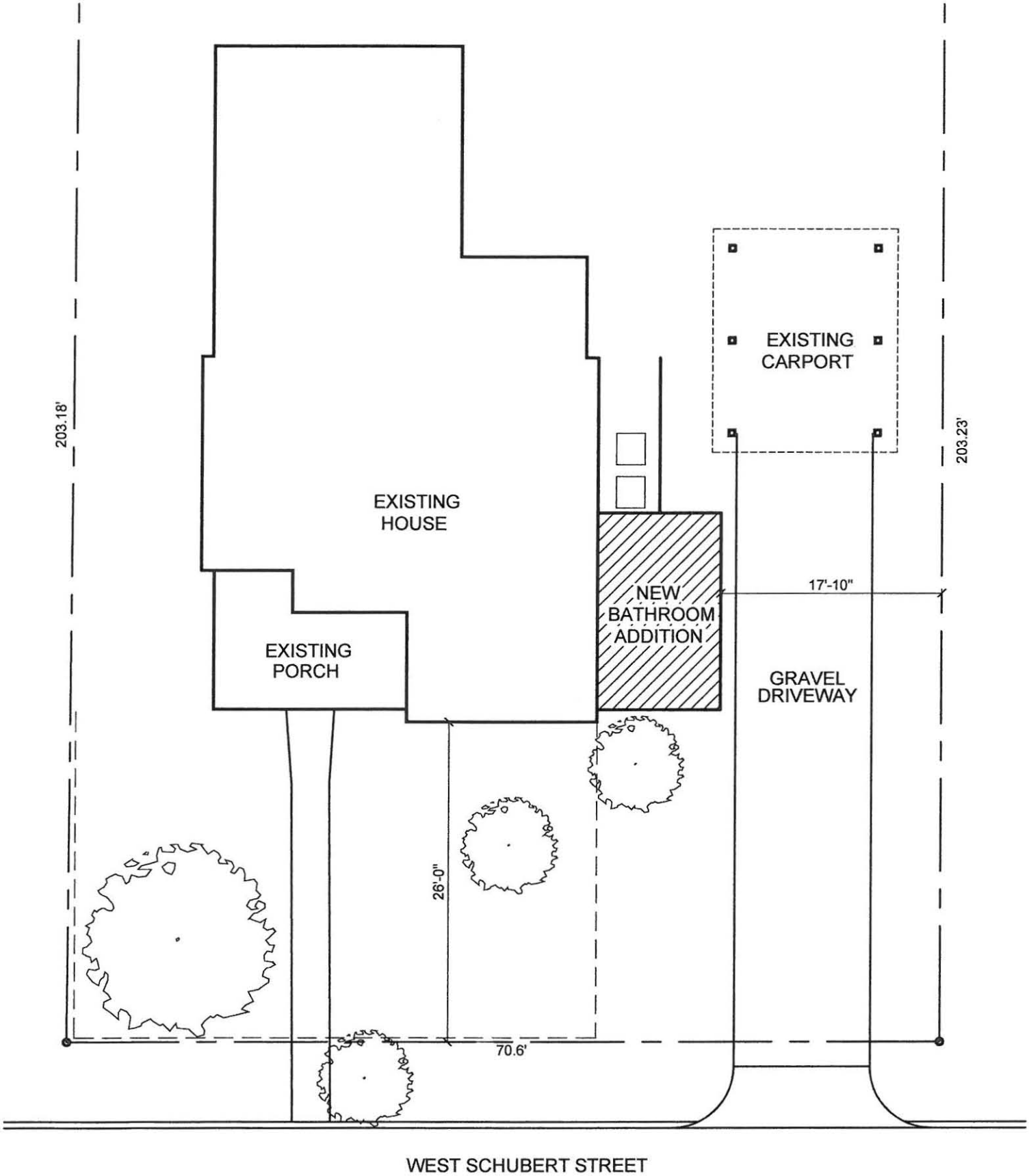




PARTIAL SITE PLAN 605 WEST SCHUBERT

SCALE: 3/32" = 1'-0"

STREET VIEW (NORTH) ELEVATION

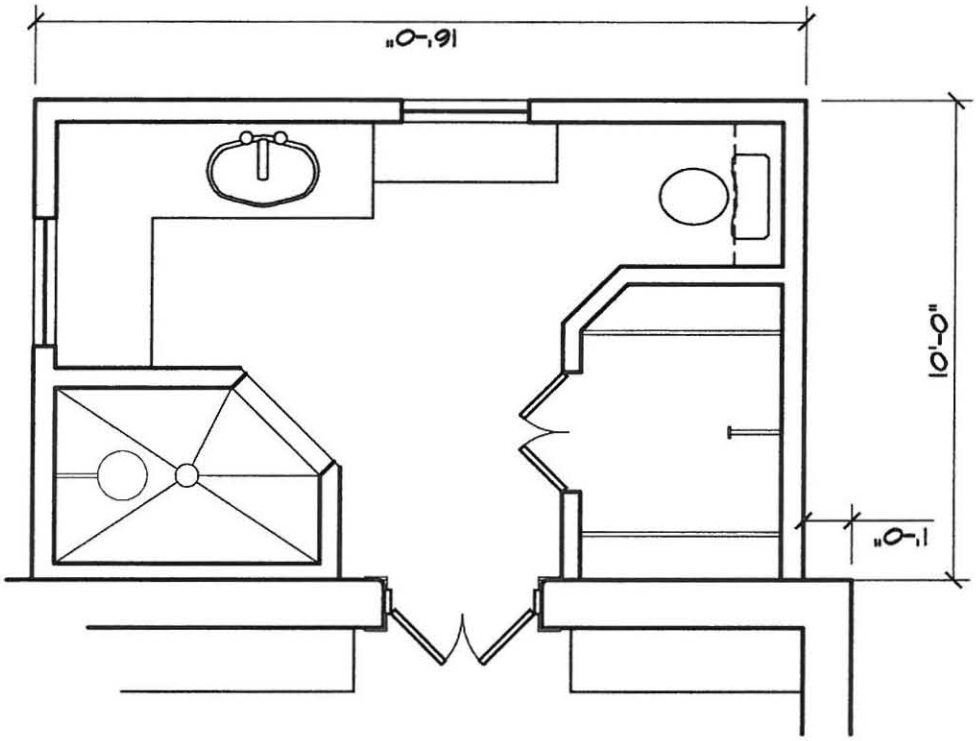
SCALE: 3/16" = 1'-0"

605 WEST SCHUBERT

SIDE VIEW (WEST) PARTIAL ELEVATION

SCALE: 3/16" = 1'-0"

605 WEST SCHUBERT



ADDITION FLOOR PLAN

SCALE: 1/4" = 1'-0"

605 WEST SCHUBERT

Historic Review Board
Application Information

Application Number:	11-43
Date:	July 7, 2011
Address:	121 W. San Antonio
Owner:	Janis Joseph
Applicant:	Jerry Sample
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.

