CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
TUESDAY, MAY 15, 2012
CITY HALL
CONFERENCE ROOM
126 W. MAIN ST.
5:30 P.M.

1. Call to Order

2. Approve Minutes of April 2012 Regular Meeting *Pp 1 - 3*

APPLICATIONS

3. Application #12-27 by Randy Stehling on behalf of St. Joseph's Society at 212 W. San Antonio St. to demo existing addition on north and west sides and replace with a new 3,775 square foot addition with standing seam metal roof *Pp 4 - 20*

4. Application #12-28 by Sandra & Bart Hollander at 101 E. Morse St. to *Pp 21 - 31*
   1) Remove existing (non-historic) limestone apron & restore original press-metal apron
   2) Remove northeast brick flue and repair existing metal roof
   3) Move existing wood window units on west wall, reverse existing placement
   4) Add brick fireplace on west exterior wall
   5) Restore existing glassed in rear porch to the screened in porch
   6) Add exterior door on east wall and install wood fence enclosure for outside shower
   7) Paint exterior of house
   8) Removal of the lean-to car shed and concrete slab
   9) Remove later wood framed goat shed & concrete slab
   10) Remove existing wood framed outbuilding & replace with new to match existing for a guest house and add small lean-to on south side (facing back yard)
   11) Construct new carport & driveway on east side of property
   12) Install 4' high wire loop fence with cedar post and gate on east side of house

5. Application # 12-29 by Andrea Konuma at 207 N. Edison St. to add new covered porch, new 335 square foot B&B, and new 1,508 square foot house *Pp 32 - 38*

6. Application 12-30 by Danny Bell at 221 W. Main St. to replace single door with double doors *Pp 39 - 43*

DISCUSSIONS

7. 306 S. Orange - District boundary *Pp 44 - 45*

8. Demo by Neglect regarding accessory structures *Pg 46*

SIGN OFF APPLICATIONS

9. #12-25 Remove 2 windows & lattice and carport awning - 214 S. Crockett (Burris)
10. #12-26 Replace store front glass with less reflective glass-127 E. Main (Schneider)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
April 10, 2012
5:30 PM

On this 10th day of April, 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
J. HARDIN PERRY
STAN KLEIN
MIKE PENICK
DAVID BULLION
ERIC PARKER
LARRY JACKSON
BURLEIGH ARNECKE

ABSENT: RICHARD LAUGHLIN
CHARLES SCHMIDT

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

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

MINUTES

J. Hardin Perry moved to approve the minutes from the March 2012 regular meeting. Mike Penick seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #12-20 by Gillespie County Historical Society to place historical windmills on the area between the D.B. House and Fassel-Roeder structures at 325 W. Main. Stephen Vollmar, John Klein and Linda Langerhans were in attendance to present the application. Mr. Klein presented photos of historic windmills that are located around town and explained the size of the wheel determines how deep the well had to be dug. Mr. Klein stated windmills began appearing in Fredericksburg in 1890 and most of the windmills in Fredericksburg were Aermotor brand because Krauskopf Brothers sold that kind. Mr. Klein also had photos with the company that sold the windmill stamped on the blade of the windmill. Mr. Klein stated the Historical Society would like to have windmills that display the name of the company that the windmill was purchased from. Mr. Klein noted the Historical Society would like to tell the story of why the windmills were made and why they are the way they are, such as the number of blades and the size of the wheel. Mr. Klein state the windmills they want to put on the site range from 24 to 32 feet in height. Mike Penick asked if that was the height to the top of the blade and Mr. Klein stated it was to the top of the motor

and then the blade heights vary. Mr. Klein commented the display of windmills will be permanent, but the location of the windmills may change. Mr. Klein noted the windmills will identify the west side of Main Street. Linda Langerhans stated the windmills will draw interest and allow the Society to tie a piece of history into something younger visitors understand and are interested in. David Bullion asked if the windmills will have some functionality and collect water. Mr. Klein stated they want the windmills to be an exhibit and located in close vicinity to each other. Stan Klein verified there is currently one windmill by the Kammlah house and John Klein stated there is and it has a functioning well. Sharon Joseph asked about the gazebo shown on the plan and Mr. Klein noted it is an area to tell the story of the windmill exhibit. Mr. Bullion noted the exhibit will not really show the transition from hand dug wells to rain water collection to windmills but only a 10 – 15 year history of windmills. Stephen Vollmar stated they can bring the history and transition into the interpretive of the windmill exhibit. Mr. Vollmar noted they also plan to explain how the development of Fredericksburg began along Town Creek and Baron's Creek and explain the reasoning for that, as well as the development of the state from subsistence farming and ranching to true industry. David Bullion stated his only issue is the concentration of windmills because windmills would not historically be located that close together. Mr. Bullion suggested locating the windmills around the property closer to the buildings and encourage visitors to move around the property. Mike Penick asked how the windmills will be attached and Mr. Klein noted as they originally were, with four feet being buried and anchored. Mr. Klein commented the windmills should be placed close together as opposed to spread throughout the property because it is going to be an exhibit. Larry Jackson commented he agrees with Mr. Klein and Mr. Klein added the scale will mean more to people if an 8 foot and a 12 foot windmill are next to each other. Burleigh Arnecke stated to enhance the project, to make it more understandable for children, and to make it appear more historic, the windmills should be put by the buildings. Linda Langerhans commented the Board has a good point with moving the windmills around the property closer to the buildings because that is how they would have historically been placed. Mr. Penick noted some research should be done to see which buildings had a windmill tied to them and if appropriate, tie a windmill to the building on site. Stan Klein clarified the applicant is wanting to get four windmills approved when funds are available. John Klein stated the county and the city have set out funds for the windmills in 2012. Mr. Penick stated there is no real opposition to the windmills, but he believes at least one of them needs to be tied to a structure in order to explain how they functioned, even if it is to the new Visitor's Center, which obviously hasn't had a windmill tied to it. There followed more discussion about where the windmills should be located. Ms. Langerhans stated the concept presented tonight is what was brought to the Historical Society's Board of Directors and the City and the County for tax funding and noted there have been some good comments made by the members of the Historic Review Board about interacting with the structures. Ms. Langerhans noted the architect can take those suggestions back to the Board and work with the ideas.

Mike Penick moved to approve Application #12-20 with the suggestion at least one windmill be related to a building. Burleigh Arnecke seconded the motion. All voted in favor and the motion carried.

Application # 12-23 by Barry & Tammy Sikes at 709 W. Main to construct approximately 40 x 30 addition to the rear and 23 x 10 addition to west side of structure and remove existing storage shed. Cass Phillips, designer for the project, and Barry and Tammy Sikes presented the application. Mr. Sikes noted they have been in the building since 1996 and they love the structure and wish to keep it

historically exact, but they do have a need to expand their business. Mr. Sikes noted they will not remove anything from the property although their application does make mention of removing the accessory structure. Mr. Phillips stated their original thought was to construct a new building and tie it into the original structure, but they have re-thought that idea and decided there is no reason to tear down the structure if they turn the addition 90 degrees. Mr. Phillips added he was hoping he could discuss the entire concept with the Board and then create the new drawings and have it approved as a sign-off. Sharon Joseph asked if anyone had any objections to the overall project or to turning the addition 90 degrees. No one had any objections. Stan Klein commented he liked the look of the project with the rotation of the additon.

Larry Jackson moved to approve Application #12-23. David Bullion seconded the motion. Mr. Phillips asked the Board to wait on voting on the motion because he had some other questions. Mr. Phillips stated the applicants are considering putting a dimensional shingle roof on the addition and there followed discussion. Mr. Klein noted a v drain roof will look like a standing seam metal but will not have valleys or other concerns, and it will also be less maintenance.

Larry Jackson moved to amend the motion to approve Application #12-23 with the condition a Tennessee V-drain roof be allowed. David Bullion seconded the motion. All voted in favor and the motion carried.

Ms. Sikes stated they may not put on a full rock skirting on the addition and the Board agreed that was acceptable.

DEMOLITION BY NEGLECT

Sharon Joseph stated Richard Laughlin asked the Board to look at a barn as a demolition by neglect property. Kyle Staudt, Building Inspector for the City of Fredericksburg, showed video of the property. The question was posed if it is within the Board's purvue to save barns and sheds. There followed some discussion and the Board directed Staff to do some research to discover if this was within their purvue.

ADJOURN

With nothing further to come before the Board, Burleigh Arnecke moved to adjourn. Eric Parker seconded the motion. All voted in favor and the meeting was adjourned at 6:38 p.m.

PASSED AND APPROVED this the 15th day of May, 2012.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

Historic Review Board
Application Information

Application Number:	12-27
Date:	May 10, 2012
Address:	212 W. San Antonio
Owner:	St. Joseph's Society
Applicant:	Randy Stehling
Rating:	High
Proposed Modifications:	Adding a 3,775 square foot addition.
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.

12-21

Application for Certificate of Appropriateness

Application Date: April 25, 2012 Application Complete: April 25, 2012

Property Address: 212 West San Antonio St. Fredericksburg, TX 78624

Legal Description: Townlot No. 308 .46 acres

Owner: St. Joseph's Society Phone No. 830-669-2360

Address: 707 S. Adams Fredericksburg, TX 78624 (Postal Address)

Applicant: Randy Stehling (Architect) Phone No. 997-0383

Address: 300C West Main Fredericksburg, TX 78624

Description of External Alteration/Repair or Demolition: The existing Halle will be fully restored Existing addition on the north and west sides of the building will be replaced with a new 3,775s.f. addition with standing seam metal roofs, stucco exterior walls and metal clad wood windows.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: The new additon will be located, scaled and detailed so as to compliment the architecture of the original Halle yet clearly identify it as not a part of the original structure.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: None

RECEIVED APR 26 2012

☒ Drawing ☒ Sketch Date Submitted: 4/25/2012 ☒ Historic Photograph

Desired Starting Date: January 2013 Desired Completion Date: January 2014

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*

_____ Date 5/1/12 ☐*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-*$20.00*

6


ST. JOSEPH'S HALL

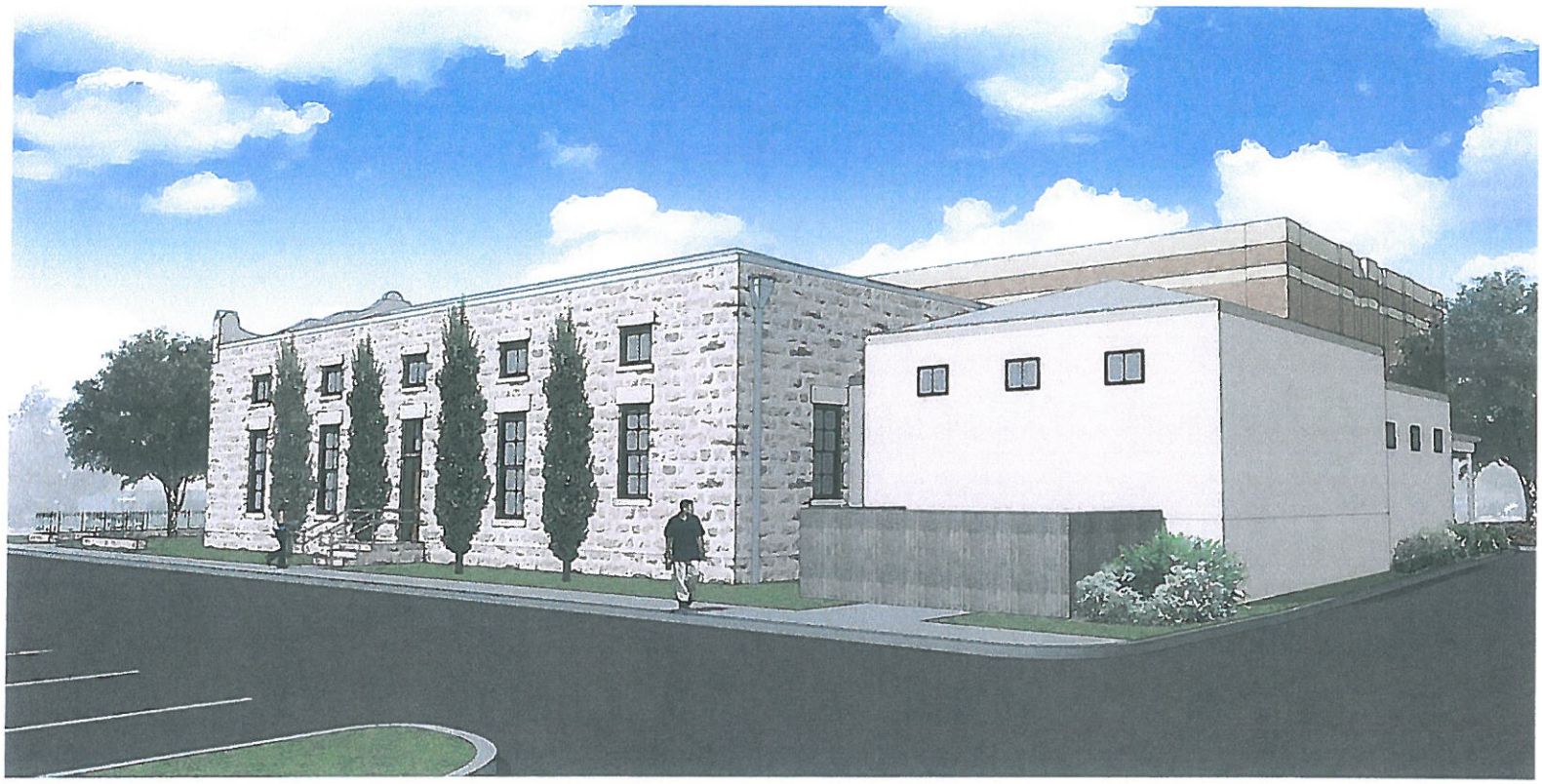
RESTORATION OF

ST. JOSEPH'S HALLE

FREDERICKSBURG, TEXAS

CONCEPTUAL DESIGN
APRIL 2012

STEHLING · KLEIN · THOMAS · ARCHITECTS, P.L.L.C.
RANDY R. STEHLING, AIA - PROJECT ARCHITECT
300 C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624
PHONE: 830-997-0383 FAX:830-990-9272



