

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
TUESDAY, JUNE 12, 2012
CITY HALL
CONFERENCE ROOM
126 W. MAIN ST.
5:30 P.M.**

1. Call to Order
2. Approve Minutes of May 2012 Regular Meeting *Pp 1 - 4*

APPLICATIONS

3. Application #12-32 by Pat Smith on behalf of David Hedgpatch at 210 E. Travis to add a 10' carport to existing house *Pp 5 - 18*
4. Application #12-35 by Terry & Julie Burns at 408 E. Orchard to construct a 12 x 43 addition to rear of property *Pp 19 -28*
5. Application # 12-37 by Brent & Pam Geistweidt at 612 W. Austin Street to construct new residence *Pp 29 -37*
6. Application 12-38 by Laughlin Homes on behalf of Bobby & Linda Watson at 306 E. Travis Street to: *Pp 38 - 47*
 - A) Add master suite addition, covered porches and two car garage
 - B) Create entry on Sycamore St. and close existing entry on Travis St.
 - C) Replace existing windows with wood clad windows
 - D) New standing seam metal roof on entire project

SIGN OFF APPLICATIONS

7. #12-33 Coat existing standing seam metal roof - 258 E. Main (Perihuez Investments)
8. #12-34 Paint colors for exterior - 121 W. San Antonio (Sample/Maund)
9. #12-36 Remove additions from original structure - 306 E. Travis (Laughlin/Watson)
10. #12-39 Re-paint exterior with same colors - 218 W. Main (Jacob Lynn Studios/Feller)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
May 15, 2012
5:30 PM

On this 15th day of May, the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

SHARON JOSEPH
RICHARD LAUGHLIN
CHARLES SCHMIDT
J. HARDIN PERRY
STAN KLEIN
ERIC PARKER
BURLEIGH ARNECKE

ABSENT: MIKE PENICK
DAVID BULLION
LARRY JACKSON

ALSO PRESENT: KENT MYERS – City Manager
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

Eric Parker moved to approve the minutes from the April, 2012 regular meeting. J. Hardin Perry seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #12-27 by Randy Stehling on behalf of St. Joseph’s Society at 212 W. San Antonio Street to demo existing additions on north and west sides and replace with a new 3,775 square foot addition with a standing seam metal roof. Mr. Stehling showed a PowerPoint presentation of the requested changes to the building and noted the hall was completed in 1900. Mr. Stehling stated the new additional rooms are pulled away from the main body because they are trying to make the impact as minimal as possible and noted they plan to restore all the windows and doors and will not cover up any of the original windows with the new additions. Mr. Stehling commented there are currently two additions on the building and both of those will be removed. Mr. Stehling also noted the handicap ramp and stairs located on the east side of the building will be removed and a more historically significant ramp will be added since the proposed additions have two handicapped entrances and this one will not be necessary any longer. Mr. Stehling explained there

will be a courtyard area on the southwest corner of the site which will house a water fountain, a patio area and sidewalks that tie the corner into St. Mary's School. The additions will be on the north and east sides of the building and will be set back from the existing building as much as possible. Mr. Stehling noted they will try to reduce the scale of the new construction and get a nice proportion between the additions and the original structure by working with roof forms and breaking them up with a series of pitched standing seam metal roofs and a low pitched roof where the addition ties into the existing building. Mr. Stehling commented they will provide some separation on the east side of the building and try to make the separation transparent. Mr. Stehling noted four different paint colors have been used on the building and they are proposing a combination of red and green on the sashes, frames, and doors. On the stucco portion of the additions, Mr. Stehling stated they would like to pull a color from the stone on the original building and use a little bit of a contrasting color.

There were no comments or questions from the Board. Charles Schmidt moved to approve Application 12-27 and Richard Laughlin seconded the motion. All voted in favor and the motion carried.

Stan Klein stepped down from the Board to present Application #12-28.

Application # 12-28 by Sandra & Bart Hollander at 101 E. Morse St. to:

- 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

Stan Klein presented the application and Bart and Sandra Hollander were also present. Mr. Klein noted the house is a Historic Landmark with a high rating and there have been some changes to the original structure which include a stone skirting that was added 20 to 30 years ago, a 1x6 or 1x4 treated porch that still has the original columns and roof, an outbuilding that is approximately 30 years old, and an old washroom with a half basement that has cracked walls. Mr. Klein noted the washroom is isolated on the lot and they are proposing to remove this structure and replace it with a building of similar shape, size, form and texture. Mr. Klein noted on the west side of the main structure they would like to add a fireplace and switch the position of the windows. Mr. Klein commented the stone skirting will be taken off and restored back to a pressed metal skirting. Mr. Klein noted the building will be repainted a tan color with black trim.

Eric Parker asked when the washroom was constructed and Mr. Klein stated he did not know. Richard Laughlin asked if they would fill in under the moved windows with a matching material and Mr. Klein noted they would.

J. Hardin Perry moved to approve Application #12-28 and Richard Laughlin seconded the motion. All voted in favor and the motion carried.

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. John Klein and Brandon Weinheimer from Stehling, Klein, Thomas Architects, and Andrea Konuma, owner of the property, presented the application. Mr. Klein noted the building is a low rated structure. Mr. Klein stated the applicant wants to re-paint the house but will come back at a later time with the color scheme. Mr. Klein commented Ms. Konuma will live in the property part time and also have a B & B on site. Mr. Klein noted the lean-to porch that is shown in the drawings will probably not be constructed because it encroaches into the setbacks. Mr. Klein explained the cottage currently located at the rear will be a new B&B, and the shed on the rear of the property will be used for storage. Mr. Klein stated the owner likes a contemporary design as opposed to a historic one, so they have come up with something in between the two. Mr. Klein noted the house is a simple building that is intended to blend into the site. Mr. Klein stated the pitches will be less than what is already existing and the new structure will be a non-statement so it will not conflict with anything on site.

Sharon Joseph asked if there would be any covering for vehicles and Mr. Klein noted they will probably put in an arbor structure with one covering, but they will come back to get that approved when they have it designed. Richard Laughlin stated the house is low impact and looks good but the parking area looks very large and is out of place. Brian Jordan, Director of Development Services, noted the parking is required by ordinance. Stan Klein asked what materials will be used and Brandon Weinheimer noted the siding will be stone and stucco with some stone accents.

Charles Schmidt moved to approve Application #12-29 and Burleigh Arnecke seconded the motion. All voted in favor and the motion carried.

Application #12-30 by Danny Bell at 221 W. Main Street to replace single door with double doors. No one was at the meeting to present the application. Richard Laughlin stated the historic detail in the concrete will be altered with what is proposed and the doors will not meet building codes. Charles Schmidt added in order to get the two doors to meet egress, the applicant will have to cut into the showcase window.

Richard Laughlin moved to deny Application #12-30 based on architectural integrity. J. Hardin Perry noted he believes the applicant deserves some consideration at a time he can attend the meeting. The motion died due to a lack of a second.

DISCUSSIONS

306 S. Orange – Brian Jordan, Director of Development Services, stated the owner of the property at 306 S. Orange contacted him because the Historic District boundary line goes through the middle

of her house and she would like to have some clarity as to whether the property is in the Historic District or not. Stan Klein asked if this is the first time this has happened and Pat McGowan, City Attorney, stated it was. Mr. Jordan commented the property owner has no plans to change anything on the property and noted the house is a low rated structure. Mr. Jordan noted Staff recommendation would be to include the entire property in the Historic District and move the Historic District boundary line around her property and continue it in the rear as it is.

Charles Schmidt made a motion to recommend to the Planning and Zoning Commission and City Council that the Historic District boundary be extended to include the entire property at 306 S. Orange. Eric Parker seconded the motion. All voted in favor and the motion carried.

DEMO BY NEGLECT REGARDING ACCESSORY STRUCTURES

Brian Jordan, Director of Development Services, noted the Board asked Staff to have the city attorney clarify if an accessory structure can be included as a demolition by neglect property after a discussion was held about a barn located at 618 W. Main Street. Mr. Jordan stated some accessory buildings, especially tank houses, have historically been considered critical to the historical context of the site. Mr. Jordan noted the main structure on the property that brought this question to light is rated high.

Eric Parker moved to direct Staff to send a demolition by neglect letter to the property owner at 618 W. Main Street regarding the whole property. Stan Klein seconded the motion. There followed discussion about what could be done to repair the barn on the property, which is the structure that began the demolition by neglect discussion. All voted in favor of the motion with the exception of J. Hardin Perry who opposed the motion because he believes the Board should look at the whole property before a letter is sent. The motion carried.

ADJOURN

With nothing further to come before the Board, Stan Klein moved to adjourn. Burleigh Arnecke seconded the motion. All voted in favor and the meeting was adjourned at 6:27 p.m.

PASSED AND APPROVED this the 12th day of June, 2012.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

**Historic Review Board
Application Information**

Application Number: 12-32
Date: June 7, 2012
Address: 210 E. Travis
Owner: David Hedgpatch
Applicant: Pat Smith
Rating: Medium
Proposed Modifications: Add carport to existing house.
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.

12-32

Application for Certificate of Appropriateness

Application Date: 5/8/12 Application Complete: MAY - 8 2012

Property Address: 210 E. TRAVIS FBG. TX.

Legal Description: _____

Owner: DAVID HEDGPATCH Phone No. ⁸³⁰ 456-6524

Address: SAME

Applicant: PAT SMITH Phone No. 830 456-6524

Address: 155 INDUSTRIAL LOOP FBG. TX.

