CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
TUESDAY, SEPTEMBER 11, 2012
CITY HALL
CONFERENCE ROOM
126 W. MAIN ST.
5:30 P.M.

1. Call to Order

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

3. Elect Chair and Vice-Chair

APPLICATIONS

4. Application #12-59 by Elihu Washburne at 316 E. Austin Street to: *Pp 3 - 17*
   - A) Remove oval stained glass image in the middle of the gable and apply stucco to the entire gable front
   - B) Replace front porch wood columns with black iron work supports
   - C) Replace oval glassed front door and adjacent plate glass window with a pair of steel frame casement doors of standard size
   - D) Remove large wooden sign frame and replace with sign that complies with sign code
   - E) Remove existing pavement up to front porch landing and replace it and grass area with uncovered limestone or orange-red brick paved patio
   - F) Install double loop fence and gate along front and sides of property
   - G) Add wheelchair ramp to rear of building

DEMO BY NEGLECT

5. 105 S. Adams (Rear Structure) *Pp 18 - 27*

6. 252 E. Main *Pp 28 - 35*

7. 604 W. Austin *Pp 36 - 41*

8. 315 W. Austin *Pp 42 - 44*

DISCUSSIONS

9. Receive information on the Certified Local Government Program from Matt Synatschk of the Texas Historical Commission

10. Attendance & Quorum *Pp 45 - 46*

SIGN OFF APPLICATIONS

11. #12-54 Remove gravel build up on roof and repair - 204 W. Main (CRAM Roofing)
12. #12-55 Demo old pool & build new pool complex - 105 W. Travis (City of Fbg)
13. #12-56 Paint exterior - 507 W. Main (Brickner)
14. #12-57 Stucco exterior walls on front of building - 507 W. Main (Brickner)
15. #12-58 Porch addition - 507 W. Main (Brickner)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
July 10, 2012
5:30 PM

On this 10th day of July, the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

J. HARDIN PERRY
RICHARD LAUGHLIN
STAN KLEIN
LARRY JACKSON
CHARLES SCHMIDT
ERIC PARKER
BURLEIGH ARNECKE

ABSENT: SHARON JOSEPH
DAVID BULLION
MIKE PENICK

ALSO PRESENT: BRIAN JORDAN - Director of Development Services
KYLE STAUDT - Building Inspector
TAMMIE LOTH - Development Coordinator

The meeting was called to order at 5:30 PM by Larry Jackson.

MINUTES

Stan Klein moved to approve the minutes from the June 2012 regular meeting. Richard Laughlin seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #12-44 by Rick Schafer Homes on behalf of Harold & 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.

Rick Schafer presented the application. Mr. Schafer noted the casement window on the front porch was added and they would like to move the front door back to the original position, which is where the window is now located. Mr. Schafer stated he removed some sheetrock on the interior wall and it shows the original header so he knows when the door is moved, it will be keeping more with what was original. Mr. Schafer noted they would keep the 117 siding on the front and they will upgrade

the windows but they will be the same style, double hung windows, and the colors will stay the same. Mr. Schafer commented the only significant change to the front elevation will be that the drive through carport will be removed and the area will be used as a driveway to the new port-a-cochere and into the garage. Mr. Schafer stated the fireplace on the driveway side was an addition and that is to be removed and replaced with windows.

Richard Laughlin asked if the areas with the additions that are to be removed will be filled in and Mr. Schafter noted they would be. Stan Klein asked if the windows where the new kitchen will go will be modified and Mr. Schafer stated they would be but the windows that are in place now are not original. Mr. Schafer also noted there is a very shallow roof in the rear and the roofline will not be visible from the street, but there will be a slight pitch difference.

