CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
TUESDAY, NOVEMBER 15, 2011
CITY HALL
CONFERENCE ROOM
126 W. MAIN ST.
5:30 P.M.

1.	Call to Order	
2.	Approve Minutes of October 2011 Regular Meeting	*Pp 1 - 4*

APPLICATIONS

3.	Application #11-64 by Brent & Pam Geistweidt at 612 W. Austin Street to demolish existing structure	*Pp 5 -12*
4.	Application #11-71 by Fischer & Wieser Specialty Foods at 315 E. Main St. to attach individual letters for signage to exterior of building	*Pp 13 - 24*
5.	Application #11-73 by Todd Stephens on behalf of George K. Francois at 110 E. Orchard to construct duplex	*Pp 25 - 45*

SIGN OFF APPLICATIONS

7.	#11-63 Construct black iron metal fence - 509 W. Main (Wallace)	*Pp 46 - 47*
8.	#11-65 Paint exterior of both structures - 208 E. Travis (Coker)	*Pp 48 - 49*
9.	#11-66 Replace rotten wood & paint exterior - 701 Apple (Wallendorf)	*Pp 50 - 51*
10.	#11-67 Relocate exterior staircase, add smokehouse and walk-in closet to rear - 249 E. Main (Two Texans)	*Pp 52 - 56*
11.	#11-68 Repair east wall of house - 209 E. Austin (Keidel Family)	*Pp 57*
12.	#11-69 Replace sliding door with 2 wood doors with metal (rusty tin) canopy and install lamp post sign - 305 S. Lincoln (Bolton)	*Pp 58 - 59*
13.	#11-70 Paint exterior - 302 W. Austin (Stapp)	*Pp 60 - 61*
14.	#11-72 Paint exterior - 223 E. Main (Sikes)	*Pp 62*

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
October 11, 2011
5:30 PM

On this 11th day of October, the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

SHARON JOSEPH
J. HARDIN PERRY
RICHARD LAUGHLIN
CHARLES SCHMIDT
DAVID BULLION
BURLEIGH ARNECKE

ABSENT: MIKE PENICK
LARRY JACKSON
STAN KLEIN
ERIC PARKER

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
KYLE STAUDT - Building Inspector
TAMMIE LOTH - Development Coordinator

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

MINUTES

Richard Laughlin moved to approve the minutes from the September 2011 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #11-58 by Gary Williams at 508 W. Creek Street to replace windows and siding and add stone to foundation. Mr. Williams presented the application. Mr. Williams commented he bought the property because he liked the fact that nothing had been done to it. Mr. Williams stated he likes how the property next to his looks and would like to tie his structure into that property while restoring some of the original features of the house. Mr. Williams noted he wants to take the asbestos siding off and replace the windows in the bedroom that don't meet code. Mr. Williams also commented he wants to take some of the covered area in the front and make it into an entrance way. Mr. Williams noted he would like to put a wood siding on the structure and since it is so small he wants to make it feel like a cottage, which he thinks the cedar siding would accomplish. Sharon Joseph asked what was under the siding and Mr. Williams stated it was just sheetrock. Mr. Williams noted he would also like to put a stone veneer around the foundation. Charles Schmidt

commented the only house he can think of that has cedar siding is on San Antonio Street. J. Hardin Perry stated he has an old cabin and when he took the siding off, he found cedar underneath. Richard Laughlin stated it will be a nice addition to the neighborhood and will blend in well. David Bullion noted it was a great improvement to the property. Burleigh Arnecke asked if Mr. Williams had considered any other type of siding and Mr. Williams stated the only other thing he would consider is a vertical board and batten. Mr. Perry asked if the roof will stay the same and Mr. Williams noted it would. Mr. Arnecke asked if he planned to add on to the back and Mr. Williams stated he would eventually like to turn the garage into another bedroom and bath and leave the existing laundry room in place. Mr. Arnecke noted the Board hasn't approved cedar siding since he has been a member so he commented if it is approved they are giving everyone else permission to use cedar. Ms. Joseph commented as long as they know the material was used historically, it would be fine to put it in the historic district. Mr. Laughlin noted the existing facia board is larger than what is shown on Mr. Williams drawings and asked which was correct and Mr. Williams stated he is going to make the facia board smaller than it is now.

Richard Laughlin moved to approve Application #11-58 and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Application #11-59 by Mammal Design on behalf of Capraia Partners at 230 E. Main to:

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.

John Mammele, architect, and Jordan Muraglia, owner of the property, presented the application. Mr. Mammele noted they would like to take the building back to what they perceive to be historical and make it cleaner with more uniformity. Mr. Mammele noted the windows vary in size and they believe they have been added through the years. Mr. Mammele stated the windows upstairs have been changed from the original because there are some arches where the windows once were and the patio has also been added. Mr. Mammele noted they recognize the building has gone through

several owners and has been changed and noted the courtyard is an addition form the late 70's or 80's. Mr. Mammele stated they would like to keep all the materials used in the renovation consistent with what's local. Sharon Joseph noted the courtyard is not visible from any thoroughfare.

The applicants then moved on to the kitchen addition and noted they want to come 20 feet off of the building. Ms. Joseph noted that will be very visible from Austin St. David Bullion asked what kind of siding will be used and the applicants noted it will be a board and batten material with 4 inch panels.

The facade is the next area that was discussed and Mr. Mammele noted they would like to remove the bushes that are in front so the building will be more visible. Mr. Mammele also stated the windows are random in configuration and commented the building is asymmetrical. Mr. Mammele noted they do not want to eliminate the secondary door, but to keep it matching the windows they would like to bring it up to a full height door. Mr. Mammele noted the stairway to the basement is not functional and there is a stairway on the interior that can be used to access the basement so they would like to eliminate the exterior staircase, keep it intact for future use, but seal it off which will allow for a better look with the three multi-glaze windows. Mr. Mammele noted they would then match the grid from the lower windows to the upper transom windows. Mr. Mammele stated the 2nd floor facade and side of the building have shutters that they would like to remove and they will restore the clock that is rusting out. Mr. Mammele stated they would like to tone the building down some and make it more neutral with a different color palette.

Ms. Joseph asked about the rear of the building which is somewhat visible and Mr. Mammele noted there have been a number of additions they would like to clean up. Mr. Mammele also noted the details of the addition need to be finalized but they are presenting the look they are aiming for. Mr. Perry asked if the material on the kitchen addition would match what is on it now and asked what type of material it is. Mr. Mammele noted they cannot match what is existing because it is a concrete wall, but they will match the colors of what is on the existing addition and use a 4 inch vertical masonite board, which is applied in sheets.

Ms. Joseph asked about the planters on the front and Mr. Mammele noted they would like to raise the height of the planters and replace them with more functional planters that could also serve as seating.

Richard Laughlin noted much more detail is needed for the Board to allow the applicants to change the whole facade, such as the type of moldings, panels and doors they will be using, and also stated the applicants should come up with an older photo for the building. Mr. Laughlin noted the Board needs construction drawings and some kind of evidence of ghost marks, specifically to prove there are no signs of hinges for shutters that would have been original. Mr. Mammele stated they have been to the historical society several times and have pulled all the photos they can find, the oldest being from 1973, but from what they have gathered, a lot of the front facade wasn't original and was added piece by piece throughout the different eras. Mr. Mammele also commented they are

looking at photos of architecture from the town prior to 1973. Mr. Mammele noted they realize they will not get approval on the entire project tonight but they wanted to show the Board what their plans were and they know they will have to work with the Board throughout the project as it develops. Ms. Joseph asked the Board if they were in agreement of the general project and also what the applicants need to submit for consideration since they have looked for photos and can not find any. Mr. Mammele stated they would like to start the kitchen addition and courtyard renovation and understand the Board will need more detail on the rest of the project.

Burleigh Arnecke moved to approve the courtyard section of the application as presented. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

David Bullion moved to approve the addition to the kitchen as presented. J. Hardin Perry seconded the motion. All voted in favor and the motion carried.

Charles Schmidt moved to approve the restroom and stairwell structure on the rear of the building as presented. Burleigh Arnecke seconded the motion. All voted in favor and the motion carried.

Ms. Joseph stated the Board needs more detail on the front facade and shutters.

Mr. Laughlin asked if anything is going to be done to the windows on the back of the building and the applicants noted they will stay as they are. Mr. Muraglia asked if they can remove the shutters on the west side because they are falling down onto the lower roof. Mr. Laughlin stated they can remove them with the intention they will be repaired and if proof is found they weren't original, the applicants will not have to put therm back up.

ADJOURN

With nothing further to come before the Board, Charles Schmidt moved to adjourn. Burleigh Arnecke seconded the motion. All voted in favor and the meeting was adjourned at 6:25 p.m.

PASSED AND APPROVED this the 15th day of November, 2011.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

Historic Review Board
Application Information

Application Number:	11-64
Date:	November 9, 2011
Address:	612 W. Austin
Owner:	Atlee Lochte, Kenneth Lochte
Applicant:	Brent and Pam Geistweidt
Rating:	Low
Proposed Modifications:	Demolition or removal of existing house.
Neighborhood Characteristics:	The subject property is in the Historic District.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

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

The advisory functions of the Board include the following:

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

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

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

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

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

11-64

Application for Certificate of Appropriateness

Application Date: 10-5-11 Application Complete: _____

Property Address: 612 W. Austin St.

Owner: Atlee Lochte / Kenneth Lochte Phone No. _____

Address: 62 Red Oak / 603 E. Creek Fredericksburg TX

Applicant: Brent + Pam Deistweidt Phone No. 713-705-5763

Address: 2227 N. Llano St. Fredericksburg TX

Description of External Alteration/Repair or Demolition:

Complete demolition and/or removal of existing house.

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: Pam Deistweidt

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

K. Ehard Date 10/10/11 ☐*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
OCT - 5 2011

7


612
11/09/2011


11/09/2011


10
11/09/2011


11/09/2011


11/09/2011

Historic Review Board
Application Information

Application Number:	11-71
Date:	November 9, 2011
Address:	315 E. Main
Owner:	Milton Crenwelge
Applicant:	Fisher & Weiser
Rating:	High
Proposed Modifications:	Attach individual letters for signage to exterior of building.
Neighborhood Characteristics:	The subject property is in the Historic District.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

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

The advisory functions of the Board include the following:

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

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

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

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

LOW rating. Properties that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual fifty (50) year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than fifty (50) years of age, but which nevertheless may have relative value within the Historic District, meriting preservation. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by

the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

11-11

Application for Certificate of Appropriateness

Application Date:_____ Application Complete:_____

Property Address: 315 East Main St.

Owner: Milton Crenwelge Phone No._____

Address:_____

Applicant: Fischer + Wieser Specialty Frms Phone No. 830-990-8256

Address: 315 East Main Fax No. 830-997-2279

Description of External Alteration/Repair or Demolition:

see attached

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: 10/24/11 ☑ Historic Photograph

Desired Starting Date:_____ Desired Completion Date:_____

SURVEY RATING: ☑High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Mark B. Wieser

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

_____ Date 11/1/11 ☐*Insignificant* ☑*Significant*

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

_____ Date 11/1/11 ☐*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*

Fischer & Wieser®

SPECIALTY FOODS

To The Historic Review Board
City of Fredericksburg

October 25, 2011

Dear Members:

Application for Historical Review

We were pleased to announce to our employees in our October newsletter that we were re-opening a shop on Main Street, one that will focus solely on the extensive line Fischer & Wieser products produced by us and to promote "branding" of our line.[i] We also announced that we will begin to promote our new tagline, ***"Inspiring Your Culinary Adventure!"*** ™ The store will have 996 sq. ft. of shopping space upon opening, but an additional expansion is being considered for maximizing this location and under consideration by incorporating the area immediately to the rear of the building, but no concrete plans have been finalized at this time and it is unlikely that anything will be begun in the immediate future.