Description of External Alteration/Repair or Demolition: ADD 10' CARPORT TO EXISTING HOUSE. MATCH SIDING, ROOF, TRIM ETC.

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

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: NO

Drawing Sketch Date Submitted: 5/8/12 Historic Photograph

Desired Starting Date: ASAP Desired Completion Date: ASAP

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

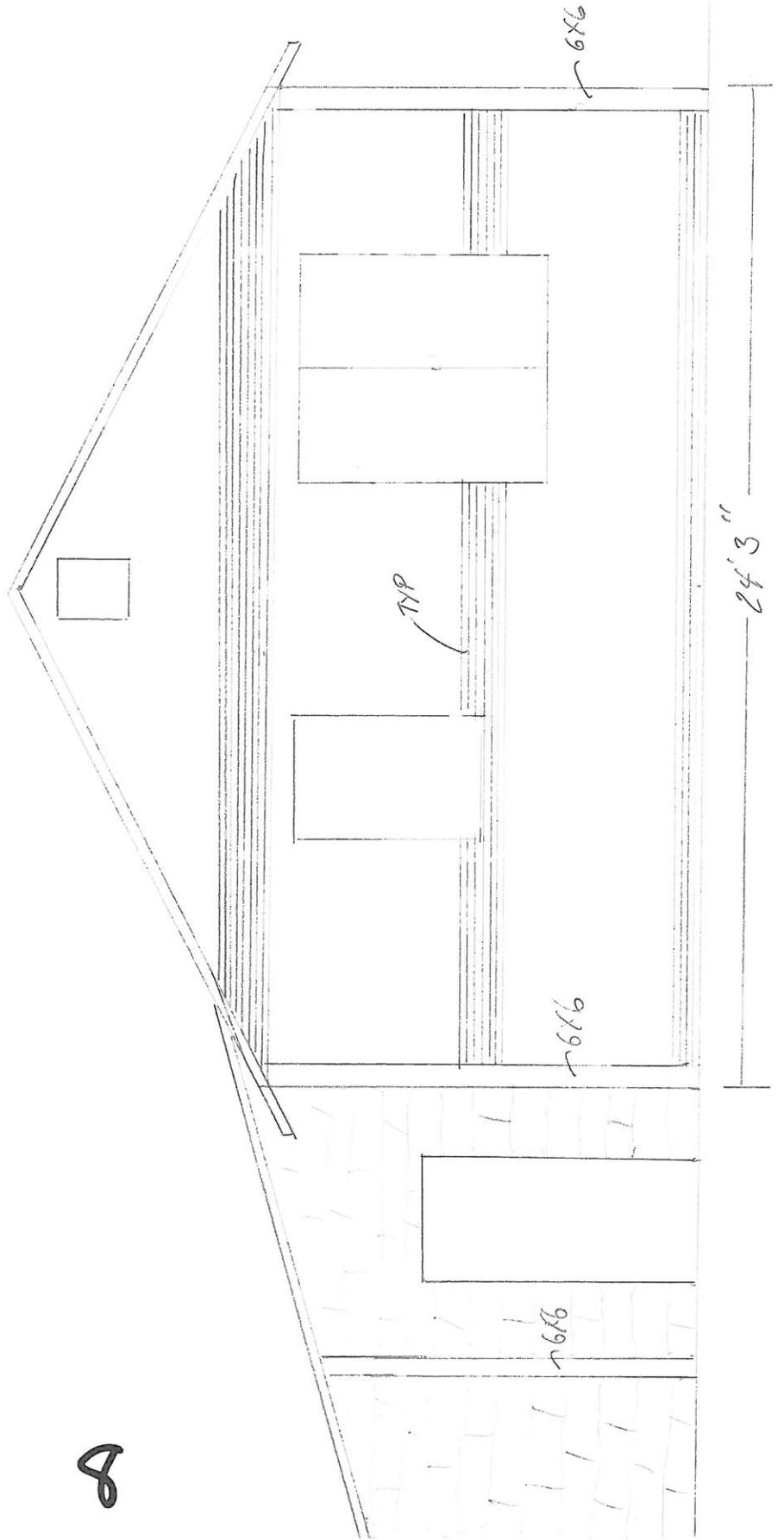
APPLICANT SIGNATURE: [Signature]
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

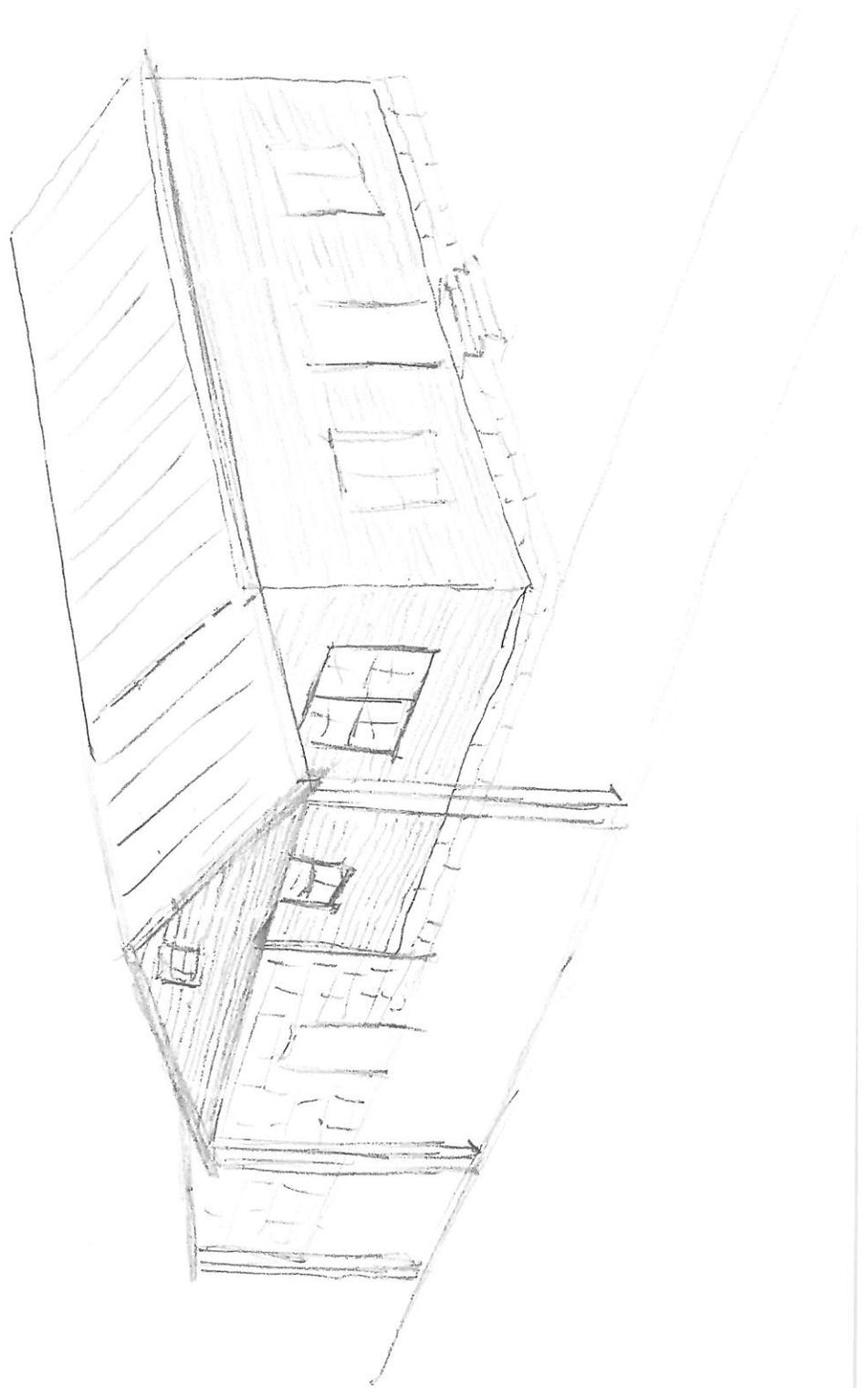
[Signature] Date 5/15/12 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 5/15/12 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

MATCH EXISTING
TRIM & USE EXISTING
CORBELS & GABLE VENT







10







13



14





16



17



18

**Historic Review Board
Application Information**

Application Number: 12-35

Date: June 7, 2012

Address: 408 E. Orchard

Owner: Terry and Julie Burns

Applicant: Terry and Julie Burns

Rating: High

Proposed Modifications: See attached.

Neighborhood Characteristics: Local landmark.

Staff Comments: The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

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

(2) Paint color and application. Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The building official shall determine whether or not the proposed color is within the approved list of colors. Base colors such as vibrant or "hot" shades, dark deep shades, and black shades are not acceptable. If one wishes to use these colors, a certificate of appropriateness must be granted in advance of paint application. The painting of existing historic buildings composed of materials such as unpainted stone or unpainted masonry is prohibited.

(3) New construction in historic districts. The board will review all new construction plans within Historic Districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to height, gross volume, proportion, design harmony and setback.