11 - 43

Application for Certificate of Appropriateness

Application Date: 6-27-11 Application Complete: _____

Property Address: 121 West San Antonio Street, Fbg, TX 78624

Owner: Janis Joseph Maund Phone No. 512-426-8300

Address: P.O. Box 1608 Austin, TX 78767

Applicant: Jerry Sample Phone No. 830-889-1332

Address: 1219 Spotted Fawn Trail, Fbg, TX 78624

Description of External Alteration/Repair or Demolition:

Please see attached details -

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

Please see attached details -

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

☑ Drawing ☐ Sketch Date Submitted: _____ ☑ ~~Historic~~ Photograph

Desired Starting Date: 7-15-11 Desired Completion Date: 5-31-12

SURVEY RATING: ☑ High ☐ Medium ☐ Low ☐ None

☐ RTHL: Estimated Date of Construction 1895

APPLICANT SIGNATURE: Jerry Sample

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

_____ Date 7/1/11 ☐ *Insignificant* ■ *Significant*

Building Official's Determination *(Max 7 days)*

_____ Date 7/5/11 ☐ *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-*$20.00*

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Description of External Alteration / Repair or Demolition:

1. The house will be re-roofed and repainted with appropriate repairs for rotted wood, etc. made as the work is done.
2. Windows will be replaced with energy efficient, double pane, Low E windows throughout the home, same sizes and style as the original windows.
3. The screened-in porch on the southwest, rear corner of the house will be taken into the house to increase the size and functionality of the kitchen, and to allow room to bring the laundry area into the house from the tank house.
4. Portions of both upper and lower rear porches will be taken into the house to enlarge the existing downstairs bathroom, to allow room for a new bathroom upstairs (changes not visible from the street – see Exhibit B).
5. A rear addition off both upper and lower porches will allow space for upper and lower closets, and the addition will be capped with a slightly revised rear roofline (also see Exhibit B).
6. The tank house will be moved from its current location to the southeast, rear corner of the lot.

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

1. A standing seam metal roof with a painted finish will be applied in place of the mixed material (part composition, part green metal) roof now on the house. The owners of the home are planning to retain the current look (paint color and placement) of the home with minimal changes.
2. JeldWen windows of the same size and style as the original windows will be used. They will be wooden windows with painted, metal clad exteriors and screens.
3. The newly enclosed rear porch will retain the look of the original structure by retaining the low wall, screened windows above it, screen door into the house from the west side, no changes to the existing roofline, etc. Even the original porch posts and gingerbread trim will be re-applied to the exterior of the addition, so from the San Antonio Street prospective the appearance of the house will be the same as now (possibly better with the gingerbread and posts exposed).
4. Only a portion of each rear porch will be taken into the house, still allowing for an upper screened in porch that will take advantage of southerly breezes, and a lower porch that will allow access into the kitchen from the private backyard area.
5. The small rear additions are not visible from the street, but add much needed closet space (which was a major deficiency in this vintage home) increasing the home's value and functionality for its next 100 years. The rear porch additions will unite the backyard and the rear of the house, taking advantage of the improved backyard layout and southerly breezes. Doors from the downstairs master bedroom and kitchen will give access to backyard space that will be ideal for grilling, entertaining and relaxing.
6. The tank house, in its current location, has functioned as the laundry room for many years. The original layout of the house did not accommodate laundry facilities, but the remote laundry is not desirable for modern use. The owner

wants the laundry moved inside the house, and current plans address that need. With that function addressed, and with the windmill that filled the tank removed sometime in the past, the need to have the tank house so near the back door is gone. Instead of tearing it down, we propose to move it further back in the yard where it can be used for storage / garden shed / etc. and its heavy visual impact will become a backdrop for the backyard. In this rear corner location, balanced by the existing two-car garage in the southwest corner of the backyard, the entire appearance and appeal of the property is improved.

The original structure was built to be a comfortable home with gracious public spaces for greeting and entertaining guests. The current plans will renew that tradition and allow the home to continue to function in the same manner for the next 100 years.

Application for Certificate of Appropriateness
Maund House
121 West San Antonio Street
Fredericksburg, TX 78624