Please find attached our application for your review and comments of the proposed signs that we wish to submit for review at this time to the historic structure located at 315 E. Main. We have made application with the City of Fredericksburg for the following signage, all of which have been found to be in compliance with the current sign ordinance pending your approval. All of the following signs will be attached and located on and near the building as permitted and required by the city ordinances. A total of no more than **63.3 sq feet** of the 80 square footage allowed in the historic district is being proposed with this application. Several others signs are included herewith and are exempt from the current ordinance. These are included only for making the board aware of the total applications being considered. We respectively ask that you find the following signage to be in keeping with the historical preservation intended for this building and in this historic district of the City of Fredericksburg.

Should the committee have any additional questions or concerns I would be happy to answer them. I may be reached either by cell or the email address provided below.

Sincerely,

Mark B. Wieser

Mark B. Wieser, Chairman
Fischer & Wieser Specialty Foods, Inc.
Cell 512-796-1952
Email: mark.wieser@jelly.com

Fischer & Wieser Specialty Foods, Inc. - 2011

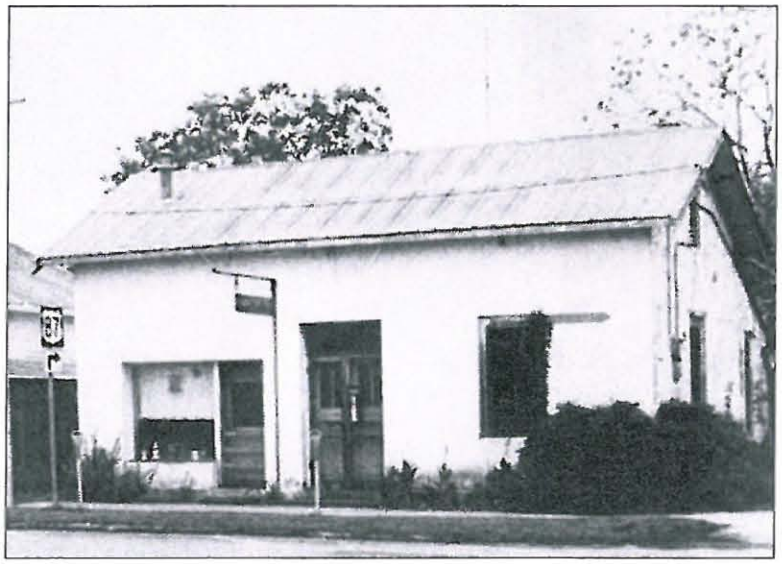
Fischer & Wieser Specialty Foods, Inc. currently markets its award-winning products in all 50 of the United States, Canada, Mexico, and the United Kingdom, and is recognized in the industry as one of the creative leaders in gourmet foods. We employ some 80 workers in both manufacturing and retail. When this building became available recently it was decided that Fischer & Wieser should return to Main Street, this time to open a store through which it could brand its products by showcasing its extended array of gourmet lines. Believing that the 300 block of East Main has also changed dramatically since 2005 with many more business now being located east of what are considered the golden blocks of town helped us conclude that returning to Main Street was the right thing to do.

Fischer & Wieser's Appreciation for Historical Structures

I have personally had a life-long appreciation for old buildings and have been no stranger to them. I restored a number of buildings in and around the city; one on Main Street being the Wieser Building located at 244 West Main and the accompanying buildings that were located to the east of that building.[iv] At that time, in the 1970s, it was only the second structure to be restored along Main Street.[v] I had also previously restored the 1870 Koenig log cabin, the first log cabin to be restored in the county. It has been known as das Peachhaus since 1969 and from which I sold fresh peaches. It currently continues to serves as an office for our retail operations. I have also restored a warehouse originally built by Lone Star Brewery in 1913 and that had once stood near the depot of the San Antonio, Fredericksburg, and Great Northern Railway. I moved and renovated that warehouse in 1976 to serve as an addition alongside the König cabin and today it is known as Fischer & Wieser's das Peachhaus. There we showcase our commercial lines of gourmet products and our signature line, a line of old-fashioned flavors from the wonderful legacy of fruits that our Texas Hill Country provides. Fischer & Wieser Specialty Foods, Inc. is currently housed in part of the old Stein Lumber Company, parts of which date to the early 1920s. Despite being housed in such an older structures, Fischer & Wieser maintains a near 100% approval annually in the Silliker Audit,[vi] one of the highest and most prestigious audits of food manufacturing in the United States and proof that one can adapt older structures even for the production of food products.

I also have also been privileged to be able to continue to live in the house in which I was born and which I restored in keeping with its original architectural intent. It dates from 1892. I also had the opportunity to remodel and live in the 1923 Craftsman's bungalow that my father had built out on our farm when he married. Consequently, I have a unique appreciation for these wonderful structures and pray that the committee will find that the signage that we have selected will be found to be in keeping and in harmony with your goals for maintaining the character of this building while adding value to the historic district.

The History of the Stoffers-Basse Building



ii

The Stoffers-Basse Building at 315 East Main Street

I personally grew up knowing this building only as the Basse Building, a cement plastered structure that had been muddled on several occasions by a succession of owners without any regard for the architectural consideration and the original intent of its German builders. Two large, unmatched, picture windows, one with another front entrance, were obviously added over the years to accommodate the various needs of businesses that at one time were housed here. I remembered it being used as the office of a local freight company known as Basse Freight Lines, but it has since moved its operations to Kerrville from which location it continues to operate.

Mrs. Art Kowert noted that this building originally was built by Christian Döbner around 1855 who sold it to Edward Maier in 1857 and who, after some changes, sold it to Johann Kallenberg. A year after the Civil War ended it was deeded to Friedrich Stoffers, a saddler who operated his saddlery here. Various members of the Stoffers family lived there until 1913 until when it was sold to Mrs. Alama Basse Herbort whose husband had founded the freight line and which she continued to operate herself for many years after his death.[iii]

The plaster was removed sometime in the late 1980s, and the sizes of the windows were tastefully reduced to their current size. Originally built as a one and one half story structure the inside stairs to the upper floor were removed in that restoration, but their former location remains clearly visible inside the front room. Case and Deanna Fischer purchased the building around 1989 and Fischer & Wieser Specialty Foods, Inc. opened an Epicurean Shop which was eventually consolidated with Fischer & Wieser's das Peachhaus in 2005 when it was noted that a growing number visitors and shoppers to Fredericksburg were becoming more willing to travel outside of the city to visit the expanding numbers of wineries and stay in an ever increasing number of bed and breakfasts being established throughout the county.

We respectively submit herewith for your approval the signage we wish to add to the historic Stoffers-Basse Building. We hope that you will find these renderings as being tastefully done and that the committee with agree with us that these applications will enhance the structure and are within the current regulations that the city has adopted.

Signs Submitted for Historical Review

1-**Wall Sign** applied to street side will read "FISCHER & WIESER ON MAIN®. "

FISCHER & WIESER ON MAIN® **at 315 East Main Street**

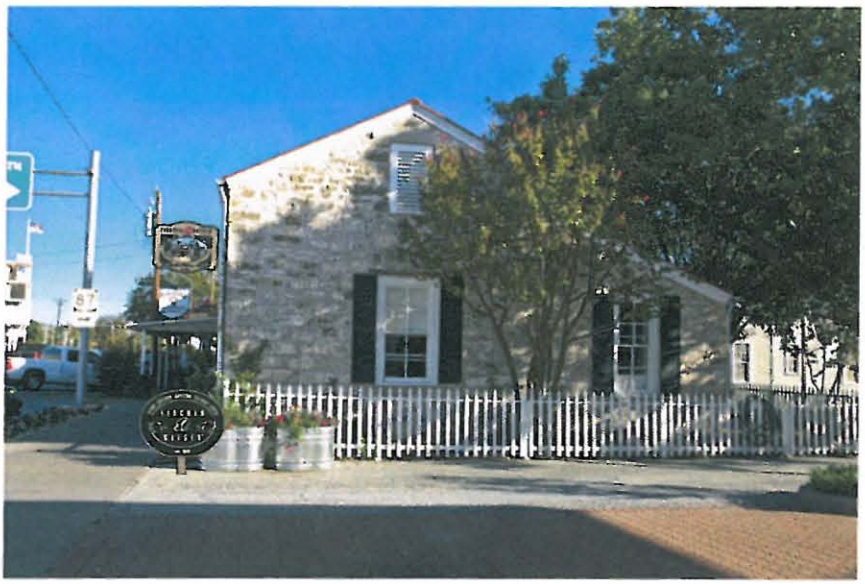
Proposed wall sign would consist of **16"** letters cast in medal and painted a deep green. The distance across the sign will be **22.5 feet** for a total of **30 sq ft.** An additional **1.3 sq ft** is allotted to the ampersand. The smaller "On Main" is **10" x 57"** for a total of **4 sq ft**. The total square footage of this wall sign at **35.3 square feet**.

2- **Projecting Sign** would be more detailed and would include a painting commissioned by Fischer & Wieser of the late local artist, Lee Ethel, in the 1980s for rendering Fischer & Wieser's das Peachhaus located at 1406 South U.S. Highway 87. The 1913 Lone Star Brewery Warehouse and the 1870 König Cabin are both rendered in this painting.

This Projecting Sign would be a double-sided hanging sign **3'x 4'** for a total of **12 square feet** and be hand-carved into 3" thick cedar and painted in the colors shown above. This sign will be attach to a bracket previously used and attached to the NE corner of the building an in the same exact location as the previous three store signs used by businesses at this site without having to drill any new holes into the limestone walls.

3- **The Ground Sign** has been approved to be located at the west dividing line between the drive ways currently serving as entrances for private parking for owners this building and for those of **Reds**, the business located immediately to the west of 315 East Main. The oval Ground Sign would be **5' x 4'** for a total surface area of **16 square feet** and stand on a single 6" medal post, but no higher than the allotted five feet.

Ground Sign



West Side View Showing Location of Ground Sign

4- Two additional **medal plaques**, both exempt from current regulations, will be attached to the structure.

First, the building number "**315**"will be **4"x 8"** in size and will be attached near the front door to aid those seeking that address. It will consist of brushed aluminum with a black background. Total square footage of this sign is **.22 sq ft.**

4"x8"

Second, a medal plaque will be **14' x 24",** smaller than the 4 square feet of signage allowed and will be attached on the west wall noting who the business occupants are. It too is exempt from the total allotted footage permitted under the sign ordinance. Total square footage of this sign is **2.33 sq ft.**

14x24 aluminum

5-Also exempted from the allotted square footage will be a standing **A-Frame menu board** that will be no larger than a total of 4 square feet and will be daily be stood outside the front door no farther than the allotted 6 inches from the wall as permitted in your current restrictions on such signs.

28" x 20"

Total footage of this menu board for this address is **3.89 square feet**.

Recap

1-	Wall Sign	35.3 sq ft
2-	Hanging Sign	12.0 sq ft
3-	Ground Sign	16.0 sq ft
	Total	63.3 sq ft

Footnotes

---

[i] The American Marketing Association defines branding as a "Name or term that is defined by a perception. It is the marketing practice of creating a name, symbol or design that identifies and differentiates a product from other products. Small Business Encyclopedia - http://www.entrepreneur.com/encyclopedia/term/82248.html - accessed October 19, 2011. – Brand - http://en.wikipedia.org/wiki/Brand - accessed October 19, 2011.

