CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
Tuesday, September 13, 2016
City Hall
City Hall Conference Room
126 W. Main St.
5:30 P.M.

1. Call to Order

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

APPLICATIONS

3. Application #16-77 by Rick Hartmann of Zion Lutheran Church at 426 W. Main Street to add a 28 niche columbarium to each side of the bell tower *Pp 4 - 10*

4. Application #16-78 by Jeff Jones of Don McDonald Architect, AIA on behalf of E.J. and Lana Cop at 609 W. Austin Street to construct new 2 story house *Pp 11 - 26*

ACTION ITEMS

5. Demolition by Neglect at 108 E. Creek Street

SIGN OFF APPLICATIONS

6. #16-69 – Construct 3' iron fence – 410 N. Adams (Tharp)
7. #16-70 – Construct storage shed – 219 W. Creek (Wilkinson)
8. #16-71 – Paint exterior – 229 E. Main (Bade)
9. #16-72 – Repair wood rot & paint exterior – 320 W. Main (Itz Inn)
10. #16-73 – Construct fence – 410 N. Adams (Tharp)
11. #16-74 – Construct fence – 316 E. San Antonio (Grona)
12. #16-75 – Paint exterior – 413 W. San Antonio (Roberts)
13. #16-76 – Replace windows and paint exterior – 305 S. Bowie (Francis)
14. #16-79 – Paint exterior – 311 W. Creek (Pearson)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
August 9, 2016
5:30 PM

On this 9th day of August, 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
ERIC PARKER
KAREN OESTREICH
LARRY JACKSON
CHARLES SCHMIDT
JERRY SAMPLE

ABSENT:
MIKE PENICK
STAN KLEIN
JOHN MURAGLIA
DAVID BULLION

ALSO PRESENT:
PAT MCGOWAN – City Attorney
KYLE STAUDT – Building Official
BROC SCHULZ – Building Inspector
TAMMIE LOTH – Development Coordinator

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

MINUTES

Charles Schmidt made one correction to the minutes, noting the action that was taken on Application #16-52 and #16-53 was not stated in the minutes. With that correction, Mr. Schmidt moved to approve the minutes of the July, 2016 regular meeting. Eric Parker seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #16-61 by Jerald & Diana Phillips on behalf of Josh & Christy Phillips at 404 N. Milam to add shed roof patio cover on south side of structure and shed roof over upstairs staircase landing – Diana and Jerald Phillips presented the application and noted they would like to add a patio cover on the south side with the same slant and roofing material as the middle section and add a shed cover over the stairwell entry upstairs. Jerry Sample noted the drawings show extra posts will be added but Ms. Phillips clarified they will just extend the existing posts.

Larry Jackson moved to approve Application ##16-61 and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Application #16-65 by Andy Bray on behalf of Ross Allen at 207 E. San Antonio to construct three new two-story wood framed bed and breakfast units and repair and repaint existing structure – Andy Bray of Mustard Design and Ross Allen, owner, presented the application and noted the original 1865 structure is very nice, but the addition is awful. Mr. Bray stated the owner would like to repaint the existing house and add three two-story B&B units to the side of the property behind the trees. Mr. Bray explained they would like to repaint the roof on the original structure instead of replacing if they determine it to be in good enough shape. Mr. Bray noted they would like to paint it a charcoal gray color and cover the blue and yellow paint on the house with white or off white and a gray trim to give it a fresh look. Mr. Bray added they would like to remove the wood ramp in front of the structure. Mr. Bray noted they are also requesting to add a six foot addition to the existing house under the porch to make it work as a B&B. Mr. Bray commented they will do some interior renovations, but that is the extent of work to the exterior. Mr. Bray added the addition will remain because the cost to remove it is too great.

Sharon Joseph asked about the tank house and Mr. Bray noted it will also remain and be used for service, such as a laundry area or storage for supplies. Ms. Joseph asked if the bathroom that is being added onto was original and it was determined the area most likely was, although it may not have been a bathroom.

Mr. Bray noted they have worked to keep the new structures tight and condensed as far as scale and are not building up to the property line, as the zoning allows. Mr. Bray stated they plan to use nine or ten foot plate heights and stay within the scale of the adjacent properties that are one and a half story structures. Karen Oestreich asked if the height will be the same as the existing structure and Mr. Bray noted it will be a little higher, but the existing house is approximately 30 inches above grade and the site falls 8 – 10 inches. Mr. Bray commented they have considered flipping the front unit so the gable is on the left hand side because it will help keep the mass away from the existing house. The Board discussed the change and it was determined that would be more appropriate. Mr. Sample noted the screens don't fit the property because they are modern. Mr. Bray agreed they do have a modern flare. Ms. Joseph disagreed with Mr. Sample, stating they add a nice modern touch because the buildings aren't historic. Larry Jackson asked what the wall material will be on the back buildings. Mr. Bray noted it would be stucco with a combination of stone or something for accent. The proposed charcoal grey color of the roof was discussed and it was determined the color would be appropriate.

Eric Parker moved to approve Application #16-65 as presented with the condition the front guest house plan is switched and the roof gable is flipped to the other side. Karen Oestreich seconded the motion. All voted in favor and the motion carried.

DEMOLITION BY NEGLECT

Demolition by Neglect property at 110 E. Creek Street – Kyle Staudt, Building Official, showed video of the property that was discovered by City Staff.

Jerry Sample moved to send a Demolition by Neglect letter to the owners of the property and Charles Schmidt seconded the motion. All voted in favor, with the exception of Larry Jackson who abstained, and the motion carried. The motion carried. Mr. Jackson commented the

adjacent house is probably also in need of repairs.

ADJOURN

With nothing further to come before the Board, Karen Oestreich moved to adjourn. Charles Schmidt seconded the motion. All voted in favor and the meeting was adjourned at 6:29 p.m.

PASSED AND APPROVED this the 13th day of September, 2016.

SHELLEY BRITTON, CITY SECRETARY	SHARON JOSEPH, CHAIRMAN

Historic Review Board
Application Information

Application Number:	16-77
Date:	September 8, 2016
Address:	426 W. Main
Owner:	Zion Lutheran Church
Applicant:	Rick Hartmann
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.

Application for Certificate of Appropriateness 16-77

Application Date: 8/25/16 Application Complete: _____

Property Address: 426 W MAIN ST. FBG

Owner: Zion Lutheran Church Phone No. 997-2195

Address: 426 W MAIN ST.

