

AGENDA
CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
Tuesday, November 15, 2016
5:30 P.M.
CITY HALL CONFERENCE ROOM, 126 W. MAIN ST.

- | | <u>PAGE REF.</u> |
|--|------------------|
| 1. Call to Order | |
| 2. Approve minutes from the September 2016 Regular Meeting | Pp 1-3 |

APPLICATIONS

- | | |
|--|----------|
| 3. Application #16-88 by Leon Construction on behalf of Martha Walton at 755 S. Washington to repair front porch, header beams, replace metal roof, and add new porch posts to original size. | Pp 4-12 |
| 4. Application #16-90 by Randy Stehling on behalf of 301 West Main LLC at 300 C West Main to remove non-historic additions and changes to the main building and to replace wood framed storage shed on south end of property with new mechanical, stage, restroom, and storage spaces. | Pp 13-24 |
| 5. Application #16-91 by John Klein on behalf of Jan Cox Dwyer at 112 East Centre to remove outbuilding and enclose rear porch. Remove structures at 704 N. Llano, restore/repair exterior surfaces, new additions, spa/pool, 3 car garage, and perimeter fence and walls. | Pp 25-33 |

ACTION ITEMS

6. Demo by neglect property at 108 E Creek
7. Demo by neglect property at 110 E Creek
8. Demo by neglect property building in alley off S. Adams

SIGN OFF APPLICATIONS

9. #16-80 – Repaint exterior – 511 Main St (Klenzing)
10. #16-81 – Add niches to west wall to create columbarium – 415 W. Austin (Zion Lutheran)
11. #16-82 – Repaint exterior – 115 N. Crocket (Zion Lutheran Church)
12. #16-83 – Repaint door and window frames – 134 E. Main (Kuhlken)
13. #16-84 – Repaint exterior – 116 E. Austin (Kusenberger)
14. #16-85 – New front door & windows framed in garage – 302. N Crocket (Deike)
15. #16-86 – New fence – 514 W. Austin (Keeter)
16. #16-87 – Paint roof and garage door – 615 W. Creek (Doyle)
17. #16-89 – Removal of post 1914 addition to home – 614 S. Washington (Twilight Holdings)

ADJOURN

On this 13th day of September, 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
LARRY JACKSON
MIKE PENICK
STAN KLEIN
JERRY SAMPLE
JOHN MURAGLIA
DAVID BULLION
ERIC PARKER

ABSENT: KAREN OESTREICHT
CHARLES SCHMIDT

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
PAT MCGOWAN – City Attorney
KYLE STAUDT – Building Official
TAMMIE LOTH – Development Coordinator

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

MINUTES

Eric Parker moved to approve the minutes from the August 2016 regular meeting. Larry Jackson seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

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 – Rick Hartmann, Pastor of Zion Lutheran Church, presented the application and noted they would like to add a columbarium in the indentation on the side of the bell tower. Pastor Hartmann commented they are receiving more requests for cremation and the desire to have remains near the individual's spiritual home, which is the reason there is a need for this. Pastor Hartmann explained the columbarium needs to be attached to something, which is why they chose this location. Mike Penick asked what materials the columbarium will be made of and Pastor Hartmann noted it would be bronze. Stan Klein asked if the columbarium was shown to scale on the drawing and Mr. Hartmann noted it was not, but he had information from the manufacturer and it shows the height is 5'1" and the overall width at 3'10". Mr. Klein noted it appears on the drawing that the columbarium is

raised and Pastor Hartmann noted it will be on the ground and not raised. Mike Penick asked where they are proposing to put the next columbarium if they are proposing two at this time and one is almost full. Pastor Hartmann stated they would probably put three on the back side of the church when these are both full. David Bullion asked if they had considered locating them in the courtyard because there is a lot of room for expansion. Pastor Hartmann commented they have not considered that but they could. Mr. Penick commented a couple may not look too bad but if they begin filling up all the sides of the church they may be unhappy with the outcome because it will distract from the church. Pastor Hartmann noted he just thought about locating them on the inside of the wall surrounding the property. Stan Klein noted that is an interesting and positive idea because it won't compromise all the improvements and work they have done on the church. Pastor Hartmann agreed he will draw a design, possibly showing a garden area and the columbariums on the inside wall, and re-submit it to the Board.

Larry Jackson moved to deny Application #16-77 and John Muraglia seconded the motion. All voted in favor and the motion carried.

Application #16-78 by Jeff Jones of Don McDonald Architect, AIA on behalf of E.J. and Lana Cop at 603 W. Austin Street to construct new 2 story house – Don McDonald and Jeff Jones of Don McDonald Architect presented the application. Mr. McDonald noted they are intrigued with the mid-19th century architecture and would like to build a house that responds to that. Mr. McDonald noted they have broken the house down into seven different buildings that speak to the scale and proportion of the mid-19th century structures. Mr. McDonald stated the front part will be one and a half stories, that will be well proportioned and detailed, and responds to the original architecture. Mr. McDonald noted the balance of the property will be broken down with more utilitarian buildings that are linked to sheds and porches. Mr. McDonald commented the house will be oriented to catch breezes along the northeastern edge of the property. Mr. McDonald noted there is a tank approximately 18 inches off the ground in the back with a windmill. David Bullion commented the drawings show the height of the house at 122' and asked if that is just an error. Mr. McDonald noted it is and the structure will be 22' at the ridge. Stan Klein asked if that is the highest point and Mr. McDonald noted it was. Mr. McDonald noted there is a house on the corner and one across the street that will be taller than the proposed. Mr. Klein noted there is a structure shown in the setbacks and asked if that would be moved back. Mr. McDonald commented they are going to request a variance for that structure to be built where it is shown because they believe it animates the street and offsets the garages on either side of the property. Mr. McDonald noted they would like the Historic Review Board to confirm their design meets the historical integrity of the area. Eric Parker asked if the house and the garage will be the same limestone material and Mr. McDonald noted the main house will be more refined with cut stone and the secondary building will have more primitive stone. Jerry Sample asked if they will be the same color and Mr. McDonald noted they would be. Mr. McDonald noted their intent is to respond to the rockwork on the houses in the block. Mr. Bullion commented the front elevation looks like they are trying to size the main part of the house to look similar to the original 1000 sq. ft. structure and the mass of the square footage is set further back on the lot. Mr. McDonald agreed that was correct. Mr. Klein noted architecturally the house doesn't appear to be large. Mr. Bullion stated the architects did a great job trying to integrate the new construction into the Historic District. Kyle Staudt, Building Official, showed video of the neighborhood and there followed discussion regarding trees, setbacks, size and scale. Sharon Joseph asked for some explanation of the windmill. Mr.

McDonald explained the windmill will have a pipe that will symbolically feed a tank, which is about 18 inches off the ground and is actually a swimming pool. Mr. McDonald noted there will also be a screened porch that sits at the same level as the tank. Mr. Sample asked what material the windmill will be and Mr. McDonald noted it will be wood. Mr. Sample clarified the tower will be wood and Mr. McDonald confirmed. John Klein, who was in the audience, noted wood was not very prevalent in Fredericksburg and Mr. McDonald stated they would use a metal windmill if that was more authentic.

Larry Jackson moved to approve Application #16-78 and David Bullion seconded the motion.

Mr. Sample asked about the windows on the side of the house and where that design came from. Mr. McDonald stated they have seen that on barns where there are openings for ventilation as opposed to actual windows. Mr. McDonald stated they are using the structure as a garage and wish to maintain the proportions and keep it from looking like a traditional garage.

Mr. Bullion commented the address of the property listed on the application is wrong and that should be noted and also the height of the building is wrong on the drawings and it should be noted the height will only be 22 feet.

All voted in favor of the motion on the table and the motion carried.

ACTION ITEMS

Demolition by Neglect at 108 E. Creek Street - Kyle Staudt, Building Official, stated the owner of this house is the same as the owner they sent a letter to last month about the adjacent property. Mr. Staudt stated he has not heard from that owner. It was noted the owner may be hard to get a hold of and effort should be taken to get a letter to her attorney. It was decided there should be some research done on the property before the next meeting and the demolition by neglect be revisited.

ADJOURN

With nothing further to come before the Board, Stan Klein moved to adjourn. Eric Parker seconded the motion. All voted in favor and the meeting was adjourned at 6:15 p.m.

PASSED AND APPROVED this the 15th day of November, 2016.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

**Historic Review Board
Application Information**

Application Number: 16-88
Date: November 9, 2016
Address: 755 S. Washington
Owner: Dr. Martha Walton
Applicant: Roger Leon
Rating: High
Proposed Modifications: See attached
Neighborhood Characteristics: The subject property is a Historic 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.

