

**CITY OF FREDERICKSBURG  
HISTORIC REVIEW BOARD  
TUESDAY, MARCH 13, 2012  
CITY HALL  
CONFERENCE ROOM  
126 W. MAIN ST.  
5:30 P.M.**

1. Call to Order
2. Approve Minutes of January 2012 Regular Meeting *Pp 1 - 3*

**APPLICATIONS**

3. Application #12-12 by David W. & Nancy J. Wieting at 208 E. Orchard to replace rotten siding with new type 122, which was on original building, and change facade *Pp 4 -18*
4. Application #12-13 by Cavan McMahon to develop site at 112 W. Schubert with three new guesthouses, pool and courtyard area *Pp 19 - 40*

**SIGN OFF APPLICATIONS**

5. #12-01 Replace 2 pane entry doors with single pane doors - 131-133 E. Main (Dooley)
6. #12-02 Paint exterior section of building - 209 S. Llano (Jackson)
7. #12-03 Demo garage and carport - 310 E. Austin (Admiral Nimitz Foundation)
8. #12-04 Block in two exterior doors with CMUs - 301 E. Main (Kuhl Ventures)
9. #12-05 Add false window & 18" dormer over two front doors - 509 W. Main (Wallace)
10. #12-06 Wood & metal fence along back & south side - 514 N. Adams (McDaniel)
11. #12-07 Paint exterior & install new single lite entry door - 206 E. Main (Bedford)
12. #12-08 Demo covered awnings - 102 E. San Antonio (Gillespie County)
13. #12-09 Remove island in driveway & expand front steps - 612 W. San Antonio (Thomas)
14. #12-10 Install shade structure to cover playground - Marketplatz (City of Fbg)
15. #12-11 Extend garage roof on rear - 608 W. Creek (Fiedler)
16. #12-14 Etch design of stairs on the limestone outside building with names &/or dates of previous tenants of building - 230 E. Main (Muraglia)
17. #12-15 Demo accessory building - 205 N. Orange (Summers)

**ADJOURN**

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

**HISTORIC REVIEW BOARD  
January 10, 2012  
5:30 PM**

On this 10<sup>th</sup> day of January, 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  
RICHARD LAUGHLIN  
CHARLES SCHMIDT  
LARRY JACKSON  
BURLEIGH ARNECKE

ABSENT: J. HARDIN PERRY  
STAN KLEIN  
MIKE PENICK  
DAVID BULLION  
ERIC PARKER

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

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

**MINUTES**

Charles Schmidt moved to approve the minutes from the December 2011 regular meeting. Burleigh Arnecke seconded the motion. All voted in favor and the motion carried.

**APPLICATIONS**

**Application #11-82** by Richard Laughlin on behalf of Forrest Armstrong at 408 W. Travis Street to:

- 1)
  - A) Replace existing wood windows with Marvin Alum clad wood windows (matching existing profiles and lite arrangement). Exterior cladding to be Wineberry
  - B) Shorten window on east wall of frame structure (facing Pecan St.) approximately 16" to allow placement of new kitchen base cabinet with sink under window sill

- 2)
  - A) Remove abandoned brick chimney from frame structure to allow for new kitchen
  - B) Remove abandoned brick chimney from basse block structure to allow for new door
- 3)
  - A) Move existing wood door on front porch back to the original position as per “ghost” marks on siding
  - B) Add window back into original position on front porch as per “ghost” marks
- 4) Paint wood siding Clary Sage and ginger bread trim, facia and soffit Ibis White
- 5) Construct addition to north (rear) of existing structure with same exterior paint scheme

Richard Laughlin stepped down from the Board and presented the application. Mr. Laughlin noted they would maintain the roofline and close in the porch, using board and batton on the exterior. Mr. Laughlin also noted a portion of the addition will be stucco and the rest will be limestone veneer to match the house. Mr. Laughlin noted to keep the wall from looking so blank, they will put in two windows but show a straight joint and header detail to add some interest. Mr. Laughlin noted the only thing they would like to change on the original house is to shorten the window on the lower level to get the kitchen sink in and add a window in the existing opening. On the front of the house Mr. Laughlin asked to move the window and door to where they originally were, according to the ghost marks. Mr. Laughlin stated they will rebuild the gingerbread as it is. Sharon Joseph asked about the two chinneys the applicant is wanting to remove and Mr. Laughlin noted they are no longer functioning chimneys and he would like to take them down.

Burleigh Arnecke moved to approve Application #11-84 and Larry Jackson seconded the motion. All voted in favor and the motion carried. Richard Laughlin returned to the Board.

**Application # 11-84** by Stadler Commercial on behalf of Kuhl Ventures, LLC at 301 E. Main to:

- 1) Replace garage doors with new doors of similar design
- 2) Remove rotten framing above storefront glass and replace with aluminum frame storefront glass
- 3) Replace two windows on left elevation with insulated windows of similar design.

Brom Leatham and Kyle Keith both from Stadler Commercial, General Contractor for the project, presented the application. The owners, Julia Grossmann and Bill Richter, were also present. Mr. Leatham noted the intent is to take a building in a very unique location and correct some items that are in serious need of repair to turn it into a great opportunity for Kuhl Yogurt. Mr. Leatham noted their main concerns are some wood doors that are rotted out and the two garage wood panel doors that are beyond repair due to excessive water damage and their age. Mr. Leatham noted there are

two side windows that they had originally asked to replace but they would now like to repair and refinish them and change out the broken glass. Sharon Joseph asked if the glass overhead doors are original and Mr. Leatham stated he did not know but they are very old and completely rotted through. Burleigh Arnecke asked what the doors would be replaced with and Mr. Leatham noted it will be a metal door with glass and the finish will be very similar to what is there now. Mr. Leatham also noted the storefront glass is single pane and they would like to put in a thicker glass. Mr. Leatham commented one of the storefront glass pieces is broken and has been covered by wood paneling and another one is cracked so they are proposing to replace that glass. Mr. Leatham stated they would also like to take out the wood framed material approximately two feet above the windows and raise the storefront up to where the CMUs begin. Charles Schmidt noted from the historic photo presented, it looked like the garage doors did have glass in them. Mr. Leatham commented they want to maintain the historic look of the building and Ms. Grossmann stated they don't want to change the look of the building at all but want to replace the doors for safety and sanitary reasons.

Burleigh Arnecke moved to approve Application #11-84. Larry Jackson seconded the motion. All voted in favor and the motion carried.

### **ADJOURN**

With nothing further to come before the Board, Richard Laughlin moved to adjourn. Larry Jackson seconded the motion. All voted in favor and the meeting was adjourned at 5:50 p.m.

PASSED AND APPROVED this the 13<sup>th</sup> day of March, 2012.

\_\_\_\_\_  
SHELLEY BRITTON, CITY SECRETARY

\_\_\_\_\_  
SHARON JOSEPH, CHAIRMAN



**Historic Review Board  
Application Information**

**Application Number:** 12-12  
**Date:** March 7, 2012  
**Address:** 208 E. Orchard  
**Owner:** David Wieting  
**Applicant:** David Wieting  
**Rating:** High  
**Proposed Modifications:** See attached.  
**Neighborhood Characteristics:** The subject property is a local landmark.  
**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.

12-12

# Application for Certificate of Appropriateness

Application Date: FEBRUARY 6, 2012 Application Complete: \_\_\_\_\_

Property Address: 208 E. ORCHARD ST, FREDERICKSBURG, TX 78624

Legal Description: LOT NO. 10, VANDER STUCKEN AND GOLD ADDITION

Owner: DAVID W AND NANCY J WIETING Phone No. 830-992-3311

Address: 208 EAST ORCHARD ST, FREDERICKSBURG, TX 78624

Applicant: DAVID W. & NANCY J WIETING Phone No. 830-992-3311

Address: 208 EAST ORCHARD STREET, FREDERICKSBURG, TX 78624

Description of External Alteration/Repair or Demolition: REMOVE OLD ROTTEN SIDING AND REPLACE WITH NEW TYPE 122, 1x6 PINE SIDING LIKE ORIGINAL BUILDING HAD (SEE SAMPLE A).

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: THE NEW SIDING WILL BE INSTALLED HORIZONTALLY LIKE THE ORIGINAL TYPE 122 SIDING USED WHEN THE BUILDING WAS CONSTRUCTED, NOT LIKE THE PLYWOOD SIDING.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: THE ONLY SIDE AFFECTED IS THE FRONT VIEW AS SHOWN IN PHOTO A (ATTACHED) AND THE PROPOSED REPAIR AS ILLUSTRATED IN THE FRONT ELEVATION OF DRAWING NO: DWN-12-001.

Drawing  Sketch Date Submitted: 2/6/2012  Historic Photograph

Desired Starting Date: FEB. 2012 Desired Completion Date: APRIL 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 2/7/12  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

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

COMPLETED APPLICATION \_\_\_\_\_

CURRENT DRAWING OR PHOTO \_\_\_\_\_

DRAWING OR RETOUCHE PHOTO  
DEPICTING CHANGES (EXAMPLE #7) \_\_\_\_\_

**FENCES AND OTHER STRUCTURES**

COMPLETED APPLICATION \_\_\_\_\_

PICTURE OR DRAWING OF FENCE \_\_\_\_\_

SITE PLAN (EXAMPLE #1 #2) \_\_\_\_\_

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

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

SEE PROPOSED REPAIRS TO BLDG. A, 208 E. ORCHARD ST AND ATTACHMENTS

1) SURVEY MAP OF LOT 10

2) PHOTO A, FRONT VIEW OF BLDG. A

3) SAMPLE A - TYPE 122, 1x6 PINE

4) DRAWING No: DWN-12-001

5) COSTCO BROCHURE FOR CUSTOM GARAGE DOORS

**PROPOSED REPAIRS TO BLDG A,  
208 EAST ORCHARD STREET  
Fredericksburg, TX 78624  
February 24, 2012**

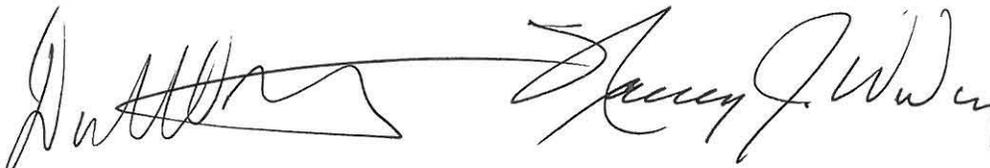
The building (Bldg. A, See survey Map of Lot 10 attached) is located at the end of the gravel driveway approximately 115 feet from the street as illustrated in the survey map and as shown in Fig. 1 and the attached Photos A and B. The left side of this building was originally built as a single car garage in the late 1940's or the early 1950's. It was then expanded to the right in the 1970's when it was used as the Durst Upholstery Shop. The front and side walls at that time were constructed using 1x6 tongue and groove siding type 122 placed horizontally as shown in white on Photos C and D and yellow in the side view of Photo E. This siding on the front wall eventually rotted and was then covered with 4x8 foot plywood siding, which has also rotted as shown in Photo D. In order to repair this front wall of Bldg A properly and prevent further deterioration we need to remove all rotten siding, repair the rotten studs and plates, install new 1x6 tongue and groove Type 122 pine siding (See attached sample) and prime and paint. As this wall is repaired, we would like to revise the shape slightly to provide a more characteristic Fredericksburg historic style as illustrated in The Front Elevation of Drawing No. DWW-12-001 and install two Steel Carriage House Doors (See the Tuscan style on p. 4 of the Costco Brochure for Custom Garage Doors). The new front wall of Bldg. A will be constructed in the style of the original building using horizontally placed 1x6 tongue and groove Type 122 siding and painted light yellow with white trim to match the color of the residence at 208 East Orchard Street.

