CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
TUESDAY, SEPTEMBER 13, 2011
CITY HALL
CONFERENCE ROOM
126 W. MAIN ST.
5:30 P.M.

1. Call to Order

2. Approve Minutes of August 2011 Regular Meeting *Pp 1 - 3*

APPLICATIONS

3. 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 4 - 15*

4. Application #11-53 by Jerry Sample on behalf of Janis Joseph Maund at 121 W. San Antonio St. to: *Pp 16 - 68*

   A) Re-roof, repair rotten wood and paint exterior
   B) Replace windows with energy efficient 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 add a small rear addition on both floors to allow room for a new bath upstairs and closets both upstairs and down
   E) Move tank house to southeast, rear corner of lot.
   F) Lift garage to pour new foundation and floor, paint and re-roof garage to match house and install new overhead doors that are of the period and style of the house.

5. Consider the rating of 102 & 104 E. San Antonio *Pp* 69 - 70

DISCUSSIONS

6. Discuss submittal requirements for an application *Pp 71 - 84*

SIGN OFF APPLICATIONS

7. #11-48 Demo existing barn & construct new carport - 610 W. Creek (Schilthus) *Pp 85-87*
8. #11-49 Replace front door/frame, rotten wood, new stucco - 327 1/2 E. Main (Grier) *Pp 88-92*
9. #11-50 Install canvas awnings - 502/504 W. Main (Immel) *Pp 93- 95*
10. #11-51 Repair & repaint front porch - 110 N. Bowie (Muraglia) *Pp 96-97*
11. #11-52 Replace Windows- 105 W. San Antonio (Bryla) *Pp 98-105*
12. #11-54 Construct addition on rear of residence - 605 W. Austin (Miller) *Pp106-110*
13. #11-55 Replace siding, remove additions & re-open 2nd story - 408 W. Travis (Lochte *Pp111-116*

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
August 9, 2011
5:30 PM

On this 9th day of August, the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

LARRY JACKSON
MIKE PENICK
J. HARDIN PERRY
RICHARD LAUGHLIN
STAN KLEIN

ABSENT:
SHARON JOSEPH
CHARLES SCHMIDT
ERIC PARKER
BURLEIGH ARNECKE

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

The meeting was called to order at 5:30 PM by Larry Jackson.

MINUTES

Stan Klein moved to approve the minutes from the August 2011 regular meeting. J. Hardin Perry seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #11-41 by Jim Garner at 607 W. Main Street 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. Bill Vernon, friend of the owner, was present to answer questions. Stan Klein noted the drawing is essentially the same as it was previously presented with a few modifications and also commented Mr. Garner, the owner of the property, contacted him. Mr. Klein noted the owner is an engineer so he understands the issue of scale. Mr. Klein noted Richard Laughlin had asked for elevations and Mr. Laughlin stated the elevation presented still doesn't show how the corner of the new facade attaches to the other building. Mr. Klein stated he tried to communicate that to Mr. Garner but he didn't seem to grasp the Board's request to help them understand the proposed changes. Larry Jackson asked if all the other questions had been answered, with the exception of the side elevation. Mike Penick stated he had some additional questions and started

with the posts referred to in the letter that Mr. Garner acquired and commented he is assuming there will be no change in the porch roof or the posts on the wooden attached building, but only the railing and gingerbread trim. Mr. Penick also asked if the posts are planned to be used everywhere or just on the building that is being changed. Mr. Vernon stated to the best of his knowledge the posts are only for the new building. Mr. Penick also commented he was assuming horizontal siding was going to be used only on the top portion and not the bottom, as noted on the drawing, and asked if the siding would be different materials. Mr. Jackson asked if the siding on the old building was vertical or horizontal. Kyle Staudt, Building Inspector for the City of Fredericksburg, noted it was vertical. Mr. Vernon stated he believes Mr. Garner will use vertical siding to have it conform with the other building on the property. Mr. Penick noted the building to the right currently has a doorway but no windows, but on the drawing presented it shows windows and he is wondering if those are going to be actual windows. Mr. Vernon did not know the answer to that question but commented Mr. Garner will comply with what the Board requests. Mr. Laughlin asked if the owner is planning on introducing a gable behind the parapet. Mr. Staudt noted he spoke to the owner today but he does not know if that is what he is planning. Mr. Laughlin noted the roof is currently a gable roof but there is not a gable that faces Main Street and questioned if he could add a gable to support the parapet. Mr. Staudt commented he believes he could and Mr. Laughlin noted that gable is not shown on the drawing. Mr. Laughlin was questioning the allowable height of the parapet and Mr. Staudt noted the parapet cannot exceed the pitch of the roof. Mr. Laughlin stated there has to be a gable behind the parapet to support it. Mr. Vernon noted Mr. Garner would not change the roof line and Mr. Laughlin stated he cannot run the parapet as high as shown then because the roof has to come up and abut it. Mr. Penick noted there is a very slight gable on the building now. Mr. Jordan suggested the Board quantify exactly what information they need from the applicant since he has not been present to answer their questions. Mr. Klein noted the last sentence on Mr. Garner's letter states the project will be put off for several months if he does not get approval and commented that seems important enough to have the contractor at the meeting to answer questions. The Board compiled the following list of requirements for them to make a decision on Application #11-41:

- Detail of windows
- Detail of siding
- Height of the roofline behind the facade
- Show what is existing and what's not existing
- Details of posts and railings
- Scale of door, door details and material
- Elevation where the buildings come together from the west
- East elevation with dimensions or scale
- Visual graphic that illustrates the bracket details at the columns
- Elevation that makes it clear if there will be a deck in front of the doors
- Type of windows and door to be used
- Location of the paint colors noted on the elevations
- New roof material
- Floorplan to show how deep the porch is.

Stan Klein moved to table Application #11-41 until the next meeting and J. Hardin Perry seconded the motion. All voted in favor and the motion carried.

Application #11-43 by Jerry Sample on behalf of Janis Joseph Maund at 121 W. San Antonio St. to:

A) Re-roof, repair rotten wood and paint exterior
B) Replace windows with energy efficient 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 roof line to allow space for closets
F) Move tank house to southeast, rear corner of lot.

The applicant called City Staff to let them know they would not be presenting their application because they did not have all the drawings prepared, but would present it at the next meeting of the Historic Review Board.

ADJOURN

With nothing further to come before the Board, Richard Laughlin moved to adjourn. Mike Penick seconded the motion. All voted in favor and the meeting was adjourned at 6:23 p.m.

PASSED AND APPROVED this the 13th day of September, 2011.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

Historic Review Board
Application Information

Application Number:	11-41
Date:	September 8, 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 applicant was given a list of requirements to complete his application and to date we have not received any new information ****

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 - 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 BARRIER 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* CERTIFICATE OF APPROPRIATENESS-*$20.00*

Mr. Stout,

I believe I have answered these questions earlier but will gladly go through them again. The material used was to be original lap siding from a building being disassembled in Johnson City. If not still available, I will use the rough wood finish lap hardie planks. The post are original 5 1/4" X 5 1/4" post from a 1890s building. If preferred by the Board, I will use the standard square 4 X 4 timber.

The railing will now be 42" high with standard square spindles.

The height measurement is 18' - 6" at the highest point which is 6" more than the next building but is 12" lower in height since the ground elevation ps the slab is 18" lower than the one closest to Main Street. In simple terms, it appears to be a foot shorter than the building next to it.

The new doors will be operable and the main entrance into the building.

Since the front is only a shell covering, most measurements are dictated by the existing building.

The trim of windows and doors are to be similar to the existing small building to the left as per revised drawings.

Kyle, I hope that I have covered all questions and am willing to adjust to meet with any of the Boards reasonable suggestions.

Best regards,

Jim Garner

Tammie Loth

From: "James Garner" <james_garner@ymail.com>
To: <tloth@fbgtx.org>
Sent: Wednesday, August 03, 2011 12:53 PM
Attach: FredericksburgMainStElevation.bmp
Subject: 607 West Main Street Revisions

Good Morning Tammy,

I am sending the updated drawing which has the same height railing on both buildings, same same trimmed windows, replacement of railroad timbers with concrete pad, No sign higher than roof peak and porportional doors. Front Elevation Drawing is close to scale as requested.

Other requested information is as follows:

1. The post that I have acquired from a building on Main Street that was change some 20 years ago are approximately 5" x 5" with turned areas. I would consider using plain square post if preferred by the board.

2. The siding to be used is original wood planks from building that is being dismantled in the Johnson City area since this is only a fasod and has no structural benefits to the main block structure. If this wood is considered not useable Hardie plank will be substitue with the same wood tecture profile.

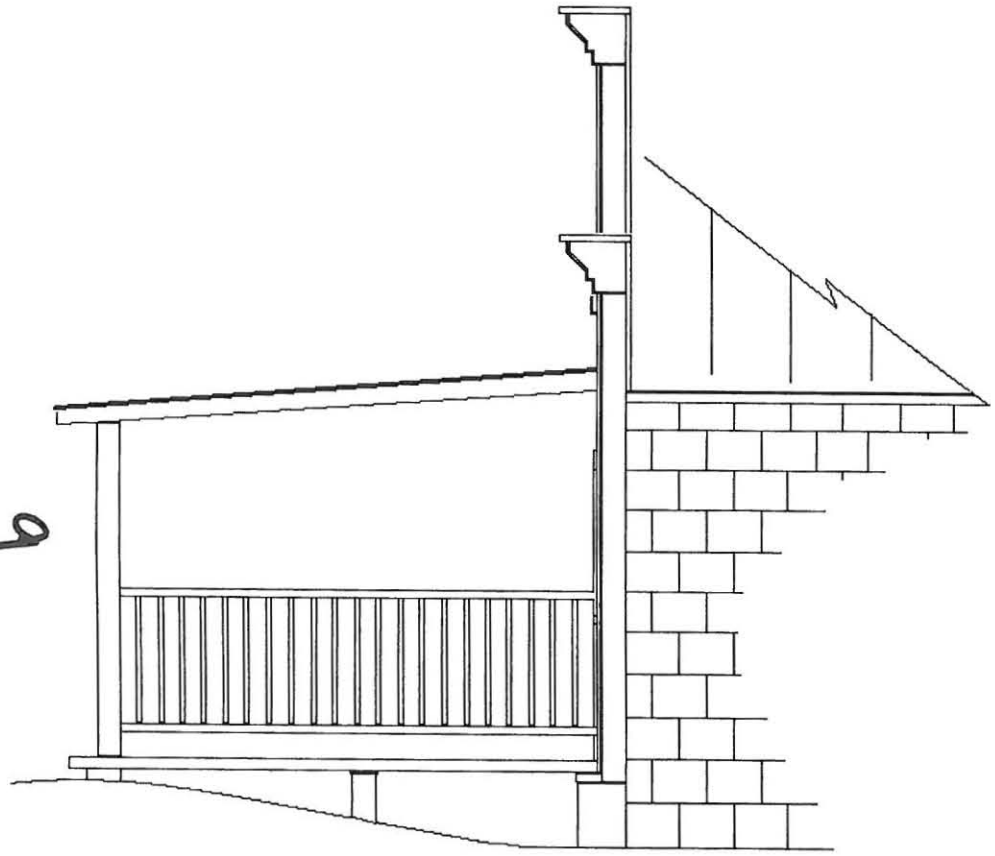
3. Also there was a comment of the doors being uneven in height. The main reason that it appears this way is that the floor elevations on the two different buildings is not the same, therefore the doors are different in visual heights.

Thank you Tammy.

I will be finishing work in Washington, DC until mid August and appreciate your help in this matter. I also will contact Bill Vernon to see if he can attend the next meeting for me hoping that this gets approved in August. My contractor has now informed me that he has a large project starting soon and will have to delay his start on my project for foru or five months if can not get started soon. If you find more questions that are not answered when processing the minutes of the last meeting, please let me know and I will address them. Thanks again.