16-88

Application for Certificate of Appropriateness

Application Date: 10-14-16 Application Complete: _____

Property Address: 755 South Washington S

Owner: MARtha WALTON Phone No. 830-889-0158

Address: ~~755 South Washington~~ 814-Kimberly Pk

Applicant: LEON Construction Phone No. 830-997-9771

Address: 312 Morning Glory Dr. Fax No. _____

Description of External Alteration/Repair or Demolition: To Repair Front Porch Header Beams (damaged) and replace Roof Metal Add New Front Porch Posts to Original Size

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: All repairs will not change ~~the~~ the Architectural or historic value. Changes will improve structure (porch). Colors + Trim will be the same

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

Drawing Sketch Date Submitted: _____ Historic Photograph

Desired Starting Date: 10-18-16 Desired Completion Date: _____

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

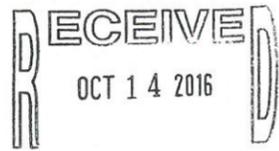
APPLICANT SIGNATURE:
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

[Signature] Date 10/24/16 Insignificant Significant
Building Official's Determination (Max 7 days)

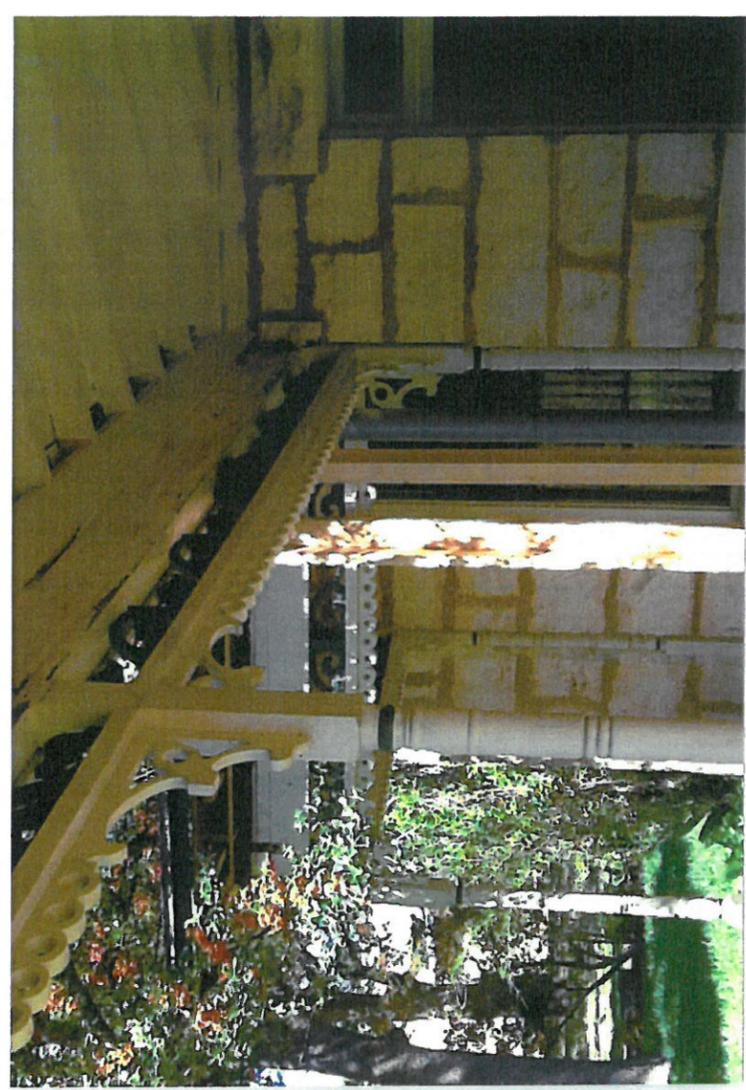
[Signature] Date 10/24/16 Insignificant Significant
Chairman's Determination (Max 7 days)

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

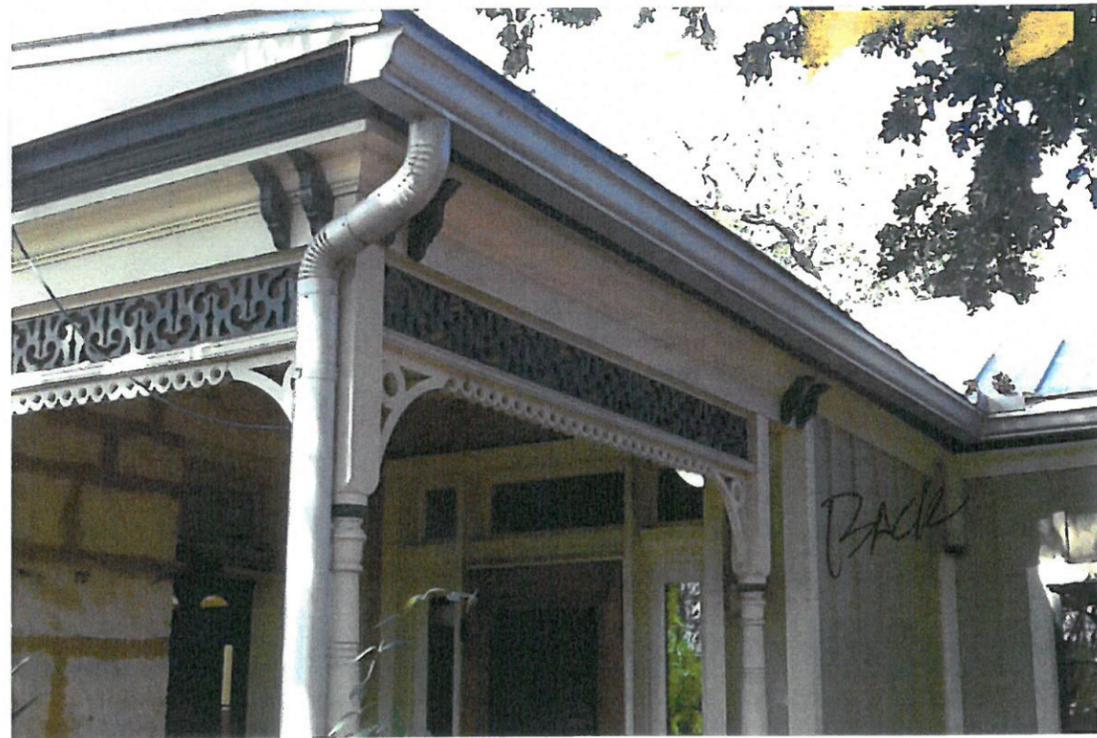
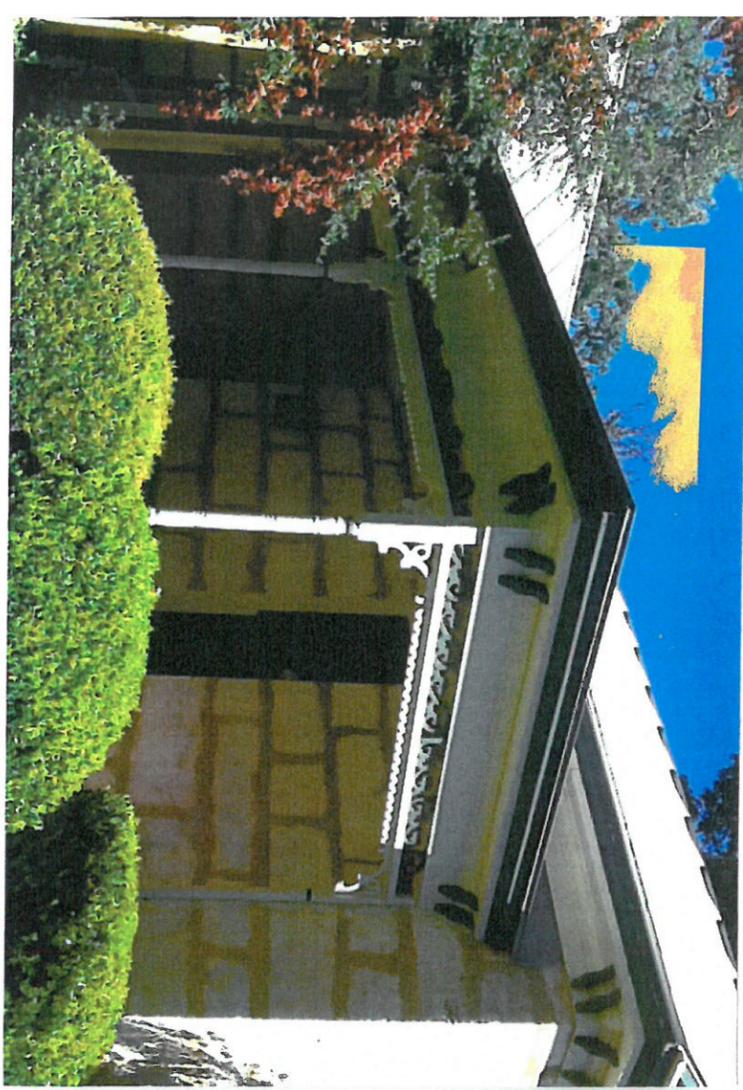
APPLICATION FEE: -\$10.00 plus Board Review; CERTIFICATE OF APPROPRIATENESS-\$40.00