[ii] Old Homes and Building of Fredericksburg, Elisa Kowert, Fredericksburg Publishing Company: Fredericksburg, 1977. Page 66.

[iii] Ibid. pp 66-67.

[iv] The Wieser Building's restoration was recognized by the Gillespie County Historical Society and cited at its 1972 annual awards dinner.

[v] The first business building to be restored was in the same 200 block of West Main and was one that once was the original store for Knopp and Metzger. It was restored by Arthur Stehling, who moved his law office and residence there in early 1970.

[vi] The Sillkier Audit combines a host of recognized industry practices and principles, as well as recommendations from the National Advisory Committee for Microbiological Criteria in Foods, USDA, and FDA into a comprehensive evaluation forms used by Silliker auditors. - http://www.silliker.com/html/auditing_award.php - accessed October 19, 2011.

Inventory of Properties

312 E. Main

Site ID No.	396
Address	312 E. Main
Date	1876
Stylistic Influence	Second Empire
GCAD Hyperlink	R16420
Owner	PORTER, FAMILY TRUST % RICHARD & ELIZABETH PORTER
Historic District	Yes Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Outstanding decorative features contribute to the resource's significance.
Notes	Wahrmund Store-Bakery Building. Property is a Recorded Texas Historic Landmark.

1983 Historic Resources Survey

Previous Site No.	424
Previous Ranking	1
Previous Photo References	
Roll	35
Frame	16

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

314 E. Main

Site ID No.	397
Address	314 E. Main
Date	1990
Stylistic Influence	
GCAD Hyperlink	R77234
Owner	STRICKLAND, JAMES E JR & DONNA
Historic District	Yes Historic District
Assessment	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.
Notes	

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

315 E. Main

Site ID No.	449
Address	315 E. Main
Date	1880
Stylistic Influence	vernacular
GCAD Hyperlink	R18285
Owner	CRENWELGE, MILTON M & MICKEY
Historic District	Yes Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
Notes	

1983 Historic Resources Survey

Previous Site No.	425
Previous Ranking	3
Previous Photo References	
Roll	34
Frame	16

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

319 E. Main

Site ID No.	448
Address	319 E. Main
Date	1900
Stylistic Influence	
GCAD Hyperlink	R25916
Owner	SCHMIDT, HERBERT
Historic District	Yes Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
Notes	Resource has an historic shed-roof side addition. Former living quarters to the rear of building.

1983 Historic Resources Survey

Previous Site No.	426
Previous Ranking	3
Previous Photo References	
Roll	34
Frame	15

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Historic Review Board
Application Information

Application Number:	11-73
Date:	November 9, 2011
Address:	110 E. Orchard
Owner:	George Francois
Applicant:	Todd Stephens
Rating:	Low
Proposed Modifications:	New construction of Duplex.
Neighborhood Characteristics:	The subject property is in the Historic District.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

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

The advisory functions of the Board include the following:

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

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

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

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

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

11-73

Application for Certificate of Appropriateness

Application Date: 10/31/11 Application Complete: _____

Property Address: 110 E. ORCHARD

Owner: GEORGE K. FRANCOIS Phone No. 210-396-2535

Address: 68 WHILEY RD. GROTON, MA 01450-2208

Applicant: TODD STEPHENS Phone No. 830-990-0400

Address: 103 E. MAIN FBG TX Fax No. 830-990-0447

Description of External Alteration/Repair or Demolition:

NEW CONSTRUCTION OF DUPLEX (SEE ATTACHED PLANS)

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

BUILD TO SIMILAR STYLE OF ADJACENT HOMES.
(SIMILAR FINISHES & STYLE & SCALE)

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

No

☑ Drawing ☐ Sketch Date Submitted: 10/31/11 ☐ Historic Photograph

Desired Starting Date: 01/02/12 Desired Completion Date: 09/01/12

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL; Estimated Date of Construction _____

APPLICANT SIGNATURE: Todd W. Stephens

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

_____ Date 10/31/11 ☐*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*

Hills of Texas Homes
830-990-0400
Homes Designed And Built By Engineers

HILLS OF TEXAS HOMES

103 E. Main
Fredericksburg, Texas 78624

Phone: 830-990-0400
Fax: 830-990-0447

EXTERIOR SPECIFICATIONS FOR FRANCOIS DUPLEX AT 110 E. ORCHARD

Stone Veneer - Native Limestone chopped pattern in 4", 6" and 8" sizes. 80% cream and 20% nicotine color

Roofing - Standing Seam 24 gauge metal roofing with seams at no greater than 17" on center

Siding - Hardi-Plank Concrete 8" colonial lap siding painted Sherwin Williams Nantucket Dune SW7527

Trim- Hardi-Plank Concrete 1x4 and 1x6 painted Westhighland White SW 7566

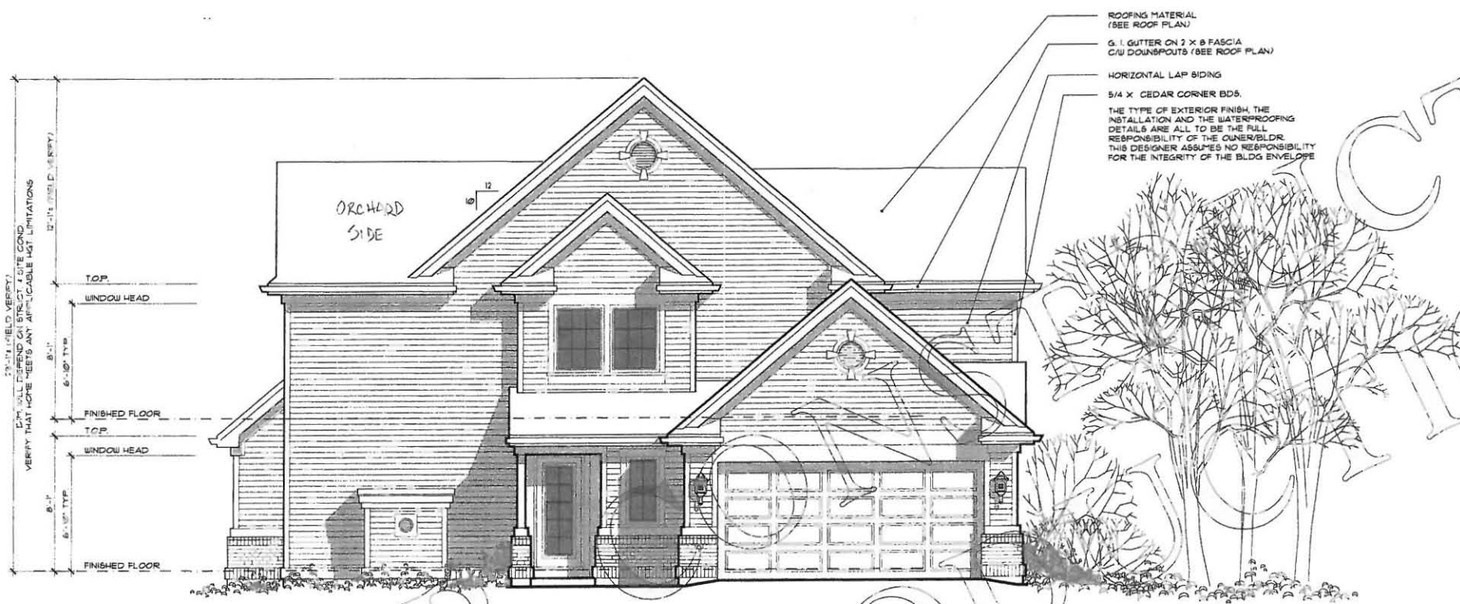
Windows - Double Pane Vinyl single hung energy efficient almond or desert sand color with a pattern as shown on plans

Garage - Steel insulated panel garage doors painted to match trim color of house. Unit A will not have windows in door. Unit B will have decorative windows in door.

Front Doors - Paint Grade Wood doors with insulated glass sidelights painted to match or complement trim and siding color.

Gutters - Seamless aluminum gutters selected in color to match trim and/or siding color

Fences - No fences



RIGHT SIDE ELEVATION

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

FRONT ELEVATION

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

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.

29

Mascord COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC
A.C.S. 503 684-6593 PORTLAND OR 97209 503/223-8168 FAX 503/223-5023
http://www.mda.com

DRAWN	10/23/97	AMD
REV	09/11/06	LHD
REV	07/30/04	DLG
REV	05/20/02	LAW

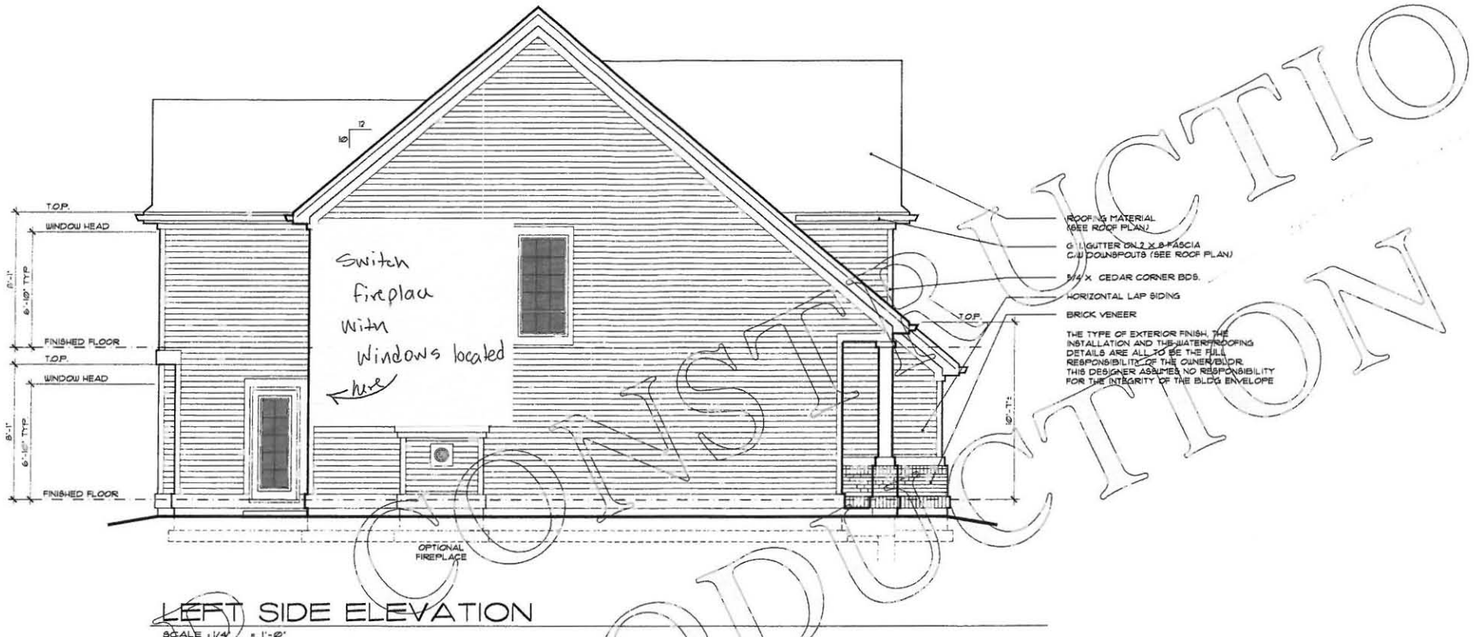
25# SNOW LOAD

UPPER FLOOR	1 SQ FT	
MAIN FLOOR	723 SQ FT	
TOTAL AREA	1434 SQ FT	
UPPER FLOOR	783 SQ FT	
MAIN FLOOR	748 SQ FT	
TOTAL AREA	1531 SQ FT	