Best regards,

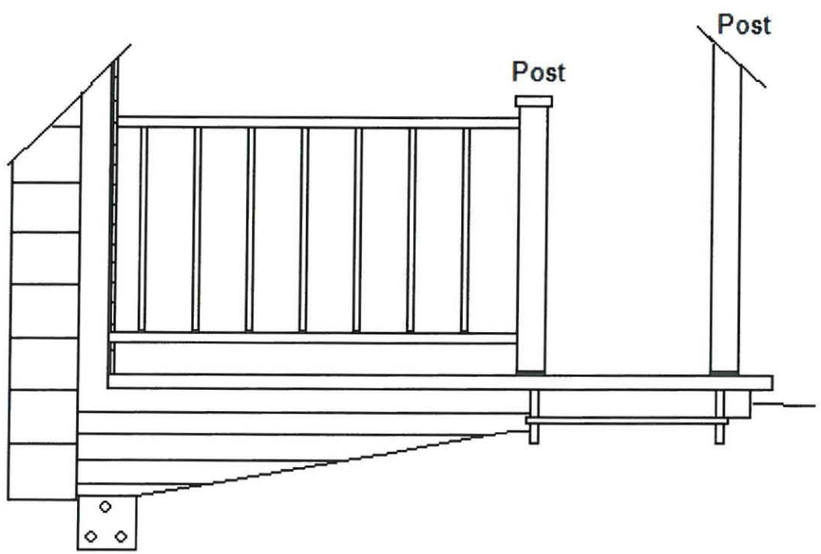
James

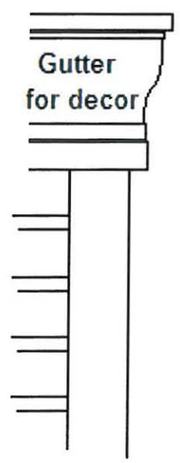


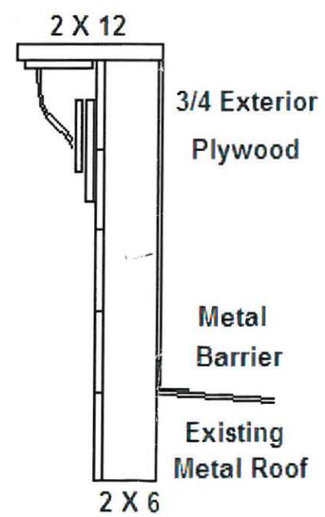
607 West Main Street - West Elevation

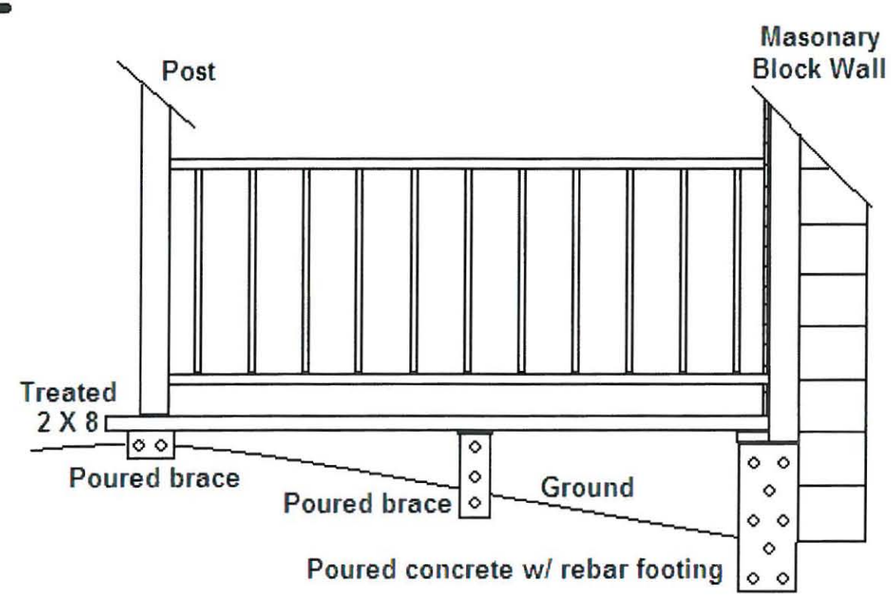
SCALE:
Unit = 1 Foot 0 1 2 3 4 5

FRONT ELEVATION





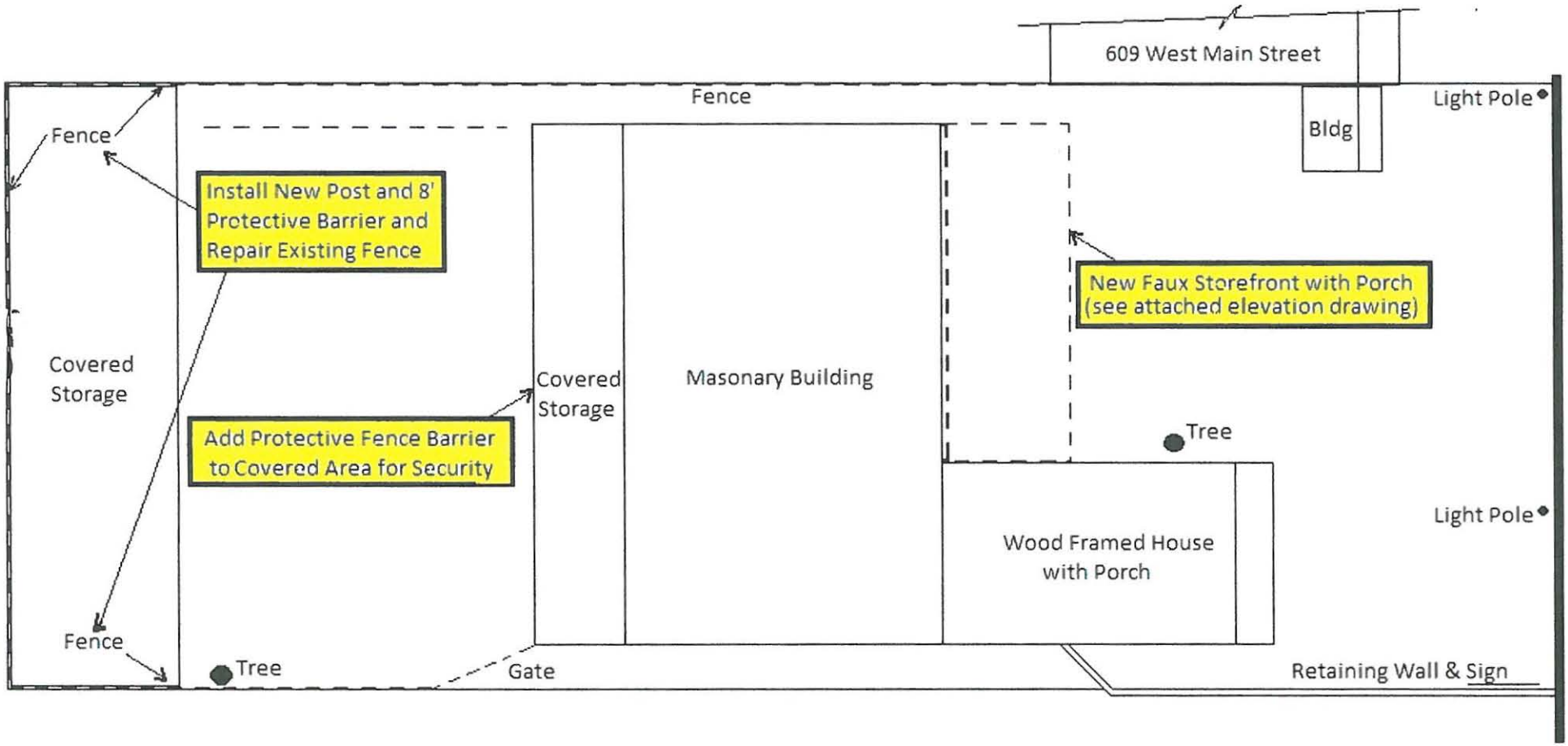




607 WEST MAIN STREET ELEVATIONS

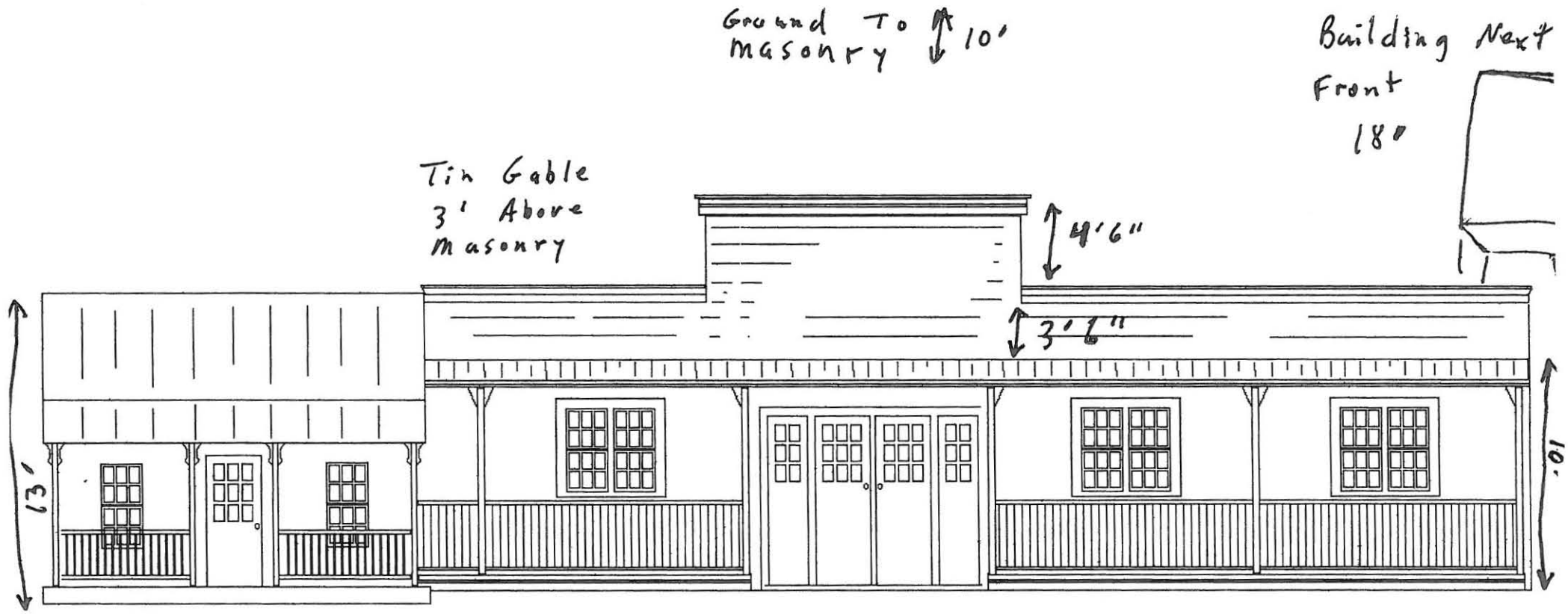

7up
Clocks
07/07/2011

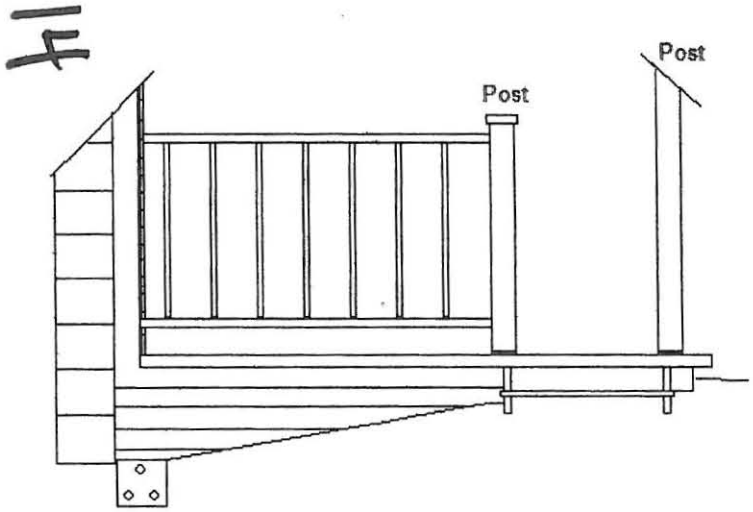

07/07/2011

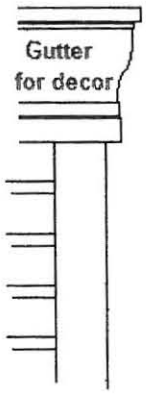


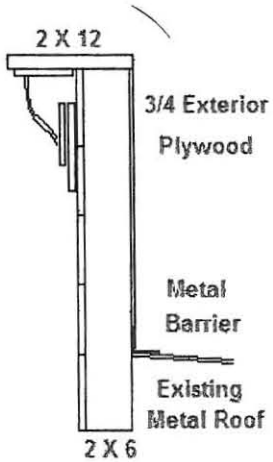
607 WEST MAIN STREET

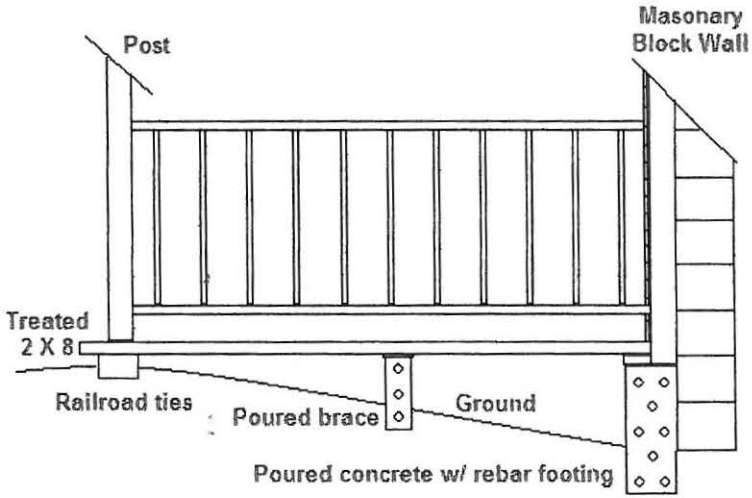
Plot Plan - NTS


Ground To masonry 10'
Building Next Front 18'
Tin Gable 3' Above Masonry
4'6"
3'2"
13'
10'


Post
Post


Gutter for decor


2 X 12
3/4 Exterior Plywood
Metal Barrier
Existing Metal Roof
2 X 6


Post
Masonary Block Wall
Treated 2 X 8
Railroad ties
Poured brace
Ground
Poured concrete w/ rebar footing

Colors for Wood Framed Small Building

Colors for New Faux Storefront -

Historic Review Board
Application Information

Application Number:	11-53
Date:	September 8, 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.
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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.

11-53

Application for Certificate of Appropriateness

Application Date: 8-29-11 Application Complete: _____

Property Address: 121 West San Antonio Fbg, TX 78624

Owner: Janis Joseph Maund Phone No. _____

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: see attached details

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

see attached descriptions

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

☑ Drawing ☑ Sketch Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: 9-15-11 Desired Completion Date: 5-31-12

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 8/31/11 ☐ *Insignificant* ☑ *Significant*

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

_____ Date _____ ☐ *Insignificant* ☐ *Significant*

Chairman's Determination *(Max 7 days)*

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

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

RECEIVED
AUG 29 2011

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. The two old chimneys from the kitchen and living room heating stoves will be removed when the new roof is put on. The chimney for the master bedroom fireplace will remain.
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 enough space to bring the laundry area into the house from the tank house.
4. Portions of both upper and lower east rear porches will be taken into the house to enlarge the existing downstairs bathroom, and a small rear addition on both floors will allow room for a new bathroom upstairs, and upper and lower closets. These changes are not visible from the street. Pending approval of the tank house move, the lower rear porch will wrap around the south wing of the house.
5. The tank house will be moved from its current location to the southeast, rear corner of the lot.
6. The garage will be lifted and supported while a new concrete foundation and garage floor are poured. Then the garage will be lowered back down onto its new foundation. The garage will be painted and re-roofed to match the house. New overhead doors that are of the period and style of the house will be installed.

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. A website for possible colors: http://www.swmetalroofing.com/colorchart.html The kitchen and living room chimneys are no longer functional and will be removed to eliminate any possible leak and pest problems, and to gain the interior space they occupy.
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. Custom made wooden screens, to replicate the original screens, will be made and applied in the same fashion as the original screens on the outside of the windows.
3. The newly enclosed rear porch will retain the look of the original structure by retaining the low wall, 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 retained, so from the San Antonio Street prospective the appearance of the house will be the same as now and the southwest corner will still "read" as a porch.
4. Only a portion of each rear east 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.

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.

5. 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 requesting to tear 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.
6. The garage is in need of repair / renovation to make it safe and functional. Currently cracked concrete and only partial concrete in the floor make it difficult to use for parking or for storage. Our proposed renovations will improve the structure and longevity of the garage, as well as make it compliment the main house.

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

Exhibit A – Photos of House from all sides – Current configuration, 8 pages

Exhibit B – Proposed West Side Elevation, 1 page

Exhibit C – Proposed East Side Elevation, 1 page

Exhibit D – Proposed Rear Elevation, 1 page

Exhibit E – Proposed 1st Floor Plan, 1 page

Exhibit F – Proposed 2nd Floor Plan, 1 page

Exhibit G – Proposed Tank House Move, 1 page

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

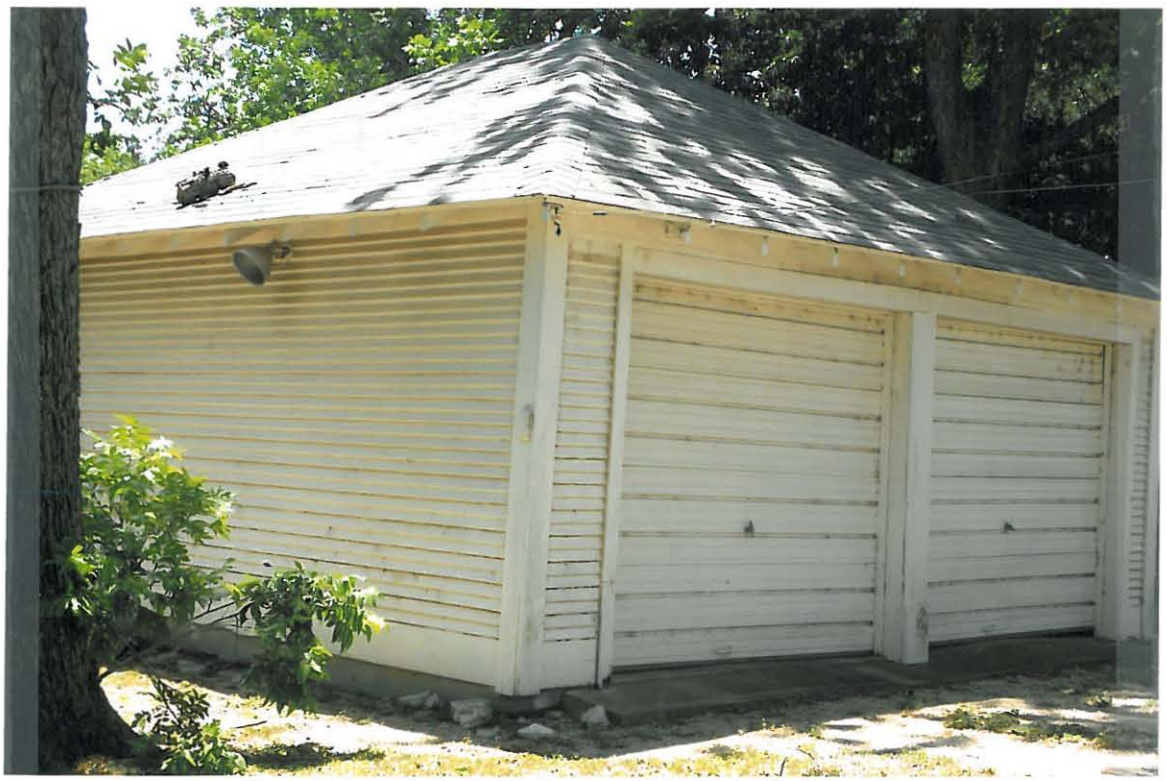
MAUND HOUSE, 121 WEST SAN ANTONIO

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

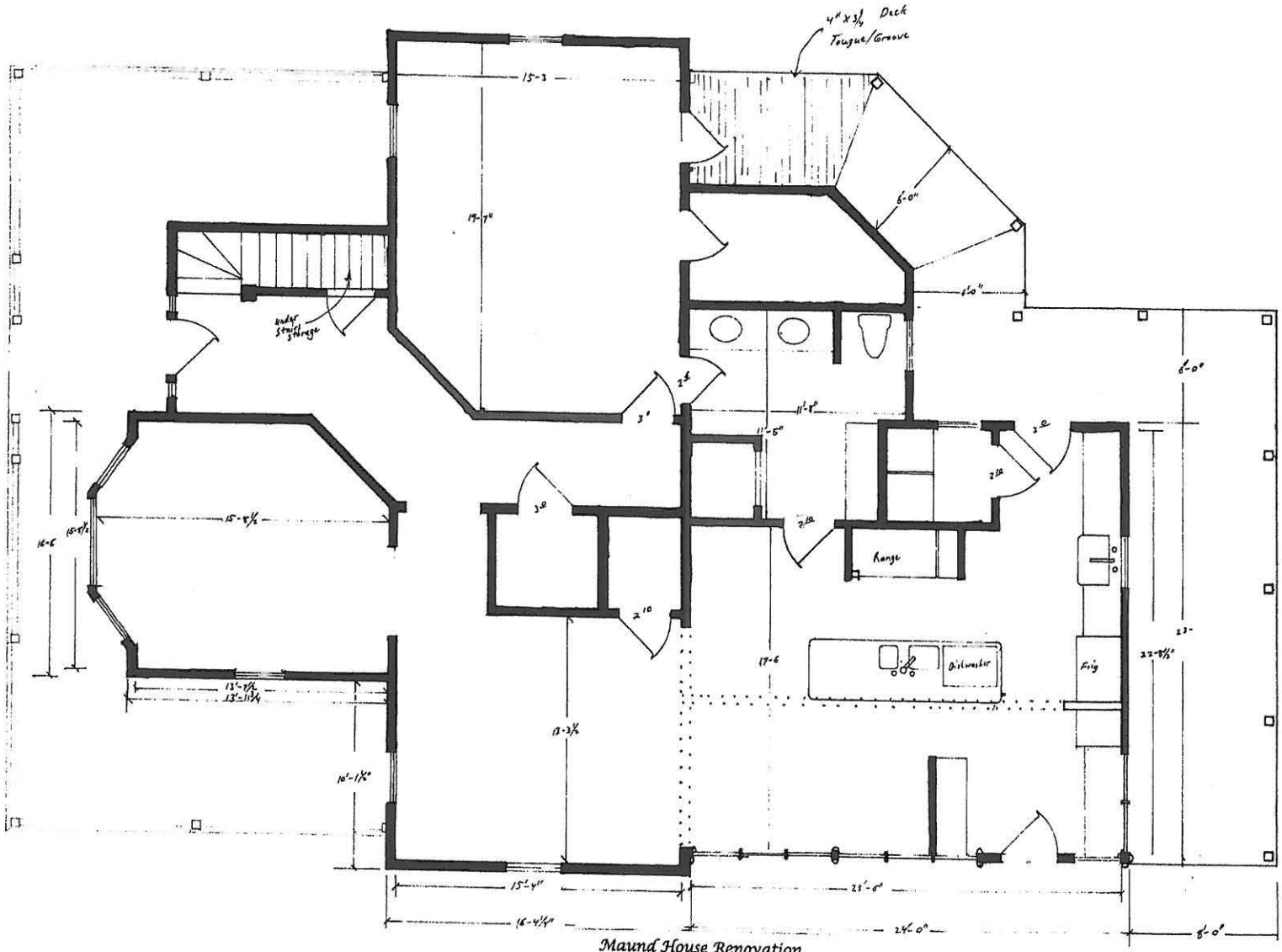
ACKWARD DOORS INTO
SCREENED PORCH

ACKWARD TRANSITION FROM
SCREENED PORCH TO TANK HOUSE &
FLAGSTONE WALKWAY

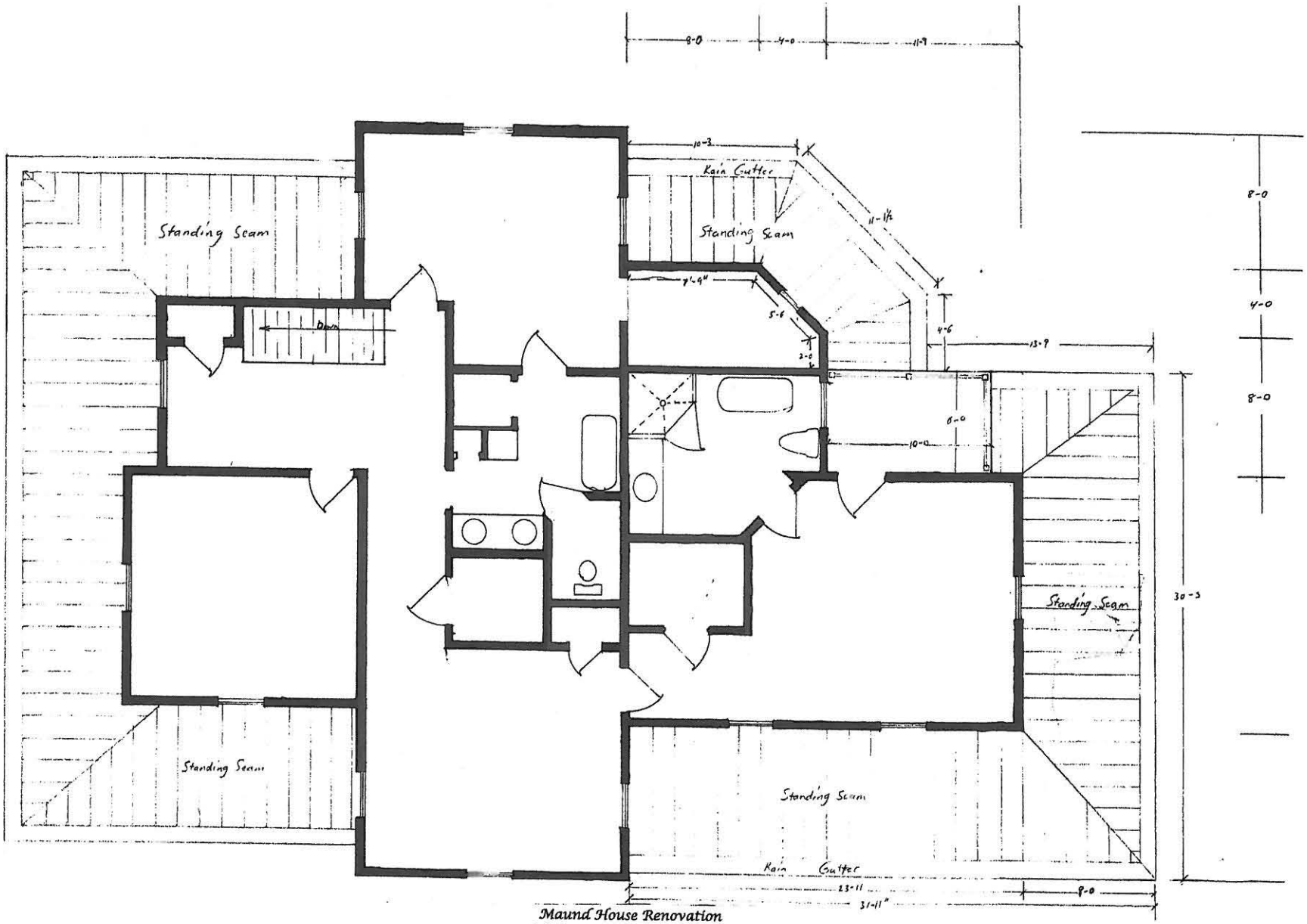
Maund House Renovation
Exhibit B - West Side Elevation
121 West San Antonio
Fredericksburg, TX 78624

Maund House Renovation
Exhibit C - East Side Elevation
121 West San Antonio
Fredericksburg, TX 78624

Maund House Renovation
Exhibit D - Rear Elevation
121 West San Antonio
Fredericksburg, TX 78624

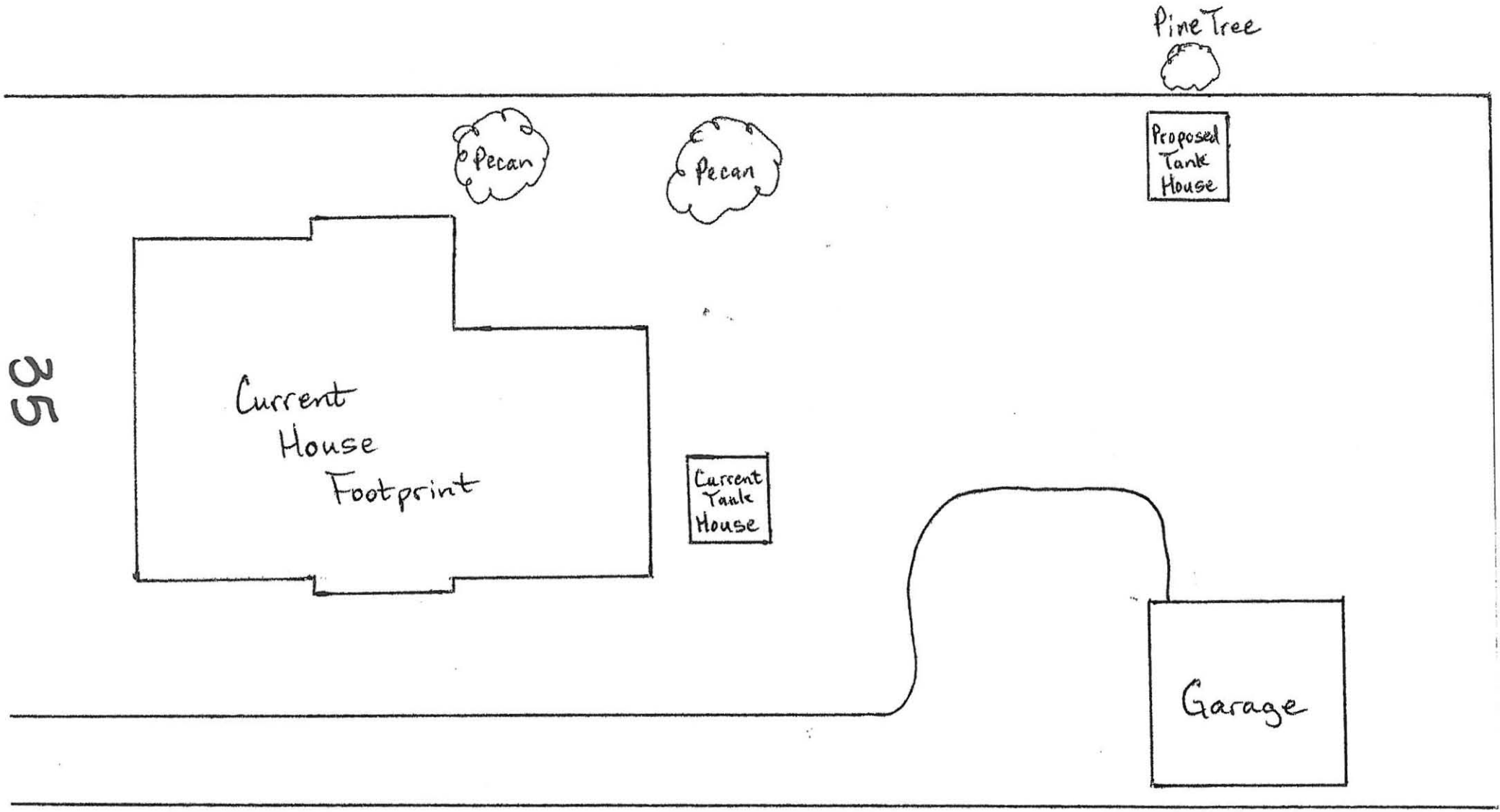


Maund House Renovation
Exhibit E - Ground Level Floorplan
121 West San Antonio
Fredericksburg, TX 78624



Maund House Renovation
Exhibit F - Second Level Floorplan
121 West San Antonio
Fredericksburg, TX 78624

34



35

Maund House Exhibit G

121 W. San Antonio Proposed Tank House Move

Maund House Renovation

121 West San Antonio Street

Fredericksburg, TX 78624

Current Street View from San Antonio

Current Street view from left front

Current Street view from right front

Proposed External Alterations/Repairs:

- The house will be re-roofed and repainted with appropriate repairs for rotted wood, etc. made as the work is done. The two old chimneys from the kitchen and living room heating stoves will be removed when the new roof is put on. The chimney for the master bedroom fireplace will remain.
- Windows will be replaced with energy efficient, double pane, Low E windows throughout the home, same sizes and style as the original windows.
- 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 enough space to bring the laundry area into the house from the tank house.
- Portions of both upper and lower east rear porches will be taken into the house to enlarge the existing downstairs bathroom, and a small rear addition on both floors will allow room for a new bathroom upstairs, and upper and lower closets. These changes are not visible from the street. Pending approval of the tank house move, the lower rear porch will wrap around the south wing of the house.