Applicant: Rick HARTMANN Phone No. 383-9310

Address: 424 W MAIN ST Fax No. 997-9835

Description of External Alteration/Repair or Demolition:

We are seeking to add a 28 niche Columbarium to either (both) sides of our belltower

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

Many churches have cemeteries and this is in that line of thinking, the columbariums will be in the shape of a cross, tastefully done.

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

None that we know of.

□ Drawing □ SketchDate Submitted: _____ □ Historic Photograph

Desired Starting Date: 9/15/16 Desired Completion Date: 10/31/16

SURVEY RATING: □High ☑Medium □Low □None

□ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: _____

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

_____ Date _____

□*Insignificant* □*Significant*

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

_____ Date 9/7/16

□*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*

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RECEIVED AUG 25 2016

Example of columbarium

Facing West, side of tower


Facing East,
Side of
Tower
FRONT
DOOR
9

Inventory of Properties

421 W. Main

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	231
Address	421 W. Main
Date	1875
Stylistic Influence	vernacular
GCAD Hyperlink	R22828
Owner	MONTGOMERY, LOUISE & STEPHEN E
Historic District	Yes Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
Notes	Johan and Sophie Schlaudt House.

1983 Historic Resources Survey

Previous Site No.	495
Previous Ranking	2
Previous Photo References	
Roll	33
Frame	5

422 W. Main

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	340
Address	422 W. Main
Date	1890
Stylistic Influence	vernacular
GCAD Hyperlink	R25230
Owner	ZION EVANGELICAL LUTHERAN CHURCH OF FREDBG
Historic District	Yes Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration. Despite alterations or deterioration, resource retains much of its original form and character.
Notes	Building's exterior walls reclad with asbestos shingles. Has a rear addition with aluminum sash horizontal sliding windows that is not visible from street.

1983 Historic Resources Survey

Previous Site No.	496
Previous Ranking	3
Previous Photo References	
Roll	33
Frame	25

426 W. Main

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	339
Address	426 W. Main
Date	1853
Stylistic Influence	
GCAD Hyperlink	R2612
Owner	ZION LUTHERAN CHURCH
Historic District	Yes Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration. Despite alterations or deterioration, resource retains much of its original form and character.
Notes	Zion Evangelical Lutheran Church. Property is an RTHL. Front entrance and steeple added in 1907. Large rear educational annex erected in 1953.

1983 Historic Resources Survey

Previous Site No.	499
Previous Ranking	1
Previous Photo References	
Roll	33
Frame	23

424 W. Main

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	629
Address	424 W. Main
Date	1900
Stylistic Influence	vernacular
GCAD Hyperlink	R2615
Owner	ZION LUTHERAN CHURCH
Historic District	Yes Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
Notes	Porch posts covered with aluminum panels and eaves boxed with aluminum siding. Aluminum sash windows added in rear. House shares the same address as the Zion Evangelical Lutheran Church (see site ID# 339).

1983 Historic Resources Survey

Previous Site No.	497
Previous Ranking	3
Previous Photo References	
Roll	33
Frame	24

10

Historic Review Board
Application Information

Application Number:	16-78
Date:	September 8, 2016
Address:	609 W. Austin
Owner:	E.J. and Lana Cop
Applicant:	Don McDonald
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:

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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 - 78

Application for Certificate of Appropriateness

Application Date: 8/25/2016 Application Complete: _____

Property Address: 609 W. AUSTIN ST. FREDERICKSBURG, TX 78624

Owner: E.J. COP, LANA COP Phone No. (210) 748-2036

Address: 774 LAST TRAIL, FREDERICKSBURG, TX 78624

Applicant: DON McDONALD, JEFF JONES (PROJECT ARCHITECT) Phone No. (210) 735-9722

Address: 2121 NORTH MAIN AVENUE, SAN ANTONIO, TX 78212 Fax No. (210) 735-0366

Description of External Alteration/Repair or Demolition: THE LOT WILL BE VACANT. A NEW 2 STORY HOUSE WITH STONE, STUCCO, AND WOOD EXTERIOR CLADDING WITH STANDING SEAM AND WOOD SHAKE ROOFING IS PROPOSED.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: INTENT IS TO BUILD THIS MID 19th CENTURY NEOCLASSICAL ARCHITECTURAL VOCABULARY OF WELL PROPORTIONED, AND DELICATELY SCALED AND DETAILED GERMAN TEXAS CONSTRUCTION.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: NOT AWARE OF ANY.