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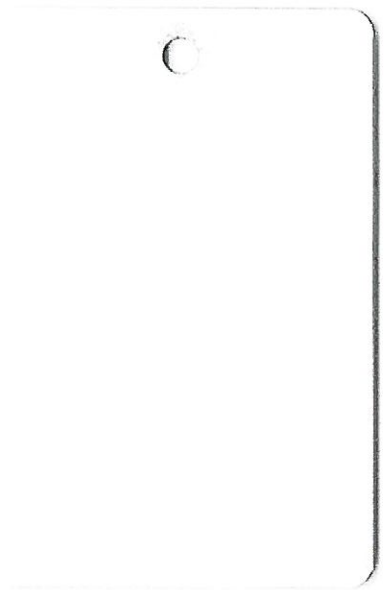
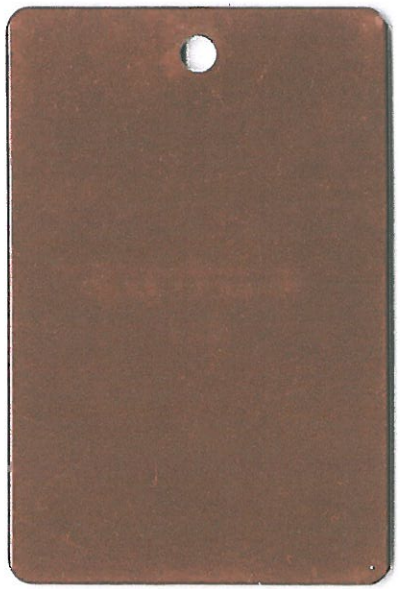
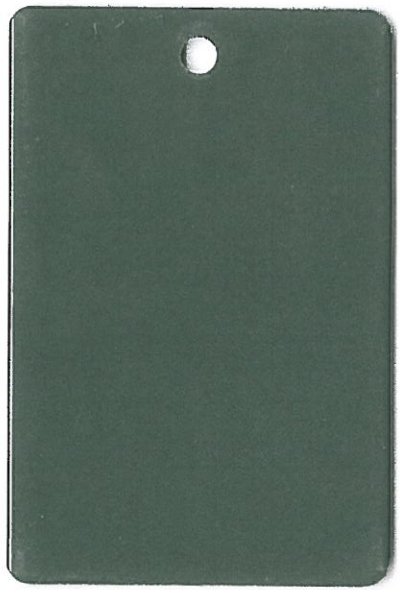
CONCEPTUAL DESIGN
APRIL 2012

St. Joseph's Halle

Colors for new addition

Stucco	Windows and Doors	Window and Door Frames
		

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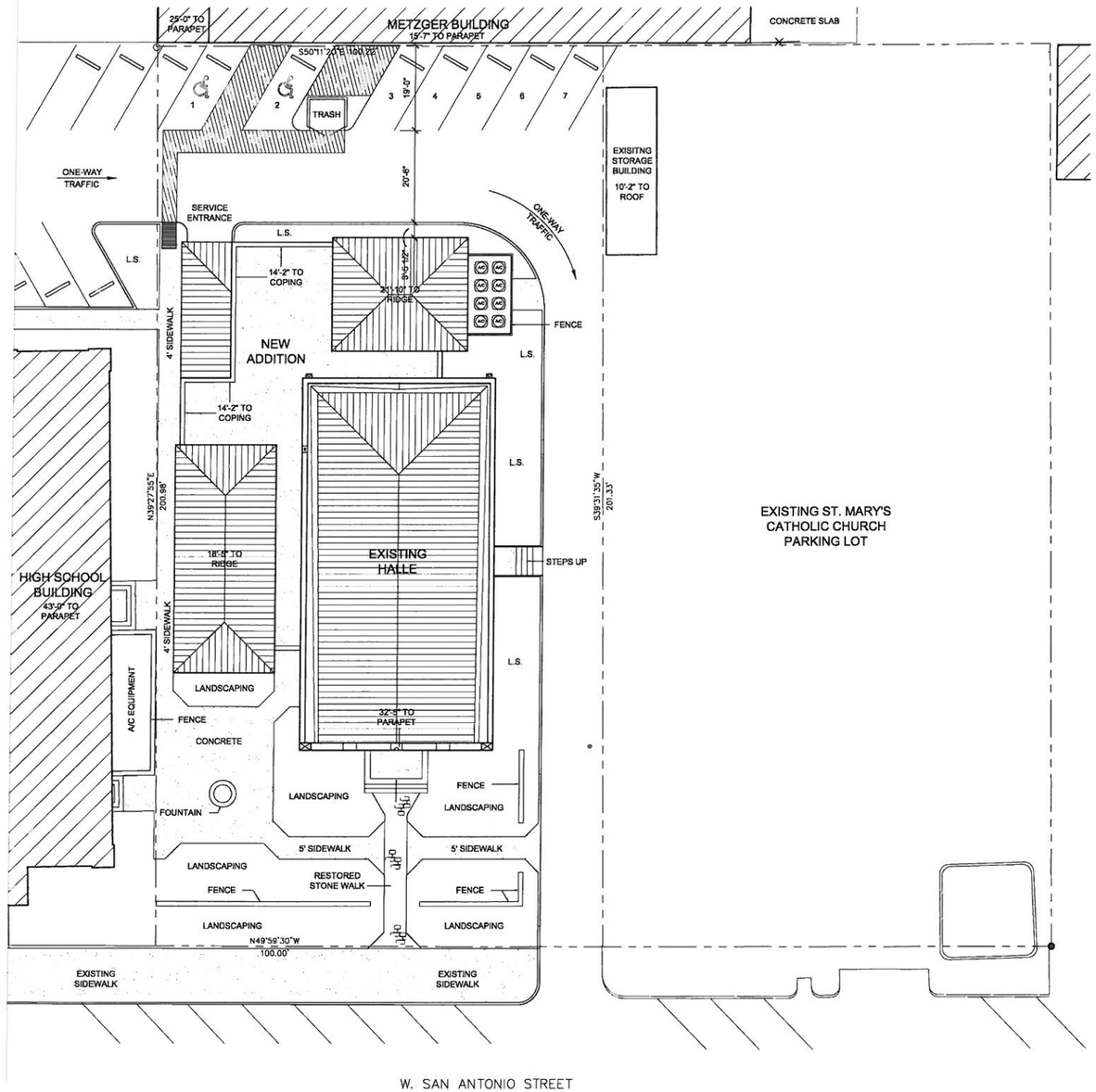


SITE PLAN

1" = 30'-0"

PROPERTY DEVELOPMENT DATA

ZONED: CBD: CENTRAL BUSINESS DISTRICT

LOT SIZE: 20,118 SQUARE FEET (.46 ACRES)

IMPERVIOUS COVERAGE: 80.5% (MAX. ALLOWED - 90%)

PARKING REQUIREMENTS:

EXISITNG BUILDING:

EXEMPT PER SEC. 7.820.L OF THE CITY OF FREDERICKSBURG ZONING ORDINANCE

NEW ADDITION:

MEETING SPACE:

$\frac{320 \text{ S.F.}}{1 \text{ SPACE PER } 40 \text{ S.F.}} = \frac{8 \text{ SPACES}}{2 \text{ (PER SEC. 7.825.B OF THE CITY OF FREDERICKSBURG ZONING ORDINACE)}} = 4 \text{ SPACES}$

STORAGE SPACE:

$\frac{290 \text{ S.F.}}{1 \text{ SPACE PER } 1000 \text{ S.F.}} = \frac{1 \text{ SPACES}}{2 \text{ (PER SEC. 7.825.B OF THE CITY OF FREDERICKSBURG ZONING ORDINACE)}} = 1 \text{ SPACES}$

TOTAL SPACES REQUIRED: 5 SPACES

TOTAL SPACES PROVIDED: 7 SPACES

RESTORATION OF

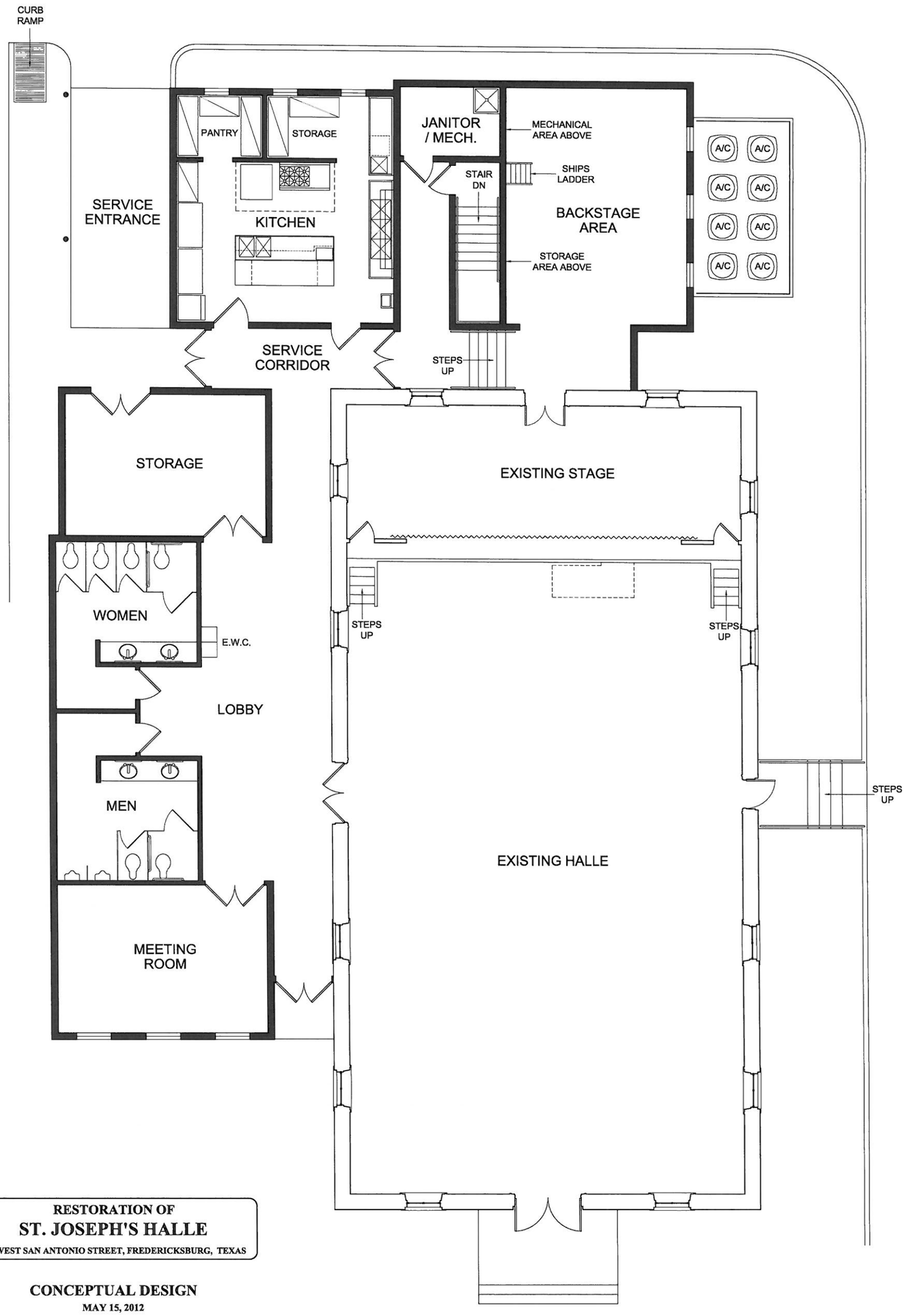
ST. JOSEPH'S HALLE

212 WEST SAN ANTONIO STREET, FREDERICKSBURG, TEXAS

CONCEPTUAL DESIGN

JUNE 6, 2012

STEHLING · KLEIN · THOMAS · ARCHITECTS, P.L.L.C.
RANDY R. STEHLING, AIA - PROJECT ARCHITECT
300C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624
PHONE: 830-997-0383 FAX: 830-990-9272



