CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
Tuesday, July 12, 2016
City Hall
City Hall Conference Room
126 W. Main St.
5:30 P.M.

1. Call to Order

2. Approve Minutes of June 2016 Regular Meeting *Pp 1 - 3*

APPLICATIONS

3. Application #16-52 by Dennis Ottmers on behalf of Carlos Meier at 311 E. Travis to construct 8 foot high corrugated weathered tin fence approximately ten feet long *Pp 4 - 8*

4. Application #16-53 by Dennis Ottmers on behalf of Carlos Meier at 313 E. Travis to construct 8 foot high new corrugated tin fence approximately 100 feet long *Pp 9 - 13*

5. Application #16-56 by Dan Pfeiffer at 251 E. Main St (249 E. Main) to place painted fiberglass longhorn on porch covering *Pp 14 - 18*

6. Application #16-57 by Andy Bray on behalf of Melvin & Delana Littleton at 202 S. Bowie to construct 800 square foot addition to residence *Pp 19 - 25*

7. Application #16-58 by Billy & Sharon Grona at 341 E. Main to demolish existing building and construct new, ten unit bed and breakfast *Pp 26 - 37*

ACTION ITEMS

8. Demo by Neglect property at 146 E. Main Street

SIGN OFF APPLICATIONS

9. #16-48 – Paint exterior – 324 E. Main St. (Eckert)
10. #16-49 – Install 8' chain link fence – 202 S. Orange (St. Mary's School)
11. #16-50 – Paint trim & replace screens – 508 N. Adams (Hofmann)
12. #16-51 – Construct limestone deck – 251 E. Main (Pfeiffer)
13. #16-54 – Change stucco wall to split face CMU – 401 E. Main (Keidel Korner)
14. #16-55 – Remove two chimneys, rebuild one – 119 W. San Antonio (Ricker)
15. #16-59 – Add rear deck, replace & add doors, replace windows, add fire pit & temporary storage building
16. #16-60 – Construct spa in back of residence – 204 W. Creek (Montgomery)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
June 14, 2016
5:30 PM

On this 14th day of June, 2016 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
STAN KLEIN
JOHN MURAGLIA
LARRY JACKSON
CHARLES SCHMIDT
JERRY SAMPLE
ERIC PARKER

ABSENT: MIKE PENICK
KAREN OESTREICH
DAVID BULLION

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
BROC SCHULZ – Building Inspector
TAMMIE LOTH – Development Coordinator

Sharon Joseph called the meeting to order at 5:30.

MINUTES

Charles Schmidt moved to approve the minutes from the May, 2016 meeting. Stan Klein seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #16-47 by Josh Allen at 206 S. Lincoln to construct addition to existing accessory building – Josh Allen and Chad Fechoux of Design Visions presented the application. The Board viewed video of the property and the existing structures. Mr. Allen noted the new deck would be within five feet of the property line and the vertical structure will be another six feet over. Stan Klein asked if the connector is being removed and Mr. Fechoux noted it will be cut back and lowered. Jerry Sample asked how old the structure is and Mr. Allen stated it was built in 1985. Mr. Klein stated he believes it was remodeled in 1985, but the structure is older than that. Mr. Klein commented they would like the continuity of the building to be maintained and not covered up. Mr. Sample noted he also believes the building is older than 1985 based on the construction materials. Mr. Klein noted the shaft is going to be highly visible and asked what the height of the second floor is compared to the plate line of 16'4. Mr. Fechoux noted it starts at 5 ½ feet and slopes up to about 9 feet. Mr. Fechoux commented they did not feel like the addition on the accessory structure would impact the historical structure because it is set so far back. Mr. Allen commented they also did not want to take down any

trees, which contributed to the decision on the pitch of the roof. Mr. Klein asked if the siding is a 4" horizontal to match the existing and noted if so it will have to be milled. Mr. Allen asked if they could match it with hardiplank or something very similar and Mr. Klein stated that would be acceptable, but the Board needs to know what it will be. Mr. Klein asked what type of roof they will match and Mr. Allen noted it was standing seam. Mr. Klein noted the second story structure will be visible from Creek Street. Mr. Klein added the building is pulled back and they encourage a separation between the old and new. Mr. Klein commented they are building the two story part away from the building and Mr. Allen noted they don't want to change anything on the existing structure. Eric Parker asked how high the second story addition is in relation to the house beside it. Mr. Allen noted his neighbor's house on Creek Street is as tall as his proposal or maybe taller. John Muraglia stated he is struggling with the roofline because it is out of character with the neighborhood. Mr. Sample agreed. Mr. Muraglia asked if there is an alternative roofline they have considered. Mr. Fechoux noted they considered matching the pitch with the same architecture but that would raise it quite a bit. Mr. Muraglia asked how much it would raise the pitch and Mr. Fechoux noted it was approximately three and a half feet. Ms. Joseph noted that could cause the roof to peak over the main house. Mr. Klein noted the second floor plane is not at eight feet so the scale is pulled down and less attention is brought to the addition. Mr. Klein stated he believes the alternate pitch is more appropriate. Mr. Klein asked what colors will be used and the applicants noted they will use the same color that is on the main building. Jerry Sample suggested a hip roof could be used over the new two story section. Mr. Klein noted the spacing that is required for that type roof is pretty low.

Larry Jackson moved to approve application #16-47 with a change that the roof line matches the alternate roof that was proposed on the drawing presented at the meeting. Mr. Klein noted the front porch decking is a composite material that has longevity and the Board may want to consider recommending that material to other applicants. John Muraglia seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS/UPDATES

Historic District Expansion – Brian Jordan, Director of Development Services, noted the City Council has discussed the recommendation to expand the Historic District from the Board and has asked them for some guidance because they are fearful of taking in the entire area at one time. Sharon Joseph asked what the reasons are that they don't want to include the entire area in the expansion at one time and Mr. Jordan noted the time and effort it will take to enlarge the Historic District by that many properties. Ms. Joseph asked how many properties are included in the proposed expanded area and Mr. Jordan noted it was approximately 735 properties, which is almost double the size of the existing district. Mr. Jordan noted the Council would like to know which areas would be prioritized if they broke the expansion into sections. Ms. Joseph asked about adding Staff for this expansion and if it would be difficult to find someone with qualifications. Mr. Jordan noted there are people with the necessary qualifications to take on this type of project. Ms. Joseph asked what mechanics would be involved in getting the expansion done and Mr. Jordan explained the process. Mr. Jordan noted the City Council is interested in finding out if the Board believes a full time Historic Preservation Officer needs to be hired or if the Board is interested in breaking the area into sections and expand into those areas over a period of time. Ms. Joseph noted if they expand the district in sections they run the risk of losing some of the properties they are trying to protect before they are included in the

district. Mr. Jordan asked if the Board felt comfortable establishing a rating on each property and the Board noted they, as a whole, do not have the expertise to do that. Mr. Klein suggested the ratings be established first and then make a determination if all areas should be included. Mr. Jordan also asked about a communication plan to inform property owners of their potential inclusion in the historic district. Mr. Jordan noted the Council would like to get ahead of the notification process so owners are not caught off guard. The Board agreed some communication that includes information about how the expansion and inclusion will affect the owner and the reason for the expansion would be wise. The Board came to the consensus hiring an additional Staff person would be the best option. Mr. Jordan noted that would have to be approved in next year's budget and he would summarize the Board's discussion to present to the City Manager.

108 N. Lincoln / 241 E. Austin

Brian Jordan, Director of Development Services, noted at the last meeting the Board directed City Staff to issue a stop work order on the project, which they did. Mr. Jordan noted the builder was at City Hall the next morning and asked to be able to continue interior work, which was allowed. Mr. Jordan noted City Staff met with the builder and concluded the application that was presented was signed off as insignificant, but the application was confusing and misunderstood. Mr. Jordan noted only three items were listed on the application and highlighted on the drawings provided but there were additional items shown on the drawings that were not listed on the application and therefore not realized, but approved with the sign-off. Mr. Jordan noted the builder was therefore allowed to continue the work.

ADJOURN

With nothing further to come before the Board, Stan Klein moved to adjourn. Larry Jackson seconded the motion. All voted in favor and the meeting was adjourned at 6:33 p.m.

PASSED AND APPROVED this the 12th day of July, 2016.

SHELLEY BRITTON, CITY SECRETARY	SHARON JOSEPH, CHAIRMAN

Historic Review Board
Application Information

Application Number:	16-52
Date:	July 6, 2016
Address:	311 E. Travis
Owner:	Carlos Meier
Applicant:	Dennis Ottmers
Rating:	High
Proposed Modifications:	See attached
Neighborhood Characteristics:	The subject property is in the Historic District.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

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

The advisory functions of the Board include the following:

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

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

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

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

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

16 - 52

Application for Certificate of Appropriateness

Application Date:_____ Application Complete:_____

Property Address: 311 E. Travis

Owner: Carlos A Meier Phone No. 830-997-7382

Address: 311 E. Travis St Fredericksburg TX.

Applicant: Dennis Ottmers Phone No. 830-456-1775

Address: 115 Goehmann LN Fax No. None

Description of External Alteration/Repair or Demolition: 8 FT Corgated Tin 10 FT weathered

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

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

☐ Drawing ☐ Sketch Date Submitted:_____ ☐ Historic Photograph

Desired Starting Date:_____ Desired Completion Date:_____

SURVEY RATING: ☒High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Dennis R Ottmers

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

_____ Date 6/21/16 ☐*Insignificant* ☒*Significant*

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

_____ Date 6/21/16 ☒*Insignificant* ☐*Significant* 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-*$40.00*

RECEIVED JUN 16 2016

6

309 E. Travis

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	846
Address	309 E. Travis
Date	1990
Stylistic Influence	vernacular
GCAD Hyperlink	
Owner	
Historic District	Yes Potential 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.	780
Previous Ranking	3
Previous Photo References	
Roll	
Frame	

309 (side) E. Travis

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	847
Address	309 (side) E. Travis
Date	1990
Stylistic Influence	
GCAD Hyperlink	R27070
Owner	JARREAU, JAMES W & DANITA J
Historic District	Yes Potential 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.	780
Previous Ranking	3
Previous Photo References	
Roll	31
Frame	18

310 E. Travis

2002-05 Re-evaluation

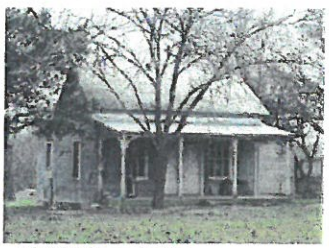
☑ High ☐ Medium ☐ Low

Site ID No.	654
Address	310 E. Travis
Date	1900
Stylistic Influence	Queen Anne; Craftsman
GCAD Hyperlink	R1678
Owner	
Historic District	Yes Potential 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.	781
Previous Ranking	3
Previous Photo References	
Roll	1
Frame	30

311 E. Travis



2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	845
Address	311 E. Travis
Date	1900
Stylistic Influence	vernacular
GCAD Hyperlink	R22213
Owner	
Historic District	Yes Potential Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
Notes	Exterior wall materials and shed roof additions are historic alterations.

1983 Historic Resources Survey

Previous Site No.	782
Previous Ranking	2
Previous Photo References	
Roll	31
Frame	17

312 E. Travis

2002-05 Re-evaluation

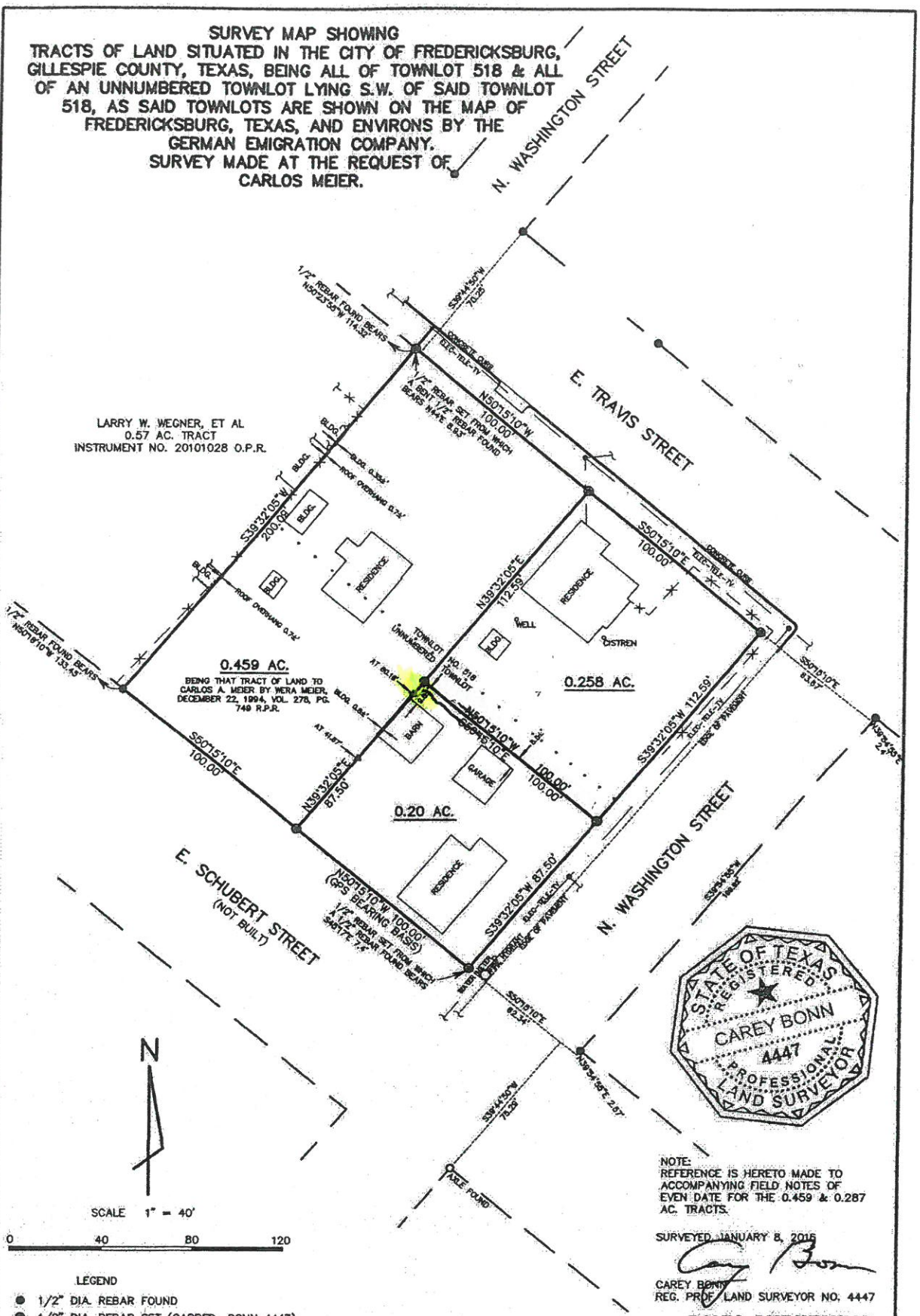
☑ High ☐ Medium ☐ Low

Site ID No.	651
Address	312 E. Travis
Date	1890
Stylistic Influence	vernacular
GCAD Hyperlink	R13364
Owner	
Historic District	Yes Potential Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
Notes	House has a rear circa 1920 addition (likely rear porch that was enclosed). Resource has two buildings to the rear (see #s 652 and 653).