List of Exhibits

MAUND HOUSE
121 WEST SAN ANTONIO
FREDERICKSBURG, TEXAS 78624

FRONT VIEW FROM SAN ANTONIO STREET

MAUND HOUSE, 121 WEST SAN ANTONIO

VIEW FROM SAN ANTONIO STREET - WEST SIDE

VIEW FROM SAN ANTONIO STREET - EAST SIDE

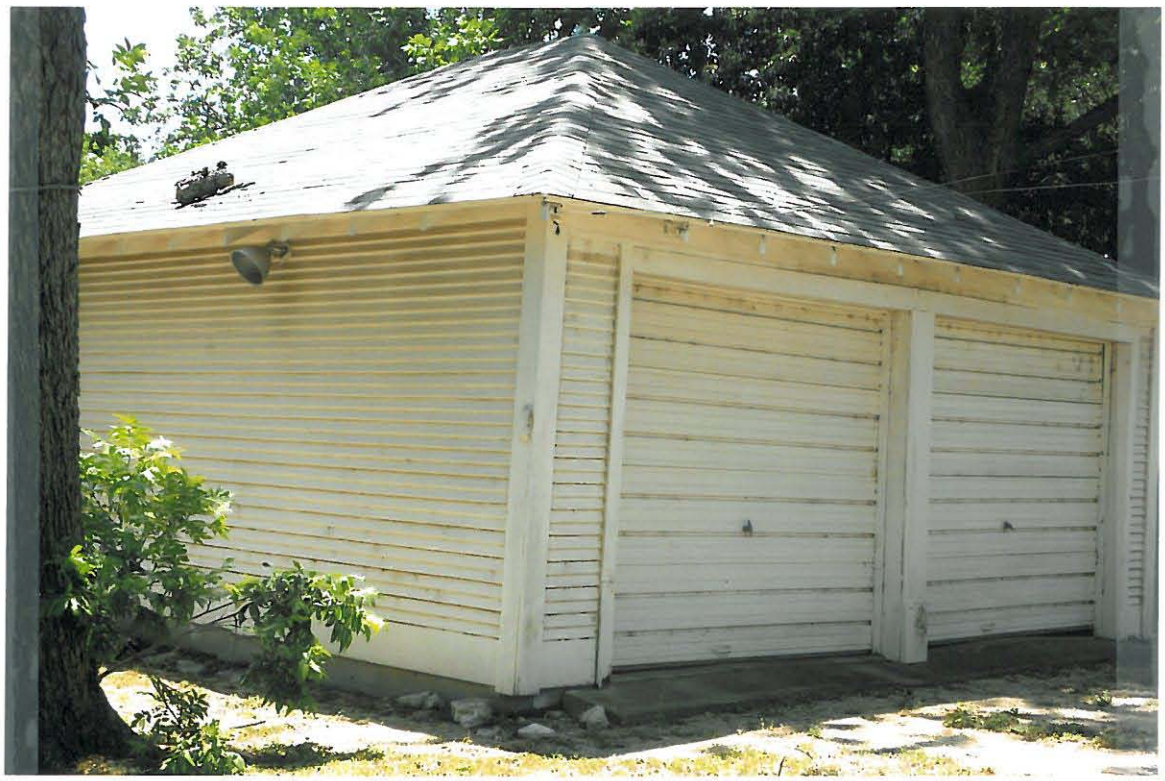
MAUND HOUSE, 121 WEST SAN ANTONIO

VIEW FROM DRIVEWAY - WEST SIDE

VIEW FROM DRIVEWAY - WEST SIDE

MAUND HOUSE, 121 WEST SAN ANTONIO

VIEW OF GARAGE AT END OF DRIVEWAY



VIEW OF GARAGE AT END OF DRIVEWAY

MAUND HOUSE, 121 WEST SAN ANTONIO

VIEW OF HOUSE & TANK HOUSE FROM REAR

VIEW OF HOUSE FROM SE IN BACKYARD

MAUND HOUSE, 121 WEST SAN ANTONIO

VIEW OF EAST SIDE OF HOUSE – REAR PORTION

VIEW OF EAST SIDE OF HOUSE – FRONT PORTION

MAUND HOUSE, 121 WEST SAN ANTONIO

SCREENED PORCH REQUESTED TO BE FULLY ENCLOSED

VIEW OF BACKYARD EAST OF GARAGE

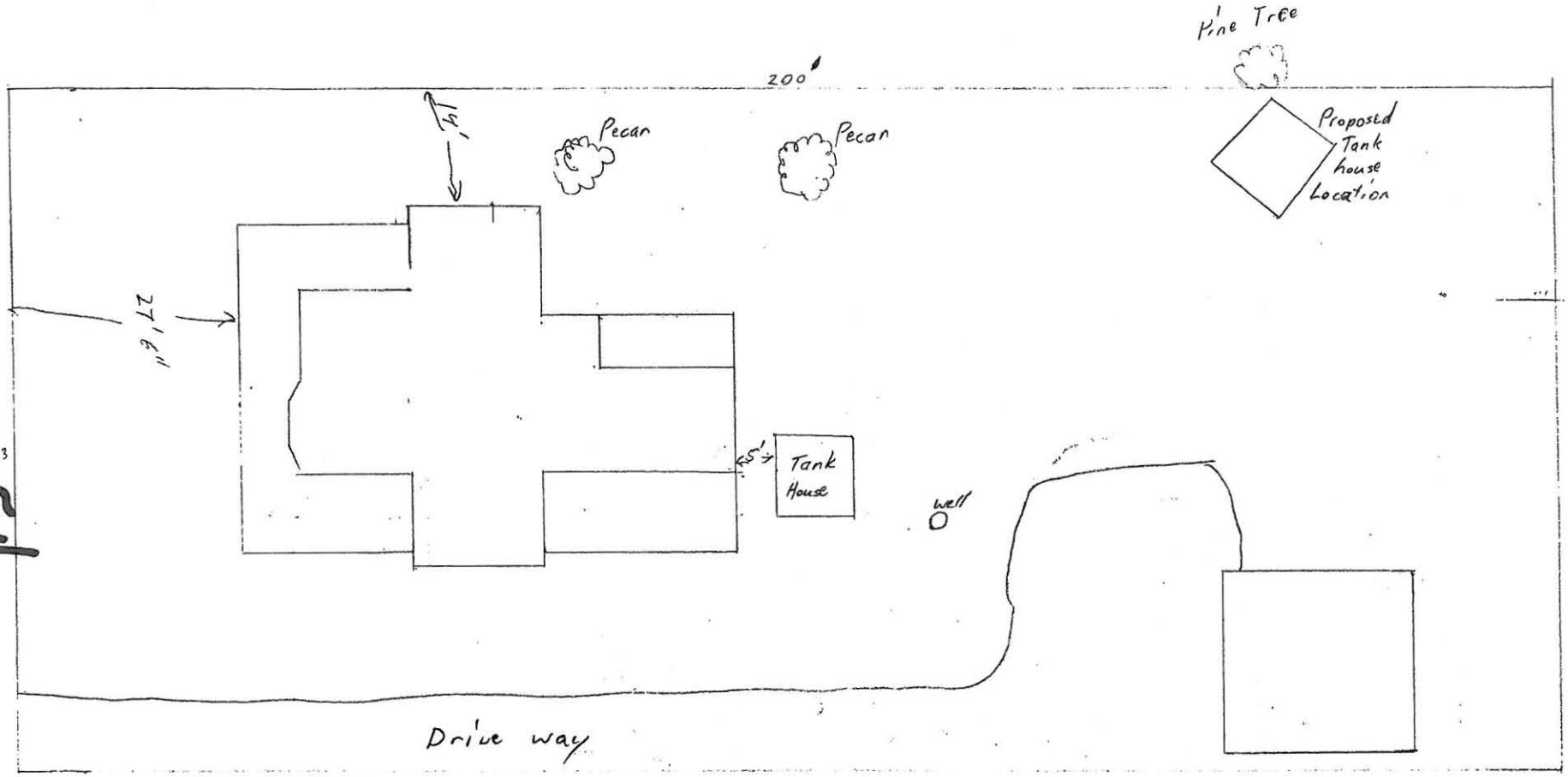
MAUND HOUSE, 121 WEST SAN ANTONIO

ACKWARD DOORS INTO
SCREENED PORCH

ACKWARD TRANSITION FROM
SCREENED PORCH TO TANK HOUSE &
FLAGSTONE WALKWAY

Mannd House, 121 W. San Antonio St. Proposed Side Elevation Exhibit B

Maund House, 121 W. San Antonio Proposed Rear Elevation Exhibit C



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Maund House, 121 W. San Antonio

Proposed Plat

Exhibit O

11-25

Application for Certificate of Appropriateness

Application Date: 3/31/11 Application Complete:

RECEIVED MAR 31 2011

Property Address: 307 W. Schubert

Legal Description:

Owner: Harold Montgomery Phone No.

Address:

Applicant: Barry Wagner Phone No. 830 997 9525

Address: 208 S. Llano St.

Description of External Alteration/Repair or Demolition: Rebuild rock wall to match existing. Existing wall is failing and leaning about 1'

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

no change

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

☐ Drawing ☐ Sketch Date Submitted: 3/31/11 ☒ recent photo ☐ Historic Photograph

Desired Starting Date: ASAP Desired Completion Date: ASAP

SURVEY RATING: ☐High ☒Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE: Barry Wagner

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

Building Official's Determination Date 4/4/11 *(Max 7 days)* ☒*Insignificant* ☐*Significant*

Chairman's Determination Date 4/4/11 *(Max 7 days)* ☒*Insignificant* ☐*Significant*

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

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

307 W. SCHUBERT

11-26

Application for Certificate of Appropriateness

Application Date: 4/4/11 Application Complete: _____

Property Address: 406 W. Main St, FBG

(John) Owner: Jim Pennick Phone No. 830. 997. 4833

Address: 210 W. Ufer, FBG, TX 78624

Applicant: Chuck Morgan Phone No. 830. 928. 2836

Address: 509 W. Travis St., FBG, TX 78624

Description of External Alteration/Repair or Demolition: Placement of Silver Cross just behind building facade.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: No change will be made to the actual structure.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: Not to my knowledge based on previous submittance December 2009.