A B

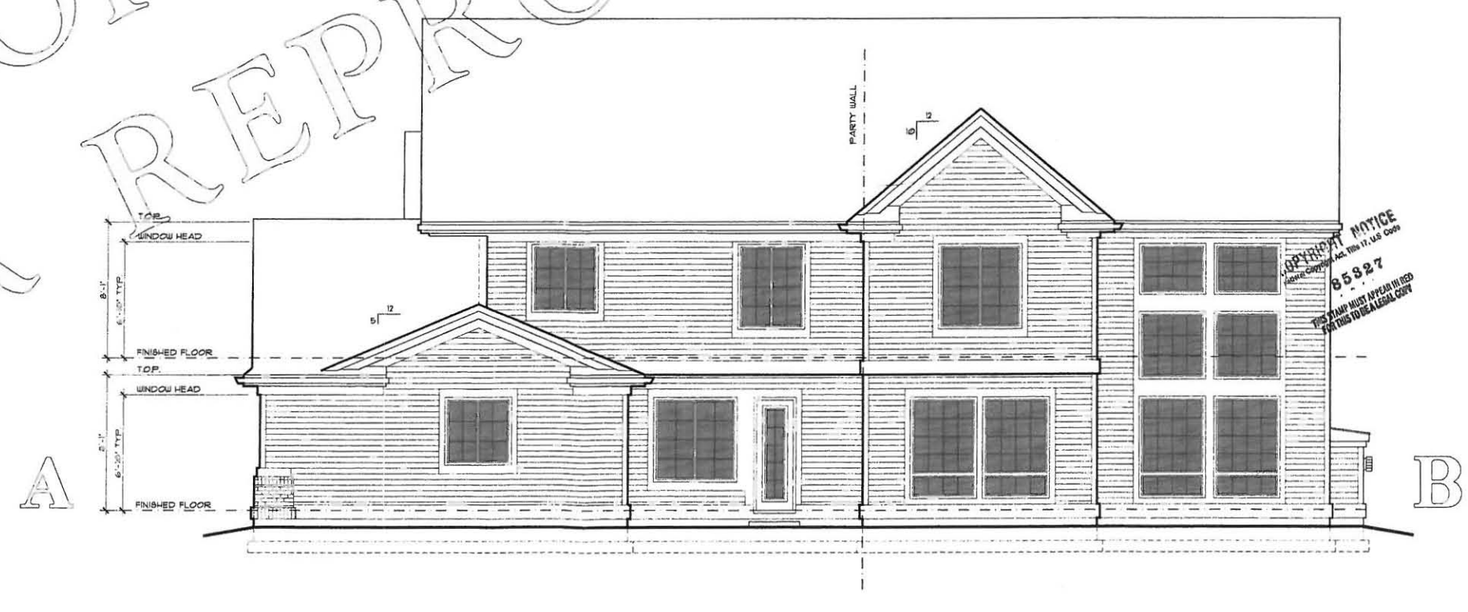
4012

1 M



LEFT SIDE ELEVATION

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



REAR ELEVATION

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

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.

30

Mascord COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC.
505 NW 18th AVE. PORTLAND OR 97209 503/223-1941 FAX 503/223-5923 http://www.mascord.com

DRAWN	07/27/97	AMJ
REV	03/31/05	LHD
REV	07/31/01	BSG
REV	06/26/02	LAW

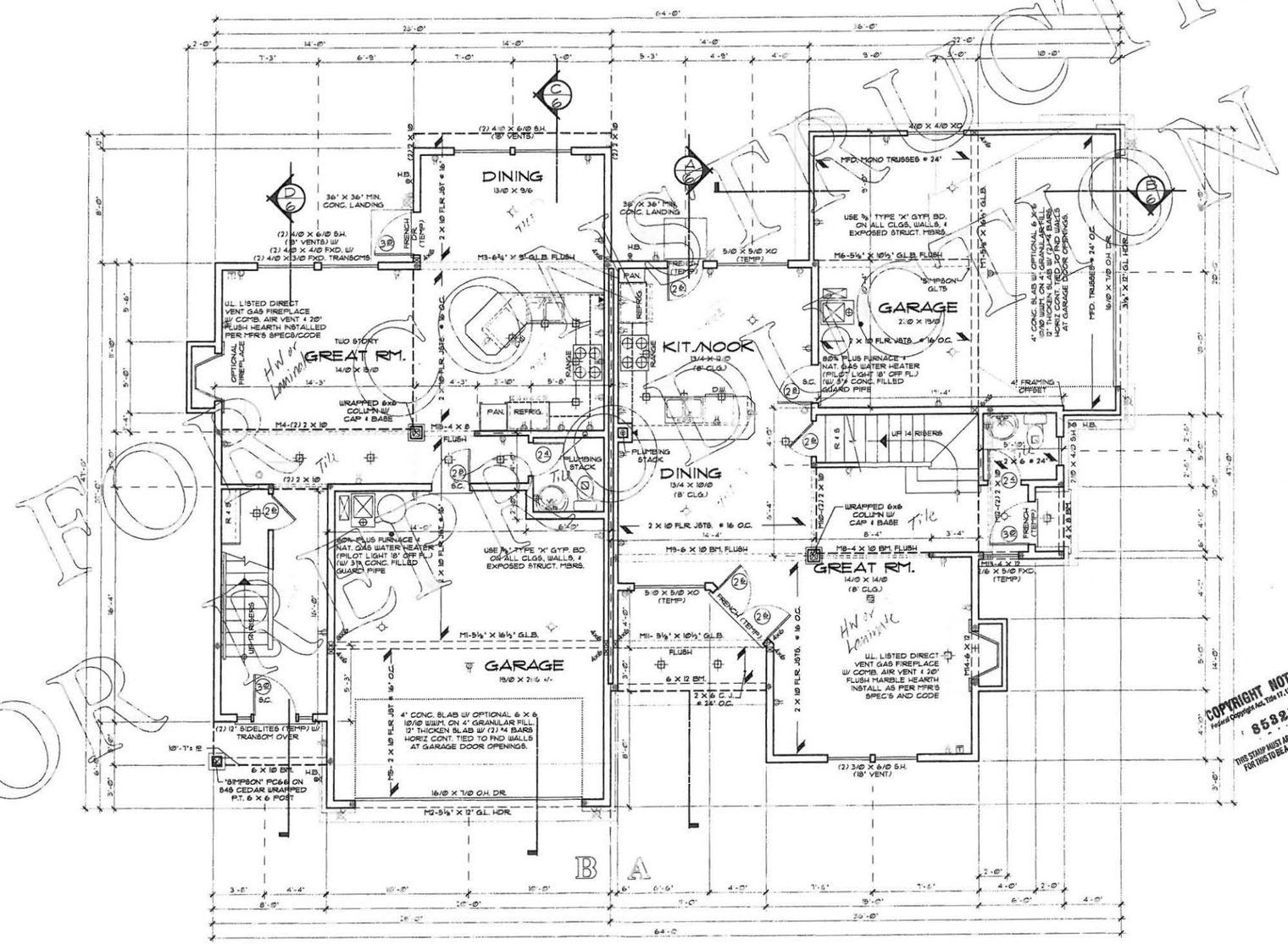
25# SNOW LOAD

UPPER FLOOR	715 SQ. FT.	
MAIN FLOOR	713 SQ. FT.	
TOTAL AREA	1428 SQ. FT.	
UPPER FLOOR	793 SQ. FT.	
MAIN FLOOR	708 SQ. FT.	
TOTAL AREA	1501 SQ. FT.	

A B

4012

2 M



LEGEND

- RECESSED INCANDESCENT
- RECESSED DIRECTIONAL INCANDESCENT FIXTURE
- WALL MOUNTED INCANDESCENT
- SURFACE MOUNTED INCANDESCENT
- SURFACE MOUNTED FLUORESCENT
- RECESSED EXHAUST FAN VENTED TO THE EXTERIOR
- 'CASABLANCA' TYPE CEILING FAN
- DUPLEX OUTLET
- CEILING MOUNTED DUPLEX OUTLET
- 220V OUTLET
- FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)
- TELEPHONE OUTLET
- TELEVISION OUTLET
- SPEAKER LOCATION
- 110 VOLT SMOKE DETECTOR (SEE 'GENERAL NOTES' FOR OTHER SPEC'S)
- 4 X 4 POST FROM ROOF HIP, VALLEY OR RIDGE DOWN TO BEARING POINT ON WALL BELOW (MAX. OF 45° FROM VERT.)
- BEARING WALL SUPPORTING STRUCTURE ABOVE
- 4 X 12 HDR. @ DR. OPENINGS OR FLUSH FLOOR FRAMING MEMBERS W/ BUILT-UP COL. OF 3 X BM. WIDTH EA. END
- DROPPED STRUCT. MEMBER (PROVIDE COLUMN EACH END - MINIMUM OF WIDTH OF THE BEAM)

S-FURLIND 06/23/97

MAIN FLOOR PLAN

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

F LATERAL ENGINEERING IS REQUIRED. REFER TO ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS

Mascord COLLECTION
ALAN MASCORD DESIGN ASSOCIATES, INC.
2205 NW 164th AVE. PORTLAND OR 97229 503/225-9970 FAX 503/225-9973 http://www.mascord.com