Stan Klein noted they would like to see an offset on the new addition and asked if the seam on the house will stay. Mr. Schafer stated they will leave the seam if the Board requires that, but they would prefer to remove it. Mr. Klein noted the front is still honoring what is original and relocationg the door to the original position is positive. Mr. Klein encouraged the applicant to be consistent with the windows they are replacing to match the original. Mr. Schafer noted he drew the windows as 2 over 2 but if the original ones were 1 over 1, he will match that. Richard Laughlin asked if there was any indication there had been a porch and Mr. Schafer stated there may have been one on the rear. Mr. Klein asked if they would replicate the trim and Mr. Schafer noted they would. Mr. Klein asked about the type of screen that will be used and Mr. Schafer stated they would like to use a full screen. Mr. Klein noted they should be almost transparent. There followed more discussion about the windows and the Board determined the original windows were 2 over 2, double hung.

Richard Laughlin moved to approve Application #12-44 with the following conditions:

1) 2 over 2 double hung windows be used
2) The applicant fill in the windows with 117 siding, blend it in and discontinue the 117 on the inside of the corners
3) Facia design be continued.

Eric Parker seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Charles Schmidt moved to adjourn. Richard Laughlin seconded the motion. All voted in favor and the meeting was adjourned at 6:03 p.m.

PASSED AND APPROVED this the 14th day of August, 2012.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

Historic Review Board
Application Information

Application Number:	12-59
Date:	September 7, 2012
Address:	316 E. Austin
Owner:	Grove House
Applicant:	Elihu Washburne
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.

12-59

RECEIVED AUG 27 2012

Application for Certificate of Appropriateness

Application Date: 8-27-2012 Application Complete: _____

Property Address: 316 E. AUSTIN ST.

Legal Description: _____

Owner: GROVE HOUSE, LLP Phone No. 830-992-0376

Address: 2245 N. LLANO ST.

Applicant: ELIHU WASHBURNE Phone No. 830-992-0376

Address: 2245 N. LLANO ST.

Description of External Alteration/Repair or Demolition: See attachment

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

See attachment

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

None that are known.

☒ Drawing ☐ Sketch Date Submitted: 8-27-2012 ☐ Historic Photograph

Desired Starting Date: asap Desired Completion Date: asap

SURVEY RATING: ☐High ☐Medium ☒Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Elihu Washburne

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

_____ Date 9/4/12 ☐ *Insignificant* ☒ *Significant*

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

_____ Date 9/4/12 ☐ *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*

Attachment to Application for Certificate of Appropriateness for Changes to Elevation of Existing Buildings as Seen from a Public Way

Description of External Alteration:

- Rework the appearance of the front porch gable-front by a) removing the oval, stained-glass image in the middle of the gable, and b) applying stucco to the entire gable-front over the existing wooden slats. Paint color to match east side of house.
- Replace front porch wooden columns with black iron-work supports.
- Replace oval-glassed front door and adjacent, large plate-glass window with a pair of steel-frame casement doors (similar to attached photo) of standard size.
- Remove large, wooden sign frame, and replace with sign that complies with sign code.
- Remove existing pavement up to front porch landing, and replace it and the grassy area with an uncovered, limestone-paved or orange-red brick-paved patio.
- Addition of 4' wide by 26' long wheelchair ramp in rear of building.

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

- A stuccoed front- porch gable will match the original siding of the house
- Iron-work supports will match the steel casement windows of the house, and the porch supports of the stuccoed house two doors to the west.
- Steel-framed casement doors will match the existing, original windows of the house.
- The signage will be brought within code.
- Orange-red brick was used during this period throughout the center of town (cf. the Remax office at Austin and Llano). If this brick cannot be sourced for this project, limestone (instead) was also used extensively throughout the historic district.

Attachment to Application for Certificate of Appropriateness for Fences and Other Structures

Description of External Alteration:

- Install 48" high, double loop fence and gate (see attached photos) along property line beginning at front, southwest corner of house and then extending along front property line to driveway. Then, extending along driveway to meet front, southeast corner of house. Gate to be installed close to southwest corner of the property (see attached drawing).