The proposed repair will prevent further water leakage and damage to Bldg. A and will enhance the street appearance of this historic home.

If you have any questions please give us a call:  
Home 830-992-3311                      Mobile 830-998-1840

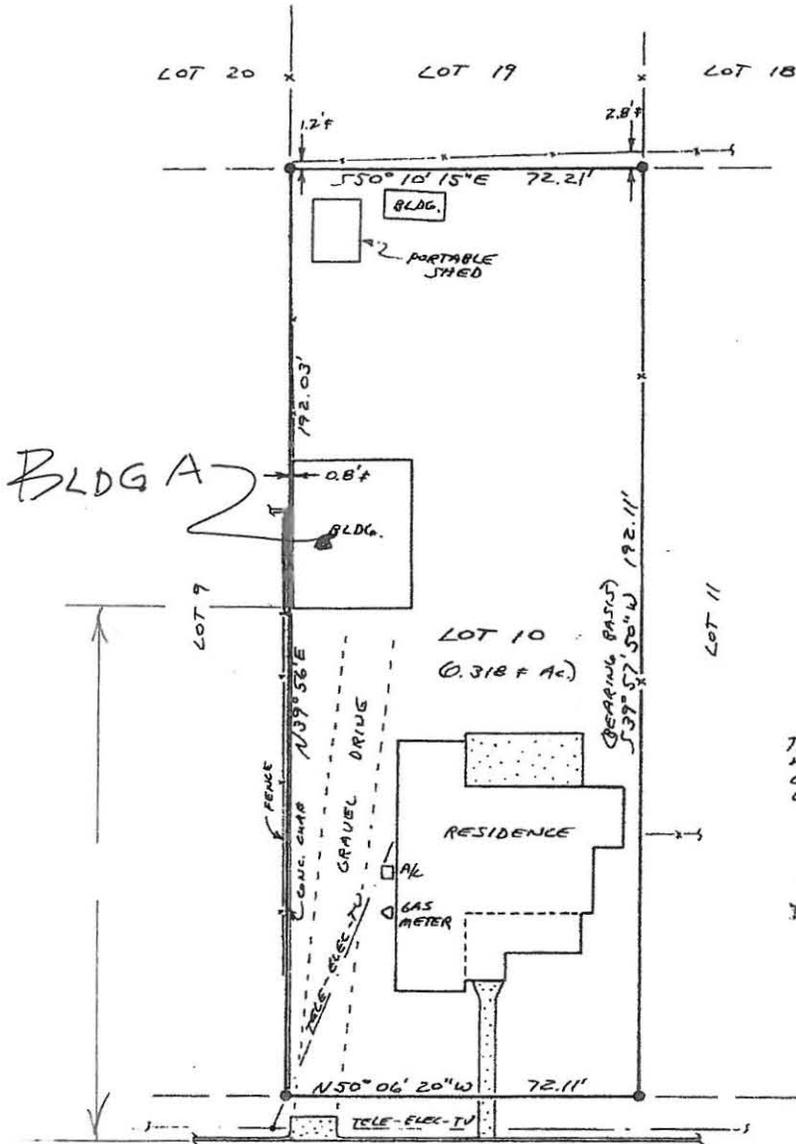
Thank you for your consideration of our request.

Sincerely yours,



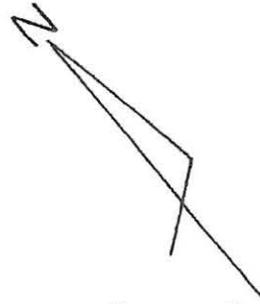
David W. Wieting and Nancy J. Wieting

SURVEY MAP SHOWING  
 LOT NO. 10, VANDER STUCKEN AND  
 GOLD ADDITION SITUATED IN THE  
 CITY OF FREDERICKSBURG, TEXAS,  
 PLAT FOUND OF RECORD IN VOL. 11,  
 PG. 408 OF THE DEED RECORDS OF  
 GILLESPIE COUNTY TEXAS.  
 SURVEY MADE AT THE REQUEST OF  
 KATHRYN E. BIEDERMANN



BORROWER / ADDRESS :

KATHRYN E. BIEDERMANN  
 208 E. ORCHARD STREET  
 FREDERICKSBURG, TEXAS 78624



SCALE: 1" = 30'

● 1/2" Ø STEEL BAR FOUND

THIS TRACT OF LAND IS NOT SHOWN  
 WITHIN A 100-YEAR FLOOD BOUNDARY  
 ON COMMUNITY PANEL NO. 480252  
 00028, DATED MAY 17, 1981.



E. ORCHARD STREET

EASEMENTS AND RESTRICTIONS AS PER  
 HILL COUNTRY TITLES, INC. COMMITMENT  
 FOR TITLE INSURANCE, G.F. NO. 97-607:

NONE

I HEREBY CERTIFY THAT THIS PLAT  
 REPRESENTS A SURVEY MADE ON THE  
 GROUND UNDER MY SUPERVISION AND  
 THAT THERE ARE NO INTRUSIONS OR  
 PROTRUSIONS OF IMPROVEMENTS VISIBLE  
 OR APPARENT ON THE GROUND EXCEPT  
 AS SHOWN HEREON.

SURVEYED DECEMBER 10, 1997

*Carey Bonn*

REG. PROF. LAND SURVEYOR NO. 4447

**BONN SURVEYING**  
 102-A LONGHORN ST.  
 FREDERICKSBURG, TEXAS 78624  
 (713) 997-3884

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PHOTO A. FRONT VIEW OF 208 E. ORCHARD ST.



PHOTO B. DRIVEWAY OF 208 E. ORCHARD ST.



PHOTO C. FRONT VIEW OF BLDG. A, 208 E. ORCHARD

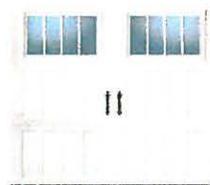
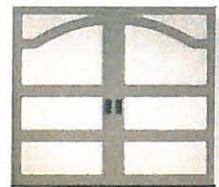
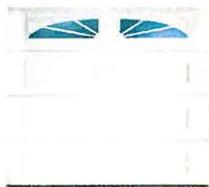
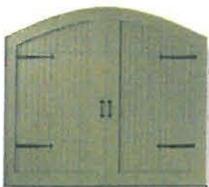
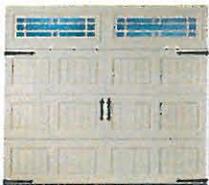
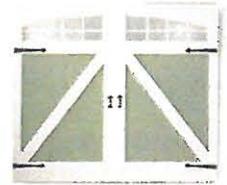


PHOTO D. ROTTEN SIDING ON BLDG. A.



PHOTO E. SIDE VIEW OF BLDG A. 208 E. ORCHARD

CUSTOM GARAGE DOORS



**COSTCO**  
SPECIAL ORDER

CALL TOLL-FREE FOR A FREE AT-HOME CONSULTATION

1-877-483-6226

13

P.1

**BILTMORE™**  
For Your Home

Inspired by the ideal of the grand Biltmore Estate, this collection brings the same spirit of no-compromise design and craftsmanship to your garage. In a perfect world, every home would be built this way.



R. H. Hunt



Amherst



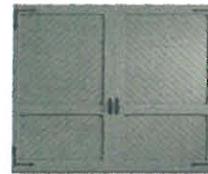
Chateau



Swannanoa  
with Seeded Glass



Vanderbilt  
with Seeded Glass



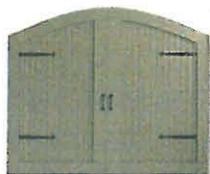
Antler Hill

*Bob Timberlake*

Reminiscent of the doors once used on refined carriage houses, the *Bob Timberlake* collection evokes the clean, classic, sturdy construction of superior American craftsmanship.



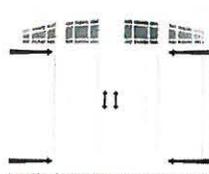
Franklin



Ridgecrest



Riverwood



Davidson



Claremont

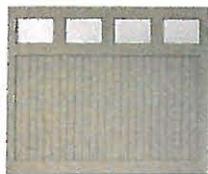
*Amarr*

BY DESIGN

Choose from one of our 10 custom wood carriage house styles, designs inspired by the old world estates, and an array of windows and custom hardware to create a truly unique, one-of-a-kind door.