Proposed Ext Alt & Repairs Continued

- The tank house will be moved from its current location to the southeast, rear corner of the lot.
- The garage will be lifted and supported while a new concrete foundation and garage floor are poured. Then the garage will be lowered back down onto its new foundation. The garage will be painted and re-roofed to match the house. New overhead doors that are of the period and style of the house will be installed.

Roof and Paint Details:

- 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. A website for possible colors: http://www.swmetalroofing.com/colorchart.html The kitchen and living room chimneys are no longer functional and will be removed to eliminate any possible leak and pest problems, and to gain the interior space they occupy.

View of Chimneys to be Removed from Front of the House

View of Chimneys to be Removed From Driveway West of House

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Window Replacement Details:

- 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. Custom made wooden screens, to replicate the original screens, will be made and applied in the same fashion as the original screens on the outside of the windows.

JeldWen Replacement Windows

DOUBLE-HUNG WINDOWS

No other windows convey the sense of traditional American design like our double-hung windows. They feature an upper and lower sash that slide vertically past each other in a single frame. The sash also tilt in for convenient cleaning. In addition, we offer double-hung sash replacement windows, which allow for easy installation.

We also offer large-scale Epic® series double-hung windows (shown below). They're ideal for either new projects or historic renovations, feature extruded sash components, and can be incorporated into new or existing rough openings that are up to 5'6" wide and 8'6" tall or up to 4'6" wide and 10'6" tall, respectively.

View of Typical Screen That Will Be Made New and Installed Over New Windows

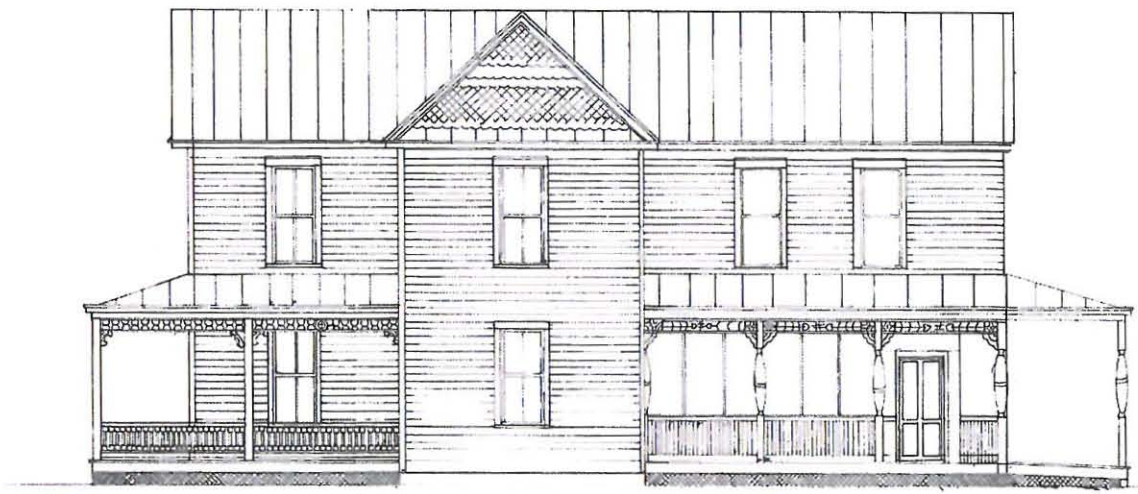
Screened Rear Porch Addition to House:

- The newly enclosed rear porch will retain the look of the original structure by retaining the low wall, 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 retained, so from the San Antonio Street prospective the appearance of the house will be the same as now and the southwest corner will still "read" as a porch.

Rear Screened Porch from the Street:

West Side View Currently

West Side Proposed Elevation



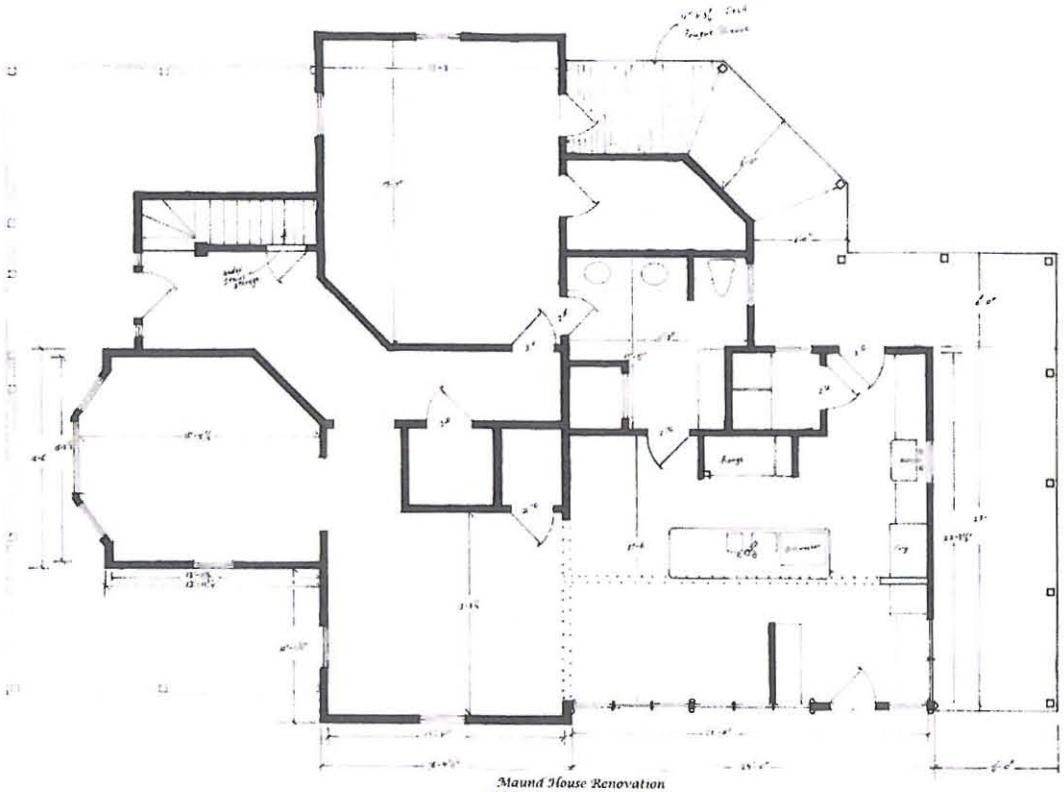
Maund House Renovation
Exhibit 2 - West Side Elevation
121 West San Antonio
Fredericksburg, TX 78624

Partial Inclusion of Rear Porches:

- Only a portion of each rear east 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. 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.

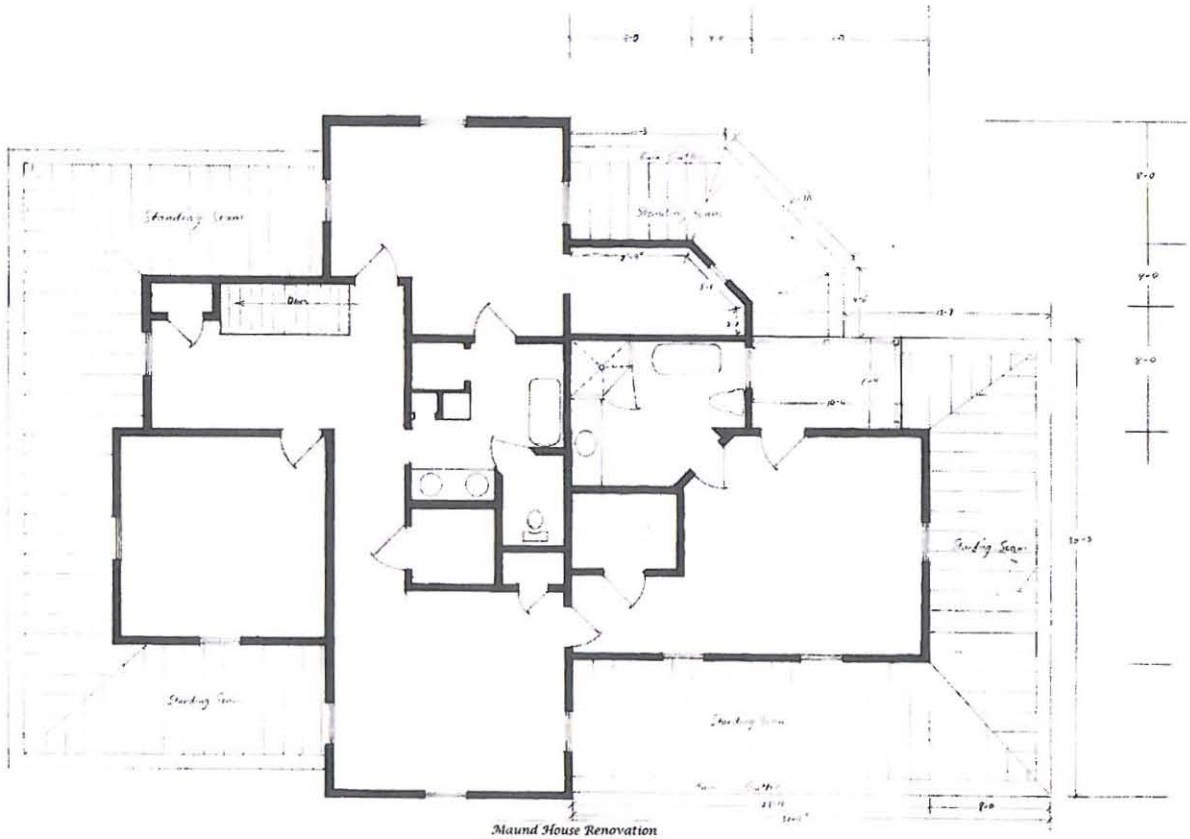
Rear of House Currently:

Ground Floor Floorplan



Maund House Renovation
Exhibit E - Ground Level Floorplan
121 West San Antonio
Fredericksburg, TX 78624

Second Level Floorplan



Maund House Renovation
Exhibit F - Second Level Floorplan
121 West San Antonio
Fredericksburg, TX 78624

Rear of House Straight on View

Rear of House Proposed Elevation

Maund House Renovation
Exhibit D - Rear Elevation
121 West San Antonio
Fredericksburg, TX 78624

East Side Proposed Elevation

Maund House Renovation
Exhibit C - East Side Elevation
121 West San Antonio
Fredericksburg, TX 78624

Proposed rear porch from Front Yard

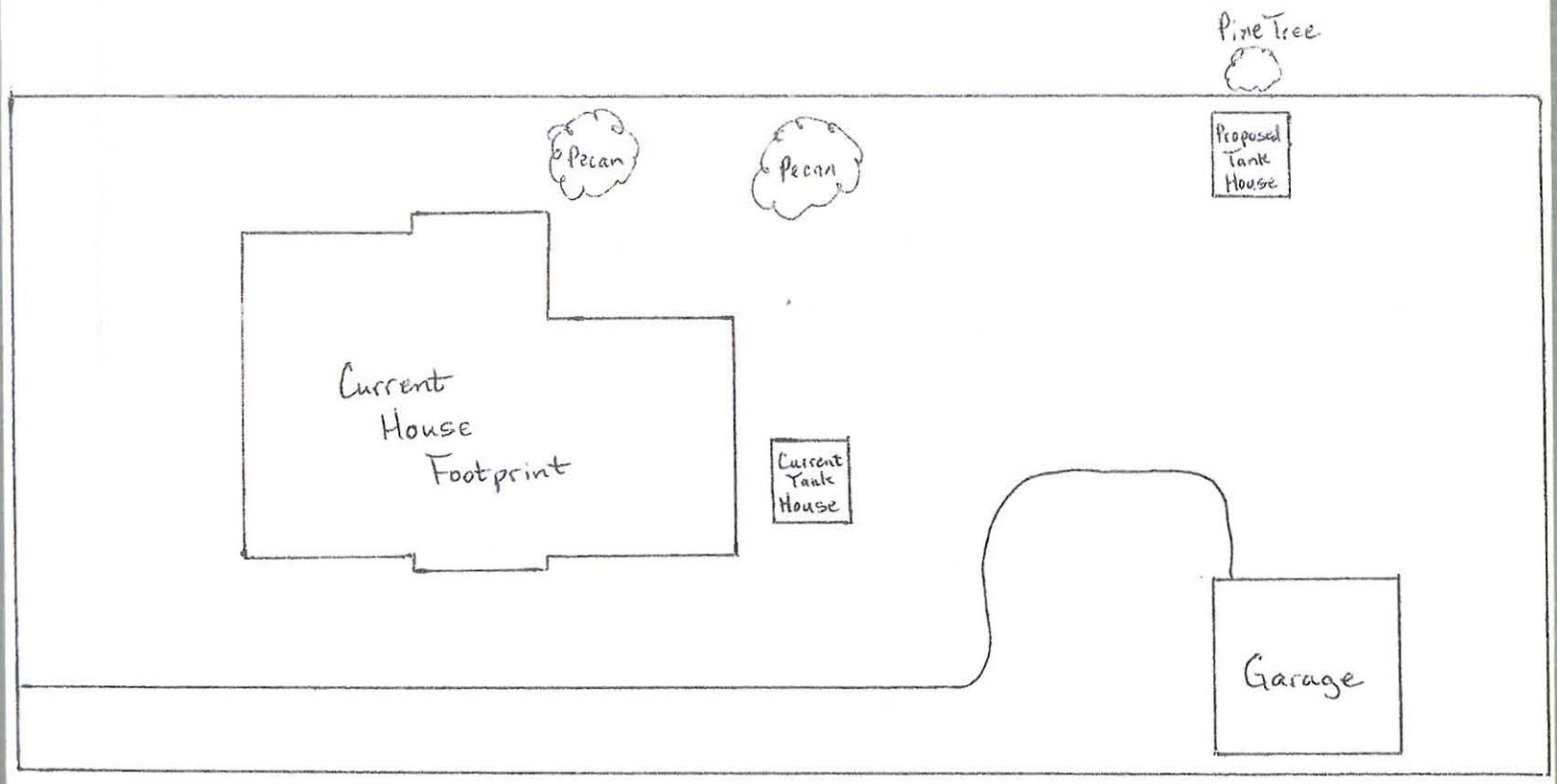
Proposed Rear Porch from Front Porch

Proposed Rear Porch from East Side

Move Large Tank House to Rear of Lot:

- 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 requesting to tear 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.

Proposed Plat with Tank House Moved



Maund House Exhibit G
121 W. San Antonio Proposed Tank House Move

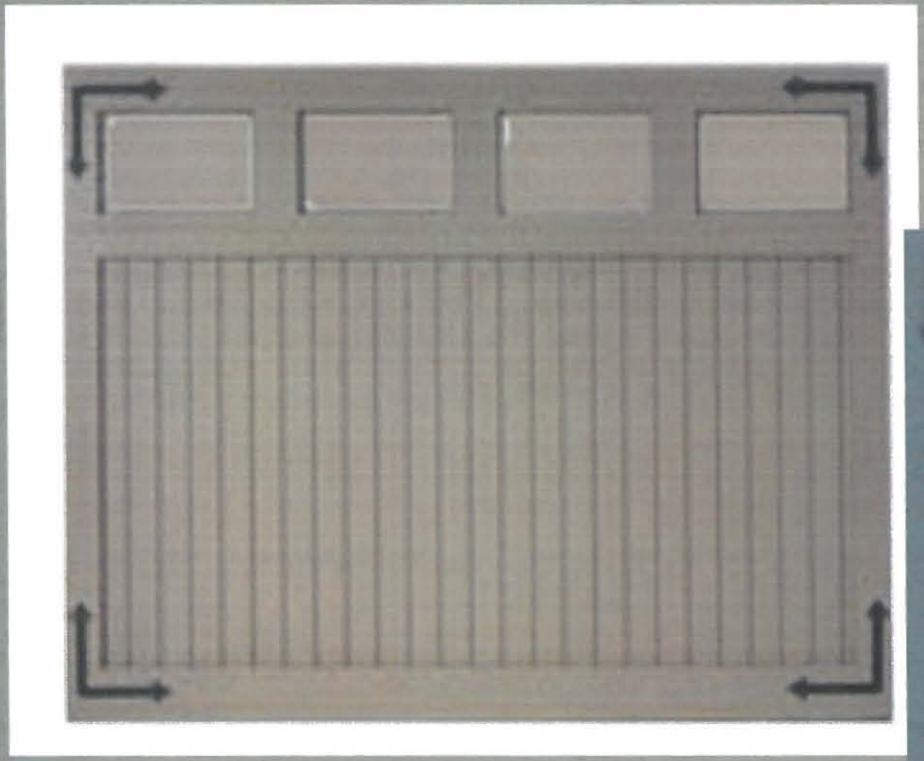
Garage Renovations

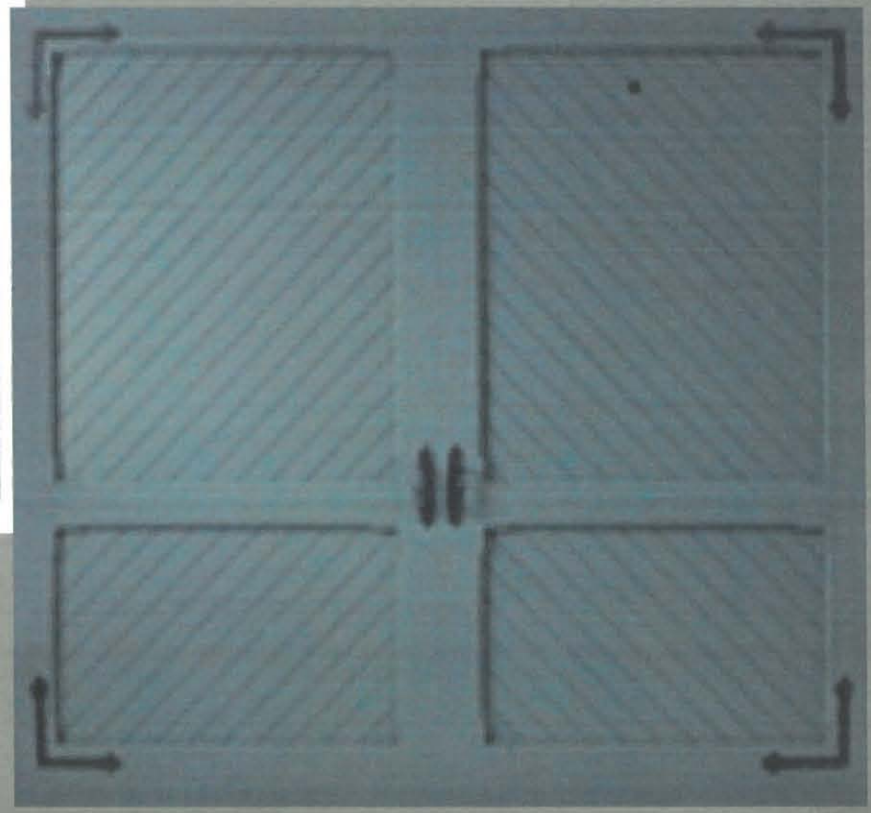
- The garage is in need of repair / renovation to make it safe and functional. Currently cracked concrete and only partial concrete in the floor make it difficult to use for parking or for storage. Our proposed renovations will improve the structure and longevity of the garage, as well as make it compliment the main house.