1983 Historic Resources Survey

Previous Site No.	783
Previous Ranking	2
Previous Photo References	
Roll	1
Frame	31

SURVEY MAP SHOWING
TRACTS OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING ALL OF TOWNLOT 518 & ALL OF AN UNNUMBERED TOWNLOT LYING S.W. OF SAID TOWNLOT 518, AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY.
SURVEY MADE AT THE REQUEST OF CARLOS MEIER.



SCALE 1" = 40'

0 40 80 120

LEGEND
- 1/2" DIA. REBAR FOUND
- 1/2" DIA. REBAR SET (CAPPED: BONN 4447)
- CALCULATED POINT (EXCEPT AS NOTED)
- 60d NAIL SET
- UTILITY POLE
- FENCE

STATE OF TEXAS REGISTERED CAREY BONN 4447 PROFESSIONAL LAND SURVEYOR

NOTE:
REFERENCE IS HERETO MADE TO ACCOMPANYING FIELD NOTES OF EVEN DATE FOR THE 0.459 & 0.287 AC. TRACTS.

SURVEYED JANUARY 8, 2015

CAREY BONN
REG. PROF. LAND SURVEYOR NO. 4447

BONN SURVEYING
503 LONGHORN ST.
FREDERICKSBURG, TX 78624
PHONE: 830-997-3884
FAX: 830-997-0972
EMAIL: bonnsurveying@verizon.net
FIRM REG. NO. 10055800

Historic Review Board
Application Information

Application Number:	16-53
Date:	July 6, 2016
Address:	313 E. Travis
Owner:	Carlos Meier
Applicant:	Dennis Ottmers
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:

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(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.

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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.

16 -53

Application for Certificate of Appropriateness

Application Date:_____ Application Complete:_____

Property Address: 313 E. TRAVIS ST

Owner: CARLOS A. Meier Phone No. 830-997-7382

Address: 313 E. TRAVIS ST. Fredericksburg TX

Applicant: DENNIS OTTMERS Welding Phone No. 830-451-1775

Address: 115 Goehmann LN. Fax No. None

Description of External Alteration/Repair or Demolition: 8 FT New Tin Corgated 100 FT

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

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

☐ Drawing ☐ Sketch Date Submitted:_____ ☐ Historic Photograph

Desired Starting Date:_____ Desired Completion Date:_____

SURVEY RATING: ☐High ■Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Dennis R Ottmers

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

_____ Date 6/21/16 ☐*Insignificant* ■*Significant*

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

_____ Date 6/21/16 ☐*Insignificant* ☑*Significant*

Chairman's Determination *(Max 7 days)*

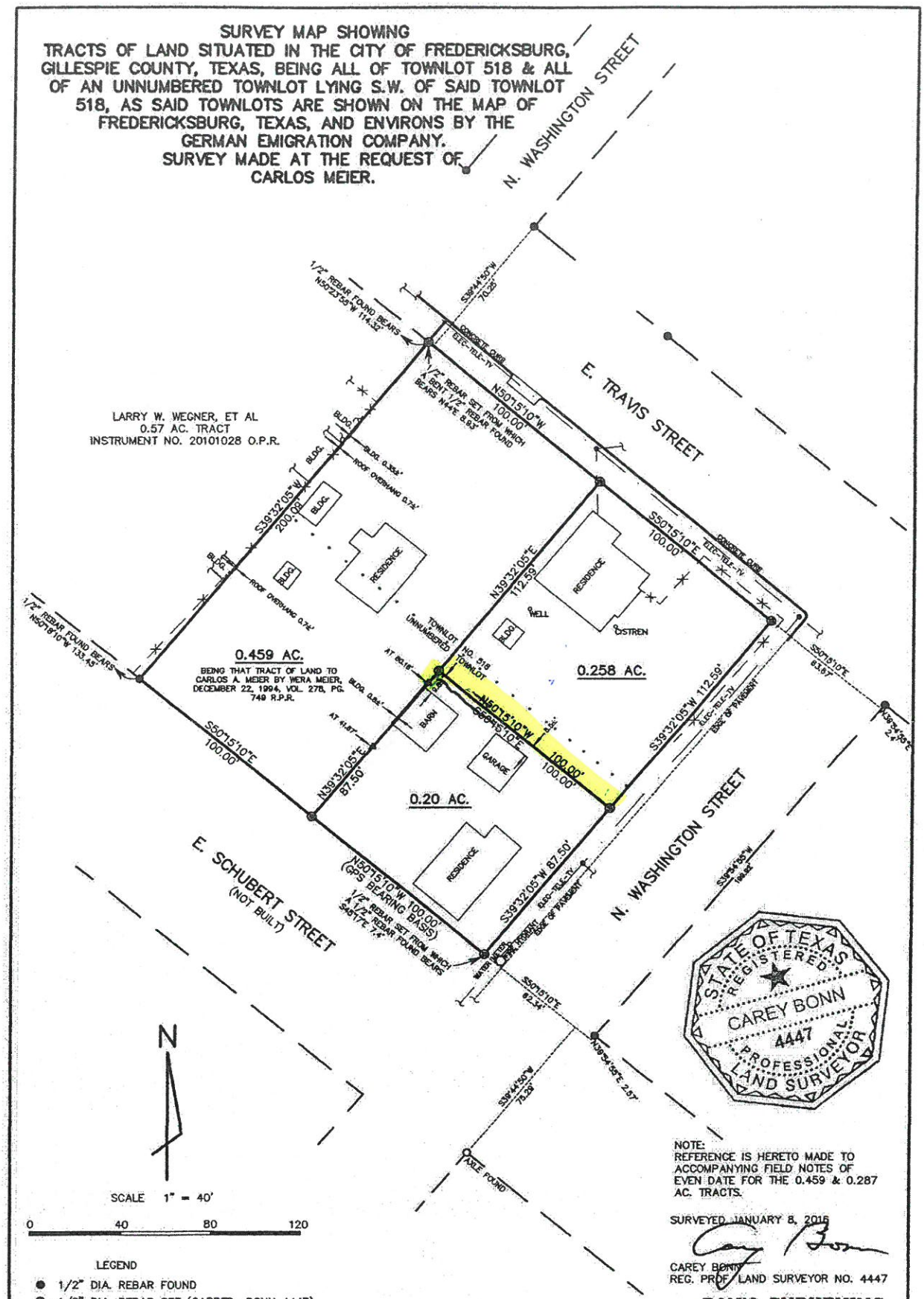
Meeting Date (40 days max. after complete application)_____ Notice to Applicant:_____

APPLICATION FEE:-*$10.00 plus ☐ Board Review*; CERTIFICATE OF APPROPRIATENESS-*$40.00*

RECEIVED JUN 16 2016

11

SURVEY MAP SHOWING
TRACTS OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING ALL OF TOWNLOT 518 & ALL OF AN UNNUMBERED TOWNLOT LYING S.W. OF SAID TOWNLOT 518, AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY.
SURVEY MADE AT THE REQUEST OF CARLOS MEIER.



STATE OF TEXAS
REGISTERED
CAREY BONN
4447
PROFESSIONAL
LAND SURVEYOR

NOTE:
REFERENCE IS HERETO MADE TO ACCOMPANYING FIELD NOTES OF EVEN DATE FOR THE 0.459 & 0.287 AC. TRACTS.

SURVEYED JANUARY 8, 2015

CAREY BONN
REG. PROF. LAND SURVEYOR NO. 4447

LEGEND
- 1/2" DIA. REBAR FOUND
- 1/2" DIA. REBAR SET (CAPPED: BONN 4447)
- CALCULATED POINT (EXCEPT AS NOTED)
- 60d NAIL SET
- UTILITY POLE
- FENCE

BONN SURVEYING
503 LONGHORN ST.
FREDERICKSBURG, TX 78624
PHONE: 830-997-3884
FAX: 830-997-0972
EMAIL: bonnsurveying@verizon.net
FIRM REG. NO. 10055800

312 (rear) E. Travis

2002-05 Re-evaluation

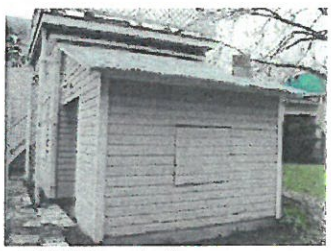
☐ High ☐ Medium ☑ Low

Site ID No.	652
Address	312 (rear) E. Travis
Date	1980
Stylistic Influence	vernacular
GCAD Hyperlink	R13364
Owner	WEHMEYER, ROBERT M & JULI L
Historic District	Yes Potential Historic District
Assessment	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.
Notes	Resource is to the rear of 312 E. Travis (see # 651).

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

312 (rear) E. Travis



2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	653
Address	312 (rear) E. Travis
Date	1890
Stylistic Influence	
GCAD Hyperlink	R13364
Owner	WEHMEYER, ROBERT M & JULI L
Historic District	Yes Potential Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.
Notes	Resource seems to be an old cistern house that has been converted into living quarters. Located to the rear of 312 E. Travis (see # 651).

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

313 E. Travis

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	844
Address	313 E. Travis
Date	1900
Stylistic Influence	vernacular
GCAD Hyperlink	R22215
Owner	
Historic District	Yes Potential Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.
Notes	Original porch posts replaced; exterior walls reclad with aluminum siding; and historic rear addition.

1983 Historic Resources Survey

Previous Site No.	784
Previous Ranking	3
Previous Photo References	
Roll	
Frame	

401 E. Travis

2002-05 Re-evaluation

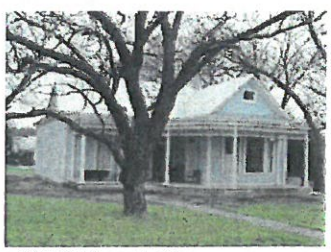
☐ High ☑ Medium ☐ Low

Site ID No.	1160
Address	401 E. Travis
Date	1920
Stylistic Influence	Craftsman
GCAD Hyperlink	R20760
Owner	KRAMER, CORA MISS
Historic District	No Outside Historic District
Assessment	Example of a common building form, architectural style, or plan type that has suffered minor or no alterations. Resource is a good example of its type.
Notes	garage; exterior walls partially reclad with asbestos shingles

1983 Historic Resources Survey

Previous Site No.	785
Previous Ranking	4
Previous Photo References	
Roll	7
Frame	37

402 E. Travis



2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	650
Address	402 E. Travis
Date	1900
Stylistic Influence	Queen Anne
GCAD Hyperlink	R17126
Owner	
Historic District	Yes Potential 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.	786
Previous Ranking	2
Previous Photo References	
Roll	1
Frame	32

Historic Review Board
Application Information

Application Number:	16-56
Date:	July 6, 2016
Address:	249 E. Main
Owner:	Dr. Sudderth
Applicant:	Dan Pfeiffer
Rating:	High
Proposed Modifications:	See attached
Neighborhood Characteristics:	The subject property is in the Historic District.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

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

The advisory functions of the Board include the following:

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

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

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

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

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

16-56

Application for Certificate of Appropriateness

Application Date:_____ Application Complete:_____

Property Address: 251 MAIN (249 E. Main in survey)

Owner: DR. SUDDERTH Phone No._____

Address:_____

Applicant: DAN PFEIFFER Phone No. 210 882-6446

Address: 251 MAIN Fax No._____

Description of External Alteration/Repair or Demolition:

PLACEMENT OF PAINTED FIBERGLASS LONGHORN

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

REPLICA OF LONGHORN WILL COMPLIMENT HISTORICAL HENKE MEAT MARKET

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

SIGN ORDANCE

☑ Drawing ☐ Sketch Date Submitted:_____ ☐ Historic Photograph

Desired Starting Date: Now Desired Completion Date: JULY

SURVEY RATING: ☑ High ☐ Medium ☐ Low ☐ None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE: Dan Pfeiffer

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

K1 Stand Date 6/30/16 ☐ *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-*$40.00*

RECEIVED JUN 24 2016


NO
ICYCLES
LLOWED
ON
DEWALKS

Inventory of Properties

249 A/B E. Main

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No. 452
Address 249 A/B E. Main
Date 1910
Stylistic Influence
GCAD Hyperlink
Owner
Historic District Yes Historic District
Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

Notes

1983 Historic Resources Survey
Previous Site No. 418
Previous Ranking 3
Previous Photo References
Roll 17
Frame 33

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249 C E. Main

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No. 451
Address 249 C E. Main
Date 1995
Stylistic Influence vernacular
GCAD Hyperlink
Owner
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

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252 E. Main

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No. 390
Address 252 E. Main
Date 1860
Stylistic Influence Victorian Italianate
GCAD Hyperlink R19667
Owner BONNELL, MARGARET E -LIFE EST- D/O KEIDEL FAMILY GENERAL PARTNERSHIP
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 Keidel House.