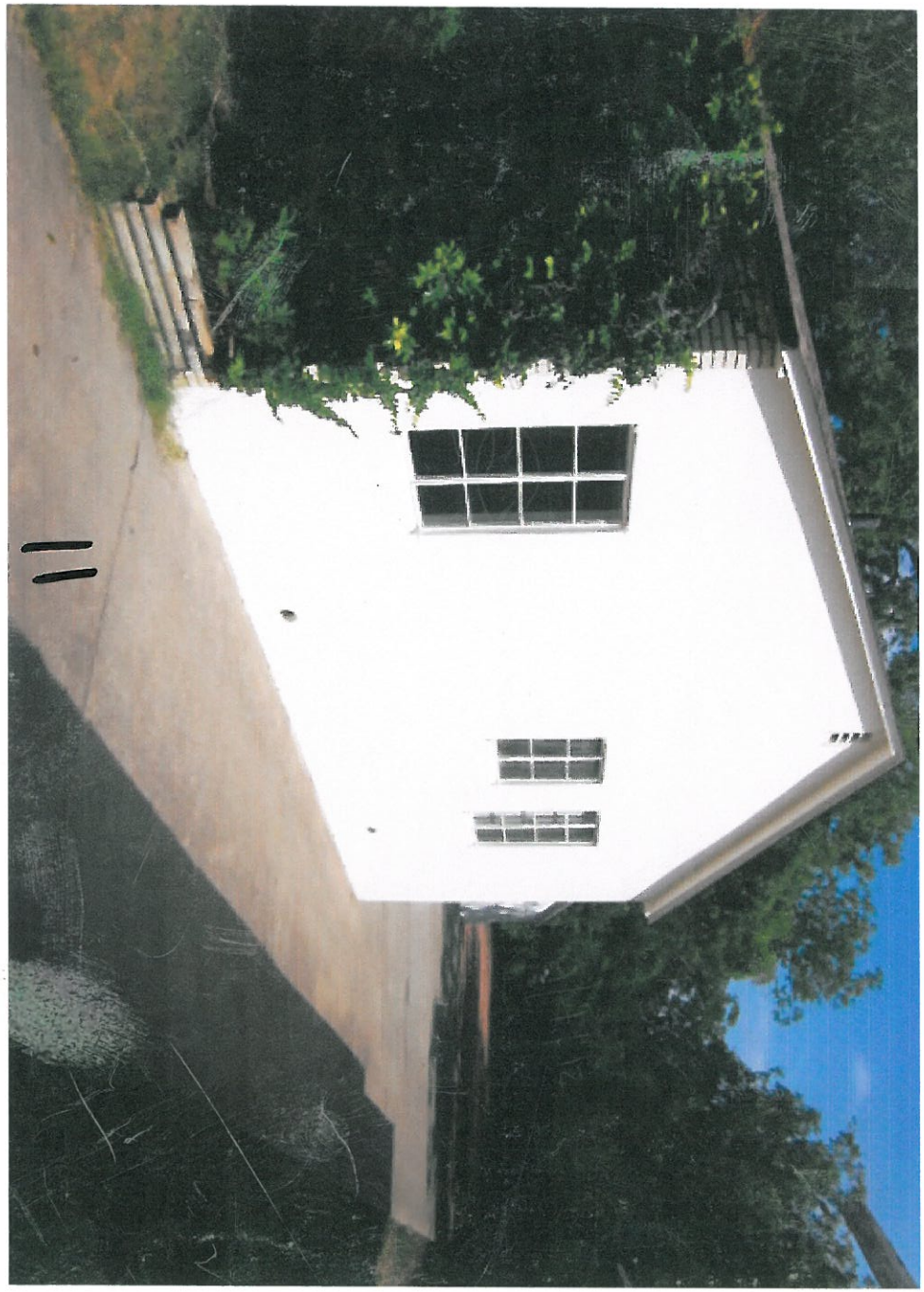
Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site:

- This type of fence was used extensively throughout the historic district when the subject house was built (circa 1930).