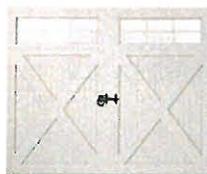
Curtis  
with Seeded Glass



Preston  
with Seeded Glass



Williams  
with Straw Glass



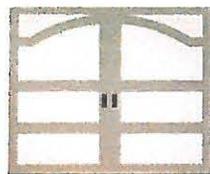
Roberts  
with Seeded Glass



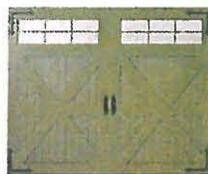
Sutcliffe



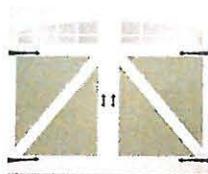
Runion  
with Seeded Glass



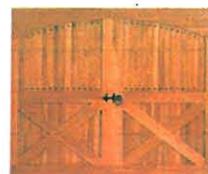
Hudson



Easton  
with Seeded Glass



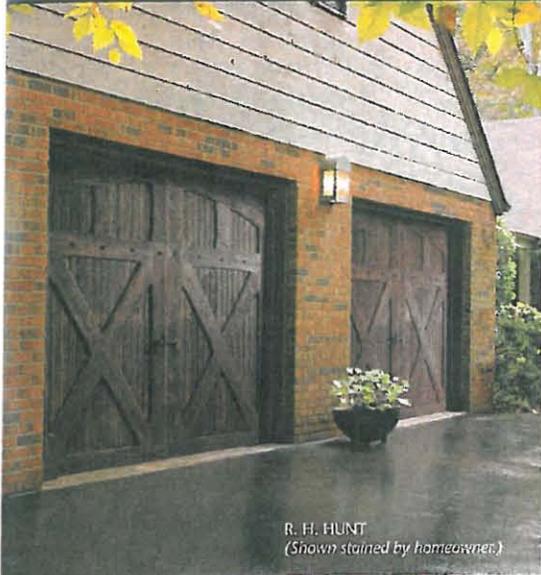
Lowry  
with Seeded Glass



Terry

P. 2

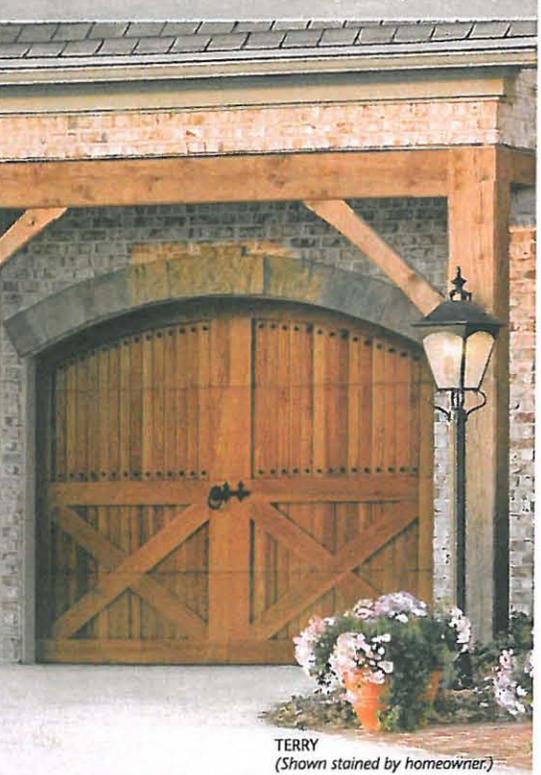
14



R. H. HUNT  
(Shown stained by homeowner.)



DAVIDSON WITH SEEDED GLASS  
(Shown painted by homeowner.)



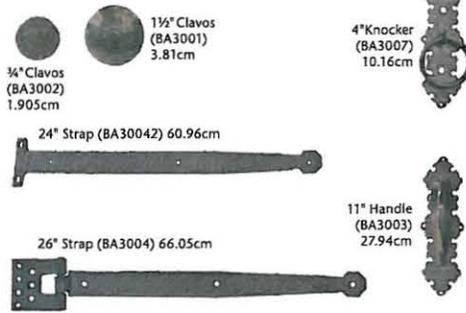
TERRY  
(Shown stained by homeowner.)

## OPTIONAL DECORATIVE HARDWARE

Hardware can be used on any Wood Carriage House Collection door

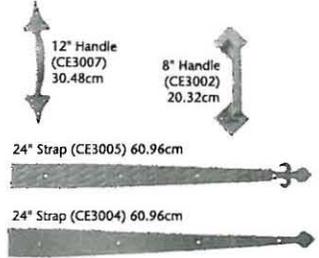
### BARCELONA

All Barcelona hardware is hand-forged and will vary slightly from piece to piece.

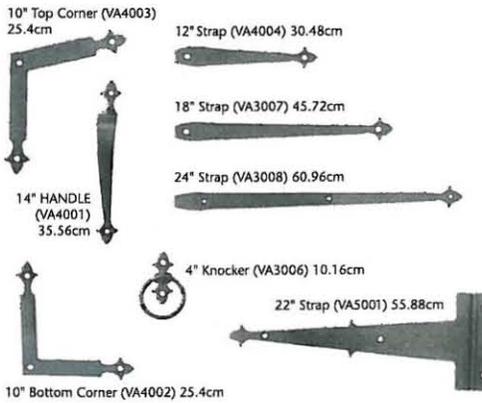


### CAMBRIDGE

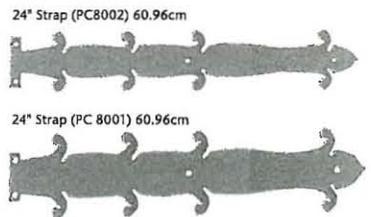
All Cambridge hardware is hand-forged and will vary slightly from piece to piece.



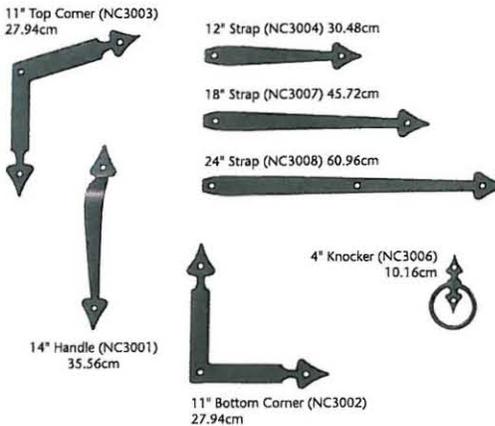
### VIRGINIA



### PARK CITY

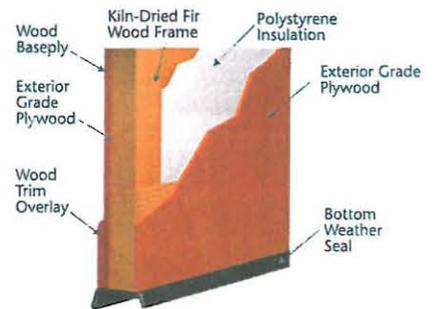


### CAROLINA



## CONSTRUCTION

Biltmore For Your Home, Bob Timberlake and Amarr By Design Collections



### Wood + Insulation + Wood

Custom, Handcrafted Carriage House Designs

Multiple Wood Options

Paint or Stain Grade Wood

Environmentally Safe Polystyrene Thermal Insulation

Energy Efficient

1-Year Limited Warranty\* 7.3

\*Details available on request

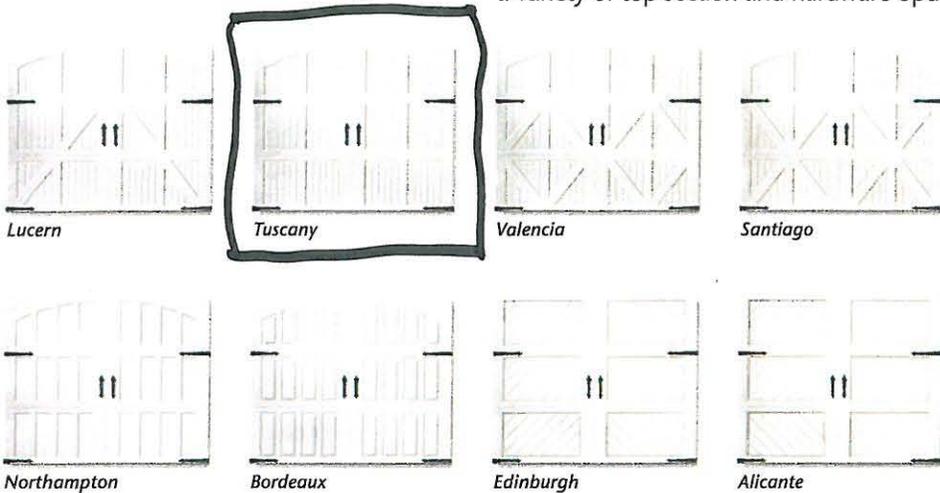
## FINISHING WOOD DOORS

- Doors are shipped natural.
- Priming is available for paint grade doors.
- All doors require finishing on all six (6) sides of each section within two days of receipt of door(s) and prior to installation.

# STEEL CARRIAGE HOUSE COLLECTIONS

## CLASSICA®

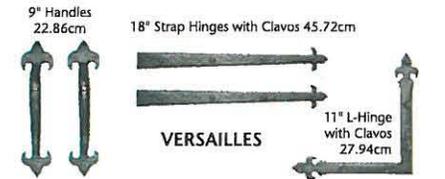
The distinctive and eye-catching three-section tall designs deliver an authentic carriage house look in sturdy, durable, low-maintenance steel. Choose from eight door designs and a variety of top section and hardware options.



### OPTIONAL DECORATIVE HARDWARE

Available for Classica and Oak Summit® Collections

#### ALUMINUM



#### 10 1/2 inch Handles (26.67cm)



Hinges with Clavos not recommended for doors with arched openings

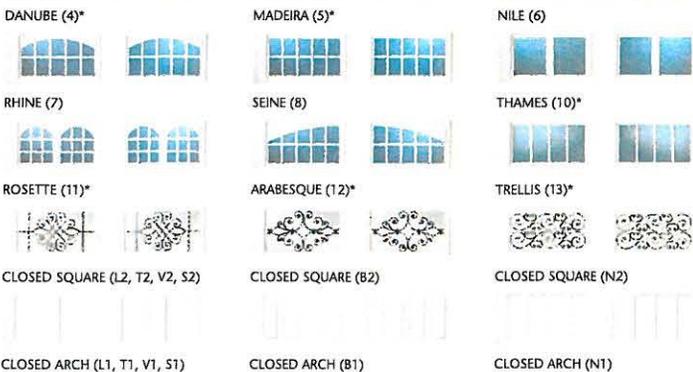


### CLASSICA CONSTRUCTION



### CLASSICA COLLECTION® TOP SECTIONS

Windows may be restricted in select wind load areas; please check local building codes for your area.



#### Triple-Layer: Steel + Insulation + Steel

Heavy-Duty Exterior and Interior Steel  
Durable, Reliable, Low Maintenance  
Environmentally Safe Polyurethane Thermal Insulation  
Superior Energy Efficiency  
Extra Quiet Operation  
Lifetime Limited Warranty\*  
Lifetime Limited Hardware\*

#### Double-Layer: Steel + Insulation

Heavy-Duty Exterior Steel  
Durable, Reliable, Low Maintenance  
Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing  
Energy Efficiency  
Quiet Operation  
Lifetime Limited Warranty\*  
5-Year Limited Hardware\*

#### Single-Layer: Steel

Heavy-Duty Exterior Steel  
Durable, Reliable, Low Maintenance  
Lifetime Limited Warranty\*  
3-Year Limited Hardware\*

\*Details available on request

### CLASSICA COLLECTION® COLORS



Actual paint colors may vary from samples shown. All steel doors are pre-painted; for custom colors exterior latex paint must be used.

