

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
TUESDAY, OCTOBER 11, 2011
CITY HALL
CONFERENCE ROOM
126 W. MAIN ST.
5:30 P.M.**

1. Call to Order
2. Approve Minutes of September 2011 Regular Meeting *Pp 1 - 5*

APPLICATIONS

3. Application #11-58 by Gary Williams at 508 W. Creek Street to replace windows and siding and add stone to foundation *Pp 6 - 17*
4. Application #11-59 by Mammal Design on behalf of Capraia Partners at 230 E. Main to: *Pg 18 - 33*
 - 1) Renovate the courtyard area by:
 - A) Removing the deteriorated wooden patio
 - B) Construct new concrete patio
 - C) Re-work planters
 - D) Add a bar to the western side
 - 2) Construct new 20' x 50' kitchen addition
 - 3) Make alterations to the facade of the building
 - A) Replace multi glazed windows
 - B) Change exterior paint scheme
 - C) Remove and cap front stair and walls leading to basement
 - D) Replace left side door with single glazed door
 - E) Revise existing planters
 - F) Add three gas lanterns below the patio
 - G) Remove shutters on second floor
 - 4) Unify rear storage, restroom and stairwell structures as a single feature
 - 5) Remove shutters on east and west sides of structure

SIGN OFF APPLICATIONS

7. #11-56 Repaint wood, window frame & metal handrails- 258 E. Main (Perry) *Pp 34*
8. #11-57 Paint exterior of home - 608 W. Schubert (Cox) *Pp 35 - 36*
9. #11-60 Construct 270 sq.ft. addition & install new standing seam metal roof at 318 E. Main (Little) *Pp 37 - 39*
10. #11-61 Construct temporary storage building - 409 E. Main (Ditges) *Pp 40 - 41*
11. #11-62 Demolish guest house on rear of property - 612 W. San Antonio (Thomas) *Pp 42 - 46*

ADJOURN

**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**HISTORIC REVIEW BOARD
September 13, 2011
5:30 PM**

On this 13th day of September, the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

SHARON JOSEPH
LARRY JACKSON
RICHARD LAUGHLIN
STAN KLEIN
DAVID BULLION
ERIC PARKER

ABSENT: MIKE PENICK
J. HARDIN PERRY
CHARLES SCHMIDT
BURLEIGH ARNECKE

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
TAMMIE LOTH - Development Coordinator

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

MINUTES

Larry Jackson moved to approve the minutes from the August 2011 regular meeting. Stan Klein 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. Jim Garner presented the application. Mr. Garner noted the front he is proposing to add will be a facade, and nothing will be functional except for the doors. Mr. Garner stated he is using material from a 1910 building that was taken down in Johnson City and commented he has pictures of the posts, the doors, and the windows. Mr. Garner showed the Board a floorplan and noted there will be two decks. Mr. Garner stated the existing building will not be changed except that the sliding glass door will be changed to a regular door. Stan Klein noted the Board typically likes to see how the building is going to be built and how the finished project will look. Mr. Klein also noted they wanted to see a side view of the building and they still don't have that. There followed discussion among the Board members and Mr. Garner about what the Board needed to see to complete his application. Mr. Garner stated he is not touching the integrity of the building, he is

only attaching a facade. Sharon Joseph asked Mr. Garner if he understood what the Board needed from him in order to approve his application and Mr. Garner stated he did. Mr. Garner was given a copy of the minutes from the August, 2011 meeting which states what details are needed to complete his application and includes the following:

- 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.

Richard Laughlin moved to table Application #11-41 and take no action. Eric Parker seconded the motion. All voted in favor and the motion carried.

Sharon Joseph stepped down as Chair and off the Board for the following application, citing a conflict of interest. Larry Jackson assumed the role of Chair.

Application #11-53 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 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.

Jerry Sample presented the application. Mr. Sample noted the front view will not change. Mr. Sample stated the roof will be changed to a standing seam and they would like to paint it a dark

green to match the portion that is currently painted. Mr. Sample showed a photo of the chimney he wishes to remove and noted he had to stand across the street and zoom in to be able to see it because it is barely visible. Stan Klein asked where on the roof the vents would be and Mr. Sample noted all the vents will be on the rear in the valley of the roof. Mr. Sample commented the windows will be the same size and style. Mr. Klein asked if the wood trim was going to be replaced on the top of the windows. Mr. Sample stated they have looked at doing that different ways and stated he has measured everything to where he can get a metal window that will fit in the space if they want to have aluminum trim on the outside. Mr. Sample noted he is not sold on the aluminum trim but the owners want low maintenance and would prefer the aluminum as opposed to wood. Mr. Sample noted the difference will not be noticeable from the street, although he prefers to look at it from the house, and not the street. Mr. Klein noted the window profile is important and the wood facing on the building is also important. Mr. Klein asked for more information on the window, and specifically specs to see what the windows will actually look like. Mr. Sample asked if he wanted to see architectural drawings of the windows and Mr. Klein stated he would.

Mr. Sample then showed a photo of the southwest porch and noted that will be taken into the kitchen area. Mr. Klein asked if Mr. Sample was going to pull all the 1 x 4s off the windows all the way around and Mr. Sample confirmed he was. Mr. Klein asked if he was putting in screens and Mr. Sample stated they will be reproduced as they are and applied to the exterior window and fitted into the opening, made from cypress. Mr. Sample noted he will fit in single pane windows, the low wall will be about 36" instead of 30" to make more of a chair rail inside without changing the look of the outside much. Mr. Sample noted the windows will be full pane, set windows with full glass. David Bullion asked what size they will be and Mr. Sample stated approximately 30" x 6'.

Mr. Sample noted there has been a rear porch extension added to the application since the last meeting and noted the gingerbread will be the same and the posts will be turn posts instead of 3 1/2 x 3 1/2 square posts.

Mr. Sample noted the small rear additions are not very noticeable from the exterior but it makes a big difference on the interior of the home. Mr. Klein noted the addition is off set and that is good. Mr. Sample also noted he squared the tank house up as the Board requested. Mr. Bullion asked if the applicant or owners considered putting the tank house between the house and garage, more in the location it originally was. Mr. Sample stated they are trying to use the tank house as a focal point of that corner of the backyard. Mr. Klein stated the tank house was originally used to collect water so maybe it should be left closer to the house. Larry Jackson stated as long as it is perpendicular and parallel to the house the applicant can put it most anywhere, but asked that he take Mr. Bullion's comment into consideration and locate it closer to the house to maintain some of the historical significance.

Mr. Sample showed photos of two garage doors and asked if the Board had an opinion on which one they would prefer. Mr. Klein stated the doors are really subjective when they are going on a building that was built significantly later than the main structure.

Mr. Laughlin asked the applicant if he was going to be turning the ridge or capping it on the standing seam metal roof. Mr. Sample stated he was going to turn the ridge.

Stan Klein moved to approve the application with the following conditions:

- 1) Roof be a turned ridge
- 2) Paint colors for roof metal and structures be approved
- 3) Follow up to confirm proposed window profile in relationship to what is there now.

Mr. Klein then asked about guttering. Mr. Sample noted he was going to replace what is already on the house and make it look exactly like it was. Mr. Klein noted there was not a drawing of the facade and Mr. Sample stated nothing was going to change. Mr. Sample stated he was just going to replace the rotted wood and if the lattice is changed it will be made from a different material but designed to match what is there.

Mr. Laughlin noted he was concerned with how the windows will be put in behind the existing closure and not leak, which would cause wood rot. Mr. Sample stated that would be taken care of with flashing.

Mr. Klein noted the Board would like to see a drawing of the back porch with the detail of the window. Mr. Laughlin then asked why the applicant added the 45 degree angle to the rear addition and Mr. Sample commented he believes it softens the addition and also makes it more visually appealing by having the angle on the veranda. Mr. Laughlin stated it would look better without the angle.

Eric Parker seconded the motion. Stan Klein noted the following two conditions should be added to his motion:

- 1) Applicant present drawings of the back porch and details of the windows being installed
- 2) Applicant encourage the owner to facilitate the tank house as part of the site.

All voted in favor and the motion carried.

Sharon Joseph returned to the Board and assumed her role as Chair.

Consider the rating of 102 & 104 E. San Antonio

Brian Jordan, Director of Development Services, stated Steve Thomas is representing Gillespie County and they are considering their options with the subject properties. Mr. Jordan noted as Staff was looking at the rating of the properties, they discovered the ratings may be reversed in the Historic Resources Survey Report. Mr. Jordan noted the old Central Hotel is rated low and the other property is rated medium. Mr. Thomas was also at the meeting and commented when the building was still being used as a clinic there were discussions about the rating, but nothing was

done to change them. Richard Laughlin noted they should look at each building individually and not assume the building ratings were switched. Stan Klein recommended the Board change the rating of the old hotel structure to medium. Mr. Jordan asked if he was recommending leaving the balance of the property as a medium rating. Mr. Klein stated the building has historical significance to it even though it has been moderately altered. Mr. Klein commented a low rated building is usually obtrusive and has no historical significance and also added he believes the corner building may be original.