☐ Drawing ☑ Sketch Date Submitted: 12/09 ☑ Historic Photograph (Please refer to 12/09 file.)

Desired Starting Date: 4/11/11 Desired Completion Date: 4/18/11

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: 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*

_____ Date _____ ☐*Insignificant* ☐*Significant*

Building Official's Determination *(Max 7 days)*

[signature] Date 4/12/11 ☑*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-*$20.00*

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HOLY MOTHER OF GOD
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ST THOMAS
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XC

11-21

Application for Certificate of Appropriateness

RECEIVED APR - 8 2011

Application Date:_____ Application Complete:_____

Property Address: 318 E. Main

Legal Description: D'Vine Wine

Owner: Bob Bergrove Phone No. 817/714-3189

Address: 318 E. Main Fdbg, TX 78624

Applicant: Kendnel Kasper Construction Phone No. 830/739-2925

Address: 162 Linda Dr. Fdbg, TX 78624

Description of External Alteration/Repair or Demolition: Install new double French doors on side of bldg into alley way

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: Doors will be stained dark (walnut) or any color acceptable to Board

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

☐ Drawing ☐ Sketch Date Submitted:_____ ☐ Historic Photograph

Desired Starting Date:_____ Desired Completion Date:_____

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: [signature]

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

[signature] Date 4/12/11 ☒*Insignificant* ☐*Significant*

Building Official's Determination *(Max 7 days)*

[signature] Date 4/12/11 ☒*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-*$20.00*

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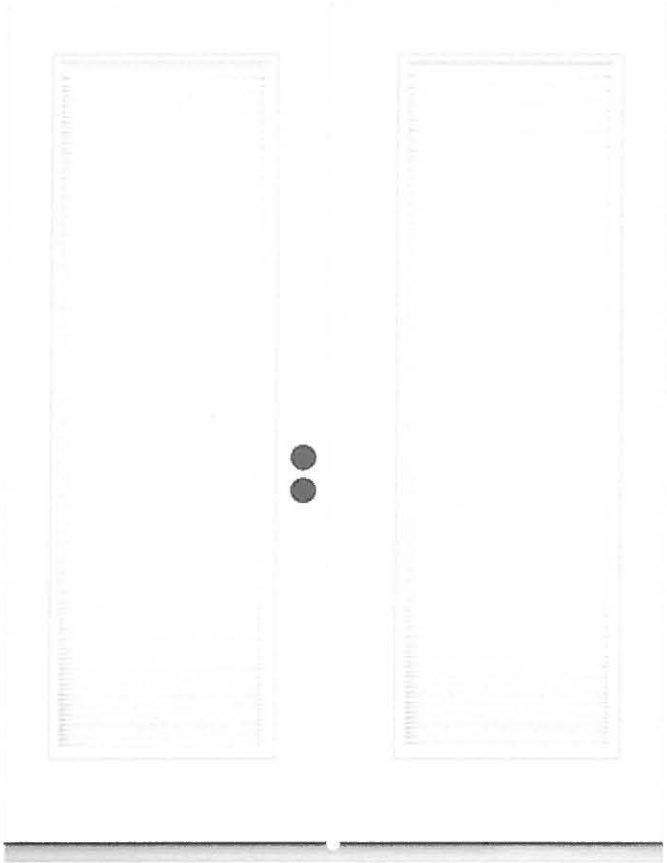

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11 - 28

Application for Certificate of Appropriateness

Application Date: 4.14.11 Application Complete: 4.14.11

Property Address: 107 S. LLANO FBG TX 78624

Legal Description:

Owner: JUDY CHILCOTHE : TENANT JONATHAN BEDFORD Phone No. 310.714.6290

Address:

Applicant: ANDREW BRAT W/MUSTARD DESIGN FOR JONATHAN BEDFORD TENANT Phone No. 830.997.7024

Address: 150 E. MAIN ST. SUITE 201 FBG TX 78624

Description of External Alteration/Repair or Demolition:

LOCATION OF SIGN BAND AT THE ~~[illegible]~~ BUILDING & THE ADDITION OF AN OUTDOOR DINING PATIO AT THE WESTERN CORNER OF THE HOUSE.

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

EXISTING ADDITIONS ARE KEPT IN PLACE & UNIFIED W/ COLOR AND SIGNAGE. SIGN DESIGN COMPLIES W/ CURRENT SIGN ORDINANCE FOR THE CBD

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

NONE

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☐ Drawing ☒ Sketch Date Submitted: ORIGINAL 3.28.11 ☐ Historic Photograph

Desired Starting Date: APRIL 2011 Desired Completion Date: MAY 2011

SURVEY RATING: ☐High ☐Medium ☒Low ☐None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE: ACEBT

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

Building Official's Determination Date *(Max 7 days)* ☐*Insignificant* ☐*Significant*

Chairman's Determination Date 4/15/11 *(Max 7 days)* ☐*Insignificant* ☒*Significant*

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

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

64

A: Remove existing ornamental railings

B: Replace existring canvas canopy with white canvas and signage graphic, paint metal structure dark

C: Paint existing porch post surrounds to match building

D: 1x6 cement board slats on on wood framing secured to existing structure. Paint white

E: Signage by tenant

E1: Wood deck for patio dining

PROPOSED EXTERIOR IMPROVEMENTS

sweet marley's

107 s. llano st, fredericksburg tx
04.21.11

mustard DESIGN
architecture & plannin

150 e. main street, suite 201 fredericksburg, tx 830.997.702

11-29

Application for Certificate of Appropriateness

Application Date: 4/18/11 Application Complete:

Property Address: 112 E Austin ST - Fredericksburg

~~Legal Description~~:

Owner: Trip Superior Phone No.

RECEIVED APR 18 2011

Address:

Applicant: Michael H. Lindley Phone No. 830-739-2547

Address: 2114 Whiskey Canyon Creek Rd - Kerrville - TX 78028

Description of External Alteration/Repair or Demolition: Paint exterior ~~Latte~~. Base Color changed to Row House tan ~~Casa Blanca~~ - trim + Antique White for trim

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

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

☐ Drawing ☐ Sketch Date Submitted: ☐ Historic Photograph

Desired Starting Date: Desired Completion Date:

SURVEY RATING: ☐High ☑Medium ☐Low ☐None

☐RTHL: Estimated Date of Construction

APPLICANT SIGNATURE:

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

Building Official's Determination Date 4/18/11 *(Max 7 days)* ☑*Insignificant* ☐*Significant*

Chairman's Determination Date 4/19/11 *(Max 7 days)* ☑*Insignificant* ☐*Significant*

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

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

66

SW 7689
Row House Tan

SW 6119
Antique White

11 - 30

Application for Certificate of Appropriateness

Application Date: 4/18/11 Application Complete: _____

Property Address: 516 W. Austin

Owner: Manuel Jr & Deanne Gonzales Phone No. (512) 804-6424 * Deanne (512) 567-3363

Address: same

Applicant: same Phone No. same

Address: same

Description of External Alteration/Repair or Demolition: Remove flagstone & asbestos siding; Replace with lap siding. Remove front west window & door; replace with double window to match front east window. Enlarge porch & widen columns.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: Proposed renovation will create a more craftsman style facade which will blend better with home in the neighborhood.