A	012 -	D
DRAWN	12/23/97	AMP
REV	03/11/05	LHD
REV	01/10/04	BSU
REV	10/17/02	RJL

25# SNOW LOAD

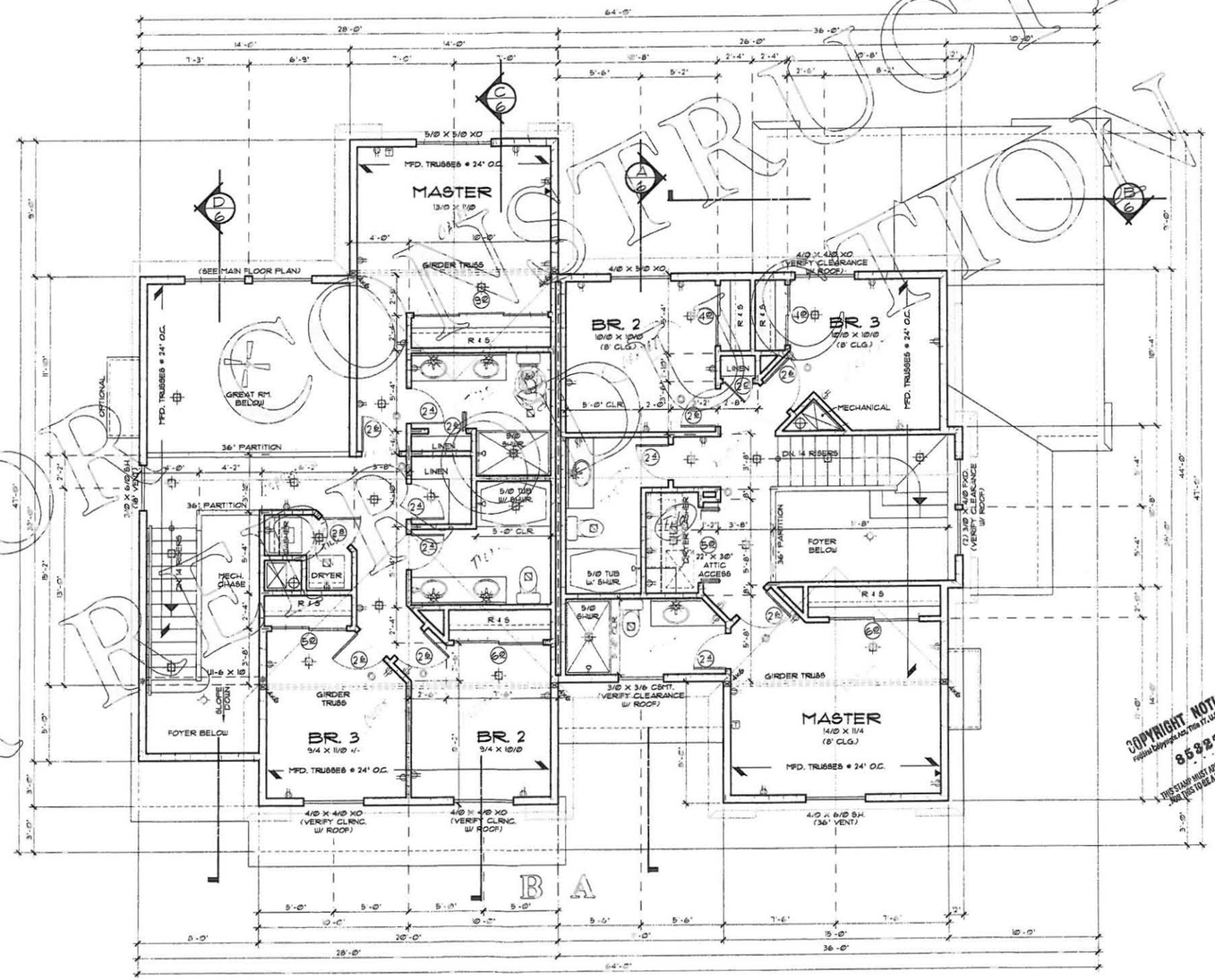
UPPER FLOOR	711 SQ. FT.	
MAIN FLOOR	2,275 SQ. FT.	
TOTAL AREA	1,434 SQ. FT.	
UPPER FLOOR	793 SQ. FT.	
MAIN FLOOR	708 SQ. FT.	
TOT. SL. AREA	1501 SQ. FT.	

A B

4012

3 M

31



UPPER FLOOR PLAN

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

IF LATERAL ENGINEERING IS REQUIRED, REFER TO ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS

LEGEND

- RECESSED INCANDESCENT
- RECESSED DIRECTIONAL INCANDESCENT FIXTURE
- WALL MOUNTED INCANDESCENT
- SURFACE MOUNTED INCANDESCENT
- SURFACE MOUNTED FLUORESCENT
- RECESSED EXHAUST FAN VENTED TO THE EXTERIOR
- 'CASABLANCA' TYPE CEILING FAN
- DUPLEX OUTLET
- CEILING MOUNTED DUPLEX OUTLET
- 220V OUTLET
- FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)
- TELEPHONE OUTLET
- TELEVISION OUTLET
- SPEAKER LOCATION
- 110 VOLT SMOKE DETECTOR (SEE 'GENERAL NOTES' FOR OTHER SPEC'S)
- 4 X 4 POST FROM ROOF HIP, VALLEY OR RIDGE DOWN TO BEARING POINT ON WALL BELOW (MAX. OF 45° FROM VERT.)
- BEARING WALL SUPPORTING STRUCTURE ABOVE
- 4 X 12 HDR. @ DR. OPENINGS OR FLUSH FLOOR FRAMING MEMBERS W/ BUILT-UP COL. OF 3 X 8M. WIDTH EA. END
- DROPPED STRUCT. MEMBER (PROVIDE COLUMN EACH END - MINIMUM OF WIDTH OF THE BEAM)

S-TURLND 06/23/97

Mastord COLLECTION

ALAN MACDONALD DITHOA ASSOCIATES, INC
13 NW 16th AVE. PORTLAND OR 97209 503/225-9351 FAX 503/225-0253
http://www.mastord.com

DRAWN	10/13/97	AMP
REV	08/1/98	LHG
REV	07/30/04	BBS
REV	10/1/03	RJ

25# SNOW LOAD

UPPER FLOOR	711 SQ FT	
MAIN FLOOR	723 SQ FT	
TOTAL AREA	1434 SQ FT	
UPPER FLOOR	573 SQ FT	
MAIN FLOOR	708 SQ FT	
TOTAL AREA	1281 SQ FT	
	A	B

4012
4 M

32

ROOF DESIGN NOTES

THIS ROOF HAS BEEN DESIGNED TO SUPPORT CEDAR SHAKE ROOFING MATERIALS AND COMPOSITION ROOFING OF VARIOUS TYPES. THE TABLE BELOW DESCRIBES IN DETAIL THE ASSUMPTIONS MADE IN THE DESIGN OF THE ROOF STRUCTURE OF THIS BUILDING.

ROOF LIVE LOAD (SNOW)	25.0 PSF
FRAMING MATERIALS:	2.0 PSF
SHEATHING MATERIALS:	1.5 PSF
MISC. MATERIALS:	1.5 PSF

ROOFING TYPE	DRY / WET	
MED SHAKES	2.0 / 3.25 PSF	
HVY SHAKES	3.0 / 4.0 PSF	
SHINGLES	2.0 / 3.25 PSF	
COMPOSITION	2.5 / 3.0 PSF	3.25 PSF AVE.(WET)

	33.25 PSF ACTUAL REQ'D
GYPSUM MATERIALS: ADD 2.0 PSF FOR VAULTED AREAS (COVERED IN SAFETY FACTOR)	6.75 PSF SAFETY FACTOR
	40.0 PSF TL

NOTE: HIPS, VALLEYS & RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTERS (FIELD VERIFY ALL CONDITIONS)

LEGEND

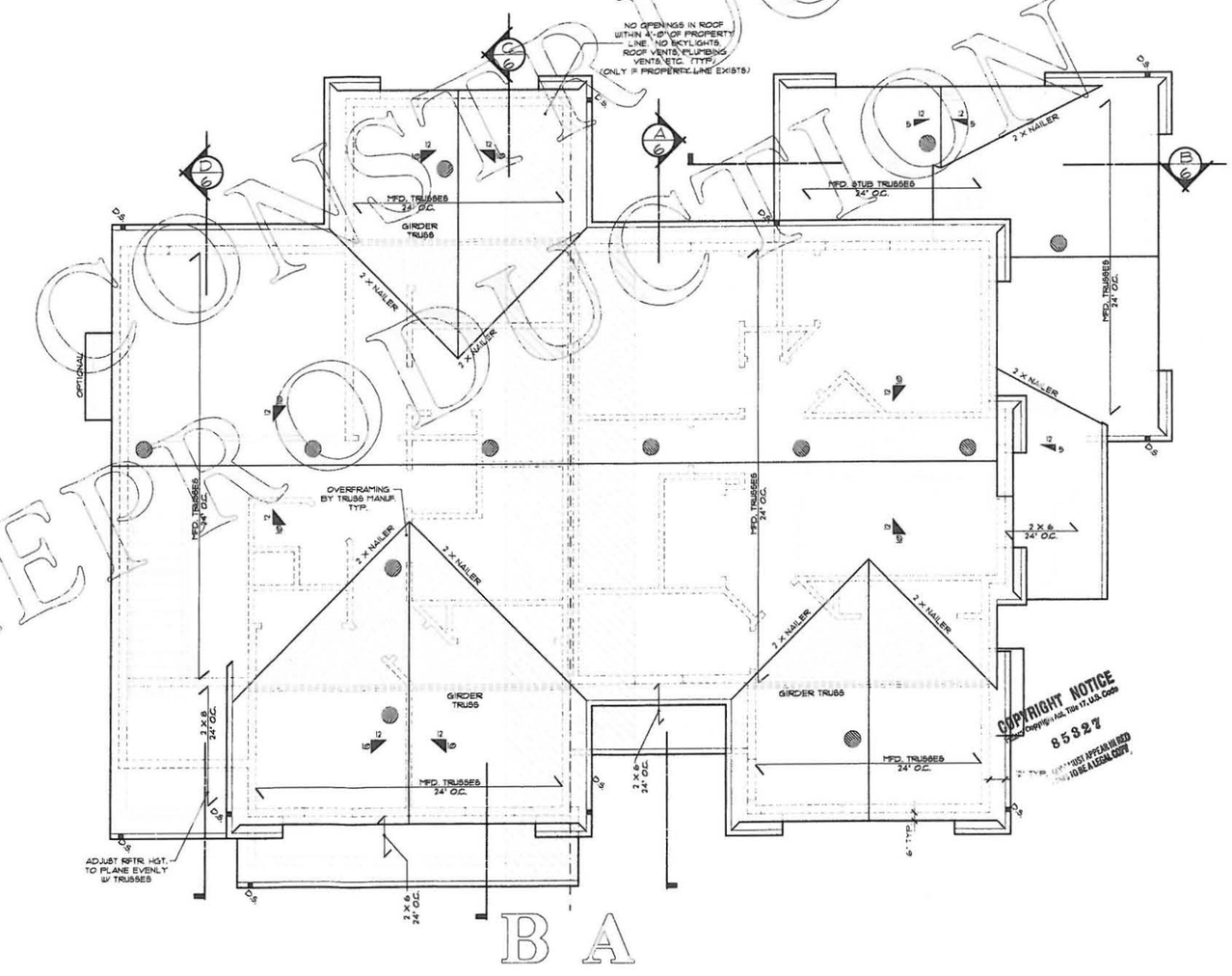
- 4 X 4 WOOD POST FROM RIDGE (HIP OR VALLEY) TO WALL BELOW (MIN. (2) 2 X 4 REQ'D AT WALL BEARING POINT) NOTE: SPLICES IN HIPS & VALLEYS CAN ONLY OCCUR @ POST DOWN LOCATIONS
- 48 SQ. IN. NOBA VENTS (REQ'D)
- 2X4 PURLIN WALL TO BM. OR WALL BELOW. (FRAMG AT 24" O.C.)
- SHADED AREA DENOTES ROOF FRAMED OVER RAFTERS BELOW
- DOWNSPOUTS

COMPOSITION OR SHAKE ROOFING

MAXIMUM SPANS
20 PSF (TOTAL)
30# LL + 10# DL

SIZE	SPACING	SPAN
2X6	12" O.C.	13'-3"
	16" O.C.	11'-11"
	24" O.C.	9'-8"
2X8	12" O.C.	17'-3"
	16" O.C.	15'-6"
	24" O.C.	12'-3"
2X10	12" O.C.	21'-2"
	16" O.C.	18'-5"
	24" O.C.	15'-0"
2X12	12" O.C.	24'-8"
	16" O.C.	21'-4"
	24" O.C.	17'-8"

8-11-93 S-LOADS



ROOF PLAN

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

IF LATERAL ENGINEERING IS REQUIRED, REFER TO ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS

Mascord COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC.
1205 NW 18TH AVE. PORTLAND OR 97209 503/228-9181 FAX 503/223-5513
http://www.mascord.com