RESTORATION OF
ST. JOSEPH'S HALLE
212 WEST SAN ANTONIO STREET, FREDERICKSBURG, TEXAS

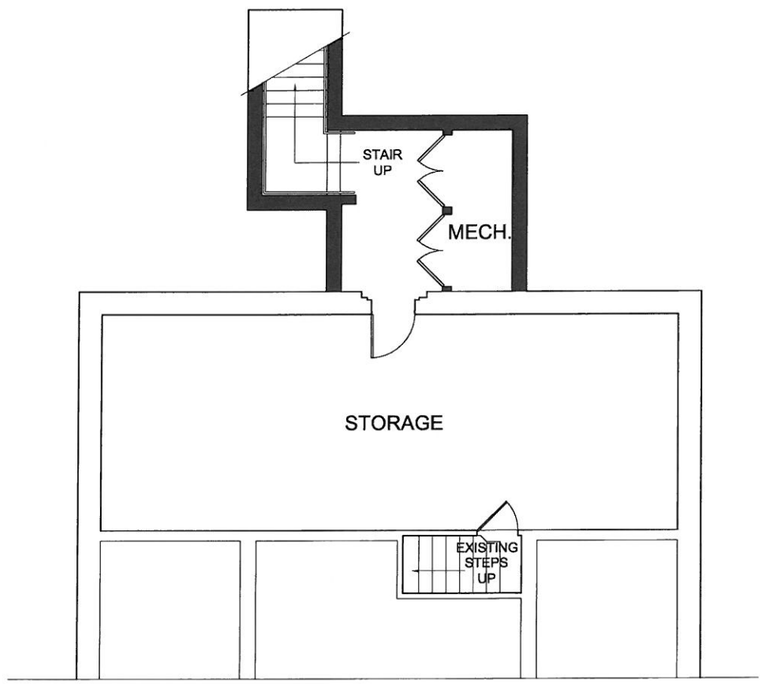
CONCEPTUAL DESIGN
MAY 15, 2012

STEHLING ·KLEIN ·THOMAS ·ARCHITECTS, P.L.L.C.
RANDY R. STEHLING, AIA - PROJECT ARCHITECT
300C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624
PHONE: 830-997-0383 FAX: 830-990-9272

PROPOSED FIRST FLOOR PLAN

1" = 10'-0"

NORTH PLAN NORTH



PROPOSED BASEMENT PLAN

1" = 10'-0"

NORTH

PLAN NORTH

BUILDING DATA

EXISTING BUILDING:	
FIRST FLOOR	3,586 S.F.
BASEMENT	712 S.F.
SUB TOTAL	4,298 S.F.
NEW ADDITIONS:	
FIRST FLOOR	3,411 S.F.
BASEMENT	252 S.F.
SERVICE ENTRANCE	362 S.F.
SUB TOTAL	4,025 S.F.
TOTAL	8,323 S.F.

RESTORATION OF

ST. JOSEPH'S HALLE

212 WEST SAN ANTONIO STREET, FREDERICKSBURG, TEXAS

CONCEPTUAL DESIGN

MAY 15, 2012

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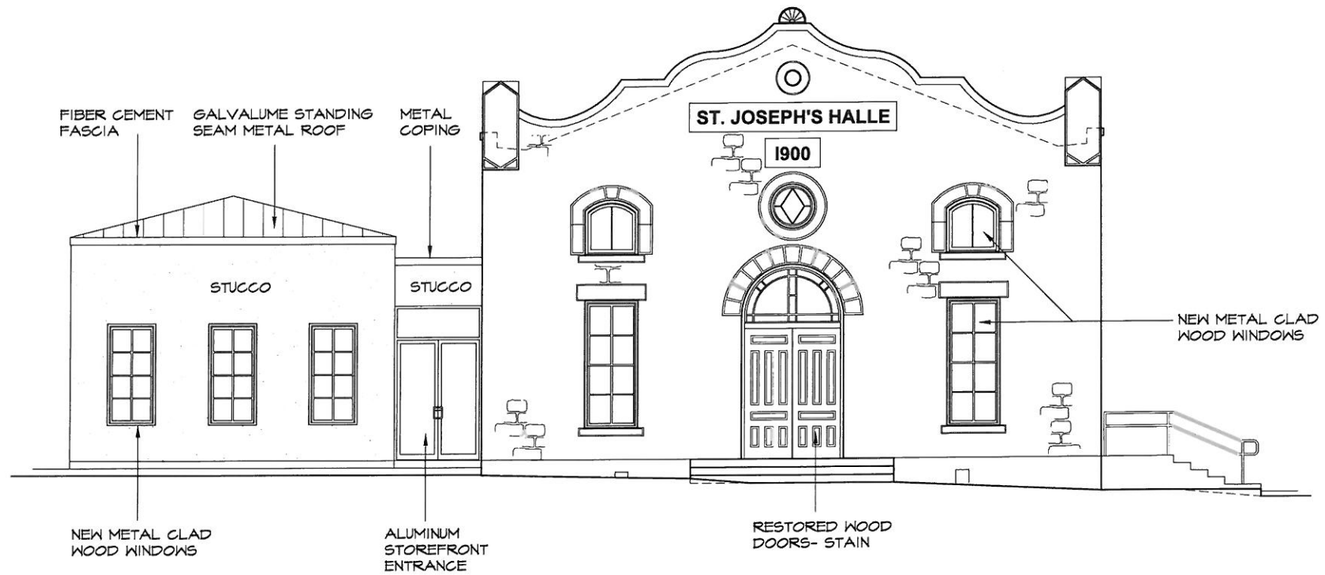
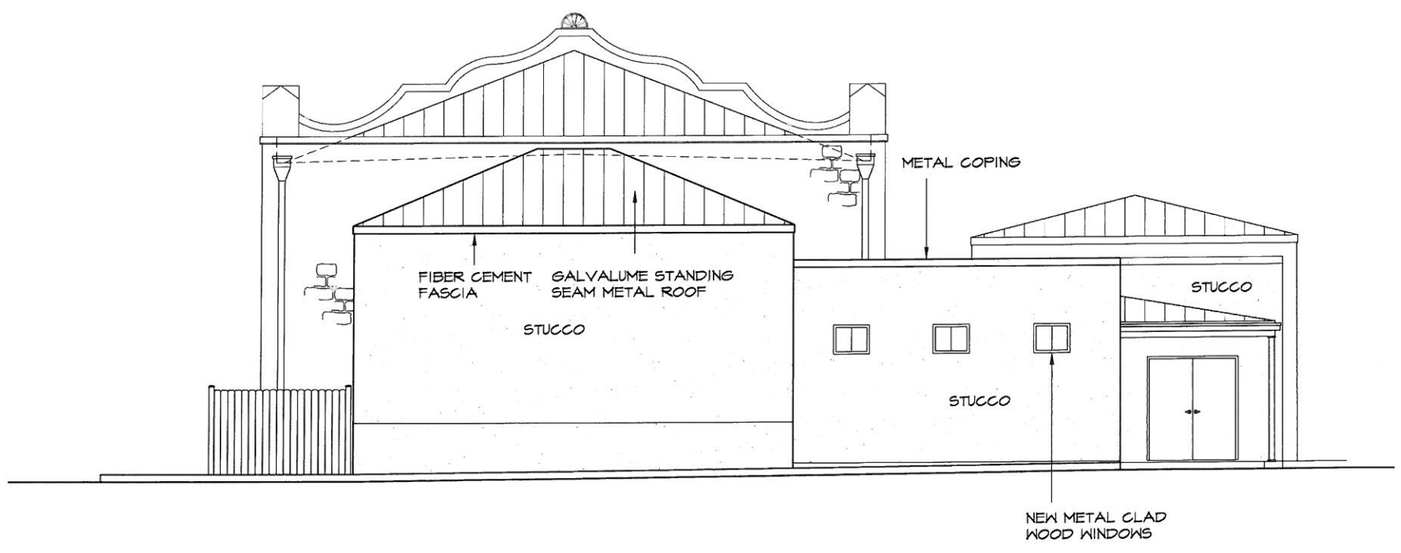


PROPOSED SOUTH ELEVATION

1" = 10'-0"



PROPOSED NORTH ELEVATION

1" = 10'-0"

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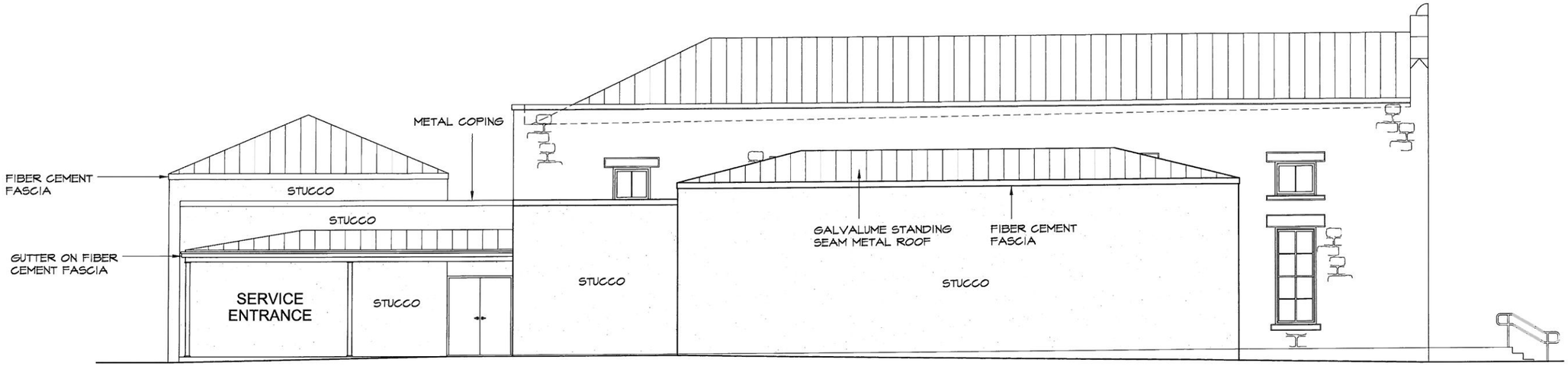

PROPOSED WEST ELEVATION

1" = 10'-0"

RESTORATION OF
ST. JOSEPH'S HALLE
212 WEST SAN ANTONIO STREET, FREDERICKSBURG, TEXAS

CONCEPTUAL DESIGN
MAY 15, 2012

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306C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624
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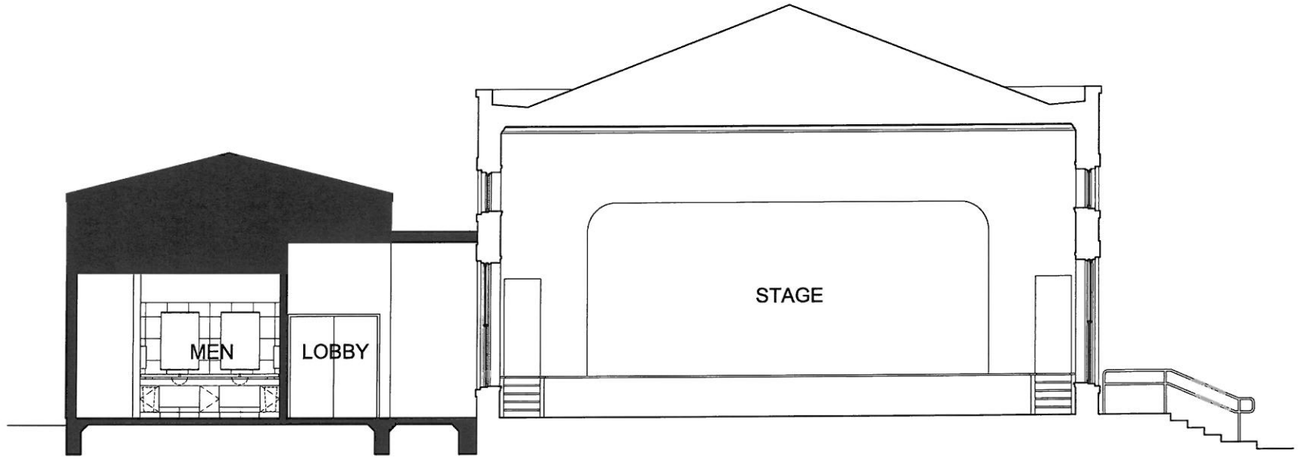
PROPOSED EAST ELEVATION

1" = 10'-0"



SECTION AT RESTROOMS

1" = 10'-0"