P.4

16

\*WINDOWS AVAILABLE IN WOODGRAIN

CLOSED ARCH NOT AVAILABLE FOR ALICANTE OR EDINBURGH DESIGNS

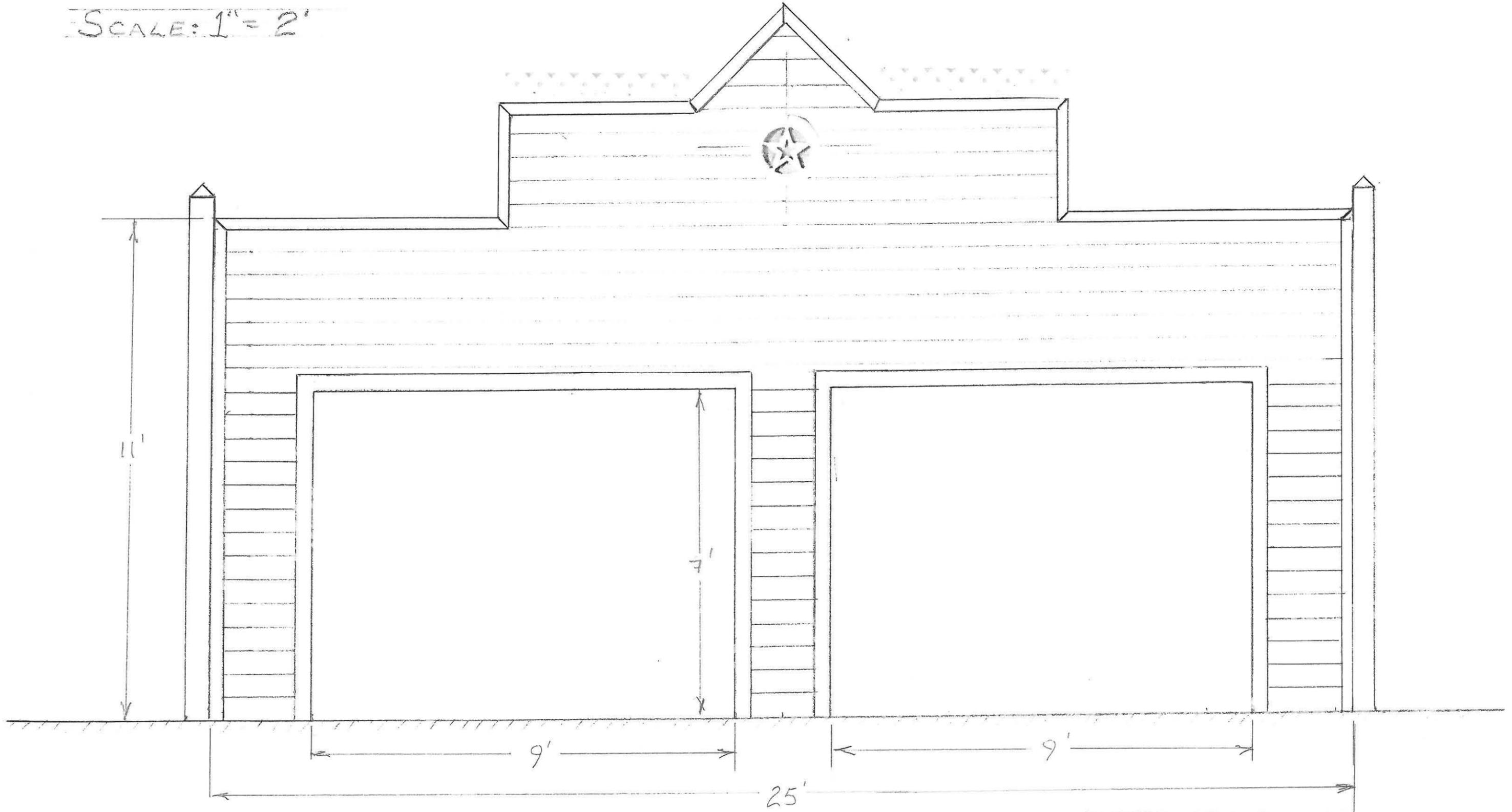


17  
FIG 1. FRONT VIEW OF BLDG. A, ON SURVEY MAP, LOT No. 10

# FRONT ELEVATION

DRAWN BY DAVID W. WIETING  
FEBRUARY 5, 2012

SCALE: 1" = 2'



DRAWING NO: DWW-12-001



**Historic Review Board  
Application Information**

**Application Number:** 12-13  
**Date:** March 7, 2012  
**Address:** 112 W. Schubert  
**Owner:** Caven and Donna McMahon  
**Applicant:** Caven and Donna McMahon  
**Rating:** Vacant lot  
**Proposed Modifications:** New B&B's.  
**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.

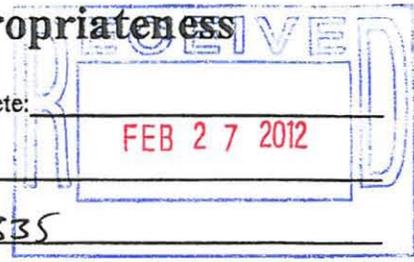
HIGH rating. The most significant properties identified in the 2002 *Fredericksburg Historic Resource Survey*. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan 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.

12-13

# Application for Certificate of Appropriateness



Application Date: 2/27/12 Application Complete: \_\_\_\_\_

Property Address: 112 W. Schubert

Legal Description: Fbg Add. blk 39 LOT unbrdw of S35

Owner: Cavan + Donna McMahon Phone No. 830-456-5713

Address: 518 1/2 Peach ST. FBG, TX 78624

Applicant: Cavan McMahon Phone No. same

Address: same

Description of External Alteration/Repair or Demolition: New Construction

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

New Construction

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

NA

Drawing  Sketch Date Submitted: 2/27/12  Historic Photograph

Desired Starting Date: ASAP Desired Completion Date: October 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 2/27/12  Insignificant  Significant  
Building Official's Determination (Max 7 days)

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

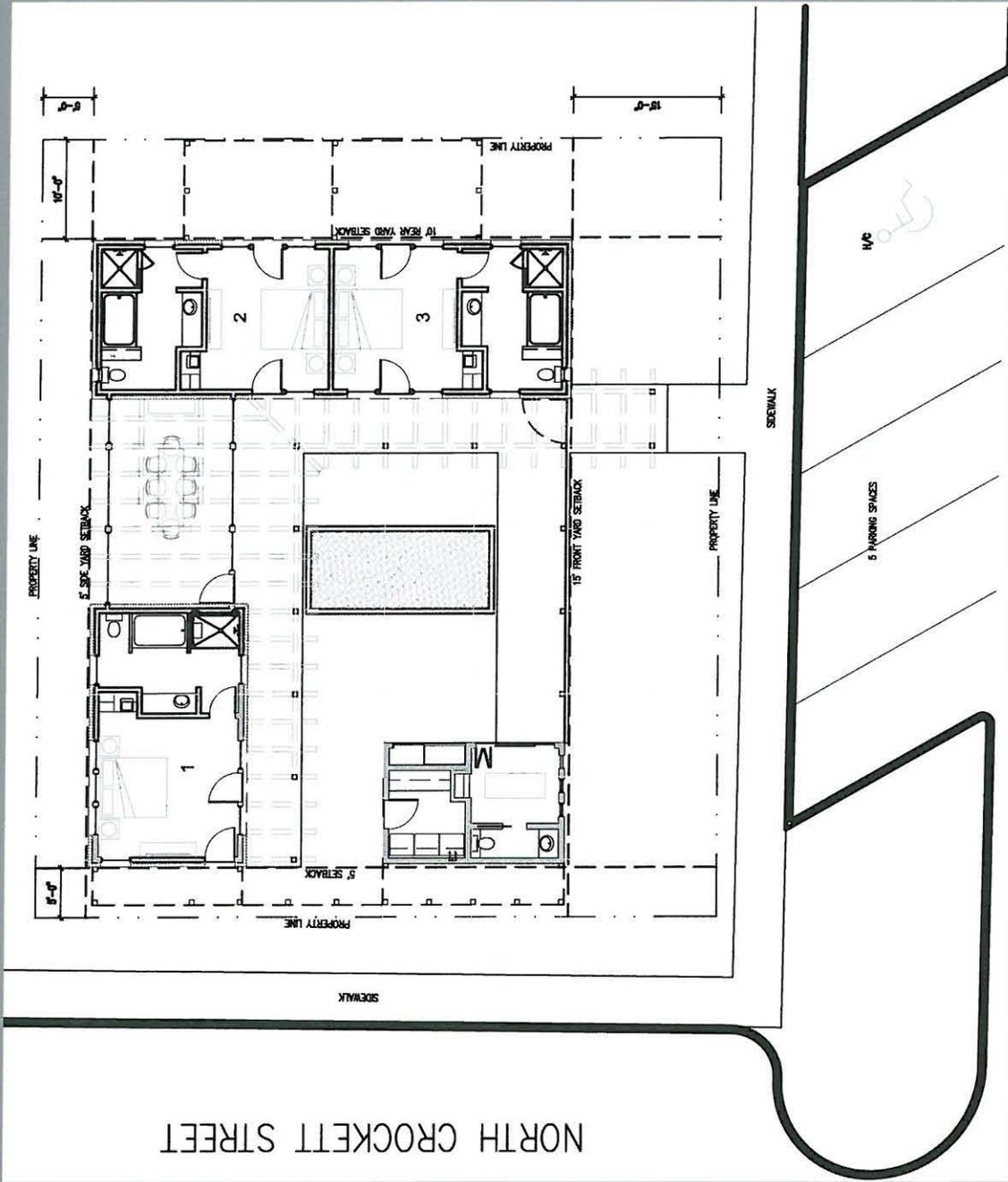
Meeting Date (40 days max. after complete application) \_\_\_\_\_ Notice to Applicant: \_\_\_\_\_