front elevation

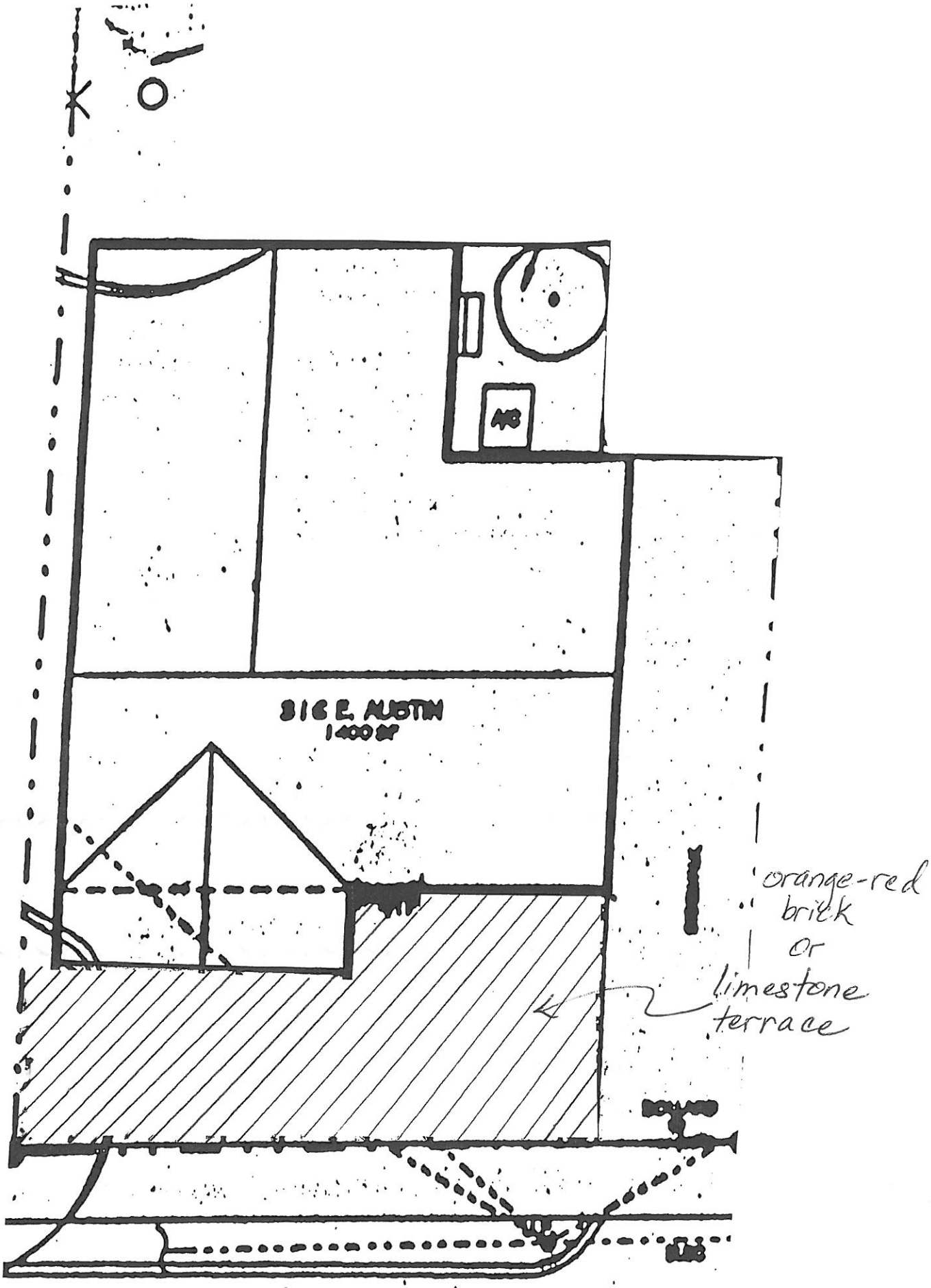
312 E. Austin
"prototype" for
iron-work porch
supports