The advisory functions of the Board include the following:

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

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

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

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

12-35

Application for Certificate of Appropriateness

Application Date: 5/25/12 Application Complete: 5/25/12

Property Address: 408 EAST ORCHARD ST. - FBG

Legal Description: _____

Owner: TERRY & JULIE BURNS Phone No. 830-990-9795

Address: 408 EAST ORCHARD ST. - FBG

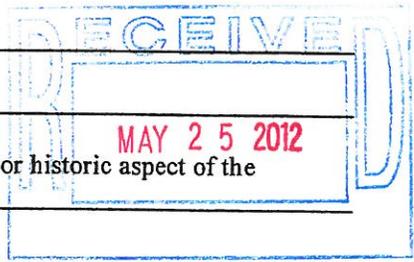
Applicant: TERRY & JULIE BURNS Phone No. 830-990-9795

Address: SAME AS ABOVE

1. Description of External Alteration/Repair or Demolition: PLEASE SEE ATTACHMENT

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

PLEASE SEE ATTACHMENT



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

PLEASE SEE ATTACHMENT

Drawing Sketch Date Submitted: 5/25/12 Historic Photographs
Desired Starting Date: ASAP (UPON APPROVAL) Desired Completion Date: 9/1/12 (LABOR DAY '12)

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

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

[Signature] Date 6/9/12 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 6/4/12 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

*Terry & Julie Burns
408 East Orchard Street
Fredericksburg, Texas 78624
Phone 830-990-9795*

Historic Review Board

Thank you for considering our home for improvements. The following is an attachment for questions asked on application for certificate of appropriateness.

1. Description of external alteration/repair of demolition: Our purpose is to make our home fitting for a growing family (as of 6 months ago 3 boys) by extending the backside of the home by 12 feet in depth by 43 feet in length which is approximately 516 square feet. This expands the home from 2 bedrooms to four, 1 bathroom to 2 an added laundry/study and an extended walk-in master bedroom closet. The addition will bring it to 1600 + square feet. This also will make the back porch/back entry of home more user friendly, (sideways rain tends to come in back door with the existing roof overhang.) Improvements will fix this problem. The siding considered for the addition will be wooden board/bat which matches the detached guesthaus in the backyard. We will use matching new standing seam roofing that is on the existing home. The foundation will be a concrete slab. We will also use some period wooden windows that were taken out of existing home and placed in the new addition to stay with the historic "flavor" of the home. We intend to match existing home color (provided swatch colors), (Yosemite Sand (siding), Super White (trim), Green Garland (doors) cottage colors.

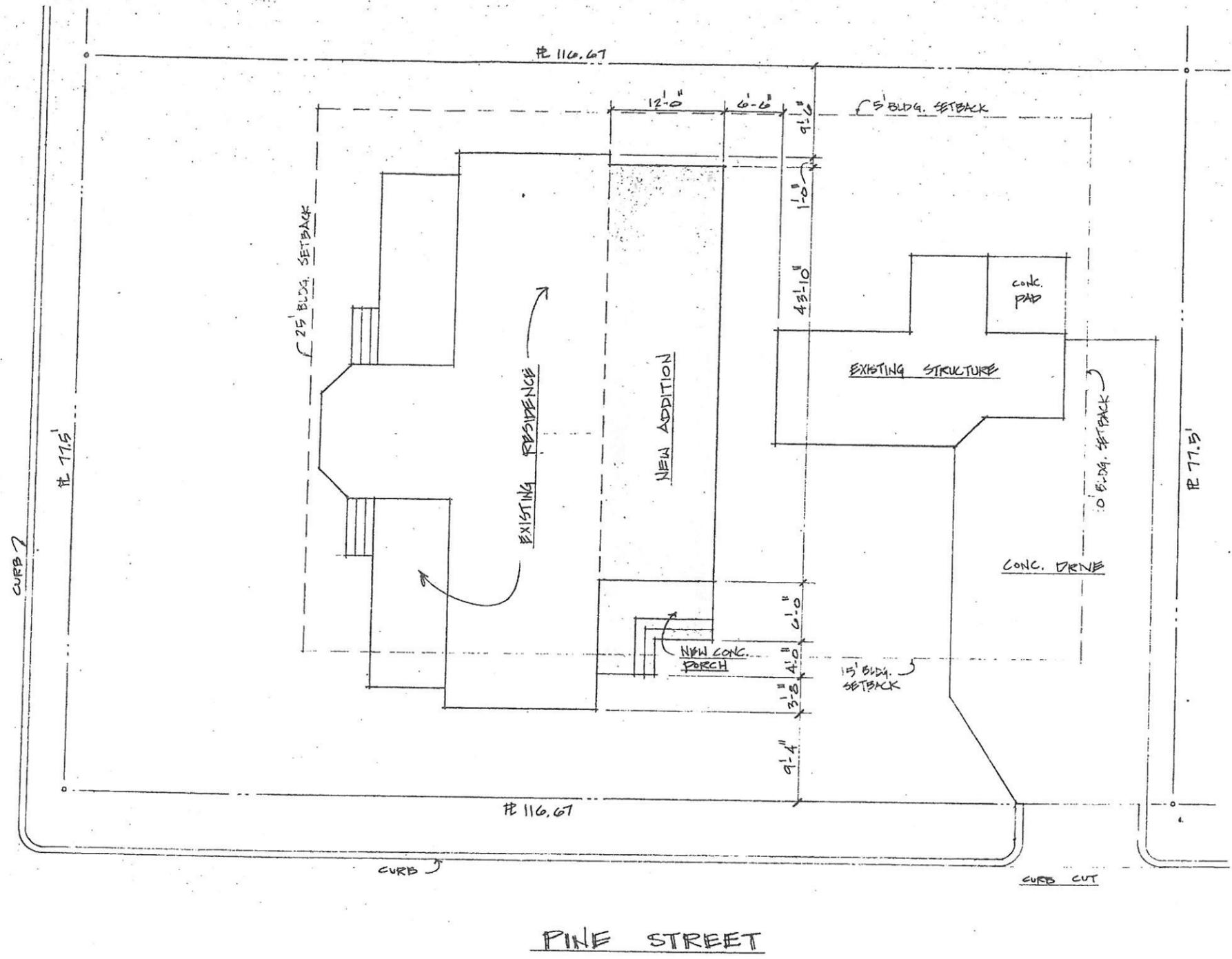
2. Proposed changes in character with architectural/historic aspect of structure: We have always intended for this new construction to compliment the original dwelling to the best of our ability. As stated earlier, this type of add-on (shed-off) is in character with other common German architecture in this town. Our shed-off addition will begin on the fascia just below existing roof line, which will match the side profile to the front porch. The new matching standing seam roof is also reflective of keeping with the character of roofing materials used in this town, along with period wooden windows. The paint we have chosen is a beautiful color that stays within the realm of historic homes in the hill country area. All changes to our 1911 home have only benefited the historic look and feel this town represents. On a personal note: Our home is continually photographed by visitors and residents alike with many compliments coming our way, concerning the "charm" of our home. (specifically the double porches added in 2007)

3. Circumstances/condition concerning property which may affect compliance w/ ordinance: We agree with the boards purpose and appreciate their dedication to preserving our beautiful and historic nationally acclaimed town of which we have resided for 16 years. Upon applying for a permit 3 weeks ago, we were enlightened for the first time of our homes "historic/landmark" status, and the new regulations applying to us. We were never informed in previous changes to our home and were permitted all changes, and passed inspections. We hope after seeing the past improvements to our property, and reading our intentions for our home, will lead to an approval of our additions request.

Thank you for your consideration

22 *Terry Burns Julie Burns*

EAST ORCHARD STREET



PINE STREET



SITE PLAN

408 EAST ORCHARD STREET, CITY OF FREDERICKSBURG, TEXAS

8" = 1'-0"

Prepared By
W. CASS PHILLIPS
PLANNING & DESIGN
1000 Hill Street
Fredericksburg, TX 78624
(800) 997-3167

JUNE 2012

ADDITION TO RESIDENCE FOR
TERRY & JULIE BURNS

1 of 2

SIDING

TRIM

DOORS

FENCE

Front View





27



28

**Historic Review Board
Application Information**

Application Number: 12-37

Date: June 7, 2012

Address: 612 W. Austin

Owner: Brent and Pam Geistweidt

Applicant: Brent and Pam Geistweidt

Rating: No rating

Proposed Modifications: Construct new residence.

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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- (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.

