

**CITY OF FREDERICKSBURG  
HISTORIC REVIEW BOARD  
TUESDAY, JULY 10, 2012  
CITY HALL  
CONFERENCE ROOM  
126 W. MAIN ST.  
5:30 P.M.**

1. Call to Order
2. Approve Minutes of June 2012 Regular Meeting

*Pp 1 - 4*

**APPLICATIONS**

3. Application #12-44 by Rick Schafer Homes on behalf of Harold and Kathleen Coates at 608 W. Austin to:
  - A) Demolish 1 car garage, covered deck in rear, and fireplace
  - B) Return front door to original position
  - C) Construct new master area addition
  - D) Construct new porta cochere and 2 car garage

*Pp 5 - 13*

**SIGN OFF APPLICATIONS**

4. #12-40 Demolish carport and fence & build garage and rock fence- 110 N. Cherry (Hopkinson)
5. #12-41 Remove asbestos shingles and replace with lapboard and demo 2 outbuildings - 211 Mistletoe (Pezzarro)
6. #12-42 Construct new garage on rear with entrance off Pecan St. - 408 W. Travis (Armstrong)
7. #12-43 Remodel existing accessory building to make pool house, replace french doors and transoms at northwest and southwest corners of house, construct covered porch, walk and garage at northwest corner, construct covered stoop and wood arbor at southwest corner - 610 S. Washington (Threadgill)
8. #12-45 Replace fence with new, same material fence - 110 E. Austin (Kaiser)

**ADJOURN**

STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD  
June 12, 2012  
5:30 PM

On this 12<sup>th</sup> day of June, 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  
STAN KLEIN  
LARRY JACKSON  
DAVID BULLION

ABSENT: CHARLES SCHMIDT  
J. HARDIN PERRY  
ERIC PARKER  
MIKE PENICK

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**

Stan Klein moved to approve the minutes from the May, 2012 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

**APPLICATIONS**

**Application #12-32** by Pat Smith on behalf of David Hedgpach at 210 E. Travis to add a 10' carport to existing house. Pat Smith and Mr. & Mrs. David Hedgpach were at the meeting to present the application. Mr. Hedgpach noted he loves history and does not want to de-value the property. Pat Smith stated they would like to come out with the same roofline, set posts on the original spot in the rear and about 6 inches forward from the original spot in the front which would line up with the front of the house and then extend the roof over. Mr. Smith stated the same siding, trim and paint color will be used.

Stan Klein commented the structure is a medium rated building and the main historic portions of the house are the porch and brackets on the gable. Mr. Klein noted the Board likes for additions to be offset from the original structure and the building line they are proposing makes it a large house and doesn't distinguish the addition from the original structure. Mr. Klein stated the applicant should

offset the gable so the original form is recognized. Pat Smith stated the applicants intent was to keep it at the same height to allow for storage. Mr. Hedgpatch noted he would like to make it look like it goes with the house and is not an add-on. Sharon Joseph explained the house is more historically significant if it is obvious the carport is an addition because the balance of the house will be taken away if the roofline is extended and the carport is tied into the original house. David Bullion noted the roof does not have to be perpendicular to the house but just dropped approximately a foot. Mr. Hedgpatch noted he understands what the Board wants but if it is dropped a foot he will lose all his storage space. Mr. Klein commented they could work with dropping it 8 to 9 inches to see what that would allow for storage. Mr. Klein noted it just needs to be dropped enough to where the new carport will be diminished and made subservient to the original form.

David Bullion moved to approve Application 12-32 with the condition the roof line be altered to accent the original structure, and if the drawings support the requirement, there be no need for another meeting. Larry Jackson seconded the motion. Stan Klein asked if the old brackets would be used and Mr. Smith noted he would try. All voted in favor and the motion carried.

