

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

1. Call to Order
2. Approve Minutes of November 2011 Regular Meeting *Pp 1 - 3*

APPLICATIONS

3. Application #11-81 by Mammal Design on behalf of Capraia Partners, Ltd. at 230 E. Main to: *Pp 4 -24*
 - 1) Remove many of the existing multi-glazed windows and replace with traditional transom and showroom windows
 - 2) Replace single door on left side of elevation with a full glazed door with a painted wood frame to mimic the repetition of the three proposed storefront windows
 - 3) Remove shutters on the east, west, and front sides of structure
 - 4) Change paint colors on exterior
 - 5) Remove brick wall and railing on the front of the building and build a deck system with i-beams and metal decking to extend the walking surface over the stairwell
 - 6) Remove existing planters and plants and install two new planters that will double as benches
 - 7) Add three gas lantern pendants below the patio on the first level
 - 8) Remove rough sawn plywood from patio ceilings and replace with beaded board

SIGN OFF APPLICATIONS

4. #11-74 Paint ceiling of awning - 214 W. Main (Feller) *Pp 25*
5. #11-75 Add wood deck & fence - 312-310 1/2 W. Schubert (Baker) *Pp 26 - 31*
6. #11-76 Install screens & windows on existing porch - 309 E. San Antonio (Lilly) *Pp 32 - 33*
7. #11-77 Paint exterior - 112 S. Llano (Holy Ghost Lutheran Church) *Pp 34 - 36*
8. #11-78 Replace cedar roof with Endura Shake roof - 100 W. Main (Historical Society) *Pp 37 - 38*
9. #11-79 Repoint masonry, repair/replace & paint trim - 111 E. Austin (Historical Society) *Pp 39 - 40*
10. #11-80 Repoint masonry, repair/replace & paint trim - 209 W. Main (Historical Society) *Pp 41 - 42*

ADJOURN

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

**HISTORIC REVIEW BOARD
November 15, 2011
5:30 PM**

On this 15th day of November, 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
MIKE PENICK
RICHARD LAUGHLIN
CHARLES SCHMIDT
DAVID BULLION
LARRY JACKSON
STAN KLEIN
ERIC PARKER

ABSENT: J. HARDIN PERRY
BURLEIGH ARNECKE

ALSO PRESENT: KYLE STAUDT - Building Inspector
TAMMIE LOTH - Development Coordinator
PAT MCGOWAN - City Attorney

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

MINUTES

David Bullion moved to approve the minutes from the October 2011 regular meeting. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #11-64 by Brent & Pam Geistweidt at 612 W. Austin Street to demolish existing structure. Becky Morse, Realtor for the applicants, and Mr. & Mrs. Geistweidt presented the application. Sharon Joseph asked when the home was built and Ms. Morse stated she believed it was in the 1950's. David Bullion asked what was underneath the asbestos siding and Ms. Morse had photos that showed it was wood underneath. Ms. Morse stated there is a house on the lot and also a root cellar made from cinder block and stone, but there is a tree that is uprooting the root cellar. David Bullion asked how high the cellar is and Ms. Morse commented it is not tall enough to stand up in, probably 3 to 4 feet. Mr. Geistweidt noted the owner's son told him there was substantial termite damage in the house and the foundation is cracked. Ms. Joseph asked if they plan to take everything off the lot and Mr. Geistweidt noted he is not sure. He stated he would like to build a house that has the characteristics of an old stone structure and also commented he likes

the root cellar on the property. Mr. Bullion asked if the applicants would consider saving the root cellar and Mr. Geistweidt noted they would but they don't know if it is possible yet. Stan Klein noted the asbestos siding is covering something and the windows are 4 over 4 light windows and seem to be consistent throughout the house. Mr. Klein stated a building inspection or report is helpful when considering if a structure can be torn down. Mr. Klein also commented during the demolition process they may find something they didn't know was there and should be saved. Mr. Klein noted the building is low rated but there are historic buildings that are rated low and this structure is from the bungalow era. Charles Schmidt asked if part of the root cellar is stone and part concrete block and Mr. Geistweidt confirmed it was. Mr. Bullion noted he did not put much value on the house but there is value on the root cellar with the hand cut stones and the ordinance says not to destroy accessory buildings that have historical significance. Ms. Morse noted she does not believe the cellar is safe because of the way the wall is leaning. Ms. Joseph stated she doesn't see any way to save any of the structures, but the cut rocks could be saved and re-used. Mr. Geistweidt stated the lot is in a great location and the lot itself is a great lot, but the house is in ill repair and he never considered the house in the purchase of the lot. Mr. Geistweidt noted he likes the root cellar but does not know if he can save it.

Larry Jackson moved to approve the application and urged the applicant if he finds the base of the tank house and there is enough existing materials, the stones be included in the new construction.

Mike Penick noted he designed a house around an existing root cellar but he did have more room than the applicants have on this lot. Mr. Penick also commented the tree can be fixed so it would not cause any more damage to the cellar.

Richard Laughlin seconded the motion on the table. Stan Klein noted he would like to see an assessment of the building and documentation that the building is not structurally sound so the Board would know the integrity of the building before they allow it to be demolished. Ms. Joseph noted she has been in the house within the past year and it is in very bad condition.

Stan Klein abstained from voting and all other members voted in favor of the motion on the table. The motion carried.

Application #11-71 - by Fischer & Wieser Specialty Foods at 315 E. Main St. to attach individual letters for signage to exterior of building. Mark Wieser presented the application and gave a brief history of the building. Sharon Joseph noted the Board's main concern was that he was going to drill into the stones on the building. Mr. Wieser asked if he could drill into the mortar and the Board discussed that was what was allowed for a previous applicant. Stan Klein stated the sign recognizes the building and it does not cover up the building and he believes it is the most appropriate type sign he could use. Mike Penick noted if the Board required him to put the holes in the mortar joints there may be portions of some letters that don't have a mortar joint available. Mr. Wieser stated the points of the letter may then have to be adjusted and Mr. Penick commented the Board needs to take that into consideration. Mr. Wieser commented the projecting sign will utilize the same holes as are already in the building from the last time they occupied it. Mr. Penick

suggested in the event mortar joints cannot be utilized, the maximum size hole they be allowed to drill is 1/2 inch in diameter.

Larry Jackson moved to approve Application #11-71 with the condition any additional holes that need to be drilled into the rock be no more than a maximum of 1/2 inch in diameter. David Bullion seconded the motion. All voted in favor and the motion carried.

Application #11-73 - by Todd Stephens on behalf of George K. Francois at 110 E. Orchard to construct duplex. The owners of the property advised Mr. Stephens they will postpone the project for six to eight months and did not want their application presented at the meeting.

ADJOURN

With nothing further to come before the Board, Richard Laughlin moved to adjourn. Charles Schmidt seconded the motion. All voted in favor and the meeting was adjourned at 6:24 p.m.

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

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

**Historic Review Board
Application Information**

Application Number: 11-81

Date: December 8, 2011

Address: 230 E. Main

Owner: Capraia Partners LTD

Applicant: Jon Mammele

Rating: Medium

Proposed Modifications: See attached.

Neighborhood Characteristics: The subject property is in the Historic District.