Richard Laughlin moved to recommend to City Council the rating of the old Central Hotel be changed to medium. Stan Klein seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

Brian Jordan, Director of Development Services, noted in light of recent applications Staff has looked at what all we ask for with the application for modifications to a historic property. Mr. Jordan noted the applicants will typically work with Staff to get what the Board needs, but thought we should discuss the subject with the Board members to see what they would like us to require. Richard Laughlin commented on additions we should require a before and after floorplan and on the example of elevation drawings instead of it saying from a public way it should say from all public ways. Mr. Jordan suggested giving an example of a public way as a street, alley, or side street. Stan Klein stated they need to see a profile of the project with details of each element. David Bullion suggested if there was an application that has been previously presented that detailed everything the Board required it could be used as an example in the application. Mr. Jordan reminded the Board if the application is incomplete, the Board does not have to approve it.

ADJOURN

With nothing further to come before the Board, Stan Klein moved to adjourn. Larry Jackson seconded the motion. All voted in favor and the meeting was adjourned at 7:26 p.m.

PASSED AND APPROVED this the 11th day of October, 2011.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

Application for Certificate of Appropriateness

Application Date: 9/16/11 Application Complete: _____

Property Address: 508 W. CREEK STREET

Owner: LISA WILLIAMS Phone No. 214-334-0194

Address: 508 W. CREEK STREET

Applicant: GARY WILLIAMS Phone No. 214-336-6468

Address: 508 W. CREEK STREET Fax No. _____

Description of External Alteration/Repair or Demolition: REPLACE WINDOWS AND SIDING, ADD STONE TO FOUNDATION

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: CURRENT ELEVATION IS NON DESCRIPT

ADDING STONE & STAINED CEDAR SHINGLES WILL ADD VISUAL RICHNESS.

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

Drawing Sketch Date Submitted: 9/16/11 Historic Photograph

Desired Starting Date: 11/1/11 Desired Completion Date: 12/1/11

SURVEY RATING: High Medium Low None

RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Gary M Williams

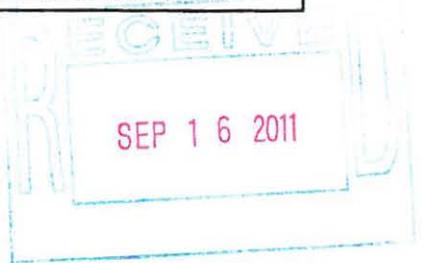
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

[Signature] Date 9/26/11 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 9/26/11 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



**Historic Review Board
Application Information**

Application Number: 11-58

Date: October 7, 2011

Address: 508 W. Creek

Owner: Lisa Williams

Applicant: Gary Williams

Rating: Low

Proposed Modifications: Replace windows and siding, add stone to foundation.

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.

APPRAISAL OF



LOCATED AT:

508 W Creek Street
FREDERICKSBG, TX 78624

FOR:

Charles Schwab Bank
5201 Gate Parkway
Jacksonville, FL 32256

BORROWER:

Lisa Williams

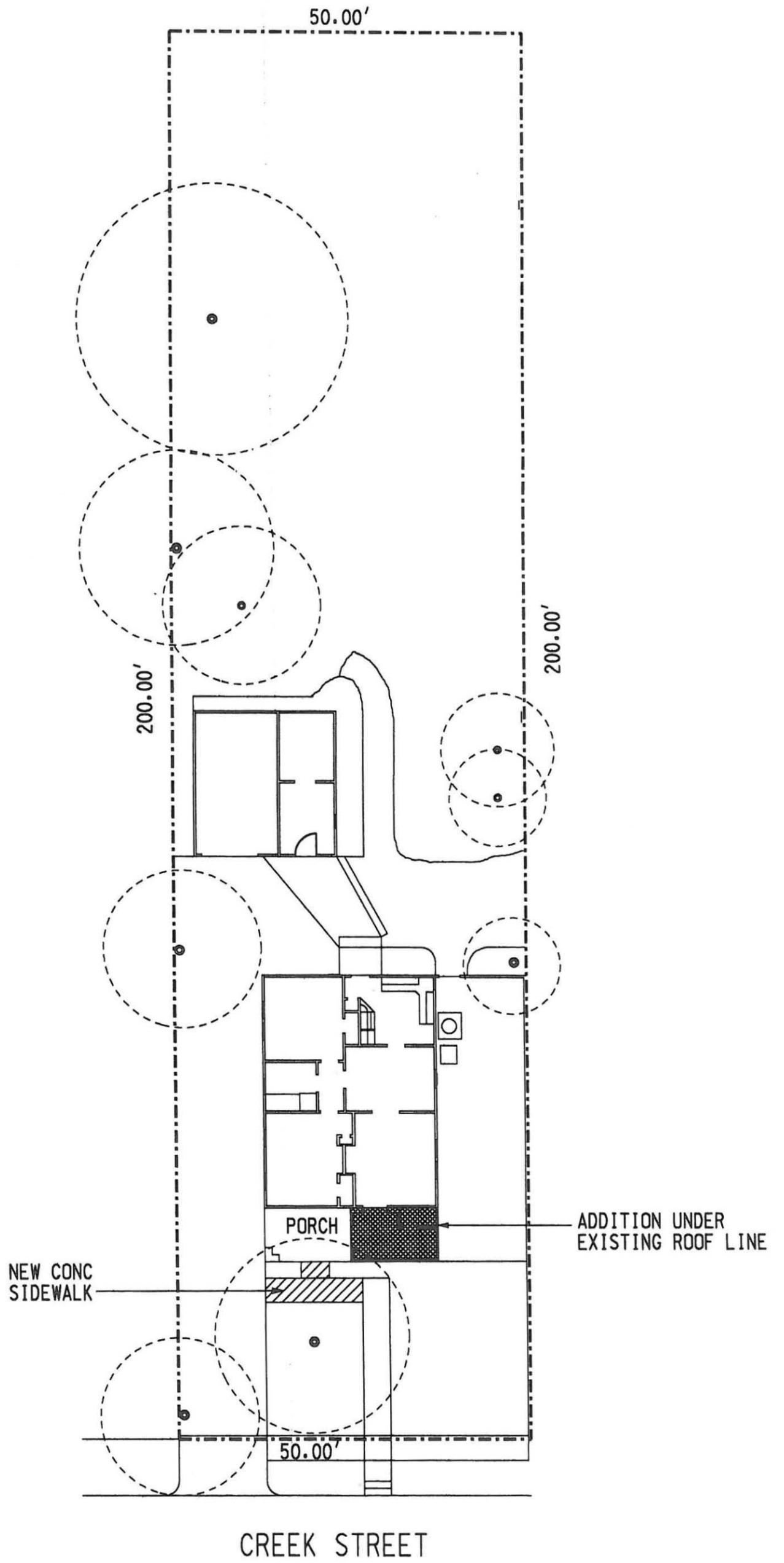
AS OF:

July 14, 2011

BY:

KENNETH L. BECKER
TX-1338662-R

12

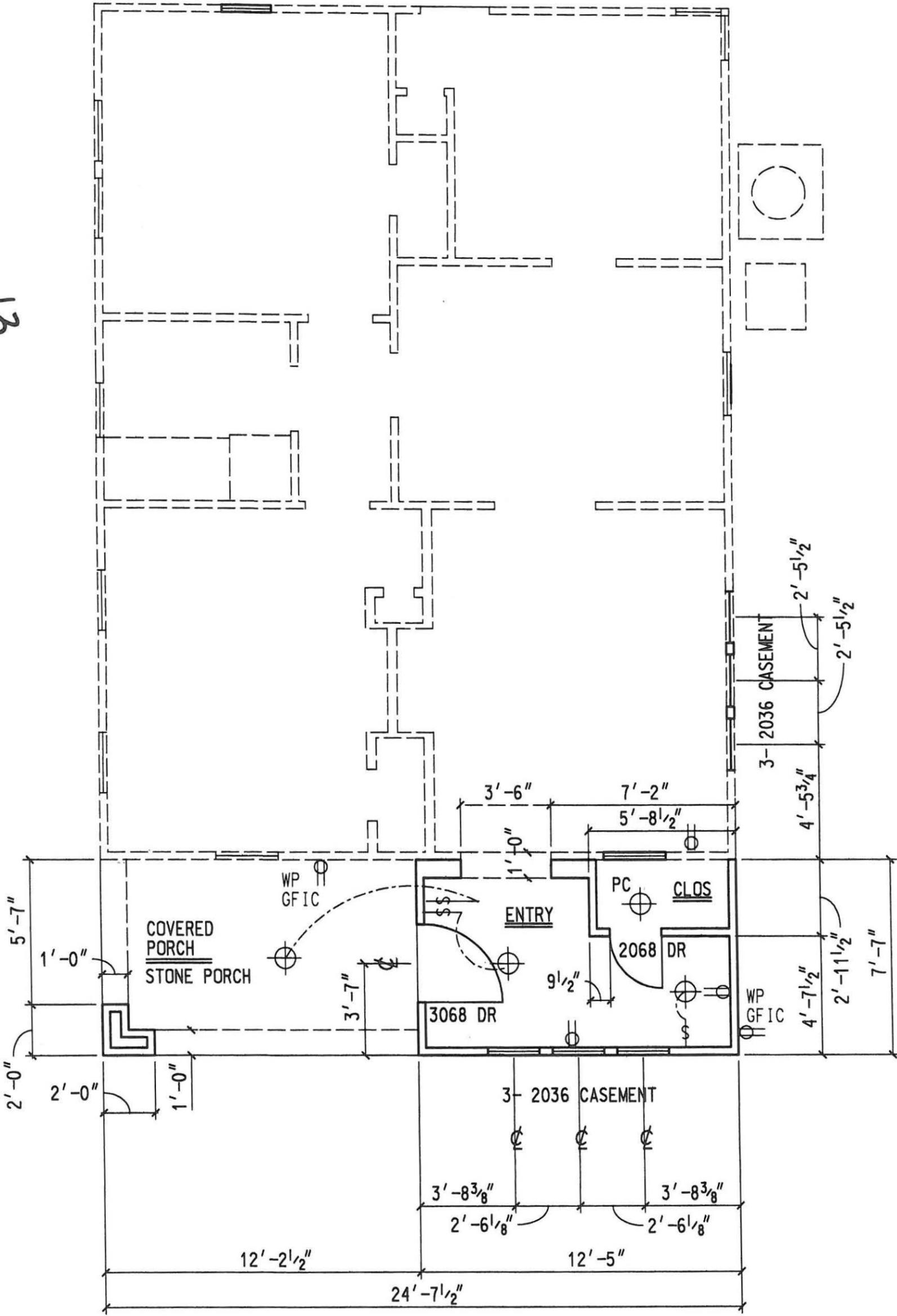


SITE PLAN-AFTER

1/16 = 1'-0"

2 REF
A1.0 A1.0

13



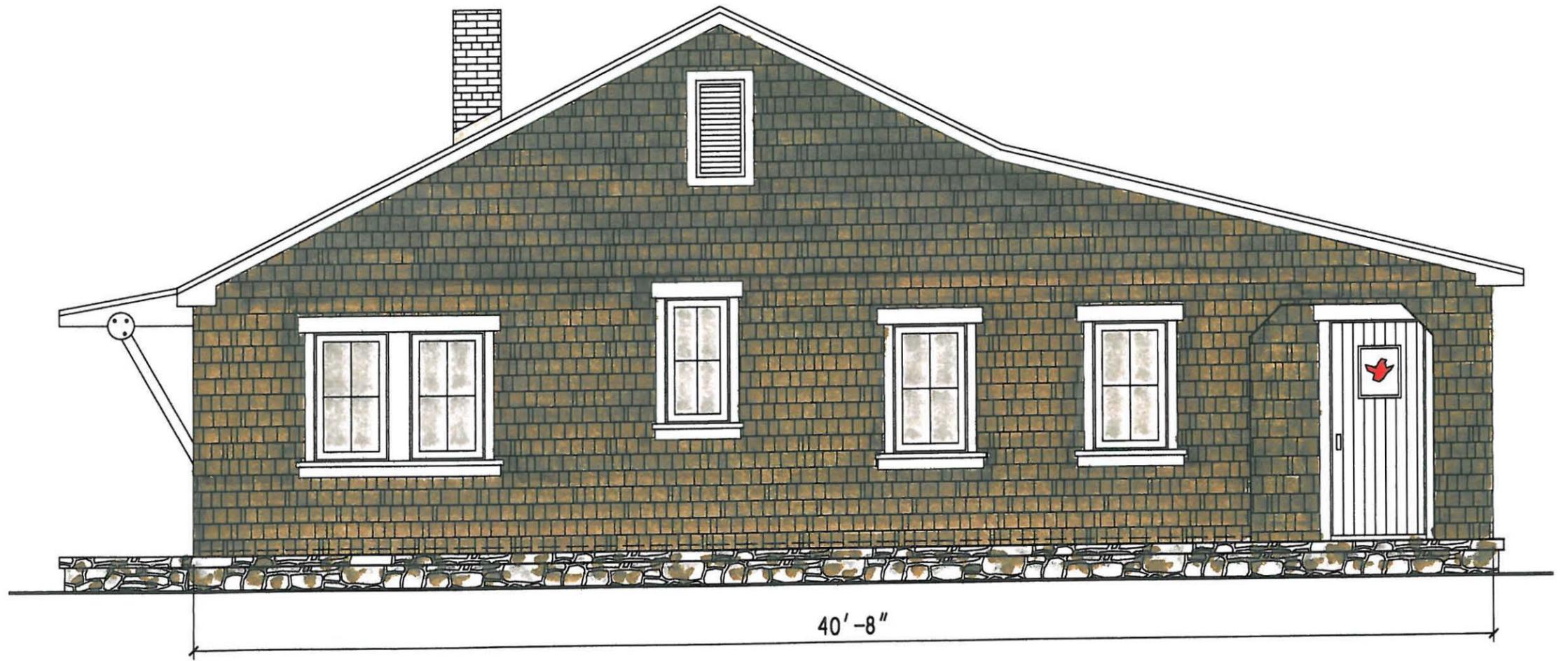
FLOOR PLAN-AFTER

1/4" = 1'-0"

1
A1.0

REF

A1.0



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

1 REF
A2.0 A1.0



SOUTH ELEVATION

1/4" = 1'-0"

2 REF
A2.0 A1.0



EAST ELEVATION

1/4" = 1'-0"

3 REF
A2.0 A1.0

14



NORTH ELEVATION

1/4" = 1'-0"

4 REF
A2.0 A1.0

17



GARY MORGAN WILLIAMS / ARCHITECT

6332 BRIMWOOD DRIVE PLANO TEXAS 75093 214-336-6468 garymwilliamsarchitect.com

FOR REGULATORY
APPROVAL PERMITTING
AND CONSTRUCTION

11.59

Application for Certificate of Appropriateness

Application Date: 9/5/11 Application Complete: _____

Property Address: 230 E Main St, Fredericksberg, TX, 78624

Owner: Capraia Partners, Ltd. Phone No. 303-478-6508

Address: 1341 Felix Ln., Hye, TX 78653

Applicant: Mammal Design, Jon Mammele (representative of owner) Phone No. 303-523-4010

Address: 1112 Lee Hill Dr., Boulder CO 80302

Description of External Alteration/Repair or Demolition: _____

SEE ATTACHED DOCUMENT

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

SEE ATTACHED DOCUMENT

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

Drawing Sketch Date Submitted: 9/5/11 Historic Photograph

Desired Starting Date: 11/1/11 Desired Completion Date: 3/1/12

SURVEY RATING: High Medium Low None

RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: *Jon Mammele*

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



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**Historic Review Board
Application Information**

Application Number: 11-59
Date: October 7, 2011
Address: 230 E. Main
Owner: Capraia Partners, LTD
Applicant: Jon Mammele
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.

230 EAST MAIN STREET
FREDERICKSBURG, TEXAS



*Documentation to supplement the
Application for Certificate of Appropriateness,
presented to the Historic Review Board for the
October 11, 2011 meeting.*

PRESENTED BY:
CAPRAIA PARTNERS LTD.

THE HISTORY OF 230 EAST MAIN STREET:

This building is an integral feature to main street. What sets this structure apart from others on Main St. is that it is one of the only brick buildings in the historic district, and its proximity to the empty lot immediately to the east give visitors entering town from the east, a great view of the building as they pass through town. The more recent addition of the courtyard and restaurant on the west side of the building is another feature which residents whom are familiar with the space speak very fondly of.

Early Century: The Schaefer family occupied the building in the early 1900's. They used the upstairs as their personal residence while the main floor was a shop.

Mid century: The building has been home to a number of tenants particularly in the retail and services industries. The basement was once a bar/saloon which we have been told had a horse racing attraction of sorts.

1980 - 1990: In more recent years the building has undergone a more dramatic transformation with the addition of the front patio and the auxiliary structure connected to the west, previously home to a restaurant which took advantage of the courtyard area.