**Application #12-35** by Terry & Julie Burns at 408 E. Orchard to construct a 12 x 43 addition to rear of property. Cass Phillips and Terry and Julie Burns presented the application. Cass Phillips commented the original structure was half the size of what it is now and when the addition was constructed in 2006, the owners were not aware the property was historic. Mr. Phillips noted the addition is a simple shed structure which will span the entire length of the back of the house. Mr. Smith noted the architectural details, such as the posts and cornices on the windows, are not original, but were added in 2006 with the addition. Stan Klein asked if the materials used will be the same that are on the house and Mr. Phillips noted they would be. Mr. Klein then asked if there was a porch on the rear and Mr. Phillips stated there was and it currently serves as the rear exit. David Bullion asked if the accessory building located in close proximity to the proposed addition would be removed and Mr. Burns noted it would not and there will still be approximately 6'6" between the two.

Richard Laughlin moved to approve Application #12-35 and Larry Jackson seconded the motion. All voted in favor and the motion carried.

Stan Klein stepped down from the Board for the consideration of Application #12-37.

**Application #12-37** by Brent & Pam Geistweidt at 612 W. Austin Street to construct new residence. Stan Klein and the owners, Brent & Pam Geistweidt, presented the application. Mr. Klein noted the site drops significantly and they positioned the house to make the best use of the garage, which was the biggest challenge because it is large. Mr. Klein commented they created a garage that looks like a barn so it becomes a transition to a conventional home, with a tank house acting as the defining separation of the two forms. Mr. Klein stated the house was designed as a 1 ½ story to bring the roof form down. David Bullion asked what the actual height will be and Mr. Klein stated it would be 27 feet. Mr. Klein noted they are using a traditional form and historic materials such as limestone, with a distinction between the smoke house and main house, a standing seam metal roof, wood siding and conventional insulated windows. Mr. Bullion asked what the total square footage

will be and Mr. Geistweidt stated he does not know the exact square footage but the first floor is a little more than 3000 square feet and with the upstairs it will be approximately 4300 square feet. Sharon Joseph asked to see video of the neighborhood to compare the scale of the proposed building. Richard Laughlin asked if they were dropping the garage floor to decrease the impact. Mr. Klein stated they are trying to not have a step down, other than a slope down if necessary, but there are a lot of challenges with the grade of the lot. Mr. Klein noted they are trying to avoid offsets for safety reasons but the specifics will have to be worked out. Mr. Klein commented they are trying to make the house look like it is part of the historic district and not compete with the district and commented the materials being proposed blend with the district. Mr. Geistweidt commented he does not want a really tall house.

Richard Laughlin moved to approve Application #12-37 with the request the garage be dropped to whatever is feasible. Larry Jackson seconded the motion. All voted in favor and the motion carried.

Stan Klein returned to the Board. Richard Laughlin stepped down from the Board for the consideration of Application #12-38.

**Application # 12-38** by Laughlin Homes on behalf of Bobby & Linda Watson at 306 E. Travis to:

- 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.

Richard Laughlin and Linda Watson presented the application. Mr. Laughlin noted the house is a 1936 bungalow that faces Travis Street and they are proposing to move the entrance to Sycamore Street. Mr. Laughlin noted they plan to use the same type roof that is currently on the house on the additions. Mr. Laughlin stated they will step back the addition to show respect to the historic structure and will use antique brick on the chimney. Mr. Laughlin commented the roof will be standing seam metal and a new roof will be put on the entire structure when the additions are complete. Mr. Laughlin also stated the exterior of the additions will be stucco. Mr. Klein stated the drawings show the roof will be stepped down and also noted it looks like everything is going to be kept horizontal. Sharon Joseph asked if the arches would remain on the porch and Mr. Laughlin noted they would. Mr. Laughlin stated there is an addition on the porch and that will be removed but that is the only thing that is changing. Mr. Klein commented the porch will become a type of balcony private sitting area and Mr. Laughlin confirmed that was correct. Mr. Klein asked if they were going to cut the columns and Mr. Laughlin noted they were. Mr. Klein then asked if they were original and Mr. Laughlin noted two of them were but one is relatively new. David Bullion asked if they were doubling the size of the original structure and Mr. Laughlin noted they were, but they were only adding about 20% of the existing building. Mr. Klein asked what type of windows will be put in and Mr. Laughlin commented the new ones will be wood clad and they will come back at a later date to ask to replace the older windows. Mr. Klein noted the addition will work well but he is a little concerned about the skirting and cutting the columns on the porch because that is not friendly to the form. Mr. Bullion noted the only other option is to enclose it and then all the historic features of the porch are lost.