DRAWN	10/23/97	AMP
REV	09/16/03	LMS
REV	07/30/04	BTG
REV	10/17/03	RJV

25# SNOW LOAD

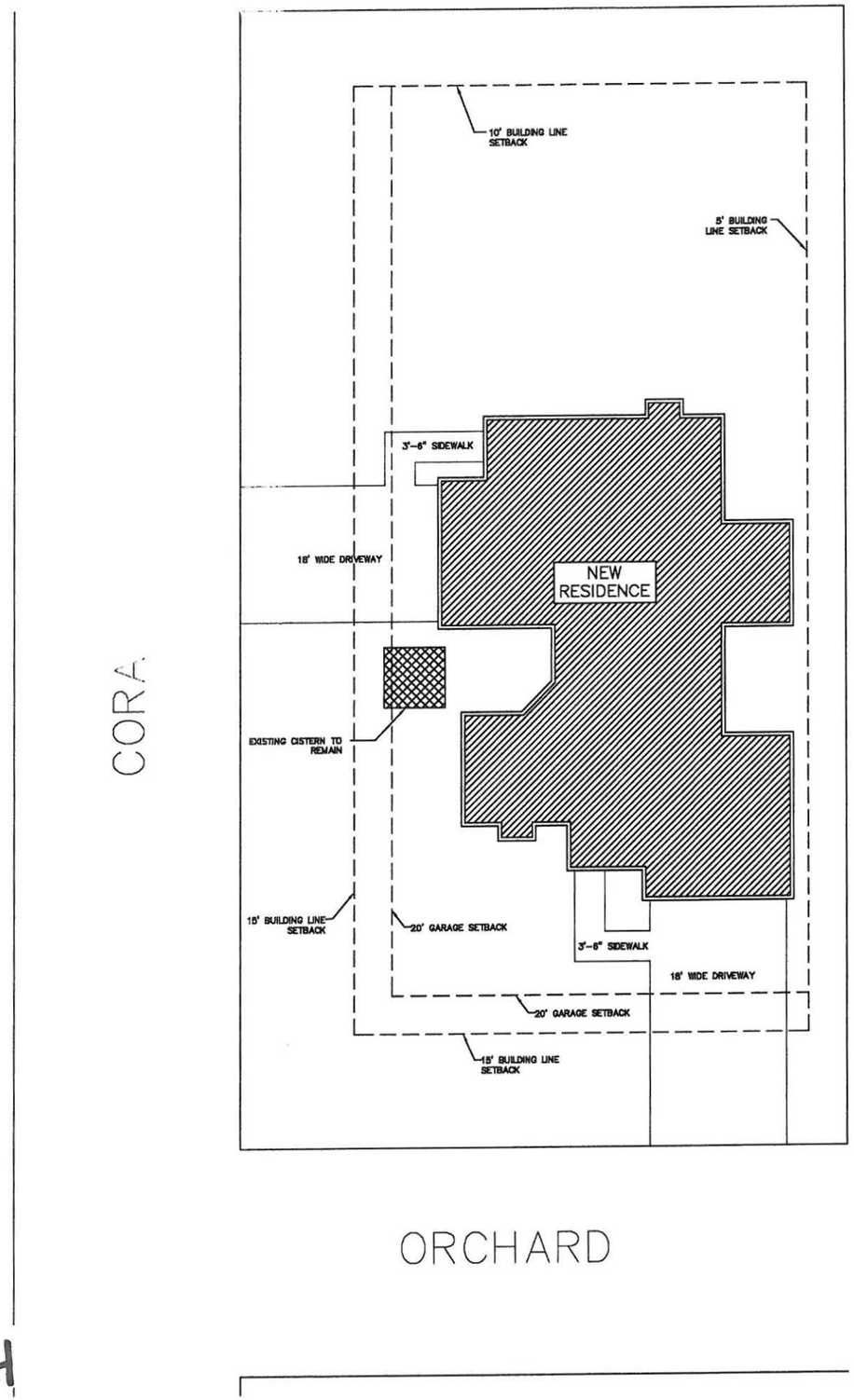
UPPER FLOOR	711 SQ. FT.	
MAIN FLOOR	723 SQ. FT.	
TOTAL AREA	1434 SQ. FT.	
UPPER FLOOR	793 SQ. FT.	
MAIN FLOOR	728 SQ. FT.	
TOTAL AREA	1521 SQ. FT.	

A B

4012

7 SM

33



NORTH

SITE PLAN
SCALE: 1" = 8'-0"

110 E. Orchard

George K. Francois Duplex
Fredericksburg, Texas

Hills of Texas Homes

103 E. Main St.
Fredericksburg, Texas 78624
(830)990-0400 fax: (830)990-0447

401 Cora

402 Cora

403 Cora

~~403~~ Cora
404

36

405 Cora

406 Cora (part of 408 Cora)

407 Cora

408 Cora

409 Cora

410 Cora

502 Cora

Property at corner of Cora and Orchard in Question

504 Cora

506 Cora

507 Cora

508 Cora

509 Cora

510 Cora

511 Cora

512 Cora

112 East Orchard

Side of 409 Cora facing East Orchard

11-63

Application for Certificate of Appropriateness

Application Date: 19 Oct '2011 Application Complete: _____

Property Address: 509 W. MAIN

Owner: GRACE WALLACE Phone No. 997-3566

Address: 604 W. SAN Antonio St., Fbg. TX 78624

Applicant: SAME Phone No. (CELL) 998-1386

Address: " Fax No. _____

Description of External Alteration/Repair or Demolition: Black IRON Metal FENCE APPROX. 3' TALL 41 Feet IN length with 2 GATES

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

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

☐ Drawing ☑ Sketch Date Submitted: 19 Oct 2011 ☐ Historic Photograph

Desired Starting Date: 1 NOV 2011 Desired Completion Date: 15 NOV '2011

SURVEY RATING: ☐High ☐Medium ☑Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Grace Wallace By Bob Carlisle

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

_____ Date 10/21/11 ☑*Insignificant* ☐*Significant*

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

_____ Date 10/21/11 ☑*Insignificant* ☐*Significant*

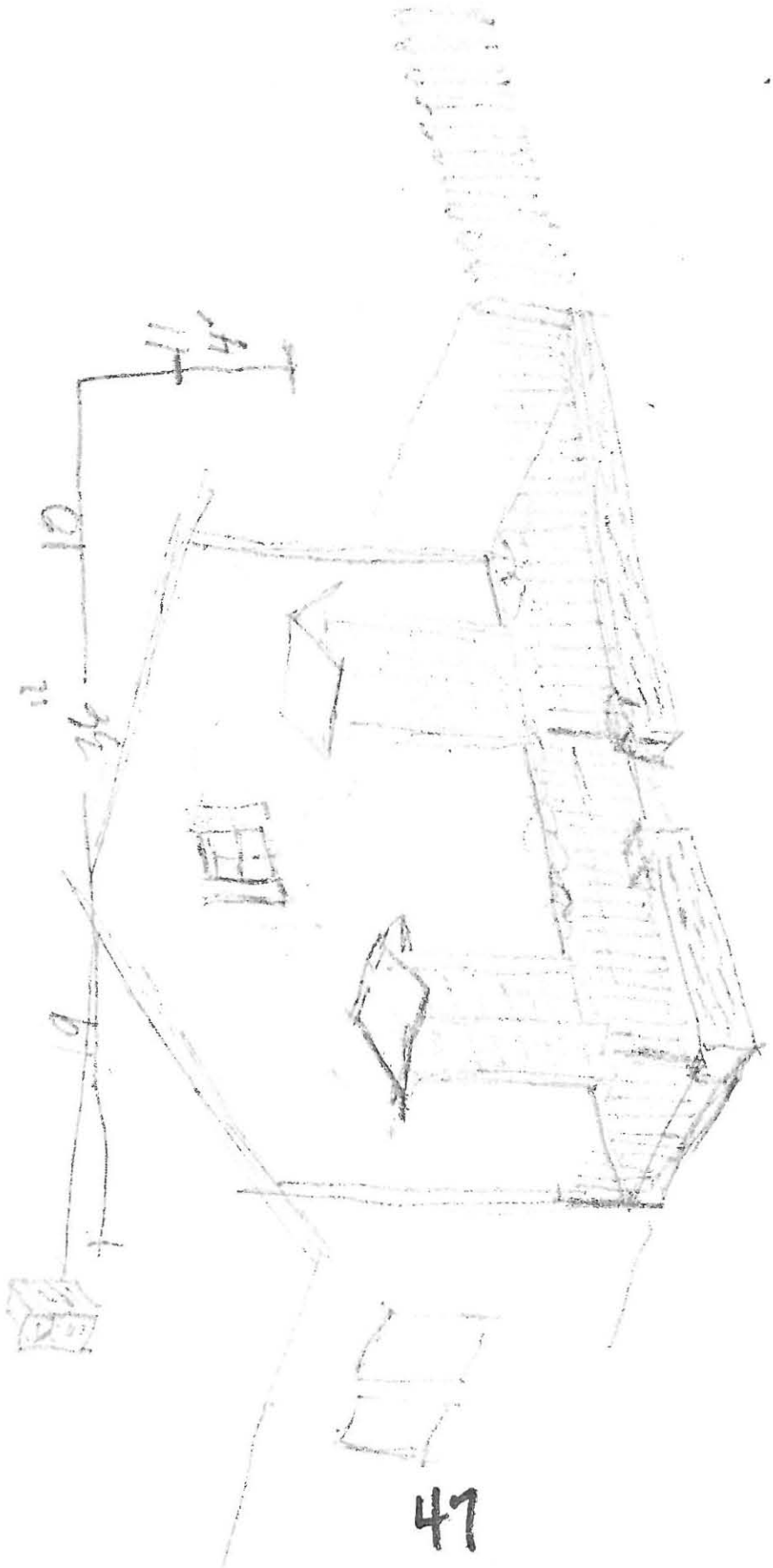
Chairman's Determination *(Max 7 days)*

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

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

RECEIVED OCT 19 2011

TEXAS NATIONAL INVESTORS, INC.
3453 Greystone Austin, Texas 78731 (512) 346-3472



11-65

Application for Certificate of Appropriateness

Application Date: Oct 10, 2011 Application Complete: _____

Property Address: 208 East Travis Street

Owner: Ed Coker Phone No. 830/990-8570

Address: Same

Applicant: Same Phone No. Same

Address: Same Fax No. NA

Description of External Alteration/Repair or Demolition: Repaint the existing rear addition to the house and adjacent out-building using the same paint colors as currently exist on both structures

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: New paint same colors – no change
Paint color samples attached with photos of existing addition.

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

☐ Drawing ☐ Sketch Date Submitted: Oct 10, 2011 ☑ Historic Photograph

Desired Starting Date: Oct 12 ± Desired Completion Date: Oct 21 ±

SURVEY RATING: ☑High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Edward L. Coker

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

_____ Date 10/11/11 ☑*Insignificant* ☐*Significant*
Building Official's Determination *(Max 7 days)*

_____ Date 10/11/11 ☑*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*

RECEIVED
OCT 10 2011

48

BENJAMIN MOORE®
COLOR PREVIEW®
RM

richmond bisque

montgomery white

sail cloth

49

11-66

Application for Certificate of Appropriateness

Application Date:_____ Application Complete:_____

Property Address: 701 APPLE ST. FREDERICKSBURG, TX 78624

Owner: DARLENE (RITA) WALLENDORF Phone No. 830-997-1469

Address: SAA

Applicant: SAA Phone No._____

Address: SAA Fax No._____

Description of External Alteration/Repair or Demolition: REFINISHING AND REPLACING ROTTEN WOOD. REPAINTING EXTERIOR

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

No change except paint colors

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

NO

☐ 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: Dalee Wallendorf

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

_____ Date 10/11/11 ☒*Insignificant* ☐*Significant*

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

_____ Date 10/11/11 ☒*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*

11-67

Application for Certificate of Appropriateness

Application Date: 10/6/2011 Application Complete: _____

Property Address: 249 EAST MAIN STREET

Legal Description: TOWNLOT #229 GERMAN IMMIGRATION Co.