Present: In the past decade, the building became home to *The Homestead*, which has been a primary retail store for the Piggly Wiggly franchise, specializing in antique furniture and decor. Many of the updates such as the ornate interior staircase and tin ceilings came as upgrades during this period.

THE VISION:

The current state of the building reflects the many owners of its life. Certain alterations were made along the way, not always to it's best interest. Our mission while restoring the 230 East Main building is to carefully edit the changes that were made, by keeping the details which enhance the esthetic of the building, as well as carefully removing the ones that are no longer / never were adequate for its historical significance.

The goal for the rehabilitation of the building is to restore and improve the property beyond its current state. By pulling from historic photos from the area at the time and with our up most sense of esthetic, it is our hope to offer a venue and a new destination that is as authentic as one could have encountered in the area at the time of it's construction.

FUTURE TENANT:

Up scale retail space including fine art and antiques, fine dining space with special event capability, gourmet market and wine boutique.

SUMMARY OF DESIGN CONSIDERATIONS

1. COURTYARD:

Description of external alteration/repair:

The courtyard area will be renovated. A wooden patio which has deteriorated beyond the point of use will be removed and replaced by a new concrete patio as per the attached plan view. Additionally, the planters will be re-worked, preserving existing plants where possible. A bar will be added to the western side of the courtyard. A fire place is planned for the south side of the courtyard per plans. And an arbor structure is planned to shade the L shaped patio, final design of which is forthcoming.

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

The courtyard area of this property is not visible from any public thoroughfare. The materials to be used for the new planters shall be consistent with existing stone and brick materials, and will re-use the existing stone where possible. The new polished concrete patio is consistent with, and an extension of the floors throughout the existing building.



Existing Courtyard



Proposed patio and planters

2. ADDITION TO KITCHEN

Description of external alteration/repair:

The addition to the kitchen consists of an expansion to the existing space, approximately 20ft by 50ft. This addition is intended to be consistent with the current structure's color of roofing, trim, and siding.

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

The addition to the kitchen is to be consistent in design with the existing structure. The existing structure was added in the early 1990's and is therefore not a historic part of the original property. The addition of the kitchen is marginally visible to the south of Austin street, and does not obstruct the view of the original building from any public thoroughfare.



Line of sight from various locations on Austin St.



Photographs of existing building @ rear

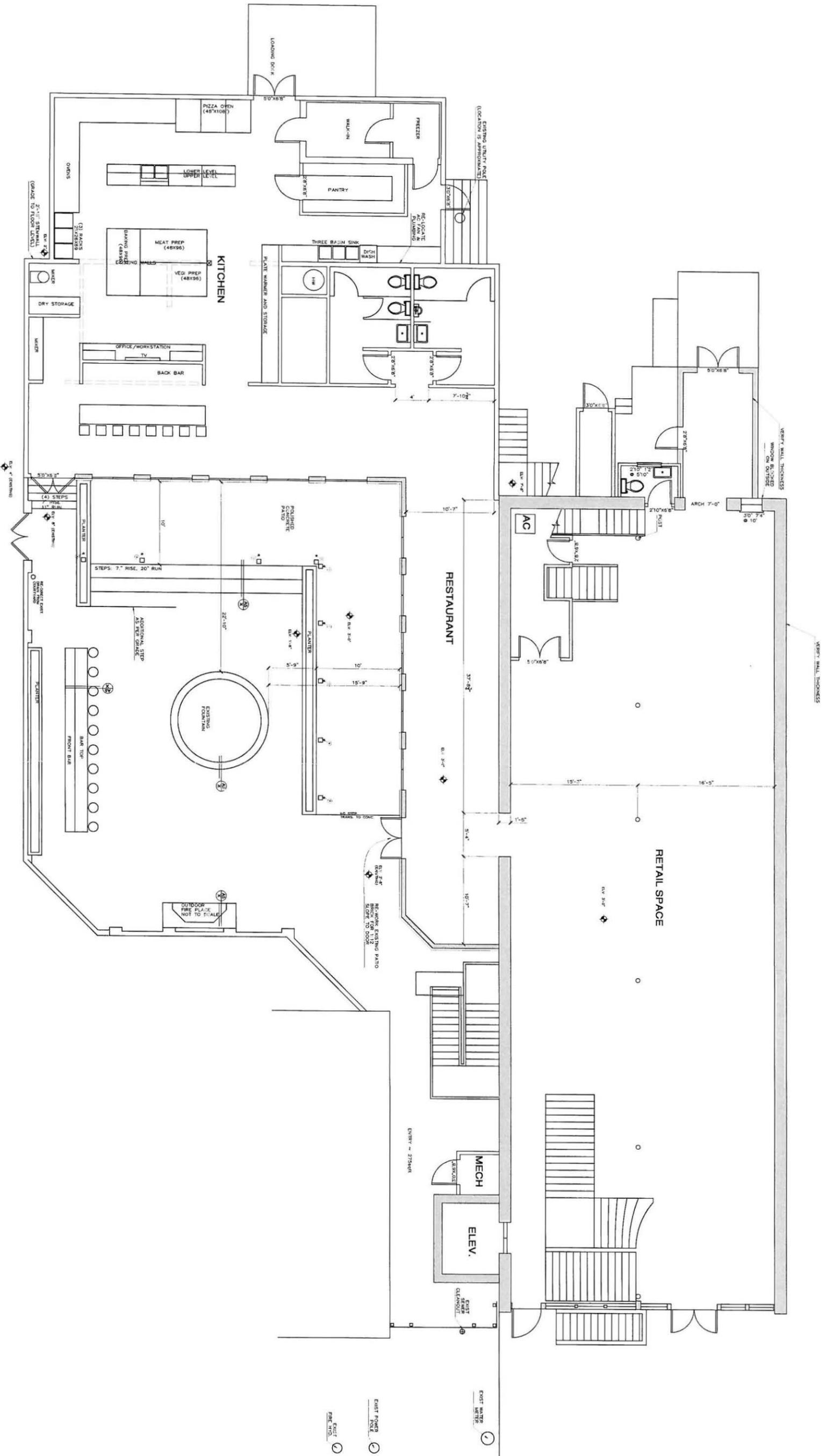
Reference elevations, floor plan, and site, for planned addition



Rear of existing kitchen addition



Existing courtyard



26

FIRST FLOOR PLAN

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

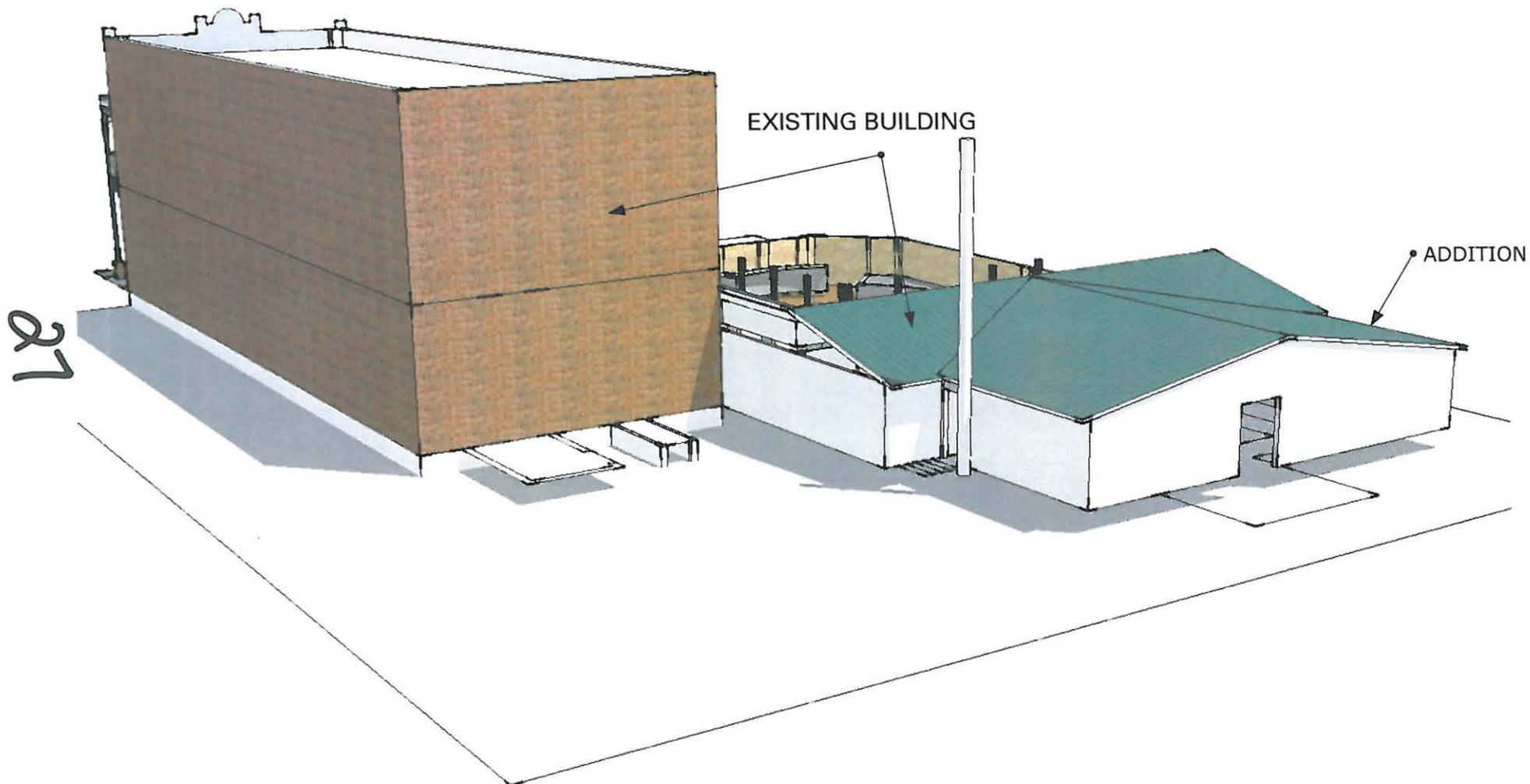
A1 SHEET
VAUDVILLE
 230 East Main
 Fredericksburg, TX