1983 Historic Resources Survey
Previous Site No. 419
Previous Ranking 2
Previous Photo References
Roll 35
Frame 11

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254 E. Main

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No. 391
Address 254 E. Main
Date 1867
Stylistic Influence vernacular
GCAD Hyperlink R2328
Owner LUNGKWITZ, INC
Historic District Yes Historic District
Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

Notes Lungkwitz Home.

1983 Historic Resources Survey
Previous Site No. 420
Previous Ranking 1
Previous Photo References
Roll 35
Frame 12

Historic Review Board
Application Information

Application Number:	16-57
Date:	July 6, 2016
Address:	202 S. Bowie
Owner:	Melvin and Delana Littleton
Applicant:	Andy Bray
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.

16 - 57

Application for Certificate of Appropriateness

Application Date: 06.27.16 Application Complete: 06.27.16

Property Address: 202 South Bowie Street, Fredericksburg, TX 78624

Owner: Melvin and Delana Littleton Phone No. 361.774.5279

Address: 202 South Bowie Street, Fredericksburg, TX 78624

Applicant: Andrew E. Bray, AIA for Melvin and Delana Littleton Phone No. 830.997.7024

Address: 150 E. Main Street, Suite 201 Fredericksburg, TX 78624 Fax No.

Description of External Alteration/Repair or Demolition:

A new wood framed 800 square foot addition to an existing residence. Exterior shall have a log exterior with painted cement board and batten. The roof shall be a galvalume standing seam.

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

The addition is in scale with the existing structures on site, the exterior finishes are in keeping with the neighborhood.

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

None.

☑ Drawing ☐ Sketch Date Submitted: 06.27.16 ☐ Historic Photograph

Desired Starting Date: 07.04.16 Desired Completion Date: 12.04.16

SURVEY RATING: ☐High ☒Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE:

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

Building Official's Determination Date 6/30/16 *(Max 7 days)* ☐*Insignificant* ■*Significant*

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

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

APPLICATION FEE:-*$10.00 plus ☐Board Review*; CERTIFICATE OF APPROPRIATENESS-*$40.00*

RECEIVED JUN 27 2016

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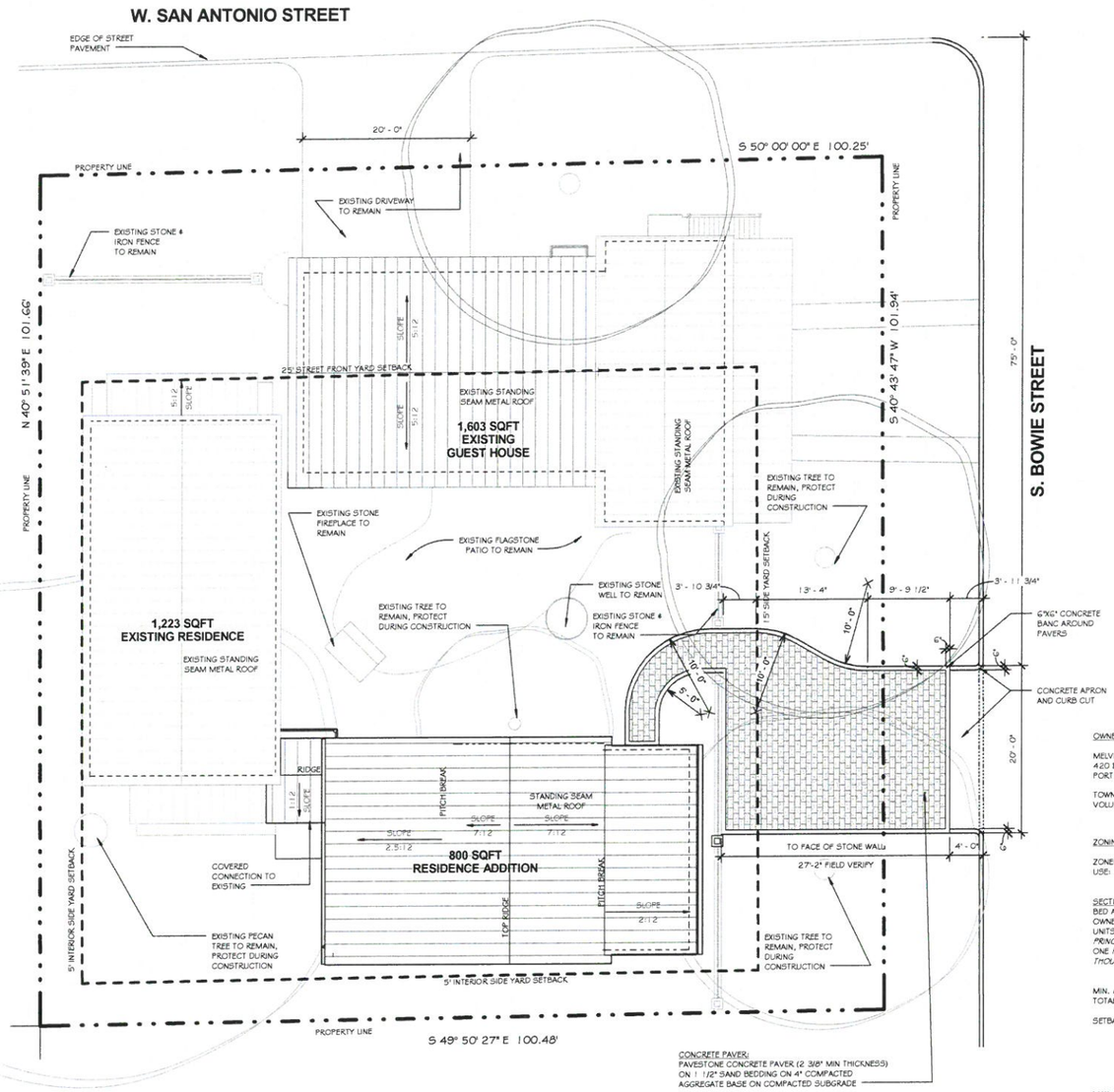

CONCRETE PAVER:
PAVESTONE CONCRETE PAVER (2 3/8" MIN THICKNESS) ON 1 1/2" SAND BEDDING ON 4" COMPACTED AGGREGATE BASE ON COMPACTED SUBGRADE

01 SITE PLAN

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

SITE NOTES:

1. CONTRACTOR SHALL VERIFY HOUSE EXACT LOCATION WITH OWNER/ARCHITECT PRIOR TO COMENCEMENT OF WORK.
2. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM TRUNK AND LIMB DAMAGE.

OWNER INFORMATION:

MELVIN AND DELANA LITTLETON
420 E. COTTER AVE
PORT ARANSAS, TEXAS 78373

TOWNLOT 379B
VOLUME 1, PAGE 175 PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

ZONING:

ZONED:	R-1 RESIDENTIAL
USE:	SINGLE FAMILY RESIDENCE

SECTION 3.100 R-1 SINGLE FAMILY RESIDENTIAL:
BED AND BREAKFAST USE IS ALLOWED IN ROOMS OF PROPERTY OWNER'S PRINCIPAL RESIDENCE WITH NO LIMIT AS TO NUMBER OF UNITS UP TO EIGHT (8), OR IF THE PROPERTY IS NOT THE OWNER'S PRINCIPAL RESIDENCE, THE BED AND BREAKFAST USE IS LIMITED TO ONE RENTAL OR ONE (1) SEPARATE GUEST HOUSE IF THE LOT IS TEN THOUSAND (10,000) SQUARE FEET OR MORE

MIN. ALLOWABLE LOT AREA:	4,500 SQ FT
TOTAL LOT AREA:	10,217 SQ FT

SETBACKS:

FRONT YARD:	15 FT
GARAGE FRONT	20 FT
STREET SIDE YARD:	15 FT
INTERIOR SIDE YARD:	5 FT
REAR SIDE YARD:	10 FT

MAX. ALLOWABLE BUILDING COVERAGE:	50% OF LOT AREA
TOTAL EXISTING BUILDING COVERAGE:	16% (1,603 SF)
TOTAL PROPOSED BUILDING COVERAGE:	35% (3,626 SF)
EXISTING: 2,826 SQFT	
ADDITION: 800 SQFT	
MAX ALLOWABLE IMPERVIOUS COVERAGE:	60% OF LOT AREA
EXISTING IMPERVIOUS COVERAGE:	35% (3,586 SF)
PROPOSED IMPERVIOUS COVERAGE:	43% (4,388 SF)

PARKING:
EXISTING-
2 PROVIDED FOR GUEST HOUSE

PROPOSED-
2 PROVIDED FOR PRIMARY RESIDENCE

mustard DESIGN
150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024

A RENOVATION FOR:
MR. & MRS. MELVIN LITTLETON
202 SOUTH BOWIE STREET
FREDERICKSBURG, TX 78624

REVISIONS

NO.	DATE

REGISTERED ARCHITECT 18754 STATE OF TEXAS
06.10.16

SITE PLAN

Drawn By:	AEB, LAW
Checked By:	AEB
Approved By:	AEB
Project No.	1440
Original Issue Date:	06.02.16

A-100

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ELECTRICAL LEGEND			
MARK	DESCRIPTION		
J / CD	JUNCTION BOX / DIRECT CONNECTION		
	CONVENIENCE OUTLET - DUPLEX, 120 V		
	CONVENIENCE OUTLET - QUAD, 120 V		
	CONVENIENCE OUTLET - SINGLE, 220 V		
/ / /	FLOOR - DUPLEX / QUAD / TELEPHONE / TV		
/	TELEPHONE OUTLET / MODEM		
	PANELBOARD (PNL)		
	DISCONNECT SWITCH		
$	TOGGLE SWITCH, SINGLE POLE		
$3 / $4 / $5	TOGGLE SWITCH, 3-WAY / 4 WAY/ DIMMER		
	SWITCHLEG CIRCUIT		
	TELEVISION CABLE CONNECTION		
	UNDER COUNTER FLUORESCENT LIGHT		
	2 LAMP FLUORESCENT		
	TRACK LIGHTING		
	SURFACE MOUNTED LIGHT		
	WALL MOUNTED LIGHT		
	SECURITY LIGHTING		
	RECESSED CAN LIGHT		
S	SMOKE DETECTOR		
/	DOOR BELL PUSH BUTTON / DOOR BELL CHIME		
VL HV HVL	VENT LIGHT/ HEAT VENT/ HEAT VENT LIGHT		
T	THERMOSTAT		
	CEILING FAN WITH LIGHT		CEILING FAN WITH OUT LIGHT

ELECTRICAL & HVAC NOTES:

1. ALL ELECTRICAL WORK SHALL FOLLOW CURRENT ELECTRICAL CODE.
2. ALL EXTERIOR RECEPTACLES SHALL BE WATERPROOF AND GROUND-FAULT CIRCUIT INTERRUPTED (GFCI).
3. ALL INTERIOR RECEPTACLES AT ALL WET LOCATIONS, COUNTERTOPS, GARAGES, UNFINISHED STORAGE AREAS, AND WITH IN 6 FEET OF ALL PLUMBING SHALL BE GFCI.
4. ALL FANS SHALL BE WIRED WITH A DUAL BUTTON FAN AND LIGHT WALL CONTROL WITH DIMMER.
6. ALL A/C UNITS SHALL BE SPLIT SYSTEM HEAT PUMPS WITH BACKUP ELECTRIC HEAT STRIPS. UNITS ARE TO BE CARRIER, TRANE, YORK, OR LENNOX AND HAVE A SEER RATING OF 15 OR BETTER.
7. ALL SWITCHES FOR HEAT/VENT/LIGHT COMBINATIONS SHALL BE IN A SINGLE BOX.
8. RECESSED CAN LIGHTS AT SLOPED CEILINGS ARE TO HAVE SLOPED HOUSING TYPE.
9. EXTERIOR SCONCES ARE TO BE MOUNTED @ 72" A.F.F.

GENERAL NOTES:

1. ALL WALLS ARE TO BE 2x4 UNLESS OTHERWISE NOTED. ALL PLUMBING WALLS BEHIND TOILETS SHALL BE 2x6.
2. STRUCTURAL DESIGN OF THE FRAMING IS NOT PROVIDED BY THE ARCHITECT AND IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.
3. DIMENSIONS ARE TO THE FACE OF THE STUDS AND THE FACE OF CONCRETE. DOOR OPENINGS AND OPENINGS THAT ARE NOT DIMENSIONALLY LOCATED ARE TO BE CENTERED BETWEEN THE WALLS OR POSITIONED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL OR COLUMN AS SHOWN IN PLANS.
4. ALL EXTERIOR LUMBER SHALL BE PRESSURE TREATED AND KDAT OR NATURALLY ROT RESISTANT.
5. ALL WORK DONE BY CONTRACTOR OR OTHERS SHALL MEET STATE AND LOCAL BUILDING CODES.
6. ALL FLOOR DRAINS SHALL BE SUPPLIED WITH PRIMERS TO MAINTAIN WATER LEVEL IN P-TRAPS.
7. ALL BOTTOM PLATES AND FRAMING IN WET LOCATIONS SHALL BE PRESSURE TREATED.
8. CONTRACTOR SHALL PROVIDE ELECTRICAL CONNECTIONS FOR ALL A/C UNITS AND GAS CONNECTIONS FOR ALL FURNACES, TANKLESS WATER HEATER, AND RANGE.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REQUIREMENTS FOR FIREPLACES.

DOOR SCHEDULE		
DR. NO.	SIZE	COMMENTS
01	3'-0" x 6'-8" x 1 3/4"	
02	3'-0" x 6'-8" x 1 3/8"	
03	2'-6" x 6'-8" x 1 3/8"	
04	2'-10" x 6'-8" x 1 3/8"	
05	2'-0" x 6'-0"	FRAMELESS GLASS SHOWER DOOR
06	2'-6" x 4'-0" x 1 3/8"	
07	2'-6" x 6'-8" x 1 3/8"	POCKET DOOR

DOOR NOTES:

1. UNLESS NOTED OTHERWISE, ALL INTERIOR & EXTERIOR DOORS SHALL BE 4-PANEL, STAIN GRADE PINE OR FIR WITH MATCHING JAMBS.
2. ALL DOOR HARDWARE IS TO BE SELECTION BY OWNER/ARCHITECT.