David Bullion moved to approve Application #12-38 and Larry Jackson seconded the motion. All voted in favor and the motion carried.

Richard Laughlin returned to the Board.

**ADJOURN**

With nothing further to come before the Board, David Bullion moved to adjourn. Stan Klein seconded the motion. All voted in favor and the meeting was adjourned at 6:19 p.m.

PASSED AND APPROVED this the 10<sup>th</sup> day of July, 2012.

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

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



**Historic Review Board  
Application Information**

**Application Number:** 12-44

**Date:** July 5, 2012

**Address:** 608 W. Austin

**Owner:** Harold and Kathleen Coats

**Applicant:** Rick Schafer

**Rating:** Medium

**Proposed Modifications:** See attached.

**Neighborhood Characteristics:** The subject property is in the Historic District.

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

**General Notes:**

**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.

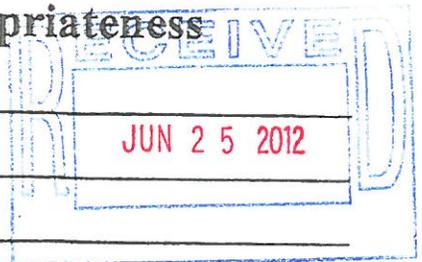
HIGH rating. The most significant properties identified in the 2002 *Fredericksburg Historic Resource Survey*. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan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

12-44

# Application for Certificate of Appropriateness



Application Date: 6-25-12

Application Complete: \_\_\_\_\_

Property Address: 609 W AUSTIN

Legal Description: \_\_\_\_\_

Owner: HAROLD/KATHLEEN COATES

Phone No. 990-1200

Address: PO BOX 877 FBG TX 78624

Applicant: Rick Schufeldt Homes

Phone No. (830) 990-6603

Address: 705 S. ADAMS FBG TX 78624

Description of External Alteration/Repair or Demolition: EXISTING 1-CAR GARAGE TO BE REMOVED, COVERED DECK W/ BACK TO BE REFINISHED, FIREPLACE IN DRIVEWAY SIDE TO BE REMOVED, FRONT DOOR TO BE RETURNED TO ORIGINAL LOCATION.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: MAINTAINING THE CRAFTSMAN LOOK OF THE EXISTING HOME, NEW WINDOWS WILL HAVE THE SAME VINTAGE LOOK, USING SAME COLORS FOR THE EXTERIOR AS WELL, ROOFING TO MATCH EXISTING

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Drawing     Sketch    Date Submitted: 6-25-12     Historic Photograph

Desired Starting Date: 7-16-12    Desired Completion Date: 3-31-13

SURVEY RATING:     High     Medium     Low     None  
 RTFL: Estimated Date of Construction \_\_\_\_\_

APPLICANT SIGNATURE: Rick Schufeldt

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

[Signature]    Date 6-25-12     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