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DATE:
 9/4/11

DRAWN BY:
 LM

MAMMAL DESIGN, LLC.
 1280 N. COSTAL HWY., LAGUNA BEACH, CA
 P. 303.523.4010 F. 303.496.0333



2 Kitchen Addition
230 E Main St.
Fredericksburg, TX

7.17.11
Drawn by JJM

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3. FACADE:

Description of external alteration/repair:

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

- | | |
|--|---|
| <p>A. Revise glazing configuration: The goal here is to remove many of the existing multi glazed windows, and replace them with traditional transom and showroom windows. The new window configuration will be resembled per attached elevations and renderings.</p> <p>B. Paint scheme. We are toning down the current paint scheme to a more neutral two-tone creme theme, which will bring a more refined and elegant feel to the facade.</p> <p>C. Remove and cap front stair and walls leading to basement below. The brick and iron handrail is a part of recent changes to the building.</p> <p>D. Doors: The existing smaller door on the left side of the facade will be replaced with a single glazed door consistent with the lintel height.</p> <p>E. The existing planters and foliage have no historic significance to the site, and are counterproductive for the visibility of the building. The new planter layout will provide a more functional egress, seating, and an opportunity for landscaping</p> <p>F. Gas Lanterns: An addition of three gas lantern pendants below the patio.</p> <p>G. Remove shutters at second floor.</p> | <p>A. The facade at ground level was completely revised presumably during the same time the patio was added. The year this took place is unclear to us, however it's likely to have happened sometime in the early 1980's. We are aware that the current state of the storefront is far from the buildings historic nature. The new windows bring the building back into context with it's original design. Please reference the photographs provided below for historic comparisons which highlight clean horizontal and vertical lines.</p> <p>B. This paint scheme is consistent with many historic buildings currently in downtown Fredericksburg.</p> <p>C. The materials present in the stair well indicate a more modern construction. Our method to cap the opening provides future opportunity to make the stair functional again.</p> <p>D. The new door replaces the existing with a traditional single glazed look.</p> <p>E. The building will become more visible to the street.</p> <p>F. Iron lanterns are styled consistent with the existing gate entrance to the courtyard.</p> <p>G. The existing windows and shutters are not original features to the structure. Removal of these shutters is consistent with other buildings in the downtown area.</p> |
|--|---|



Examples of full glazed showroom windows and transom windows.

4. REAR OF BUILDING

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

Description of external alteration/repair:

Unify rear storage, restroom and stairwell structure. Enclose as a single feature

Improves the organization of auxiliary structures which have been added to the rear of the building over the years. These structures hold no historic value, and are counterproductive.



Existing



Proposed

PHOTOGRAPHS OF EXISTING BUILDING



Rear of building



Existing rear door

5. SHUTTERS

Description of external alteration/repair:

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

The condition of the existing shutters is quite defective. Shutters on the east and west sides of the structure will be removed due to their current state,

We believe that this modification to the and their relevance in context with the historic buildings of the early 1900's



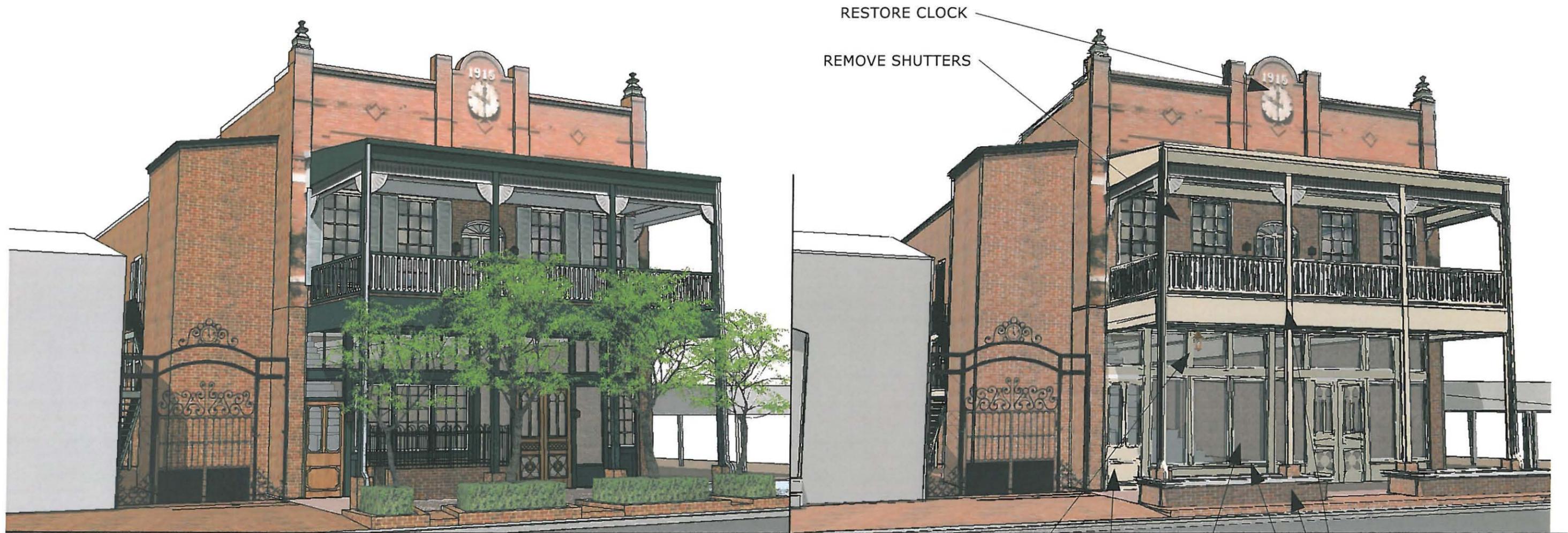
Existing Shutters



Proposed Removal of Shutters



Historic reference to buildings demonstrates how shutters are out of context in this application.



RESTORE CLOCK

REMOVE SHUTTERS

GAS LANTERNS

NEW FULL HEIGHT
DOOR

REPLACE MULTI-
GLAZED WINDOWS

NEW PAINT
SCHEME

REVISE PLANTERS

REMOVE STAIR
GUARDRAIL AND
COVER

EXISTING FACADE

PROPOSED FACADE

2 FACADE
230 E Main St.
Fredericksburg, TX

10.6.11
Drawn by JJM

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Application for Certificate of Appropriateness

Application Date: 9/1/11 Application Complete: _____

Property Address: 258 E. Main St.

Owner: Perinvez Investments Phone No. 830-997-7826

Address: PO Box 669, Fredericksburg, TX 78624

Applicant: J.H. Perry, Jr. Phone No. 830-997-7826

Address: PO Box 669, Fredericksburg Fax No. _____

Description of External Alteration/Repair or Demolition: Repaint wood and window frames, and metal handrails in same colors as exist now.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: NONE

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

NO

Drawing Sketch Historic Photograph
Date Submitted: 9/1/11

Desired Starting Date: 9/4/11 Desired Completion Date: 11/15/11

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

APPLICANT SIGNATURE: J.H. Perry, Jr.