WINDOW SCHEDULE					
MARK	WIDTH	HEIGHT	HEAD HEIGHT	TYPE	COMMENTS
A	2'-0"	4'-0"	7'-0"	DH	
B	2'-8"	3'-0"	7'-0"	DH	
C	3'-0"	1'-4"	7'-0"	FIXED	W/ STAIN GLASS B.O.
D	1'-4"	3'-0"	7'-0"	FIXED	W/ STAIN GLASS B.O.

WINDOW NOTES:

1. WINDOWS ARE TO BE PREMIUM LINES FROM MARVIN, NORCO, ANDERSEN, PELLA, AND LINCOLN.
2. ALL DOOR HARDWARE IS TO BE SELECTION BY OWNER/ARCHITECT.

BUILDING DATA	
ADDITION	825 SF
FRONT PORCH	240 SF
BACK PORCH	69 SF
Grand total	1134 SF

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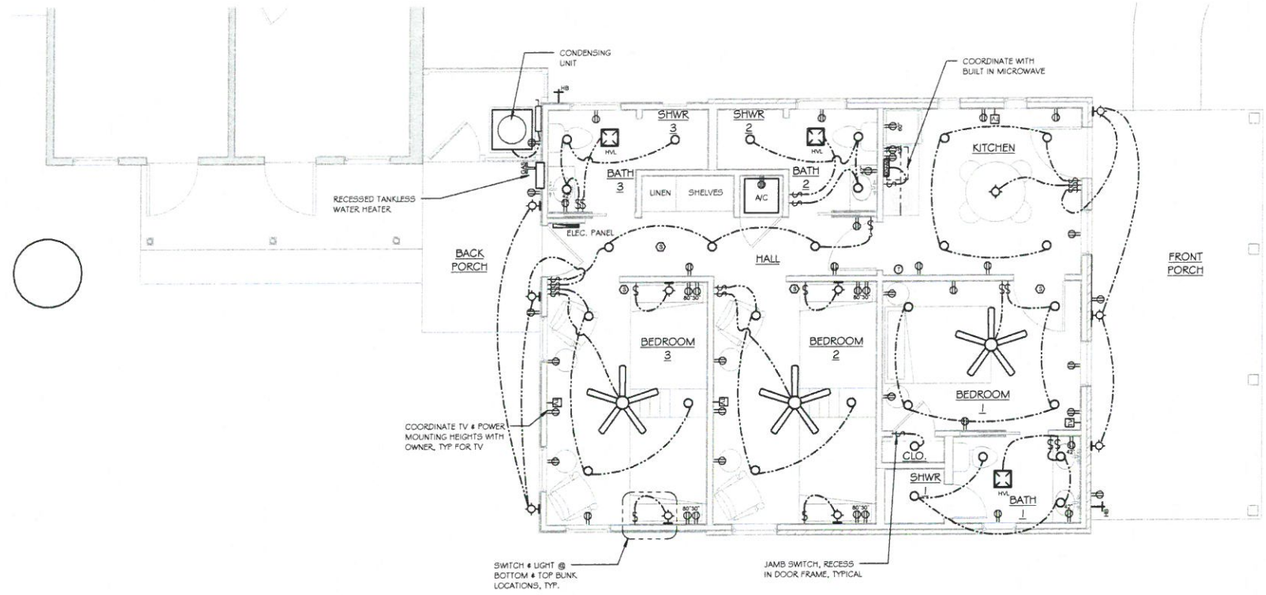
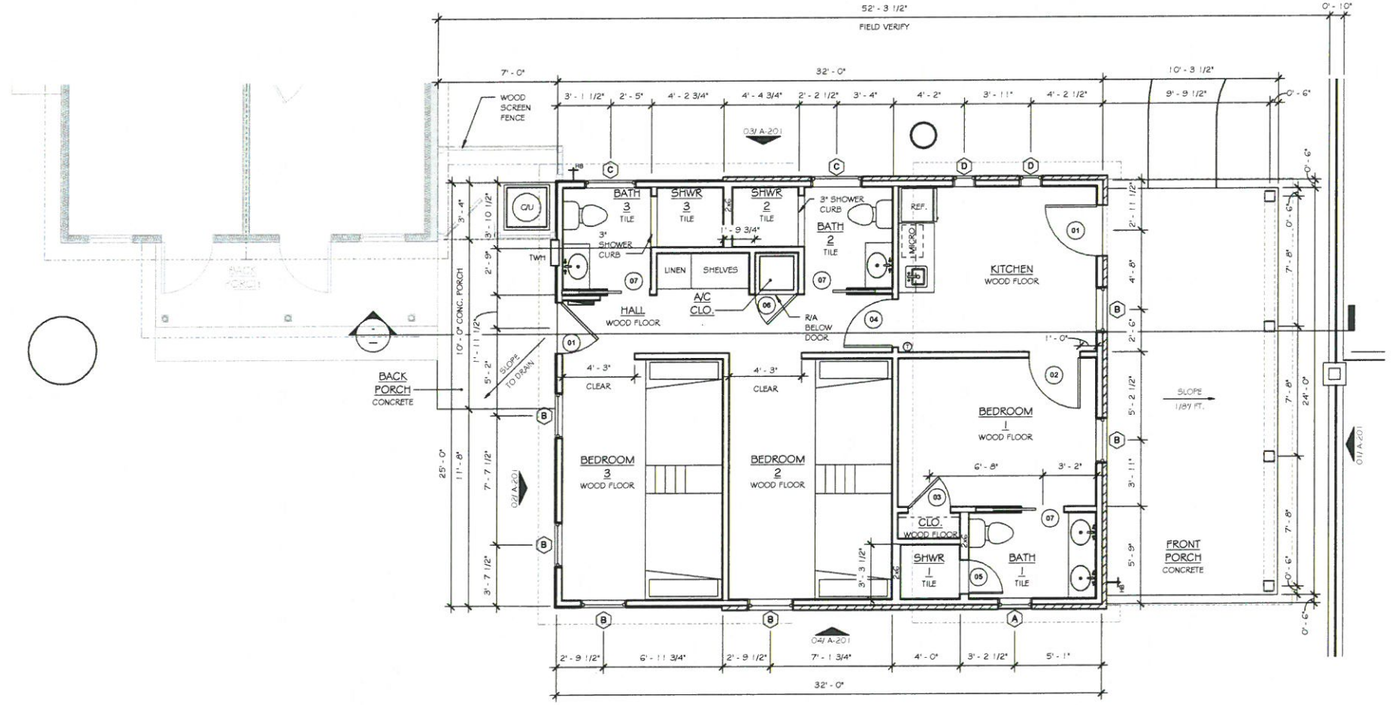


02 UTILITIES PLAN

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



01 FIRST FLOOR PLAN

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

mustard DESIGN
150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024

A RENOVATION FOR:
MR. & MRS. MELVIN LITTLETON
202 SOUTH BOWIE STREET
FREDERICKSBURG, TX 78624

REVISIONS

NO.	DATE

REGISTERED ARCHITECT 18754 STATE OF TEXAS
06.10.16

FLOOR & UTILITY PLANS & SCHEDULES

Drawn By:	AEB, LAW
Checked By:	AEB
Approved By:	AEB
Project No.	1440
Original Issue Date:	06.02.16

A-101

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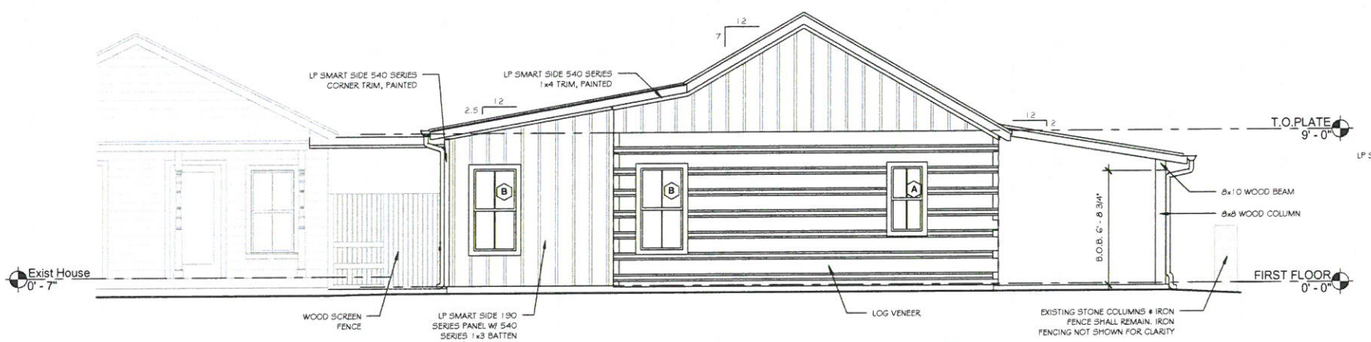
05 BOWIE STREET VIEW

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

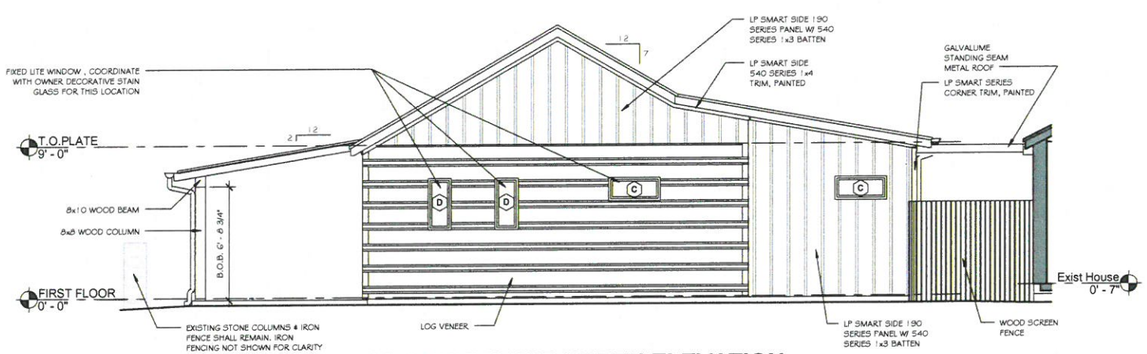


04 BUNKHOUSE SOUTH ELEVATION

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

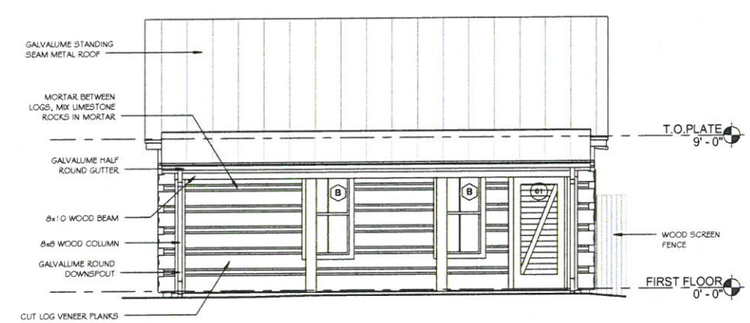
02 BUNKHOUSE WEST ELEVATION

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



03 BUNKHOUSE NORTH ELEVATION

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



01 BUNKHOUSE EAST ELEVATION

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

mustard DESIGN
150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024

A RENOVATION FOR:

MR. & MRS. MELVIN LITTLETON

202 SOUTH BOWIE STREET
FREDERICKSBURG, TX 78624

REVISIONS

NO.	DATE

REGISTERED ARCHITECT AEB STATE OF TEXAS 18754

06.10.16

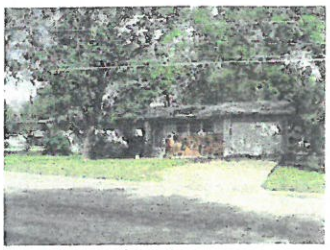
EXTERIOR ELEVATIONS & BUILDING SECTION

Drawn By:	AEB, LAW
Checked By:	AEB
Approved By:	AEB
Project No.	1440
Original Issue Date:	06.02.16

A-201

Y:\Current Projects File\2016\1616 - LITTLETON BUNKHOUSE\02 - Drawings\03 - Construction documents (CD)\LITTLETON BUNKHOUSE CD HRB.rvt

302 N. Bowie



2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	767
Address	302 N. Bowie
Date	1950
Stylistic Influence	
GCAD Hyperlink	R26746
Owner	BIERSCHWALE, CREDIT & LENDING
Historic District	No Outside Historic District
Assessment	Typical example of a common building form, architectural style, or plan type that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.
Notes	

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

108 ? S. Bowie

2002-05 Re-evaluation

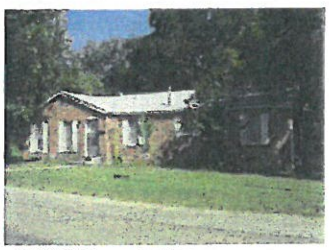
☐ High ☐ Medium ☐ Low

Site ID No.	773
Address	108 ? S. Bowie
Date	
Stylistic Influence	
GCAD Hyperlink	
Owner	
Historic District	Yes Historic District
Assessment	Resource is an empty lot.
Notes	

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

109 S. Bowie



2002-05 Re-evaluation

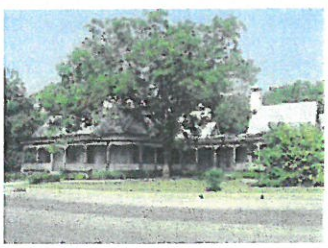
☐ High ☐ Medium ☑ Low

Site ID No.	533
Address	109 S. Bowie
Date	1950
Stylistic Influence	
GCAD Hyperlink	R21134
Owner	WALLACE, GRACE LORAINE
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	

110 S. Bowie



2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	774
Address	110 S. Bowie
Date	1905
Stylistic Influence	Queen Anne
GCAD Hyperlink	R28335
Owner	LEE, RONALD E JR
Historic District	Yes Historic District
Assessment	Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.
Notes	Resource has a significant addition

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

202 S. Bowie

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	775
Address	202 S. Bowie
Date	1880
Stylistic Influence	vernacular
GCAD Hyperlink	R58755
Owner	COX, LINDA JANE P
Historic District	Yes Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.
Notes	Garage has been attached to the rear of this resource.