☑ Drawing ☐ Sketch Date Submitted: 8/25/2016 ☐ Historic Photograph

Desired Starting Date: JAN 2017 Desired Completion Date: _____

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: _____

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

_____ Date _____ ☐*Insignificant* ☐*Significant*

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

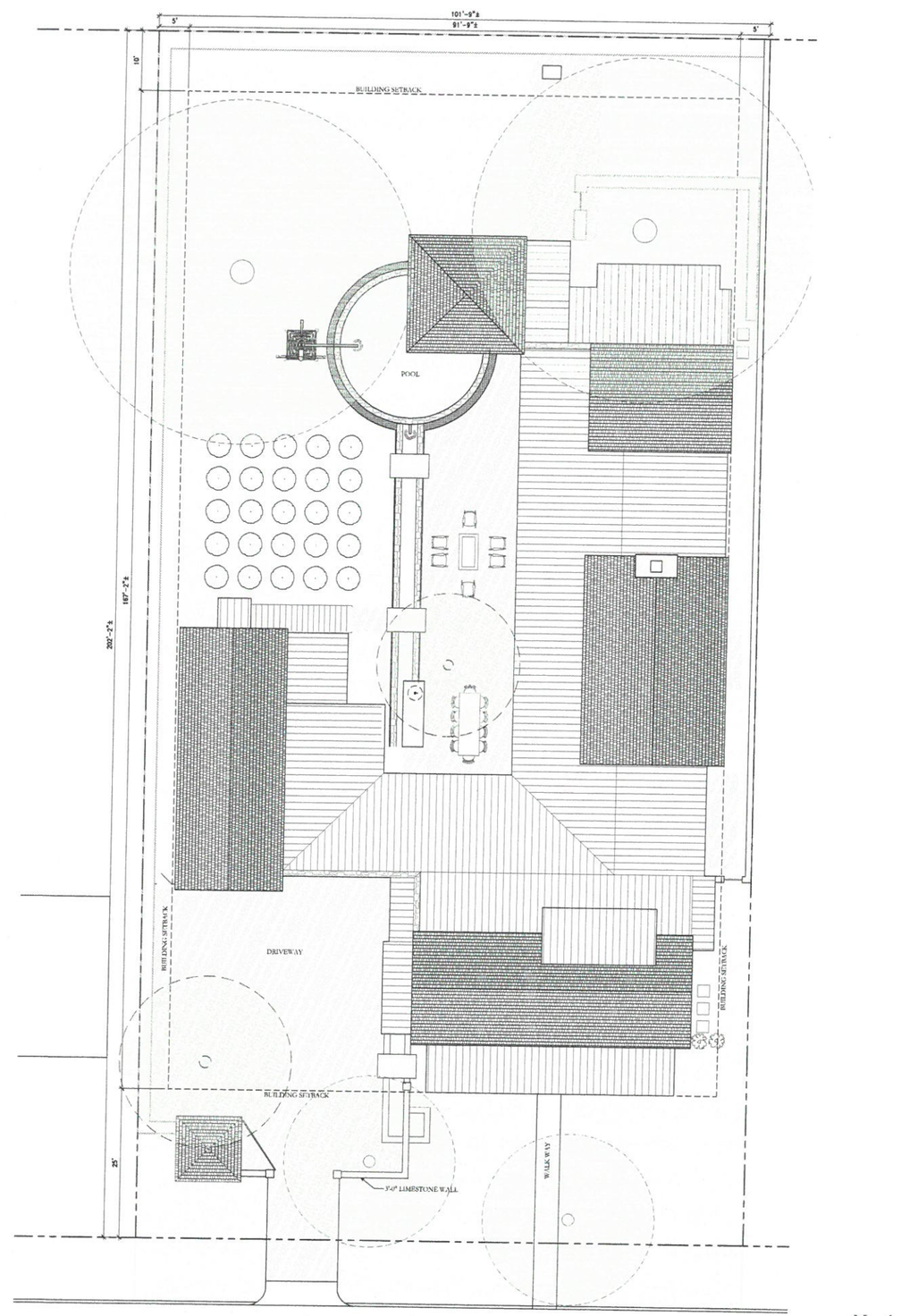
_____ Date _____ ☐*Insignificant* ☐*Significant*

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 AUG 24 2016



1 Site Plan

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

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

Site Plan

Cop Residence

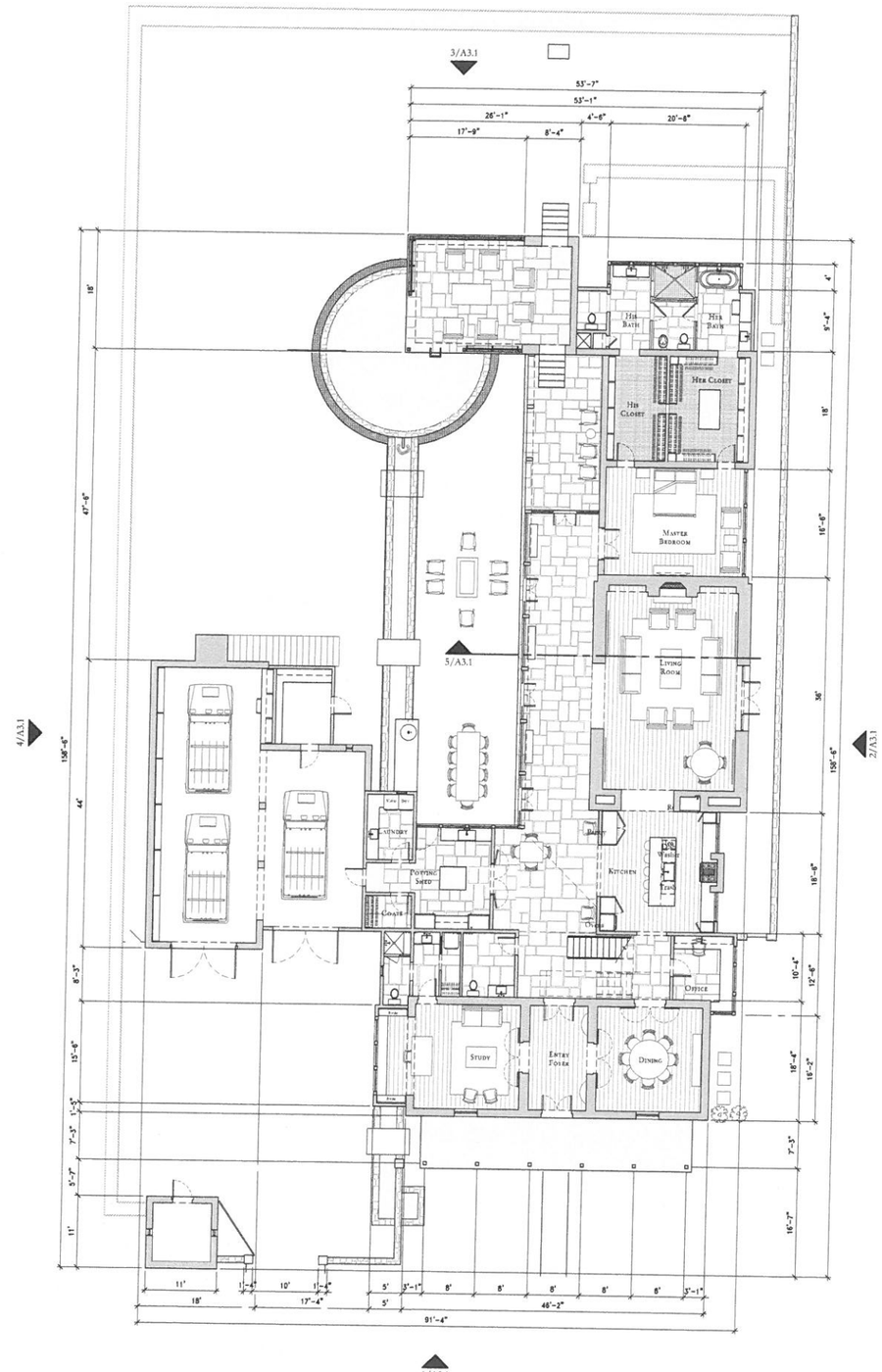
609 W. Austin Street
Fredericksburg, Texas 78624