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

[Signature] Date 9/8/11 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 9/9/11 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



Application for Certificate of Appropriateness

Application Date: 9-2-11 Application Complete: _____

Property Address: 608 W. Schubert

Owner: Aaron & Betsy Cox Phone No. 830-456-1571

Address: 805 N. Bowic FBG, TX 78624

Applicant: Aaron & Betsy Cox Phone No. 830-456-1571

Address: _____ Fax No. _____

Description of External Alteration/Repair or Demolition: painting exterior of house

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: Colors picked are historical colors to enhance the Sunday house look

revived Waterbury - main
narragansett - windows
navajo white trim

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

none that we are aware of

Drawing Sketch Date Submitted: _____ Historic Photograph

Desired Starting Date: 9-3-11 Desired Completion Date: 9-11-11

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

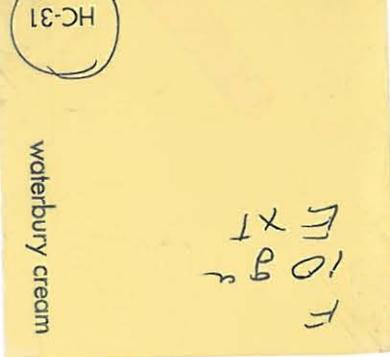
[Signature] Date 9/6/11 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 9/8/11 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





navajo white

57
28
5G
EXT

11-60

Application for Certificate of Appropriateness

Application Date: 09-23-11 Application Complete: _____

Property Address: 318 E. SAN ANTONIO ST; FBG, TX

Owner: WILLIAM LITTLE Phone No. 214-515-4885

Address: 2832 MIRAMAR DRIVE; CARROLLTON, TX

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

Address: 150 E. MAIN STREET STE 201; FBG, TX Fax No. 830-990-8424

Description of External Alteration/Repair or Demolition: NEW 270 SF ADDITION AT NW CORNER OF EXISTING BED & BREAKFAST. NEW STANDING SEAM METAL ROOF ON EXISTING BED & BREAKFAST AND NEW ADDITION.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: THE ADDITION WILL MAINTAIN EXISTING EAVE HEIGHTS AND BE CONSTRUCTED WITH FINISH MATERIALS TO MATCH THE EXISTING BED & BREAKFAST.

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

Drawing Sketch Date Submitted: 09-23-11 Historic Photograph

Desired Starting Date: 11/1/11 Desired Completion Date: 1/1/12

SURVEY RATING: High Medium Low None

RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: [Signature]

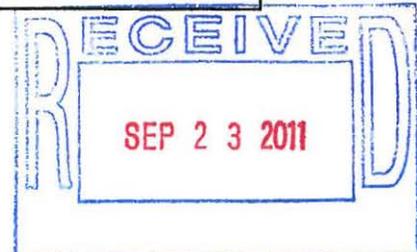
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

[Signature] Date 9/26/11 Insignificant Significant
Building Official's Determination (Max 7 days)

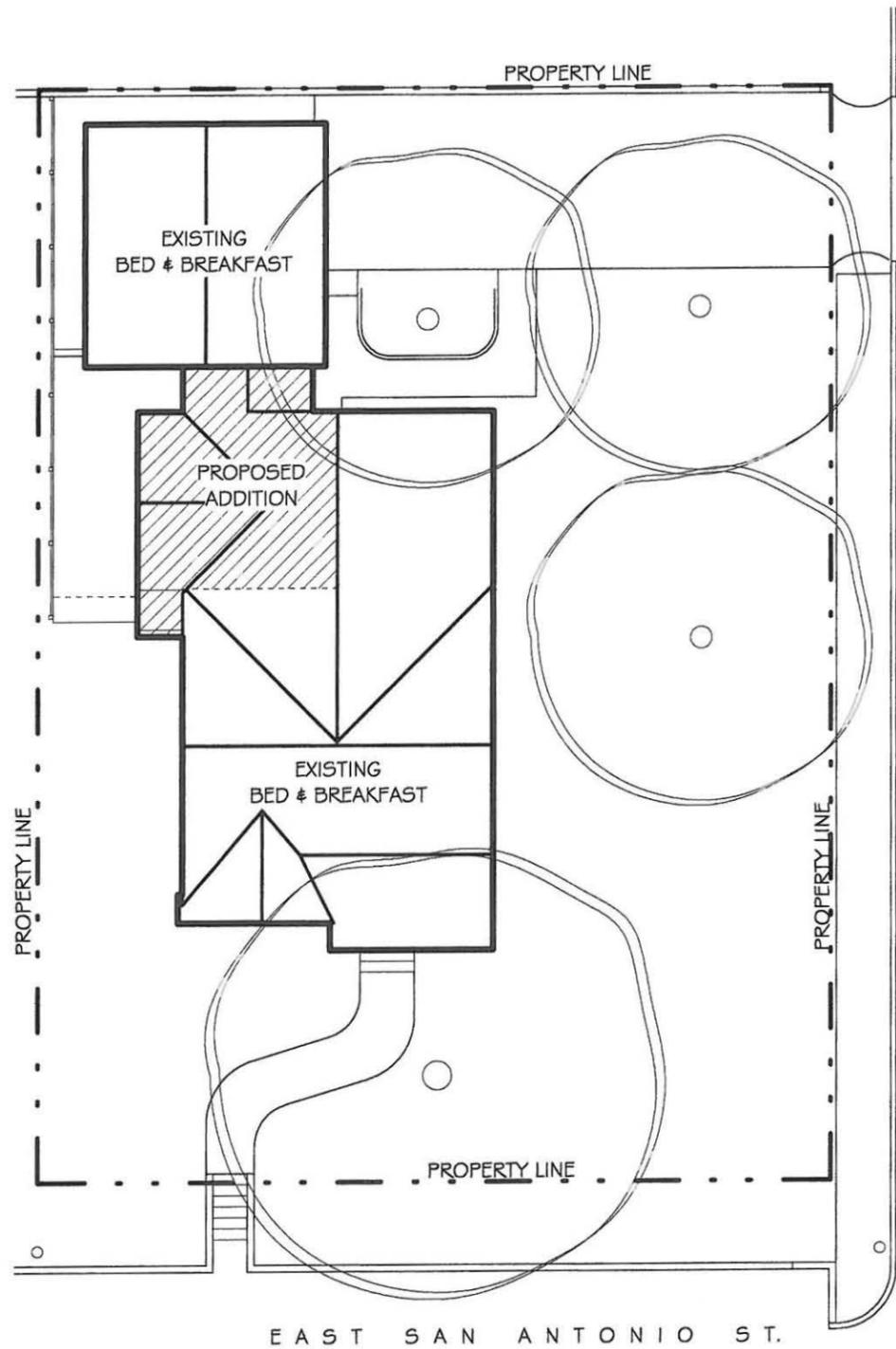
[Signature] Date 9/26/11 Insignificant Significant
Chairman's Determination (Max 7 days)

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

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

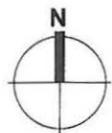


PRELIMINARY
 THESE DRAWINGS ARE FOR
 INTERIM REVIEW AND NOT
 FOR REGULATORY
 APPROVAL, PERMITTING, OR
 CONSTRUCTION.
 ERIC MUSTARD
 14525