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

☐ Drawing ☒ Sketch Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: _____ Desired Completion Date: _____

SURVEY RATING: ☐High ☐Medium ☒Low ☐None

☐ RTHL: Estimated Date of Construction May 2011

APPLICANT SIGNATURE: _____

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

_____ Date 4/18/11 ☒*Insignificant* ☐*Significant*

Building Official's Determination *(Max 7 days)*

_____ Date 4/19/11 ☒*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-*$20.00*

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68

Existing:

Proposed:

Color choices undecided - will submit soon.

11 - 32

Application for Certificate of Appropriateness

Application Date: 5-2-2011 Application Complete:

Property Address: 412 W. Austin st

Legal Description: 2 Story B&B

Owner: KNV Hill Country Inv. LLC Phone No. 830 456-6860

Address:

Applicant: JASON Rustin Phone No. 830.456-6860

Address: 315 W. Park st

Description of External Alteration/Repair or Demolition: Re-Paint with existing Colors

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

Replace Roff and Paint same Colors

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

None

RECEIVED MAY - 2 2011

☐ Drawing ☐ Sketch Date Submitted: ☐ Historic Photograph

Desired Starting Date: Desired Completion Date:

SURVEY RATING: ☑High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE:

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

Building Official's Determination — Date 5/3/11 (Max 7 days) ☑Insignificant ☐Significant

Chairman's Determination — Date 5/3/11 (Max 7 days) ☑Insignificant ☐Significant

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

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

70

71

11-34

Application for Certificate of Appropriateness

Application Date: 5/16/11 Application Complete: _____

Property Address: 223 E Main St., FBG, Tx 78624

Legal Description: _____

Owner: Barry & Tammy Sikes Phone No. 830 992-9659

Address: 96 Northview LN, FBG, TX 78624

Applicant: Same Phone No. 830 992-9659

Address: Same

Description of External Alteration/Repair or Demolition: Change trim color on outside of Tea Rose Home from very dark brown to black

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

It will be a barely noticeable difference but will match our new logo & sign

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

none

RECEIVED MAY 16 2011

☐ Drawing ☐ Sketch Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: asap Desired Completion Date: asap

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*

_____ Date 5/19/11 ☒*Insignificant* ☐*Significant*

Building Official's Determination *(Max 7 days)*

_____ Date 5/19/11 ☒*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-*$20.00*

11-35

Application for Certificate of Appropriateness

Application Date: 5-31-2011 Application Complete: _____

Property Address: 325 W. Main St. Fredericksburg, Tx 78624

Legal Description: Walton-Smith Cabin, Pioneer Museum

Owner: Pioneer Museum / G.C.H.S. Phone No. 830.990.8441

Address: 312 W. San Antonio Street, Fredericksburg, TX 78624

Applicant: Pioneer Museum / G.C.H.S. Phone No. 830.990.8441

Address: 312 W. San Antonio Street, Fredericksburg, Tx 78624

Description of External Alteration/Repair or Demolition: Replace existing shingled roof with ~~cedar~~ Endurashake shingles as were applied to the Kammlah Barn in March

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: The Re-roofing of the cabin will be in complete compliance to maintain the historic integrity of the structure and is needed to protect the structure & its interior contents.

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

None

RECEIVED MAY 31 2011

☐ Drawing ☐ Sketch Date Submitted: _____ ☑ Historic Photograph

Desired Starting Date: ASAP Desired Completion Date: 1 week.

SURVEY RATING: ☒High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Stephen C. Turner, E.D. Pioneer Museum

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

_____ Date 6/6/11 ☒*Insignificant* ☐*Significant*

Building Official's Determination *(Max 7 days)*

_____ Date 6/6/11 ☒*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-*$20.00*

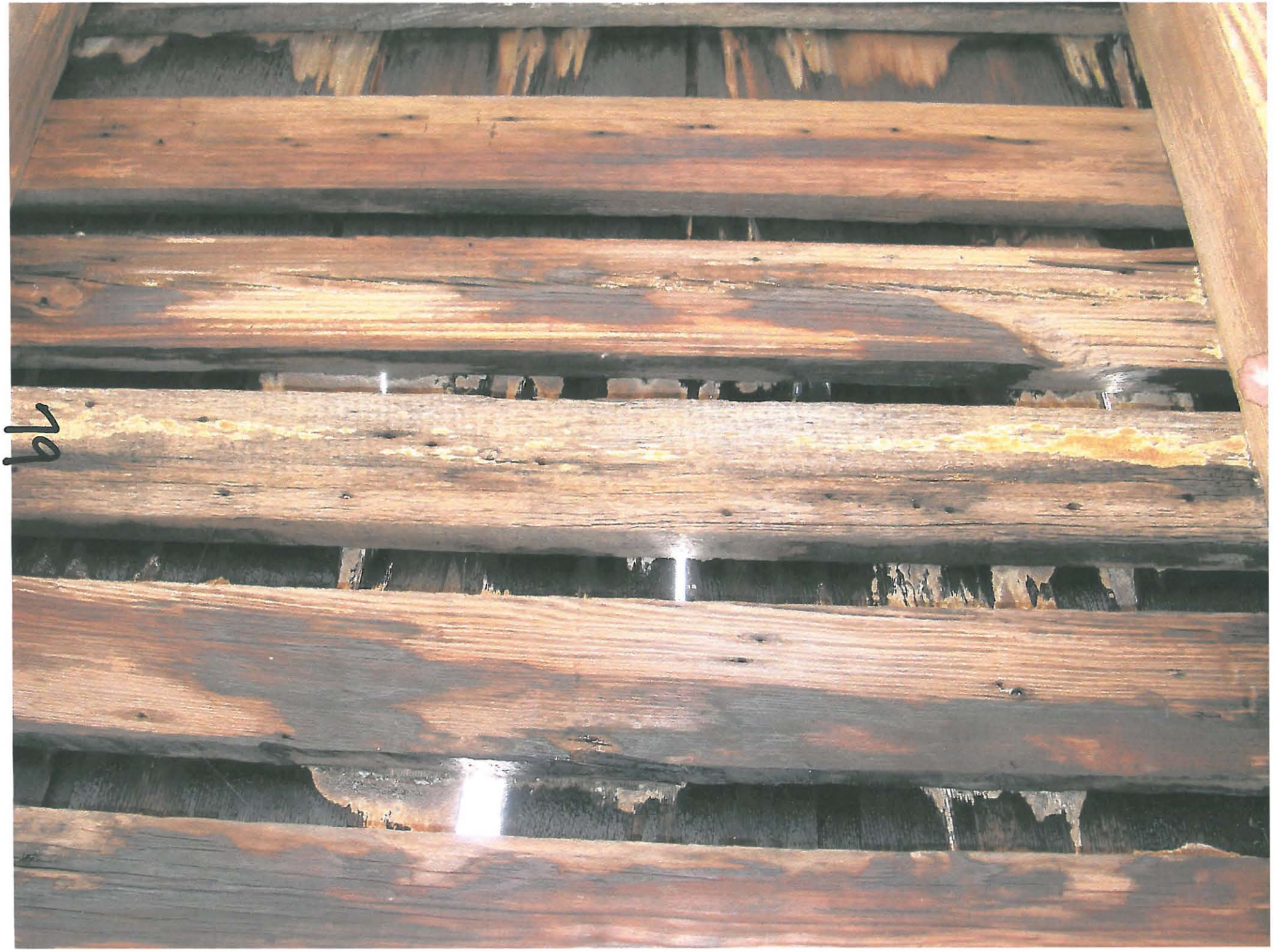
REVERSE / BACK SIDE

FROM PORCH

INTERIOR / FRONT

78

INTERIOR / KITCHEN



79

11-36

Application for Certificate of Appropriateness

Application Date:_____ Application Complete:_____

Property Address: 516 W. Austin

Owner: Deanne Gonzales Phone No. 512-804-6424

Address: Same

Applicant: Same Phone No._____

Address: Same Fax No._____

Description of External Alteration/Repair or Demolition:

Paint colors

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

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

☐ Drawing ☐ Sketch Date Submitted:_____ ☐ Historic Photograph

Desired Starting Date:_____ Desired Completion Date:_____

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE:_____

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

_____ Date 6/11/11 ☒*Insignificant* ☐*Significant*

Building Official's Determination *(Max 7 days)*

_____ Date 6/17/11 ☒*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-*$20.00*

RECEIVED
JUN 11 2011

E15

KM3961-1 Pale Face

KM3962-1 Creamy Natural

KM3963-1 Sand Castle

siding
1

KM3964-1 Beach Bum

KM3965-2 Head for the Beach

Trim
2

KM3966-3 Sandalwood Tan

KM3967-3 Manchester Mood

KM3968-5 Woven Willow

3

8461

25E

8462

8463

8464

8465

8466

8467

8468

J17

81

11-31

Application for Certificate of Appropriateness

Application Date:_____ Application Complete:_____

Property Address: 206 N. ACORN

Owner: Gail SPORTSMAN (JAMES D.) Phone No. 575 973-3776

Address: PO BOX 2701 FBG, TX 78624

Applicant:_____ Phone No._____

Address:_____ Fax No._____

Description of External Alteration/Repair or Demolition:

Connecting laundry to house

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

Will not change appearance of house

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

☑ Drawing ☐ Sketch Date Submitted:_____ ☐ Historic Photograph

Desired Starting Date: 6/14/11 ☑ Desired Completion Date: 8/14/11

SURVEY RATING: ☐High ☐Medium ☑Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Gail Sportsman

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

_____ Date 6/17/11 ☑ *Insignificant* ☐ *Significant*

Building Official's Determination *(Max 7 days)*

_____ Date 6/17/11 ☑ *Insignificant* ☐ *Significant*

Chairman's Determination *(Max 7 days)*

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

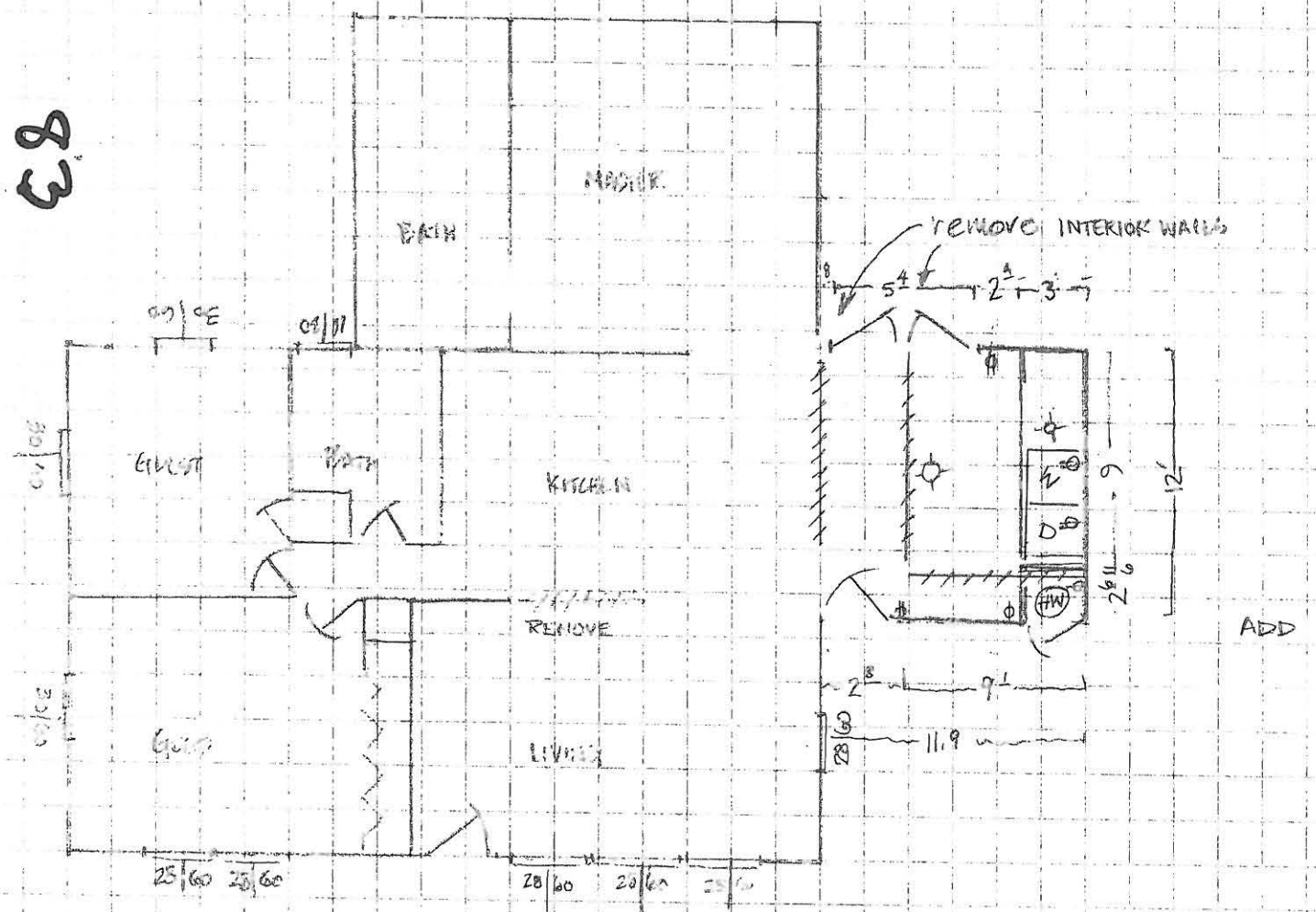
APPLICATION FEE:-*$10.00 plus ☐ Board Review*; CERTIFICATE OF APPROPRIATENESS-*$20.00*

RECEIVED

JUN 13 2011

SPORTSMAN
206 N. ACORN
6/7/11

ENCLOSE 'LAUNDRY' TO KITCHEN, REMOVE INTERIOR WALL
REMOVE 6 FOOT OF [illegible] / 'LVN' FOR ROOF SUPPORT
REPLACE [illegible] WINDOWS W/ [illegible] PANE IN ORIG. PART OF HOUSE
ELECTRIC REWIRED IN CABINS PORTION OF HOUSE
PLUMBING REPLACED IN ORIG. PART OF HOUSE
CENTRAL A/C ADDED / FURNACE UPGRADED
INTERIOR TRIM REPAIRED
FIXTURES REPLACED IN ORIG. PART
CARPET & WOOD FLOORS INSTALLED OVER EXISTING FLOORS



83

11-39

Application for Certificate of Appropriateness

Application Date: 6/16/11 Application Complete: ✓

Property Address: 612 W. SAN ANTONIO ST.