1983 Historic Resources Survey

Previous Site No.	135	
Previous Ranking	2	
Previous Photo References		
Roll	22	22
Frame	31	32

Historic Review Board
Application Information

Application Number:	16-58
Date:	July 6, 2016
Address:	341 E. Main
Owner:	Billy and Sharon Grona
Applicant:	Sharon Grona
Rating:	Low
Proposed Modifications:	See attached
Neighborhood Characteristics:	The subject property is in the Historic District.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

(1) Removal, addition or modification of architectural detail. The distinguishing historic qualities or character of a building, structure, or site and its environment shall not be destroyed. Removal or modification of any historic material or distinctive architectural features may be accomplished upon issue of certificate of appropriateness; however, this should be avoided when possible. Architectural features include but are not limited to exterior wall materials, windows, railings, decorative woodwork, masonry, or stone elements.
(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.

6/22 7/12

16-58

Application for Certificate of Appropriateness

Application Date:_____ Application Complete:_____

Property Address: 341 E. Main

Owner: Billy & Sharon Grona Phone No. 830 889 9276

Address: 337 E. Main

Applicant: Sharon Grona Phone No. 830 889 9276

Address:_____ Fax No._____

Description of External Alteration/Repair or Demolition: Demo & Build 10 room Bed & Breakfast

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: Aug 1 2016 ✓ Desired Completion Date: Aug 1 2017

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 6/30/16 ☐*Insignificant* ■*Significant*

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

_____ Date_____ ☐*Insignificant* ☐*Significant*

Chairman's Determination *(Max 7 days)*

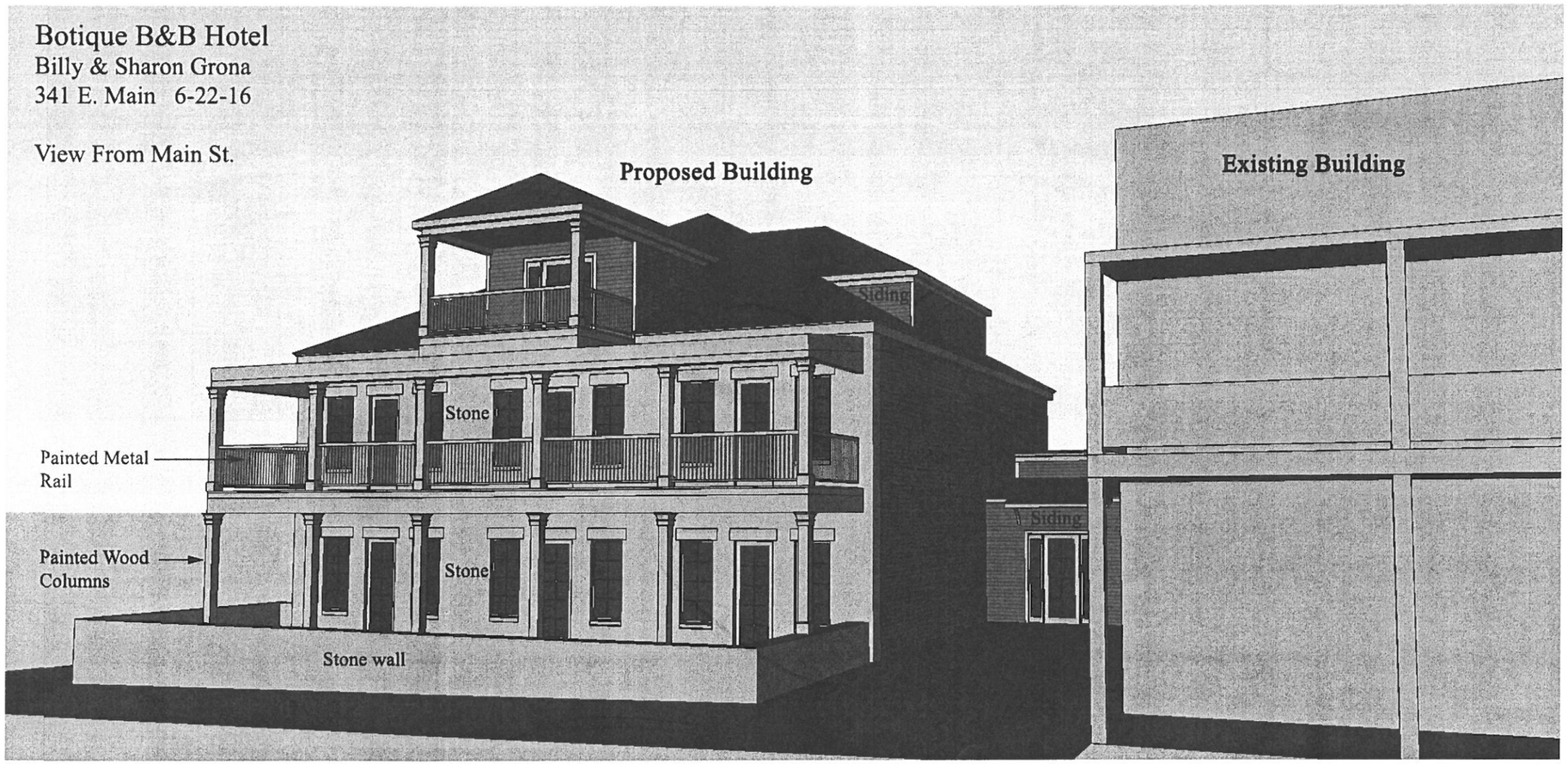
Meeting Date (40 days max. after complete application)_____ Notice to Applicant:_____

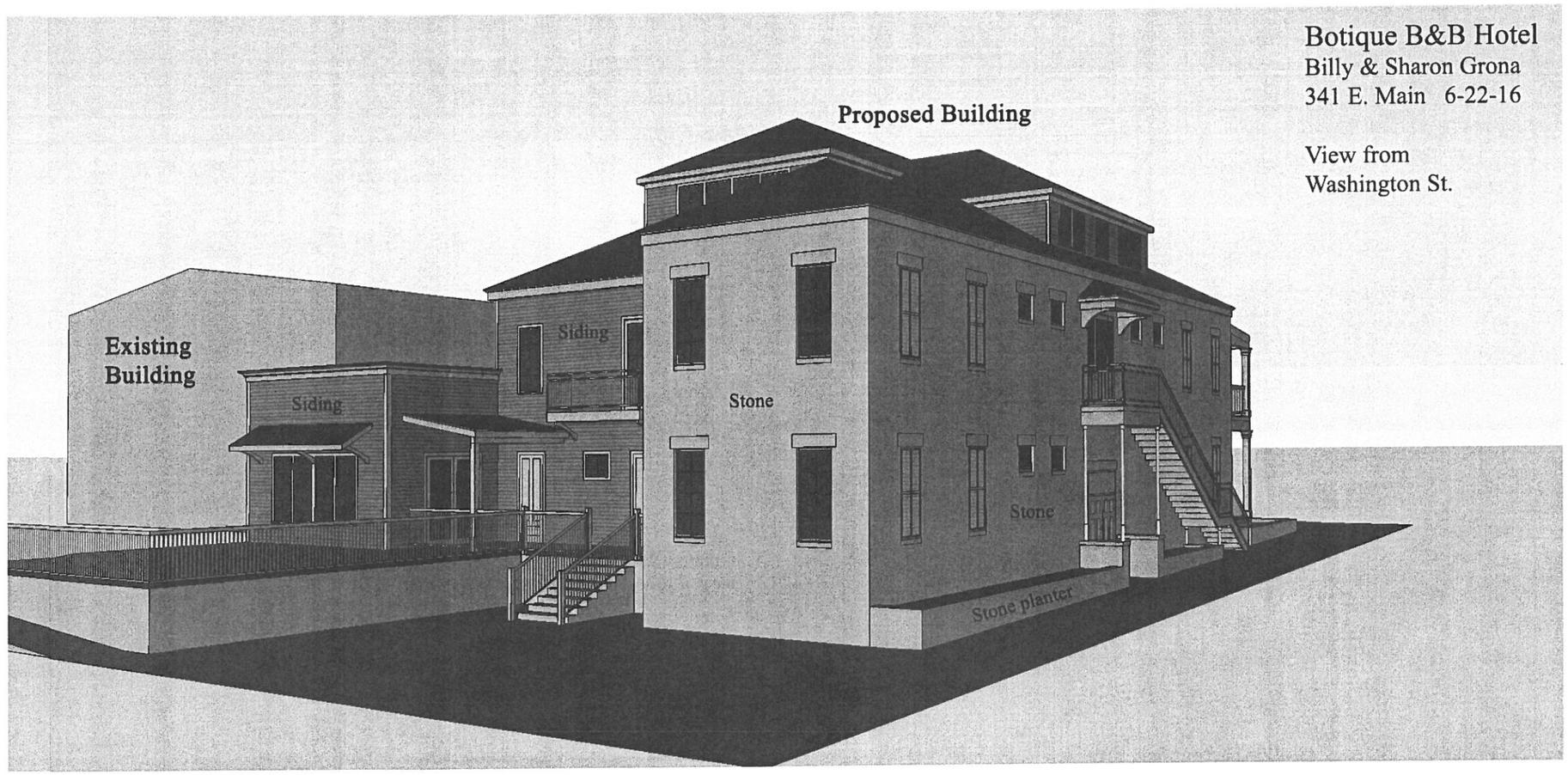
APPLICATION FEE:-*$10.00 plus ☐ Board Review*; CERTIFICATE OF APPROPRIATENESS-*$40.00*