August 12, 2016

A1.1

BB

14



W. Austin Street

1 Floor Plan

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

North

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 733-9722

First Floor Plan

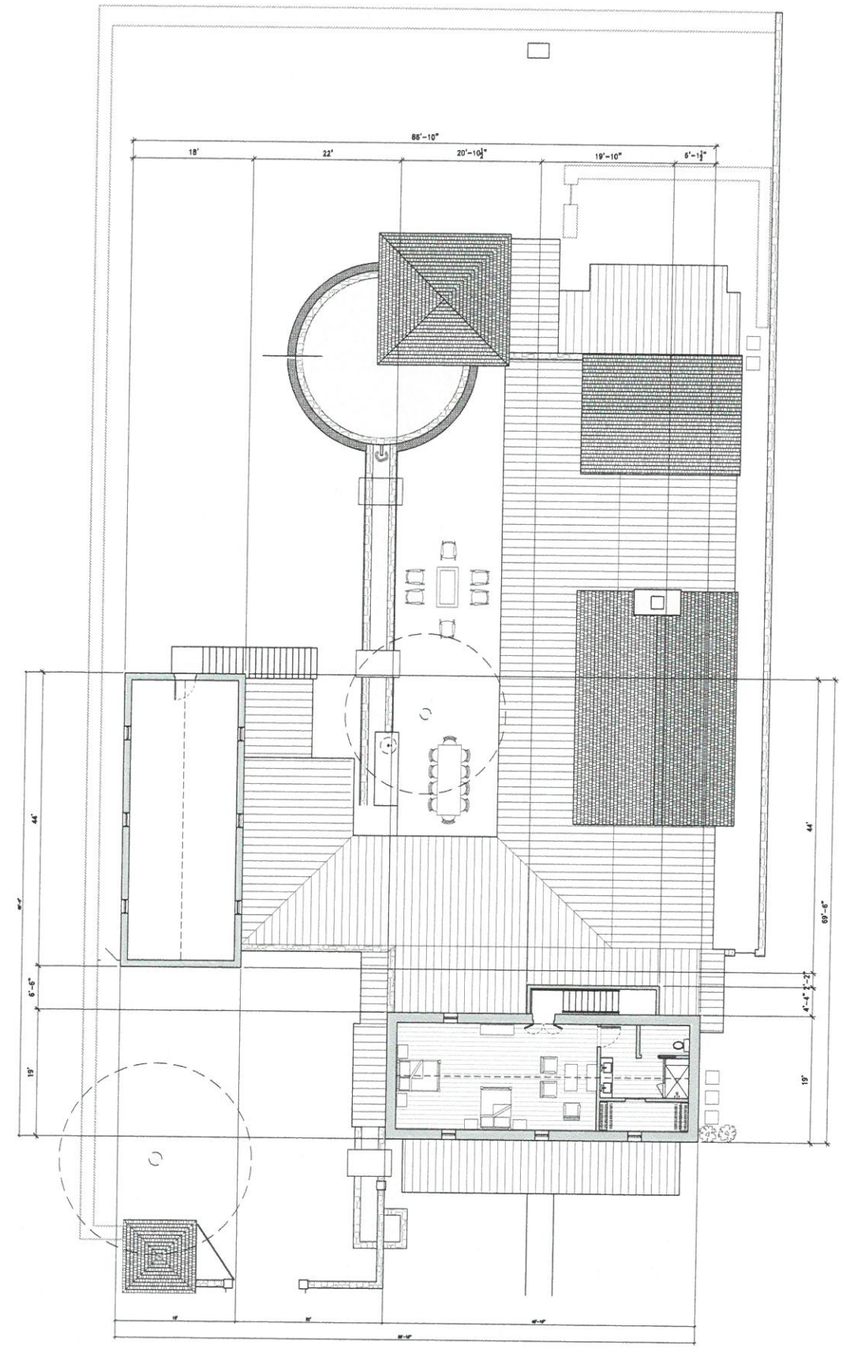
Cop Residence
609 W. Austin Street
Fredericksburg, Texas 78624

August 12, 2016

A2.1

JJ

15



1 Floor Plan

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

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

Second Floor Plan

Cop Residence

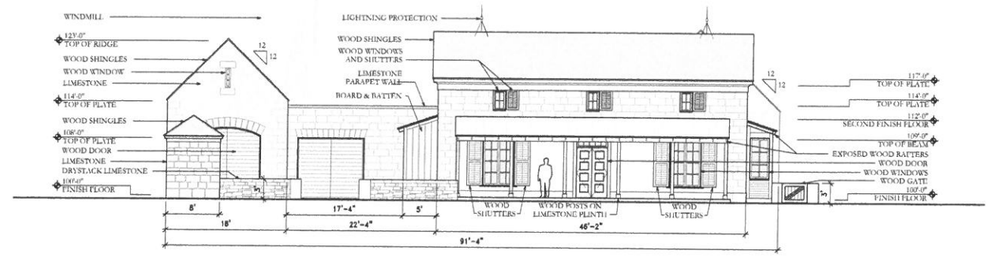
609 W. Austin Street
Fredericksburg, Texas 78624