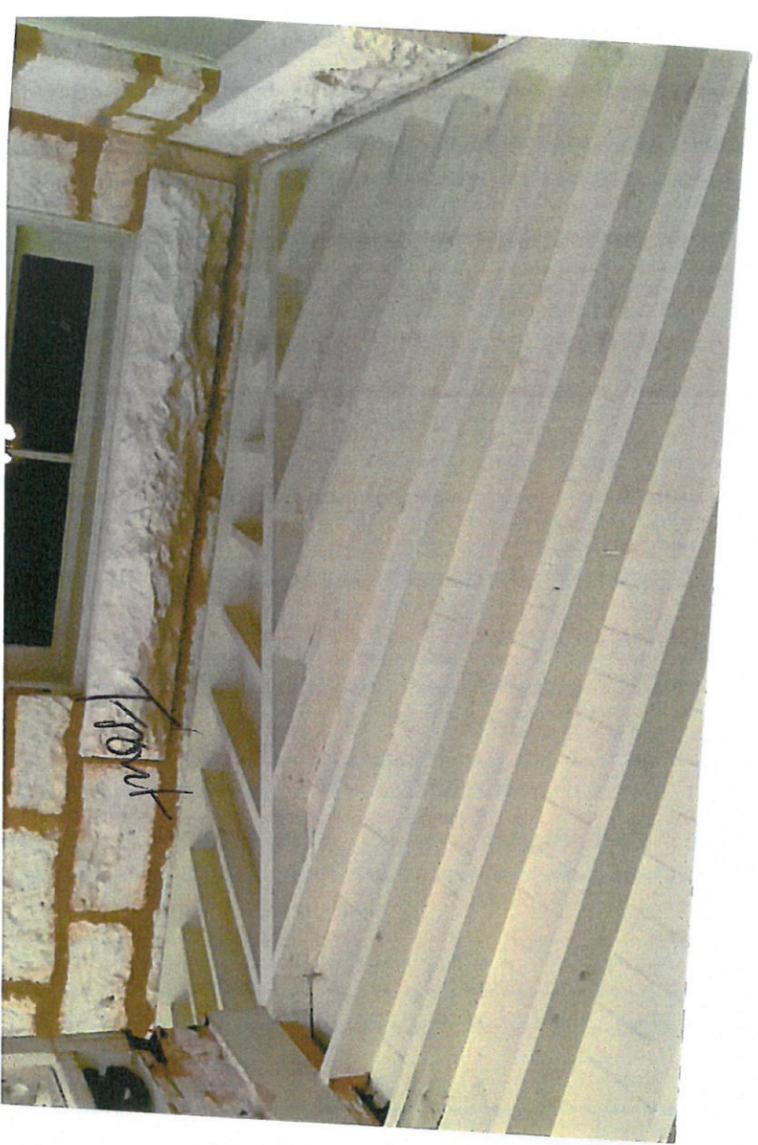
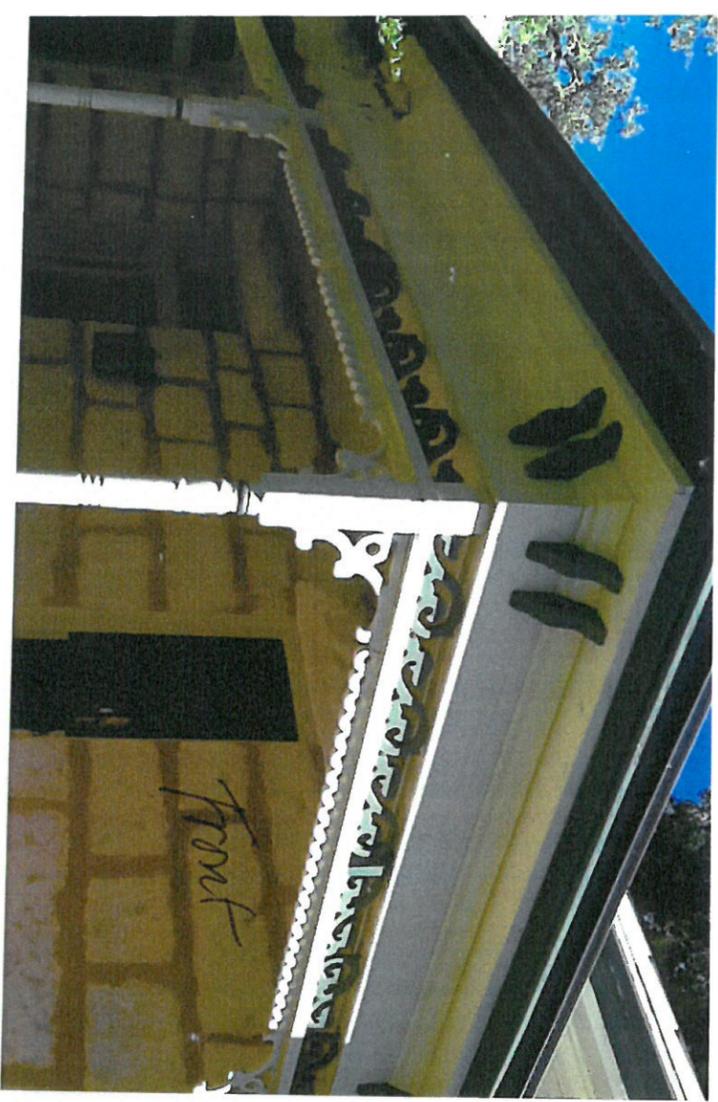












Inventory of Properties

619 S. Washington



2002-05 Re-evaluation
 High Medium Low

Site ID No. 1086
 Address 619 S. Washington
 Date 1910
 Stylistic Influence Classical Revival
 GCAD Hyperlink [R17899](#)
 Owner GEORGE, FRIEDA D & GRADY
 Historic District No Outside Historic District
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Resource is an excellent example of its type.
 Notes historic rear addition

1983 Historic Resources Survey	
Previous Site No.	850
Previous Ranking	3
Previous Photo References	
Roll	15
Frame	12

623 S. Washington



2002-05 Re-evaluation
 High Medium Low

Site ID No. 1085
 Address 623 S. Washington
 Date 1910
 Stylistic Influence Folk Victorian
 GCAD Hyperlink [R17225](#)
 Owner KINO, OIL CO
 Historic District No Outside Historic District
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Resource is an excellent example of its type.
 Notes rear historic addition with aluminum-sash windows

1983 Historic Resources Survey	
Previous Site No.	853
Previous Ranking	3
Previous Photo References	
Roll	15
Frame	13

627 S. Washington



2002-05 Re-evaluation
 High Medium Low

Site ID No. 1084
 Address 627 S. Washington
 Date 1925
 Stylistic Influence Craftsman
 GCAD Hyperlink [R27175](#)
 Owner STROEHER, ROY E ETAL
 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

1983 Historic Resources Survey	
Previous Site No.	854
Previous Ranking	3
Previous Photo References	
Roll	15
Frame	14

755 S. Washington



2002-05 Re-evaluation
 High Medium Low

Site ID No. 1078
 Address 755 S. Washington
 Date 1880
 Stylistic Influence Folk Victorian
 GCAD Hyperlink [R85340](#)
 Owner WALTON, MARTHA A
 Historic District No Outside Historic District
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Alterations are sensitive to original historic appearance. Outstanding decorative features contribute to the resource's significance. Resource is an excellent example of its type.
 Notes resource has recent wood-frame rear additions

1983 Historic Resources Survey	
Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

**Historic Review Board
Application Information**

Application Number: 16-90
Date: November 9, 2016
Address: 301 W. Main
Owner: 301 W. Main LLC
Applicant: Randy Stehling
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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- (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.
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- (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.

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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.

16-90

Application for Certificate of Appropriateness

Application Date: 10-31-16 Application Complete: 10-31-16

Property Address: 301 West Main Street

Owner: 301 West Main LLC Phone No. 830-992-1206

Address: P.O. Box 814, Fredericksburg, TX 78624

Applicant: Randy Stehling Phone No. 997-0383

Address: 300 C West Main, Fredericksburg, TX 78624 Fax No. _____

Description of External Alteration/Repair or Demolition: Proposed work will include removal of non-historic additions and changes to the main building. Wood framed storage shed on the south end of the property to be removed replaced with a new mechanical, stage, restroom, and storage spaces.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: Historic building features will be restored/replaced to match original. New construction required to meet the owner's needs are intended to be minimal in nature and compatible with the historic character of the building.