Garage in its Current Condition

Garage Second View

Garage Door Options





Summary:

- 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

Memo

To: Historic Review Board

From: Staff

Date: September 8, 2011

Re: Rating of Historic property

It has come to our attention that the property located at 102 E. San Antonio is rated a medium (1937), and 104 E San Antonio is rated a low (1890). As a staff we believe that these ratings are reversed.

102 E. San Antonio

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	415
Address	102 E. San Antonio
Date	1937
Stylistic Influence	Moderne
GCAD Hyperlink	
Owner	
Historic District	Yes Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.
Notes	Some window openings infilled with concrete. Large rear addition addressed as 104 E. San Antonio has been added to rear of building.

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

104 E. San Antonio

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	416
Address	104 E. San Antonio
Date	1890
Stylistic Influence	vernacular
GCAD Hyperlink	R16568
Owner	COUNTY OF GILLESPIE
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	Former Central Hotel. Significant additions to rear & side facades. Some door & window openings enclosed. Some original window removed & replaced with fixed-pane, aluminum-frame units.

1983 Historic Resources Survey			
Previous Site No.	36		
Previous Ranking	2		
Previous Photo References			
Roll	30	30	30
Frame	11	12	13

109 E. San Antonio

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	704
Address	109 E. San Antonio
Date	1847
Stylistic Influence	vernacular
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. Resource displays distinctive stylistic elements.
Notes	Property is a Recorded Texas Historic Landmark. Resource has an historic wood-frame addition.

1983 Historic Resources Survey		
Previous Site No.	646	
Previous Ranking	1	
Previous Photo References		
Roll	19	19
Frame	18	19

110 E. San Antonio

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	417
Address	110 E. San Antonio
Date	1920
Stylistic Influence	Craftsman
GCAD Hyperlink	R18751
Owner	HOLY GHOST LUTHERAN CHURCH
Historic District	Yes Historic District
Assessment	Outstanding example of a unique building plan that displays distinctive stylistic features and retains original materials. Outstanding decorative features contribute to the resource's significance.
Notes	

1983 Historic Resources Survey	
Previous Site No.	647
Previous Ranking	3
Previous Photo References	
Roll	27
Frame	3

CHECKLIST FOR HISTORIC REVIEW APPLICATION

THE FOLLOWING CHECKLIST IS DESIGNED TO ENHANCE THE HISTORIC REVIEW PROCESS. PLEASE READ CAREFULLY AND PROVIDE THE PROPER DRAWINGS. APPLICATIONS WILL NOT BE PLACED ON A HISTORIC REVIEW BOARD AGENDA UNTIL ALL REQUIRED ITEMS HAVE BEEN SUBMITTED.

NEW BUILDINGS ____

COMPLETED APPLICATION ____

SITE PLAN (EXAMPLE #2) ____

FLOOR PLAN (EXAMPLE #9) ____

ELEVATION DRAWINGS AS SEEN FROM A PUBLIC WAY (EXAMPLE #8) ____

NEW ACCESSORY BUILDINGS ____

COMPLETED APPLICATION ____

SITE PLAN (EXAMPLE #1) ____

FLOOR PLAN (EXAMPLE #3) ____

ELEVATION DRAWINGS AS SEEN FROM A PUBLIC WAY (EXAMPLE #4 #5) ____

ADDITIONS TO EXISTING BUILDINGS ____

COMPLETED APPLICATION ____

SITE PLAN (EXAMPLE #2a) ____

FLOOR PLAN (EXAMPLE #3a) ____

ELEVATION DRAWINGS AS SEEN FROM A PUBLIC WAY (EXAMPLE #4a) ____

CHANGES TO ELEVATIONS OF EXISTING BUILDINGS AS SEEN FROM A PUBLIC WAY ____

COMPLETED APPLICATION ____

CURRENT DRAWING OR PHOTO ____

DRAWING OR RETOUCHED PHOTO DEPICTING CHANGES (EXAMPLE #7) ____

FENCES AND OTHER STRUCTURES ____

COMPLETED APPLICATION ____

PICTURE OR DRAWING OF FENCE ____

SITE PLAN (EXAMPLE #1 #2) ____

Please indicate color selections on drawings and bring color swatches to meeting. Indicate types of materials being used and patterns. Example; Metal roof of 5v crimp color red or standing seam galvalume for roofing or for walls, hardy plank siding in 4" horizontal pattern.

If you have historic photos or photos of examples you wish to follow please bring them to the meeting.

_____-_____

Application for Certificate of Appropriateness

Application Date:_____ Application Complete:_____

Property Address:_____

Legal Description:_____

Owner:_____ Phone No._____

Address:_____

Applicant:_____ Phone No._____

Address:_____

Description of External Alteration/Repair or Demolition:_____

_____

_____

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 _____ ☐*Insignificant* ☐*Significant*

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

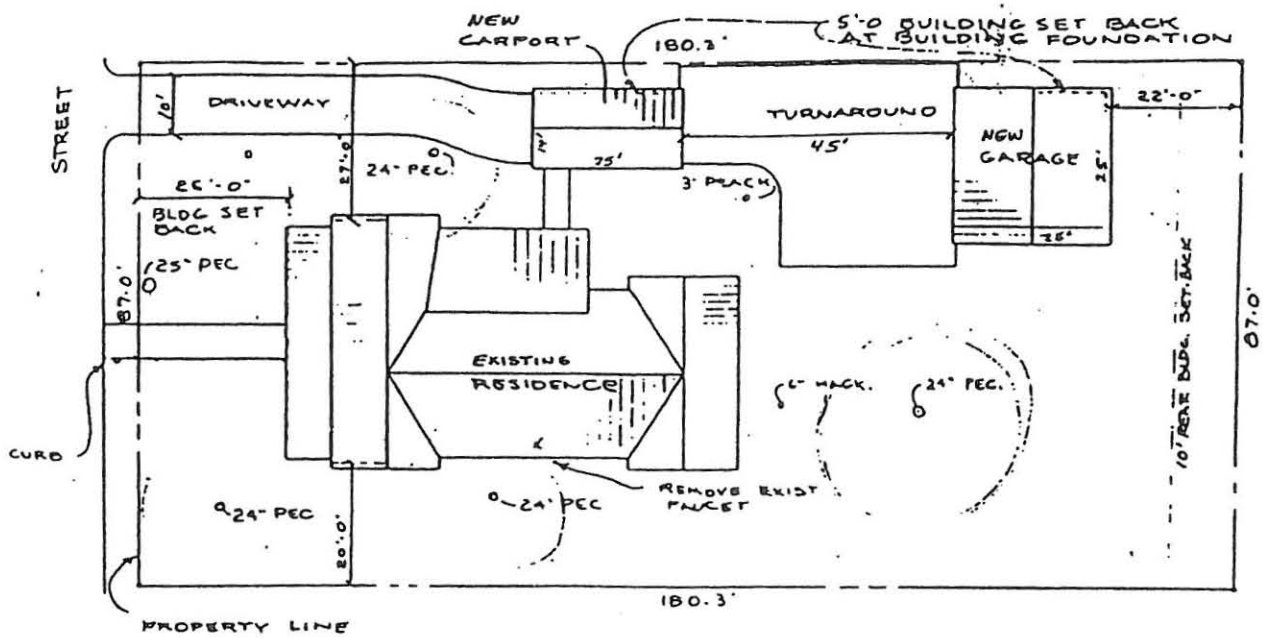
_____ Date_____ ☐*Insignificant* ☐*Significant*

Chairman's Determination *(Max 7 days)*

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

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

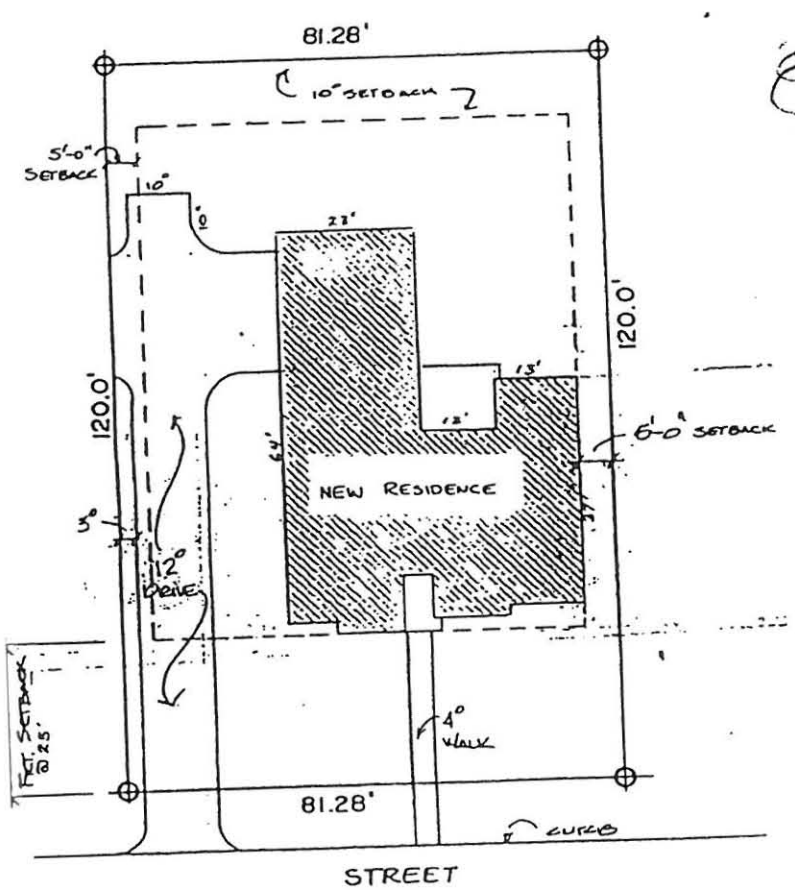
EXAMPLE # 1



SITE PLAN

1" = 20'-0"

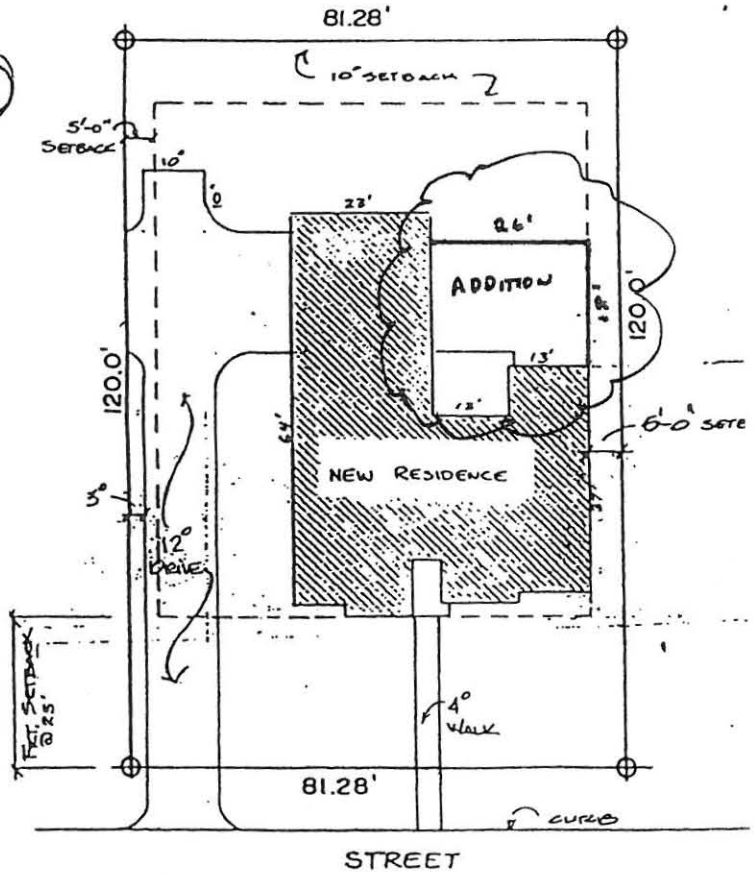
N



SITE PLAN

1" = 20'

#2

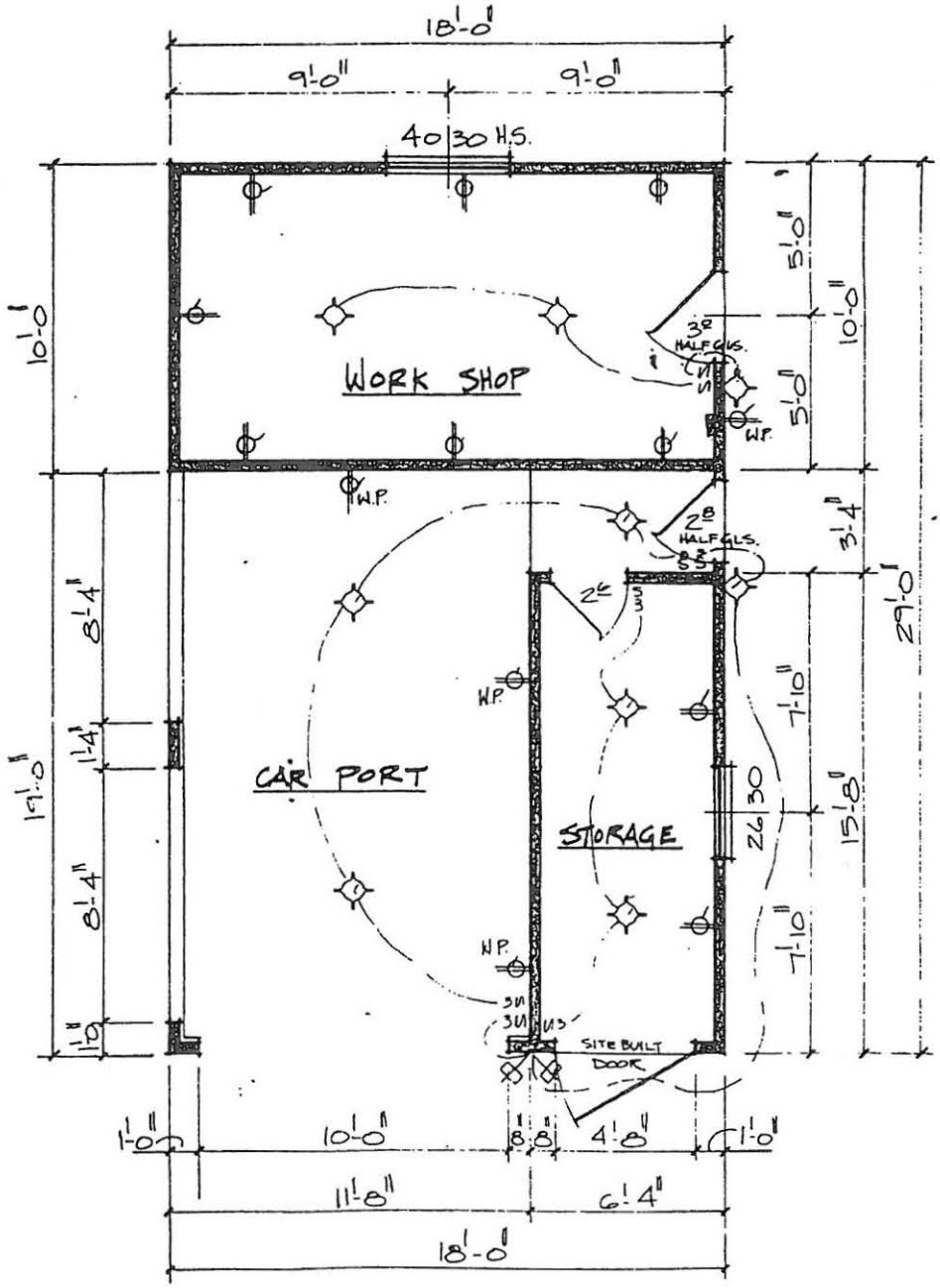


SITE PLAN

1" = 20'

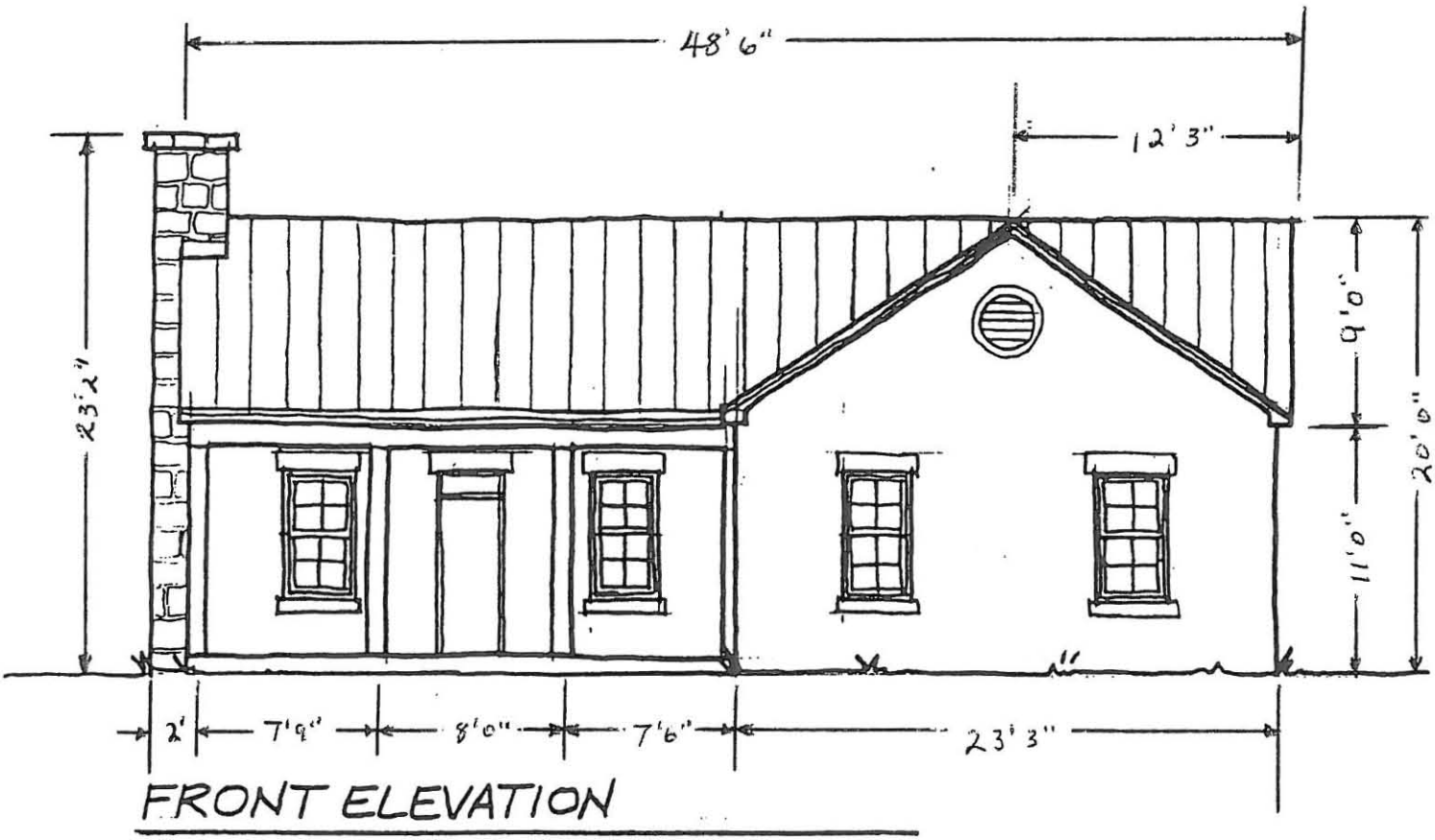
2a

EXAMPLE #3

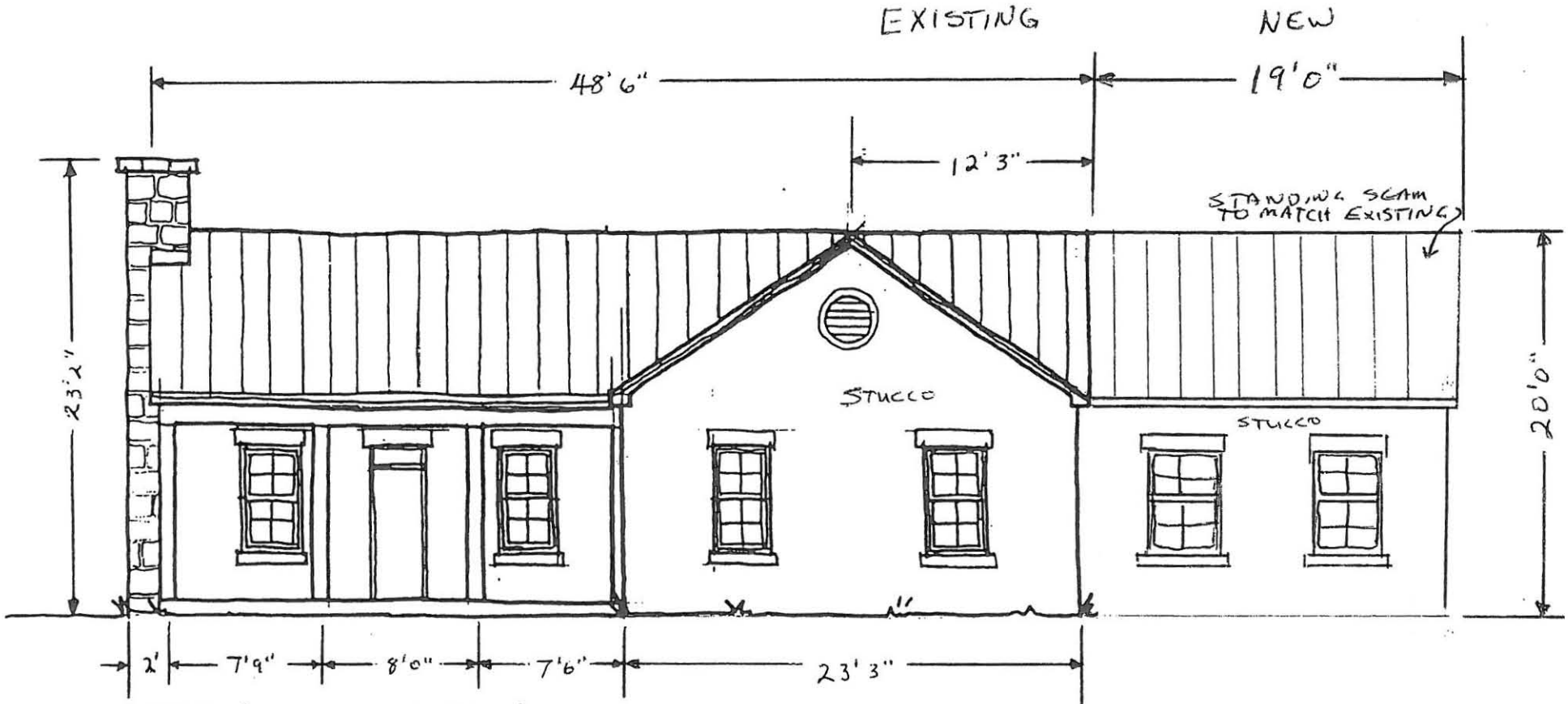


FLOOR PLAN

1/4" = 1'-0"