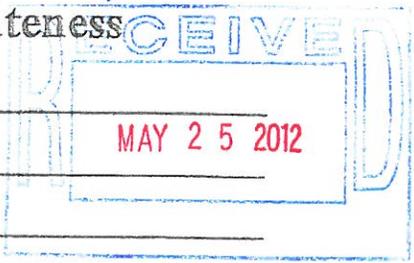
HIGH rating. The most significant properties identified in the 2002 *Fredericksburg Historic Resource Survey*. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan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

12-31

Application for Certificate of Appropriateness



Application Date: 05-25-2012 Application Complete: _____
 Property Address: 601 West Austin St.
 Legal Description: Parts of Townlot No. 37 & 38
 Owner: Brent & Pam Geistweidt Phone No. 997-6868

Address: 449 Salt Branch Loop, Doss, TX 78618

Applicant: Brent & Pam Geistweidt Phone No. 997-6868

Address: 449 Salt Branch Loop, Doss, TX 78618

Description of External Alteration/Repair or Demolition: Construct new residence

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: New residence designed to reflect material character and scale of the historic district.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: No

Drawing Sketch Date Submitted: _____ Historic Photograph

Desired Starting Date: June 2012 Desired Completion Date: 2013

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

APPLICANT SIGNATURE: Brent Geistweidt

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

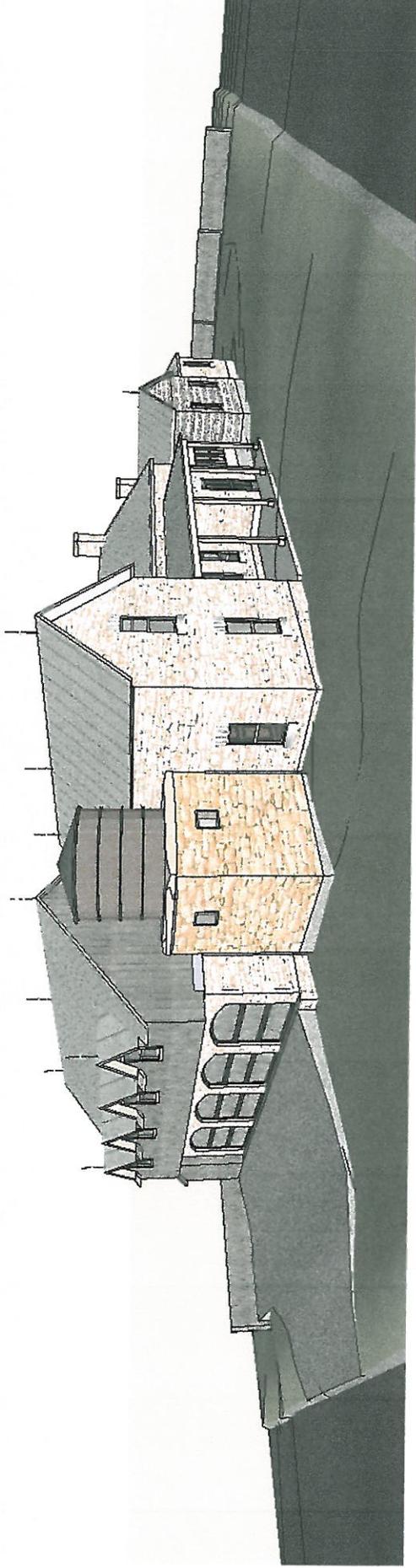
[Signature] Date 5-29-12 Insignificant Significant
 Building Official's Determination (Max 7 days)

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

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

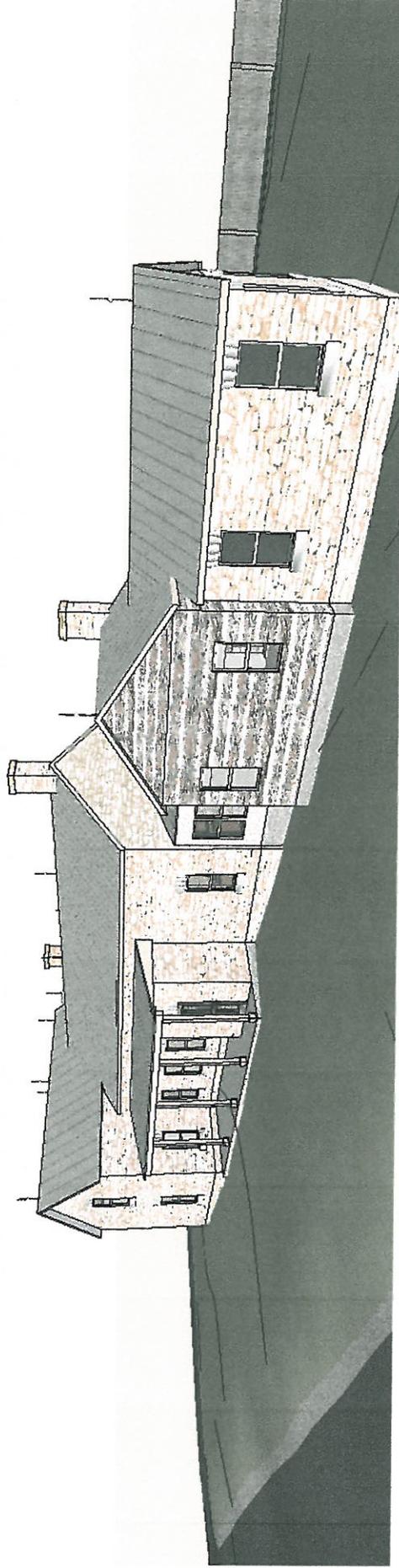
APPLICATION FEE: -\$10.00 plus Board Review; CERTIFICATE OF APPROPRIATENESS-\$20.00

31



Southwest Oblique View

32



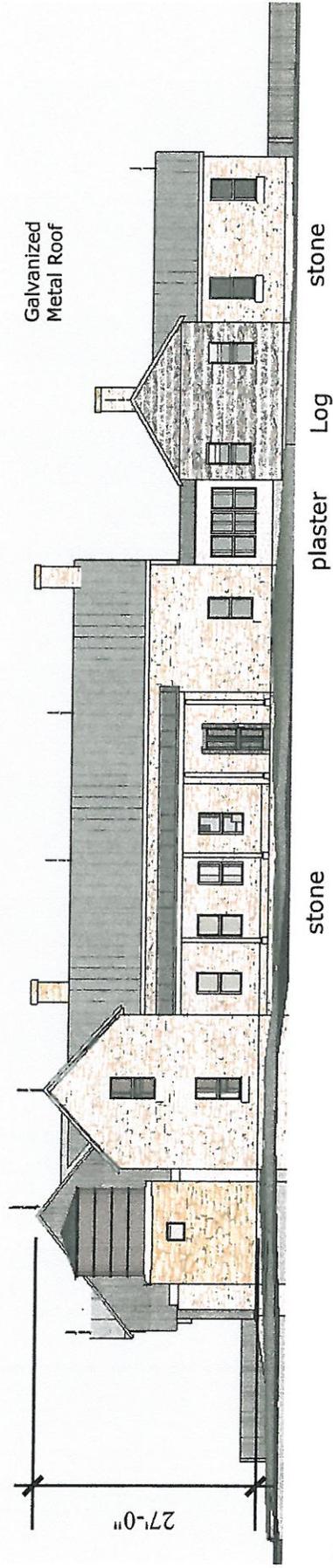
Southeast View at West Austin Street

NEW RESIDENCE FOR
Pam & Brent Geistweidt
601 West Austin Street
Fredericksburg, Texas