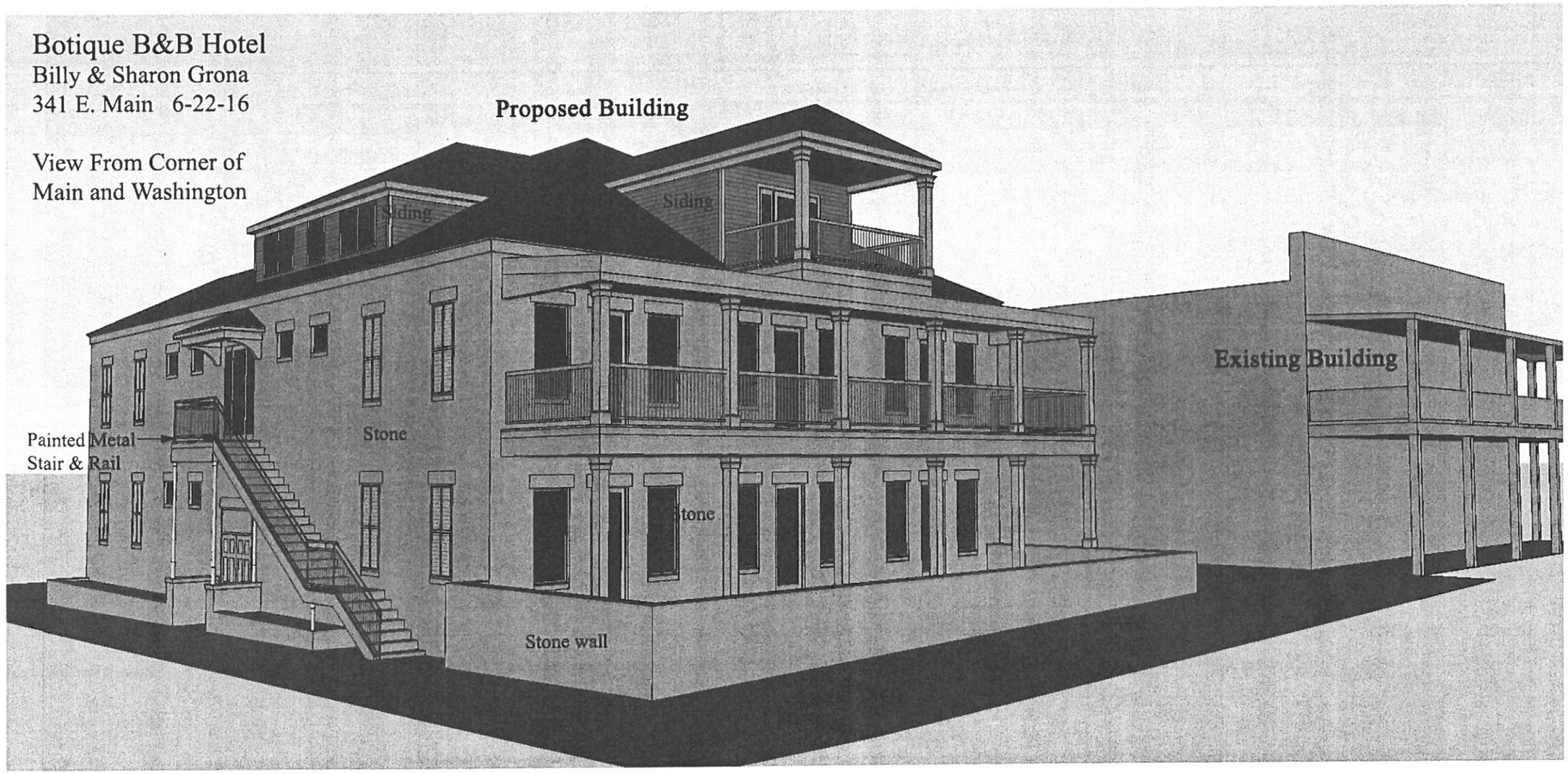
RECEIVED JUN 22 2016

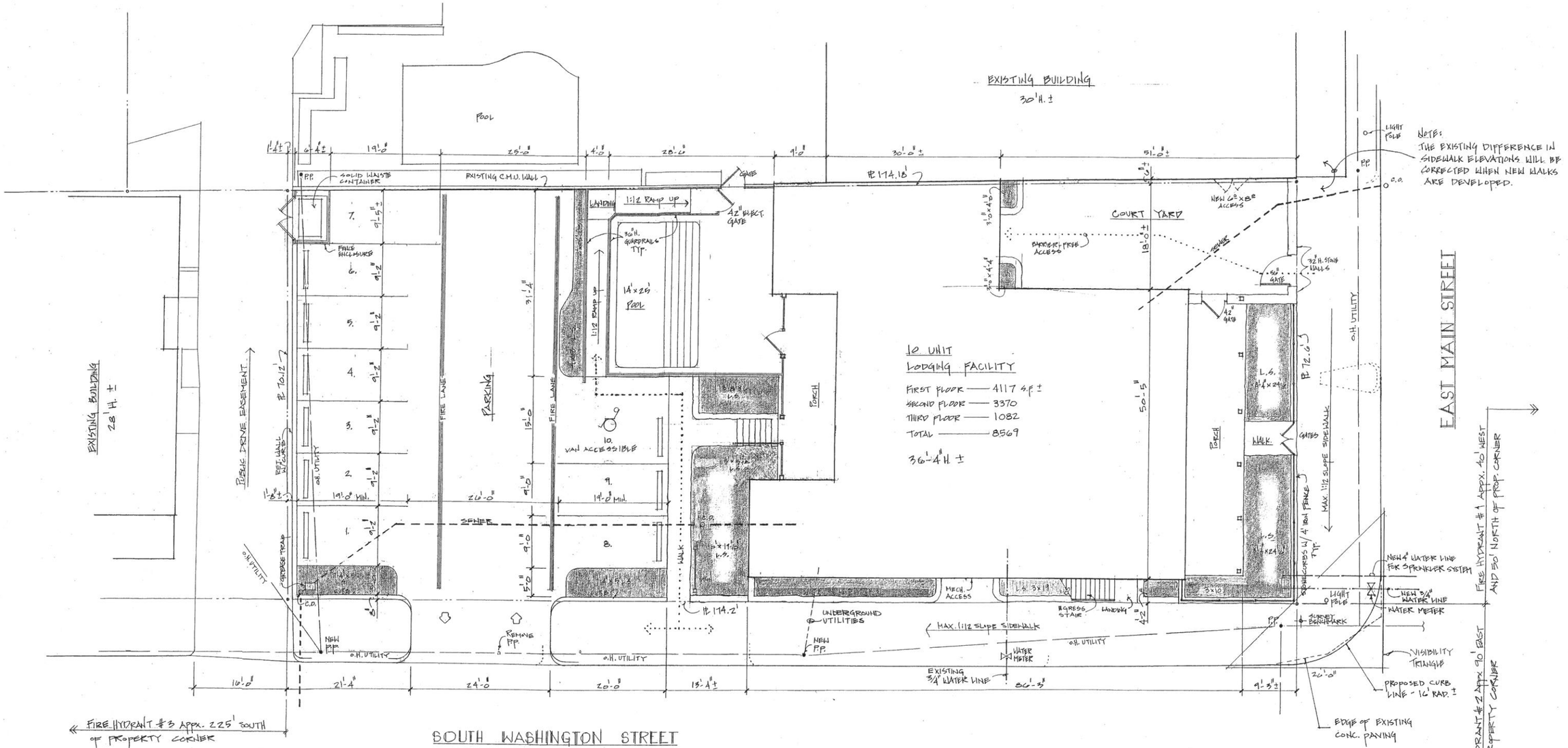
Botique B&B Hotel
Billy & Sharon Grona
341 E. Main 6-22-16

View From Main St.




Botique B&B Hotel
Billy & Sharon Grona
341 E. Main 6-22-16
View from
Washington St.
Proposed Building
Existing
Building
Siding
Siding
Stone
Stone
Stone planter


Botique B&B Hotel
Billy & Sharon Grona
341 E. Main 6-22-16
View From Corner of
Main and Washington
Proposed Building
Siding
Siding
Existing Building
Painted Metal
Stair & Rail
Stone
Stone
Stone wall



10 UNIT
LODGING FACILITY

FIRST FLOOR —— 4117 s.f. ±
SECOND FLOOR —— 3370
THIRD FLOOR —— 1082
TOTAL —— 8569

36'-4" H. ±

SITE PLAN

1" = 1'-0"

PART OF GERMAN EMIGRATION COMPANY TOWN LOT NO. 224

Lot Is Zoned CBD:

Minimum Required Lot Area ---------- 5000 s.f.

Lot Area ---------- 12430 s.f.

Maximum Allowable Impervious Coverage ----- 90%

Impervious Coverage ---------- 10814 s.f. or 87% of Lot Area

Pervious Area ---------- 1616 s.f. or 13% of Lot Area

Maximum Allowable Building Height ---- 38'-0"

Building Height ---------- 36'-4"

Building Coverage ---------- 4920 s.f. or 40% of Lot Area

Required Building Setbacks ---------- All 0'-0"

All Exterior Lighting to be Shielded and Ordinance Compliant.

Parking Requirements:

Calculation: 1.1 Spaces Required Per Unit

10 Units @ 1.1 = 11 Spaces

50% of Calculated Required Spaces Applies Per Section 7.825 of the Fredericksburg Municipal Code

Therefore 6 Spaces are Required

10 Spaces are Provided

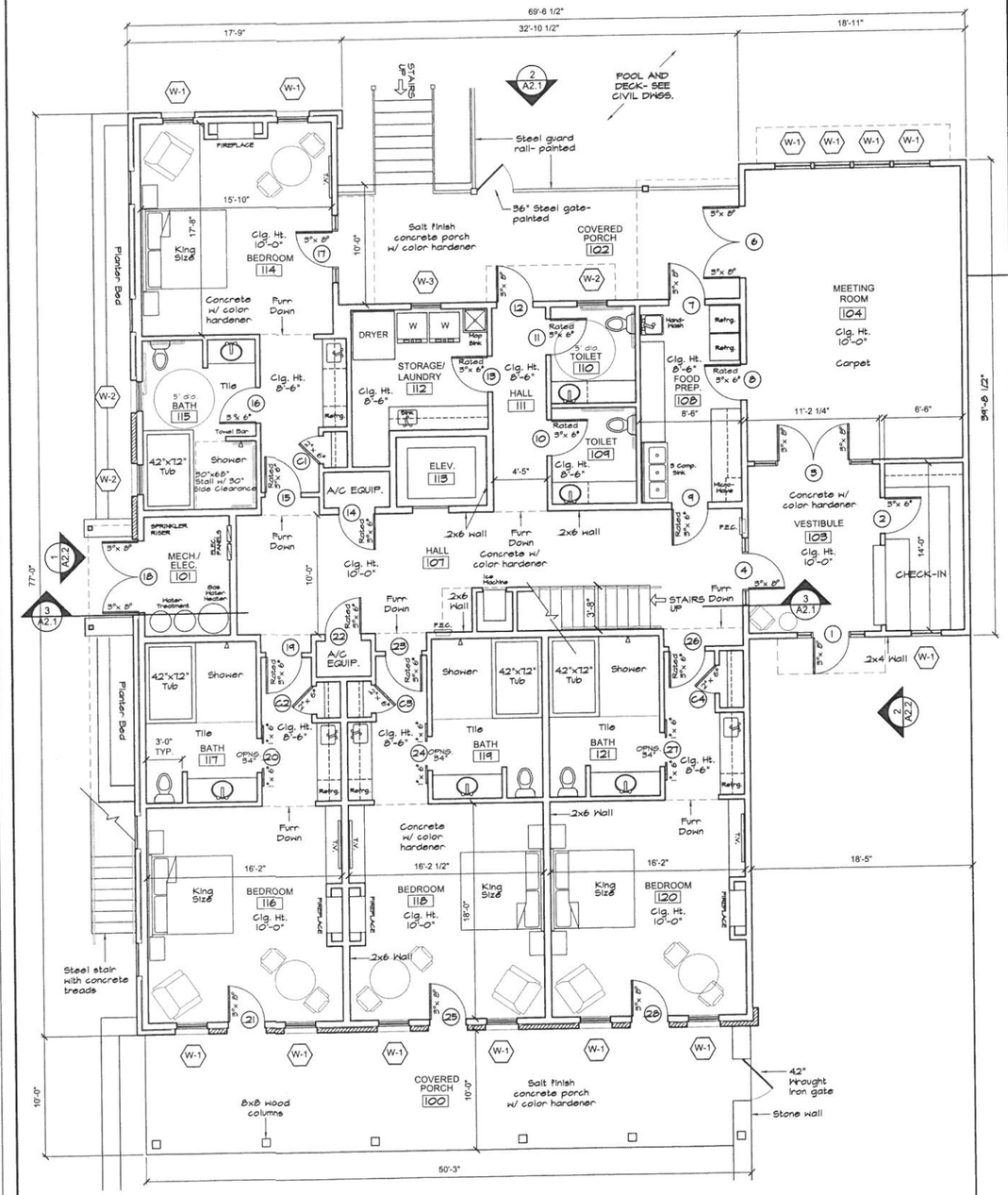
Prepared By
W. CASTELLI ARCHITECTS
PLANNING & DESIGN
1000 Hill Street
Fredericksburg, Texas 78624
(830)997-0169

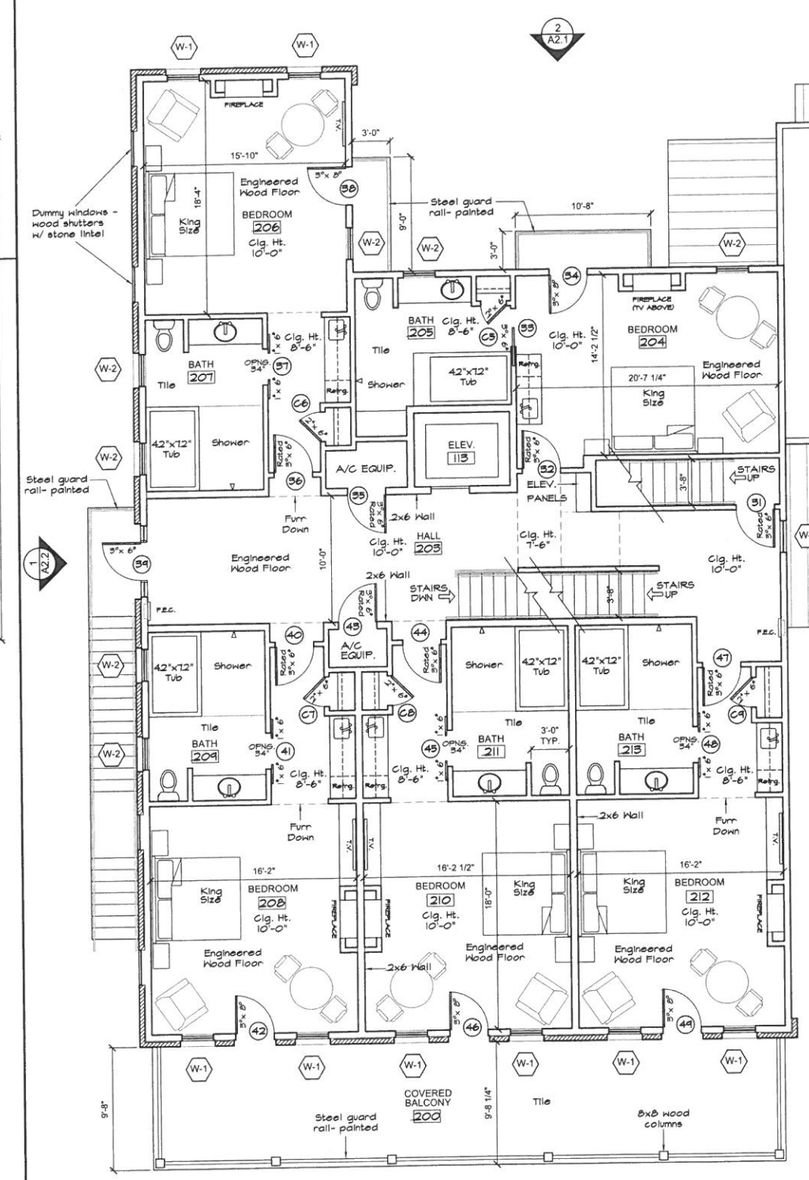
JULY 5, 2013

A LODGING FACILITY AT 341 EAST MAIN, FREDERICKSBURG, TEXAS
FOR BILL & SHARON GRONA

Revised June 23, 2016
Revised June 3, 2016
Revised July 26, 2013

1 of 1





PORCH
332 s.f.

4,126 s.f.
CONDITIONED SPACE

503 s.f.
PORCH

FIRST FLOOR AREA:
GROSS CONDITIONED 4,126 S.F.
GROSS PORCH 835 S.F.

GROUND
FLOOR PLAN
3/16" = 1'-0"

PLAN NORTH

GENERAL NOTES
1. ALL EXTERIOR WALLS ARE 2X6 STUD @ 16" O.C. UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE 2X4 STUD @ 16" O.C. WITH TYPE X ⅝" GYP. BOARD BOTH SIDES UNLESS NOTED OTHERWISE.

BALCONY
59 s.f.

3,390 s.f.
CONDITIONED SPACE

481 s.f.
BALCONY

SECOND FLOOR AREA:
GROSS CONDITIONED 3,390 S.F.
GROSS BALCONY 540 S.F.