Staff Comments: The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

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

The advisory functions of the Board include the following:

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

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

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

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

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

11-81

Application for Certificate of Appropriateness

Application Date: 11/28/11 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 Mammale (representative of owner) Phone No. 303-523-4010

Address: PO Box 2152, Fredericksburg TX 78624

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: _____
SEE ATTACHED DOCUMENT

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

Desired Starting Date: 1/1/12 Desired Completion Date: 3/15/12
SURVEY RATING: High Medium Low None
 RTHL: Estimated Date of Construction _____

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

[Signature] Date 11/28/11 Insignificant Significant
Building Official's Determination (Max 7 days)

Chairman's Determination Date _____ Insignificant Significant
(Max 7 days)

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

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



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230 EAST MAIN STREET
FREDERICKSBURG, TEXAS



*Documentation to supplement the
Application for Certificate of Appropriateness,
presented to the Historic Review Board for the
December 13, 2011 meeting.*

PRESENTED BY:
CAPRAIA PARTNERS LTD.

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 its 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 its construction.

FUTURE TENANT:

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

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. 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.

DOCUMENTATION AND RESEARCH:

We have pulled upon the resources available to us in order to learn more about the history of this building. While we were able to find one good photograph of the building from the early seventies, much of our knowledge of this building has come in verbal testimonies from members of the community who have some recollection of our building. These testimonies have been interesting however they offer little in the way of it's architectural details from the early 1900's.

Photographs: We have been able to find one good photograph of the front of the building from 1973, taken by Bill Waring whom had recently purchased the building. This photograph was taken after Bill's addition of the front patio. See the last page of this presentation for a full-size copy.



Books: The following list of books were consulted in our quest for more information and photographs of our building.



- Early Architecture of the Fredericksburg, TX area and it's modern adaptations. This book related to fredericksburg's similarities to architecture in Germany, and provided very few photographs or descriptions of actual buildings within Fredericksburg.



- Historic Homes In and Around Fredericksburg: This book is the most comprehensive account of historic buildings in Fredericksburg that we were able to find. While there were no photographs of our building, the book offers many examples consistent with the improvements we are presenting, represented on other buildings in the historic district. Examples are used within this review in support our design considerations.



- Built in Texas: This book focuses on building methods and materials rather than actual buildings within the area. While there are a number of good historic photographs, there were none of our building.



- Pioneer Texas Buildings: This highlights historic buildings in the state of texas. There were no photographs of downtown Fredericksburg or our building.
- The Fredericksburg Standard: Microfilm records from the local news paper. A cursory glance at multiple years from this newspaper gave us very little in the form of photographic documentation of our building. Photographs within the papers earlier years were very sporadic and rarely of buildings. Any photographs were typically depicting people and gatherings.



- Bill Waring: Added the patio in the early 70's. He planted the trees at the front patio. At the same time, he had planted the same ones at his other building on main st. Bill also planted the oak in front of the domino parlor. When he bought the building, the upstairs was a boarding room. He removed all the interior partitions in order to create the gallery. They always used the side entrance. The front of the building was never used to enter or exit. He said that there were no shutters at the time he purchased the building. Described it as "Very Plain"
- Other people who were consulted in researching the history of the building include: Barbara Heining, Sherman Durst, Bill Teag, and the historic society.

DESIGN CONSIDERATIONS

1. REVISE STOREFRONT WINDOW CONFIGURATION:

Description of external alteration/repair:

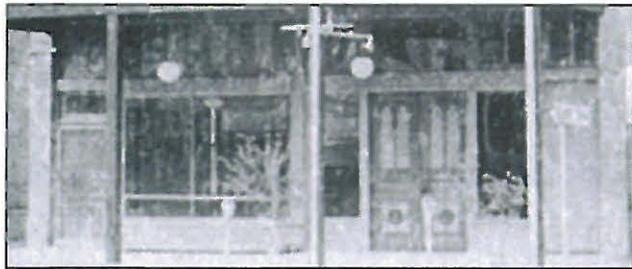
The current state of the storefront is the result of many changes that were made at different points in the history of this building. The result is a storefront which is lacking the consistency in design both historically and today. The goal is to remove many of the existing multi glazed windows, and replace them with traditional transom and showroom windows. Please reference the attached elevations and renderings for the details on the new configuration of windows and doors.

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

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 1970'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.

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

In the absences of documentation of this specific building and storefront, one must use the closest relevant historic examples of architecture on main street from the early 1900's in order to stay consistent with the building's historic integrity. The photograph of the building from 1973 after one of it's previous renovations is useful, however it should not be used as the only historic model for this building.



Above Left: Current configuration of windows and doors. Detailed front elevation included in drawing set. Above Right:



Examples of full glazed showroom windows and transom windows.



Examples of full glazed showroom windows and transom windows.

2. REPLACE SINGLE DOOR:



Description of external alteration/repair:

The single door located on the left side of the elevation including the single transom window will be removed. In its place, we will install a full glazed door with a painted wood frame to mimic the repetition of the three storefront windows we are proposing to the right.

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

Changing this feature of the design removes one of the primary elements which detracts from the facade's architectural integrity. While this transom window and door are depicted within the only historic photograph we have, it's highly unlikely that this door and window were a part of the original architectural detailing. Particularly based on the materials used, including: finishing nails, trim, moulding. One hint as to this is the way the

trim terminates at the bottom of the transom window. This is suggestive of the fact that the trim has been cut short upon installation of a new door.

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

The only documentation to support the size and configuration of this door is the photograph from Bill Waring. We would like to do what is best for the facade in context with its surroundings and architectural consistency. We can compare the disjointed horizontal and vertical lines of this facade, with the more unified lines of others. One must ask themselves whether the historic value this feature adds to the building is greater than the architectural integrity and consistency of our proposed solution.



3. SHUTTERS

Description of external alteration/repair:

The condition of the existing shutters is quite defective. Shutters on the east, west, and front sides of the structure will be removed.

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

Shutters were not present in the photograph taken by Bill Waring in 1973.

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

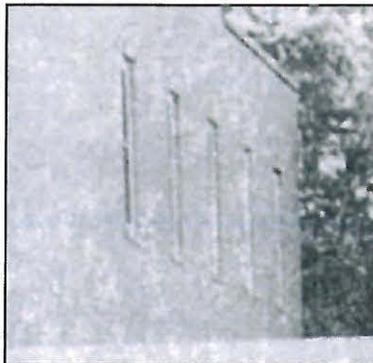
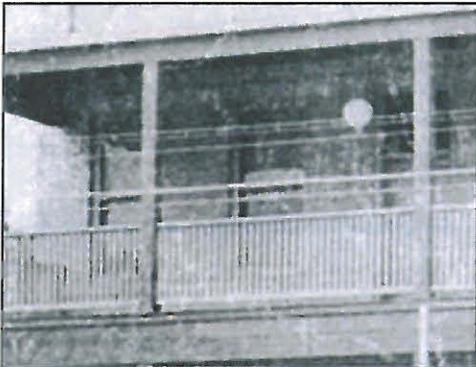
None



Existing Shutters



Proposed Removal of Shutters



Shutters not present in historic photograph dated 1973

4. PAINT SCHEME

Description of external alteration/repair:

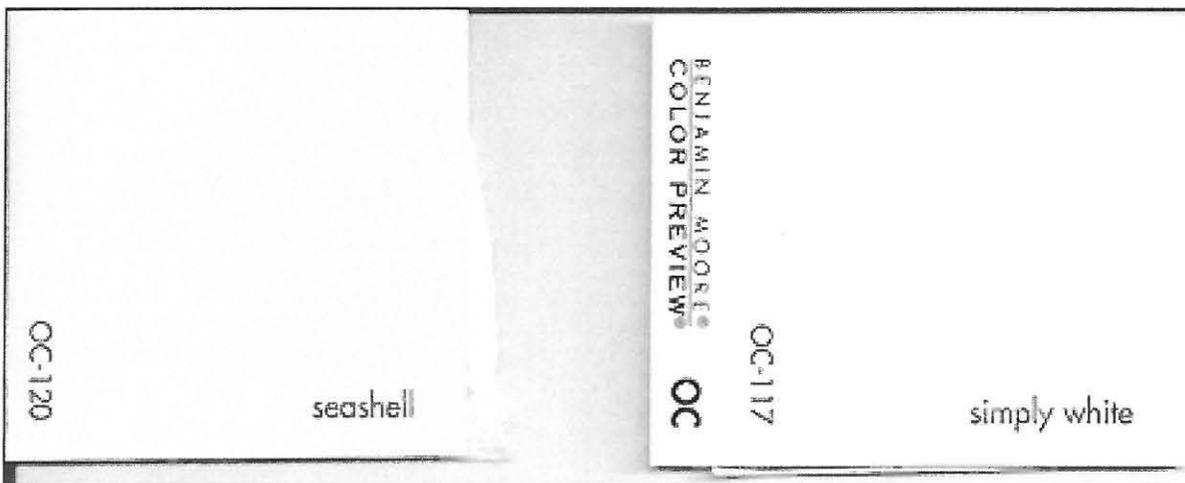
We are toning down the current paint scheme to a more neutral two-tone creme theme, which will bring a more refined and elegant feel to the facade. See attached selections. The darker of the two, seashell, will be the main tone with lighter accenting of the "simply white".

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

This paint scheme is consistent with many historic buildings currently in downtown Fredericksburg.

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

None



5. REMOVE FRONT STAIRCASE TO BASEMENT

Description of external alteration/repair:

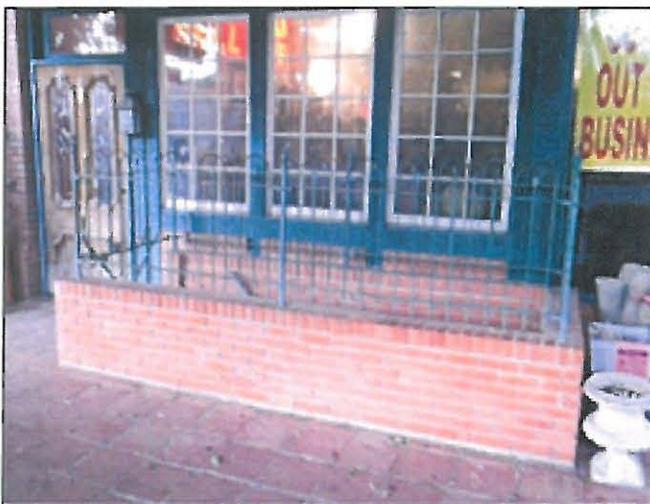
Remove the brick wall and railing. Build a deck system with i-beams and metal decking so that the walking surface can extend to cover the stairwell. Currently this stair case is obsolete with respect to the current floor plan and needs for egress. The stair feature would not be permanently removed from the building, but rather it would be covered per the detail in the attached drawing set. The walking surface is to consist of the same antique brick from the walking surface immediately to the west in front of the domino parlor. Another reason for the improvement is that the staircase currently serves as a trash collector as can be seen in the photo below.

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

The previous stair case was surrounded by a handrail which appears to consist of two horizontal pipes with vertical posts. This type of handrail was a very minimal obstruction to the building's features historically. Removing the current wall and iron fence around the staircase allows unobstructed views of the facade, and allows the people on the street to actually see into the building. It's uncertain as to exactly when the staircase was installed, however the type of 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, while providing an unobstructed view of the building, and improve the space for pedestrians in front of the store.

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

The handrail shown in the photograph from 1973 would no longer pass current building codes and standards.



6. PLANTERS AND LANDSCAPING

Description of external alteration/repair:

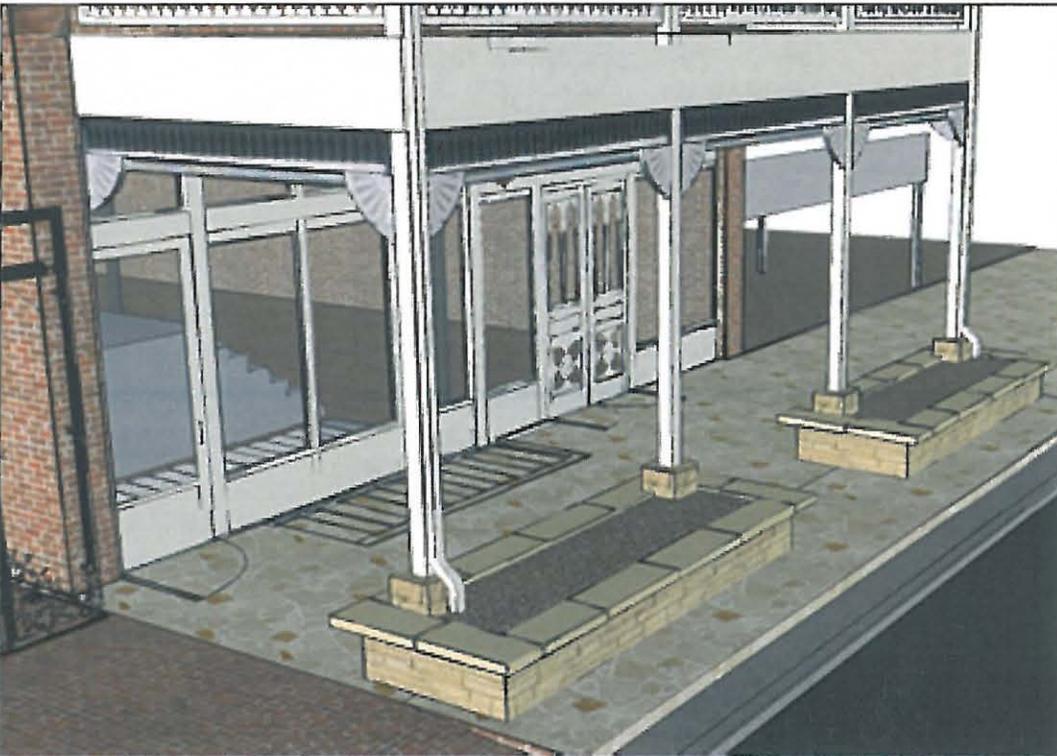
We would like to remove the existing planters and plants. The tree/bush plants are Crepe Myrtles which were planted in the mid seventies have been allowed to grow without proper pruning. The shade they provide in the winter time is counterproductive to allowing sun through the front windows, and in the summer time shade is already provided by the patio. We propose a set of two planters which will double as benches. These planters will provide an attractive landscaping opportunity for low growing plants, and even vines to climb the four posts. The new planter layout will provide a more functional egress, seating, and an opportunity for landscaping.