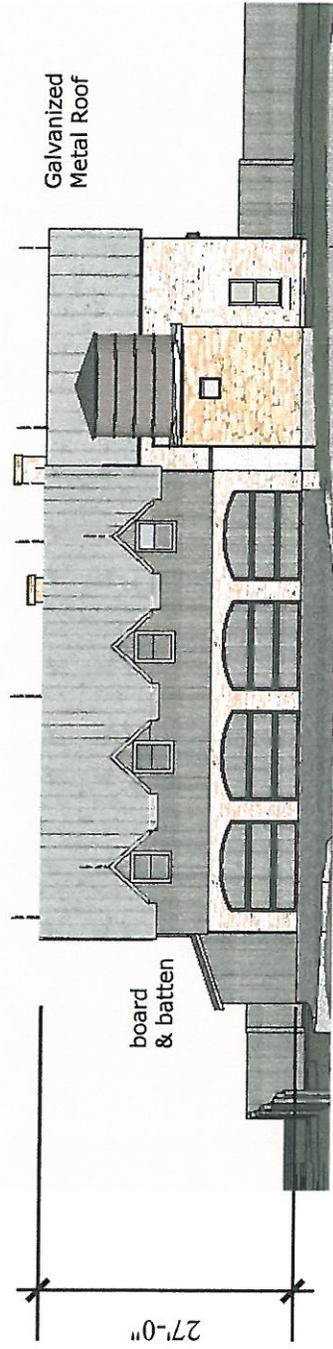
Stan Klein, AIA, NCARB

1

Conceptual Design
05-25-2012



West Austin Street View

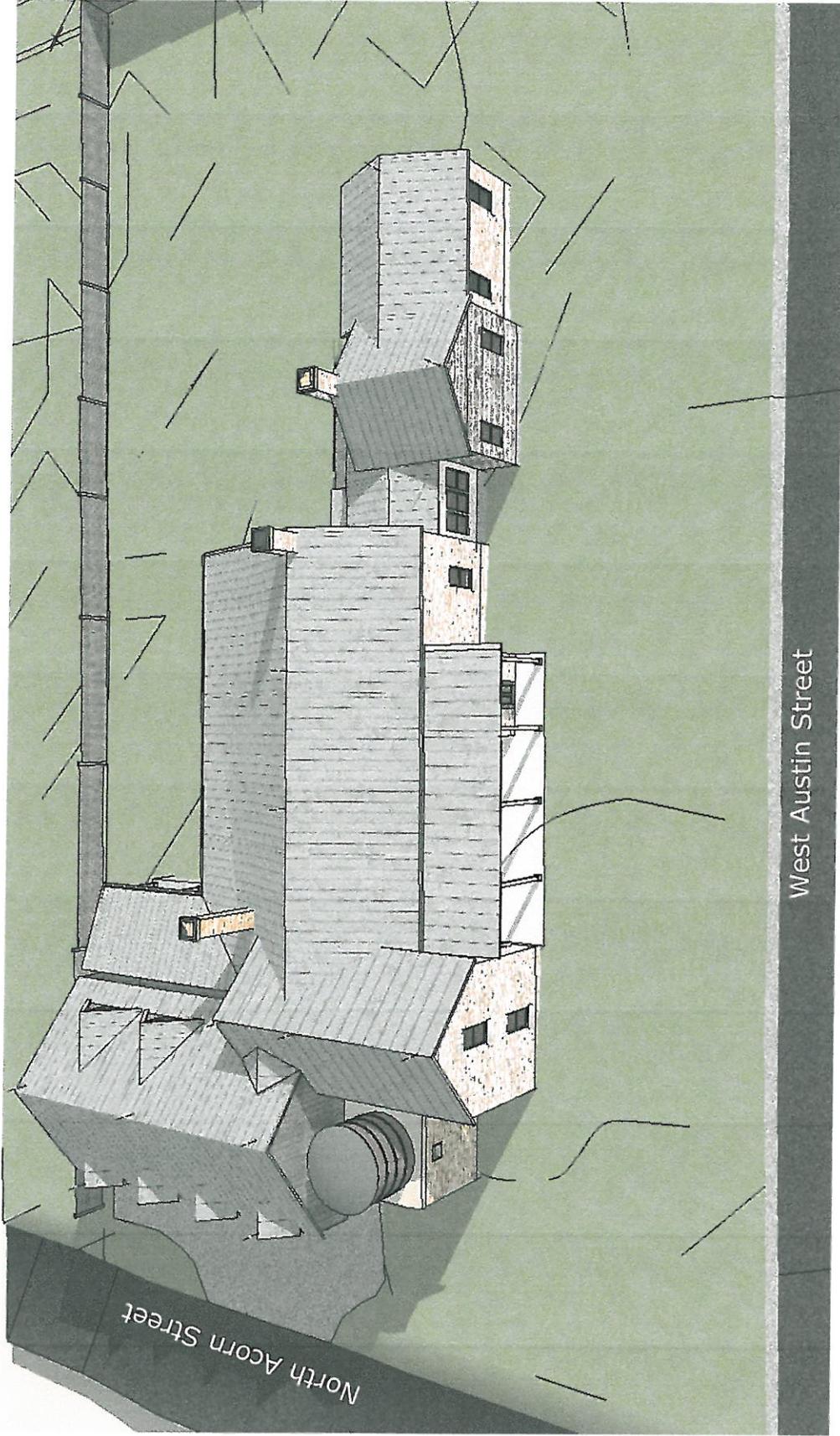


North Acorn Street View

2

NEW RESIDENCE FOR
Pam & Brent Geistweidt
 601 West Austin Street
 Fredericksburg, Texas

Conceptual Design
 05-25-2012



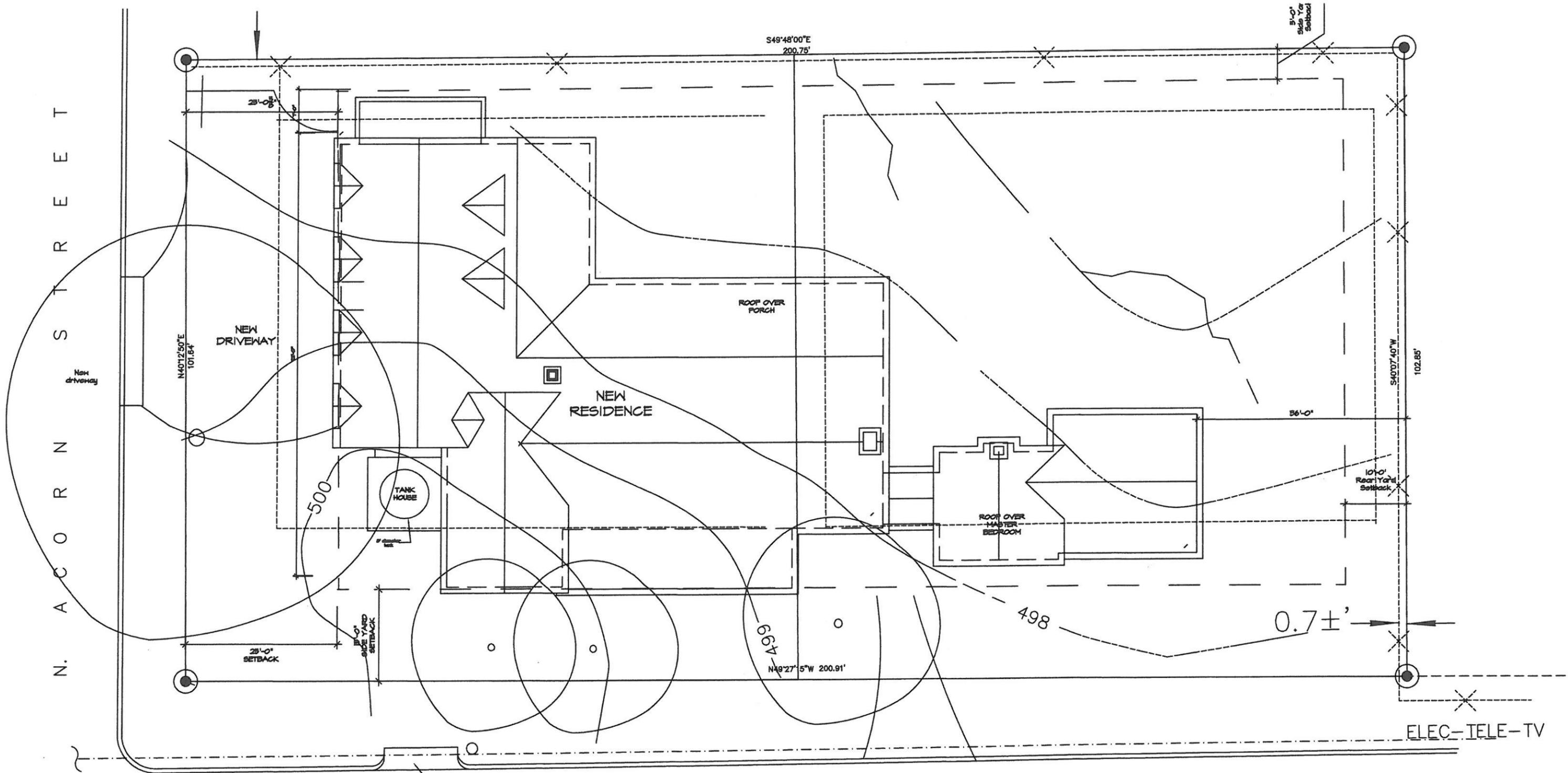
Bird's Eye View

NEW RESIDENCE FOR
Pam & Brent Geistweidt
601 West Austin Street
Fredericksburg, Texas

Stan Klein, AIA, NCARB

3

Conceptual Design
05-25-2012



SITE PLAN

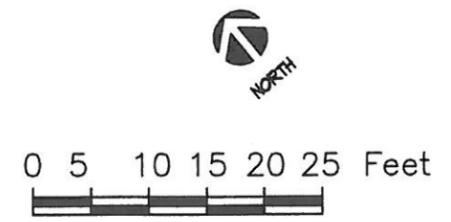
SCALE: 1/16" = 1'-0"