"prototype" for steel casement doors



East elevation of house

existing wooden sign frame

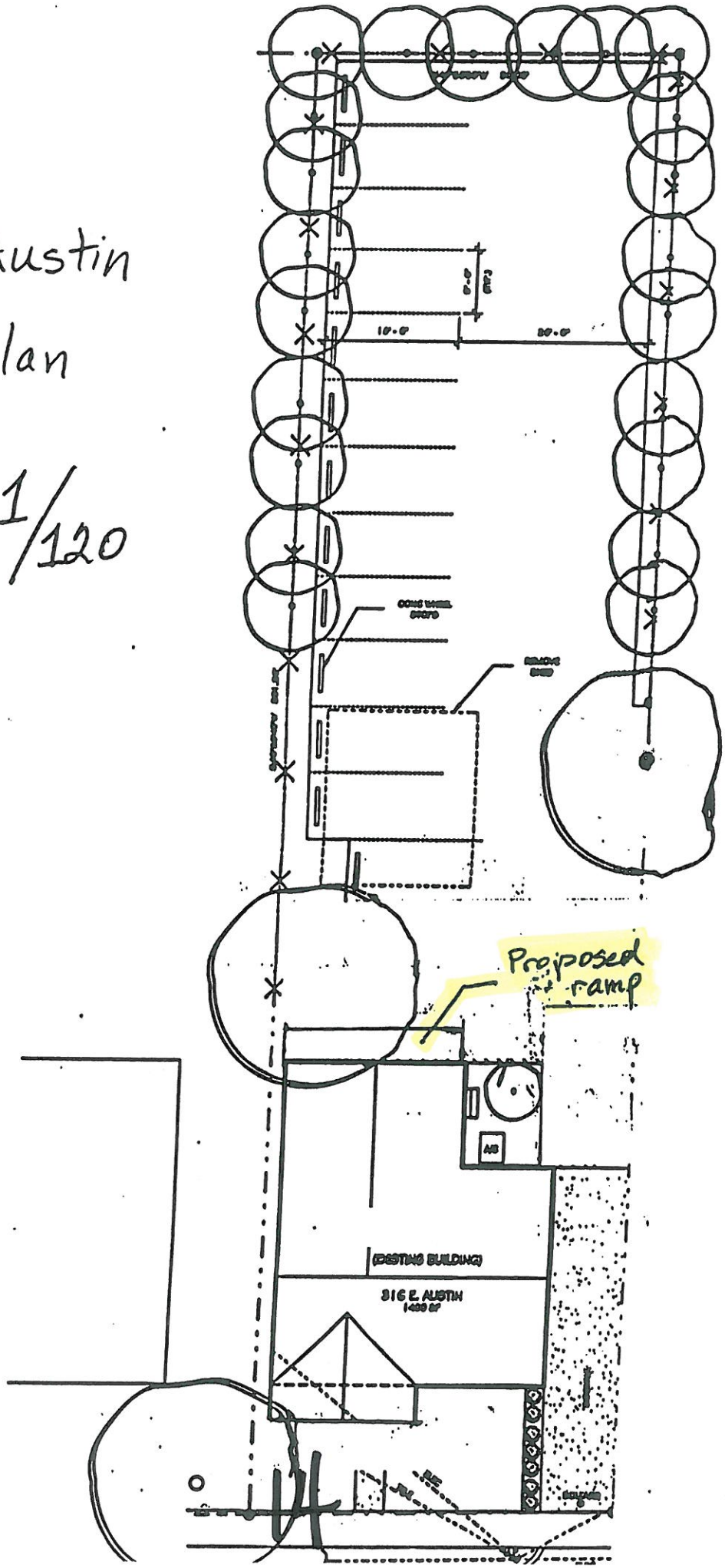

N
A/C