Owner: MIKE SUDDERTH (YUCCA LILY) Phone No. 830-990-8486

Address: 1008 BUCKEYE Rd., FREDERICKSBURG TX. 78624

Applicant: TWO TEXANS Phone No. 325-762-2400

Address: PO BOX 3249, ALBANY, TEXAS 76430

Description of External Alteration/Repair or Demolition: RE-LOCATE EXTERIOR STAIRCASE, ADD 6X12 SMOKEHOUSE ON BACK OF BUILDING, ADD ENCLOSED WALK-IN, CLOSET; MOPSINK TO BACK OF BUILDING

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: THE STAIR WILL BE BUILT IN THE SAME WAY, COLOR & MATERIAL AS EXISTING AND IN THE SAME FASHION AS A BUILDING BUILT IN 1860. PHOTO INCLUDED. THIS BUILDING WAS BUILT IN THE 70'S. THE BACK OF THE BUILDING IS NOT VERY VISIBLE FROM THE STREET, BUT MOST OF THE FINISHES WILL MATCH THE EXISTING STRUCTURE.

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

☒ Drawing ☐ Sketch Date Submitted: 10/6/2011 ☐ Historic Photograph

Desired Starting Date: OCT 28, 2011 Desired Completion Date: NOV. 30, 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 10/10/11 ■ *Insignificant* ☐ *Significant*

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

_____ Date 10/11/11 ■ *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*

FRONT ELEVATION

EXISTING STRUCTURE VIEWED FROM MAIN STREET SIDEWALK

EXISTING STRUCTURE VIEWED FROM COURTYARD

EXISTING STRUCTURE BUILT IN 1860 ON LINCOLN STREET

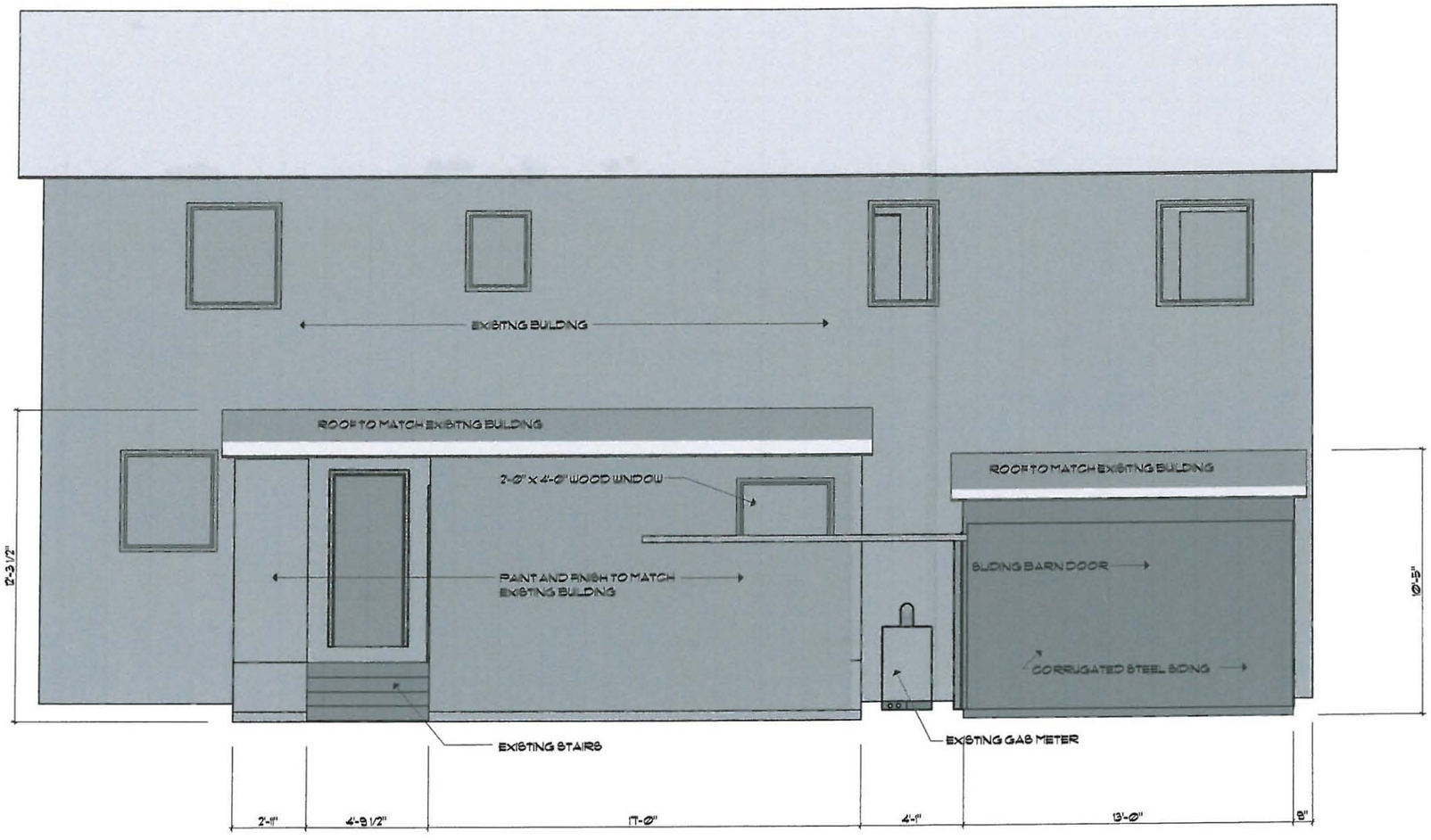
Sugar & Smoke
249 East Main St.
Fredericksburg, Texas 78624

meo design
MARCI ROBERTS
BOX 471, MARATHON, TEXAS 79842
512-511-6069
www.meodesign.com

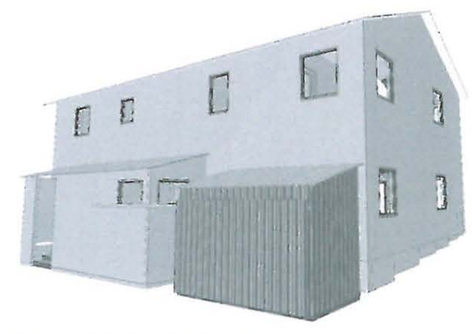
EXTERIOR ELEVATIONS
FRONT
SCALE: 3/16" = 1'-0", 1:6.67

SUBMIT TO HISTORICAL
10-05-2011

E-1



BACK ELEVATION



BACK PERSPECTIVE

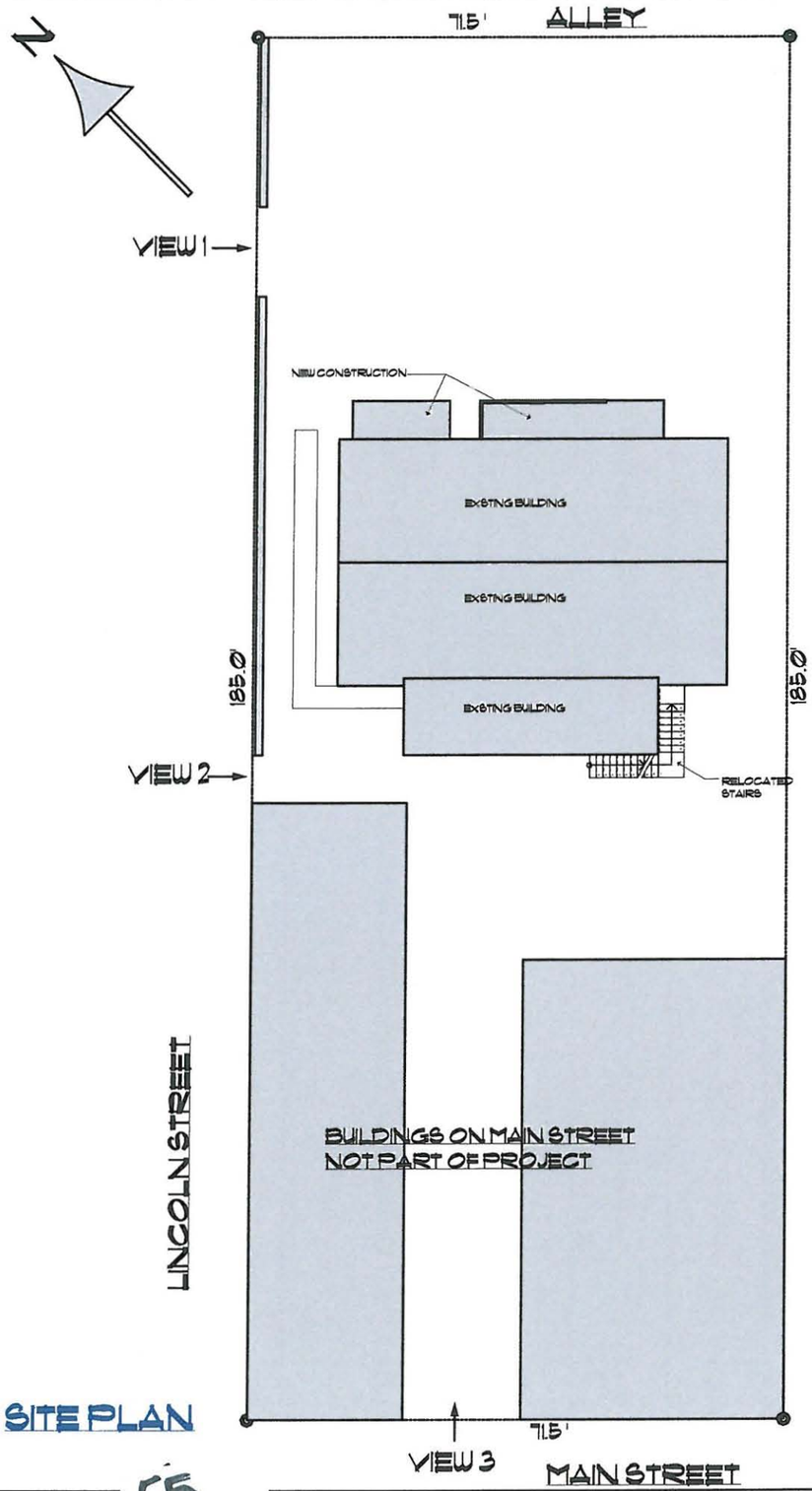
Sugar & Smoke
249 East Main St.
Fredericksburg, Texas 78624

meo design
MARCI ROBERTS
BOX 477, MARATHON, TEXAS 79842
512-571-6069 www.meodesign.com