WEST AUSTIN STREET

**NEW RESIDENCE FOR
PAM & BRENT GEISTWEIDT**

612 WEST AUSTIN STREET
FREDERICKSBURG, TEXAS
CONCEPTUAL DESIGN

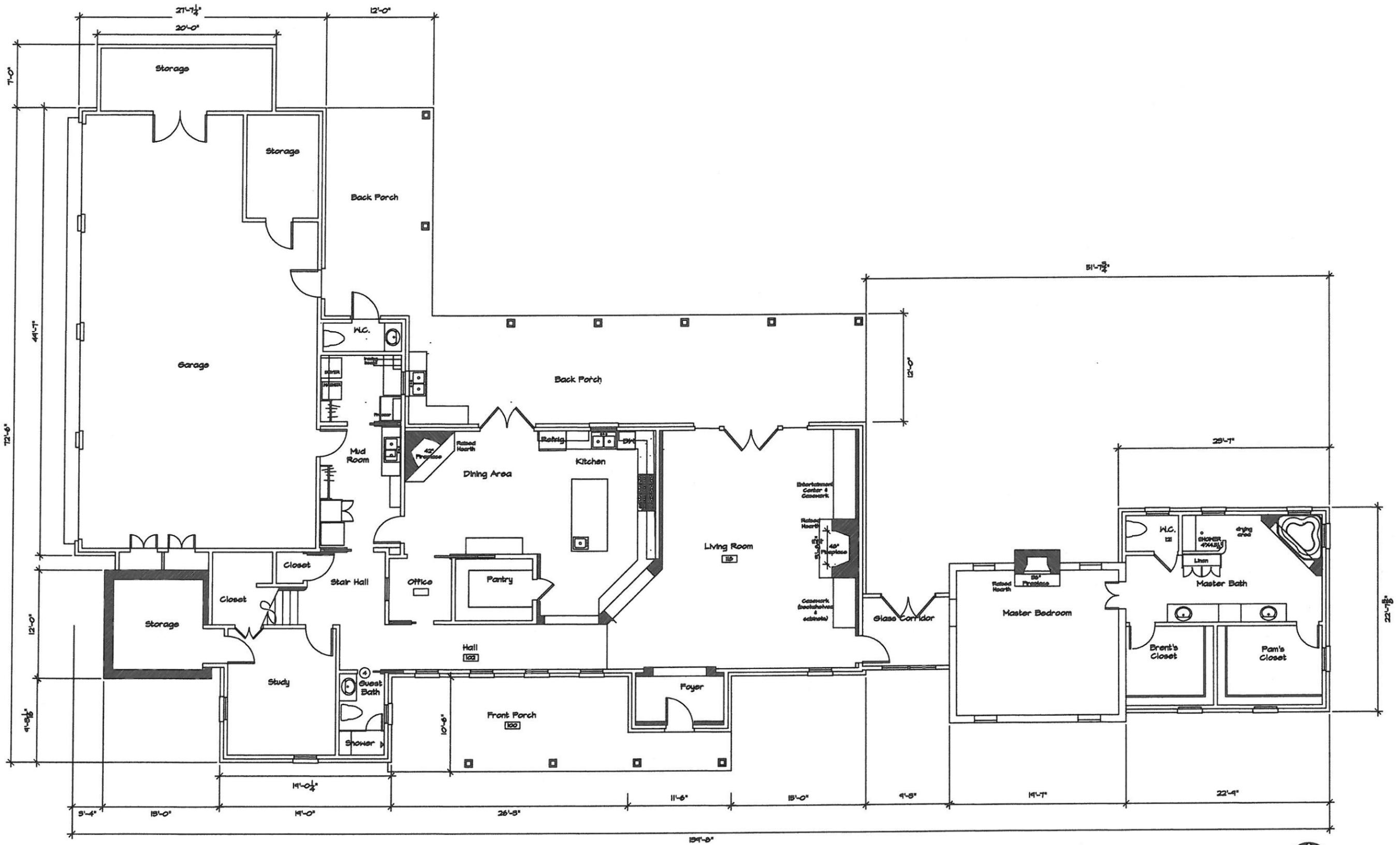
05 - 24 - 12



STANLEY A. KLEIN, NCARB, AIA
TEXAS ARCHITECT
REGISTRATION NO. 9157

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

35



FIRST FLOOR

SCALE: 3/32 = 1'-0"



**NEW RESIDENCE FOR
PAM & BRENT GEISTWEIDT**

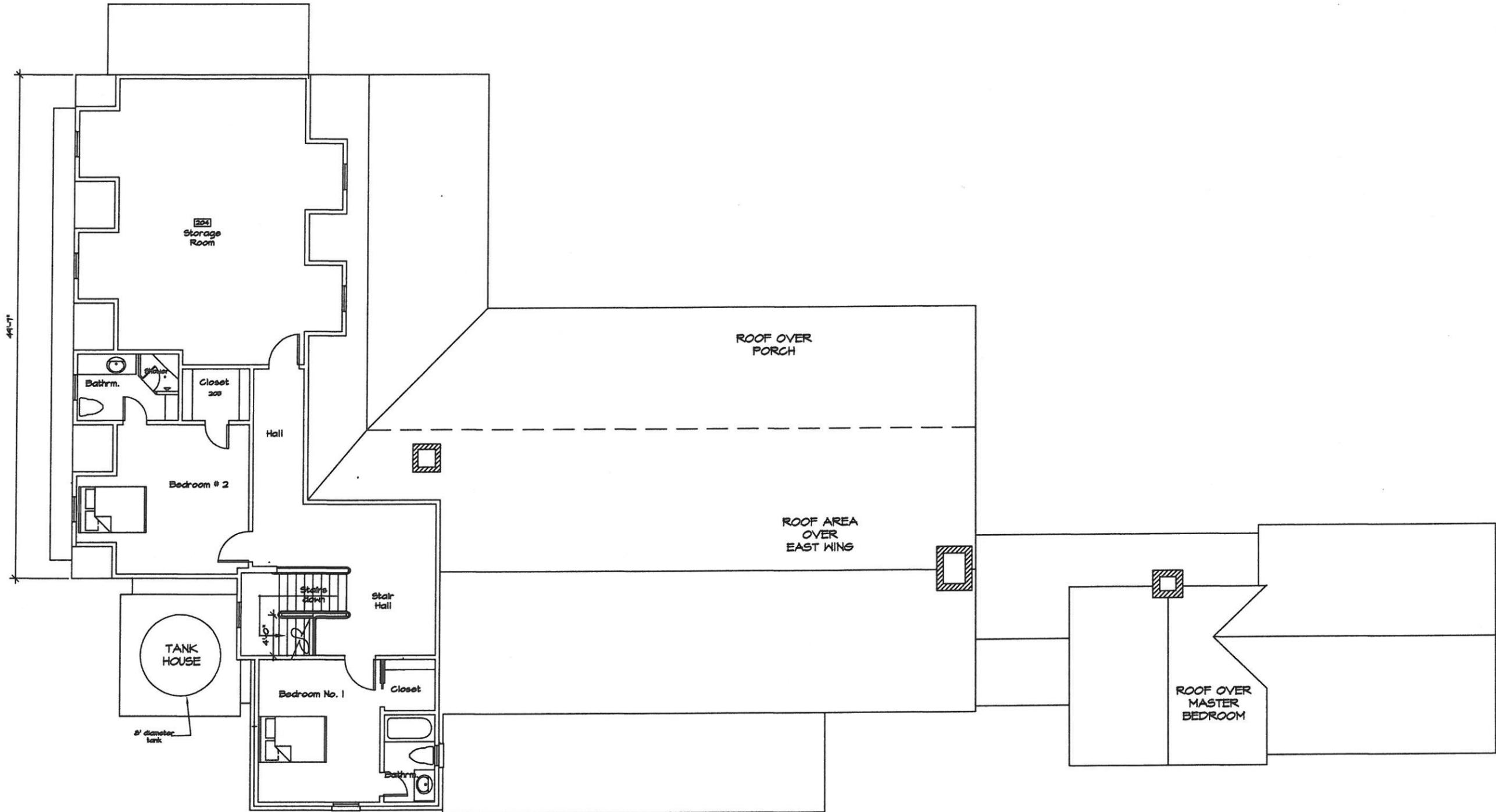
612 WEST AUSTIN STREET
FREDERICKSBURG, TEXAS
CONCEPTUAL DESIGN



05 - 24 - 12

STANLEY A. KLEIN, NCARB, AIA
TEXAS ARCHITECT
REGISTRATION NO. 9757

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



FIRST FLOOR

SCALE: 3/32 = 1'-0"



**NEW RESIDENCE FOR
PAM & BRENT GEISTWEIDT**

612 WEST AUSTIN STREET
FREDERICKSBURG, TEXAS

CONCEPTUAL DESIGN

31

05 - 24 - 12

STANLEY A. KLEIN, NCARB, AIA
TEXAS ARCHITECT
REGISTRATION NO. 9757

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

**Historic Review Board
Application Information**

Application Number: 12-38

Date: June 7, 2012

Address: 306 E. Travis

Owner: Bobby and Linda Watson

Applicant: Richard Laughlin

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.

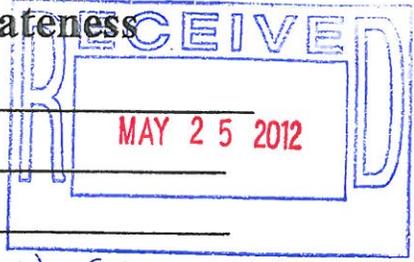
HIGH rating. The most significant properties identified in the 2002 *Fredericksburg Historic Resource Survey*. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan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

12-38

Application for Certificate of Appropriateness



Application Date: _____ Application Complete: _____

Property Address: 3016 East Travis St

Owner: Bobby & Linda Watson Phone No. _____

Address: 3016 East Travis Str / corner of N. Sycamore

Applicant: Laughlin Homes / B Watson Phone No. 830-997-4974

Address: 1616 W Main Fbg, Tx Fax No. 830-990-0754

Description of External Alteration/Repair or Demolition: Adding master suite addition, covered porches & 2 car garage styled to match original 1936 structure, creating main entry on Sycamore Street and close existing entry from Travis, replacing existing windows with wood clad windows

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: additions will be styled to match original 1936 structure, stucco will be used on additions to compliment historic wood siding of original structure

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: NO New standing seam roof on entire project

Drawing Sketch Date Submitted: _____ Historic Photograph

Desired Starting Date: ASAP 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 5/25/12 Insignificant Significant
Building Official's Determination (Max 7 days)

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

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

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

Proposed 2012 Addition | Original 1936 Home



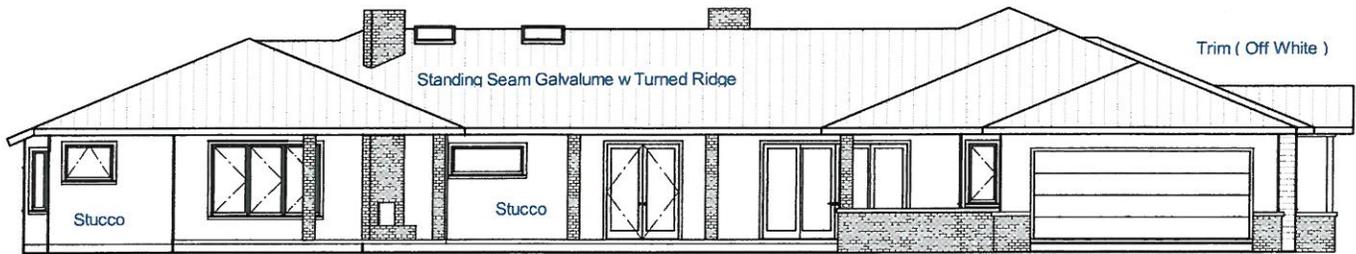
Antique Brick Typical
South / Travis Street Elevation