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

None

Drawing Sketch Date Submitted: 10-31-16 Historic Photograph

Desired Starting Date: November 2016 Desired Completion Date: January 2017

SURVEY RATING: High Medium Low None

RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Randy Stehling

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

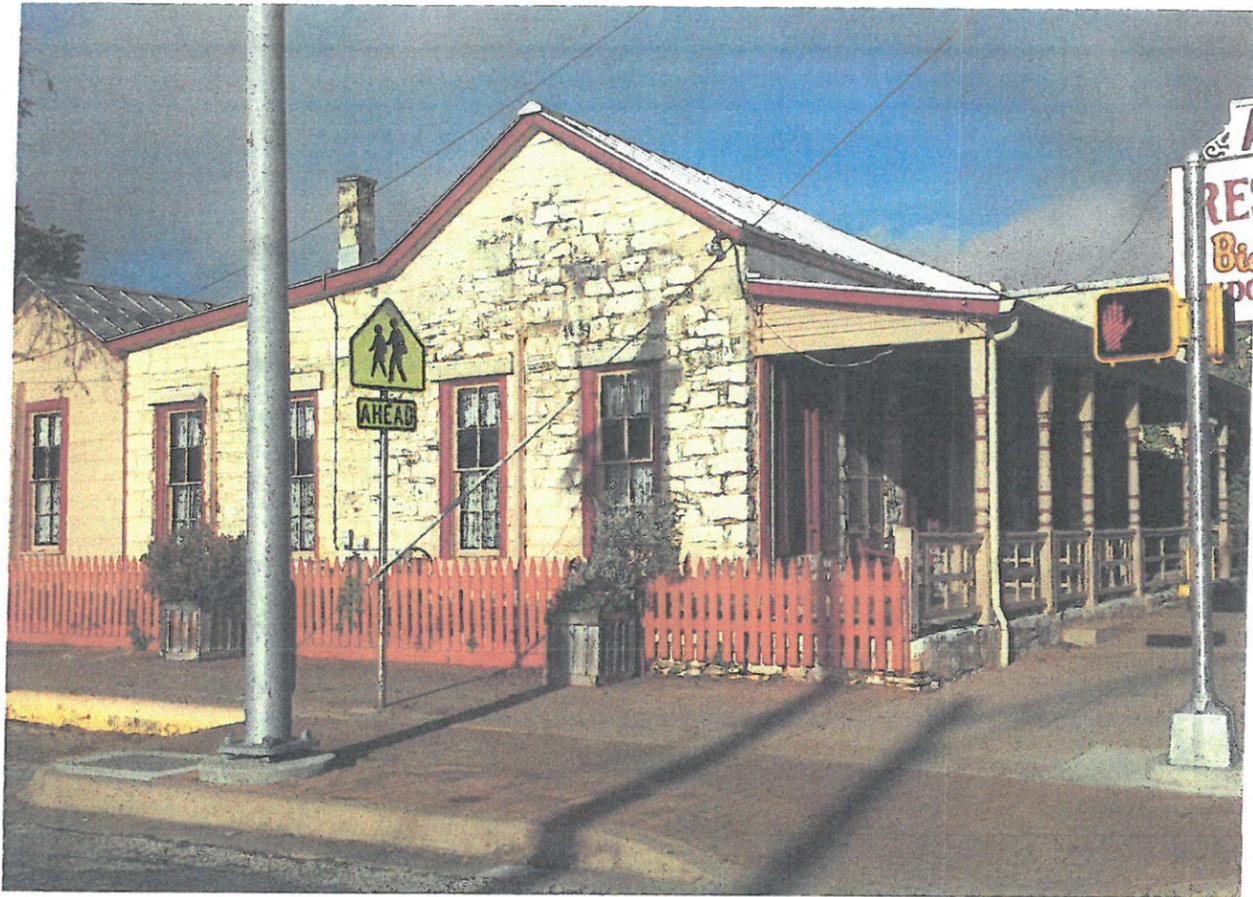
[Signature] Date 11/2/16 Insignificant Significant
Building Official's Determination (Max 7 days)

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-\$40.00

RECEIVED
OCT 31 2016



View of existing building from Main Street Intersection



Proposed new
entrance location

View of existing building from Orange Street

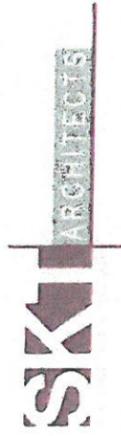


Existing main entry and courtyard on Orange Street



Existing storage shed to be removed and replaced with new mechanical, stage, restroom and storage spaces.

View of property from Orange Street



Randy Stelling, AIA - Project Architect

Renovations to the
ALTDORF BIERGARTEN
301 West Main St. Fredericksburg, Texas

Conceptual Design
October 31, 2016

View of existing building from Main Street intersection.



SKI ARCHITECTS
Randy Stelting, AIA - Project Architect

Renovations to the
ALTDORF BIERGARTEN
301 West Main St. Fredericksburg, Texas

Conceptual Design
October 31, 2016



View of proposed new entry.

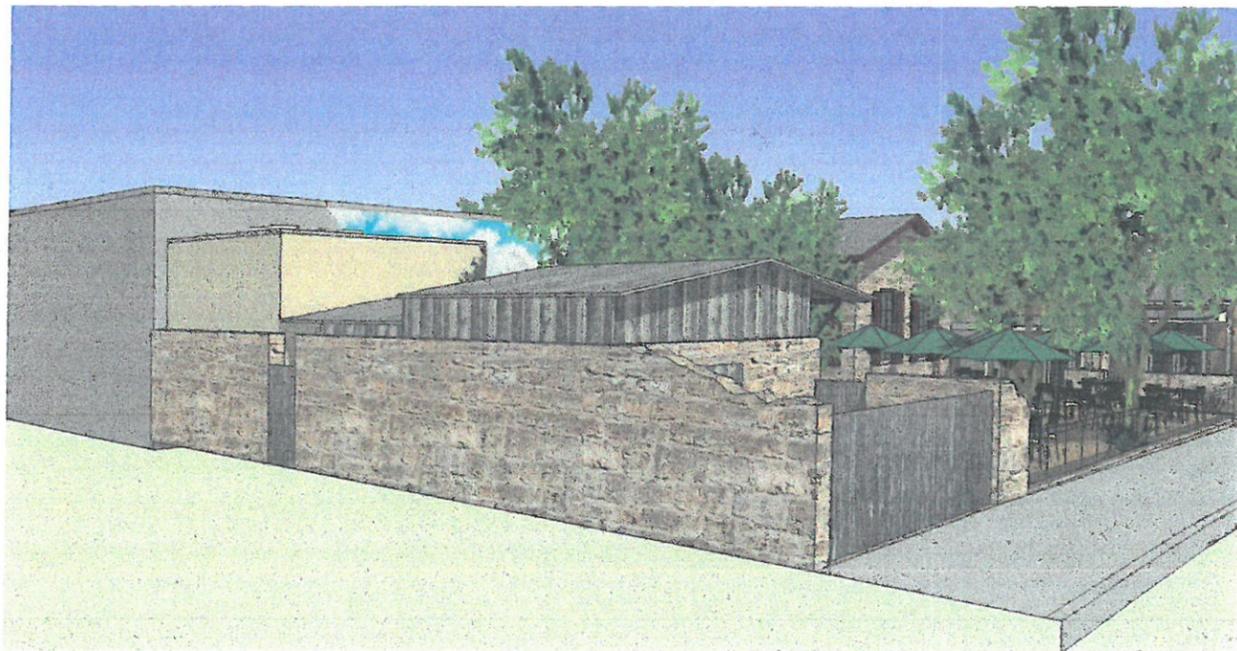
View from Orange Street of proposed new building at south end of property. Spaces include mechanical yard, mechanical room, stage, restrooms, and storage.