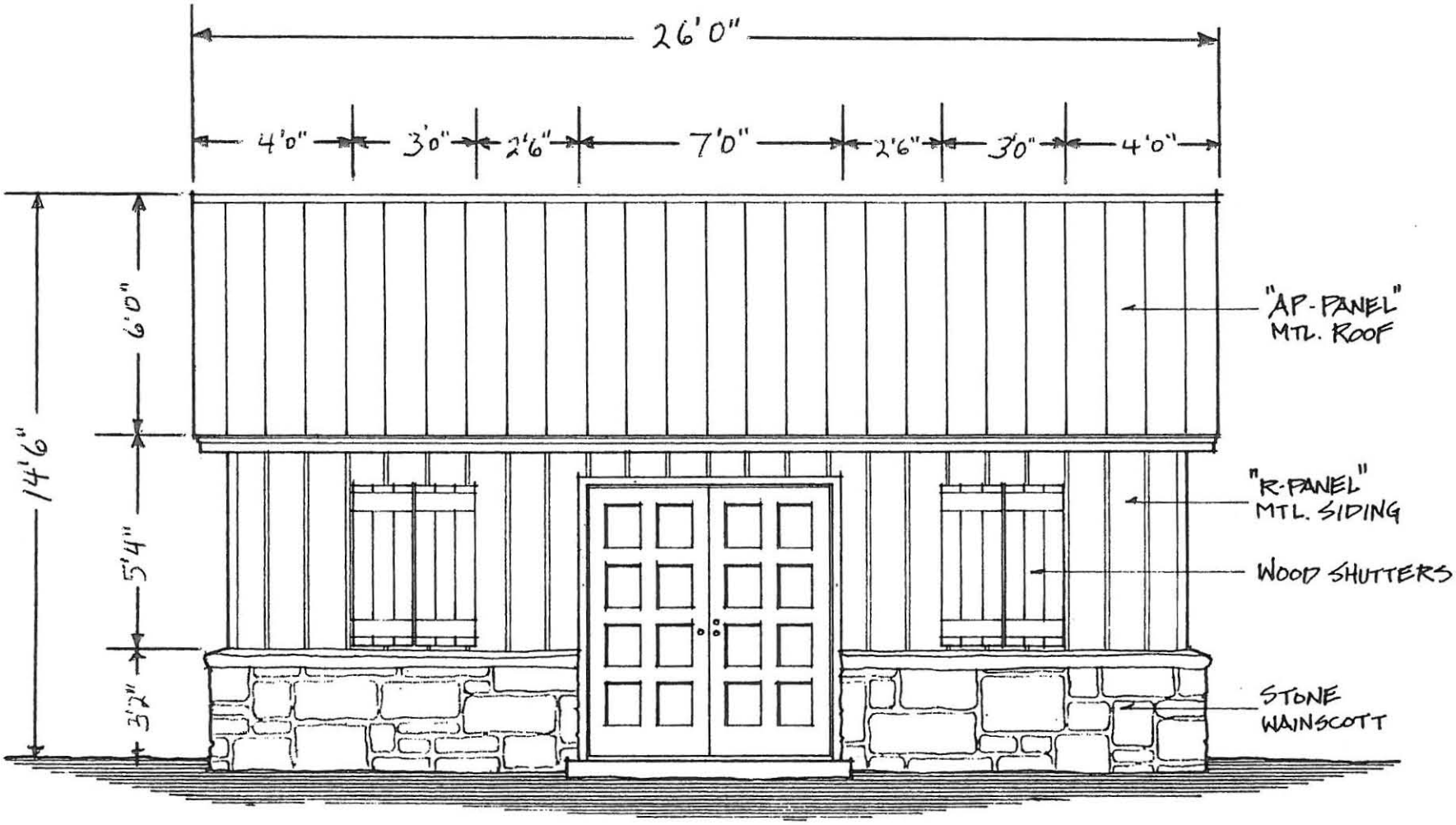


EXAMPLE #4



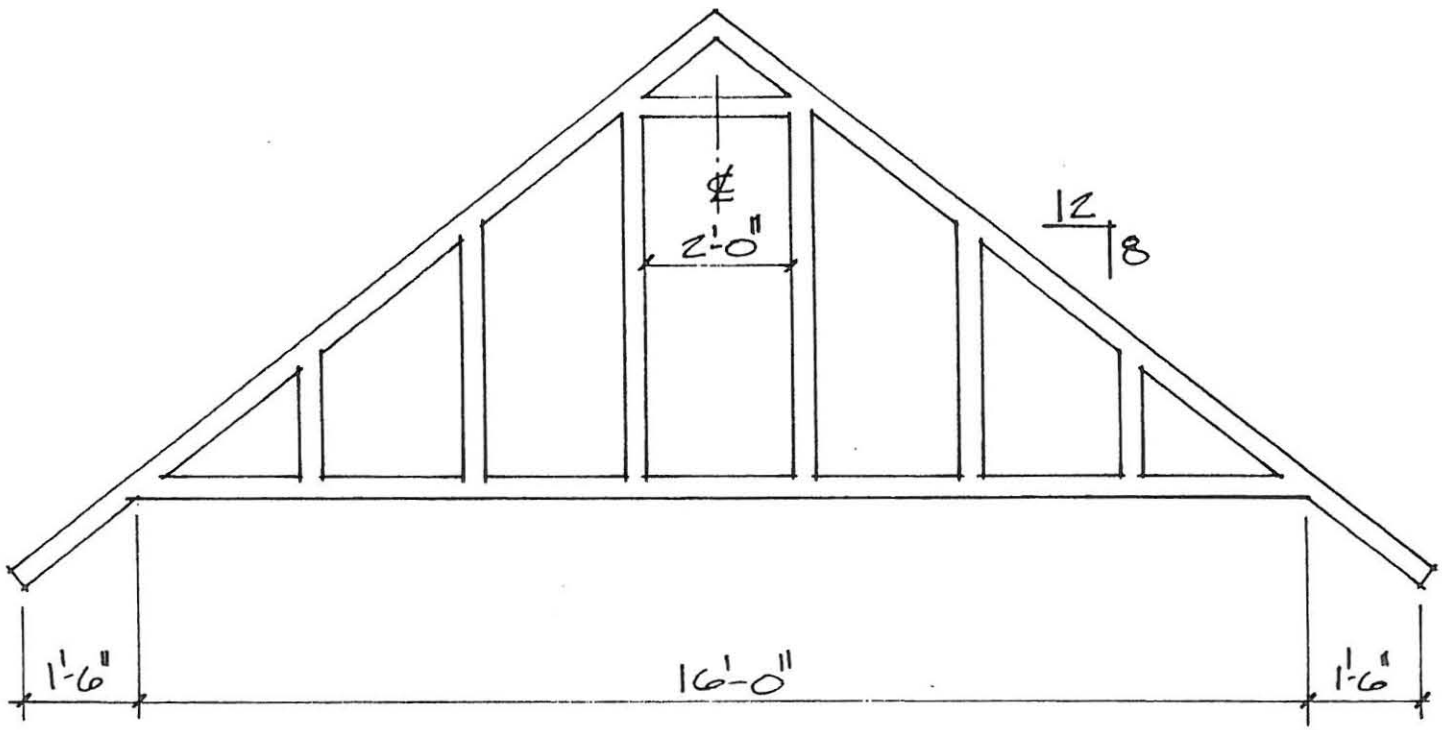
FRONT ELEVATION

EXAMPLE #4a



FRONT ELEVATION 1/4" = 1'-0"

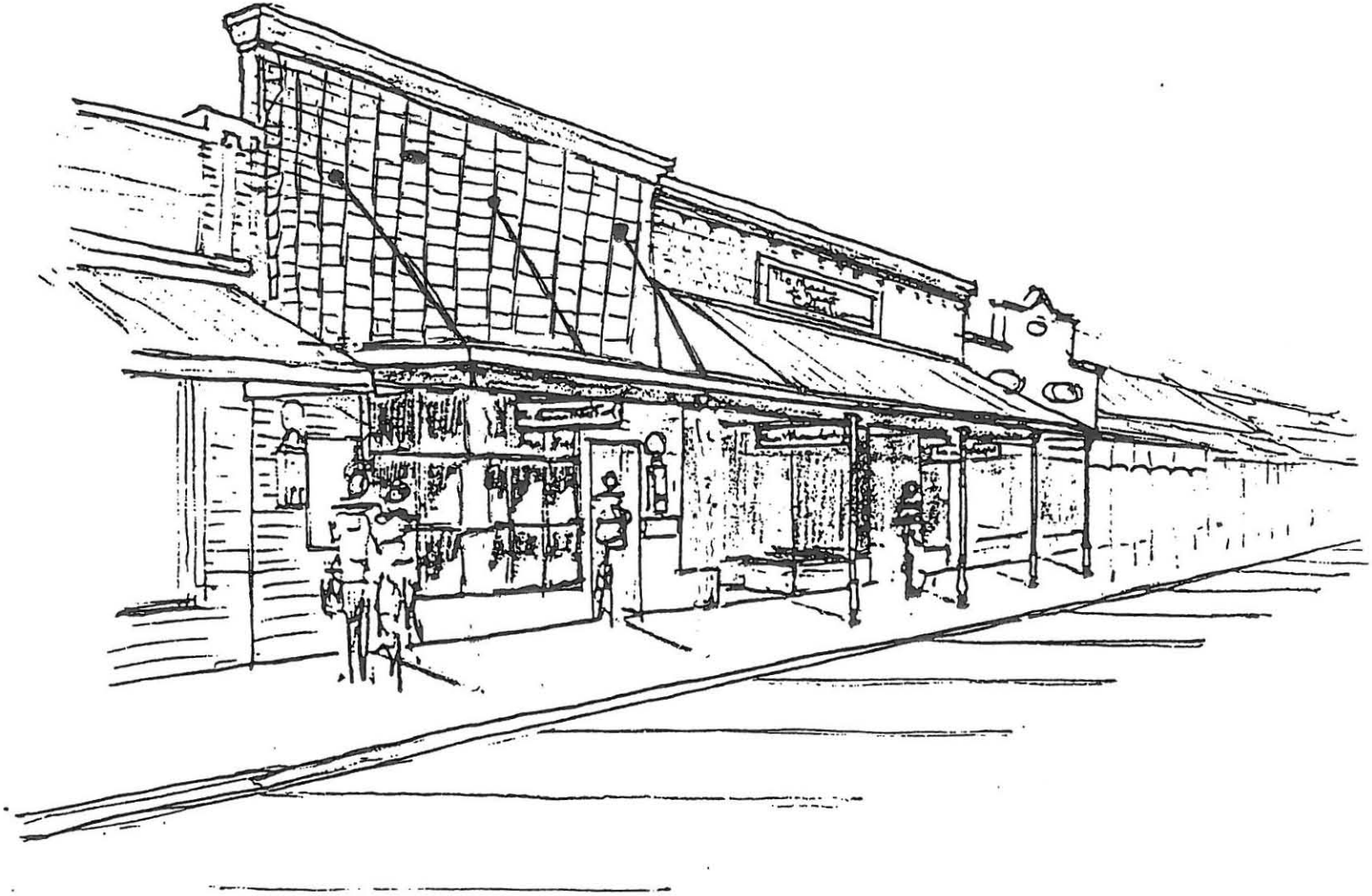
EXAMPLE #5



TYP. GABLE TRUSS

3/8" = 1'-0"

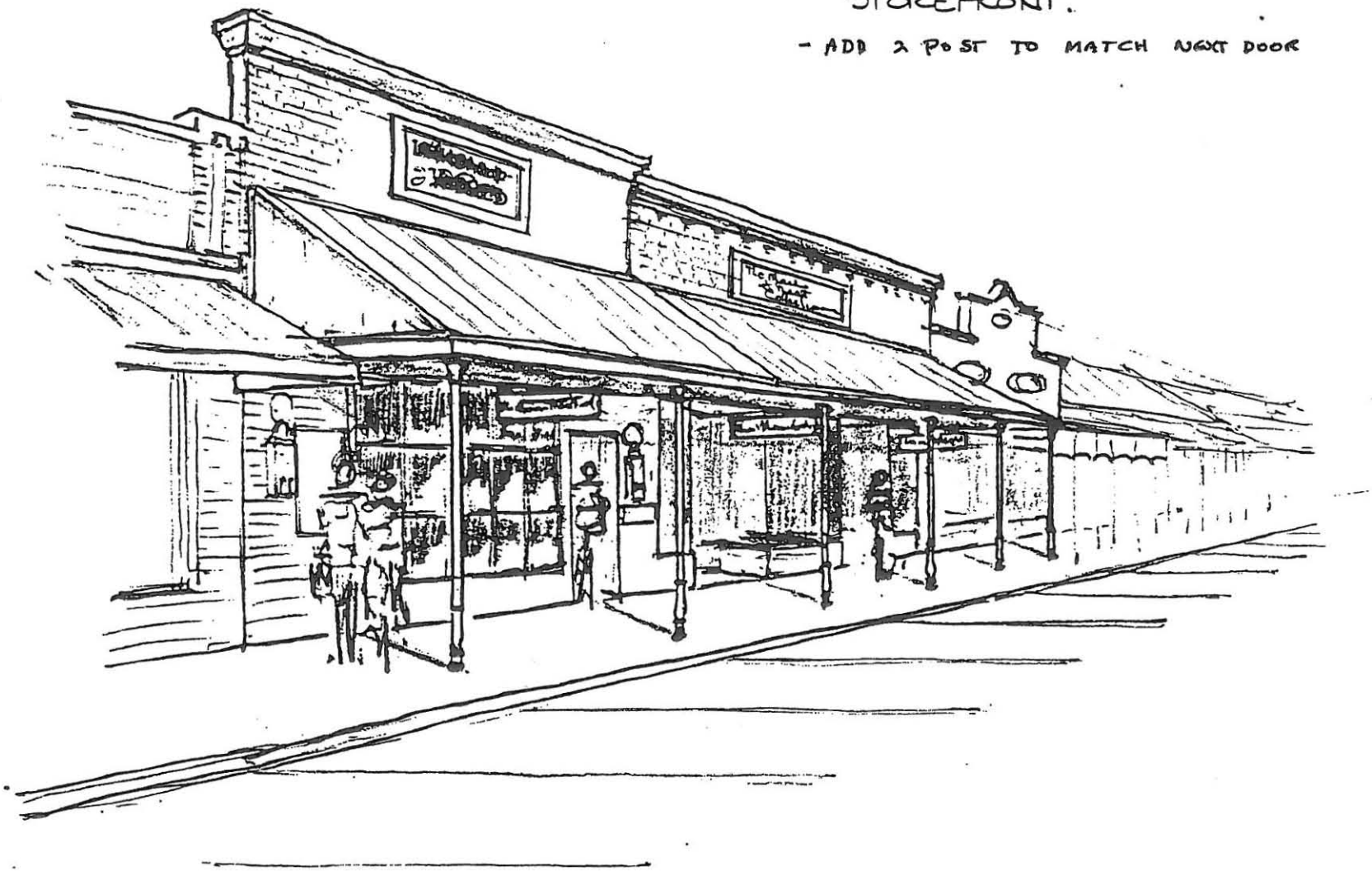
EXAMPLE # 6



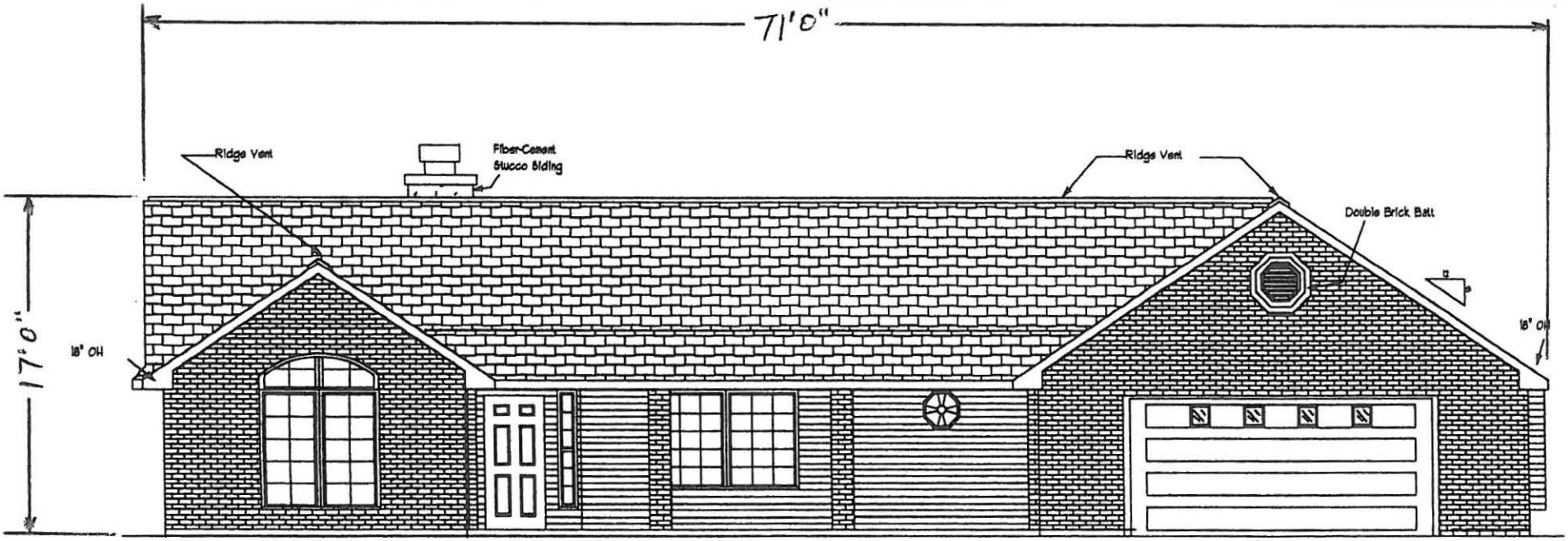
EXAMPLE #7

- REMOVE SHINGLED FRONT EXPOSING ORIGINAL BRICK FACADE.
- REPAIR CORNICE AT PARAPET WALL
- REPAIR EXISTING CANOPY STRUCTURE AND REPLACE CEILING.
- INSTALL METAL ROOF AT CANOPY
- PAINT BRICK TO BLEND WITH STOREFRONT.