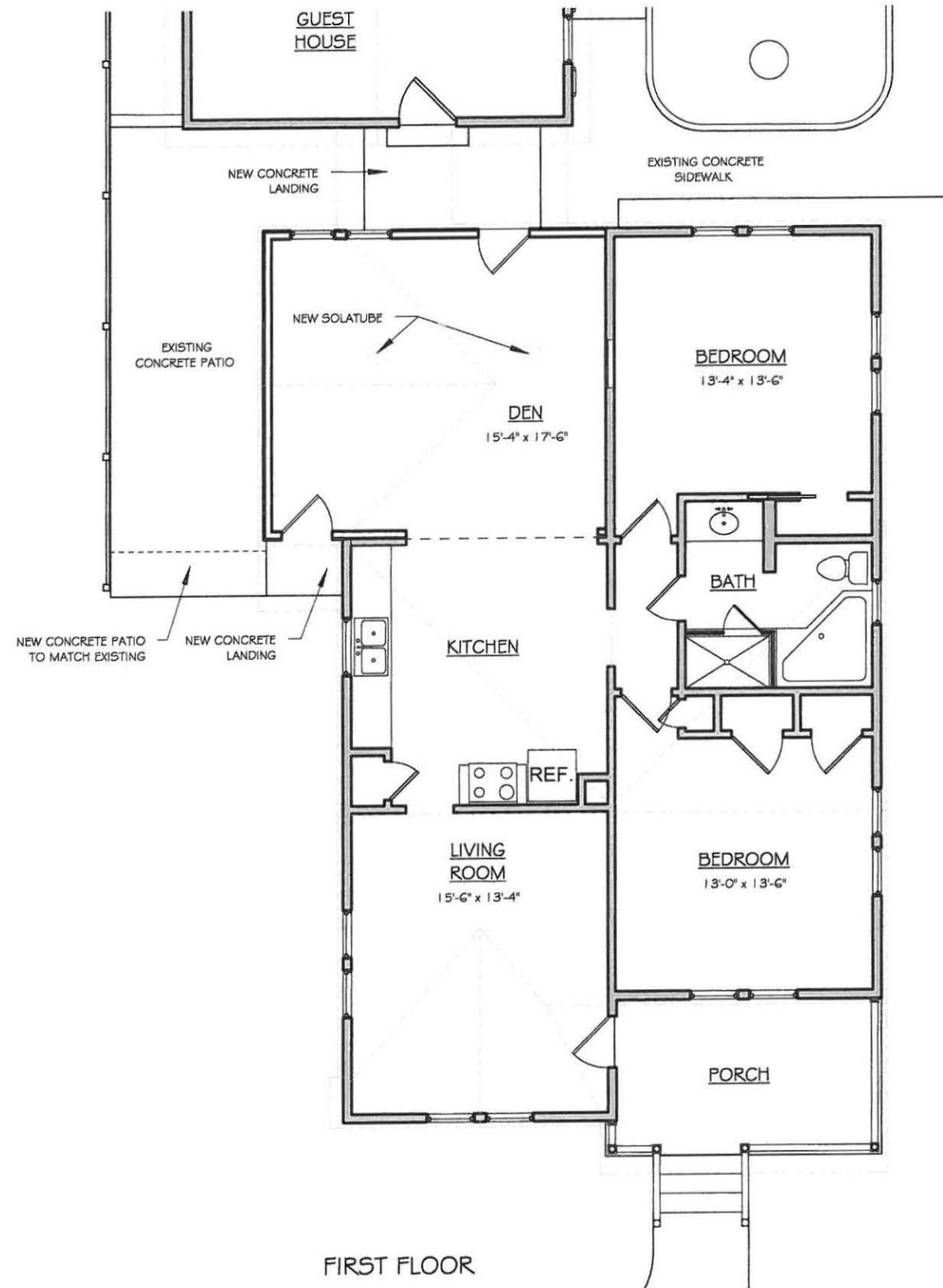
SITE PLAN

SITE & FLOOR PLAN
 SCALE: As indicated



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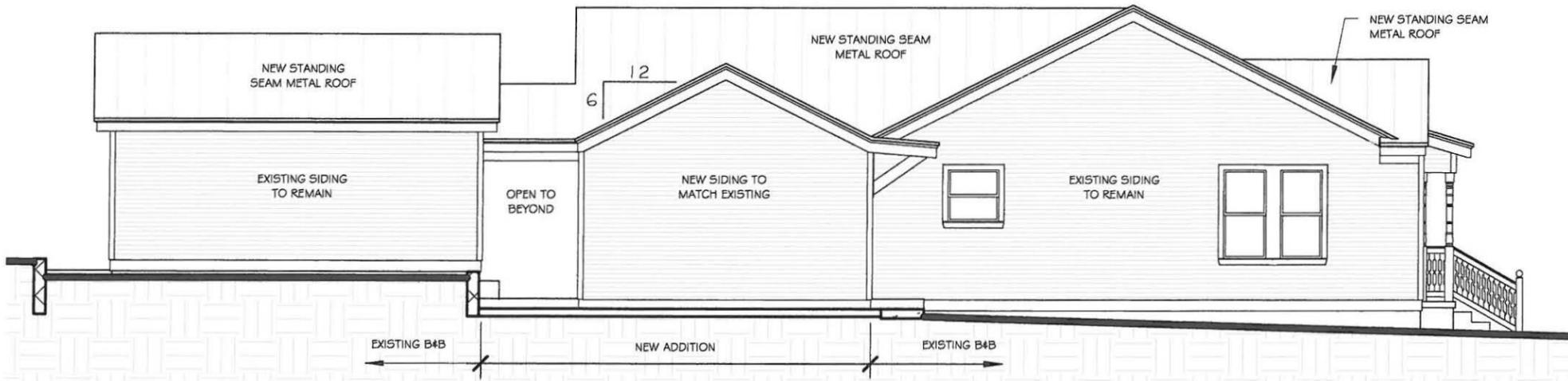
SOUTH WASHINGTON ST.



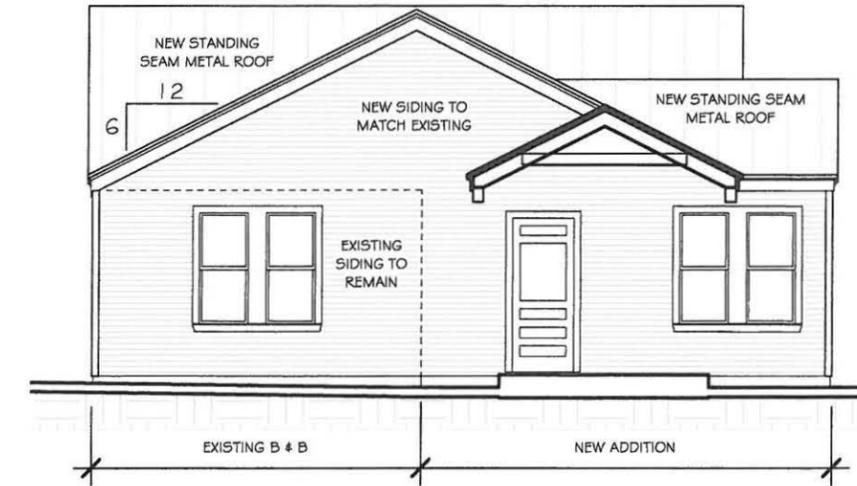
FIRST FLOOR

A NEW ADDITION FOR:
MR. & MRS. WILLIAM LITTLE
 318 E. SAN ANTONIO STREET
 FREDERICKSBURG, TEXAS

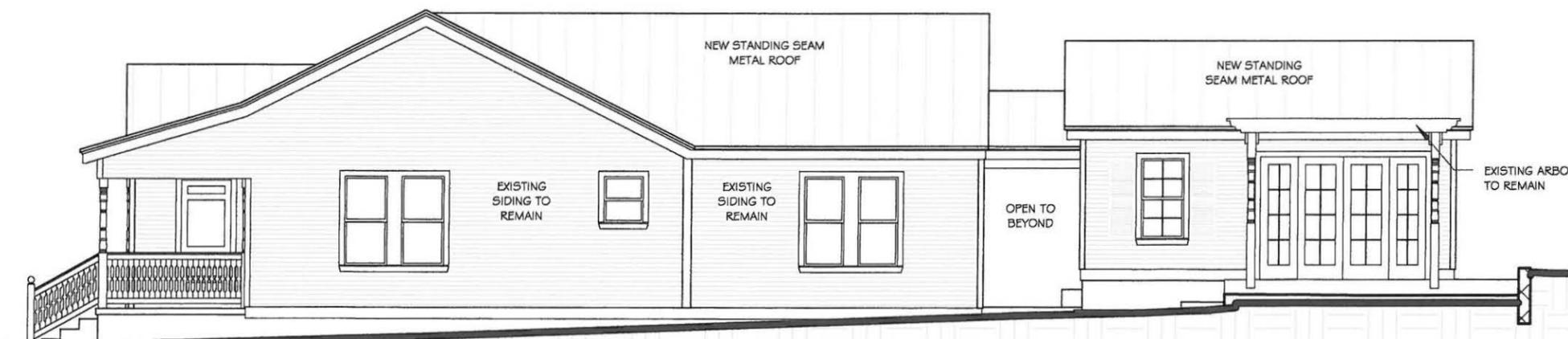
MUSTARD DESIGN
 150 EAST MAIN ST., SUITE 201
 FREDERICKSBURG, TEXAS 78624
 830.997.7024
 830.990.8425 FAX 09.20.11



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

ELEVATIONS
 SCALE: 1/8" = 1'-0"

39

A NEW ADDITION FOR:
MR. & MRS. WILLIAM LITTLE
 318 E. SAN ANTONIO STREET
 FREDERICKSBURG, TEXAS

MUSTARD DESIGN
 150 EAST MAIN ST., SUITE 201
 FREDERICKSBURG, TEXAS 78624
 830.997.7024
 830.990.8425 FAX 09.20.11

Application for Certificate of Appropriateness

Application Date: 9/27/11 Application Complete: _____

Property Address: 409 E. Miami

Owner: K.F. Ditzges Phone No. 830 990 1465

Address: 217 W. 1st St

Applicant: K.F. Ditzges Phone No. 4

Address: _____ Fax No. _____

Description of External Alteration/Repair or Demolition:
Temporary storage building

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

[Signature] Date 10/5/11 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 10/5/11 Insignificant Significant
Chairman's Determination (Max 7 days)

Meeting Date (48 days max. after complete application) _____ Notice to Applicant: _____

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





Application for Certificate of Appropriateness

Application Date: 9-27-11 Application Complete: _____

Property Address: 612 West San Antonio

Owner: Barbara and Jim Thomas Phone No. (210) 415-8815

Address: _____

Applicant: Josh Darden Phone No. 830-329-3713

Address: P.O. Box 282 Comfort, TX 78013 Fax No. _____

Description of External Alteration/Repair or Demolition: Demolition guest house at rear of property

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

Existing building old and rundown.