SK ARCHITECTS
Randy Stelting, AIA - Project Architect

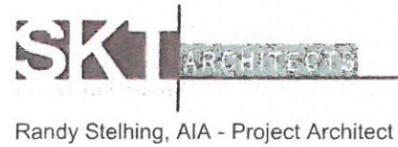
Renovations to the
ALTDORF BIERGARTEN
301 West Main St. Fredericksburg, Texas

Conceptual Design
October 31, 2016



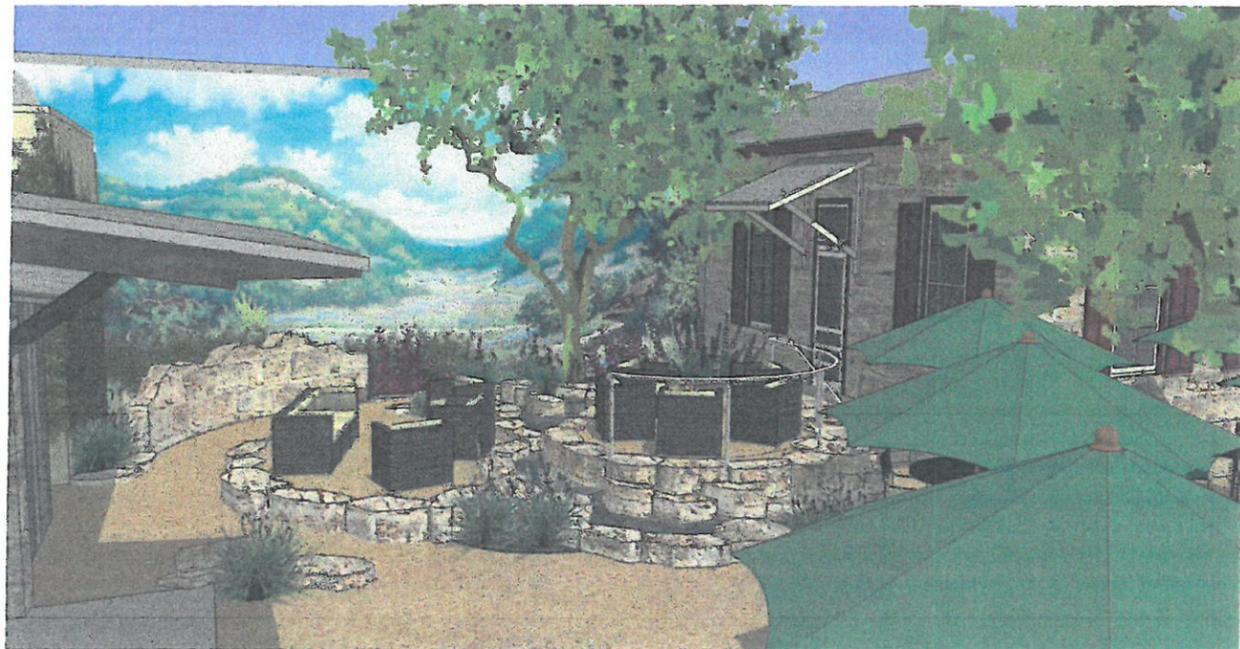
Rear view of proposed new building on south end of property. Historic stone wall in foreground to remain.

Proposed new stage, restrooms, and storage areas at south end of property.

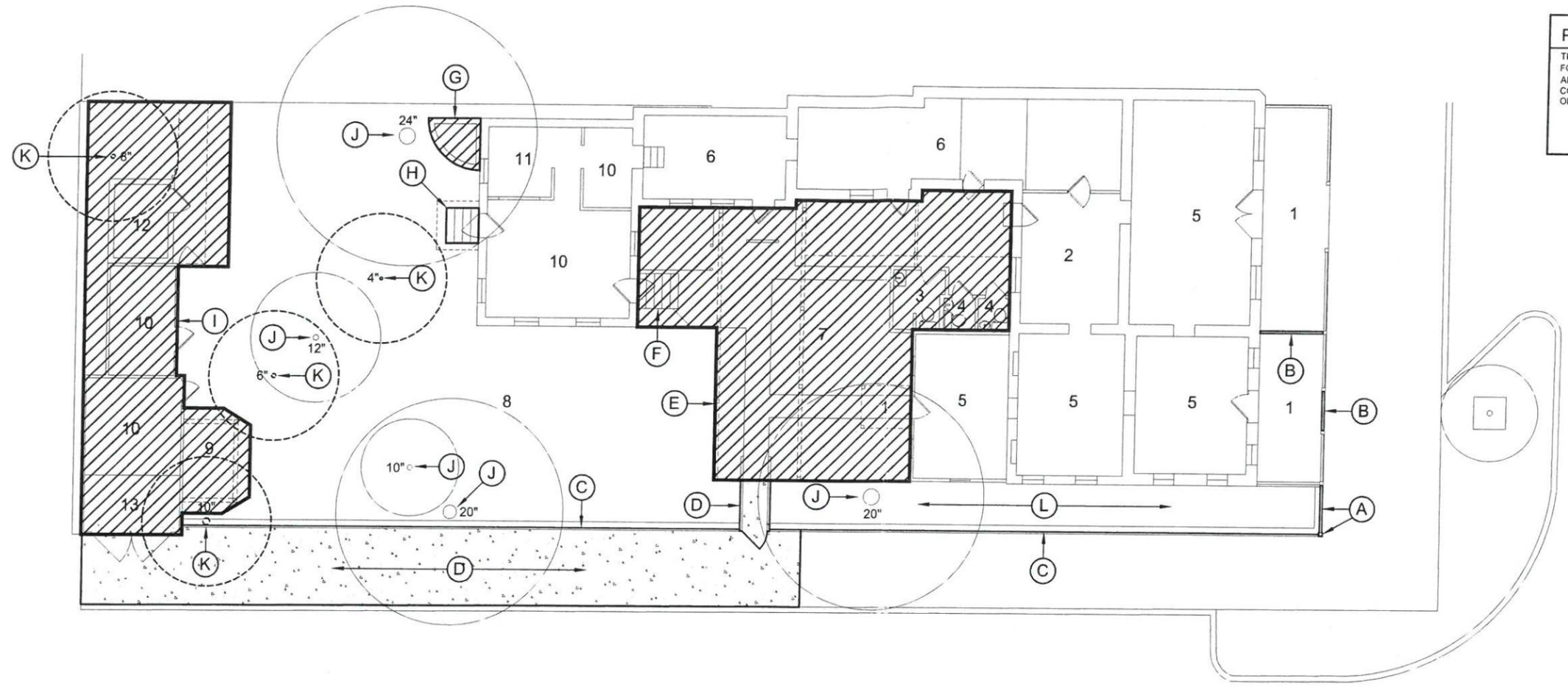


Renovations to the
ALTDORF BIERGARTEN
301 West Main St. Fredericksburg, Texas

Conceptual Design
October 31, 2016



Proposed new courtyard seating and accessible entrance to south side of existing building. New mural proposed on Crossroads wall in background.



PRELIMINARY
 THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
 RANDY R. STEHLING
 PROJECT ARCHITECT
 NUMBER 14396

10-31-15

WEST MAIN STREET

SOUTH ORANGE STREET

EXISTING FLOOR PLAN / SITE PLAN

1/16" = 1' - 0"



FLOOR / SITE PLAN KEY

- 1 PORCH
- 2 ENTRY
- 3 MEN
- 4 WOMEN
- 5 INDOOR DINING AREA
- 6 KITCHEN
- 7 COVERED PATIO
- 8 OUTDOOR DINING AREA
- 9 STAGE
- 10 STORAGE
- 11 OFFICE
- 12 WALK-IN COOLER
- 13 DUMPSTER

KEYED NOTES (A):

- A REMOVE RAILING AND POST
- B REMOVE RAILING
- C REMOVE WOOD PICKET FENCE
- D REMOVE SIDEWALK
- E REMOVE NON-HISTORIC ROOFS, AWNINGS, ADDITIONS & PATIO FLOORS
- F HISTORIC STONE STEPS TO REMAIN
- G REMOVE WATER FEATURE
- H REMOVE AND SALVAGE STONE STEPS
- I REMOVE WOOD FRAMED STORAGE SHEDS, FENCE, AND STAGE
- J EXISTING TREE TO REMAIN (SIZE AS INDICATED)
- K REMOVE TREE (SIZE AS INDICATED)
- L REMOVE STONE PATIO AND LANDSCAPING