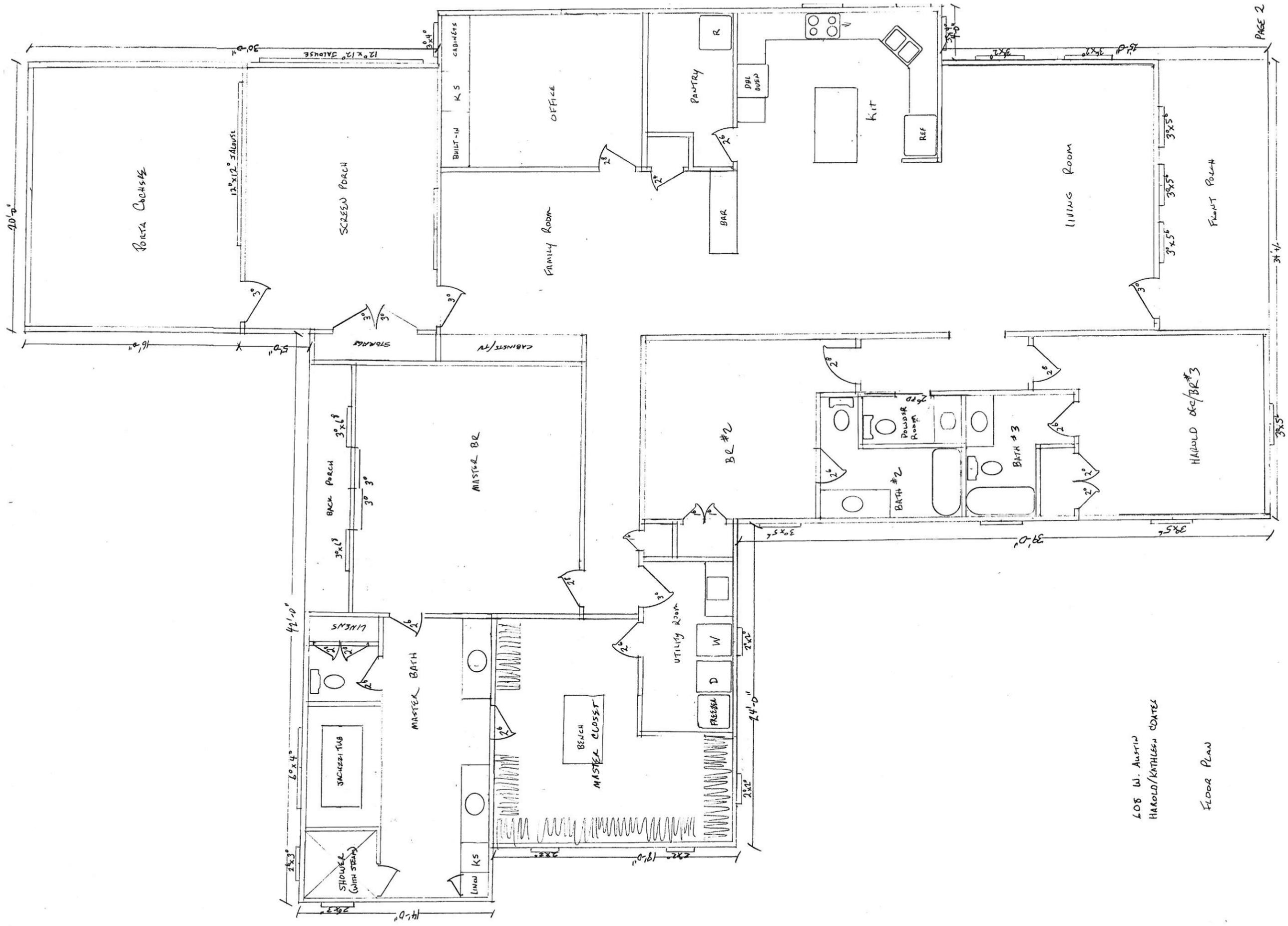
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- EXISTING STRUCTURE
- TO BE REMOVED
- FINISHED STRUCTURES