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

The building will become more visible to the street, allowing people to notice the building facade, rather than have their view obstructed by the current set of Crepe Myrtles.

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

None



7. GAS LANTERNS

Description of external alteration/repair:

We are proposing the addition of three gas lantern pendants below the patio on the first level. These gas lanterns would be hanging similar to the globe pendants shown in the 1973 photograph. See front elevation A3 of drawing set.

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

These pendants would be consistent with lighting previously installed for the patio. The patio its self is not an original feature of the building.



8. PATIO CEILING SOFFIT MATERIAL

Description of external alteration/repair:

The patio ceilings at both the first and second floor level consist of rough sawn plywood soffit material shown below. We are proposing the removal of this material and in it's place we will install beaded board.

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

Beaded board is a material which is much more consistent with the era than rough-sawn soffit material. The patio at the front of the building was an addition made in the early seventies. While the patio feature is not historic, we can improve upon the look and feel by upgrading the surface to a material that is more relevant for the era.

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

None



Existing material at patio ceiling.



Examples of beaded board currently installed along Main St.

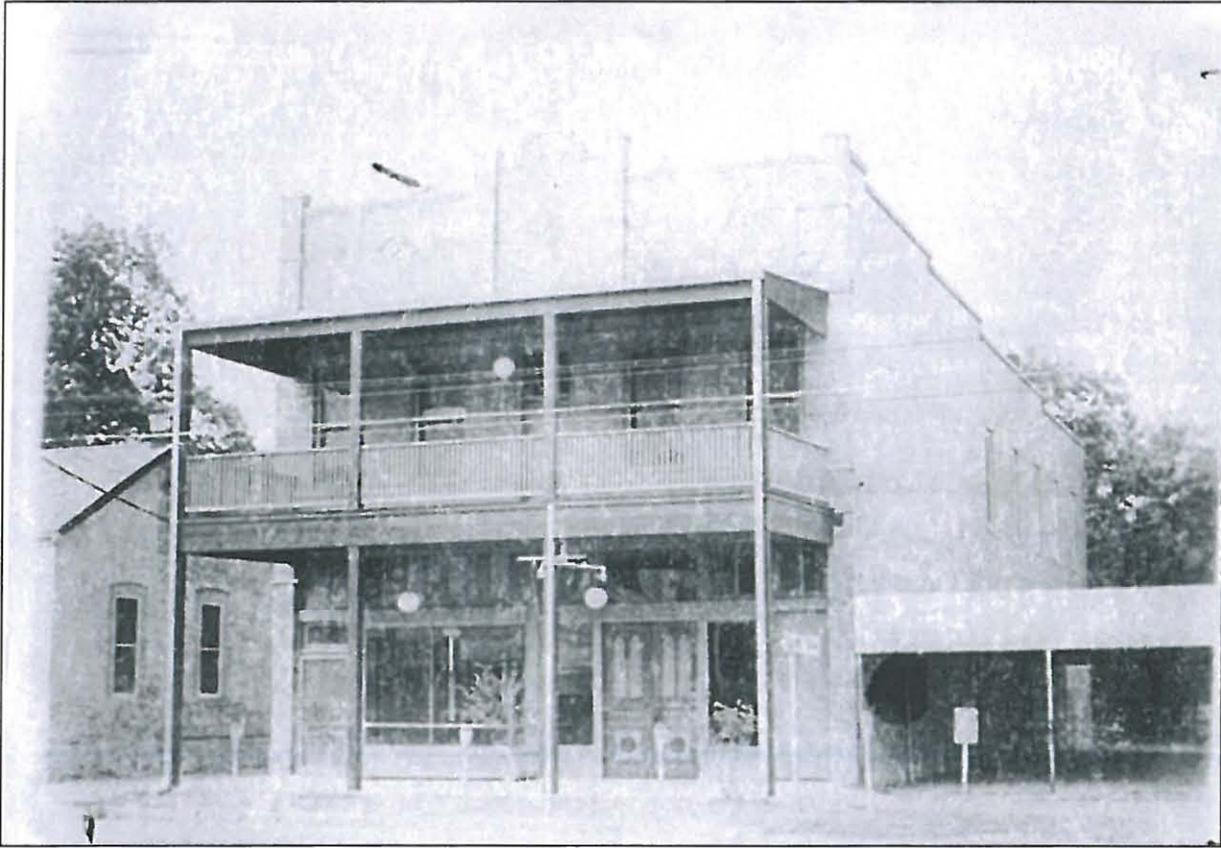












Photograph courtesy of Bill Waring, c. 1973

Application for Certificate of Appropriateness

Application Date: NOV 7 2011 Application Complete: _____

Property Address: 214 W MAIN

Owner: CANDY / HAPPY FELLER Phone No. 997 7052

Address: 218 W MAIN

Applicant: CANDY FELLER Phone No. 512 470 0775

Address: 2200 WHEELS LANE / AUSTIN TX Fax No. 512 928 1575

Description of External Alteration/Repair or Demolition: AWNING OF METAL, PRESSED TIN CLG UNDER STRUCTURE, PAINTED W/SAME COLOR AS BACK STAIRCASE. STANDING SEAM ROOF.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: WIRE SUSPENDED CANOPY, TYPICAL OF HISTORIC PRG. ARCHITECTURE, WILL BE APPROPRIATE FOR BRICK BUILDING - NATURAL METAL COLOR

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

Drawing Sketch Date Submitted: NOV 7 2011 Historic Photograph

Desired Starting Date: DEC ? Desired Completion Date: DEC ? 2011

SURVEY RATING: High Medium Low None

RTHI: Estimated Date of Construction _____

APPLICANT SIGNATURE: [Signature] (GAIL GALLUS)

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

[Signature] Date 11/28/11 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 11/28/11 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

11-75

Application for Certificate of Appropriateness

Application Date: 11-7-11 Application Complete: _____

Property Address: 312 - 310 1/2 W. Schubert St. (fence next to 310 1/2)

Legal Description: part of Townlot #NOP. 545 and all of 2 unnumbered Townlots lying

Owner: William Mc Colough and Anna Belle Baker N. W. of Townlot 545 Phone No. 713-305-7726

Address: 312 West Schubert Str.