Original 1936 Home | Proposed 2012 Addition



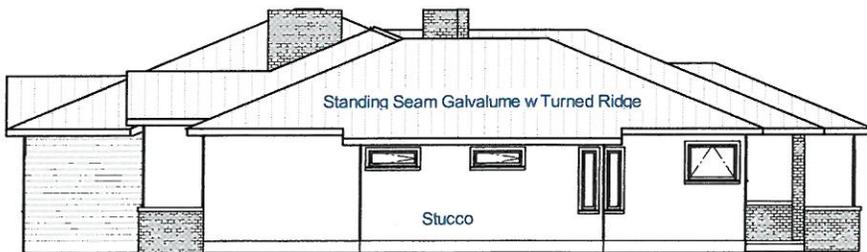
Restored Original Wood Siding (Sage Green)
East Elevation

Front Door, Wood, Stained
Antique Brick Typical

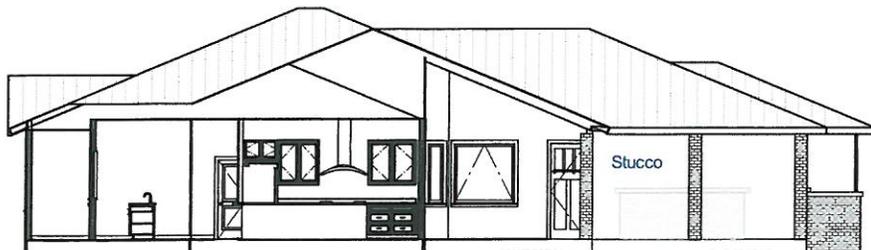


New Clad Wood Windows and Doors at all Locations (Off White)
West Elevation

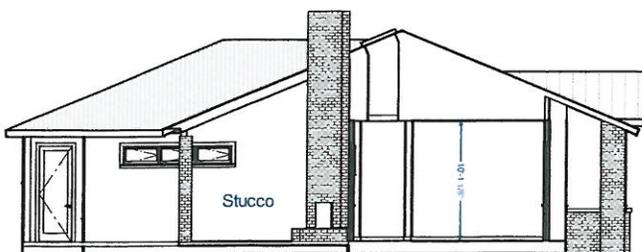
Antique Brick Typical



North Elevation



Cross Section from North



Cross Section from South



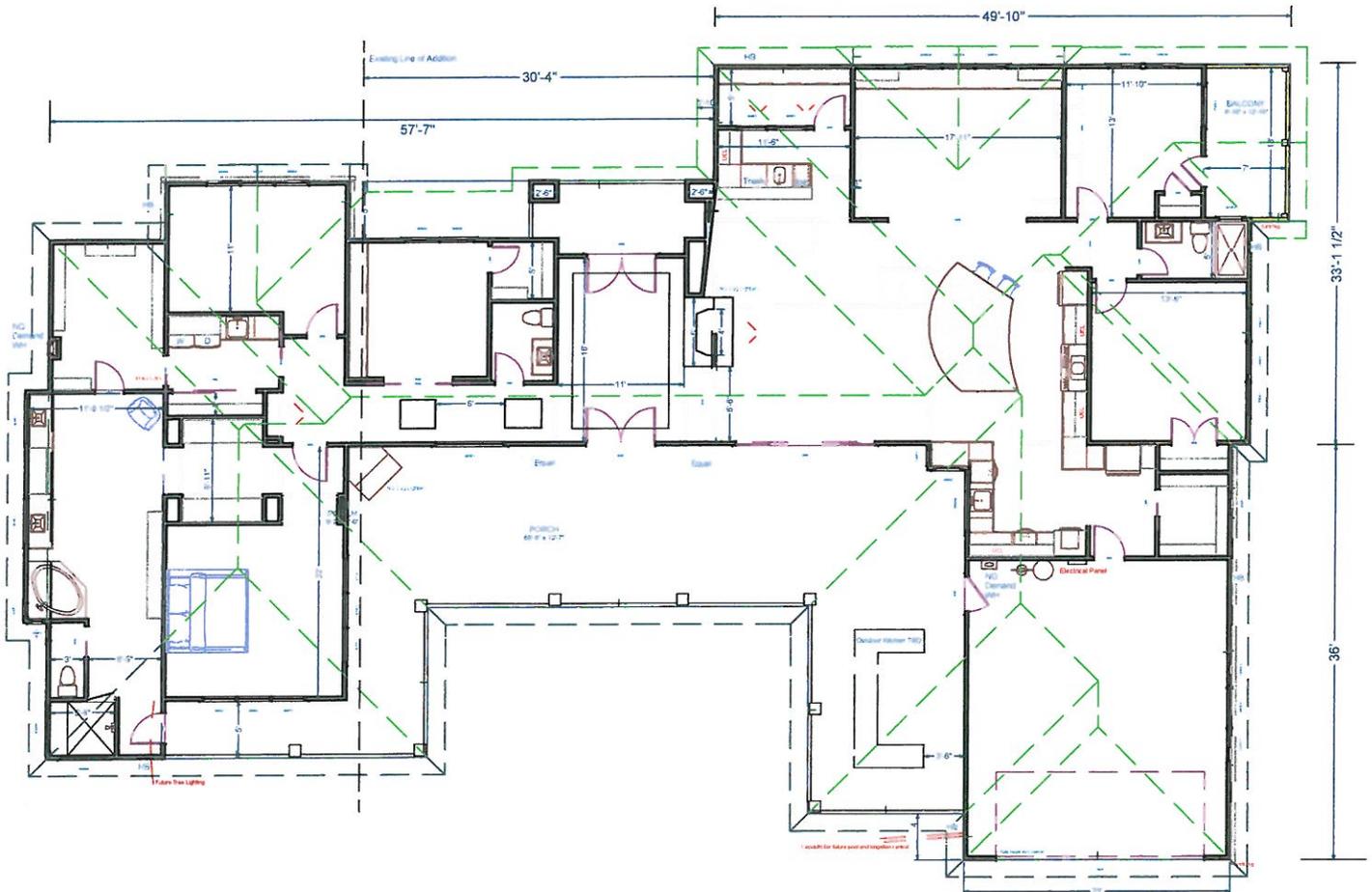
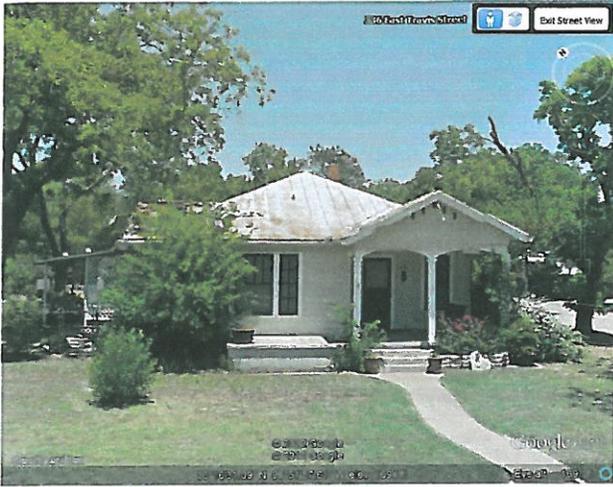
LAUGHLIN
HOMES + RESTORATION
DESIGN AND BUILD

Home of Bobby and Linda Watson
306 East Travis St.
Fredericksburg Texas

5/22/12

Verify all deminisions on site

41




Home of Bobby and Linda Watson
 306 East Travis St.
 Fredericksburg Texas
 Scale: 1/16"=1' 5/22/12