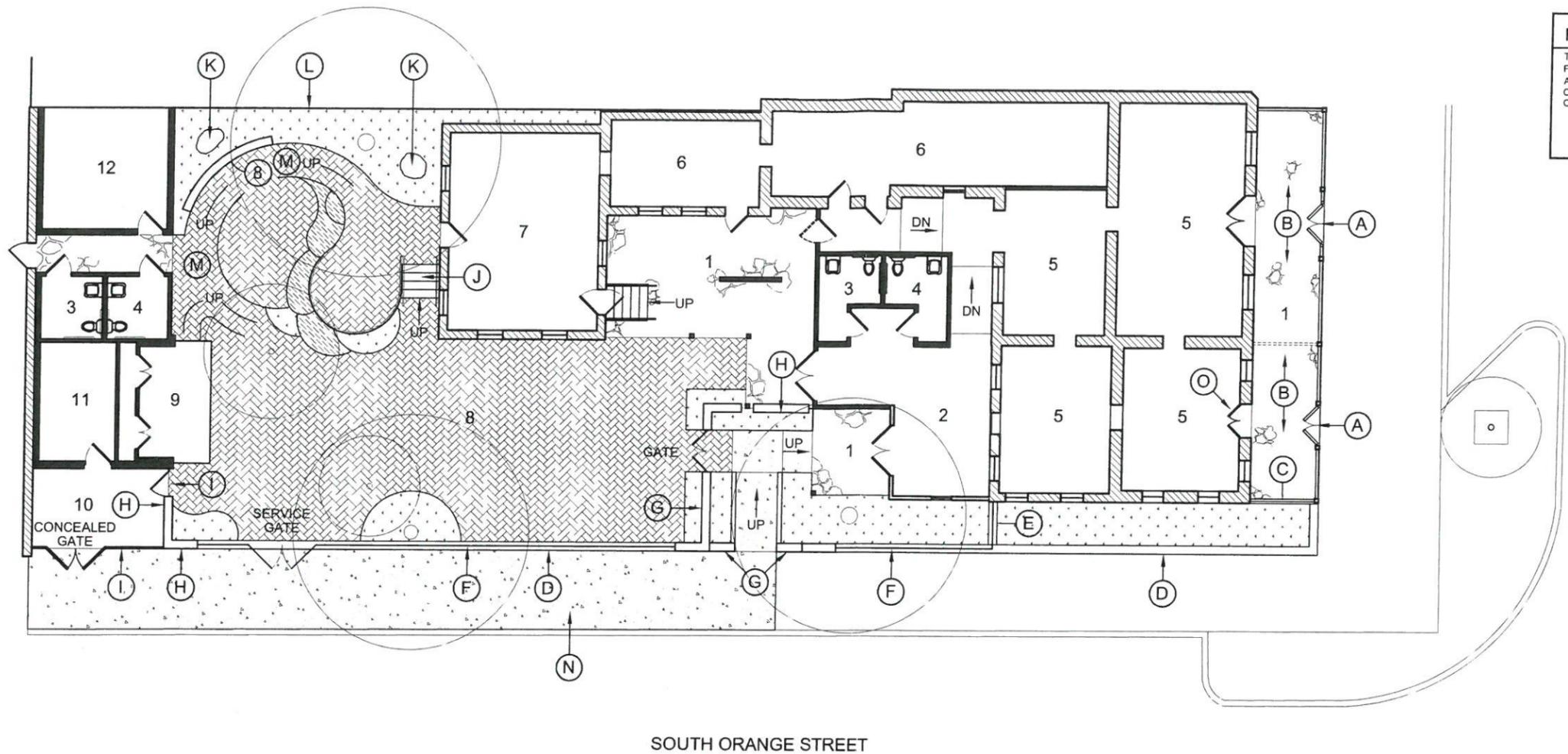


Randy R. Stehling, AIA - Project Architect
 STEHLING KLEIN THOMAS ARCHITECTS, PLLC
 300 C West Main St. - Fredericksburg, Texas 78624 | 830-997-0383

RENOVATIONS TO THE
ALTDORF BIERGARTEN
 301 WEST MAIN STREET FREDERICKSBURG TEXAS

EXISTING FLOOR / SITE PLAN

A-1



PRELIMINARY
 THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
 RANDY R. STEHLING
 PROJECT ARCHITECT
 NUMBER 14396
 10-31-15

PROPOSED FLOOR PLAN / SITE PLAN

1/16" = 1' - 0"

BUILDING DATA (GROSS S.F.)	
EXISTING TO BE RENOVATED:	
CONDITIONED SPACE	2,837 S.F.
NON-CONDITIONED SPACE	387 S.F.
SUB TOTAL	3,224 S.F.
NEW CONSTRUCTION:	
CONDITIONED SPACE	954 S.F.
NON-CONDITIONED SPACE	539 S.F.
SUB TOTAL	1,493 S.F.
TOTAL	4,717 S.F.

HATCH LEGEND	
	EXISTING STONE WALLS
	NEW BUILDING WALLS
	NEW CONCRETE SIDEWALK
	NEW LANDSCAPING
	NEW OUTDOOR DINING AREA SURFACE - TBD
	NEW WATER FEATURE

FLOOR / SITE PLAN KEY	
1	PORCH
2	ENTRY
3	MEN
4	WOMEN
5	INDOOR DINING AREA
6	KITCHEN
7	BAR
8	OUTDOOR DINING AREA
9	STAGE
10	MECHANICAL YARD
11	MECHANICAL ROOM
12	WALK-IN COOLERS / STORAGE

KEYED NOTES (A):	
A	NEW GATE TO MATCH ORIGINAL
B	RESTORE STONE PORCH FLOOR
C	NEW RAILING TO MATCH ORIGINAL
D	EXISTING STONE CURB
E	NEW STONE CURB AND IRON FENCE
F	NEW IRON FENCE ON STONE CURB
G	NEW LOW STONE WALLS
H	NEW STONE SCREEN WALL
I	NEW CEDAR PICKET FENCE / GATE(S)
J	STONE STEPS SALVAGED FROM EXISTING BUILDING
K	NEW OUTDOOR SCULPTURE LOCATION
L	NEW MURAL APPLIED TO EAST WALL OF NEIGHBORING BUILDING
M	SLOPED PATHWAY WITH INTERMEDIATE LANDINGS (SEATING AREAS)
N	NEW CONCRETE SIDEWALK
O	NEW DOOR TO MATCH ORIGINAL



Randy R. Stehling, AIA - Project Architect
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RENOVATIONS TO THE
ALTDORF BIERGARTEN
 301 WEST MAIN STREET FREDERICKSBURG TEXAS

PROPOSED FLOOR / SITE PLAN

A-2

Inventory of Properties

300 W. Main



2002-05 Re-evaluation
 High Medium Low

Site ID No. 353
 Address 300 W. Main
 Date 1965
 Stylistic Influence
 GCAD Hyperlink [R13974](#)
 Owner GUARANTY FEDERAL BANK, FSB GUARANTY RESIDENTIAL LENDING
 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 _____

301 W. Main



2002-05 Re-evaluation
 High Medium Low

Site ID No. 253
 Address 301 W. Main
 Date 1880
 Stylistic Influence vernacular
 GCAD Hyperlink [R29235](#)
 Owner FISHER, MARY LOUISE %ALTDORF RESTAURANT
 Historic District Yes Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes

1983 Historic Resources Survey
 Previous Site No. 481
 Previous Ranking 2
 Previous Photo References _____
 Roll 33
 Frame 30

303 W. Main



2002-05 Re-evaluation
 High Medium Low

Site ID No. 252
 Address 303 W. Main
 Date 1950
 Stylistic Influence
 GCAD Hyperlink [R19051](#)
 Owner SCHWETTMANN, EARL R
 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. 482
 Previous Ranking 2
 Previous Photo References _____
 Roll 33
 Frame 31

305 W. Main



2002-05 Re-evaluation
 High Medium Low

Site ID No. 251
 Address 305 W. Main
 Date 1910
 Stylistic Influence vernacular
 GCAD Hyperlink [R19051](#)
 Owner SCHWETTMANN, EARL R
 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 Marble panels added.

1983 Historic Resources Survey
 Previous Site No. _____
 Previous Ranking _____
 Previous Photo References _____
 Roll _____
 Frame _____

**Historic Review Board
Application Information**

Application Number: 16-91
Date: November 9, 2016
Address: 112 E. Centre
Owner: Jan Cox Dryer
Applicant: John Klein
Rating: High
Proposed Modifications: See attached
Neighborhood Characteristics: The subject property is a Historic 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.

16-91

Application for Certificate of Appropriateness

Application Date: 10-31-16 Application Complete: _____

Property Address: 112 East Centre St. - 704 North Llano

Owner: Jan Cox Dwyer Phone No. Cell: 512-415-2881

Address: 503 Las Lomas Drive Austin, TX 78746



Applicant: John Wm. Klein - Architect Phone No. 830-739-1315

Address: 300C West Main St. Fredericksburg, TX 78624 Fax No. _____

Description of External Alteration/Repair or Demolition: Remove outbuilding and enclosed rear porch. Remove structures at 704 N. Llano. Restore/repair exterior surfaces, new additions, spa/pool, 3 car garage, and perimeter fence and walls.

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

Existing house to be a centerpiece of a single family residential complex. Additions in both traditional and contemporary styles do not diminish landmark building.

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

None. See drawings and images attached with application. Sketchup model shown at HRB meeting.