SECOND
FLOOR PLAN
3/16" = 1'-0"

PLAN NORTH

W. CASS PHILLIPS
PLANNING & DESIGN
PHONE / CELL: 830-997-0169 1000 HILL STREET FREDERICKSBURG, TEXAS

John Wm. Klein, Project Architect
STEHLING·KLEIN·THOMAS·ARCHITECTS P.L.L.C
300 C WEST MAIN STREET
PHONE 830-997-0383 FAX 830-990-9272 FREDERICKSBURG, TEXAS

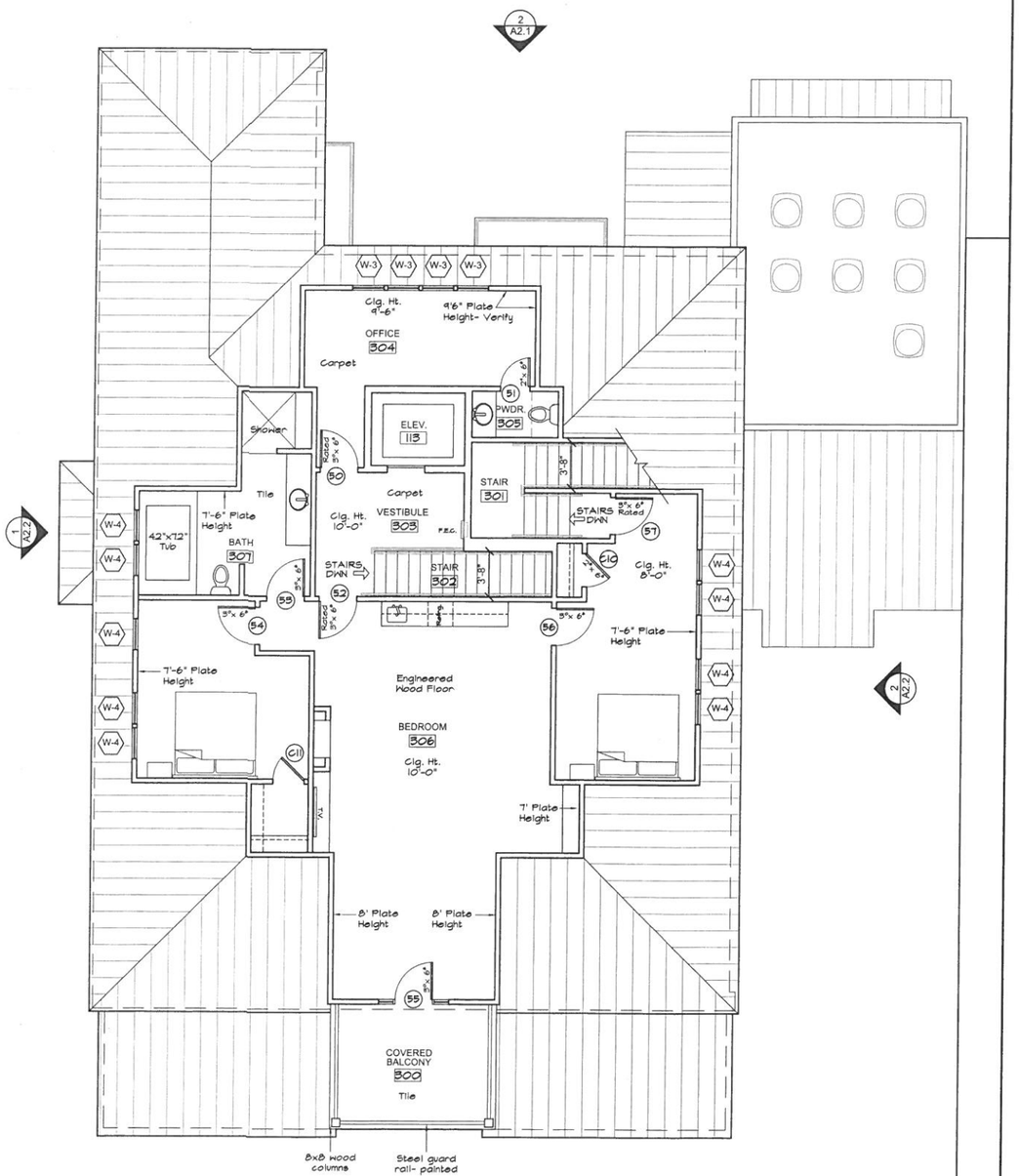
PRELIMINARY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
John Wm. Klein
PROJECT ARCHITECT
Number: 6485

Boutique B & B Hotel
For
Sharon and Billy Grona
341 EAST MAIN STREET FREDERICKSBURG, TEXAS

DATE 15 JUNE 2016
PROJECT NUMBER
REVISION

1st & 2nd FLOOR PLANS

A1.1



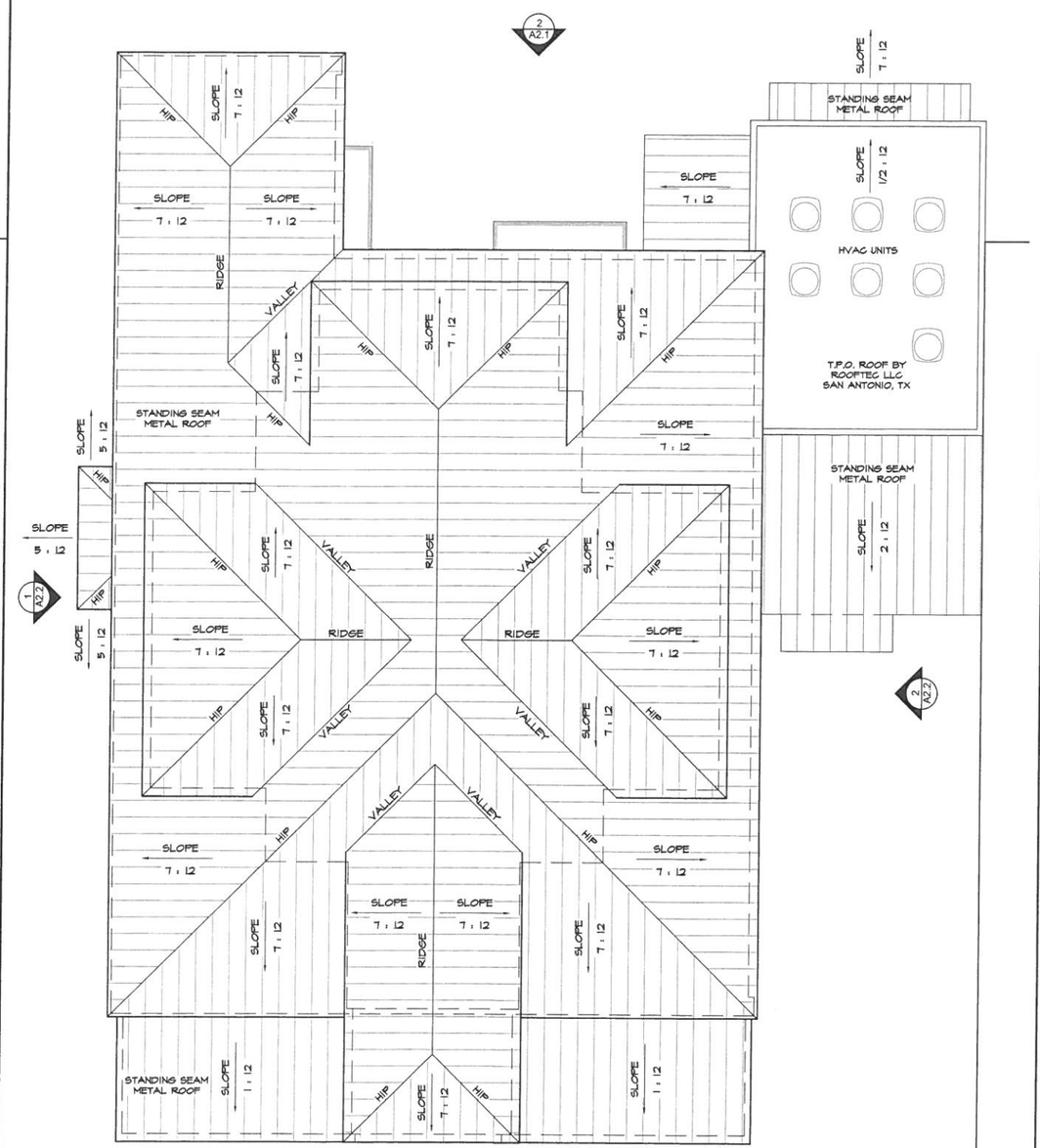
THIRD
FLOOR PLAN
3/16" = 1'-0"

PLAN NORTH

1,780 s.f.
CONDITIONED SPACE

135 s.f.
BALCONY

THIRD FLOOR AREA:	
GROSS CONDITIONED	1,780 S.F.
GROSS BALCONY	135 S.F.



ROOF PLAN
3/16" = 1'-0"

PLAN NORTH

W. CASS PHILLIPS
PLANNING & DESIGN
PHONE / CELL: 830-997-0169 1000 HILL STREET FREDERICKSBURG, TEXAS

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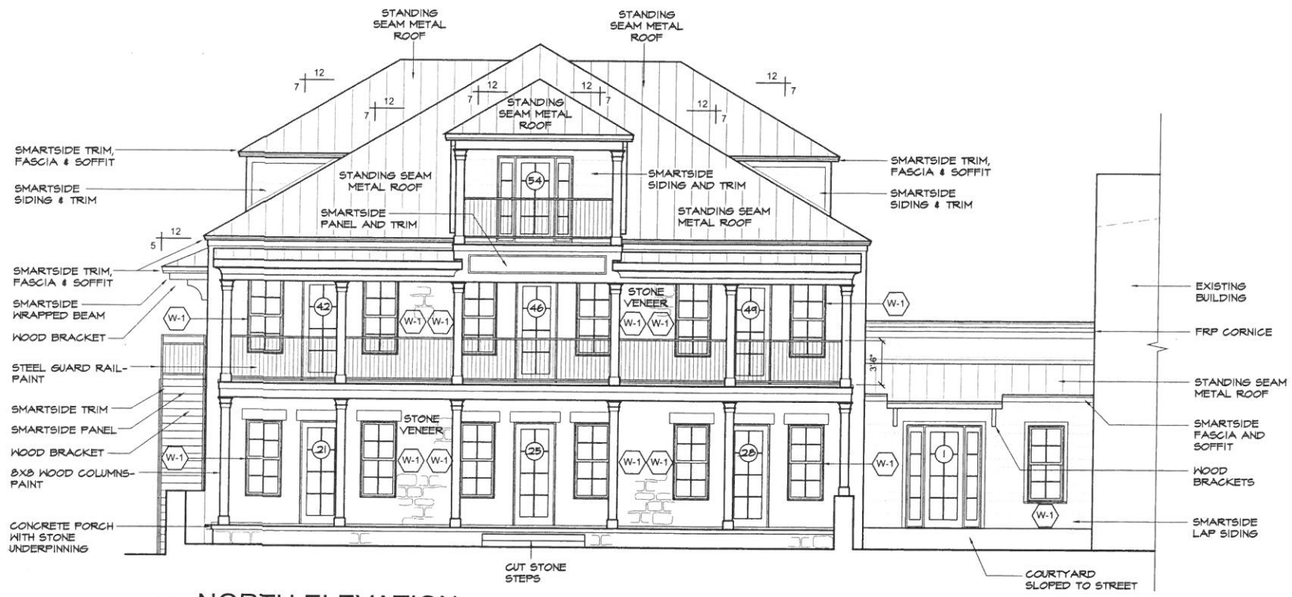
Boutique B & B Hotel
For
Sharon and Billy Gronna
341 EAST MAIN STREET
FREDERICKSBURG, TEXAS

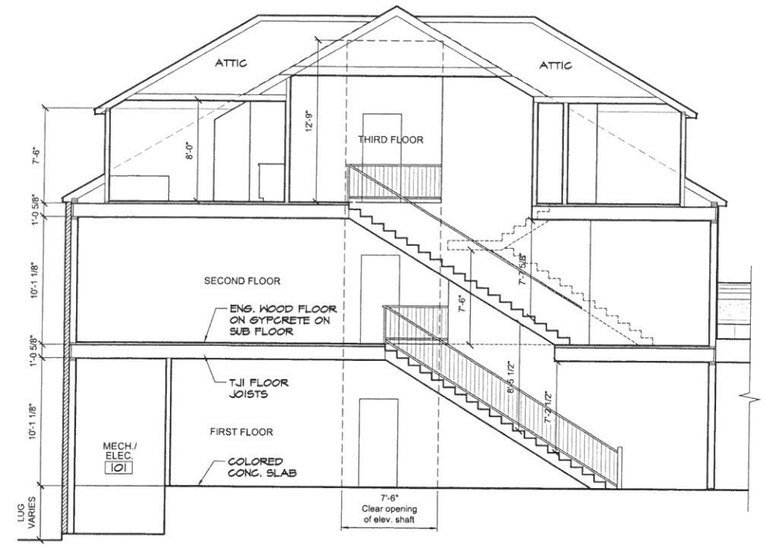
DATE 15 JUNE 2016
PROJECT NUMBER
REVISION