42



43

DRAWN BY	D.A.S.	DATE	11
CHECKED BY	D.A.S.	PLANNING NO.	S-11-5236
JOB NO.	S-11-5236	SHEET	1 OF 1

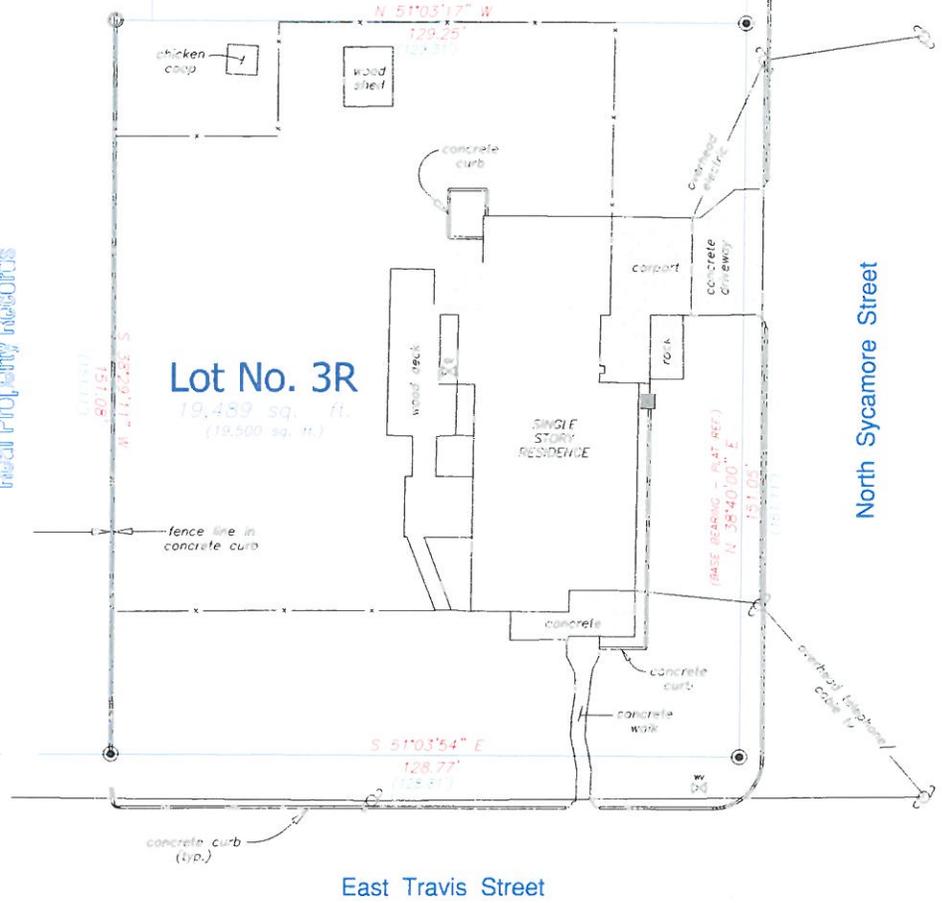
LEGEND

- 1/2 inch dia. iron rod found
- PK nail found in concrete curb
- ⊗ gas meter
- ⊗ water meter
- ⊗ air conditioning unit
- ⊗ utility pole

2R
2/115

Volume 259 - Page 838
Real Property Records

Volume 235 - Page 115
Real Property Records



Lot No. 3R
19,489 sq. ft.
(18,500 sq. ft.)

East Travis Street

North Sycamore Street

PREPARED FOR:
Tony Roberts
306 East Travis Street
Fredericksburg, TX 78624

TITLE COMPANY:
Hill Country Titles, Inc.
114 East Austin Street
Fredericksburg, TX 78624

This tract is subject to the following easements listed in Hill Country Titles, Inc. Commitment for Title Insurance, C. F. No. 211-722, issued October 19, 2011:
- NONE OF RECORD

The undersigned does hereby certify that a survey was made on the ground of the property shown hereon, that it is correct and that there are no obvious boundary line conflicts, encroachments, overlapping of improvements or roads in place except as shown hereon and that said property has access to and from a dedicated roadway except as shown.

October 11, 2011

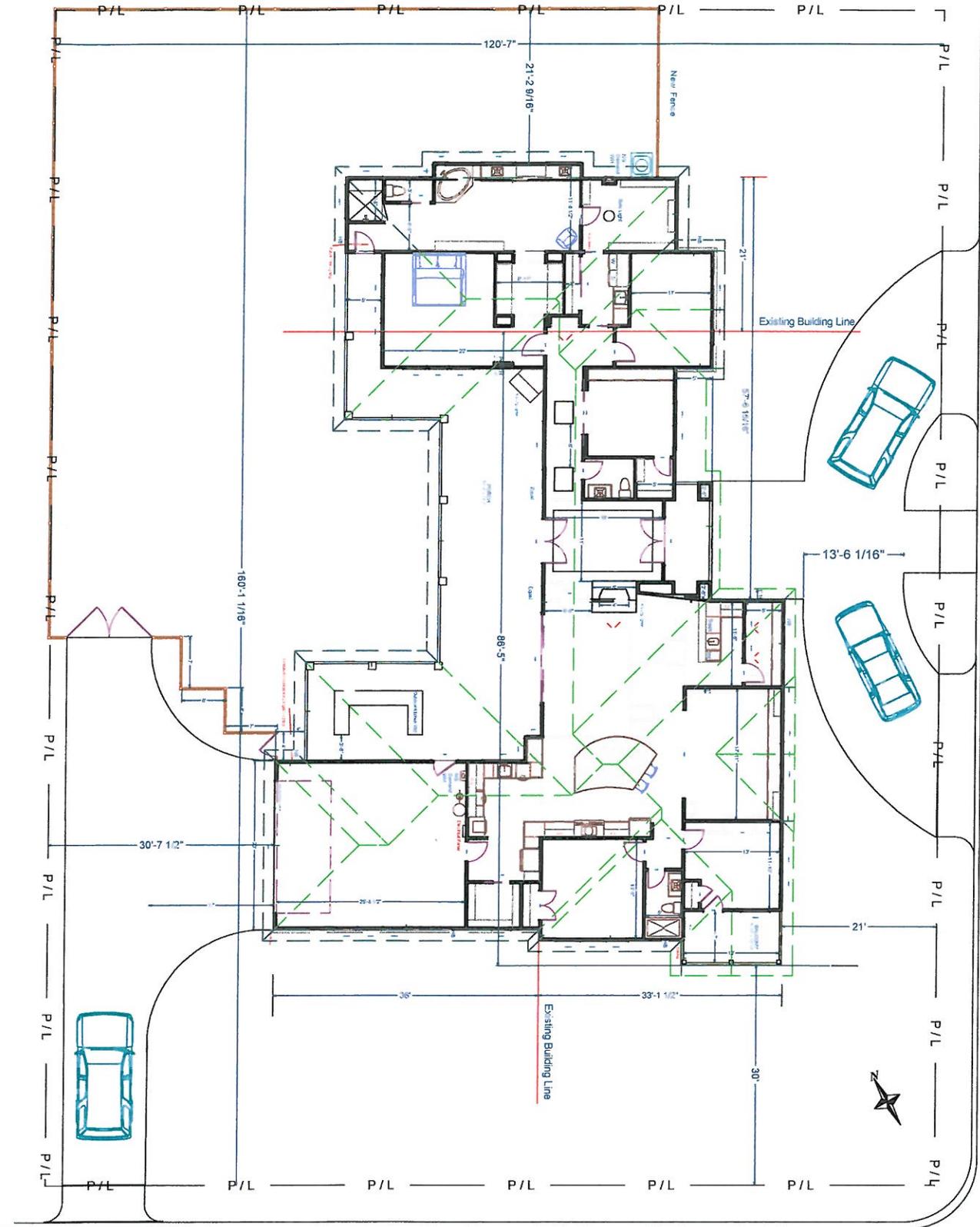
Dale Allen Sultemeier
Registered Professional Land
Surveyor
No. 4542 - State of Texas



S
SULTEMEIER
SURVEYING & ENGINEERING
Boundary - Title - Topographic - Construction Surveys
Engineering - Land Development Services
905 North Llano Street
Fredericksburg, Texas 78624
(830) 993-1224 Fax (830) 993-1222
Copyright © 2011 All Rights Reserved
dalle@sulmeiersurveying.com

Lot No. 3R
A RESUBDIVISION OF PART OF LOT
NO. 2 AND ALL OF LOT NO. 3 OF THE
GEORGE GROBE'S ADDITION
Volume 2 - Page 115
Gillespie County Plat Records
Gillespie County, Texas

44



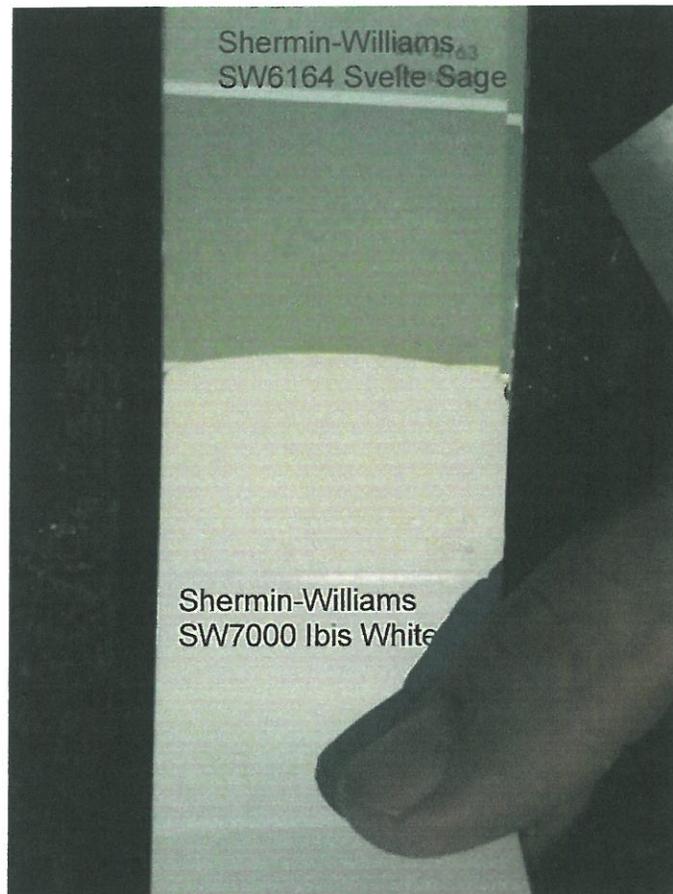
North Sycamore Street

East Travis Street


 Home of Bobby and Linda Watson
 306 East Travis St.
 Fredericksburg Texas
 5/22/12
 Verify all deminisions on site

SITE PLAN

45



Window color
Jeldwen P103 ... Bone white

46

JELD-WEN
WINDOWS & DOORS
Pozzi® Custom Collection

Luxury Clad Colors



RELIABILITY for real life™

Window color

Bone
White

47