SITE PLAN (608 W. AUSTIN)  
 HAROLD/KATHLEEN COATES

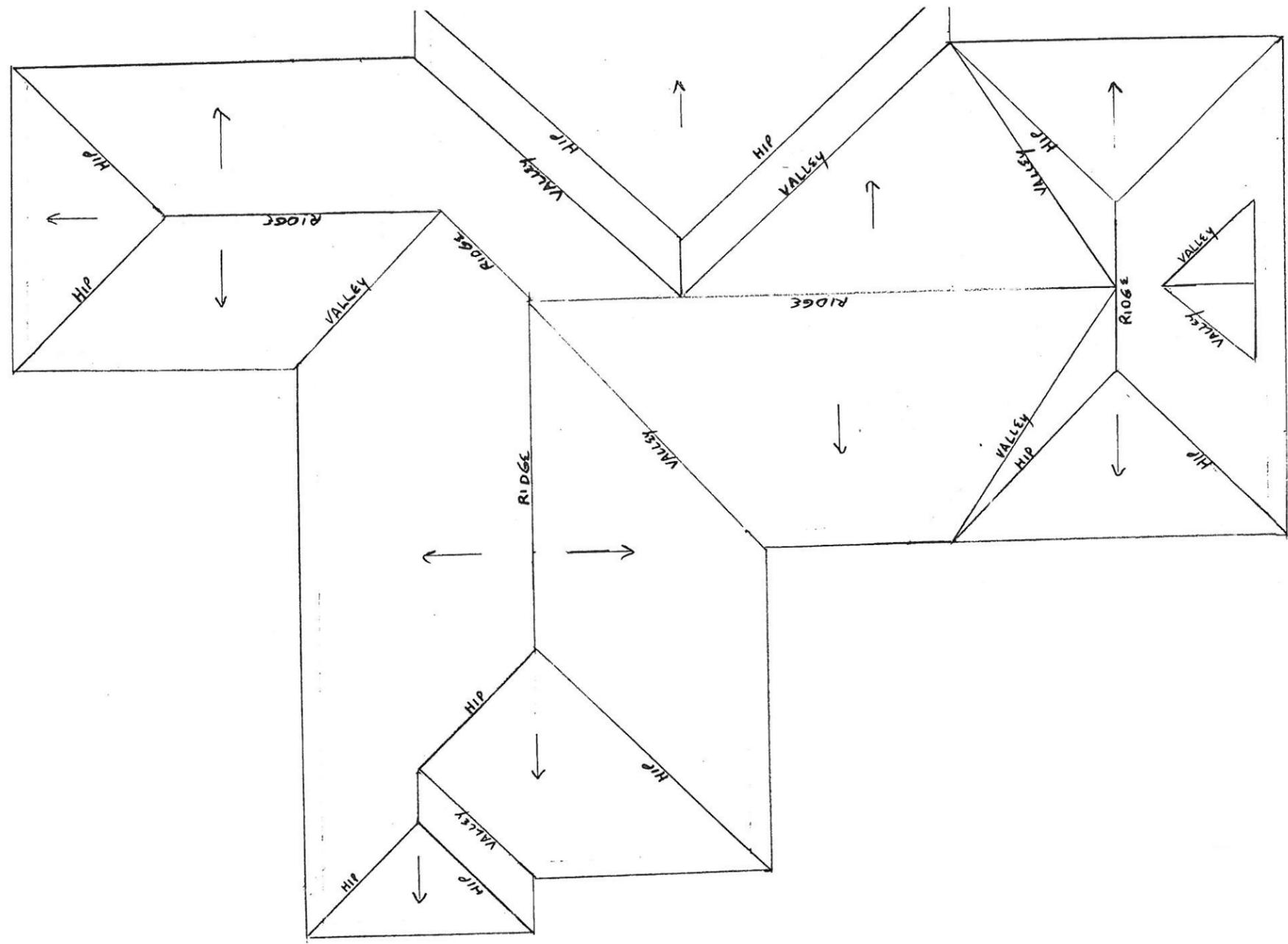
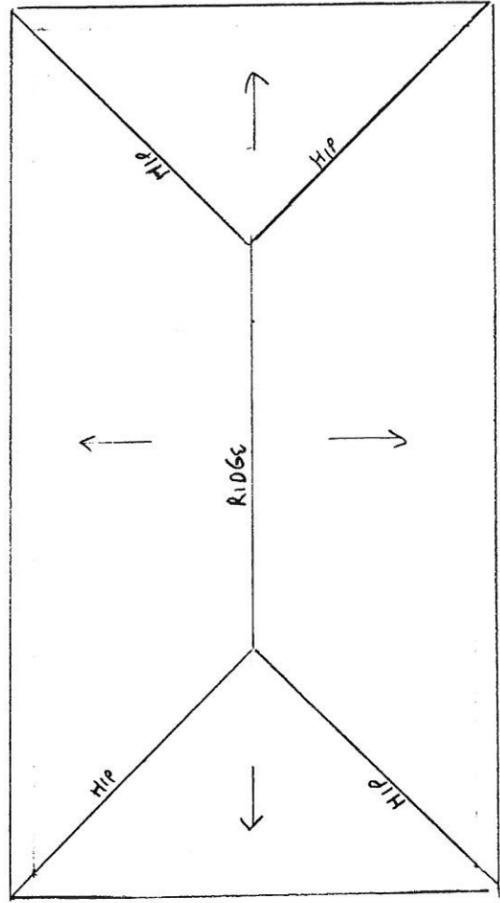
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LOS W. AUSTIN  
 HAROLD/KATHLEEN COATES