August 12, 2016

A2.2

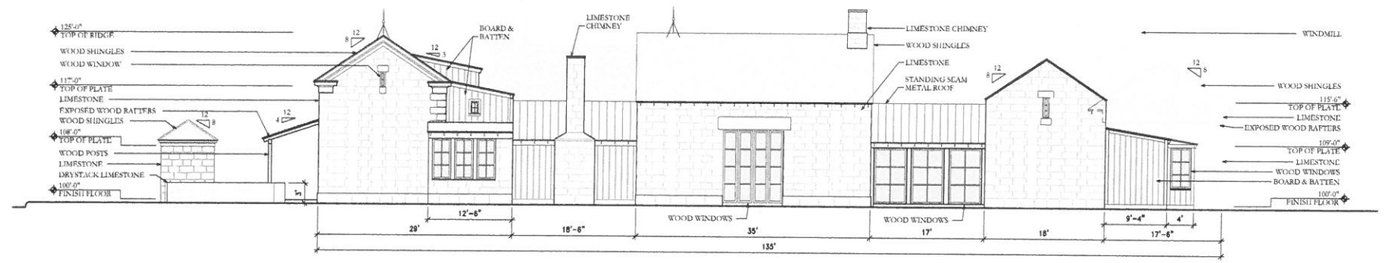
JJ

16



1 Front Elevation

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

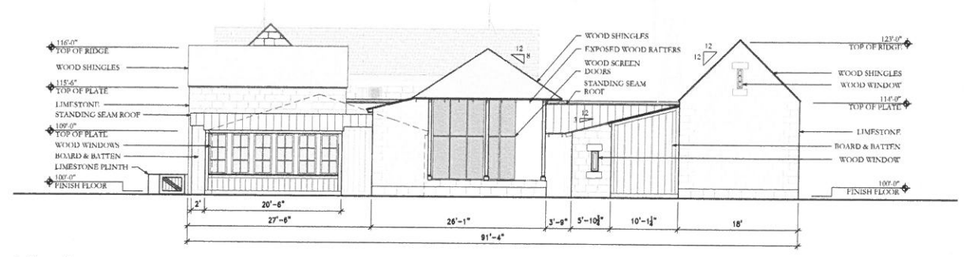


2 West Elevation

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

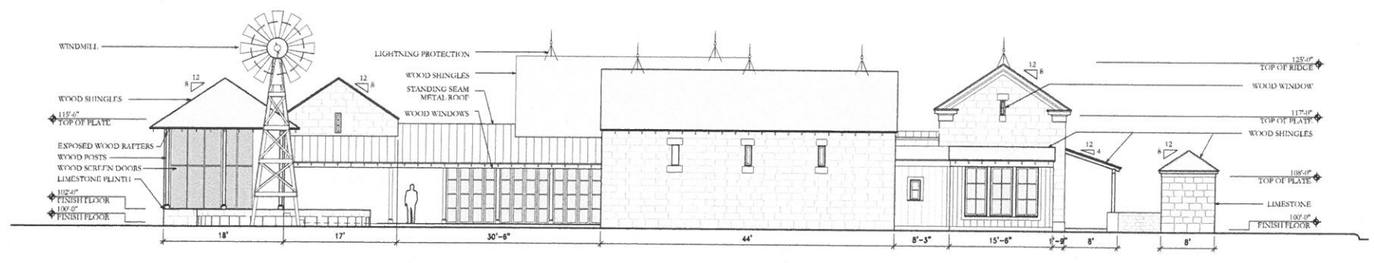
5 Building Section

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



3 East Elevation

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



4 East Elevation

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

17

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

Elevations

Cop Residence
609 W. Austin Street
Fredericksburg, Texas 78624

August 12, 2016

A3.1

SD

WEBSTER GREEN
BM HC-130
SHUTTERS

DOVER WHITE
SW 6385
EXTERIOR WOOD

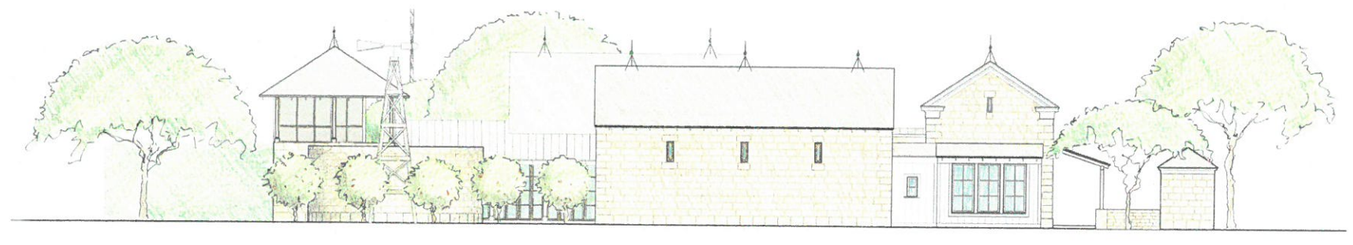
STAIN
AGING COPPER SULAFTE