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

Drawing Sketch Date Submitted: _____ Historic Photograph

Desired Starting Date: ASAP Desired Completion Date: _____

SURVEY RATING: High Medium Low None

RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: [Signature] 9-27-11

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

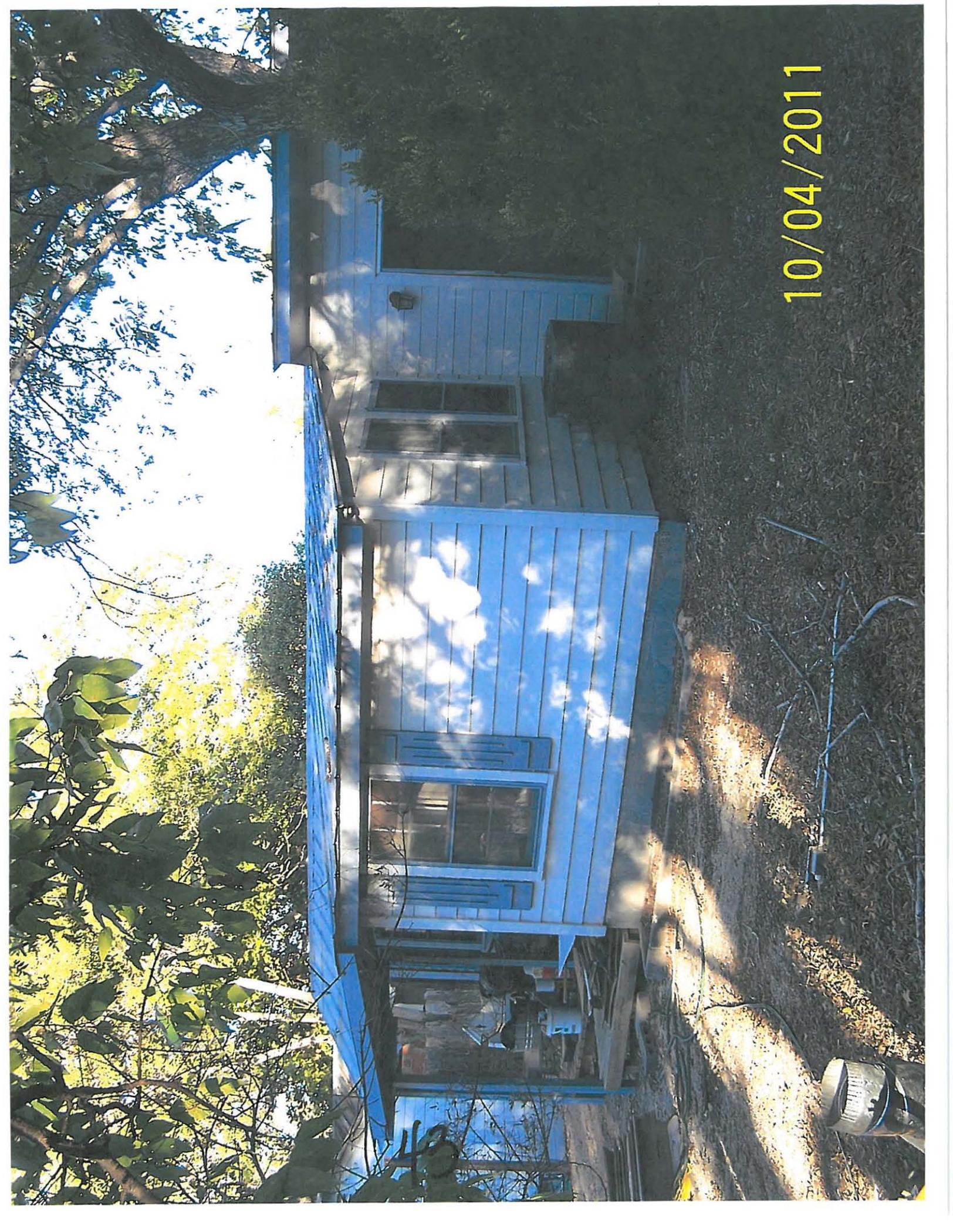
[Signature] Date 10/5/11 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 10/5/11 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





10/04/2011

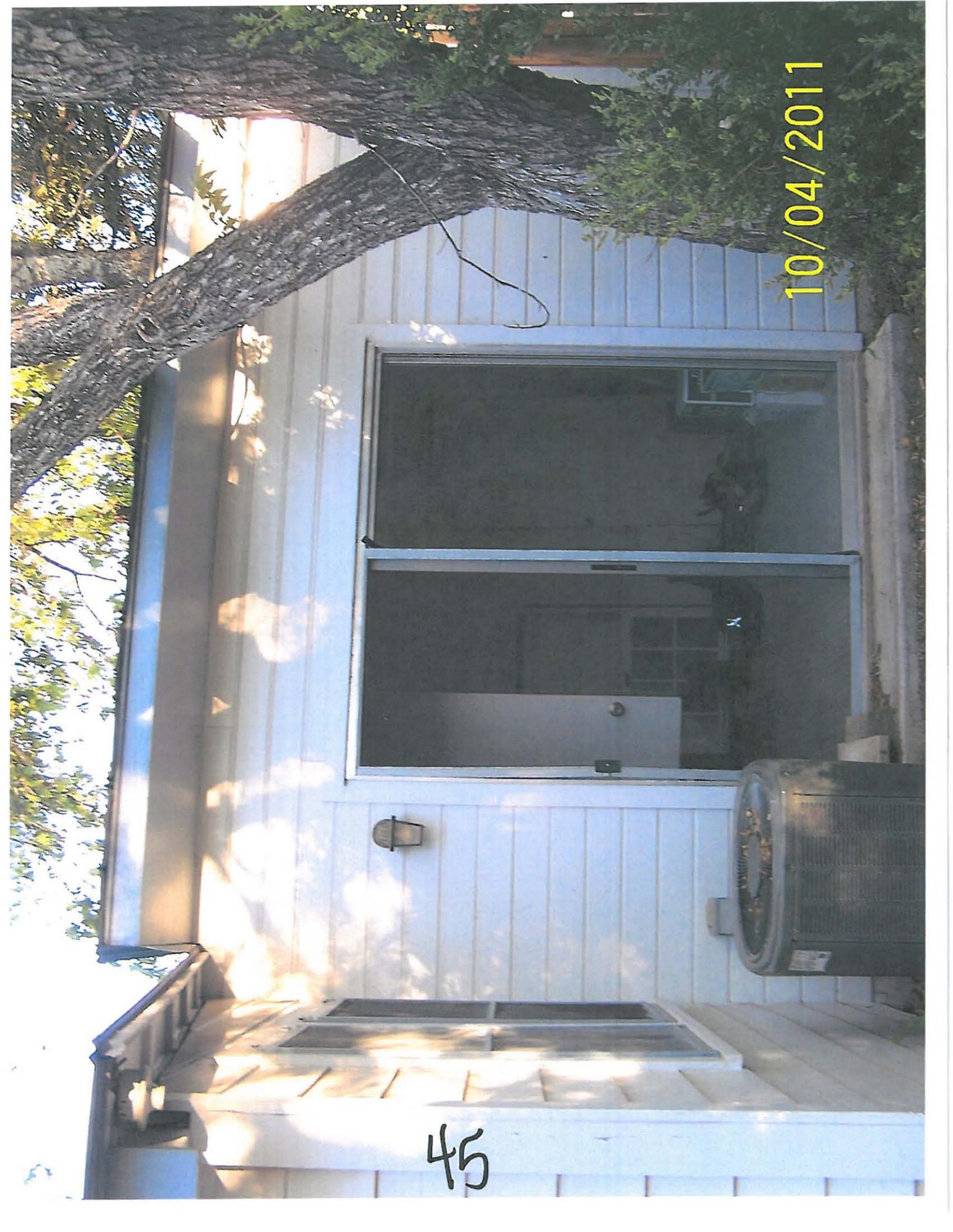


10/04/2011

44

10/04/2011

45





N BOWIE

W MAIN (HWY 280 W)

S BOWIE

W SAN ANTONIO

S AGORN

476