Legal Description: TOWN LOT 284, FREDERICKSBURG, TX.

Owner: JAMES + BARBARA THOMAS Phone No. 210 912 0489 * OR 210 4158815

Address: 612 W. SAN ANTONIO ST.

(1080 MIDDLE CREEK RD, 78624 FOR SUMMER 2011)

Applicant: JIM + BARBARA THOMAS Phone No. 210 4158815

Address: (SAME)

Description of External Alteration/Repair or Demolition: ADD FENCE TO WEST SIDE OF HOUSE, INCLUDING GATE, TO MATCH FENCE ON EAST SIDE OF HOUSE + PERIMETER FENCE, REPAIR EXISTING FENCE WHERE NEEDED

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: CEDAR FENCE + FARM GATE IN CHARACTER W/ GERMAN FARM HOMESTEAD

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: NONE KNOWN.

☒ Drawing ☐ Sketch Date Submitted: 6/17/11 ☐ Historic Photograph

Desired Starting Date: ASAP Desired Completion Date: Aug 1, 2011

SURVEY RATING: ☐High ☐Medium ☒Low ☐None

☐ RTHL: Estimated Date of Construction June 30, 2011

APPLICANT SIGNATURE: Barbara S Thomas

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

Building Official's Determination — Date 6/22/11 (Max 7 days) ☒ *Insignificant* ☐ *Significant*

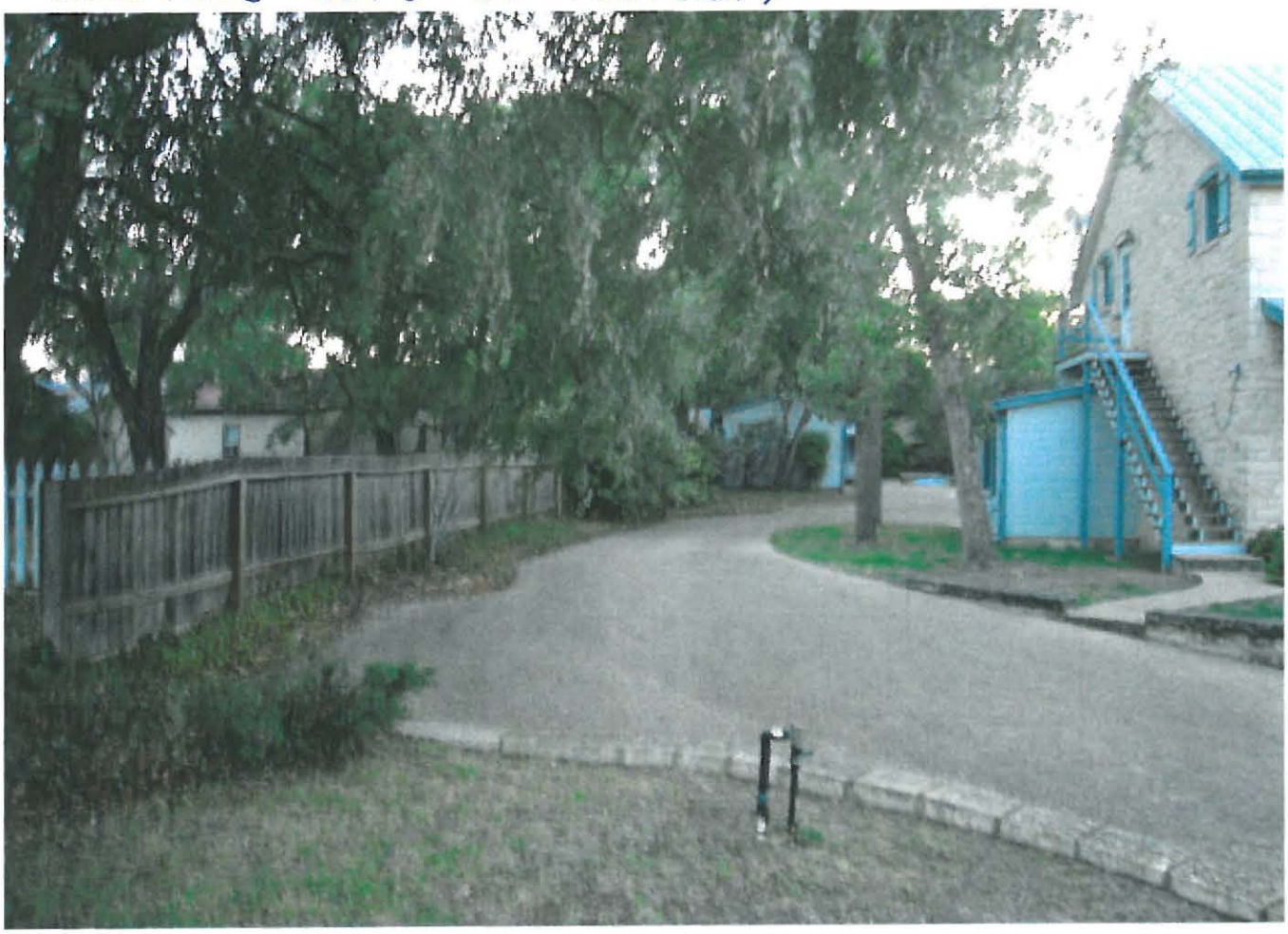
Chairman's Determination — Date 6/22/11 (Max 7 days) ☒ *Insignificant* ☐ *Significant*