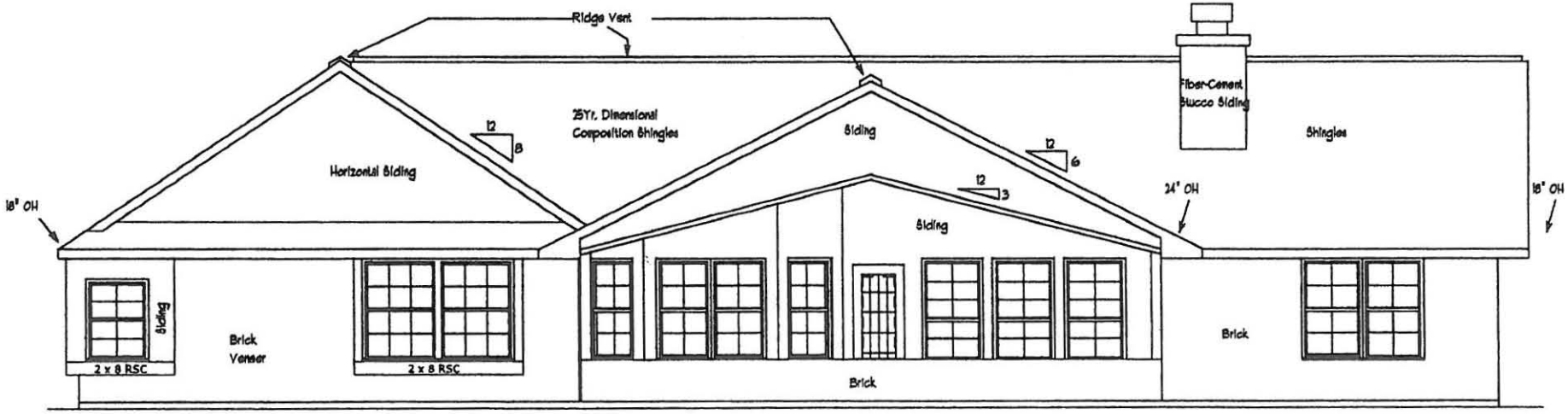
- ADD 2 POST TO MATCH NEXT DOOR



EXAMPLE #7

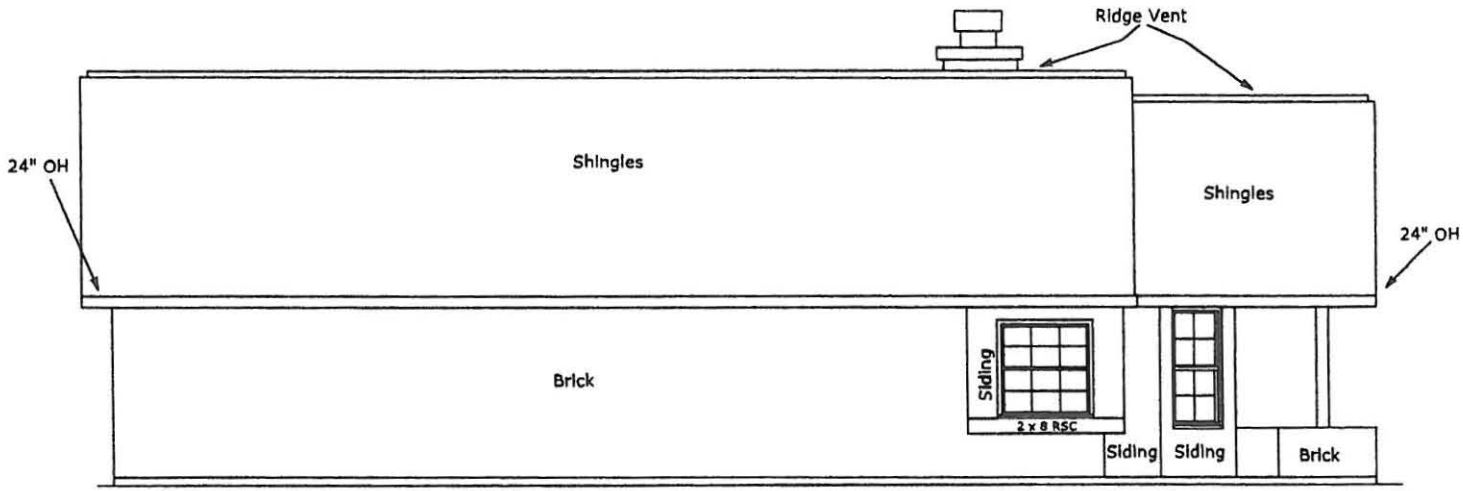


FRONT ELEVATION

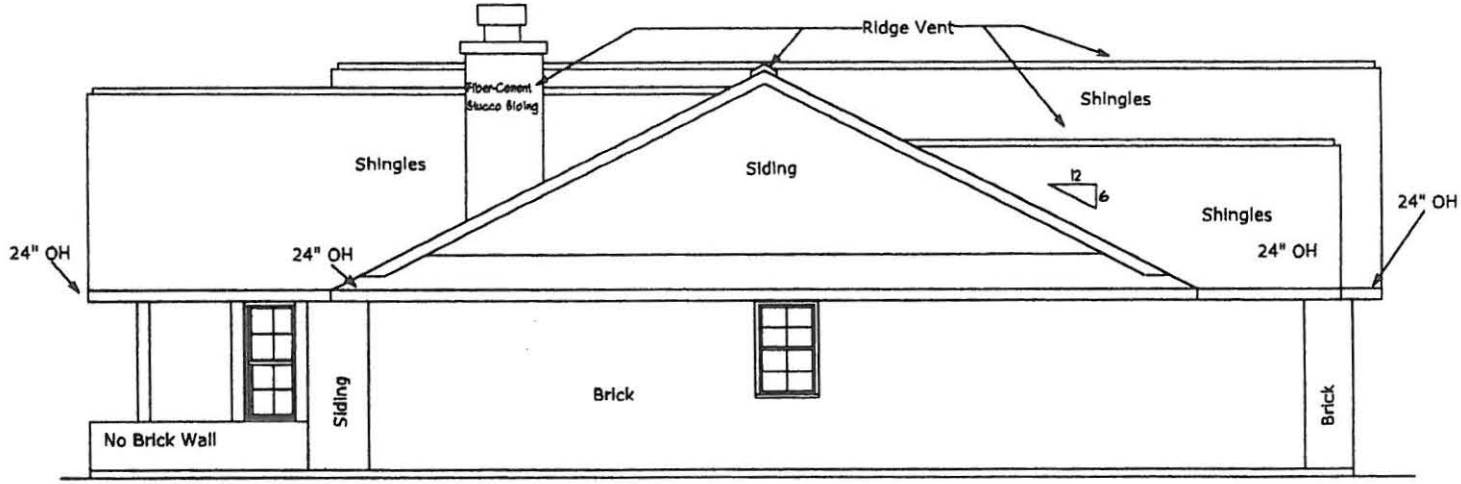


REAR ELEVATION

EXAMPLE #8

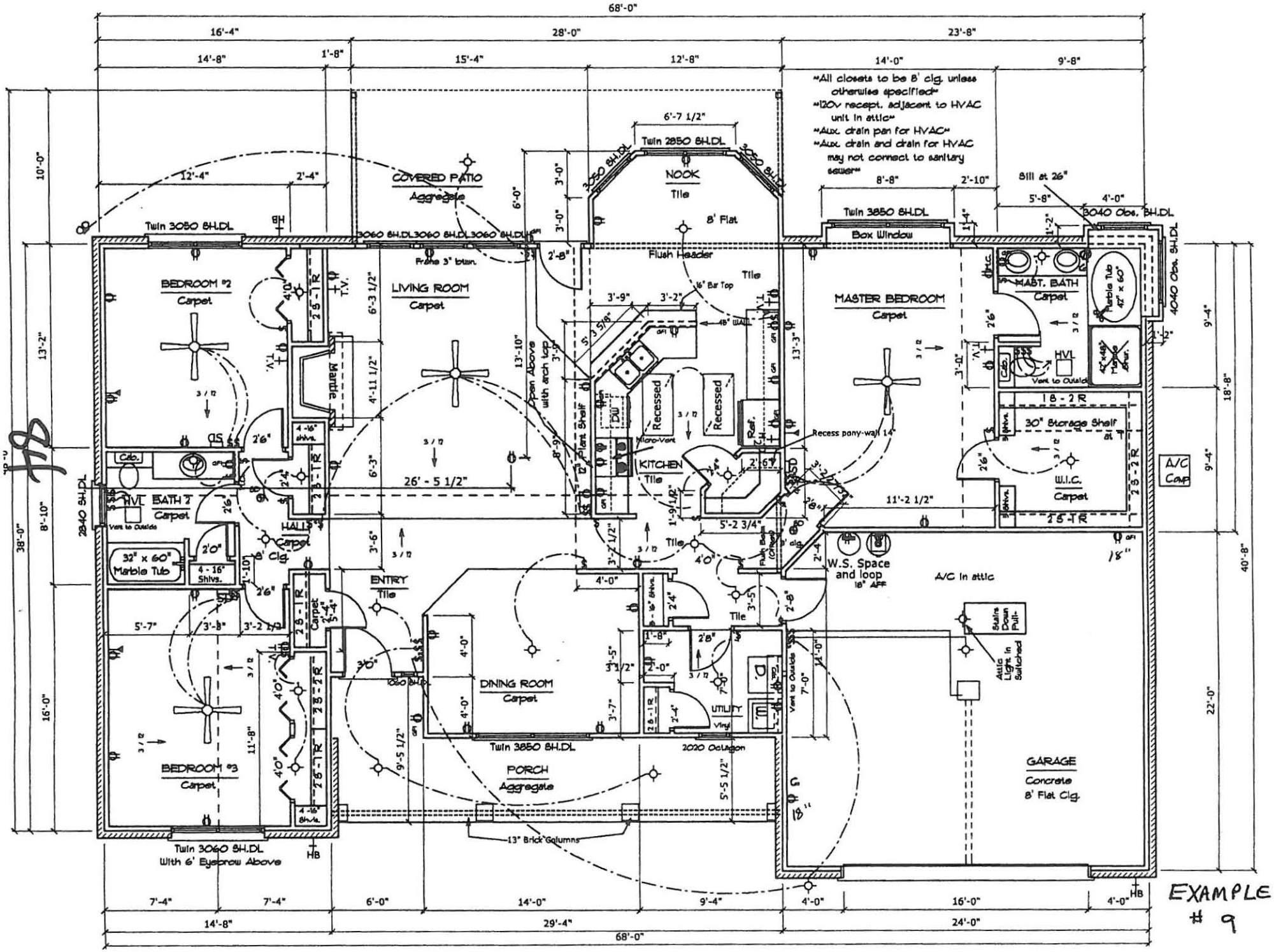


LEFT ELEVATION



RIGHT ELEVATION

EXAMPLE #8


68'-0"
16'-4"
28'-0"
23'-8"
14'-8"
1'-8"
15'-4"
12'-8"
14'-0"
9'-8"
"All closets to be 8' clg. unless otherwise specified"
"120v recept. adjacent to HVAC unit in attic"
"Aux. drain pan for HVAC"
"Aux. drain and drain for HVAC may not connect to sanitary sewer"
COVERED PATIO
Aggregate
NOOK
Tile
8' Flat
Twin 2850 SH.DL
6'-7 1/2"
Twin 3050 SH.DL
Twin 3850 SH.DL
Box Window
Sill at 26"
3040 Obs. SH.DL
4040 Obs. SH.DL
Frame 3" blwn.
Flush Header
BEDROOM #2
Carpet
LIVING ROOM
Carpet
Open Above with arch top
Plant Shelf
Recessed
Recessed
Ref.
Micro-Vent
KITCHEN
Tile
Recess pony-wall 14"
MASTER BEDROOM
Carpet
MAST. BATH
Carpet
Marble Tub 42" x 60"
HVL
Vent to Outside
18 - 2 R
30" Storage Shelf
W.I.C.
Carpet
A/C Comp
26' - 5 1/2"
11'-2 1/2"
BATH 2
Carpet
HVL
Vent to Outside
32" x 60" Marble Tub
4 - 16" Shlvs.
HALL
Carpet
8' Clg.
ENTRY
Tile
W.S. Space and loop
A/C in attic
Stairs Down Pull-
Attic Light in Switched
DINING ROOM
Carpet
UTILITY
Vinyl
Twin 3850 SH.DL
2020 Octagon
PORCH
Aggregate
GARAGE
Concrete
8' Flat Clg.
BEDROOM #3
Carpet
Twin 3060 SH.DL
With 6' Eyebrow Above
13" Brick Columns
2840 SH.DL
7'-4"
7'-4"
6'-0"
14'-0"
9'-4"
4'-0"
16'-0"
4'-0"
14'-8"
29'-4"
24'-0"
68'-0"

EXAMPLE # 9

11 - 48

Application for Certificate of Appropriateness

Application Date:_____ Application Complete:_____

Property Address: 610 W. CREEK

Owner: CAROLYN SCHILTHUS Phone No. 830-456-3185

Address: AUSTIN

Applicant: DENNIS W LEININGER Phone No._____

Address:_____ Fax No._____

Description of External Alteration/Repair or Demolition: DEMO EXSITING BARN NEW CARPORT

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: Dennis W Leininger

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

_____ Date 8/4/11 ■*Insignificant* ☐*Significant*

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

_____ Date 8/4/11 ■*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 AUG - 2 2011

85

W. SAN ANTONIO
S BOWIE
W CREEK
S ACORN
86

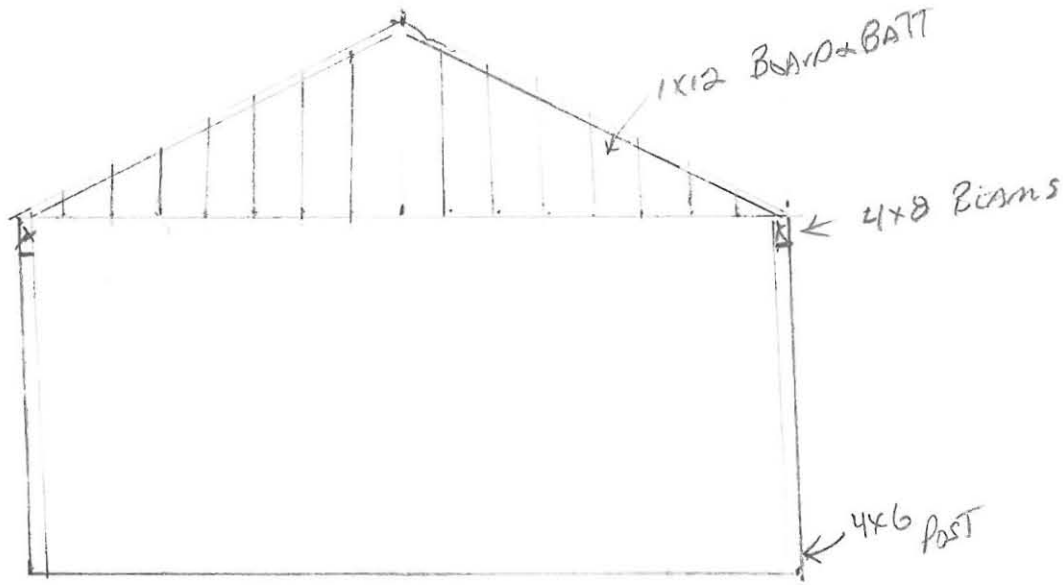
610 W. CREE

REININGER CONSTRUCTION INC.
310 W. ORCHARD ST.
FREDERICKSBURG, TX 78624

L8

5' SIDE

10' BACK



16x24 CARPORT
STANDING SEAM ROOF

PAGE 1 OF 2

11-49

Application for Certificate of Appropriateness

Application Date: 7/30/2011 Application Complete: _____

Property Address: 327 1/2 E. MAIN ST. FBG

Owner: CHARLES & MARJORIE GRIER Phone No. 830 596-0060

Address: 205 LONGHORN HORSESHOE BAY, TX 78657

Applicant: SAME Phone No. _____

Address: _____ Fax No. NA

Description of External Alteration/Repair or Demolition: REPLACE FRONT DOOR & FRAME. REPAIR/REPLACE ROTTEN WOOD ON FRONT OF BUILDING. NEW STUCCO SAME COLOR SEE PICTURE OF DOOR

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:

NO

☐ Drawing ☐ Sketch Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: 8-15-2011 Desired Completion Date: 9/1/2011

SURVEY RATING: ☐High ☐Medium ■Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Charles W. Grier

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

_____ Date 8/3/11 ■*Insignificant* ☐*Significant*

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

_____ Date 8/4/11 ■*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*

CHECK # 5562 DATED 7/30/2011 $30.00

AUG - 2 2011

Application for Certificate of Appropriateness

Application Date: 7/30/2011 Application Complete:

Property Address: 327 1/2 E. MAIN STREET FBG

Owner: CHARLES & MARJORIE GRIER Phone No. 830 596-0060

Address: 205 LONGHORN HORSESHOE BAY TX 78657

Applicant: SAME Phone No.

Address: Fax No. NA

Description of External Alteration/Repair or Demolition: REPLACE STANDING SEAM ROOF. NOT VISIBLE FROM STREET

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

NO CHANGE

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

NONE

☐ Drawing ☐ Sketch Date Submitted: ☐ Historic Photograph

Desired Starting Date: 8/15/2011 Desired Completion Date: 9/1/2011

SURVEY RATING: ☐High ☐Medium ■Low ☐None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE: Charles M. Grier

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

Date 8/3/11 ■*Insignificant* ☐*Significant*

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

Date 8/4/11 ■*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 AUG - 2 2011

Fir door collection

Clear Glass and Panels

UNFINISHED

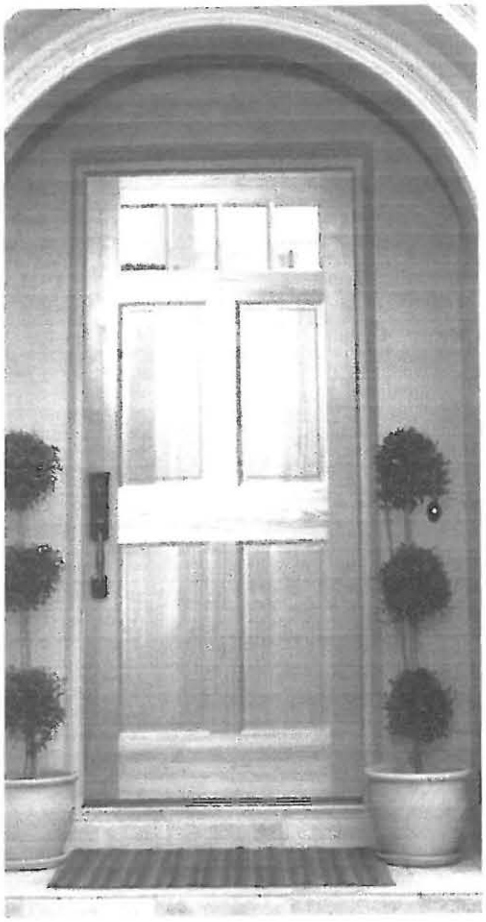
Practical yet functional, the Fir Door Collection with clear glass and wood panels are the ideal choice for any budget.

Colección de puertas de abeto

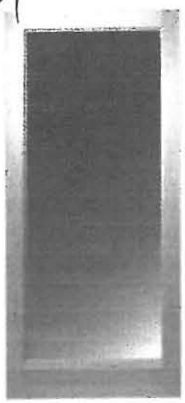
Vidrio Transparente y Paneles

Sin acabar

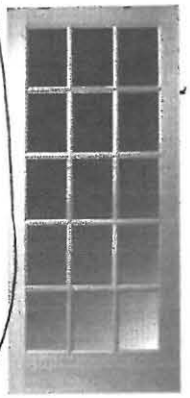
Práctica y funcional, la Colección de Puertas de Abeto con vidrio transparente y paneles de madera es la opción ideal para cualquier presupuesto.