Applicant: Anna Belle Baker Phone No. 713-305-7726

Address: 312 West Schubert

Description of External Alteration/Repair or Demolition: adding wooden deck with 6ft privacy fence behind structure Carriage House. For privacy fence using cedar board panel fencing - stained to match structure (gray)

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: using similar wood to match Carriage House structure and staining the wood to match gray stain of structure

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

Drawing Sketch Date Submitted: _____ Historic Photograph

Desired Starting Date: Nov. 20, 2011 Desired Completion Date: Nov. 24, 2011

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

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

[Signature] Date 11/28/11 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 11/28/11 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

26

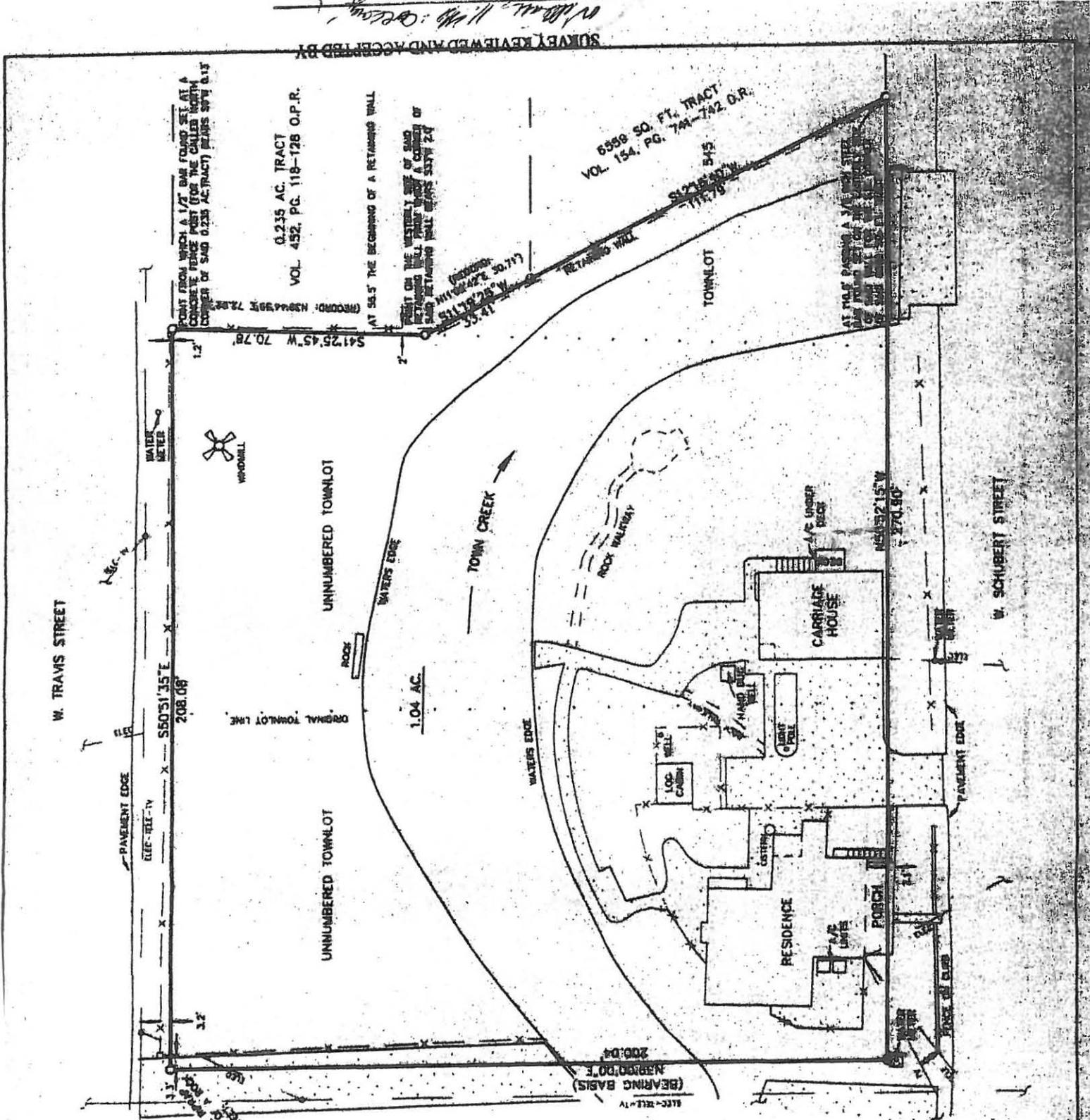
ED IN
TY, TEXAS,
UNNUMBERED
TOWNLOTS
TEXAS, AND
MPANY.

CHISEL POINT FOUND IN CONCRETE FOUNDATION
OF HOUSE. THIS FOUNDATION BEARS 3000 LBS.
PER SQ. FT. BEARS WEIGHT 5 TONS.

27
N. MILAM STREET
(R.M. HIGHWAY NO. 965)

W. TRAVIS STREET

W. SCHUBERT STREET



DATE March 6, 2010
S. M. ...
SOLBY KEARNEY AND ACCEPTED BY

POINT FROM WHICH A 1/2" BAR FOUND SET AT A
CONCRETE FENCE POST (FOR THE CALLED NORTH
CORNER OF SAID 0.235 AC. TRACT) BEARS 3000 LBS.

0.235 AC. TRACT
VOL. 452, PG. 118-128 O.P.R.

AT 54.5' THE BEGINNING OF A RETAINING WALL

POINT ON THE WESTERN SIDE OF SAID
RETAINING WALL FROM WHICH A CORNER OF
SAID RETAINING WALL BEARS 333.70' 2.0'

6558 SQ. FT. TRACT
VOL. 154, PG. 741-742 O.P.R.

TOWNLOT

AT THIS POINT A 1/2" BAR FOUND SET AT A
CONCRETE FENCE POST (FOR THE CALLED NORTH
CORNER OF SAID 0.235 AC. TRACT) BEARS 3000 LBS.

200.04
(BEARING BASIS)
NEARBY D.P.T.

For Visual Reference only - drawing not to Scale
Upper Deck

Carriage House

14' long

8 ft' tall

28

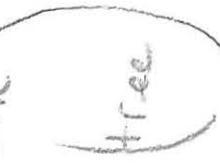
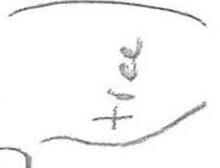
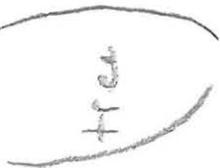
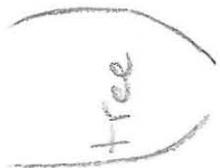
The Privacy fence will run vertically to match the Siding on the Carriage House. It will have a board running along the top to give it a finished look. The fence will be made of cedar plank fencing (consistent of the CH siding) and will be Stained/painted gray to match structure.