EXTERIOR ELEV.
BACK
SCALE: 3/16" = 1'-0", 1:500

SUBMIT TO HISTORICAL
10-05-2011

EL-2



SITE PLAN

VIEW 1

VIEW 2

VIEW 3

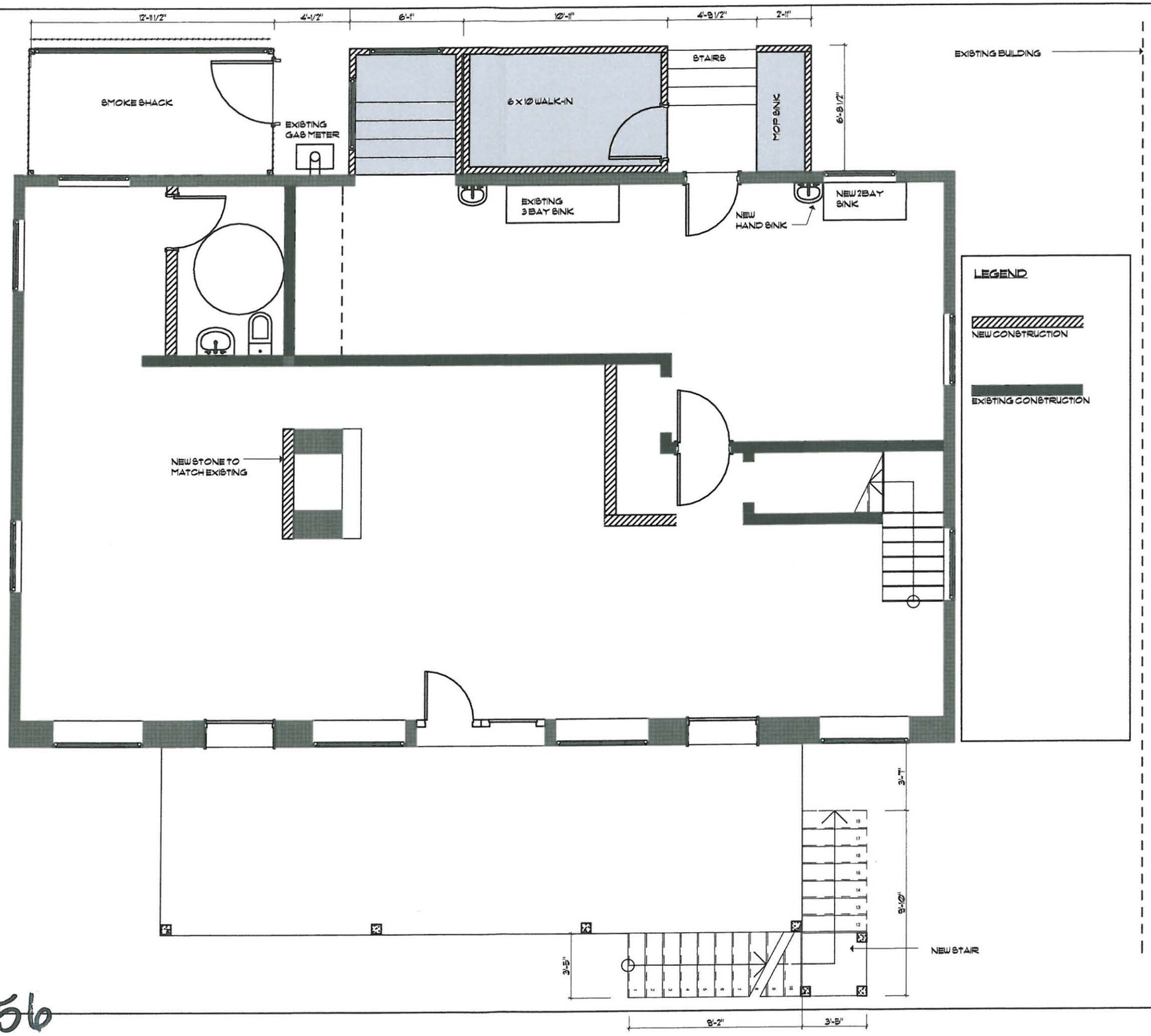
Sugar & Smoke
249 East Main St.
Fredericksburg, Texas 78624

meo design
MARCI ROBERTS
BOX 477, MARATHON, TEXAS 79842
512-517-6069
www.meodesign.com

SITE PLAN
SCALE: 1" = 20'-0"

SUBMIT TO HISTORICAL
10-05-2011

S1-1



Sugar & Smoke
249 East Main St.
Fredericksburg, Texas 78624

meo design
MARCI ROBERTS
BOX 417, MARATHON, TEXAS 79842
512-517-6069
www.meodesign.com

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

SUBMIT TO HISTORICAL
10-05-2011

A2

56

11-68

Application for Certificate of Appropriateness

Application Date: 10-17-11 Application Complete:

Property Address: 209 E Austin

Legal Description:

Owner: KEIDEL FAMILY GENERAL PARTNERSHIP Phone No. (830) 370-4280

Address: PO BOX 2092, Fredericksburg, TX 78624

Applicant: Phyllis Ann Burkett Phone No. (830) 370-4280

Address: PO BOX 2092, Fredericksburg, TX 78624

Description of External Alteration/Repair or Demolition: Repair east wall of house

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: No change to the house - putting it back exactly as it has always been - just repairing deterioration of east wall

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

None

☐ Drawing ☐ Sketch Date Submitted: ☐ Historic Photograph

Desired Starting Date: ASAP Desired Completion Date: This Week - ASAP

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE: Phyllis Ann Burkett

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

Date 10/17/11 ■*Insignificant* ☐*Significant*
Building Official's Determination *(Max 7 days)*

Date 10/17/11 ■*Insignificant* ☐*Significant*
Chairman's Determination *(Max 7 days)*

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

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

11 - 69

Application for Certificate of Appropriateness

Application Date: 10/21/11 Application Complete: _____

Property Address: 305 S. LINCOLN

Owner: BRUCE WOERNER Phone No. 998-2925

Address: _____

Applicant: TIM BOLTON Phone No. 997-5551

Address: 230 E. MAIN Fax No. _____

Description of External Alteration/Repair or Demolition: PUT 2 WOOD DOORS WITH METAL CANOPY (RUSTY TIN) LAMP POST SIGN W/NAME IN FRONT - DOORS ARE SET INTO ORIGINAL SLIDING DOOR OF BLDG

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: USING ORIGINAL SLIDING DOOR IN PLACE 2 DOORS SIMPLE WOOD TONE OLD STYLE CANOPY LIKE ONES FOUND IN FBG.

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

☐ Drawing ☑ Sketch Date Submitted: 10/21/11 ☐ Historic Photograph

Desired Starting Date: ASAP Desired Completion Date: _____

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction 60 DAYS

APPLICANT SIGNATURE: T. Bolton

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

_____ Date 11/1/11 ☒ *Insignificant* ☐ *Significant*

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

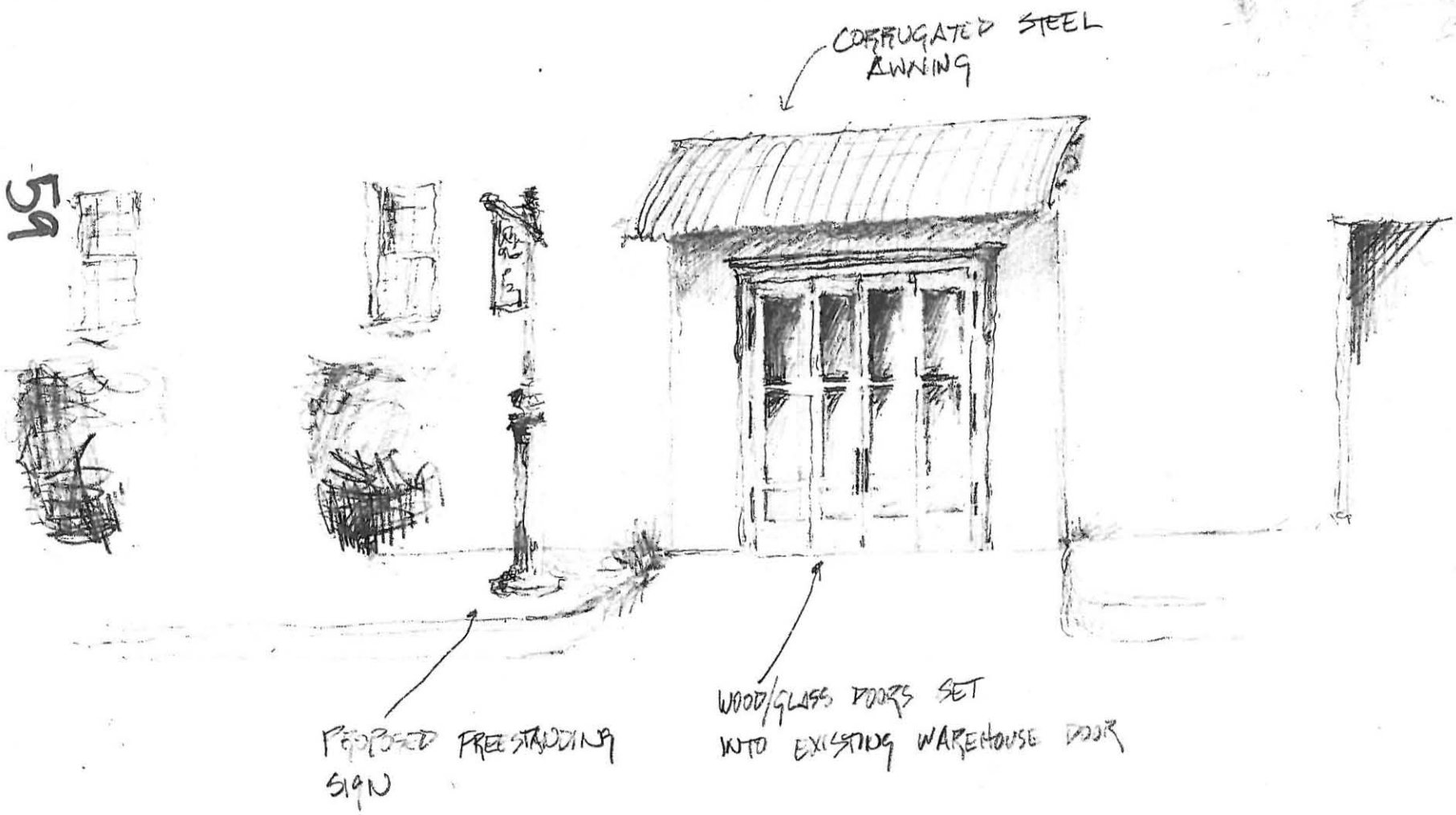
_____ Date 11/1/11 ☒ *Insignificant* ☐ *Significant*

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*

PROPOSED FRONT ENTRANCE
CAROL HICKS BOSTON ANTIQUES
(WOERNER WAREHOUSE)



11-70

Application for Certificate of Appropriateness

Application Date: 10/24/11 Application Complete:

Property Address: 302 W. AUSTIN

Owner: Stapp Phone No.

Address:

Applicant: Use the Applicant Phone No. 456-6646

Address: Fax No.

Description of External Alteration/Repair or Demolition: Repaint house roof, siding, trim, Screens, porch floor, doors black

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: Slight shade change from white to slight off white

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 10/24/11 ☒*Insignificant* ☐*Significant*

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

Date 11/1/11 ☒*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*

60

7002-16

House

7002-16
Swiss Coffee

6006-3

Rim [redacted]
(Doors Block)

Screen
(Porch floor)

6006-3A
White Scallion

6006-3B
Lunar Tide

6006-3C
Bayou Shade

61

11-72

Application for Certificate of Appropriateness

Application Date: 10/31/11 Application Complete: _____

Property Address: Scarlett, 223 E. Main St.

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

Address: 223 E Main St.

Applicant: Tamy Sikes Phone No. 992-9659

Address: 223 E main St Fax No. —

Description of External Alteration/Repair or Demolition: Change the green & brown color scheme to white w/black & light grey trim.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: It will make the building look more fresh & up to date but still subtle

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: asap

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: _____

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

_____ Date 10/31/11 ☒ *Insignificant* ☐ *Significant*

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

_____ Date 11/1/11 ☒ *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*

62