SONITE® FIR DOOR - 4 lite, 4 panel

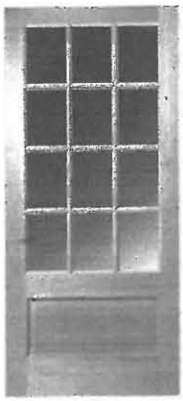


full lite
clear



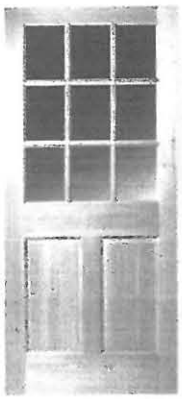
15 lite

10 lite

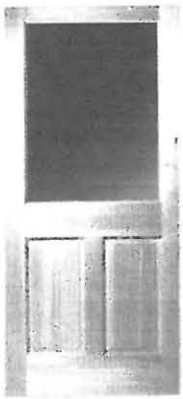


12 lite panel bottom

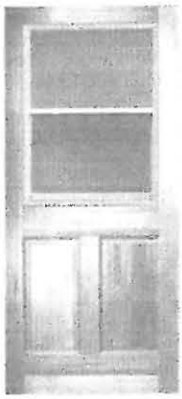
9 lite cross buck



9 lite

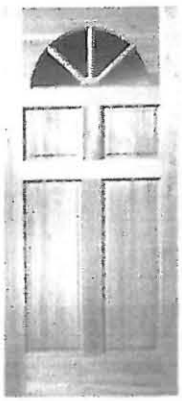


half lite
clear



vent half lite

4 lite, 4 panel



fan lite

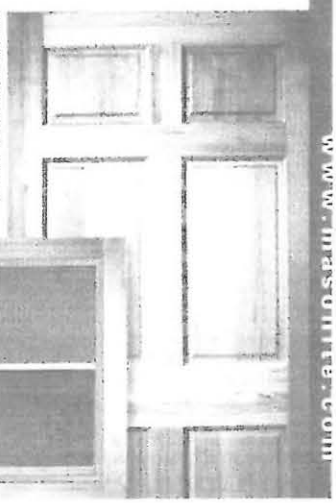
6 panel

full lite
clear

half lite
clear

5 lite
clear

3 lite
clear



MASONITE® FIR DOOR - 6 panel

MASONITE® FIR DOOR - vent half lite

MASONITE® FIR DOOR COLLECTION / COLLECTION DE PUERTAS DE ABETO MASONITE

WWW.MASONITE.COM

90

J&M's Remodeling

604 N. Edison St, Fredericksburg, Tx. 78624

Owner:
Michael Atkins
Phone:
(830)456-6283

Date:8/2/11

Description of work to be completed @
327.5 E. Main St.
Fredericksburg, TX. 78624
For: Margie Greer

This is a description of the work to be done on the Fun Shop, For the Historical Review Board.

-Tear off door trim, window trim, molding on top, and masonite sheeting on outside of store.
-Replace door with with full glass instead of divided light.
-Replace any framing on top part of false front that is bad.(The whole top is about to fall off.)
-Re-sheet front of building and back of false front with OSB plywood.
-Wrap with house wrap.
-Re-trim window and door with smooth hardi-trim.
-Plaster with a smooth stucco, matching the masonite that was removed.
-Stucco will be a masonry cement and sand mix.
-Replace 2x8 caps on top of false front and wrap with metal to prevent rot.
-Prime and paint stucco to match existing paint.
-Paint trim, door, and cap to match existing paint.
-Awning, and sign will remain the same.

Thank – You

Michael Atkins

ROOF →

Gregorio Aguilar

STANDING SEAM ROOFING
***Free Estimate**
***We Travel**

AGUILAR ROOFING LLC

265 WEST OAK DRIVE FREDERICKSBURG, TX 78624

TOLL FREE 1.877.990.9030 CELL 830.456.2154

FRONT DOOR →

J&Ms Remodeling
604 N. Edison Street
Fredericksburg, TX.

(830)456-6283

matkins604@yahoo.com

OWNER
Michael Atkins

11-50

Application for Certificate of Appropriateness

Application Date: 8-2-2011 Application Complete: _____

Property Address: 502/504 W. MAIN ST.

Owner: ALTON IMMEL Phone No. 889-8502

Address: _____

Applicant: RED BARON ANTIQUE MALL Phone No. 990-2329 / 992-9742

Address: 502 W. MAIN Fax No. _____

Description of External Alteration/Repair or Demolition: INSTALL CANVAS AWNINGS OVER ALUMINUM FRAMES - TO EXTEND 48" FROM BUILDING. - ATTACHED PHOTO - ALSO REPAINT BROWN TRIM WITH RED TO MATCH.

Jockey Red #72175

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: 8-15-2011 Desired Completion Date: 8-22-2011

SURVEY RATING: ☐High ☐Medium ☑Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Henry Umphreys HENRY UMPHREYS

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)*

_____ Date 8/15/11 ☑*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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Traube Awning
210-259-1099

6041 Sapphire Blue
#721775

6052 Med. Blue*
~~#721786~~

6053 Med. Blue Tweed
#721787

6017 Royal Blue*
#721757

2079 Royal Navy◆
#721739

6046 Capt. Navy*✧
#721780

6026 Navy✧
#721762

~~6066 Logo Red†~~
~~#721800~~

6003 Jockey Red*†✧
#721751

6031 Burgundy*†✧
#721765

6006 Dubonnet Tweed*
#721754

6040 Black Cherry
#721774

6065 Concord†
#721799

6009 Orange†
#721741

6022 Terra Cotta
#721744

6067 Mahogany†
#721801

6013 Brown
#721756

6021 True Brown
#721759

6018 Walnut Brown
#721758

6051 Silver
#721785

6030 Cadet Gray*✧
#721764

6044 Charcoal Gray
#721778

6007 Charcoal Tweed
#721747

6008 Jet Black*✧
#721755

2587/60 Mulled Berry†◆
#721850

2589/60 Rodeo Red†◆
#721852

6073 Spa
#721807

6079 Ocean Blue*✧
#721813

6078 Marine Blue
#721812

6075 Capri
#721809

6076 Cocoa
#721810

6084 Slate
#721818

6082 Granite
#721816

6083 Parchment
#721817

6085 Gingko
#721821

6086 Nutmeg
#721822

4687 Mineral Blue
#874687

4688 Basil
#874688

4689 Rust
#874689

4695 Tresco Linen❖
#874695

4696 Tresco Birch❖
#874696

4697 Tresco Ginger❖
#874697

4698 Tresco Clay❖
#874698

4699 Tresco Brick❖
#874699

4858 Silica Barley❖
#874858

4859 Silica Dune❖
#874859

4860 Silica Sesame❖
#874860

4861 Silica Stone❖
#874861

4862 Silica Silver❖
#874862

95

(*) Also available with Sunbrella Plus finish. (†) Premium colors. (◆) Available in 60" widths only. (❖) Available in 46" widths only. (✧) Also Available in 80" widths.
Additional charges will apply. Pacific Blue shown in both Standard and Plus finish.
The item numbers listed are for standard Sunbrella, unless noted. Please refer to Tri Vantage for Sunbrella Plus Item Numbers.

Tri Vantage®

11-51

Application for Certificate of Appropriateness

Application Date: 8-9-11 Application Complete: _____

Property Address: 110 N. Bowie

Owner: Jordan Muraglia Phone No. _____

Address: _____

Applicant: Chris Kaiser Phone No. 830-456-1388

Address: 101 Settlement Drive Fax No. _____

Description of External Alteration/Repair or Demolition:

Rot repair, Re-paint (Same Color)
Settling Repair (Porch Only)

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

No Change

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

None

☐ Drawing ☐ Sketch Date Submitted: 8-9-11 ☐ Historic Photograph

Desired Starting Date: 8-11-11 Desired Completion Date: 9-1-11

SURVEY RATING: ☑High ☐Medium ☐Low ☐None

☐ RTHL Estimated Date of Construction _____

APPLICANT SIGNATURE: Chris Kaiser

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

_____ Date 8/9/11 ☑*Insignificant* ☐*Significant*
Building Official's Determination *(Max 7 days)*

_____ Date 8/11/11 ☑*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*

CHRIS KAISER BUILDER

101 SETTLEMENT DRIVE • FREDERICKSBURG, TEXAS 78624

830.456.1388

CHRISJKAISER@GMAIL.COM

August 8, 2011

TO: Kyle Staudt-Building Official
City of Fredericksburg

As we discussed, I have been contracted to perform repairs to the porch of the "Bierschwale House" located at 110 North Bowie.

The porch is currently settling quite dramatically and shows several areas of rot to the flooring and hand rails. It is also overdue for a paint job.

My intention is to repair everything mentioned above to its original state. Several gingerbread pieces will be copied exactly and replaced. The entire porch structure will then be repainted using the same colors.

It is my understanding that the repairs mentioned above do not require permitting and do not need to go before The Historic Review Board. However, due to the importance of the building and the belief that inquiries will be made as to "what's going on", you asked that I make the members of HRB aware of my intentions.

I trust that you will forward this to them and contact me if I need to do anything further. Thank you.

Respectfully,

Chris

Chris Kaiser

11-52

Application for Certificate of Appropriateness

Application Date: 8/28/2011 Application Complete: _____

Property Address: 105 W. SAN ANTONIO

Owner: CARL & CRISTOL SCROGGSOW SUSAN & CARROLL BRYLA Phone No. 830-997-2146

Address: SAME

Applicant: CARROLL J. BRYLA Phone No. SAME

Address: SAME Fax No. 997-2172

Description of External Alteration/Repair or Demolition: REPLACE WINDOWS
(Front windows facing San Antonio will not be replaced)

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

STYLE OF WINDOW ~~FOR~~ TO BE REPLICATED

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

NO

☐ Drawing ☐ Sketch Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: 9/12/2011 Desired Completion Date: 9/19/2011

SURVEY RATING: ☒High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Carroll Bryla

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

Date 8/31/11 ☒*Insignificant* ☐*Significant*
Building Official's Determination *(Max 7 days)*

Date 8/31/11 ☒*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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AUG 29 2011

98

99

102

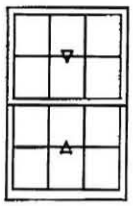
Durst Bryla & Schoessow Window Quote Revision

Version 8.111 08/02/11

*** PRICES LISTED IN USD ***

QUOTE: 00000001 VER. 8.10 06/20/11

QTY: 1 MARK UNIT - Front East Side	
WOOD ULTIMATE DOUBLE HUNG	432.77
CALL NUMBER 28 X ROUGH OPENING 55 1/32"	
ROUGH OPENING 34 3/8" X 55 1/32"	
INSULATED GLASS - 1 LITE	
LOW E II WITH ARGON	0.00
5/8" RECTANGULAR SIMULATED DIVIDED LITE - WITH SPACER BAR - SPECIAL CUT 3-WIDE 2-HIGH	208.66
PRIMED PINE EXTERIOR - PRIMED PINE INTERIOR	0.00
BRONZE SASH LOCK	0.00
WOOD SCREEN ***SHIP SEPARATE	52.81
PRIMED PINE FINISH	17.39
CHARCOAL HIGH TRANSPARENCY FIBERGLASS MESH	23.18
INSTALLED INSTALLATION BRACKETS	12.88
4 9/16" JAMBS	0.00
PRIMED PINE INTERIOR	17.39
PRIMED PINE EXTERIOR	17.39
4" 5/4 FLAT CASING - NO FINGER JOINT WITH SIMULATED THICK SILL - TOP	22.54
2" 5/4 FLAT CASING - NO FINGER JOINT - SIDE	36.71
TOTAL PRICE	841.72



→ replaces Window #1

AS VIEWED FROM THE EXTERIOR

QUOTE: 00000002 VER. 8.10 08/01/11

QTY: 1 MARK UNIT - Front East Side	
WOOD ULTIMATE DOUBLE HUNG	516.49
ROUGH OPENING 29 1/8" X 62 1/32"	
INSULATED GLASS - 1 LITE	
LOW E II WITH ARGON	0.00
# 1-1/8" SDL W/Spacer Bar @ Verticle , 5/8" horizontal	
# W/Spacer Bar	0.00
5/8" RECTANGULAR SIMULATED DIVIDED LITE - WITH SPACER BAR - SPECIAL CUT 2-WIDE 2-HIGH	139.10
PRIMED PINE EXTERIOR - PRIMED PINE INTERIOR	0.00
BRONZE SASH LOCK	0.00
WOOD SCREEN ***SHIP SEPARATE	50.88
PRIMED PINE FINISH	17.39
CHARCOAL HIGH TRANSPARENCY FIBERGLASS MESH	23.18
INSTALLED INSTALLATION BRACKETS	12.88
4 9/16" JAMBS	0.00
PRIMED PINE INTERIOR	17.39
PRIMED PINE EXTERIOR	17.39
4" 5/4 FLAT CASING - NO FINGER JOINT WITH SIMULATED THICK SILL - TOP	19.32
2" 5/4 FLAT CASING - NO FINGER JOINT - SIDE	41.86
TOTAL PRICE	855.88

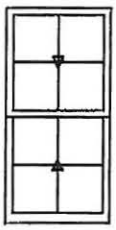
NON SYSTEM GENERATED PRICING

QUOTE CONTINUED ON NEXT PAGE.

*** PRICES LISTED IN USD ***

WOOD ULTIMATE DOUBLE HUNG	516.49
ROUGH OPENING 29 7/8" X 62 1/32"	
INSULATED GLASS - 1 LITE	
LOW E II WITH ARGON	0.00
# 1-1/8" SDL W/Spacer Bar @ Verticle , 5/8" horizontal	
# W/Spacer Bar	0.00
5/8" RECTANGULAR SIMULATED DIVIDED LITE - WITH SPACER BAR - SPECIAL CUT 2-WIDE 2-HIGH	139.10
PRIMED PINE EXTERIOR - PRIMED PINE INTERIOR	0.00
BRONZE SASH LOCK	0.00
WOOD SCREEN ***SHIP SEPARATE	51.52
PRIMED PINE FINISH	17.39
CHARCOAL HIGH TRANSPARENCY FIBERGLASS MESH	23.18
INSTALLED INSTALLATION BRACKETS	12.88
4 9/16" JAMBS	0.00
PRIMED PINE INTERIOR	17.39
PRIMED PINE EXTERIOR	17.39
4" 5/4 FLAT CASING - NO FINGER JOINT WITH SIMULATED THICK SILL - TOP	19.32
2" 5/4 FLAT CASING - NO FINGER JOINT - SIDE	41.86
TOTAL PRICE	856.52

NON SYSTEM GENERATED PRICING



replace window 2 + 3

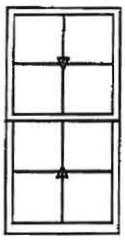
AS VIEWED FROM THE EXTERIOR

QUOTE: 00000007 VER. 8.10 06/20/11
QTY: 5 MARK UNIT - Back & Sides in Block

INTEGRITY TRAD`L DOUBLE HUNG	289.80	1,449.00
WOOD INTERIOR - ULTREX EXTERIOR SERIES		
CALL NUMBER 3264		
ROUGH OPENING 32 1/2" X 64 1/4"		
INSULATED GLASS - 1 LITE		
LOW E II WITH ARGON	0.00	0.00
7/8" RECTANGULAR SIMULATED DIVIDED LITE - NO SPACER BAR - STANDARD CUT 2-WIDE 2-HIGH	92.74	463.70
STONE WHITE EXTERIOR - BARE PINE INTERIOR	0.00	0.00
ALMOND FROST SASH LOCK	0.00	0.00
SCREEN ***SHIP SEPARATE	15.46	77.30
STONE WHITE SURROUND	0.00	0.00
CHARCOAL FIBERGLASS MESH	0.00	0.00
NAILING FIN	0.00	0.00
4 9/16" JAMBS	0.00	0.00
BARE PINE INTERIOR	0.00	0.00
STONE WHITE EXTERIOR	0.00	0.00
TOTAL PRICE	398.00	1,990.00

QUOTE CONTINUED ON NEXT PAGE.

*** PRICES LISTED IN USD ***



replace window
4

AS VIEWED FROM THE EXTERIOR

DIVIDED LITE CUT ALIGNMENT MAY NOT BE ACCURATELY REPRESENTED IN THE MQS GENERATED DRAWING
PLEASE CONSULT YOUR LOCAL INTEGRITY REPRESENTATIVE FOR EXACT SPECIFICATIONS

	SUB TOTAL:	6,651.95
8.250%	SALES TAX:	548.79
	PROJECT TOTAL PRICE:	7,200.74

11-54

Application for Certificate of Appropriateness

Application Date: 8/29/11 Application Complete: _____

Property Address: 605 WEST AUSTIN

Legal Description: _____

Owner: BECKY MILLER Phone No. 512-590-0474

Address: 605 WEST AUSTIN FBG. TX 78624

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

Address: 150 E MAIN #201 FBG. TX 78624

Description of External Alteration/Repair or Demolition: ADDITION TO BACK OF RESIDENCE

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

MATCH EXISTING MATERIALS
NOT VISIBLE FROM FRONT

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

RECEIVED AUG 30 2011

☑ Drawing ☐ Sketch Date Submitted: 8/29/11 ☐ Historic Photograph

Desired Starting Date: 10/1/11 Desired Completion Date: 2/1/11

SURVEY RATING: ☐1 ☐2 ☐3 ☐4 ☑None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: [signature]

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

OR

[signature] Date 8/30/11 ☑*Insignificant* ☐*Significant*
Building Official's Determination *(Max 7 days)*

[signature] Date 8/30/11 ☑*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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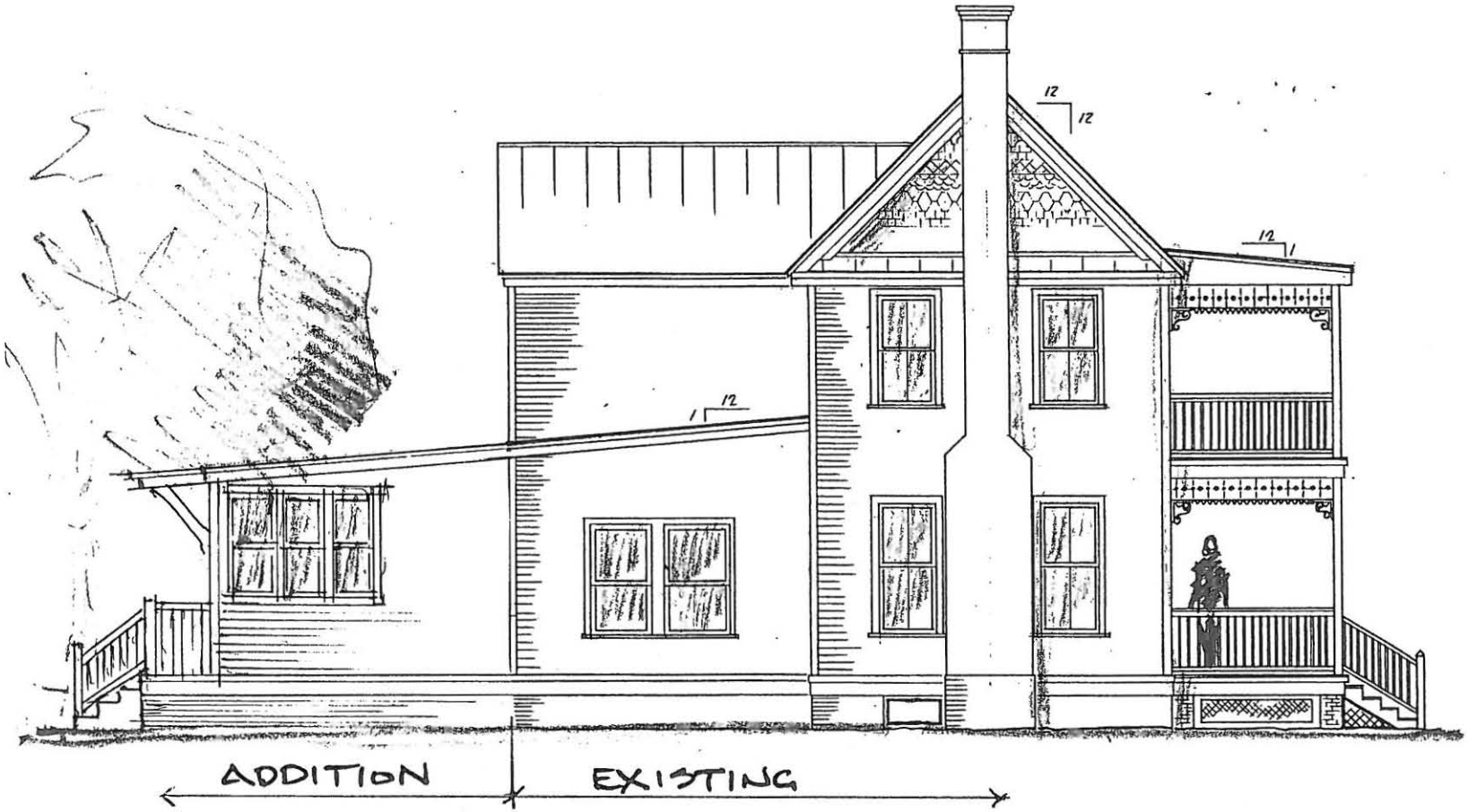


EAST ELEVATION

1/8" = 1'-0"