UTILITARIAN WOOD ELEMENTS

1 Front Elevation

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

2 West Elevation

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



3 East Elevation

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

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

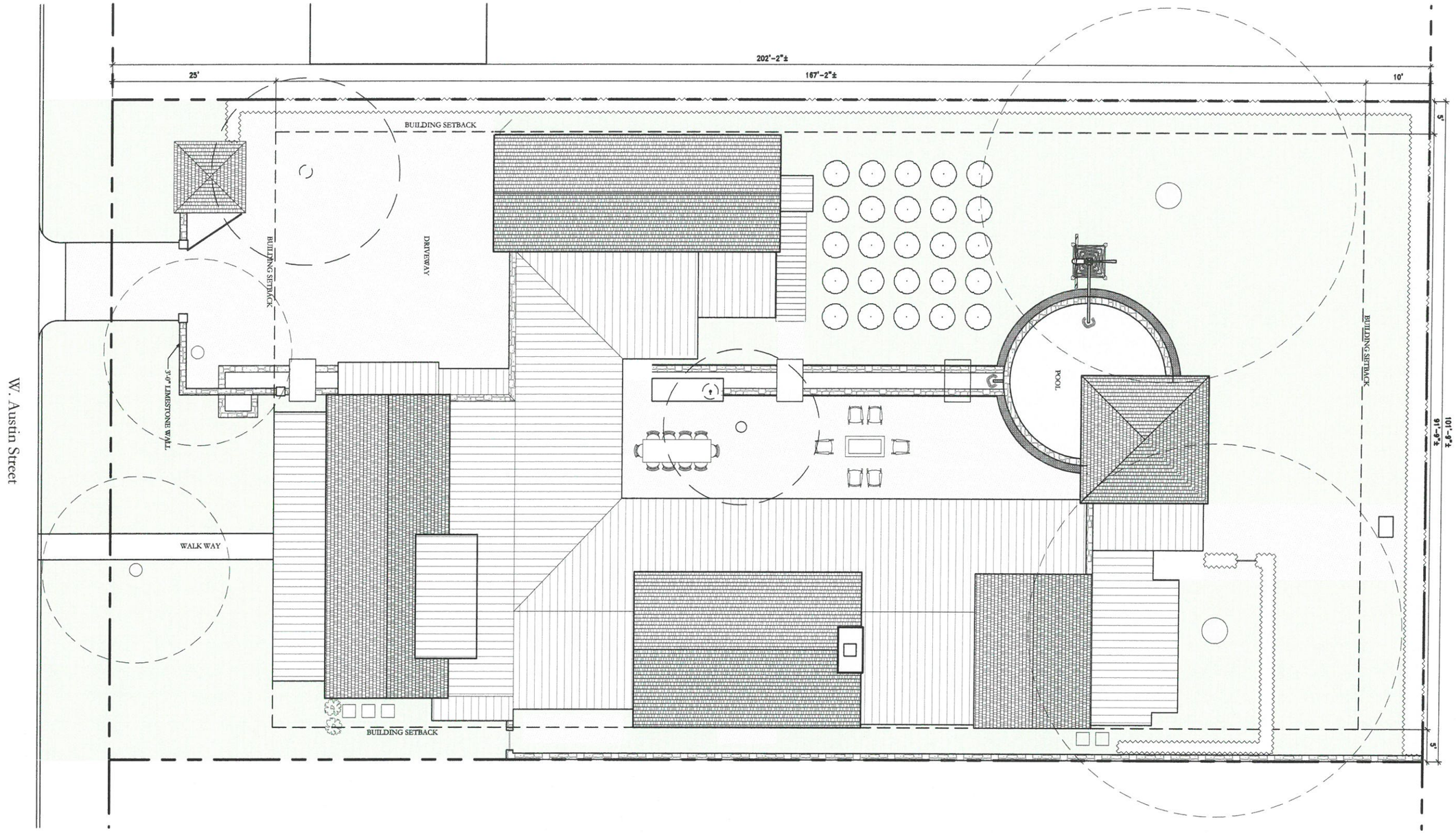
Building Elevation
Color Palette

Cop Residence
609 W. Austin Street
Fredericksburg, Texas 78624

August 12, 2016

A3.2

SD

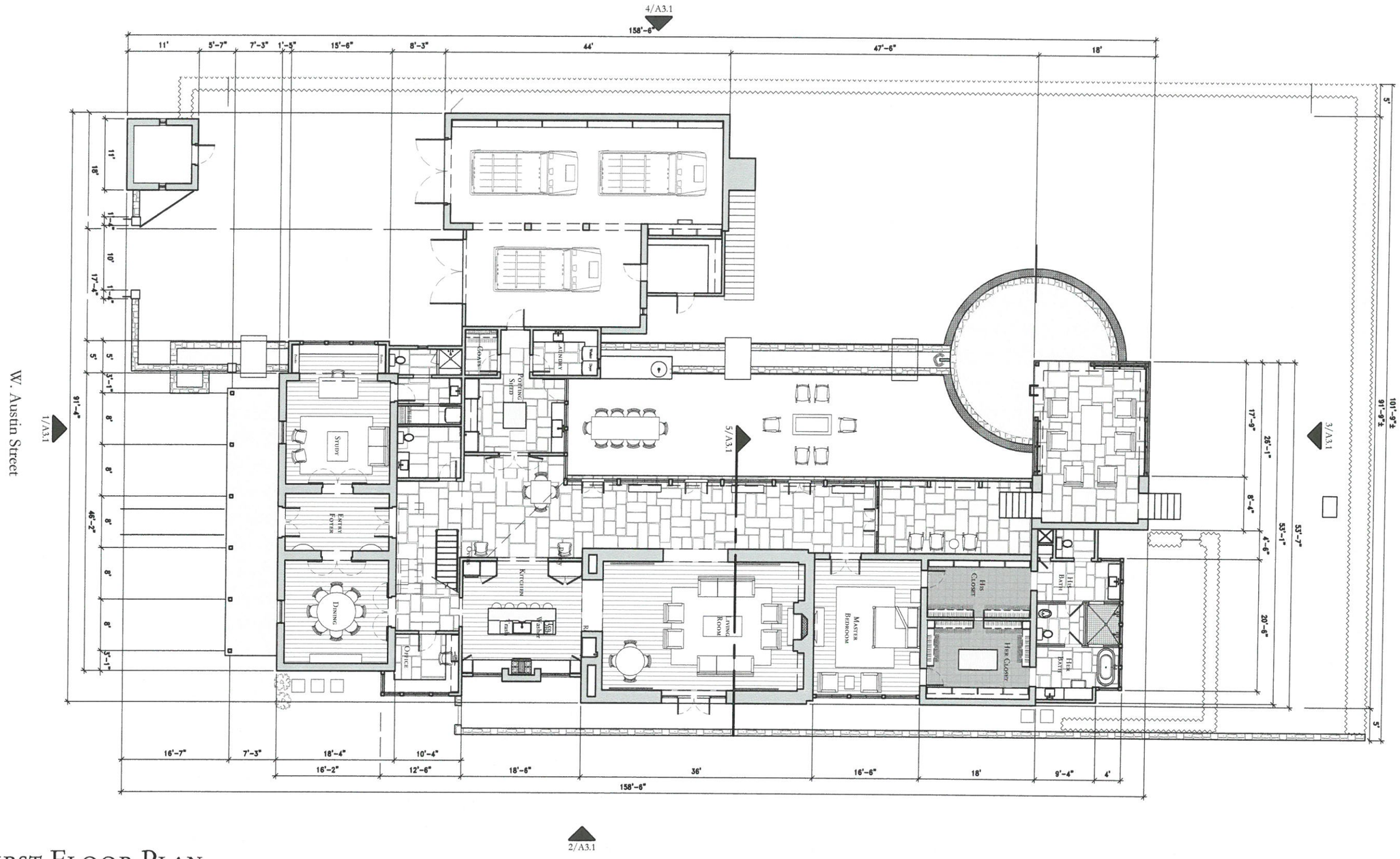


1 SITE PLAN

North

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

Don B. McDonald, Architect AIA Ltd. 2121 North Main Avenue San Antonio, Texas 78212 (210) 735-9722	Address:	609 W. Austin St., Fredericksburg, TX 78624	
	Project:	COP	
	Date:	08/25/2016	



1 First Floor Plan

North

Scale: 1/16" = 1'-0"