Drawing Sketch Date Submitted: 10-31-16 Historic Photograph

Desired Starting Date: January 2017 Desired Completion Date: December 2017

SURVEY RATING: High Medium Low None RTHL: Estimated Date of Construction 1906

APPLICANT SIGNATURE: John Wm Klein, Architect
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

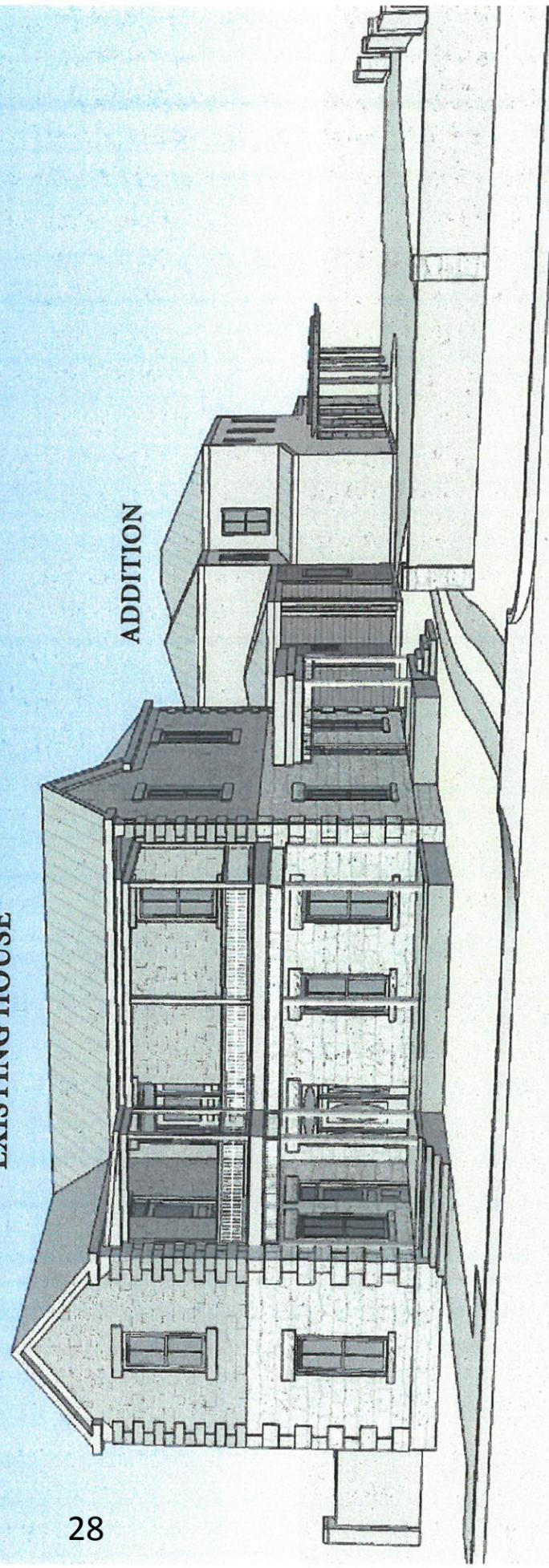
[Signature] Date 10/2/16 Insignificant Significant
Building Official's Determination (Max 7 days)

Chairman's Determination (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

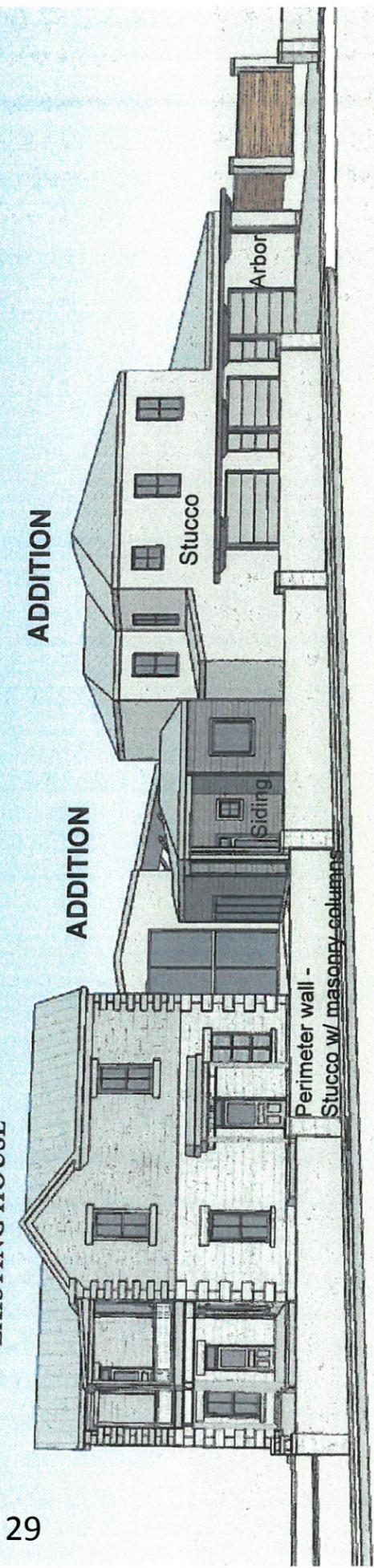
EXISTING HOUSE



ADDITION

VIEW FROM CENTRE / NORTH LLANO INTERSECTION

EXISTING HOUSE



ADDITION

ADDITION

Stucco

Siding

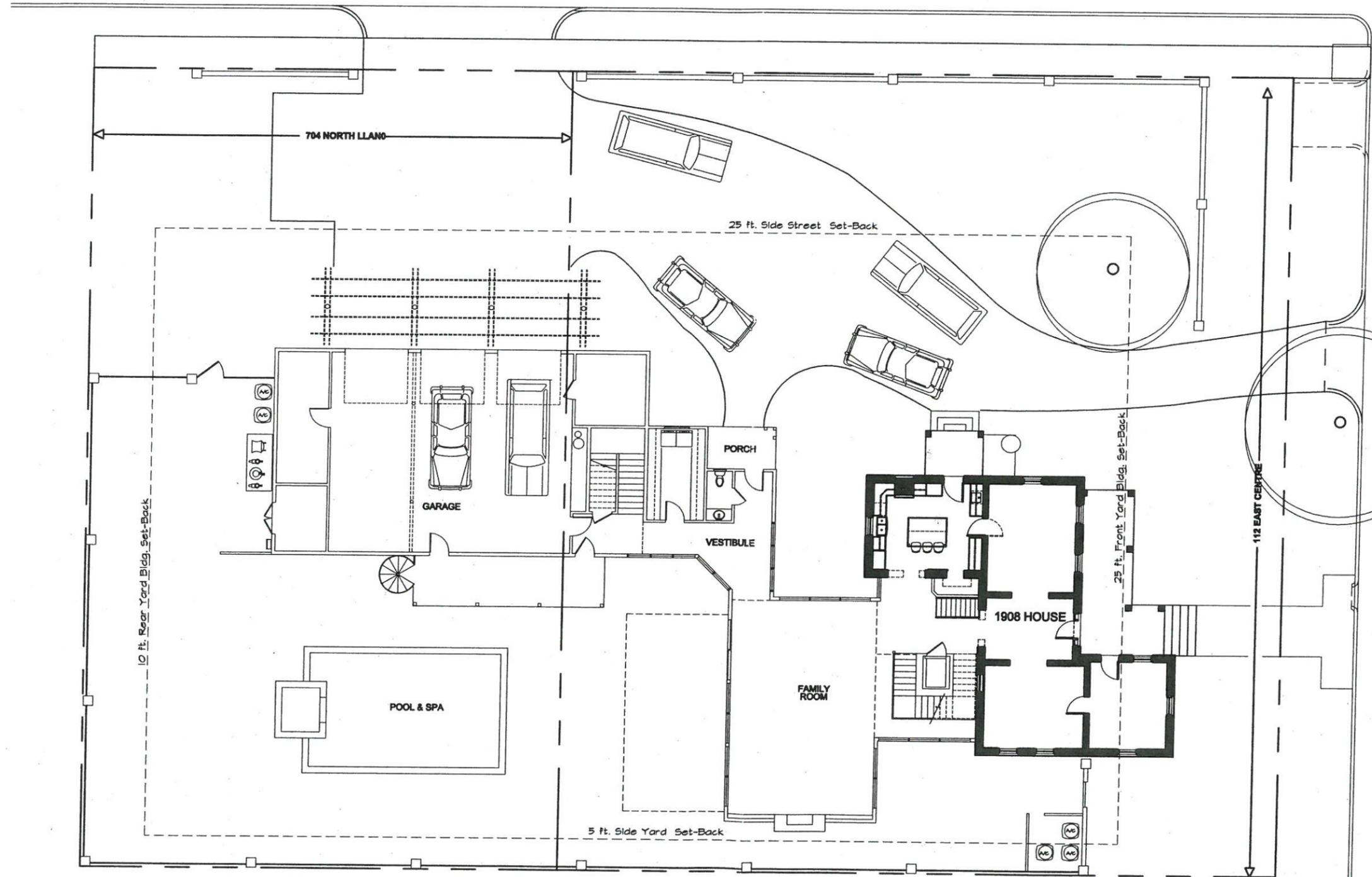
Perimeter wall -
Stucco w/ masonry columns