RESTORATION OF
ST. JOSEPH'S HALLE
212 WEST SAN ANTONIO STREET, FREDERICKSBURG, TEXAS

CONCEPTUAL DESIGN
MAY 15, 2012

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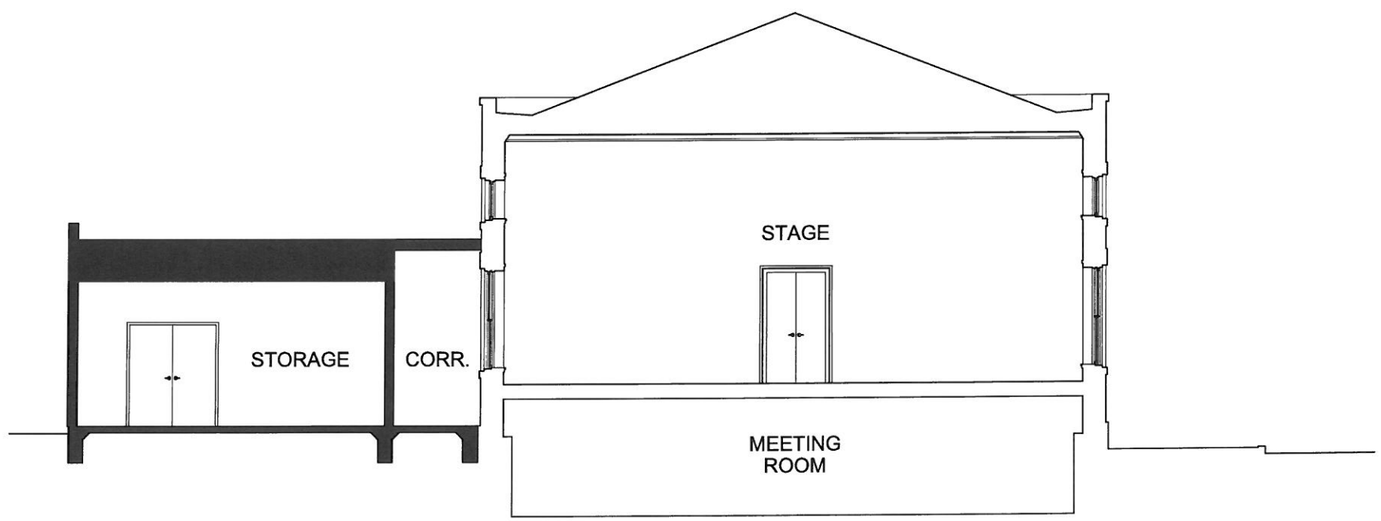
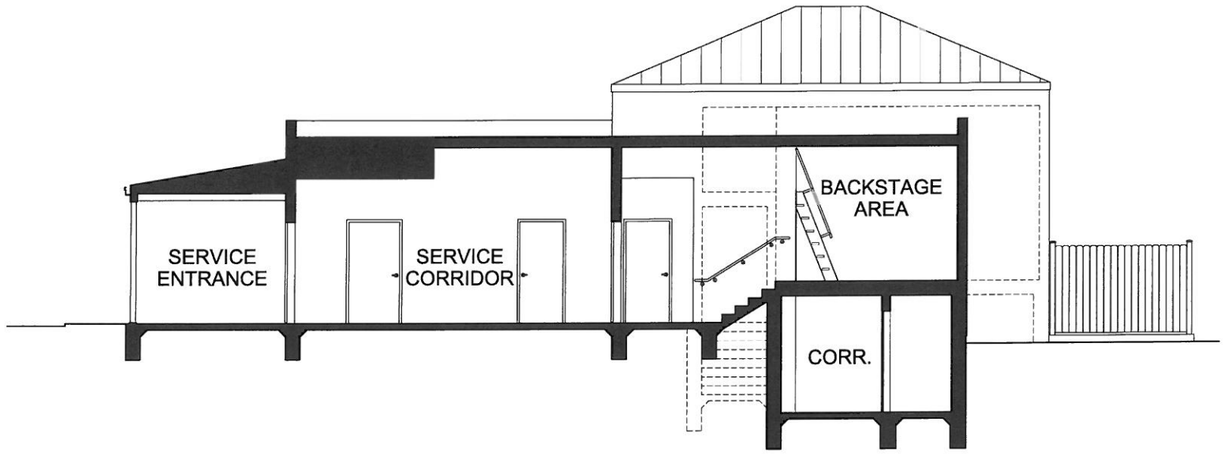


SECTION AT STORAGE

1" = 10'-0"



SECTION AT SERVICE CORRIDOR

1" = 10'-0"

RESTORATION OF

ST. JOSEPH'S HALLE

212 WEST SAN ANTONIO STREET, FREDERICKSBURG, TEXAS

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PHONE: 830-997-0383 FAX: 830-990-9272

SECTION AT STAGE

1" = 10'-0"

Historic Review Board
Application Information

Application Number:	12-28
Date:	May 10, 2012
Address:	101 E. Morse
Owner:	Sandra & Bart Hollander
Applicant:	Sandra & Bart Hollander
Rating:	High
Proposed Modifications:	See Attached.
Neighborhood Characteristics:	The subject property is a 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.

12-28

RECEIVED APR 30 2012

Application for Certificate of Appropriateness

Application Date: 4/26/2012 Application Complete:

Property Address: 101 East Morse Street

Legal Description:

Owner: Sandra & Bart Hollander Phone No. 830-589-3289

Address: 6840 FM 337, Medina, TX 78955

Applicant: Sandra & Bart Hollander Phone No. 830-589-3289

Address: 6840 FM 337, Medina, TX 78955

Description of External Alteration/Repair or Demolition: Refer to attached description

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

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

None

☒ Drawing ☒ Sketch Date Submitted: ☐ Historic Photograph

Desired Starting Date: May 2012 Desired Completion Date: TBD

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐RTHL: Estimated Date of Construction

APPLICANT SIGNATURE: Sandra Hollander

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

K Stand Date 4/30/12 ☐*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-*$20.00*

23

Application for Certificate of Appropriateness
Property Address: 101 East Morse Street

Description of External Alteration/Repair or Demolition:

MAIN HOUSE

1. Remove existing (non-historic) limestone apron from base of building and restore original press-metal apron.
2. Remove northeast brick flue. Repair existing metal roof.
3. Move existing wood window units on west wall, reverse existing placement.
4. Add brick fireplace on west exterior wall.
5. Restore existing glassed in rear porch to the screened in porch.
6. Add exterior door on east wall and install wood fence enclosure for outside shower.
7. Paint exterior of house with colors attached.
8. Future removal of the lean-to car shed on the south elevation.

SMALL SHED

9. Remove later wood framed goat shed and concrete slab.

OUTBUILDING/TANK HOUSE

10. Remove existing wood framed outbuilding and replace with new to match existing for a guest house. Add small lean-to on south side (facing back yard).

NEW CARPORT

11. Construct new carport and driveway on the east side of the property.

SITE

12. Install 4′ high wire loop fence with cedar post on the east side of the house with a gate.

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

MAIN HOUSE

The primary objective of this project is to restore the exterior of the main house by removing the non-historic stone apron at the base of the building, restoring the original press metal apron and restoring the screened-in porch on the south (rear) elevation. Switching two sets of the existing west windows will allow for the kitchen cabinets to face the exterior wall of the house and constructing a new brick fireplace, designed to be compatible with this period style of home. (see example of existing brick fireplace) Removing one of the existing non-functioning brick flues and installing a new exterior door at the southeast rear portion of the home and creating a small wood fence enclosure for an outdoor shower will have limited visible affect to the overall character of the this house from the street.

OUTBUILDING/TANK HOUSE

It is necessary to remove the existing tank house due to the structural failure and significant termite damage discovered throughout the wood frame and siding of the structure. The small half basement has several large vertical cracks which has allowed large amount of water to enter and remain in the basement. A new outbuilding will replace this structure and will match the exterior form, proportion, finish including wood siding and galvanized metal roof.

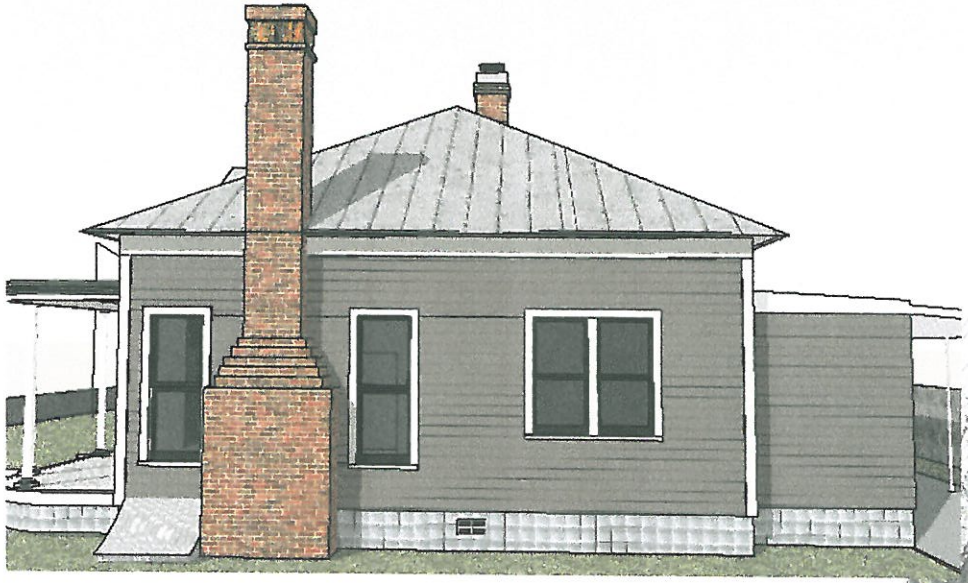
SMALL SHED

The small open wood framed shed is a 1960's outbuilding which has no function.

CARPORT

A new carport has been designed to be visually compatible to the existing tank house while matching the same siding and galvanized roof sheet metal.

Proposed
West Elevation



Existing West Elevation

Existing fireplace
in neighborhood

1

HOLLANDER RESIDENCE

101 E. MORSE STREET
FREDERICKSBURG, TEXAS

04-29-2012

Stan Klein, AIA, NCARB

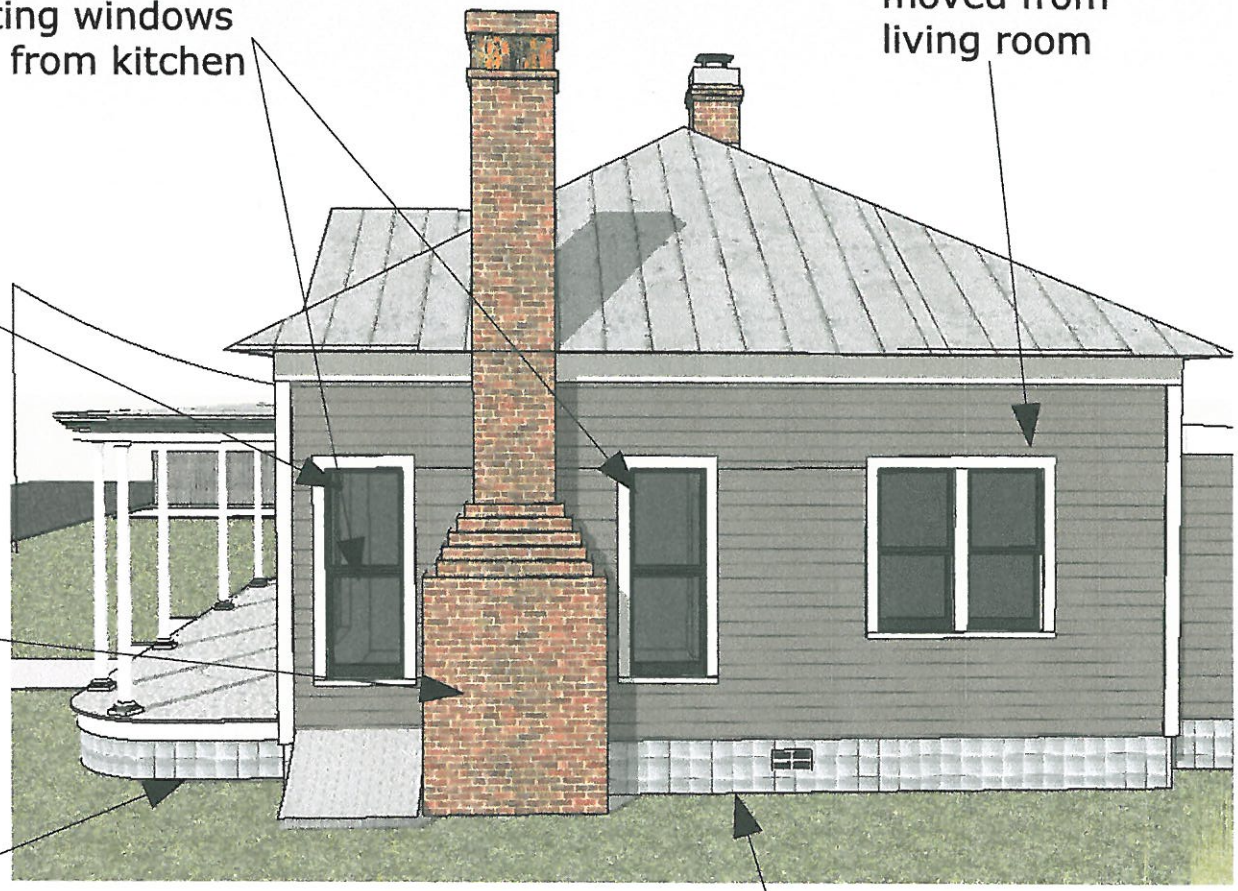
20

Existing windows moved from kitchen

Existing windows moved from living room

Repaint exterior see color sample

Paint Colors:
Body: TAN
Trim: BONE WHITE
Accent BLACK
Benjamin Moore Co.