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

21



112 SCHUBERT ST. 5' VARIANCE SITE PLAN WITH SURROUNDING BUILDINGS



112 SCHUBERT ST.  
 5' VARIANCE SITE PLAN  
 1/16" SCALE



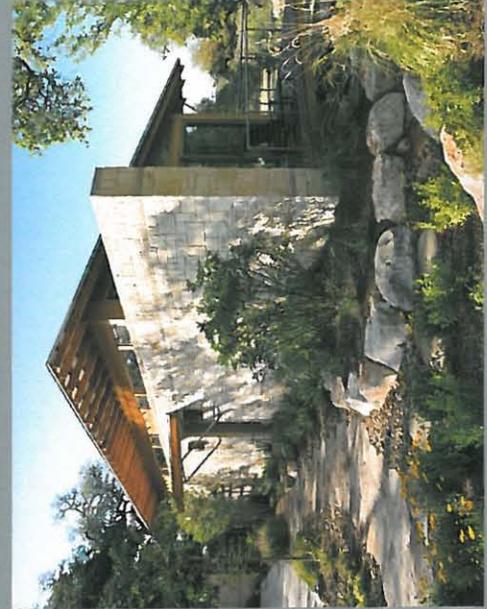
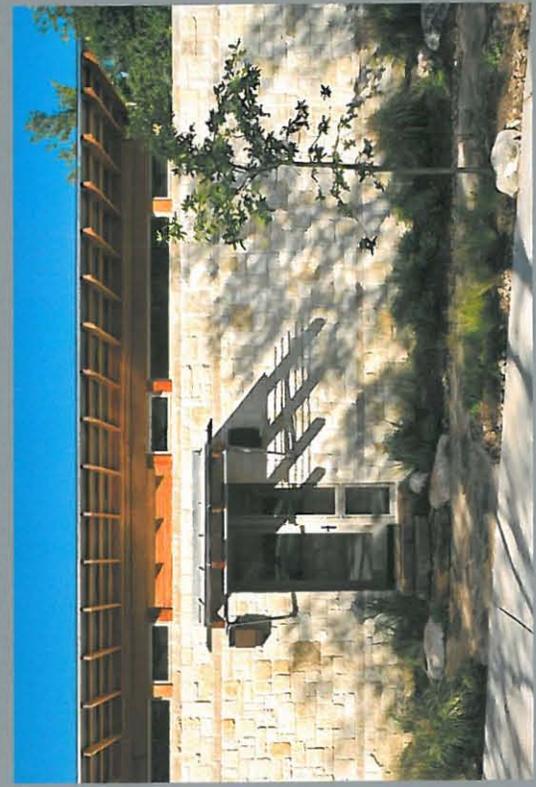
SITE PLAN

112 SCHUBERT ST.



LOWERED SCREENED PATIO LAUNDRY/ POOL HOUSE SCREEN FENCING ENTRY GUEST ROOM GUEST PATIO GATES BEYOND

SCHUBERT STREET ELEVATION



112 SCHUBERT ST. SCHUBERT STREET ELEVATION



GUESTROOM

LAUNDRY/POOL  
HOUSE

CROCKET STREET ELEVATION

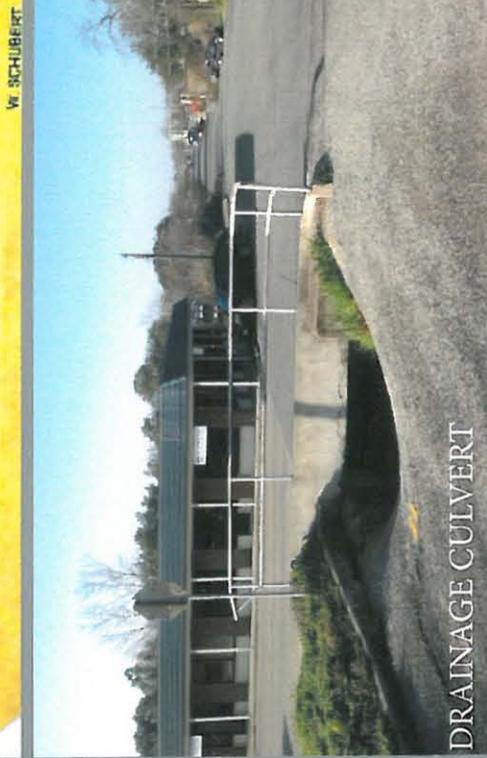
112 SCHUBERT ST.

CROCKET STREET ELEVATION



AERIAL VIEW OF SITE

112 SCHUBERT ST.



112 SCHUBERT ST.

SCHUBERT STREET ELEVATION



112 SCHUBERT ST.

EXISTING SITE PHOTOS



112 SCHUBERT ST.

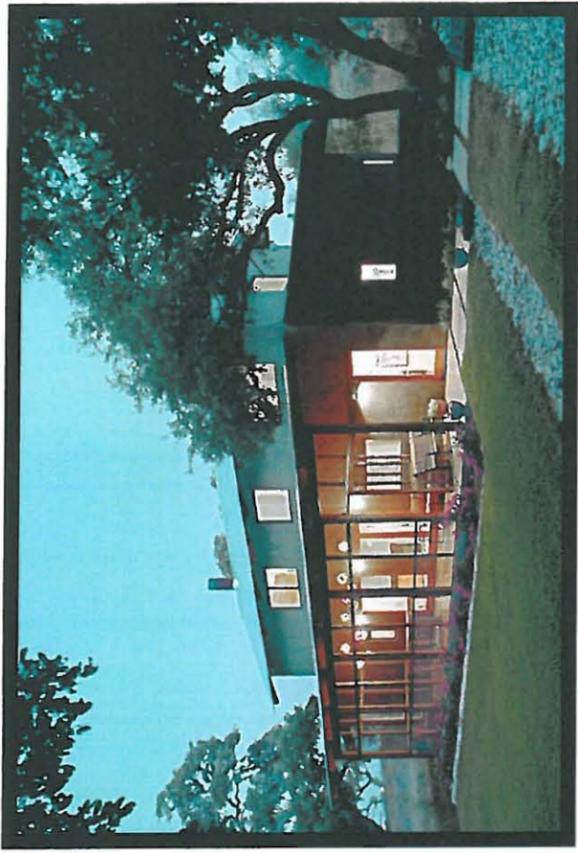
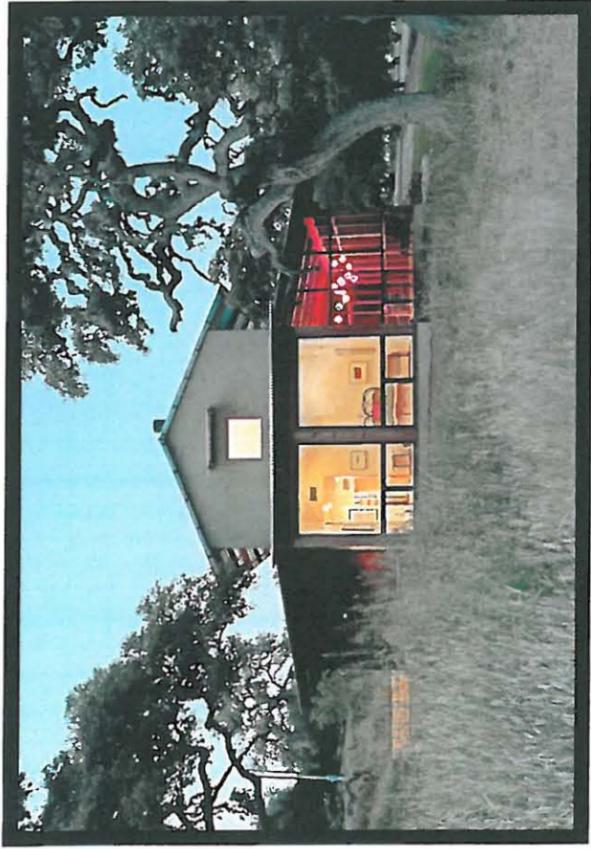
PHOTOS OF SURROUNDING BUILDINGS