Arbor

VIEW FROM NORTH LLANO

NORTH LLANO STREET

SITE PLAN



EAST CENTRE STREET

DAVID ROSS DESIGNS
INTERIOR DESIGNER
CELL: 804-455-3465
FREDERICKSBURG, TEXAS
John Wm. Klein, Project Architect
STERLING-KLEIN-THOMAS ARCHITECTS P.L.L.C.
CELL: 804-794-5115
john@sterlingkthomas.com
FREDERICKSBURG, TEXAS

PRELIMINARY
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FOR INTERIM REVIEW AND
ARE NOT INTENDED FOR
CONSTRUCTION BIDDING,
OR PERMIT PURPOSES
John Wm. Klein
PROJECT ARCHITECT
Number: 848

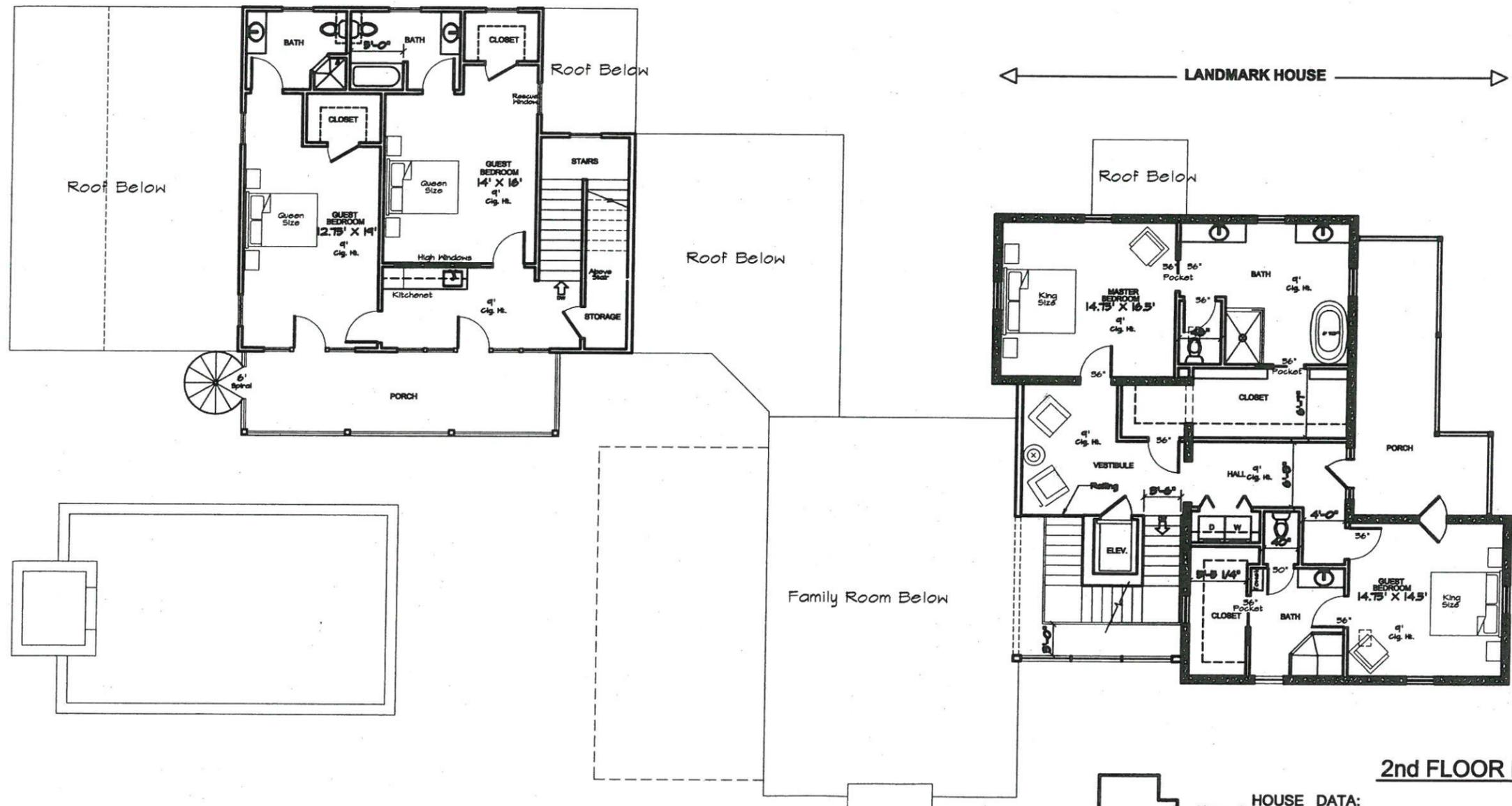
Home Renovation & Addition
Jan Cox Dwyer
112 EAST CENTRE STREET
FREDERICKSBURG, TEXAS

DATE: 28 OCT. 2016
PROJECT NUMBER:
DRAWING NUMBER:

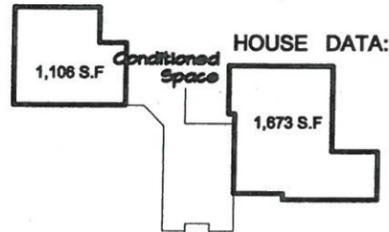
SITE PLAN
A-0

← ADDITION →

← LANDMARK HOUSE →



2nd FLOOR PLAN



DAVID ROSS DESIGNS
 INTERIOR DESIGNER
 PHONE 830-668-2548 CELL 830-666-2666 FREDERICKSBURG, TEXAS
 JOHN W. KLEIN, Project Architect
STEHLING-KLEIN-THOMAS ARCHITECTS P.L.L.C.
 300 C WEST MAIN STREET FREDERICKSBURG, TEXAS
 CELL 830-738-1315 jklein@starkob.com

PRELIMINARY
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 JOHN W. KLEIN
 PROJECT ARCHITECT
 NUMBER 0405

Home Renovation & Addition
Jan Cox Dwyer
 112 EAST CENTRE STREET
 FREDERICKSBURG, TEXAS

DATE	21 OCT 2016
PROJECT NUMBER	
REVISION	

SECOND FLOOR PLAN
A-1.1

Inventory of Properties

205 E. Burbank



2002-05 Re-evaluation
 High Medium Low

Site ID No. 1112
 Address 205 E. Burbank
 Date 1930
 Stylistic Influence no style
 GCAD Hyperlink [R27672](#)
 Owner BARCENES, SARAH
 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 addition on rear

1983 Historic Resources Survey
 Previous Site No. 140
 Previous Ranking 4
 Previous Photo References
 Roll 5
 Frame 18

211 W. Burbank



2002-05 Re-evaluation
 High Medium Low

Site ID No. 947
 Address 211 W. Burbank
 Date 1900
 Stylistic Influence vernacular
 GCAD Hyperlink [R1874](#)
 Owner BRANDT, MELROY I ETUX
 Historic District No Local Landmark
 Assessment Example of a distinctive building plan that has undergone alterations or deterioration.
 Notes

1983 Historic Resources Survey
 Previous Site No. 141
 Previous Ranking 2
 Previous Photo References
 Roll 5 13
 Frame 17 32

407 W. Burbank



2002-05 Re-evaluation
 High Medium Low

Site ID No. 946
 Address 407 W. Burbank
 Date 1900
 Stylistic Influence vernacular
 GCAD Hyperlink [R20546](#)
 Owner THAYER, RUSS & CECILIA
 Historic District No Local Landmark
 Assessment Example of a distinctive building plan that has undergone alterations or deterioration.
 Notes Circa-1960 rear addition. Rose block for the main house was manufactured in the historic 1900 barn; 1930s historic cistem shed.

1983 Historic Resources Survey
 Previous Site No. 143
 Previous Ranking 2
 Previous Photo References
 Roll 5
 Frame 16

104 E. Centre



2002-05 Re-evaluation
 High Medium Low

Site ID No. 953
 Address 104 E. Centre
 Date 1918
 Stylistic Influence vernacular
 GCAD Hyperlink [R1434](#)
 Owner SMITH, ROBERT W & PHYLLIS
 Historic District No Local Landmark
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
 Notes Historic rear shed.

1983 Historic Resources Survey
 Previous Site No. 144
 Previous Ranking 2
 Previous Photo References
 Roll 3 3
 Frame 4 5

112 E. Centre



2002-05 Re-evaluation
 High Medium Low

Site ID No. 954
 Address 112 E. Centre
 Date 1906
 Stylistic Influence Italianate
 GCAD Hyperlink [R15464](#)
 Owner DURST, ELSA -LIFE ESTATE-
 Historic District No Local Landmark
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
 Notes Added second story, historic rear shed

1983 Historic Resources Survey
 Previous Site No. 146
 Previous Ranking 1
 Previous Photo References
 Roll 2 3
 Frame 37 2