N
W + E
S

Schubert Street

Visual reference only - not to scale

5th Street



14ft. Long

Wooden Decking

14ft. Long

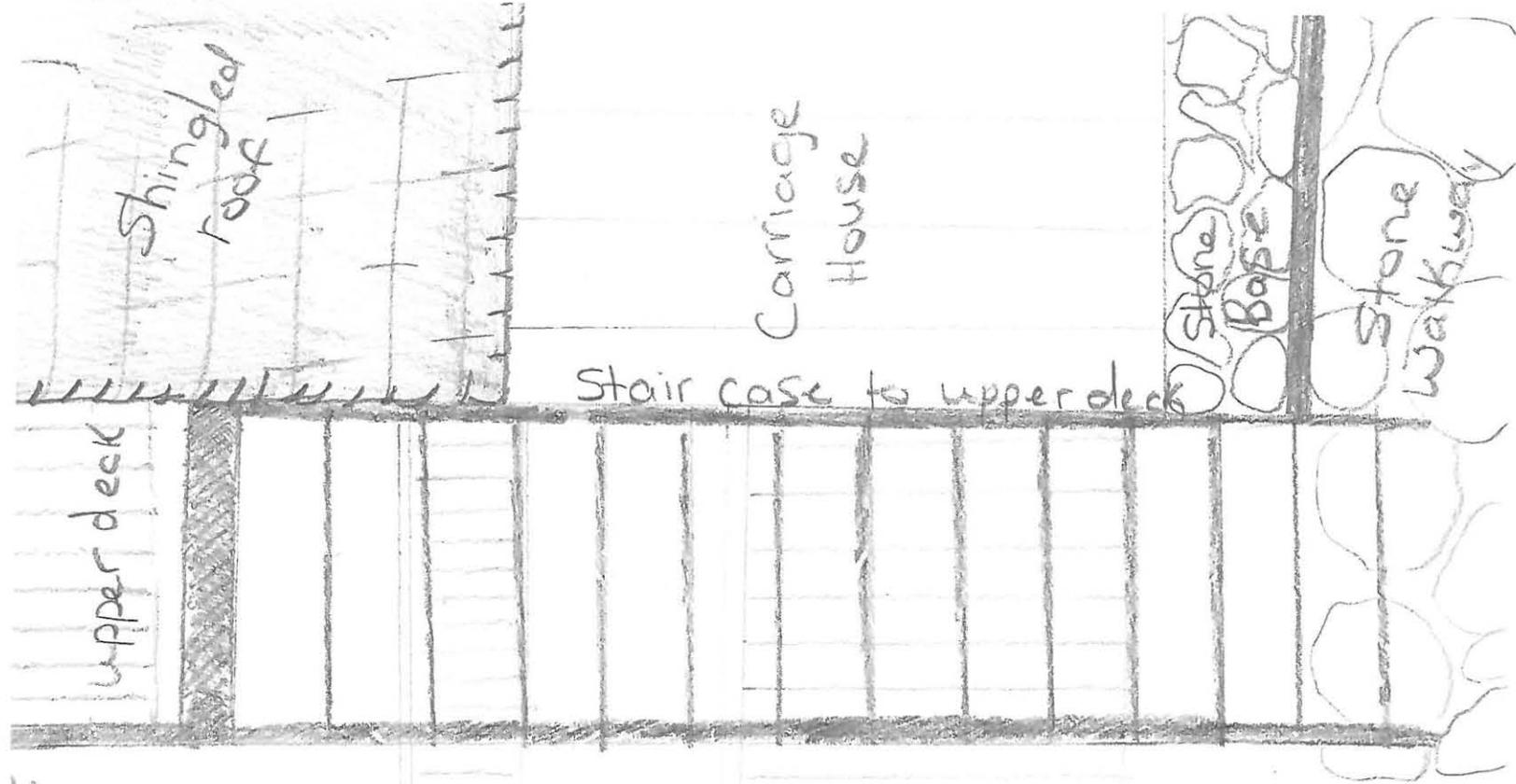
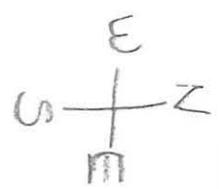
8ft. tall

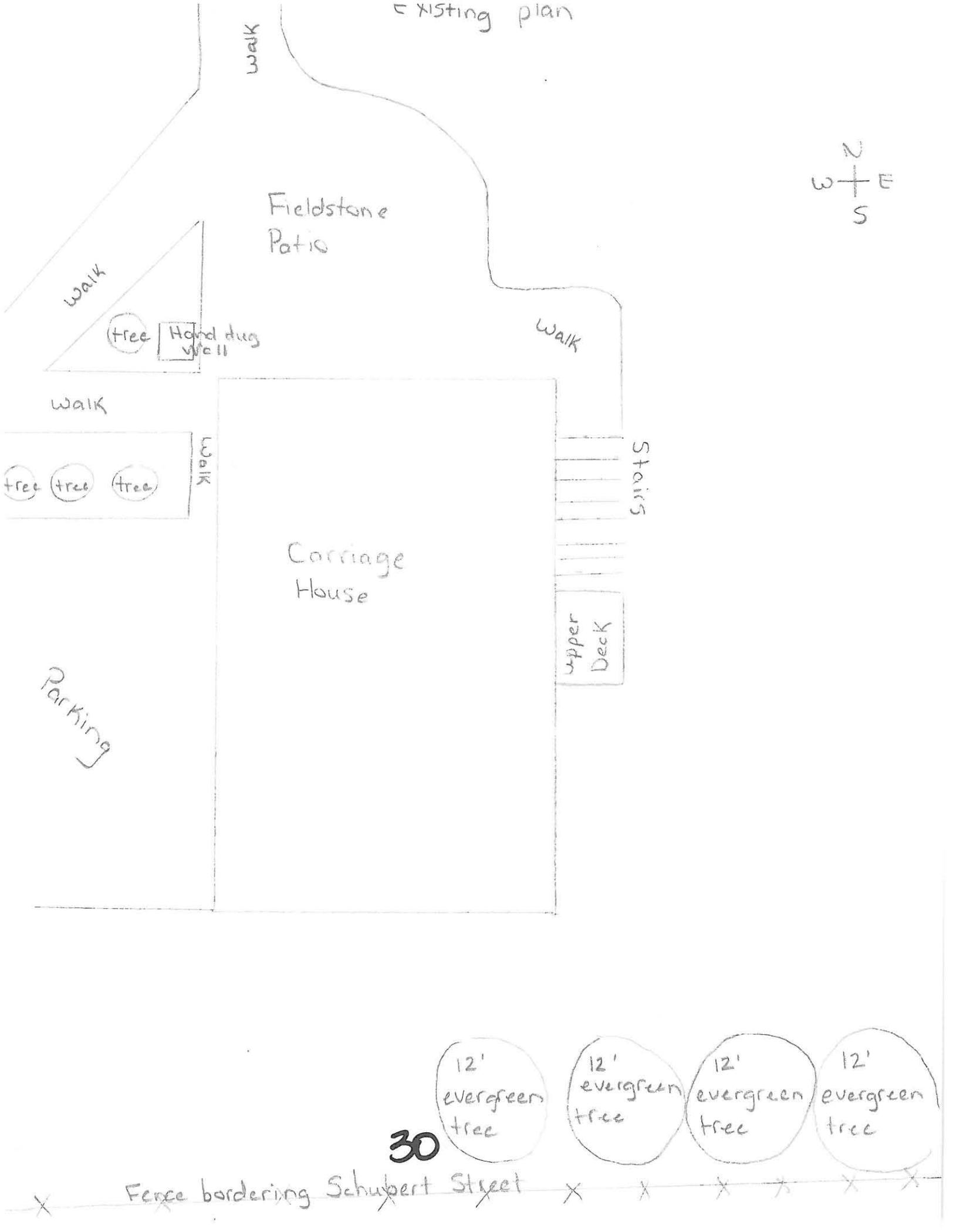
14ft.

6ft. Gate

8ft. Tall

29





30

Fence bordering Schubert Street

12' evergreen tree

12' evergreen tree

12' evergreen tree

12' evergreen tree

Existing plan with addition



Fieldstone
Patio

tree Hard dug
Well

walk

walk

walk
tree tree tree

Stairs

Carriage
House

Parking

Upper
Deck

14 ft.