SOUTH ELEVATION

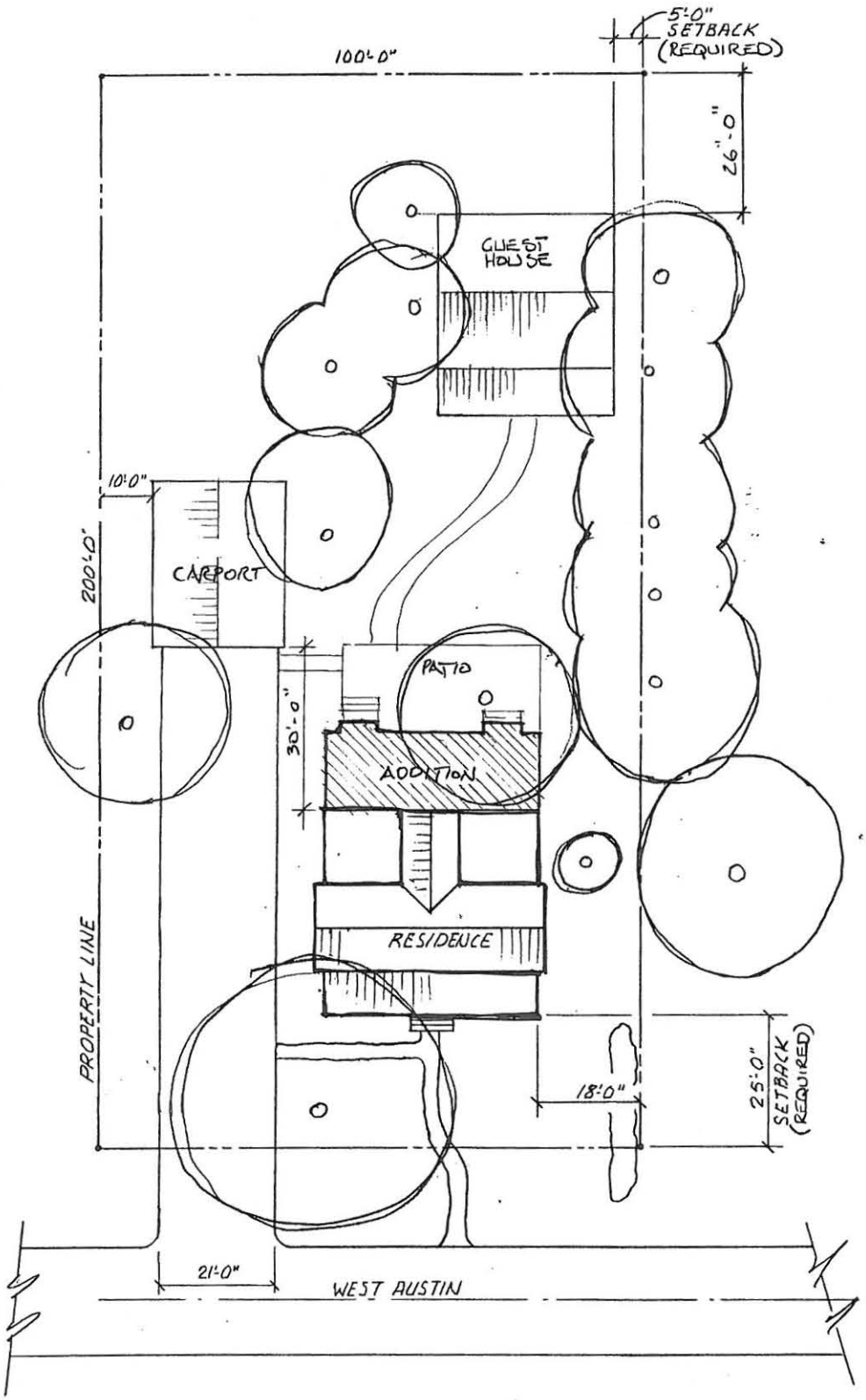
1/8" = 1'-0"

ADDITION FOR

MS. BECKY MILLER

MUSTARD DESIGN

108



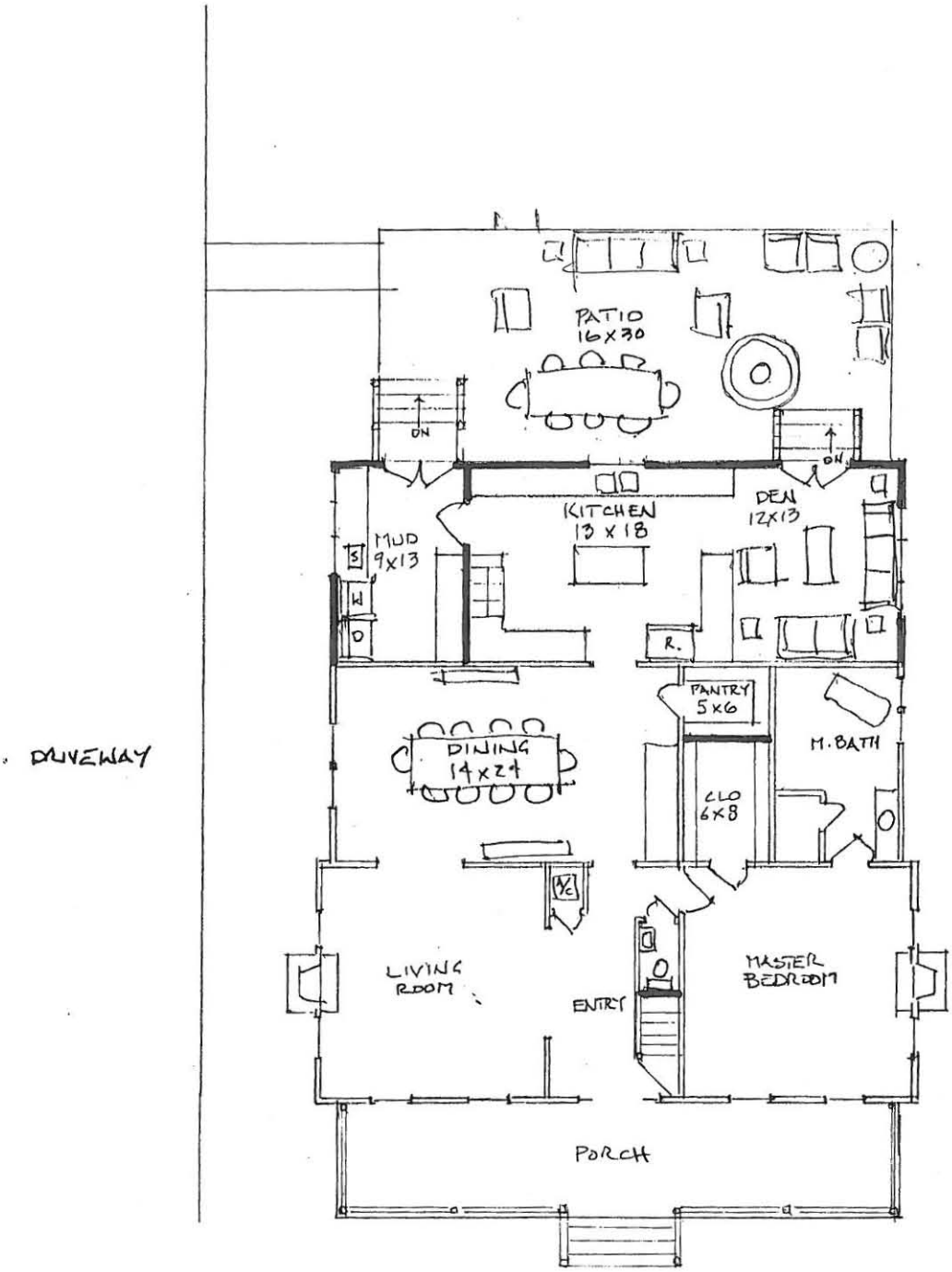
SITE PLAN
1" = 20'-0"

N

ADDITION FOR
MS. BECKY MILLER

109

MUSTARD DESIGN



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

N

ADDITION FOR
MS. BECKY MILLER

MUSTARD DESIGN
150 E MAIN #201
FREDERICKSBURG, TX
830-997-7024 8/29/11

110

11-55

Application for Certificate of Appropriateness

Application Date: 8-29-11 Application Complete: RECEIVED AUG 3 1 2011

Property Address: 408 W TRAVIS

Owner: LOCHTE ESTATE Phone No. —

Address: —

Applicant: LAUGHLIN HOMES/F. ARMSTRONG Phone No. 830-997-4974

Address: 616 W. MAIN FBG TX Fax No. 830-990-0754

Description of External Alteration/Repair or Demolition: Remove ASBESTOS SIDING, Install 1x10 BOARD + Batten Siding, Remove ADDITIONS + OLD GARAGE, RE-OPEN 2ND Story WINDOW EAST WALL

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

Removal of later ADDITIONS on rear will allow for Expansion to the north at a future Date

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

no color change at this time
Stand seam w turned ridge proposed to replace existing
Wood shingle to be reinstalled on porches

☐ Drawing ☐ Sketch Date Submitted: ☐ Historic Photograph

Desired Starting Date: 10-30-11 Desired Completion Date: 6-30-12

SURVEY RATING: ■High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction 1915

APPLICANT SIGNATURE:

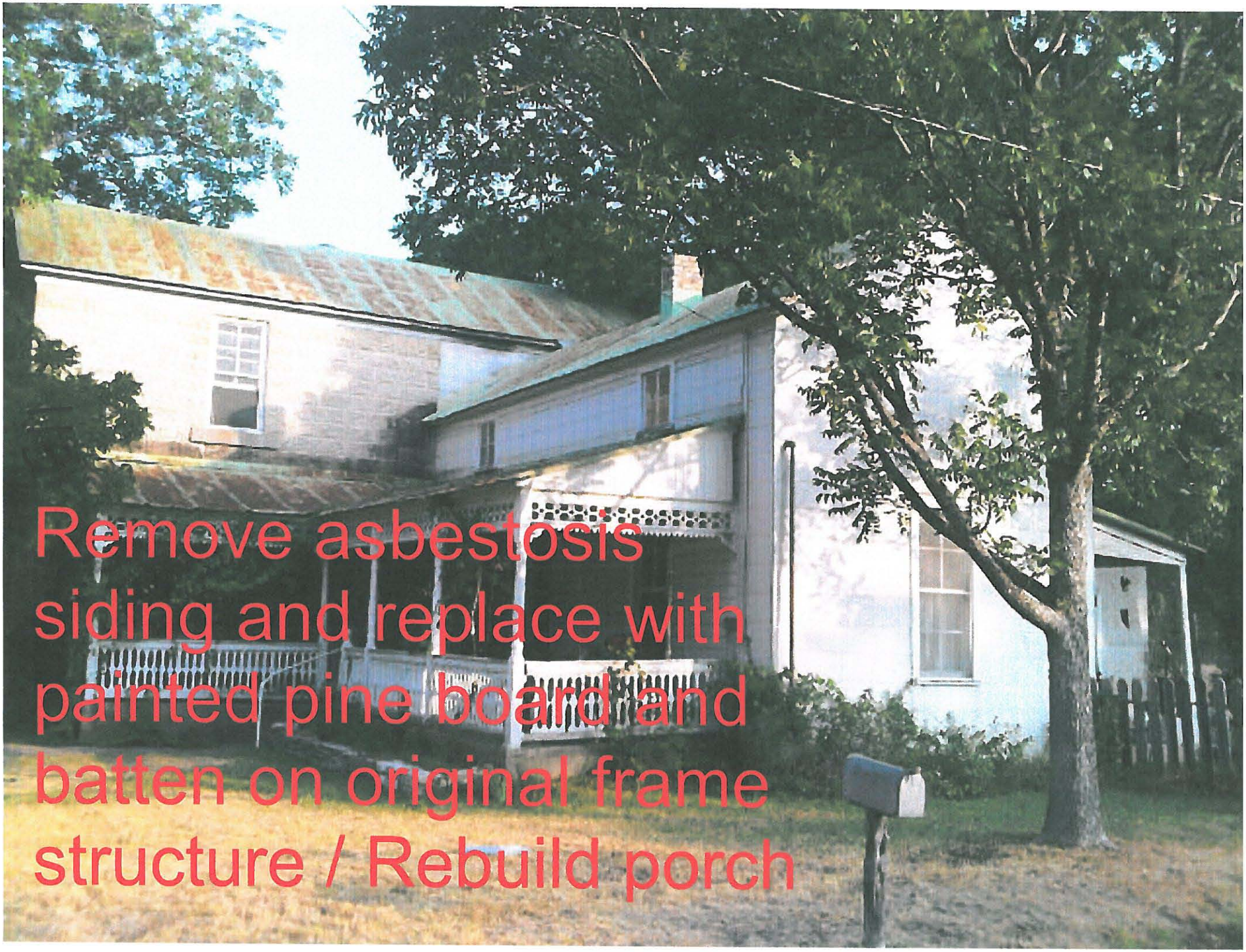
The Applicant *certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property*

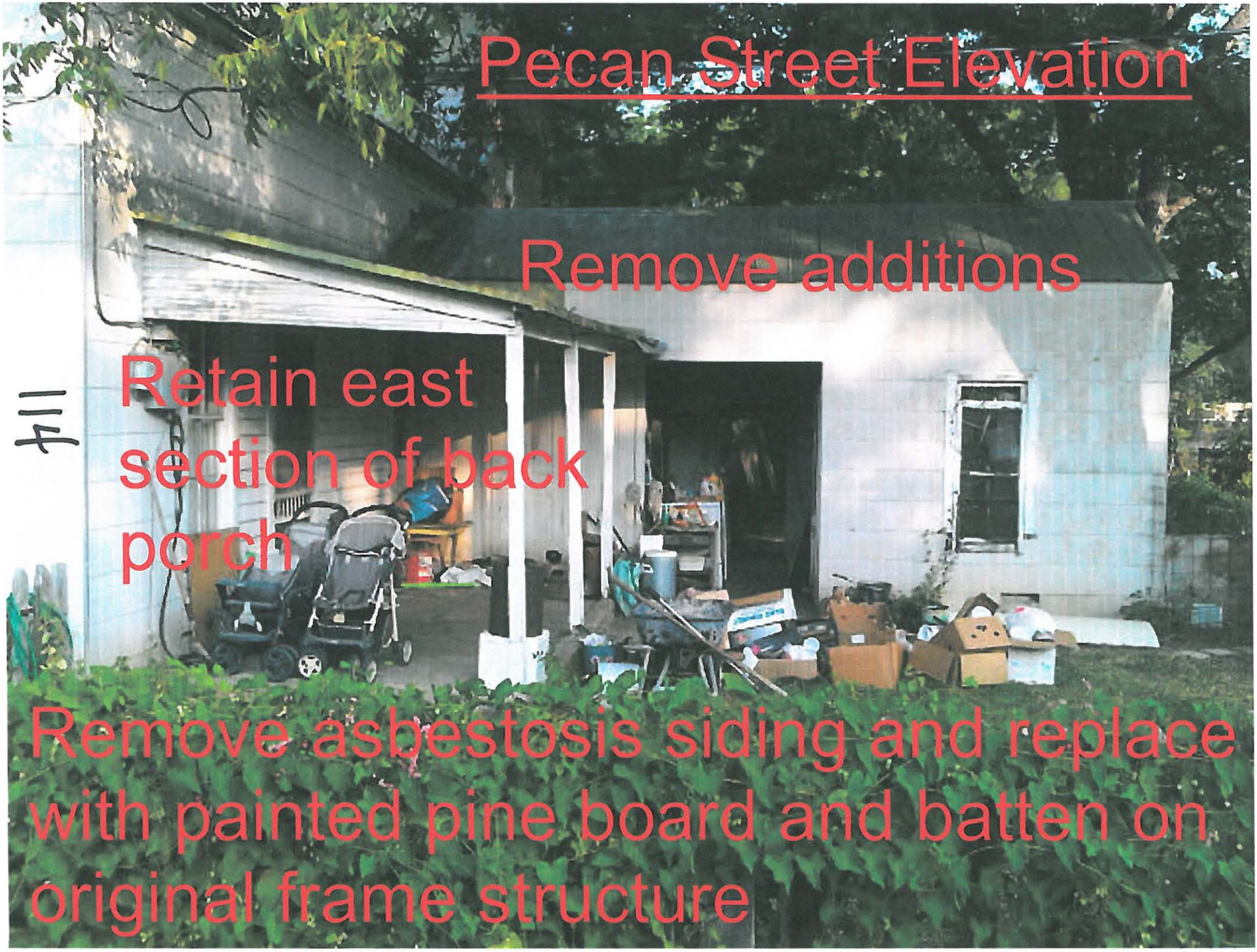
Date 8/31/11 ■*Insignificant* ☐*Significant*
Building Official's Determination *(Max 7 days)*

Date 8/31/11 ■*Insignificant* ☐*Significant*
Chairman's Determination *(Max 7 days)*

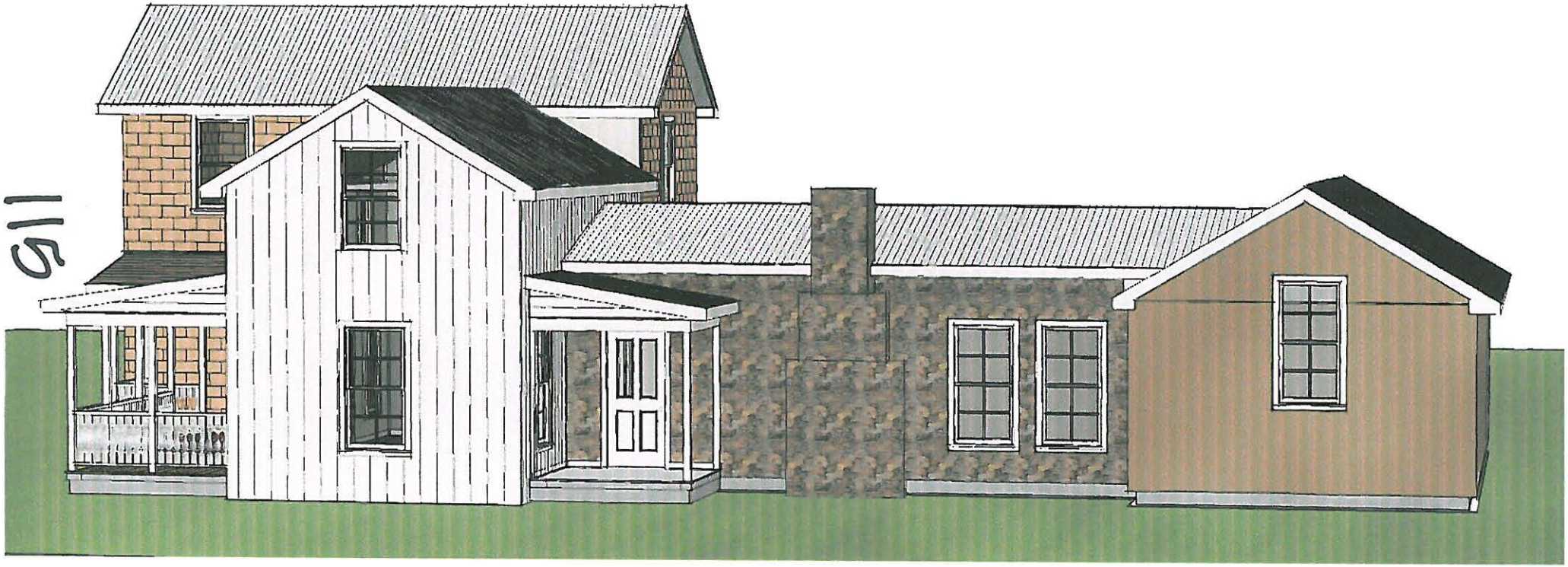
Meeting Date (40 days max. after complete application) Notice to Applicant:

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

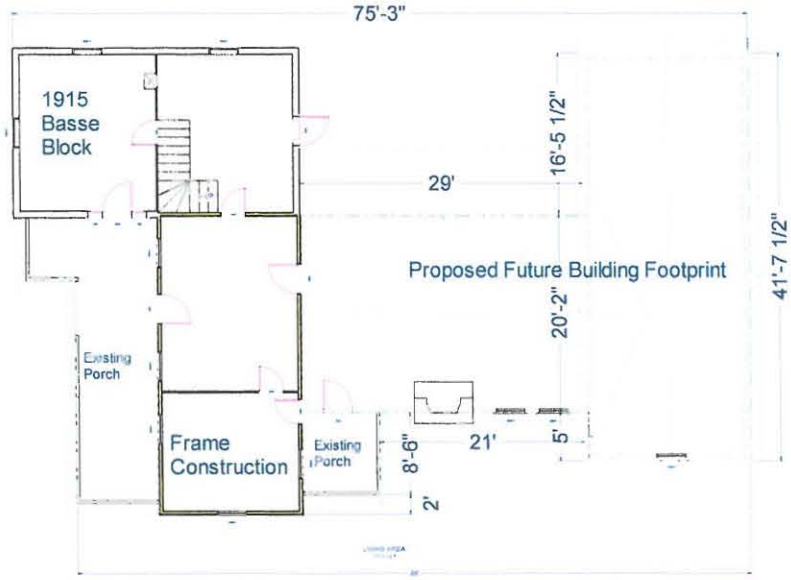

Remove asbestosis
siding and replace with
painted pine board and
batten on original frame
structure / Rebuild porch


Pecan Street Elevation
Remove additions
Retain east section of back porch
Remove asbestosis siding and replace with painted pine board and batten on original frame structure

114



Apx. Lot Line



Apx. Lot Line

LAUGHLIN
HOMES + RESTORATION
DESIGN AND BUILD

Not to scale
Not for construction
8/25/11

408 WEST TRAVIS STREET

116

NORTH PECAN STREET