New brick fireplace to be compatible to style of period

Future phase to replace treated wood porch deck & replace later stone skirt with original press-metal

Restore press-metal skirt around base of existing house

WEST ELEVATION

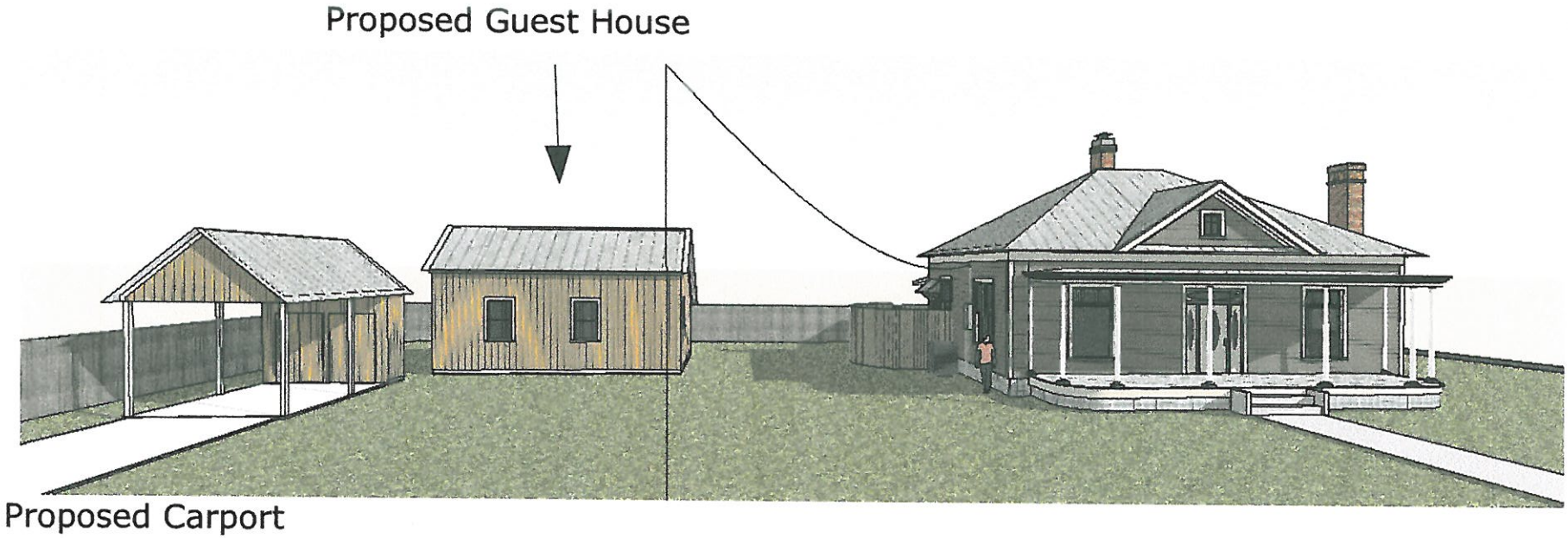
27

2

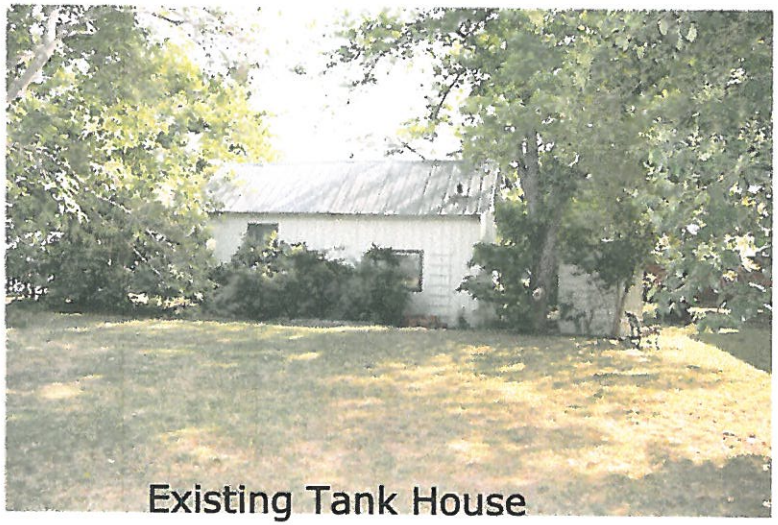
Stan Klein, AIA, NCARB

HOLLANDER RESIDENCE
101 E. MORSE STREET
FREDERICKSBURG, TEXAS

04-29-2012



PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

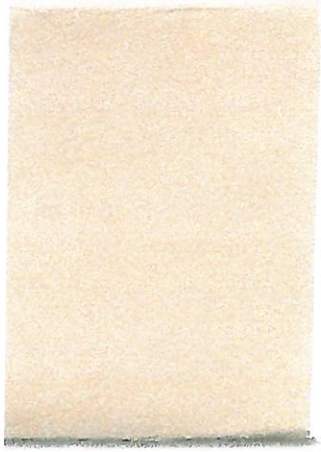
3

Stan Klein, AIA, NCARB

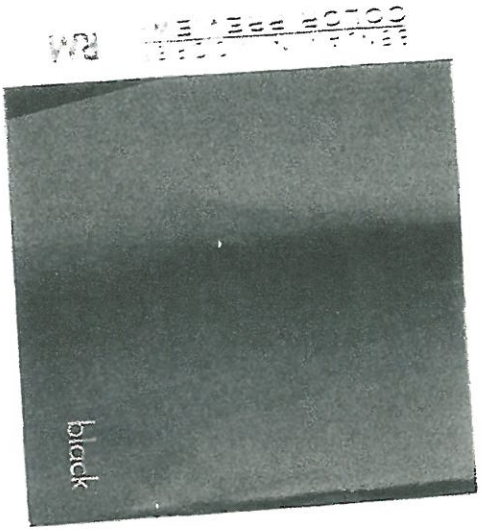
HOLLANDER RESIDENCE

101 E. MORSE STREET
FREDERICKSBURG, TEXAS

04-29-2012



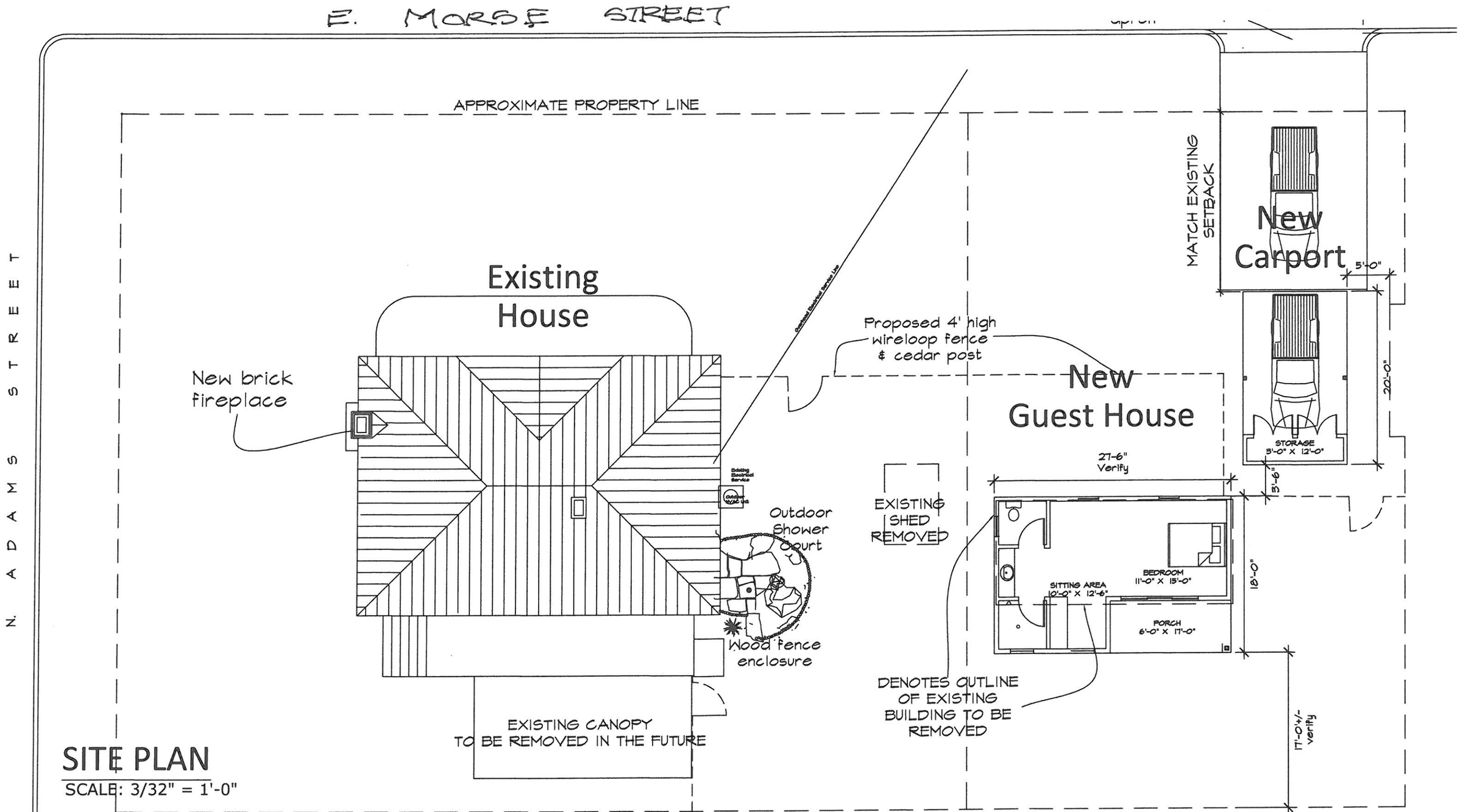
Body



accent + front door

trim

4/24/12
Hollander
101 E. Morse St.



SITE PLAN

SCALE: 3/32" = 1'-0"

SCHEMATIC DESIGN

HOLLANDER RESIDENCE

101 EAST MORSE STREET

FREDERICKSBURG, TEXAS 04 - 29 - 12

04.29.2012

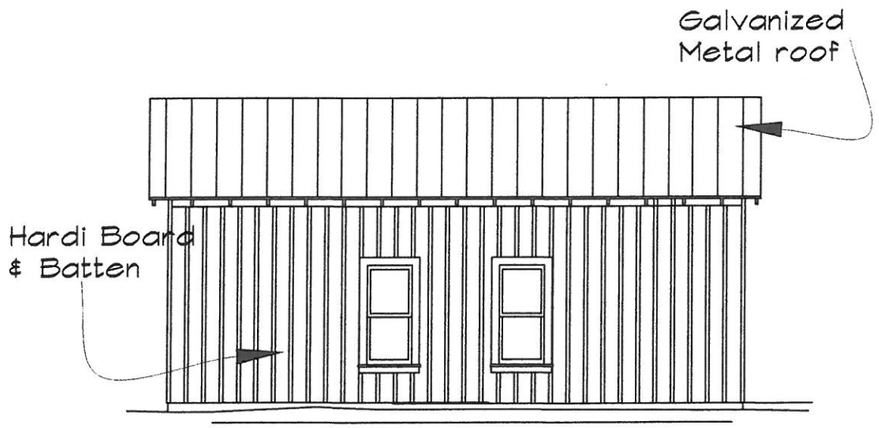
Stan Klein, Architect

STAN KLEIN, AIA, NCARB
TEXAS ARCHITECT
REGISTRATION NO. 9757

THIS DOCUMENT IS INCOMPLETE AND SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

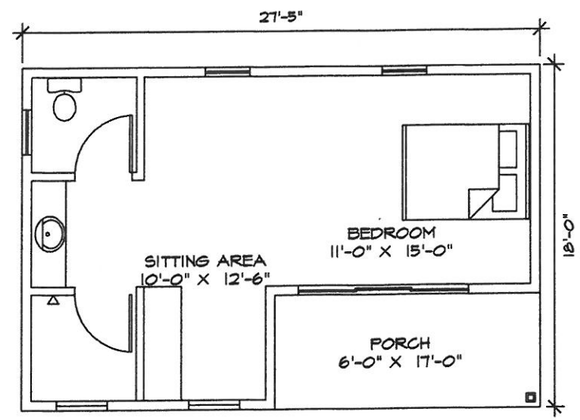
30

NEW GUEST HOUSE



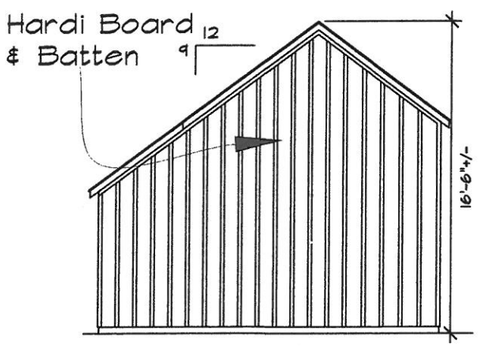
NORTH ELEVATION (FACING MORSE STREET)