8 ft tall

gate

Wooden
Deck

8 ft tall

14 ft.

Addition

8 ft tall

14 ft.

12'
evergreen
tree

12'
evergreen
tree

12'
evergreen
tree

12'
evergreen
tree

31

Fence bordering Schubert Street



Application for Certificate of Appropriateness

Application Date: Nov 8 2011 Application Complete: _____

Property Address: 309 E 5th Avenue

Owner: HOWARD REINOLD Phone No. _____

Address: MAN 30 FRED MICKS AVE

Applicant: Don Lilly Phone No. 992 3025

Address: 309 E 5th Avenue Fax No. _____

Description of External Alteration/Repair or Demolition: INSTALLING SCREENS AND WINDOWS ON PORCH

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

WILL BE THE SAME

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

Drawing Sketch Date Submitted: Nov 8 2011 Historic Photograph

Desired Starting Date: Nov 8 2011 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

[Signature] Date 11/28/11 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 11/29/11 Insignificant Significant
Chairman's Determination (Max 7 days)

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

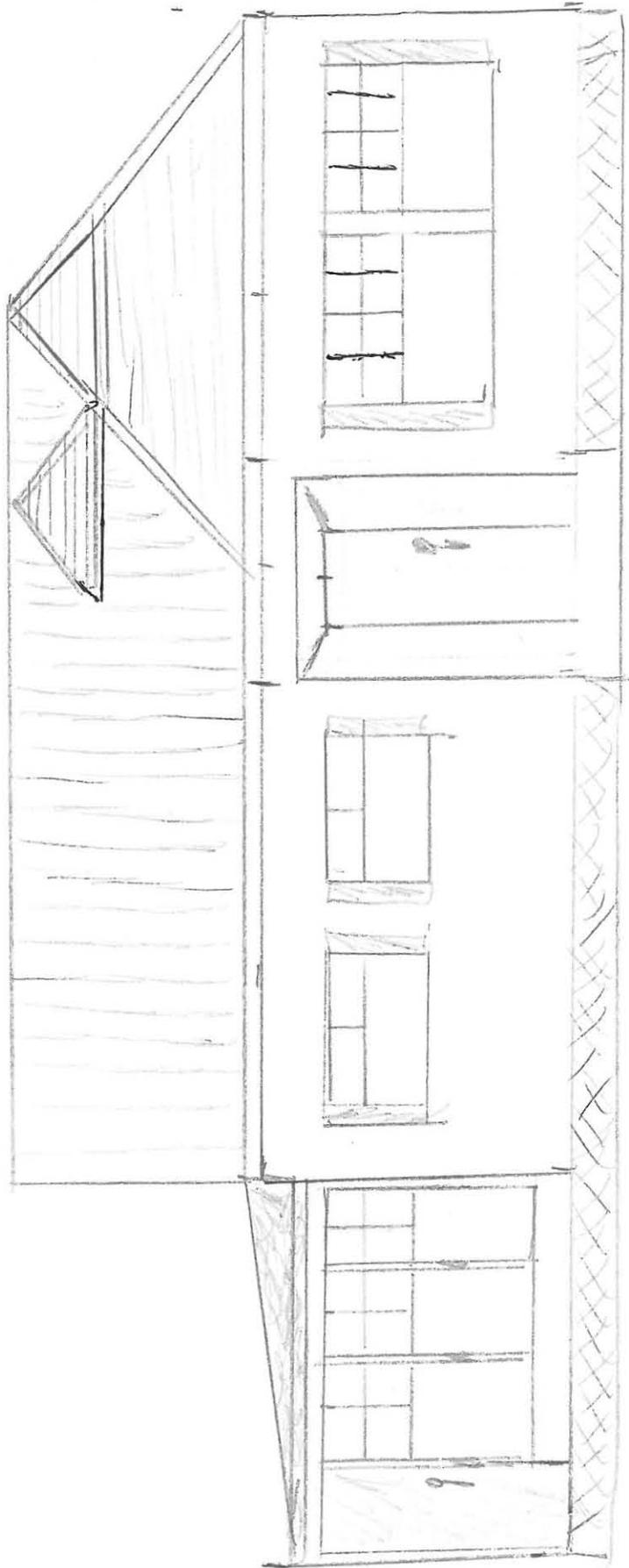
APPLICATION FEE: -\$10.00 plus Board Review; CERTIFICATE OF APPROPRIATENESS-\$20.00



Dilly
309 E SAN ANTONIO

992 3075

33



11-11

Application for Certificate of Appropriateness

Application Date: 11-16-11 Application Complete: _____

Property Address: 112 S. LLANO

Owner: HOLY GHOST LUTHERAN CHURCH Phone No. C/A KORY ICENER

Address: _____

Applicant: KORY ICENER Phone No. 210 213 7035

Address: - Fax No. -

Description of External Alteration/Repair or Demolition: PAINTING

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: THIS APPLICATION IS IN RESPONSE TO REQUEST FROM 6/2/10 MEETING TO RE VISIT color section OF "ROY CROFT COPPER RED." WE PROPOSE USING "SIERRA REDWOOD SW 7598" INSTEAD. (SAME AS 110E SAN ANTONIO ST.)

Drawing Sketch Date Submitted: _____ Historic Photograph

Desired Starting Date: JAN 1, 2012 Desired Completion Date: FEB 1, 2012

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 11/28/11 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 11/28/11 Insignificant Significant
Chairman's Determination (Max 7 days)

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

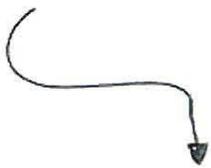
APPLICATION FEE: \$10.00 plus Board Review; CERTIFICATE OF APPROPRIATENESS \$20.00



34

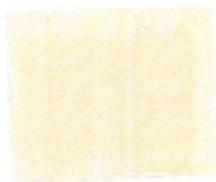


Switch to Sierra Redwood 11-16-11 Per David Ross Email
 SW 7598 J/ko



Roycroft Copper Red
 SW 2839

all
 Brick



Buchanan Blending SW 0036

all wood



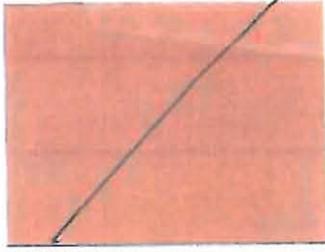
Roycroft Battle Green
 SW 2847

Screens
 & front door

S. Llano - High 15.
 112 E. ~~San Antonio~~ - ~~not shown in book~~
 35



110 E SAN ANTONIO

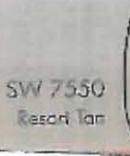
	
WALL TRIM ACCENT	Boycraft Adob Library Fawn Beckram Blinds

Siding →

		
Sierakyo Maple SW 2834	Library Powder SW 0038	Boycraft Adoba SW 0040
		GREENS ACCENT

RESELECTS / BRAND CHANGE

↑
trim
(what is blue now)