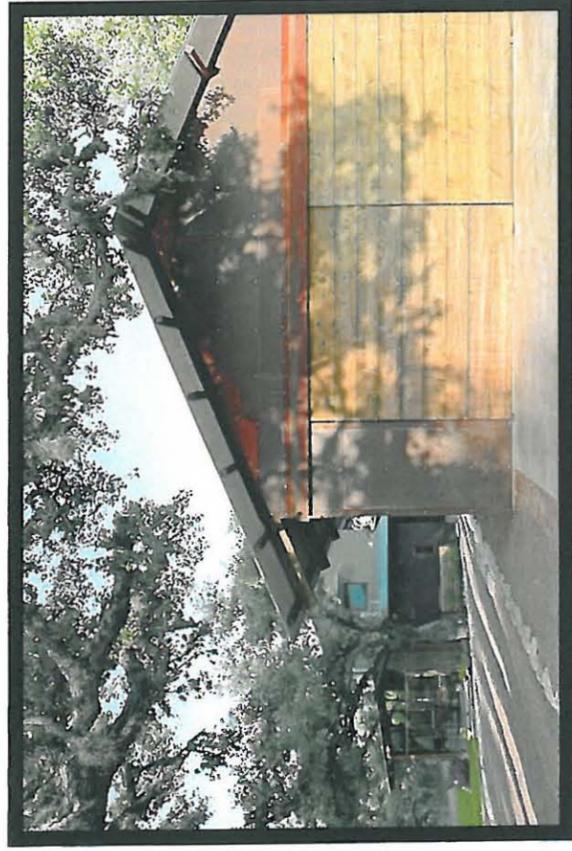
INTERIOR & EXTERIOR SPACES

112 SCHUBERT ST.

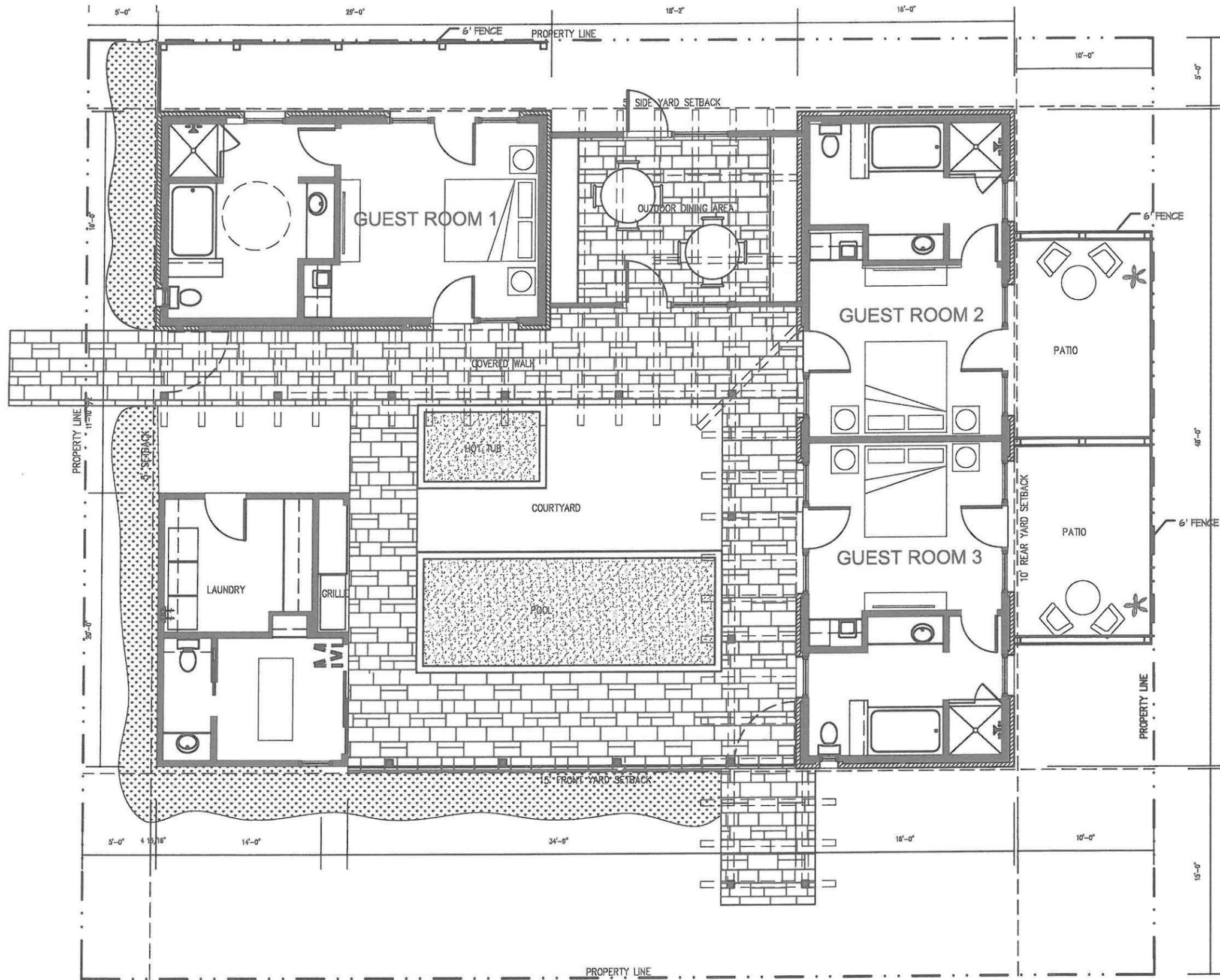




33



1411 Countryside Bend. Designed by Craig McMahon, built by Cavan McMahon



ISSUES		
#	DATE	ISSUE
01	03.05.12	CITY REVIEW

**Craig McMahon Architects, Inc.**  
 5021 Broadway  
 San Antonio, Texas 78209  
 p 210.320.3451  
 f 210.858.1344

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**GUEST HOUSES**  
 FREDRICKSBURG, TEXAS

DESIGNED BY	LL
DATE	MAR. 02 2012
SHEET CONTENTS	FLOOR PLAN
SHEET NO.	A-11

1  
 A-11 FLOOR PLAN 1/8" = 1'-0"  
 34



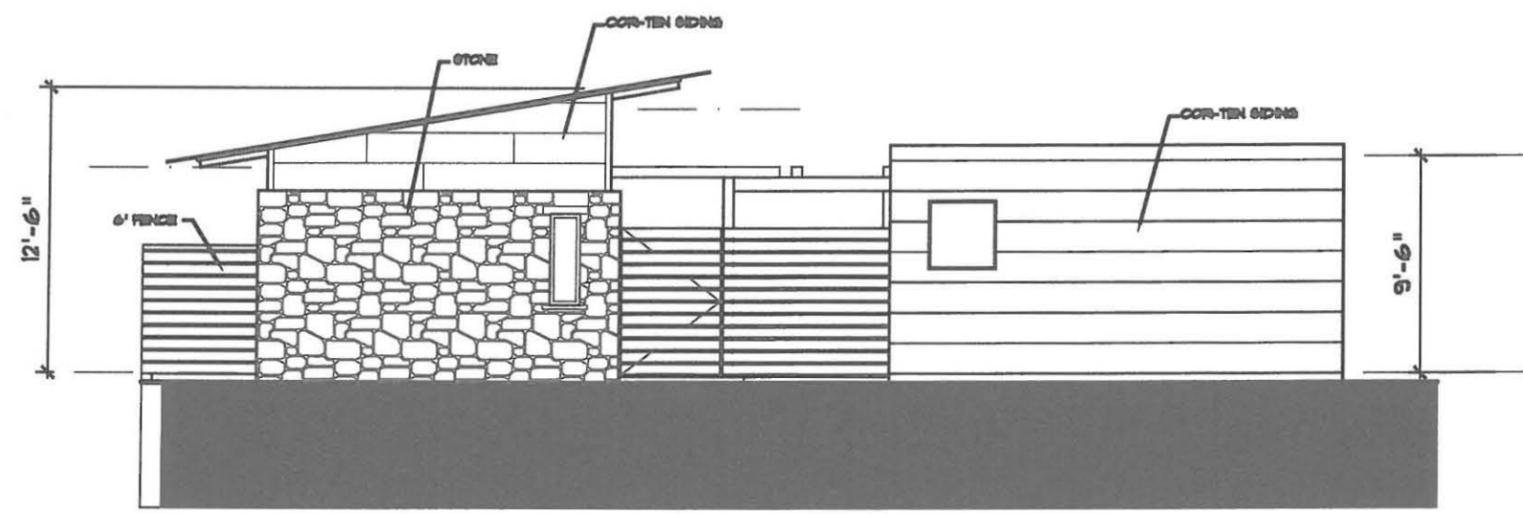
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01	03.05.12	CITY REVIEW

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 San Antonio, Texas 78209  
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 f 210.858.1344

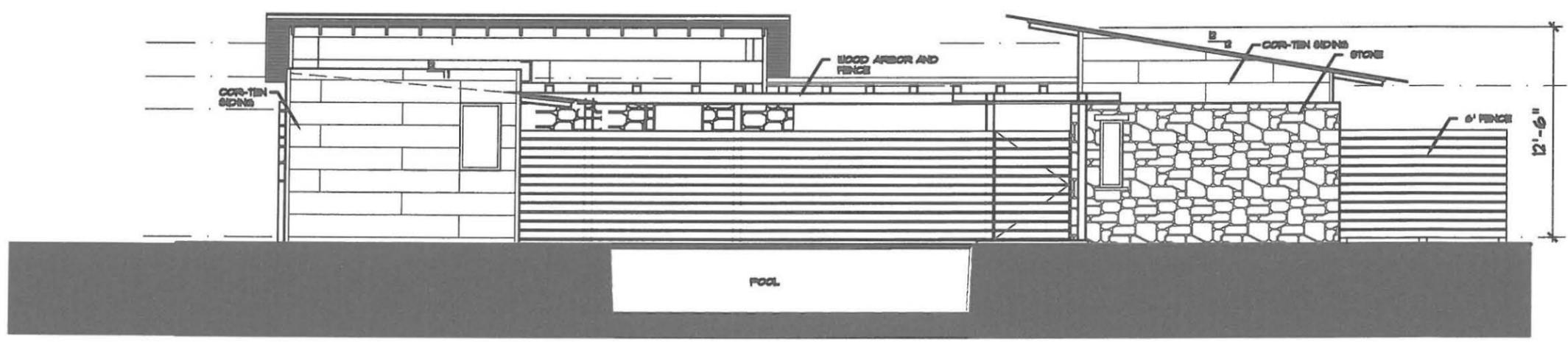
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**GUEST HOUSES**  
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DESIGN BY	LL.
DATE	MAR. 02 2012
SHEET CONTENTS	ELEVATIONS
SHEET NO.	A-21