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



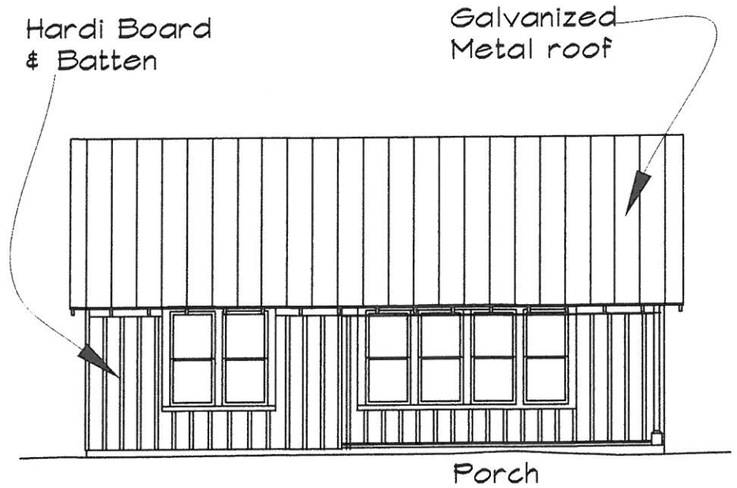
NEW GUEST HOUSE
FLOOR PLAN

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



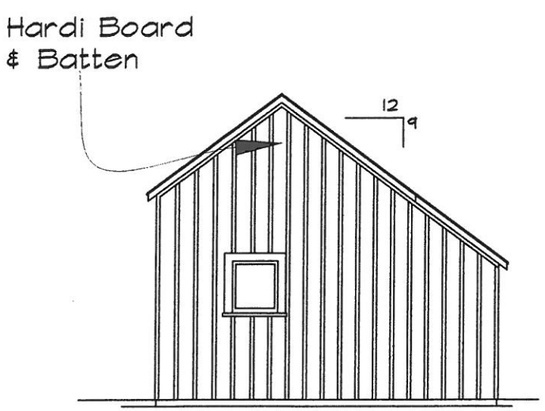
EAST ELEVATION

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



SOUTH ELEVATION

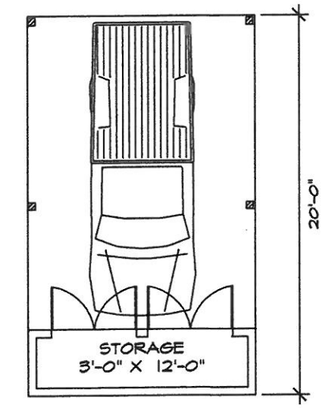
SCALE: 1/8" = 1'-0"



WEST ELEVATION

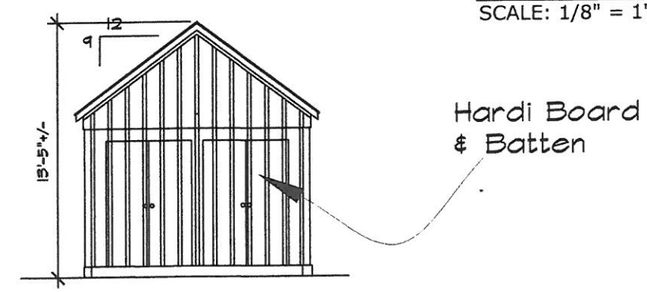
SCALE: 1/8" = 1'-0"

NEW CARPORT



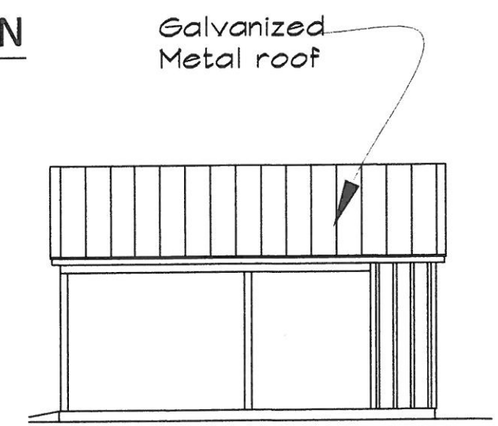
NEW CARPORT
FLOOR PLAN

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



NEW CARPORT
NORTH ELEVATION

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



NEW CARPORT
WEST ELEVATION

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

S C H E M A T I C D E S I G N

HOLLANDER GUEST HOUSE

101 EAST MORSE STREET

F R E D E R I C K S B U R G, T E X A S

04 - 29 - 12

04.29.2012

Stan Klein, Architect

STAN KLEIN, AIA, NCARB
TEXAS ARCHITECT
REGISTRATION NO. 9757

THIS DOCUMENT IS INCOMPLETE AND CANNOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

Historic Review Board
Application Information

Application Number:	12-29
Date:	May 10, 2012
Address:	207 N. Edison
Owner:	Andrea Konuma
Applicant:	Andrea Konuma
Rating:	Low
Proposed Modifications:	See Attached.
Neighborhood Characteristics:	The subject property is in the Historic District.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

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

The advisory functions of the Board include the following:

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

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

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

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

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

12 - 29

Application for Certificate of Appropriateness

Application Date: April 30, 2012 Application Complete: April 30, 2012

Property Address: 207 North Edison St. Fredericksburg, TX 78624

Legal Description: Townlot No. 49BR .242 acres

Owner: Andrea Konuma Phone No. 830-998-5134

Address: 1390 Paradise Ranch Road Fredericksburg, TX 78624

Applicant: Andrea Konuma Phone No. Same

Address: Same

Description of External Alteration/Repair or Demolition: New covered porch on existing structure. Painted wood columns with metal roof. New 335s.f. B&B cottage; painted/stained siding walls with shingle roof. New 1,508s.f. house; painted siding, stucco, stone walls with shingle and standing seam metal roofs.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: The new porch will compliment style of existing structure. Scale, proportion, and materials on new house and B&B will be consistent with the neighborhood.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: None

RECEIVED APR 30 2012

☒ Drawing ☒ Sketch Date Submitted: 4/30/2012 ☐ Historic Photograph

Desired Starting Date: September 2012 Desired Completion Date: February 2013

SURVEY RATING: ☐High ☐Medium ☒Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Andrea H Konuma

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

_____ Date 5/1/12 ☐*Insignificant* ■*Significant*

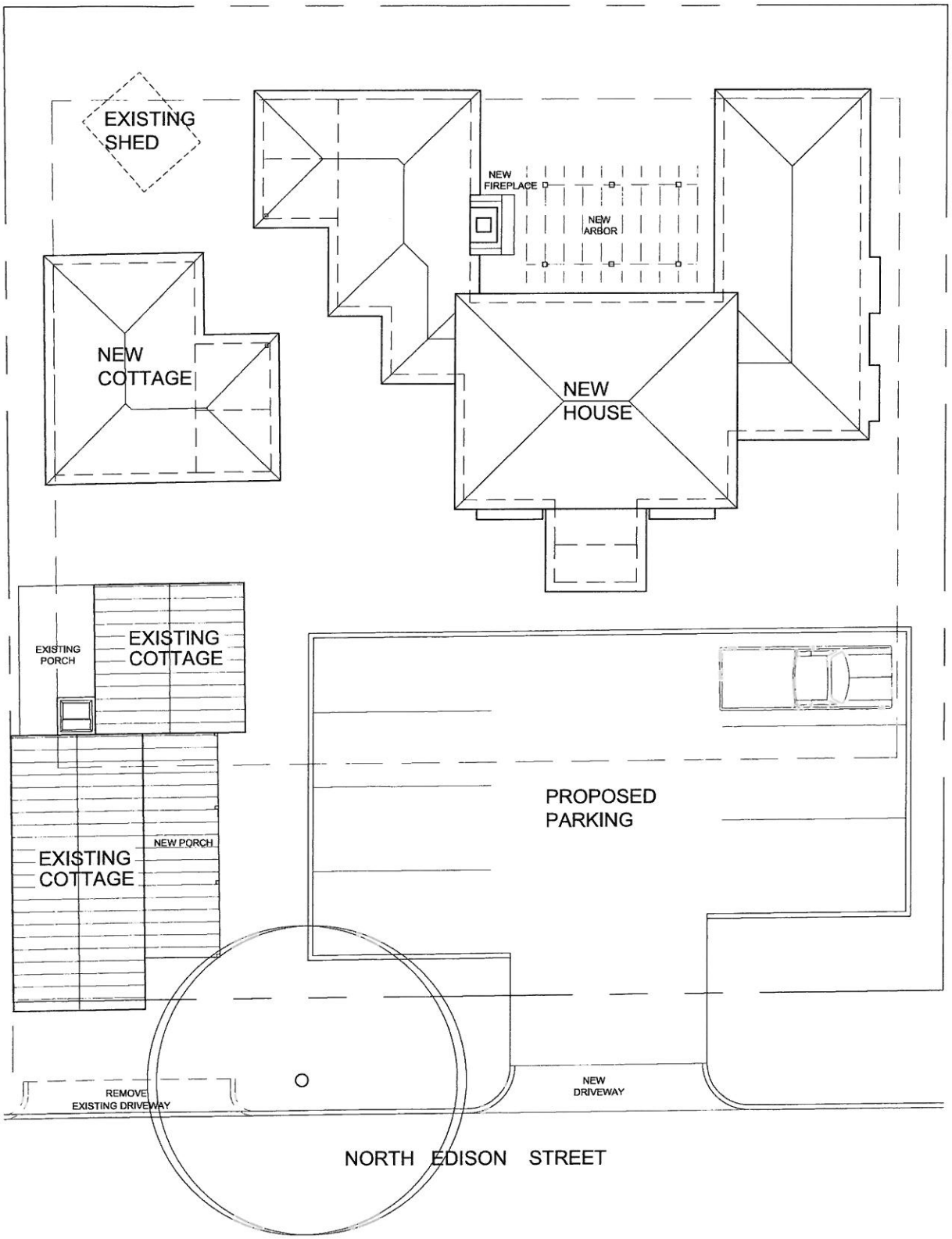
Building Official's Determination *(Max 7 days)*

_____ 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-*$20.00*



NEW RESIDENCE AND B&B FOR

ANDREA KONUMA

207 NORTH EDISON FREDERICKSBURG, TEXAS

CONCEPTUAL DESIGN

MAY 15, 2012

STEHLING · KLEIN · THOMAS · ARCHITECTS, P.L.L.C.