		
SW 7684 Concord Buff	SW 7550 Resort Tan	SW 7598 Siena Redwood
↑ Reselects 36	→	

11 - 78

Application for Certificate of Appropriateness

Application Date: Nov 22, 2011 Application Complete: _____

Property Address: 100 West Main Street - Vereins Kirche

Owner: Gillespie County Historical Society Phone No. 830.997.2835

Address: 312 West San Antonio Street

Applicant: John Wm. Klein - Architect Phone No. 830.739.1315

Address: 300 C. West Main Fax No. 830.990.9272

Description of External Alteration/Repair or Demolition: _____

Replace 1916 Cedar roof with "endura shake" roof

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

Roof replacement

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

None

Drawing Sketch Date Submitted: 22 Nov 2011 Historic Photograph

Desired Starting Date: Jan 2012 Desired Completion Date: Feb 2012

SURVEY RATING: High Medium Low None
 RTHL: Estimated Date of Construction 1916

APPLICANT SIGNATURE: [Signature]

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

[Signature] Date 11/28/11 Insignificant Significant
Building Official's Determination (Max 7 days)

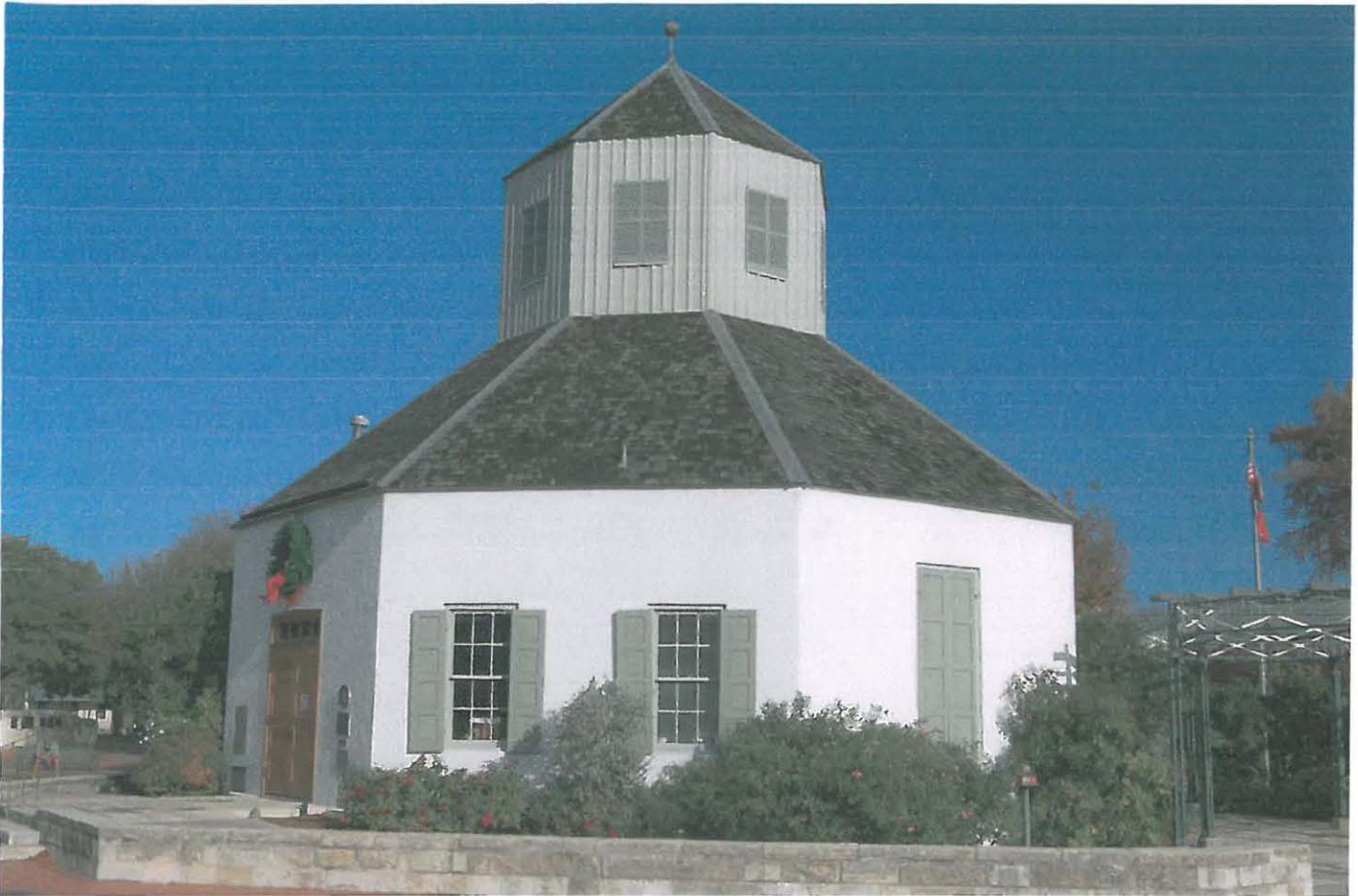
[Signature] Date 11/28/11 Insignificant Significant
Chairman's Determination (Max 7 days)

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

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

\$ 30.00





Replace deteriorating 1996 red cedar shingle roof with “Endurashake”. This product is installed on St. Mary’s Church, Dambach/Besier House, and various structures at Herb Farm and Herb Farm Restaurant.

Install new flashing, metal ridge caps and stainless steel nails.

Application for Certificate of Appropriateness

Application Date: 22 November Application Complete: _____

Property Address: 111 East Austin - Schanda House

Owner: Gillespie County Historical Soc. Phone No. 830.997.2835

Address: 312 West San Antonio Street

Applicant: John Wm. Klein - Architect Phone No. 830.739.1315

Address: 300 C. West Main Fax No. 830.990.9272

Description of External Alteration/Repair or Demolition:
Maintenance and Repair

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

Masonry repointing, wood trim repair or replacement, painting

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

NONE

Drawing Sketch Date Submitted: 22 Nov 2011 Historic Photograph

Desired Starting Date: Dec 2011 Desired Completion Date: Feb 2012

SURVEY RATING: High Medium Low None

RPHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: John Wm Klein

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

[Signature] Date 11/28/11 Insignificant Significant
(Max 7 days)

[Signature] Date 11/28/11 Insignificant Significant
(Max 7 days)

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

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

\$30.00 to City of Fredericksburg





40

Application for Certificate of Appropriateness

Application Date: 22 Nov 2011 Application Complete: _____

Property Address: 309 West Main Street - Fassell Boeder House

Owner: Gilkespie County Historical Society Phone No. 830.997.2835

Address: 312 West San Antonio Street

Applicant: John Wm. Klein - Architect Phone No. 830.739.1315

Address: 300 C West Main St. Fax No. 830.990.9272

Description of External Alteration/Repair or Demolition: _____
Maintenance and Repair

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

Masonry repainting, wood trim repair or replacement, painting

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

None

Drawing Sketch Date Submitted: Nov 22, 2011 Historic Photograph

Desired Starting Date: Dec 2011 Desired Completion Date: Feb 2012

SURVEY RATING: High Medium Low None

RTHL: Estimated Date of Construction 1870's

APPLICANT SIGNATURE: _____

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

[Signature] Date 11/25/11 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 11/28/11 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

\$30⁰⁰