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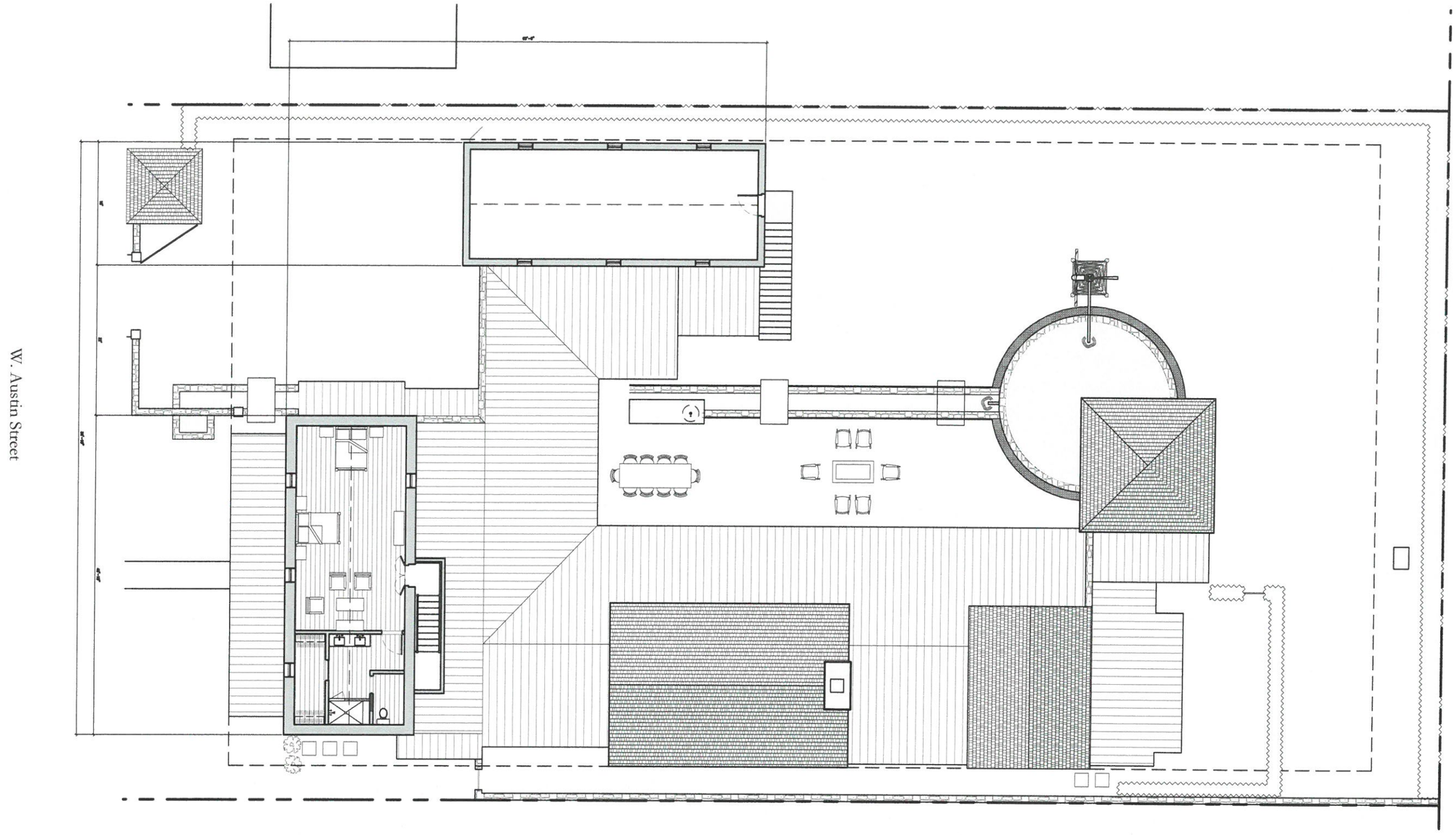
	Project: COP	
	Date: 08/25/2016	



1 SECOND FLOOR PLAN

North

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

21

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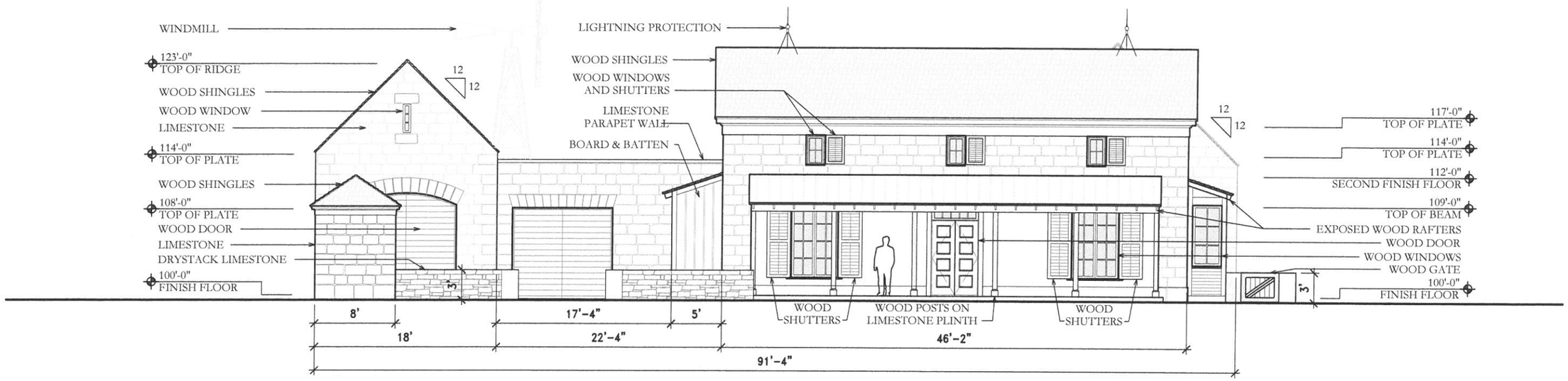

1 Front Elevation

Scale: NTS

22

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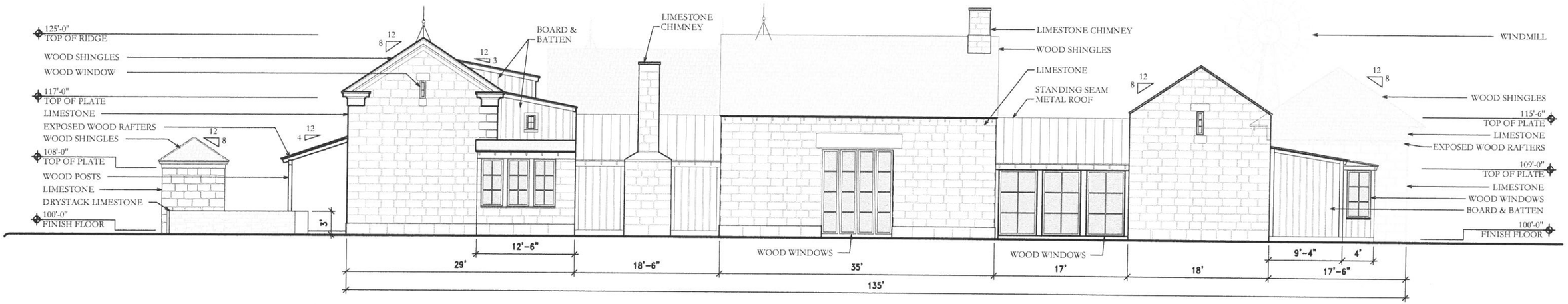
	Project:	COP	
	Date:	08/25/2016	