JOHN Wm. KLEIN - PROJECT ARCHITECT

300C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624

PHONE: 830-997-0383 FAX: 830-990-9272

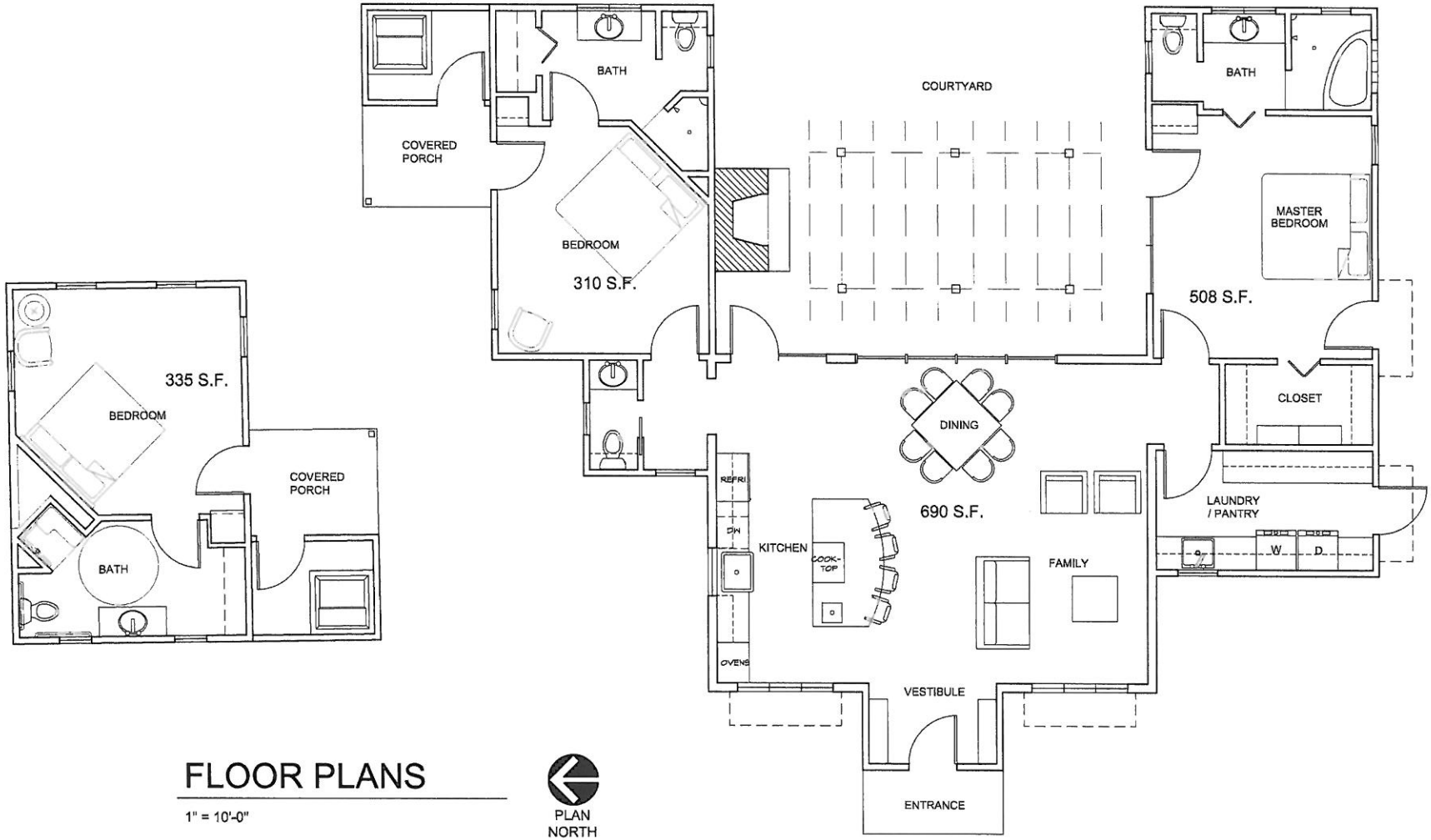
SITE PLAN

1/16" = 1'-0"

0 4 8 16 Feet

PLAN NORTH

36



FLOOR PLANS

1" = 10'-0"

PLAN NORTH

0 4 8 16 Feet

NEW RESIDENCE AND B&B FOR

ANDREA KONUMA

207 NORTH EDISON FREDERICKSBURG, TEXAS

CONCEPTUAL DESIGN

MAY 15, 2012

STEHLING · KLEIN · THOMAS · ARCHITECTS, P.L.L.C.

JOHN WM. KLEIN - PROJECT ARCHITECT

300C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624

PHONE: 830-997-0383 FAX: 830-990-9272

BUILDING DATA

MAIN HOUSE 1, 508 SQ.FT.	(GROSS CONDITIONED)
B & B COTTAGE 335 SQ.FT.	(GROSS CONDITIONED)

NEW RESIDENCE AND B&B FOR

ANDREA KONUMA

207 NORTH EDISON, FREDERICKSBURG, TEXAS

CONCEPTUAL DESIGN
MAY 15, 2012

STEHLING • KLEIN • THOMAS • ARCHITECTS, P.L.L.C.
JOHN Wm. KLEIN - PROJECT ARCHITECT
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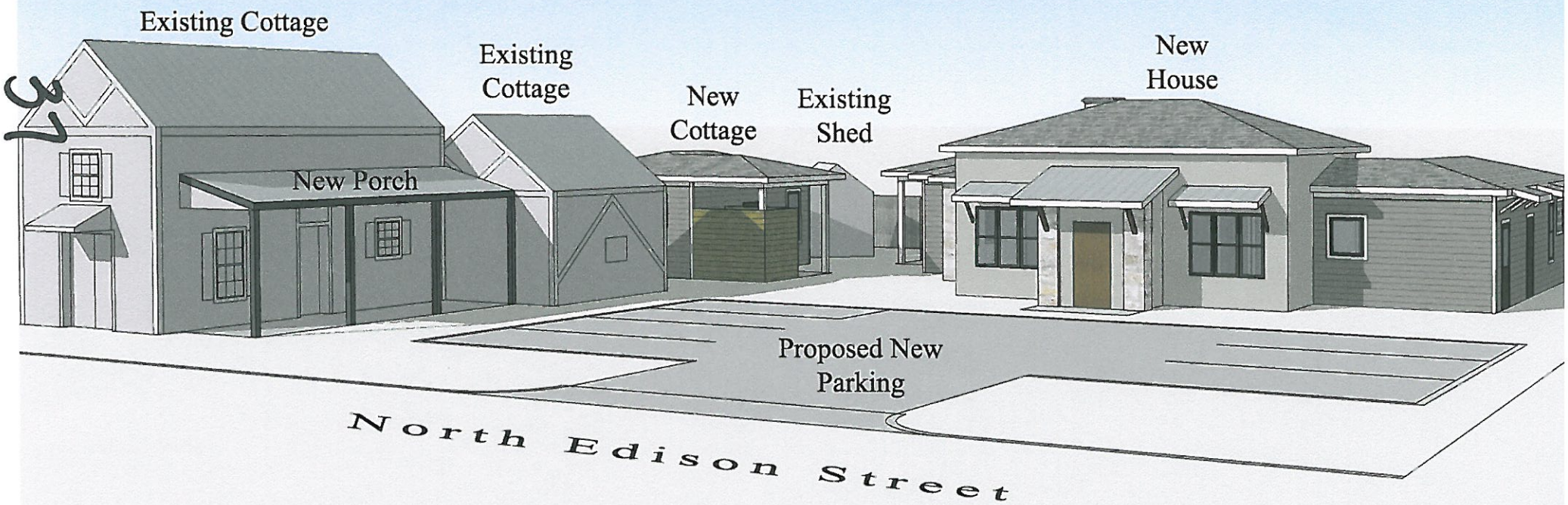
PHONE: 830-997-0383 FAX:830-990-9272



PERSPECTIVE

NEW RESIDENCE AND B&B FOR

ANDREA KONUMA

207 NORTH EDISON, FREDERICKSBURG, TEXAS

CONCEPTUAL DESIGN
MAY 15, 2012

STEHLING · KLEIN · THOMAS · ARCHITECTS, P.L.L.C.
JOHN Wm. KLEIN - PROJECT ARCHITECT
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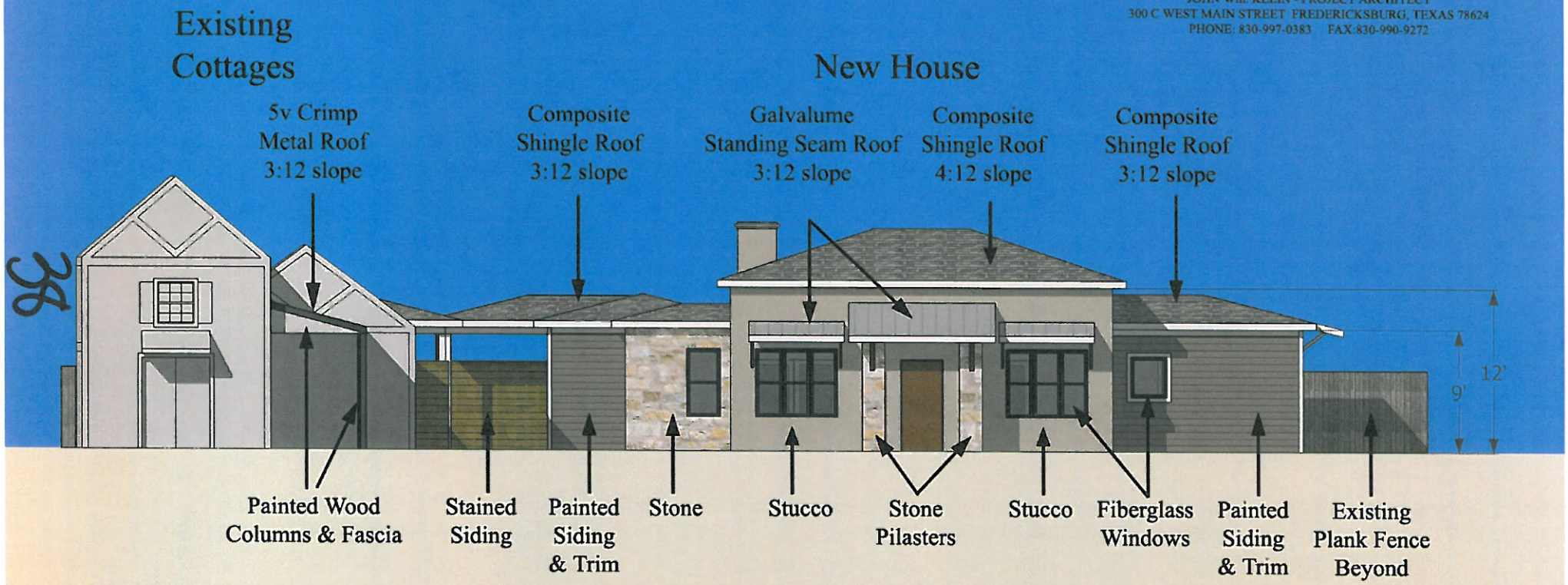
PHONE: 830-997-0383 FAX:830-990-9272



ELEVATION (STREET VIEW)

0 4 8 16 ft.

_____-_____

Application for Certificate of Appropriateness

Application Date: 5/1/12 Application Complete: _____

Property Address: 221 WEST MAIN ST. FBG., TX.

Legal Description: _____

Owner: → Danny Bell Phone No. (775) 233-2083
(830) 997-5498

Address: 219/221 WEST MAIN ST.

Applicant: (SAME) Phone No. 775-233-2083

Address: 219/221 WEST Main ST.

Description of External Alteration/Repair or Demolition: Remove old single door Replace with NEW DOUBLE PAIN / DOUBLE DOORS WITH Historic DESIGN / LOOK –

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: ENLARGING to 48" DOUBLE DOORS from 36" single. Moving forward to Align with front – ENHANCE ENTRANCE.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: NONE I KNOW of –

☒ PICTURES ENCLOSED

☐ Drawing ☒ Sketch Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: RIGHT AWAY if POSSIBLE Desired Completion Date: END of May – (Before HIGH TRAFFIC MONTHS)

SURVEY RATING: ☐High ☒Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: (MARILYN BELL Mom)

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

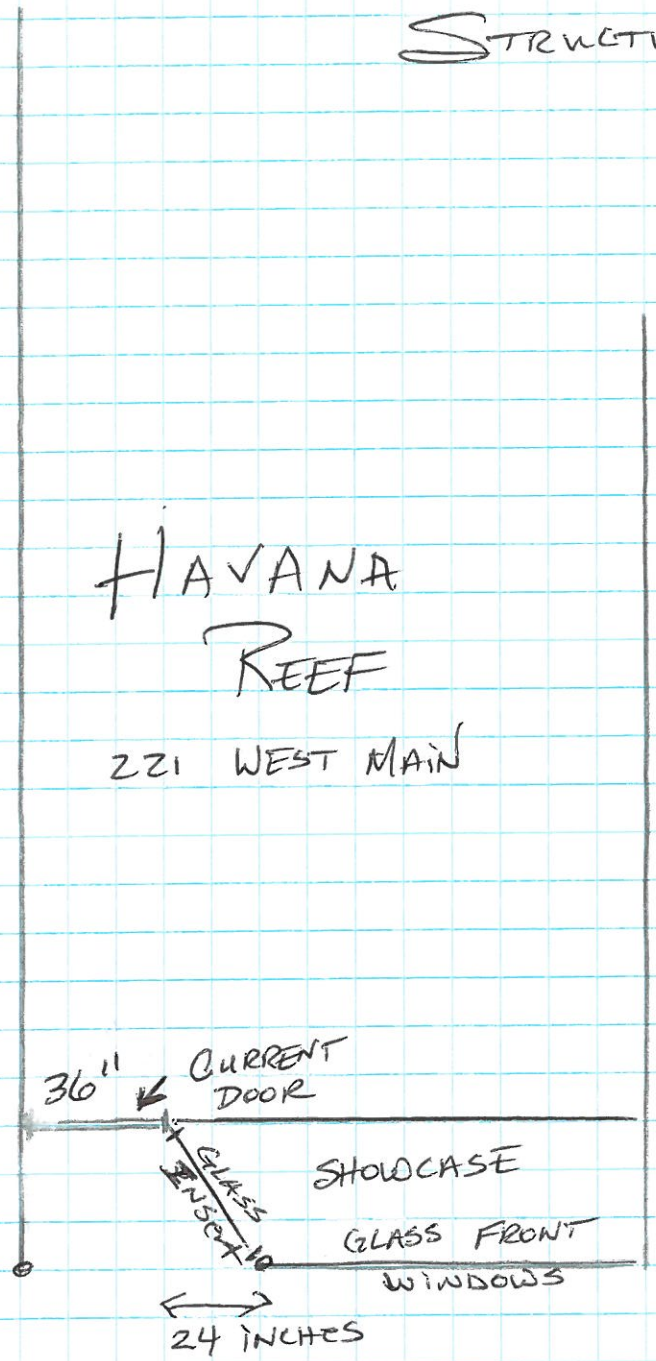
_____ Date 5/1/12 ☐*Insignificant* ☒*Significant*
Building Official's Determination *(Max 7 days)*