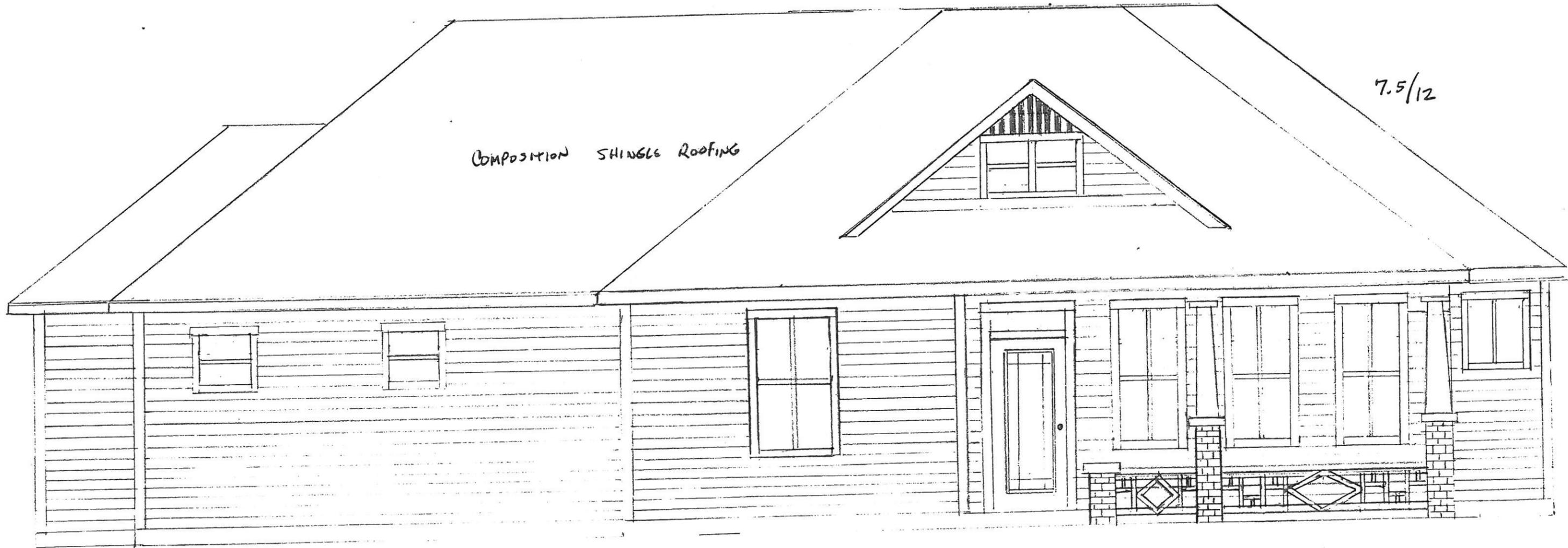
FLOOR PLAN

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NOTES:

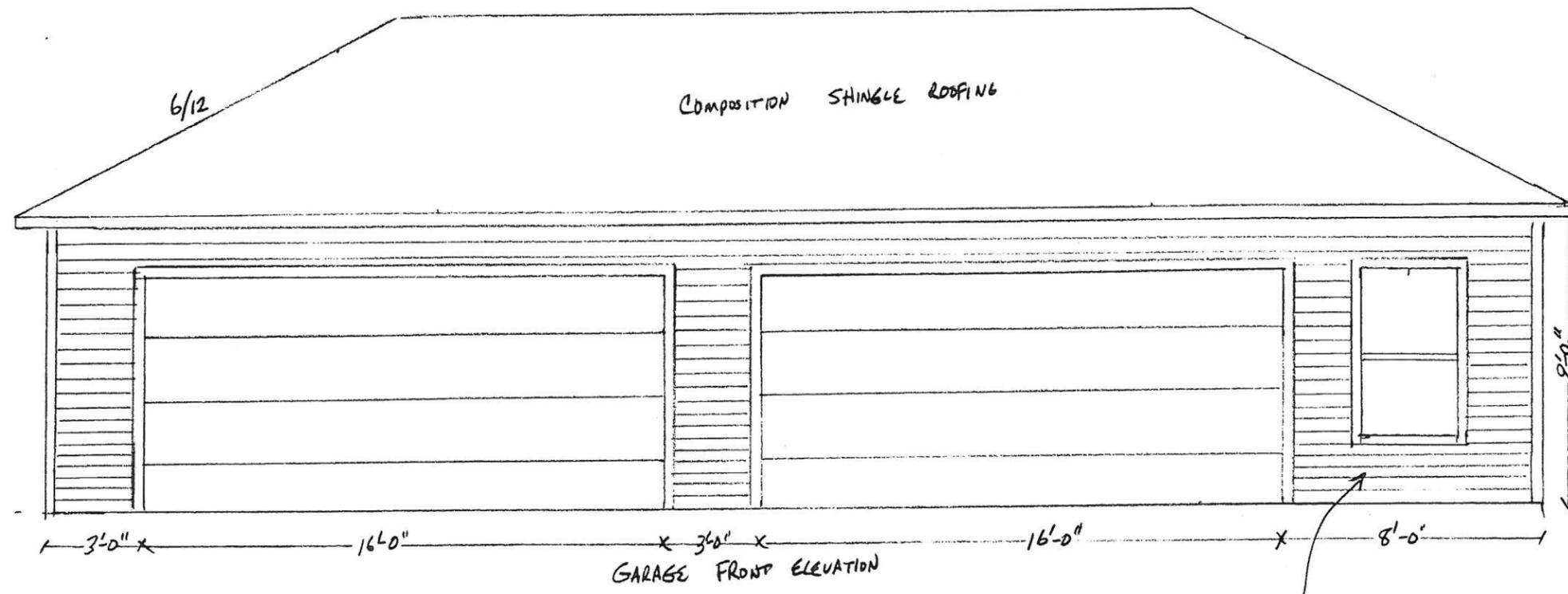
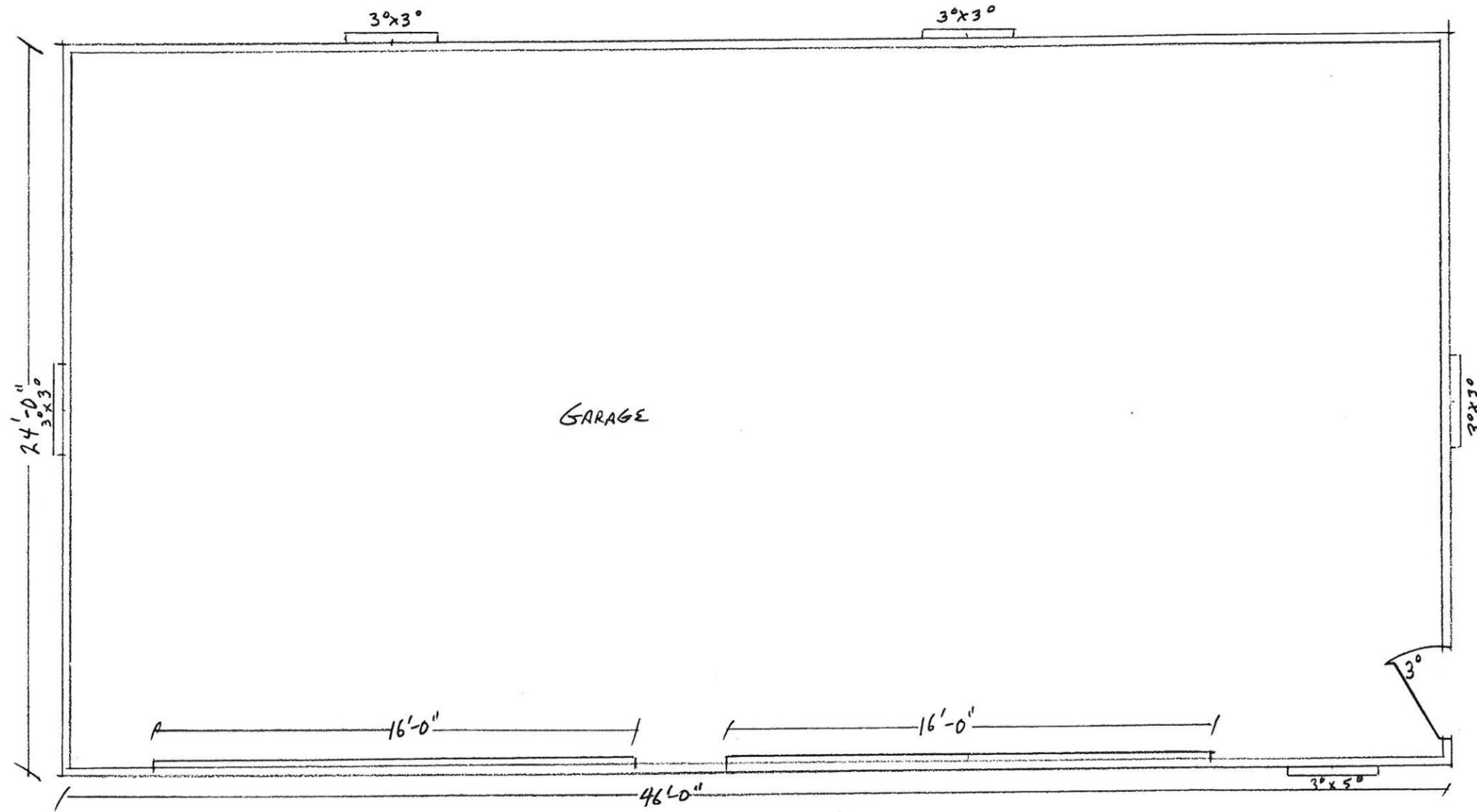
- ROOF LINC TO MATCH EXISTING PITCH
- UPGRADING WINDOWS (JELDOWEN/PELLA/ANDERSEN)
- COMPOSITION ROOF TO MATCH EXISTING
- FRONT DOOR IS REPOSITIONED TO ORIGINAL LOCATION (AS SEEN IN THIS DRAWING)
- FRONT EXTERIOR EXISTING R-117 (TEARDROP) REMAINS IN PLACE
- SIDE WALLS (NEW) TO BE HORIZONTAL HARDI SIDING
- PAINT COLORS TO MATCH EXISTING COLORS



FRONT ELEVATION 608 W. AUSTIN  
HAROLD/KATHLEEN COATES

SCALE:  $\frac{1}{4}'' = 1'-0''$





HARDI SIDING