**1**  
 A-01 **CROCKET ELEV.** 1/8" = 1'-0"  
 PRINT 11 X 17 FOR CORRECT SCALE



**2**  
 A-01 **SCHUBERT ELEV.** 1/8" = 1'-0"  
 PRINT 11 X 17 FOR CORRECT SCALE

35



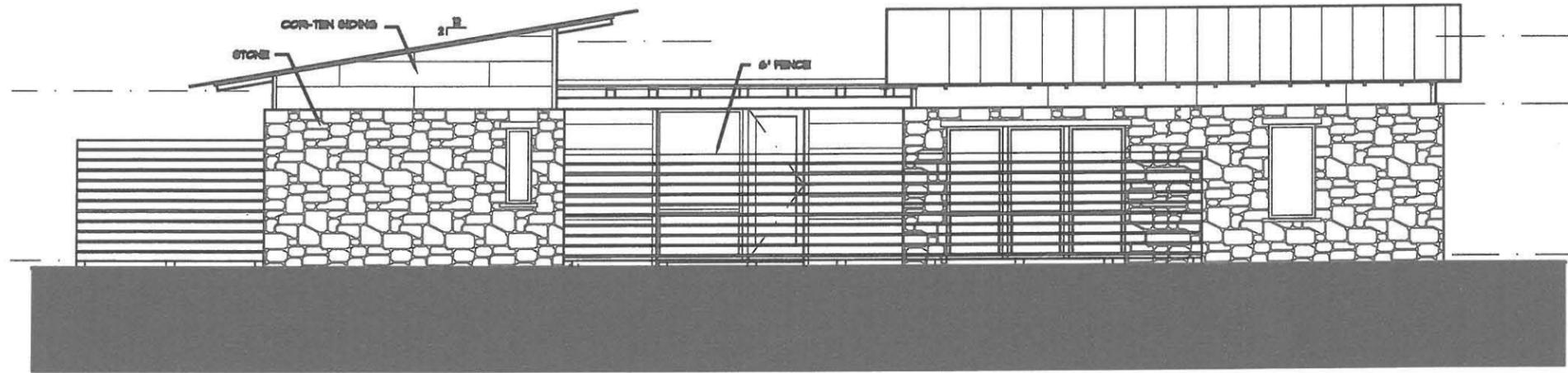
ISSUES

#	DATE	ISSUE
01	03.05.12	CITY REVIEW

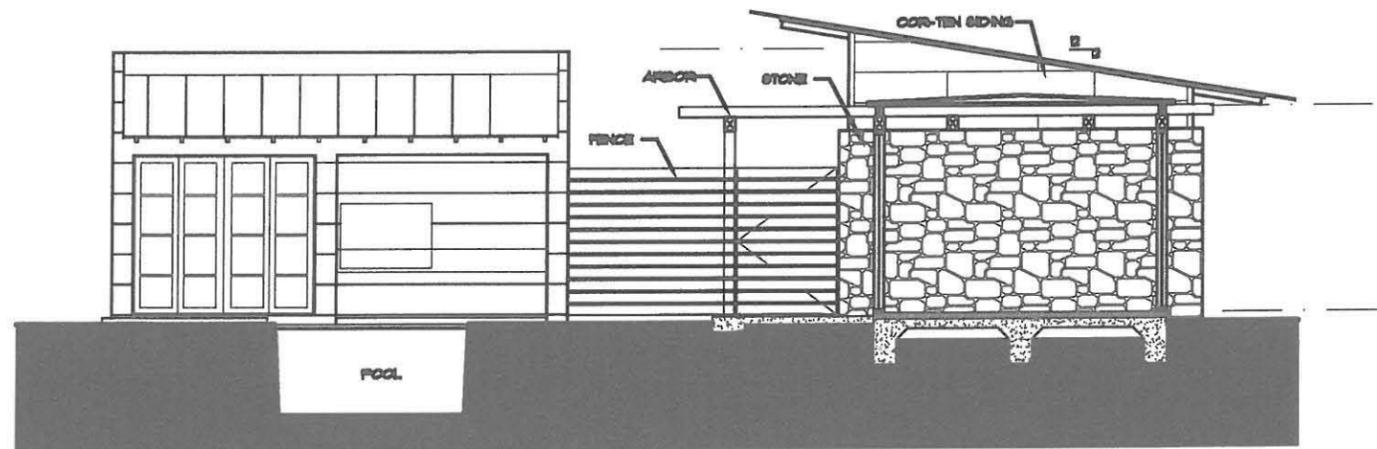
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 p 210.320.3451  
 f 210.858.1344

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**1**  
A-22 **SIDEYARD ELEV.** 1/8" = 1'-0"  
 PRINT 11 X 17 FOR CORRECT SCALE



**2**  
A-22 **COURTYARD ELEV.** 1/8" = 1'-0"  
 PRINT 11 X 17 FOR CORRECT SCALE

36

**GUEST HOUSES**  
 FREDRICKSBURG, TEXAS

DESIGN BY  
 I.L.  
 DATE  
 MAR. 02 2012  
 SHEET CONTENTS  
 ELEVATIONS  
 SHEET NO.

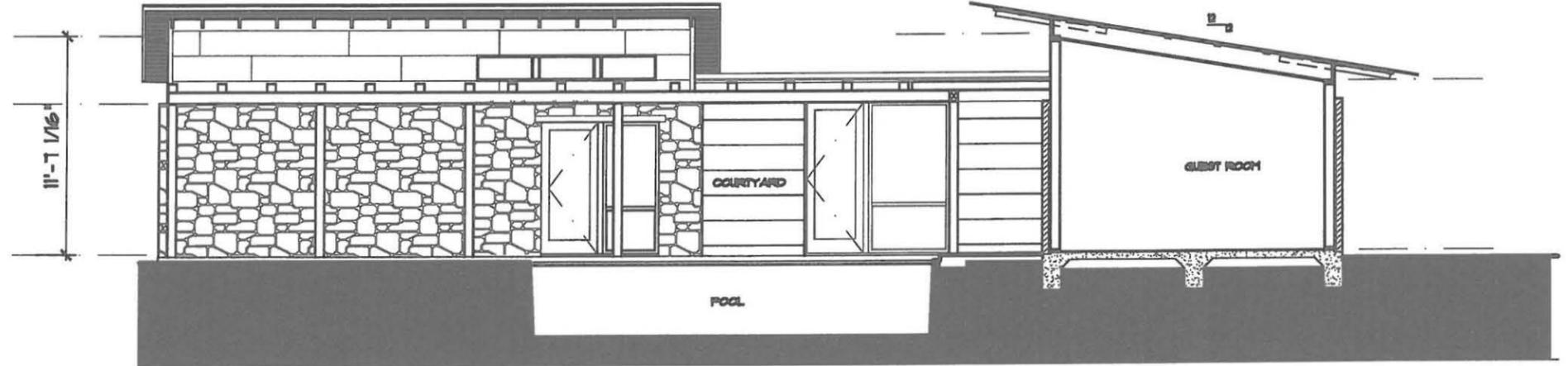
A-22



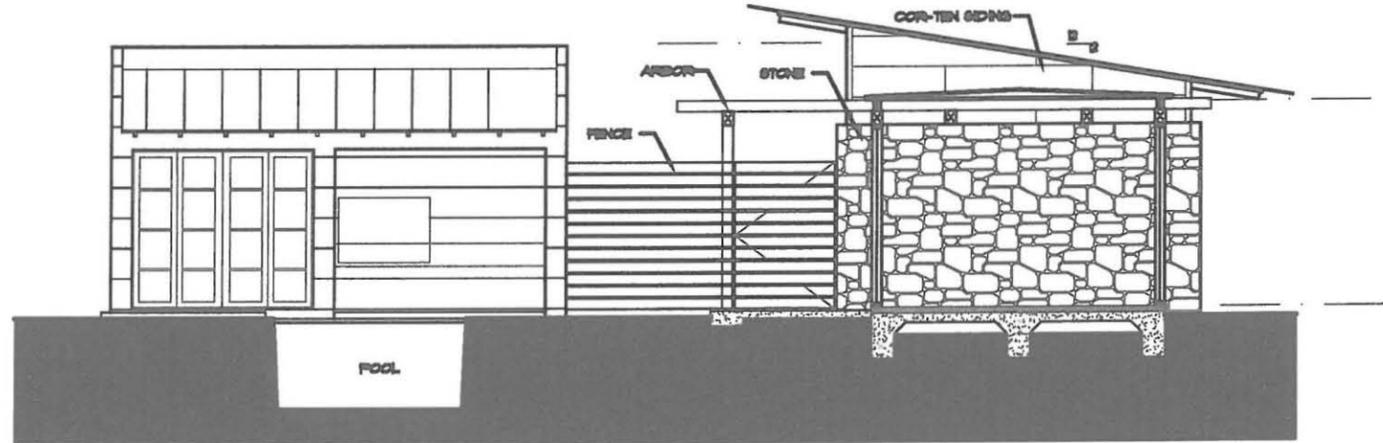
ISSUES		
#	DATE	ISSUE
01	03.05.12	CITY REVIEW

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 San Antonio, Texas 78209  
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**1**  
A-B SECTION 1/8" = 1'-0"  
 PRINT 11 X 17 FOR CORRECT SCALE



**2**  
A-B SECTION 1/8" = 1'-0"  
 PRINT 11 X 17 FOR CORRECT SCALE

**GUEST HOUSES**  
 FREDRICKSBURG, TEXAS

DESIGN BY	LL
DATE	MAR. 02 2012
SHEET CONTENTS	SECTIONS
SHEET NO.	A-31

37

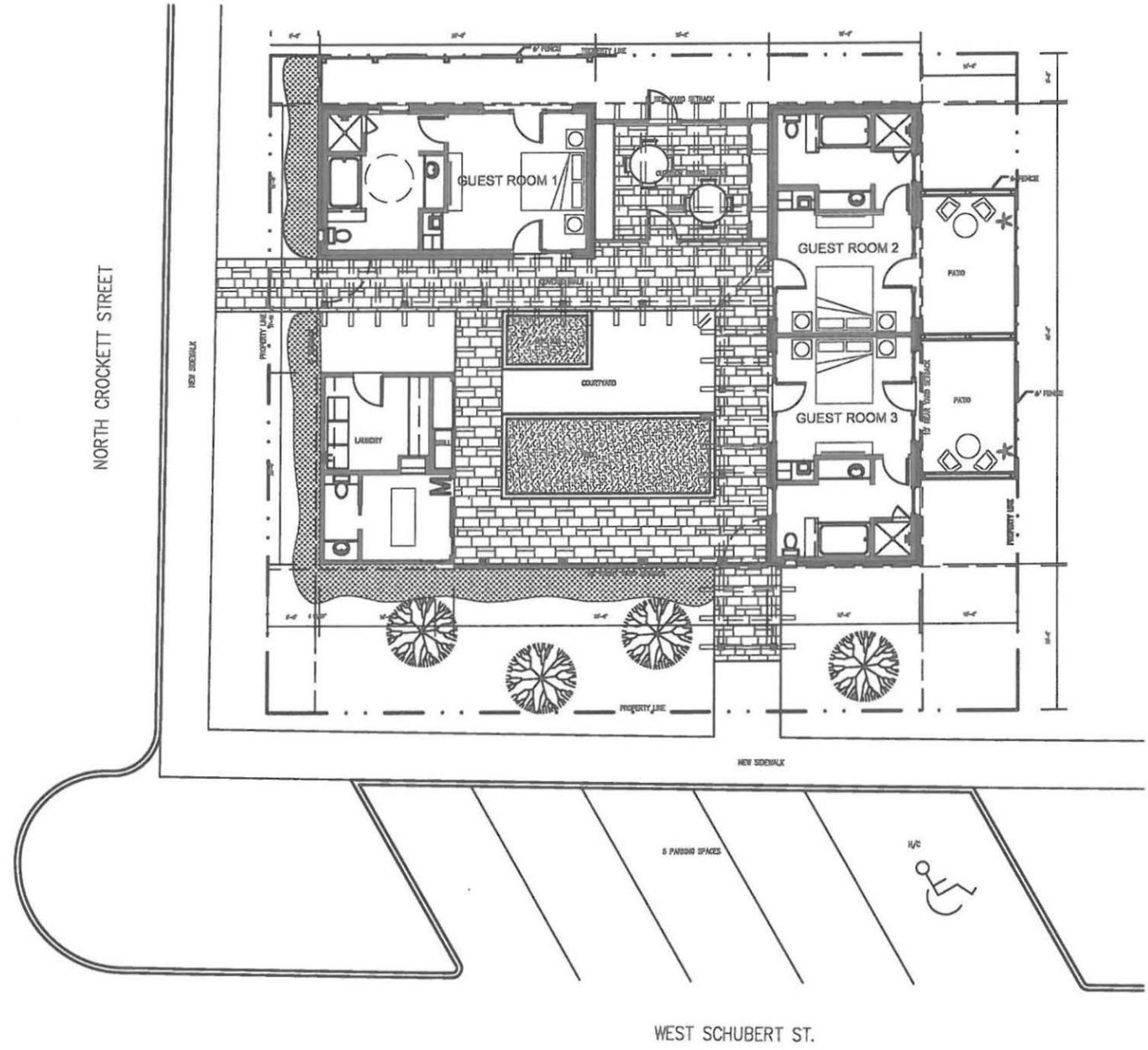


ISSUES		
#	DATE	ISSUE
01	03.05.12	CITY REVIEW

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**1**  
**C-10** **SITE PLAN**  $1/16" = 1'-0"$   
 PRINT 11 X 17 FOR CORRECT SCALE