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

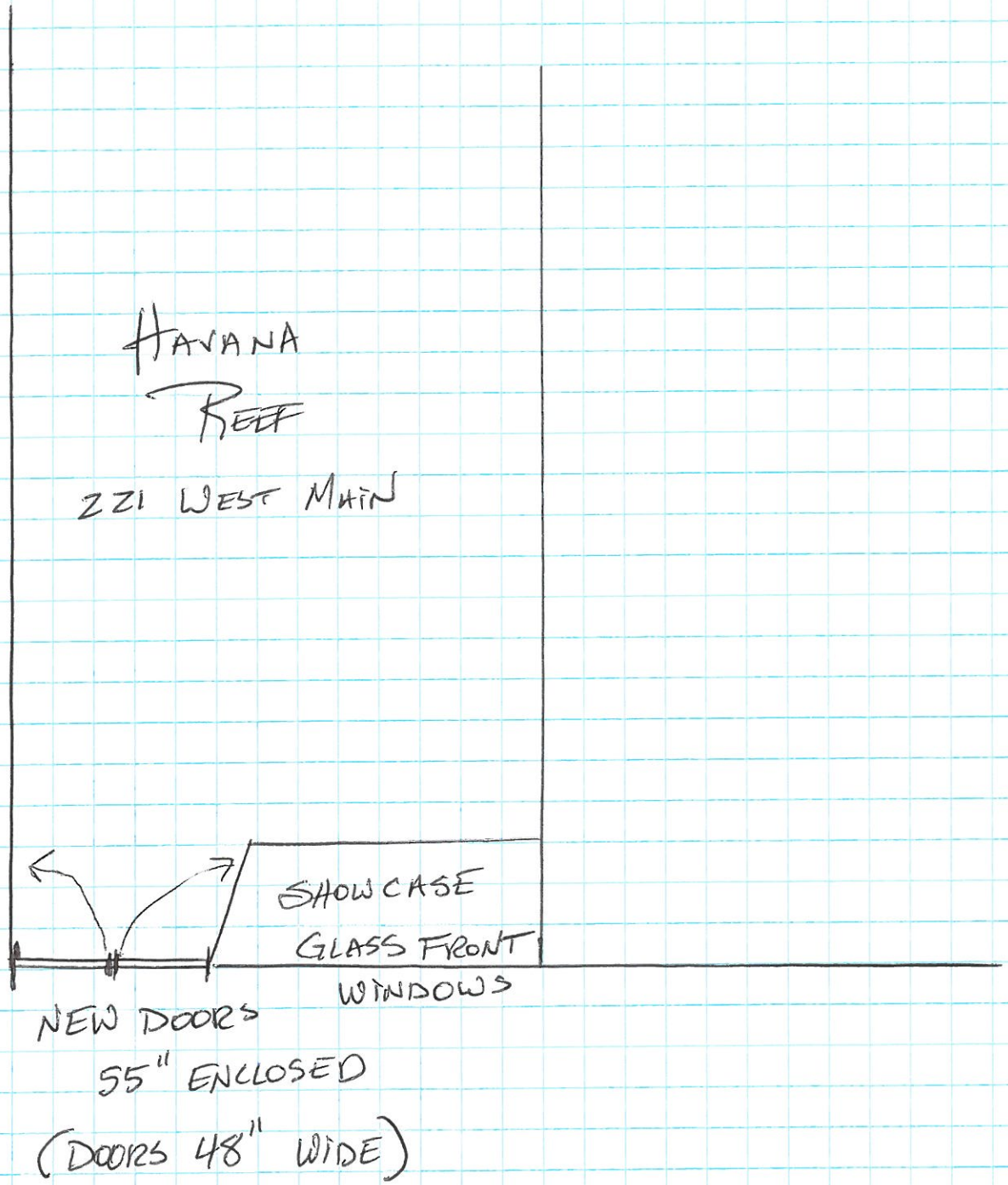
Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

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

PRESENT FRONT DOOR STRUCTURE



PROPOSED NEW DOORS




HAVANA


Specializing in Men's
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Havana Reef
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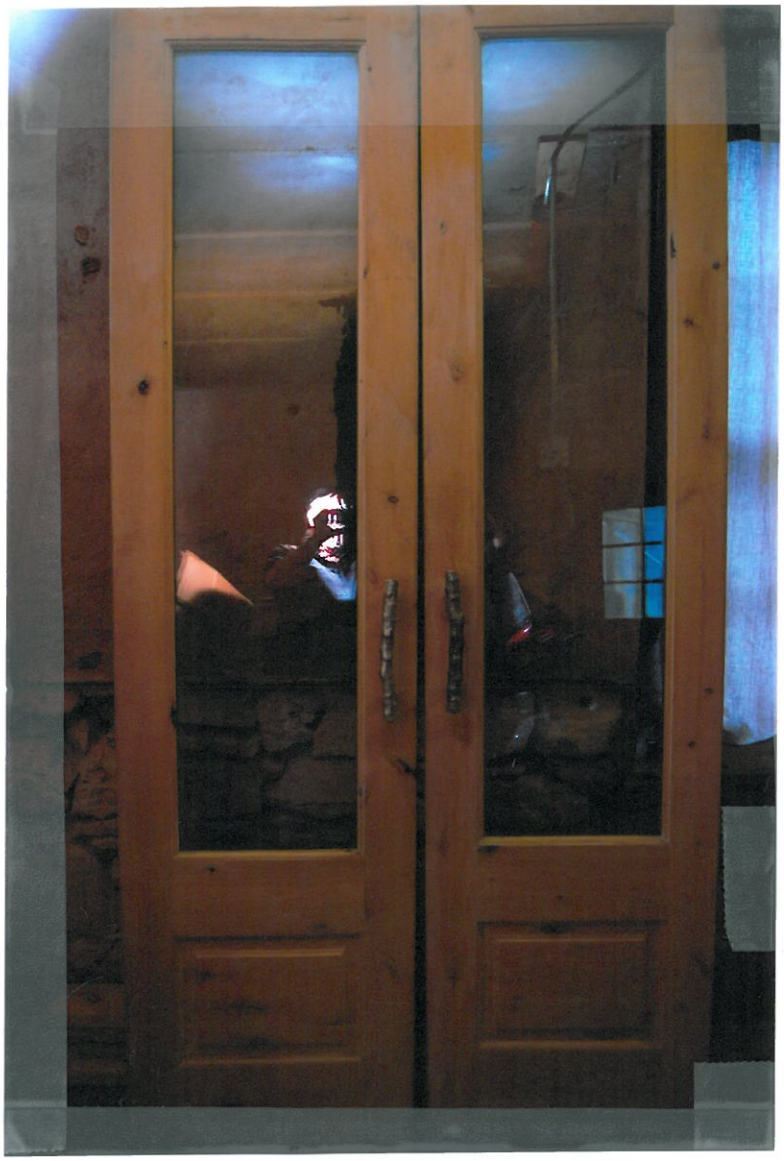

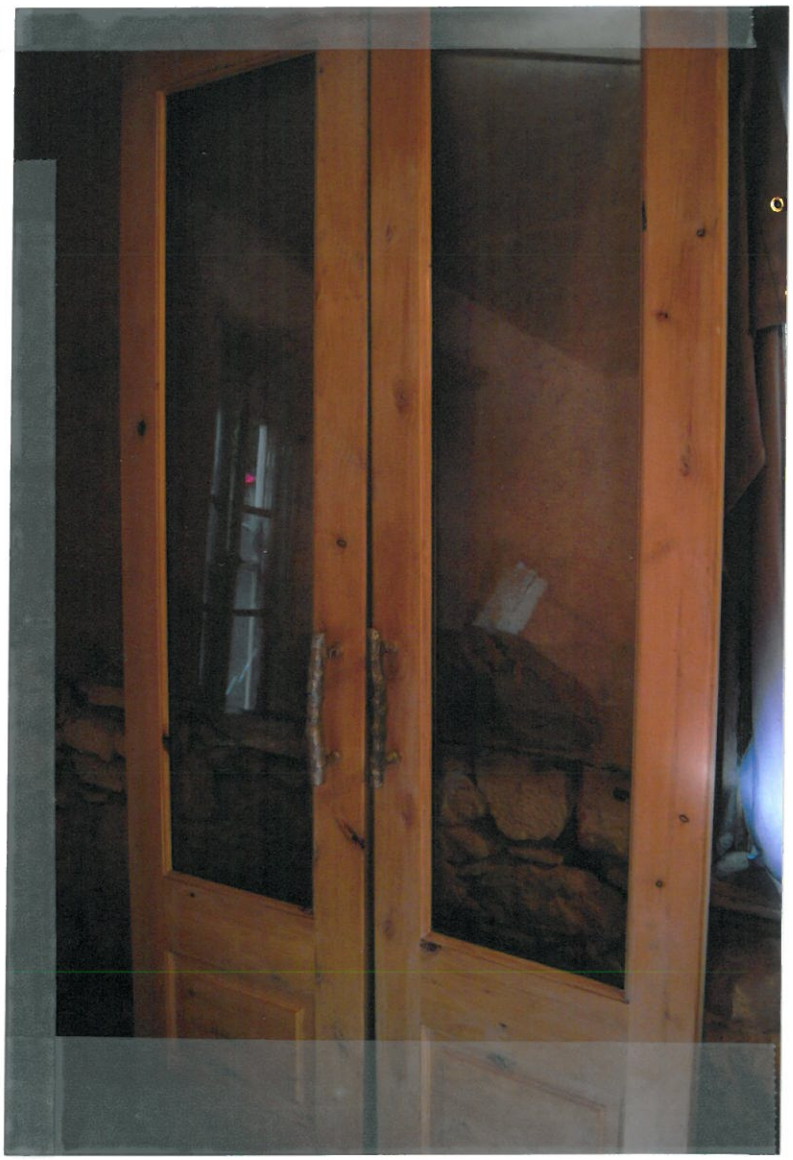

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306 South Orange Street
Fredericksburg, Texas 78624
May 01, 2012

Brian Jordan, ACIP
126 West Main Street
Fredericksburg, Texas 78624

Dear Mr. Jordan,

Thank you for the time you gave to me at your office yesterday. I also noticed that you "followed-up" our visit by taking extra time to drive by my property. I was impressed by the throughness of your work.
I appreciated your listening to my concern regarding the dilemina I am in with regards to whether my house is in the historical district or not.

I have every intention of continuing to display my property as a worthy view for residents and visitors alike. It was inclosed in my will over ten years ago, that it is NEVER to be developed for anything except to honor the heritage of Fredericksburg. Although the existing house is humble, the land exemplifies the former settlers foresight in building their Sunday houses close to churches, and also to have the acess to the creek. I have put thousands of dollars, ten years of my own physical labor, and much love into restoring and maintaing the land surrounding my home. This was not done for any ego reason or need to show off, but simply to "give back" to what I have been blessed with owning. I intend to "pay it forward". I could sense that you, too, have that same vision for Fredericksburg.
I am fully aware of the restrictions and codes necessary for historical properties. I will be glad to assume those responsibilities.

As you noted during our visit, it was the intent orginally for my house to be included in the historical district. Since we both are aware of that original intent, I am requesting that it now be officially labeled as such.

Please present this letter with my request to the proper authorities.

Sincerely yours,

Cheryl C. Ryan

Cheryl C. Ryan

Legend
Historic District
W CREEK
S ORANGE
PEACH
N

Brian Jordan <bjordan@cityoffbg.org>

Fwd: Historic review question

1 message

Kyle Staudt <kstaudt@cityoffbg.org> Thu, May 10, 2012 at 1:08 PM
To: Brian Jordan <bjordan@cityoffbg.org>, AAATammie Loth <tloth@fbgtx.org>

---------- Forwarded message ----------
From: **Pat McGowan** <patfmcg@austin.rr.com>
Date: Thu, May 10, 2012 at 11:50 AM
Subject: Historic review question
To: Kyle Staudt <kstaudt@fbgtx.org>

5/10/12

Good morning, Kyle: You asked me to review the Historic Zoning Ordinance and determine if outbuildings and fences and the like are subject to review under the ordinance.

The definition of appurtenance does include those items.

The term Historic Landmark also includes those items.

The term Historic resource also includes those items ("appurtenances and improvements")

Section 23-58 requires Historic Review of significant appurtenances.

So, if it is a significant appurtenance, it would be mandatorily reviewed under the same criteria as a main structure as to the items that are mandatory and advisory as to the items that are advisory.

If it is a matter of demolition, it looks to me like it must be rated.

Please let me know if you need anything further.

Thank you,

Pat McGowan

P.O.Box 836

Fredericksburg, Texas 78624

830-997-4315

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