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

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

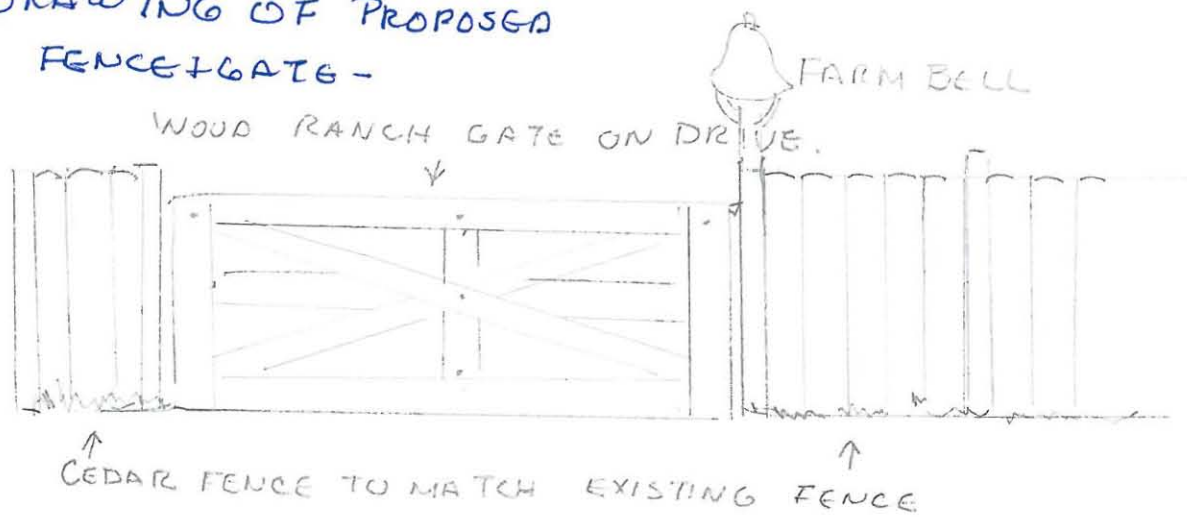
84

EXISTING LEFT OF PROPERTY



PROPOSED - ADDED FENCE & GATE

DRAWING OF PROPOSED FENCE+GATE -



11-40

Application for Certificate of Appropriateness

Application Date: 6/16/11 Application Complete: ✓

Property Address: 612 W. SAN ANTONIO ST., FRED., TX. 78624

Legal Description: TOWN LOT 284

Owner: JAMES + BARBARA THOMAS Phone No. 2104158815 OR 2109120489

Address: 612 W. SAN ANTONIO ST, 78624

Applicant: JIM + BARBARA THOMAS Phone No. 210-4158815

Address: 612 W. SAN ANTONIO ST., 78624 (1080 MIDDLE CREEK RD, FREDERICKSBURG FOR SUMMER 2011)

Description of External Alteration/Repair or Demolition:

CHANGE 4 PORCH POSTS FROM 3½" TURNED TO SIMPLE 5" SQ. POSTS + PAINT LIKE PORCH TRIM.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: SAME AS SIMILAR HOUSES IN HISTORIC AREA.

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

NONE

☑ Drawing ☐ Sketch Date Submitted: 6/16/11 ☐ Historic Photograph

Desired Starting Date: June 20, 2011 Desired Completion Date: June 30, 2011

SURVEY RATING: ☐High ☐Medium ☑Low ☐None

☐ RTHL: Estimated Date of Construction June 20-30, 2011

APPLICANT SIGNATURE: Barbara A Thomas

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

Date 6/22/11 ☑ *Insignificant* ☐ *Significant*

Building Official's Determination *(Max 7 days)*

Date 6/22/11 ☑ *Insignificant* ☐ *Significant*

Chairman's Determination *(Max 7 days)*

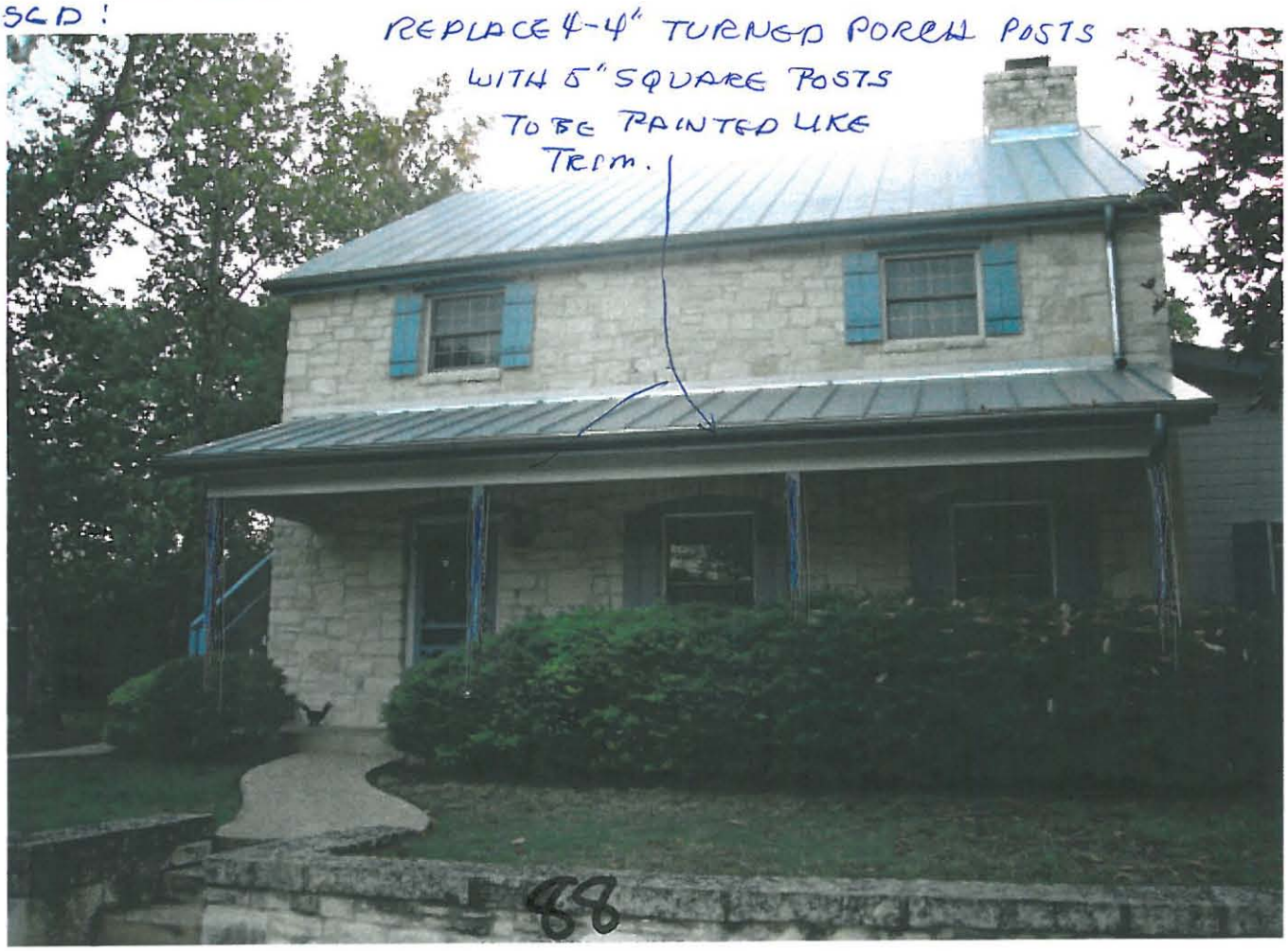
Meeting Date (40 days max. after complete application) Notice to Applicant:

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

EXISTING —

PROPOSED:

REPLACE 4-4" TURNED PORCH POSTS WITH 5" SQUARE POSTS TO BE PAINTED LIKE TRIM.



612 W. SAN ANTONIO
PROPOSED EXTERIOR COLORS

WOOD TRIM - BENJAMIN MOORE
WHITE DOVE

DOORS + SHUTTERS - B. MOORE
VAN D EUSEN BLUE

WOOD SIDING - (TO MATCH LIMESTONE)
LANCASTER WHITEWASH
B. MOORE