**GUEST HOUSES**  
 FREDRICKSBURG, TEXAS

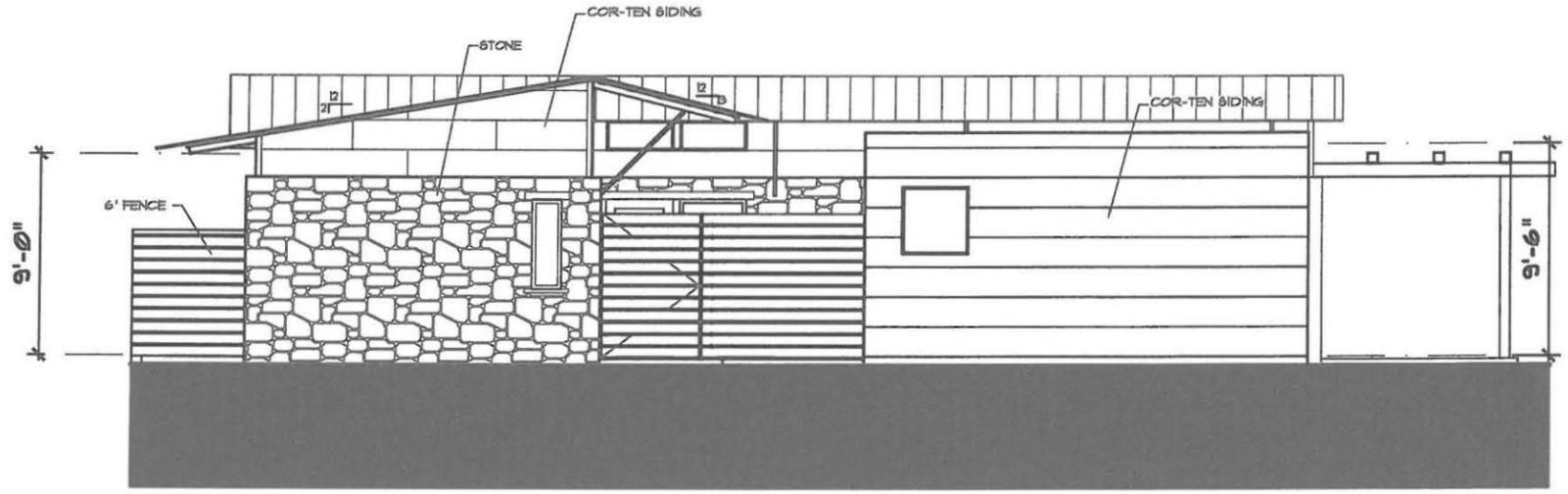
DESIGN BY	I.L.
DATE	MAR. 02 2012
SHEET CONTENTS	<b>SITE PLAN</b>
SHEET NO.	<b>C-10</b>



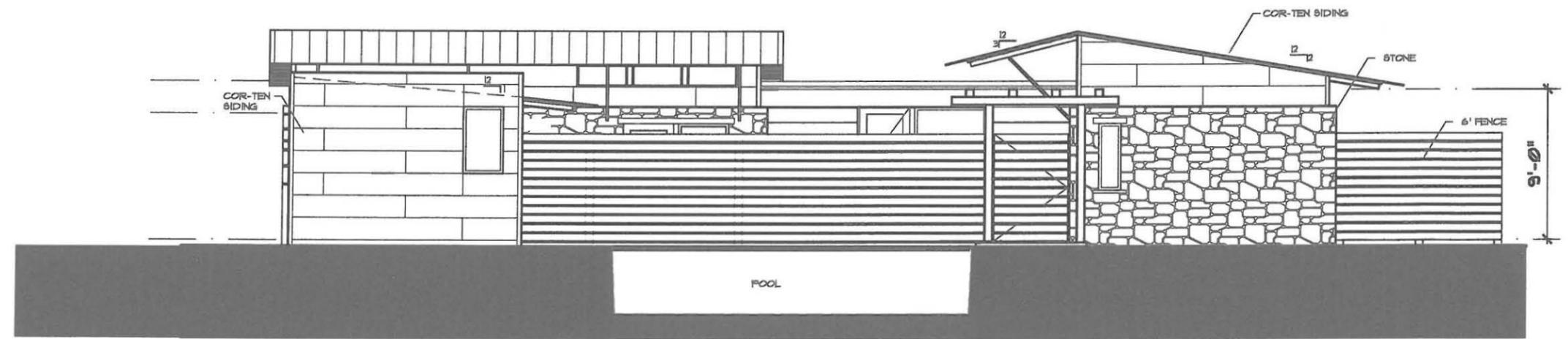
ISSUES		
#	DATE	ISSUE
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 f 210.858.1344

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1  
A-21 CROCKET ELEV. 1/8" = 1'-0"  
 PRINT 11 X 11 FOR CORRECT SCALE



2  
A-21 SCHUBERT ELEV. 1/8" = 1'-0"  
 PRINT 11 X 11 FOR CORRECT SCALE

GUEST HOUSES  
 FREDRICKSBURG, TEXAS

DESIGNED BY I.L.  
 DATE MAR. 02 2012  
 SHEET CONTAINS ELEVATIONS OPTION 2-B  
 SHEET NO.

39

A/H #1

A-21

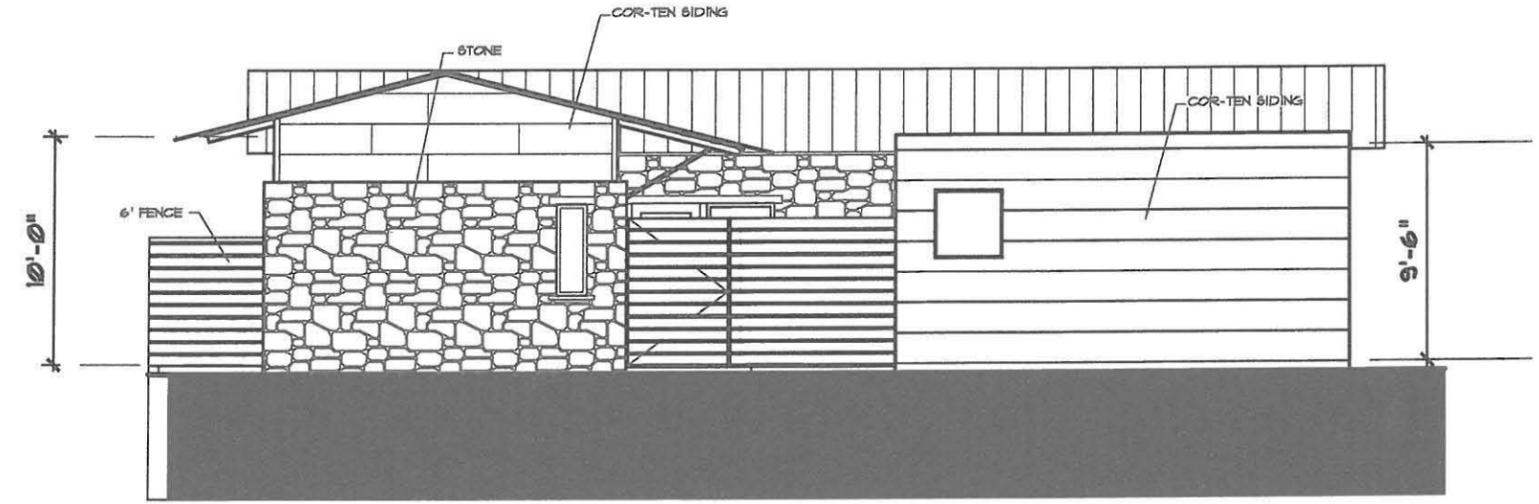


ISSUES		
#	DATE	ISSUE
01	03.05.12	CITY REVIEW

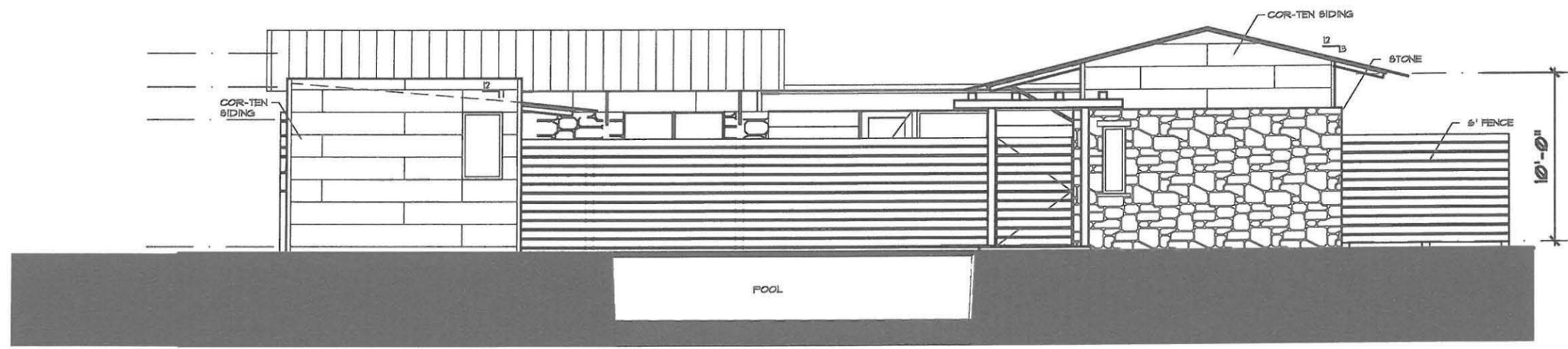
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**GUEST HOUSES**  
 FREDRICKSBURG, TEXAS



1  
A-21 CROCKET ELEV. 1/8" = 1'-0"  
 PRINT 11 X 17 FOR CORRECT SCALE



2  
A-21 SCHUBERT ELEV. 1/8" = 1'-0"  
 PRINT 11 X 17 FOR CORRECT SCALE

40

Alt. #2

A-21

DRAWN BY	LL.
DATE	MAR. 02 2012
SHEET CONTAINS	ELEVATIONS OPTION 2-A
SHEET NO.	