2 West Elevation

Scale: NTS

23

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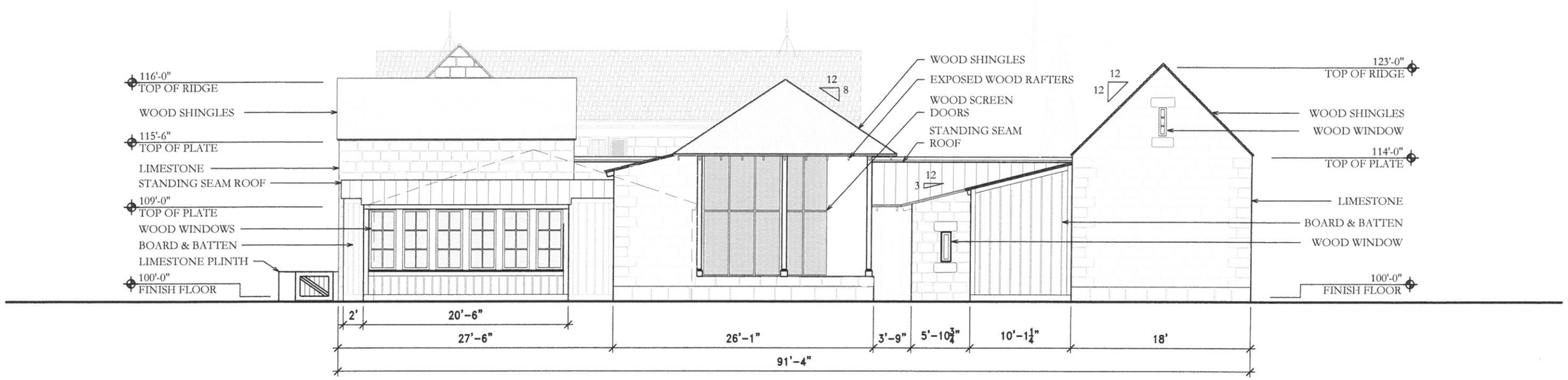
	Project:	COP	
	Date:	08/25/2016	



3 Back Elevation

Scale: NTS

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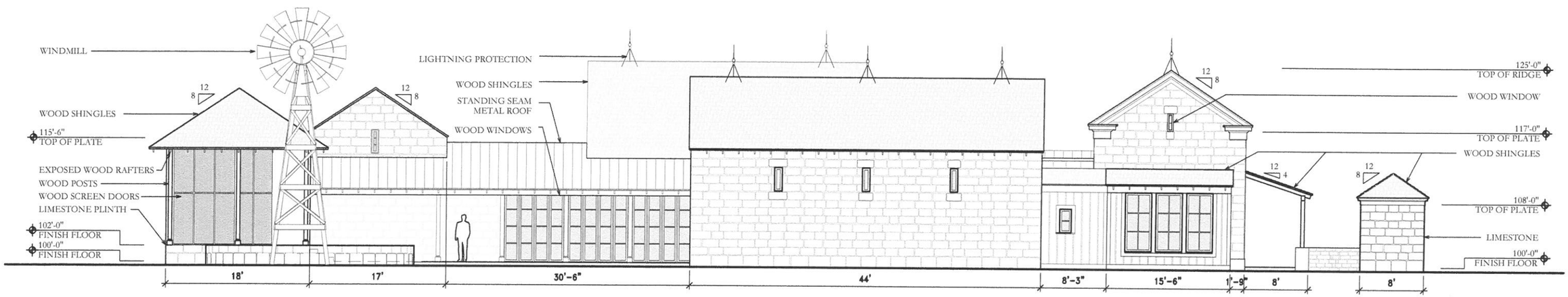
Date:	08/25/2016	



4 East Elevation

Scale: NTS

25

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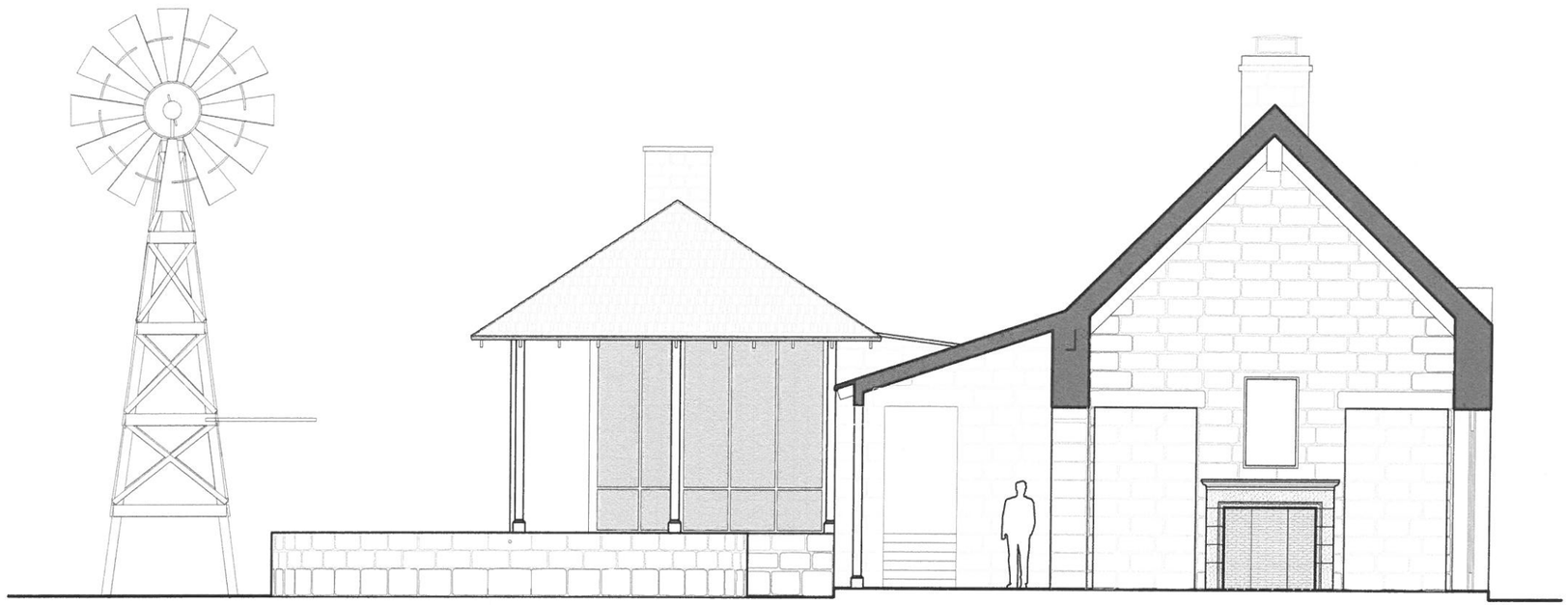

5 Building Section

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

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