3rd FLOOR & ROOF PLANS

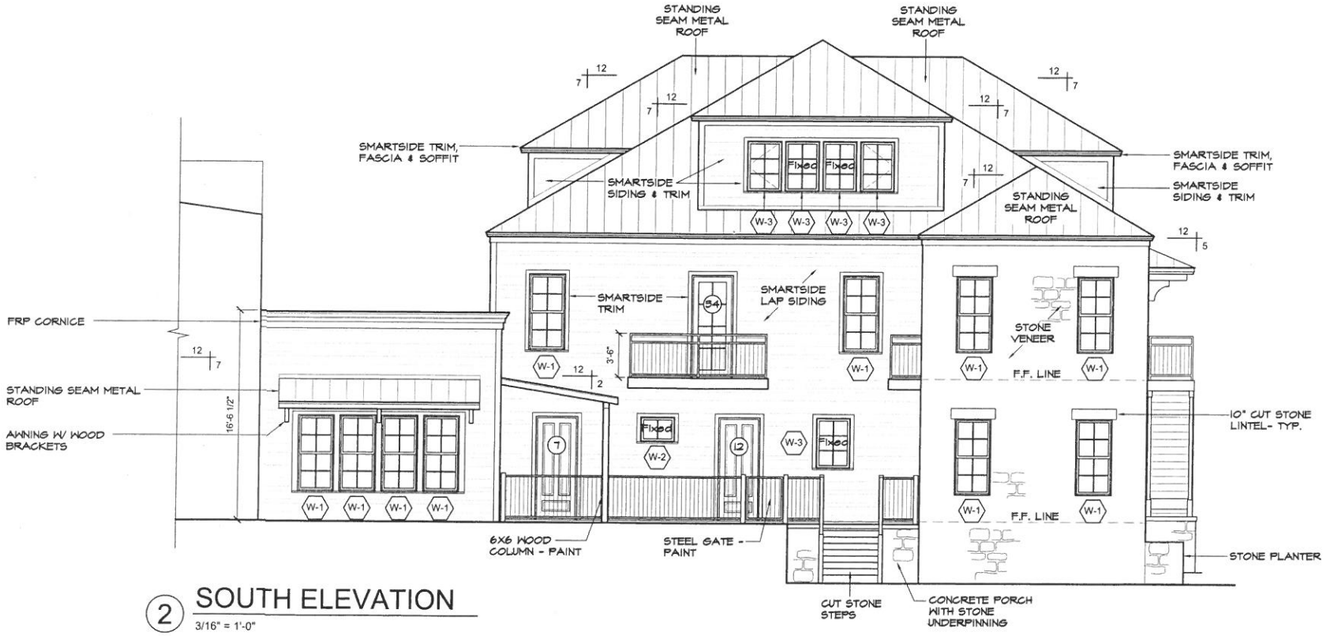
A1.2



1 NORTH ELEVATION
3/16" = 1'-0"



3 BUILDING SECTION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES, LAWS, AND ORDINANCES, MANUFACTURER'S RECOMMENDATIONS, AND REFERENCE STANDARDS INCLUDING BUT NOT NECESSARILY LIMITED TO THE 2009 INTERNATIONAL BUILDING CODE AND THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE.
2. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF THE 2012 TEXAS ACCESSIBILITY STANDARDS (TAS).
3. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE FROM EDGE OF SLAB TO GYP. FACE OF WALLS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. ALL EXTERIOR WALLS ARE 2X6 STUD @ 16" O.C. ALL INTERIOR WALLS ARE 2X4 STUD @ 16" O.C. WITH TYPE X ⅝" GYP. BOARD BOTH SIDES UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INSTALLATION REQUIREMENTS OF ALL EQUIPMENT, APPLIANCES, FIXTURES AND HARDWARE PRIOR TO THE START OF WORK.
6. CONTRACTOR SHALL PROVIDE REQUIRED CRAWL SPACES, CHASES, ETC. FOR ALL HVAC, PLUMBING AND ELECTRICAL SYSTEMS.
7. FIRE EXTINGUISHERS SHALL BE 5 LB. ABC MULTIPURPOSE EXTINGUISHER. REFER TO FLOOR PLAN FOR EXACT LOCATIONS OF EXTINGUISHER CABINETS (NOTED AS F.E.C.).
8. ALL BUILT-IN CABINTERY TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
9. ALL INTERIOR WOOD TRIM AND CABINETRY TO BE PIMED AND PAINTED.
10. ALL FOOD PREP EQUIPMENT TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.
11. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13R THROUGHOUT ENTIRE BUILDING INCLUDING ALL FLOOR/CEILING AND ATTIC SPACES AND COVERED BALCONIES. CONTACT RALPH CORNETT W/ CASTEEL AUTOMATIC FIRE PROTECTION. OFFICE 210-645-1101 / MOBILE: 210-563-4544.
12. ALL SIDING AND TRIM TO BE SMARTSIDE BY LP BUILDING PRODUCTS.
13. ALL WOOD COLUMNS TO BE S4S SMOOTH. PRIME AND PAINT.
14. INSULATE ALL EXTERIOR WALLS WITH BLOWN IN BLANKET INSULATION (MINIMUM R-13). INSULATE ROOF DECK WITH OPEN CELL SPRAY FOAM INSULATION (MINIMUM R-38). INSULATE CEILINGS WITH BATT INSULATION (MINIMUM R-30). INSULATE WALLS BETWEEN DWELLING UNITS WITH SOUND BATT INSULATION (FULL DEPTH OF WALL CAVITY).

W. CASS PHILLIPS
PLANNING & DESIGN
PHONE / CELL: 830-997-0169 1000 HILL STREET FREDERICKSBURG, TEXAS

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John Wm. Klein
PROJECT ARCHITECT
Number: 6485

Boutique B & B Hotel
For
Sharon and Billy Grona
FREDERICKSBURG, TEXAS
341 EAST MAIN STREET

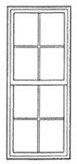
DATE 15 JUNE 2016
PROJECT NUMBER
REVISION

ELEVATIONS
BUILDING SECTION

A2.1

WINDOW & DOOR TYPES

3/8" = 1'-0"

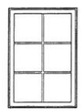


NOTES:

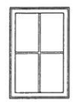
1. ALL GLASS IN WINDOWS AND EXTERIOR DOORS TO BE SOUND ATTENUATED.
2. ALL DOUBLE HUNG WINDOWS ARE OPERABLE. REFER TO ELEVATIONS FOR OPERABILITY OF CASEMENT AND AWNING WINDOWS.
3. ALL EXTERIOR WINDOWS AND DOORS TO BE FIBERGLASS EXTERIOR WITH PRIMED PINE INTERIOR.
4. PRIME AND PAINT ALL INTERIOR DOORS.

W-1 MARVIN INTEGRITY ITDH 3072

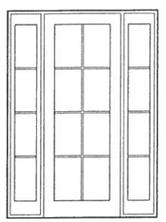
W-2 MARVIN INTEGRITY IAWN 3523



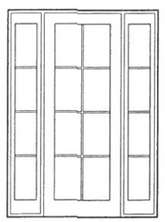
W-3 MARVIN INTEGRITY ICA 3347



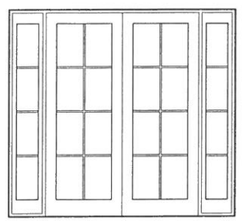
W-4 MARVIN INTEGRITY ICA 2443



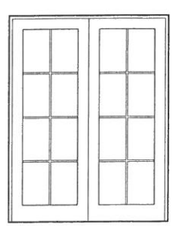
DOORS 1, 17, 39
3080 MARVIN INTEGRITY
FRENCH DOOR W/ SIDELITES



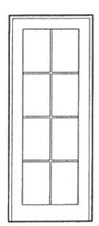
DOOR 4
6080 WOOD FRENCH
DOOR W/ SIDELITES



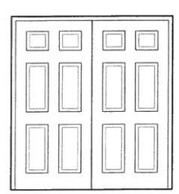
DOOR 3
6080 WOOD FRENCH
DOOR W/ SIDELITES



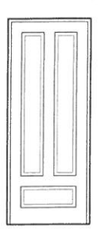
DOOR 6
6080 MARVIN INTEGRITY
FRENCH DOOR



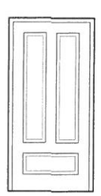
DOORS 21, 25, 28, 34, 38, 42, 46, 49
3080 MARVIN INTEGRITY
FRENCH DOOR



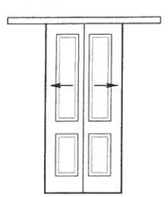
DOOR 18
6068 6-PANEL HOLLOW
METAL DOOR W/ HOLLOW
METAL FRAME - PRIME &
PAINT



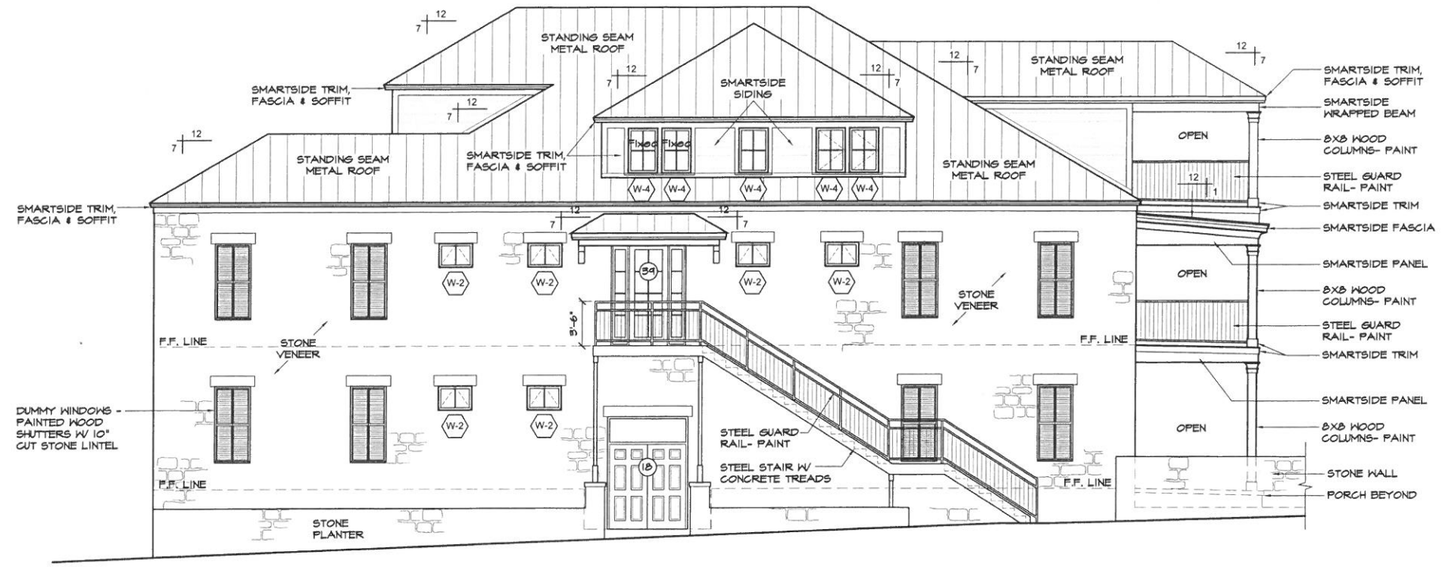
DOORS 7, 12
3080 SOLID
WOOD DOOR



TYPICAL INTERIOR DOOR
3068 MDF DOOR BY
SUPA DOORS
TO BE 20 MIN. RATED IN
1 HOUR RATED WALLS

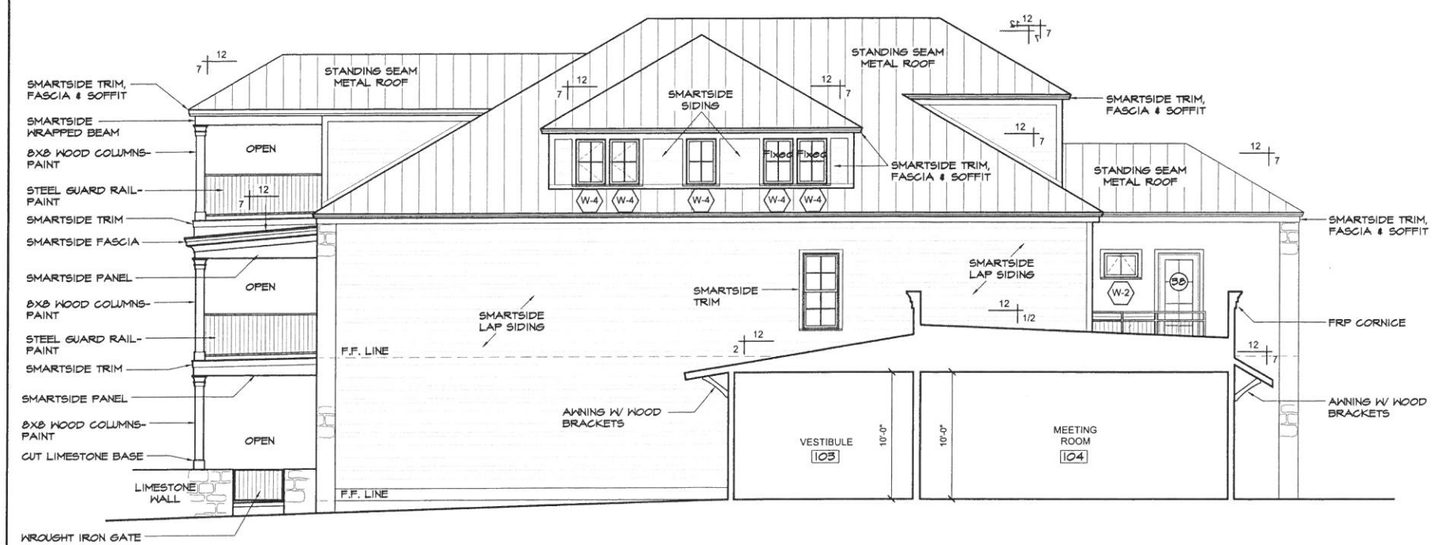


TYPICAL INTERIOR SLIDING
DOOR AT BATHROOM
3068 MDF DOOR BY SUPA
DOORS



1 EAST ELEVATION

3/16" = 1'-0"



2 WEST ELEVATION

3/16" = 1'-0"

W. CASS PHILLIPS
PLANNING & DESIGN
PHONE / CELL: 830-997-0169 1000 HILL STREET FREDERICKSBURG, TEXAS

John Wm. Klein, Project Architect
STEHLING·KLEIN·THOMAS·ARCHITECTS P.L.L.C.
PHONE 830-997-0383 FAX 830-990-9272
300 C WEST MAIN STREET
FREDERICKSBURG, TEXAS

PRELIMINARY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

John Wm. Klein
PROJECT ARCHITECT
Number: 6485

Boutique B & B Hotel
For
Sharon and Billy Grona
341 EAST MAIN STREET
FREDERICKSBURG, TEXAS

DATE 15 JUNE 2016
PROJECT NUMBER
REVISION

ELEVATIONS
WINDOW/DOOR TYPES

A2.2

341 E. Main

Site ID No.	836
Address	341 E. Main
Date	1980
Stylistic Influence	
GCAD Hyperlink	R13730
Owner	SMITH, EDWIN V & SHIRLEY M FAMILY LIMITED PARTNERSHIP #1
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

401 E. Main

Site ID No.	440
Address	401 E. Main
Date	1970
Stylistic Influence	
GCAD Hyperlink	R17101
Owner	GIVIGLIANO, RUTH KEIDEL
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

402 E. Main

Site ID No.	403
Address	402 E. Main
Date	
Stylistic Influence	
GCAD Hyperlink	R26996
Owner	ATWELL, RICHARD A
Historic District	Yes Historic District
Assessment	Resource is an empty lot.
Notes	Resource is an empty lot at the northeast corner of E. Main & N. Washington

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

2002-05 Re-evaluation

☐ High ☐ Medium ☐ Low

403 E. Main

Site ID No.	439
Address	403 E. Main
Date	1930
Stylistic Influence	Spanish Colonial
GCAD Hyperlink	R25891
Owner	HEINEN, BARBARA
Historic District	Yes Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.
Notes	House has a small house to the rear (see site ID# 636).

1983 Historic Resources Survey

Previous Site No.	435
Previous Ranking	4
Previous Photo References	
Roll	34
Frame	10

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low