316 E. AUSTIN
1400 SF
orange-red
brick
or
limestone
terrace

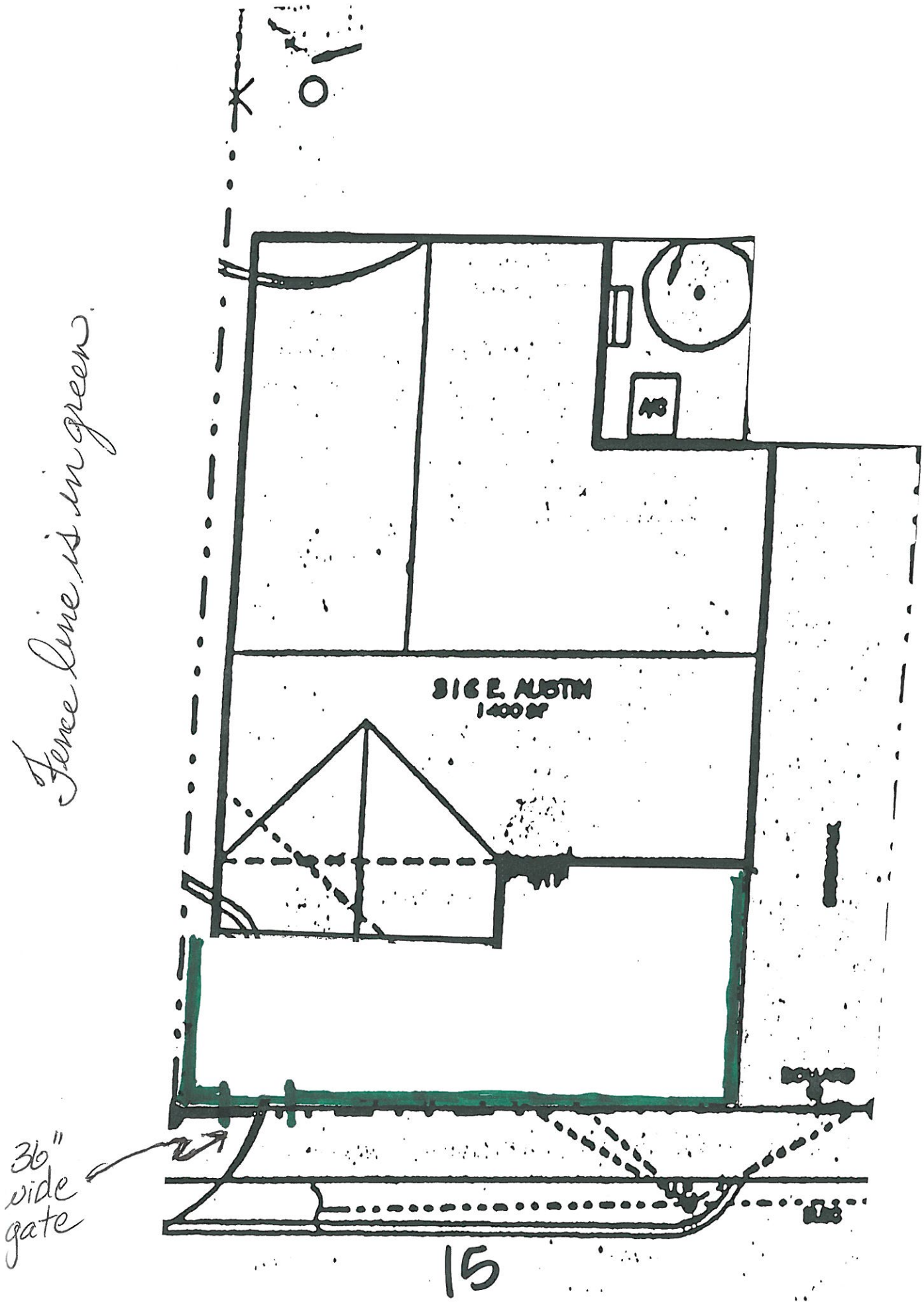

orange/red brick for use on patio
(Remax building)

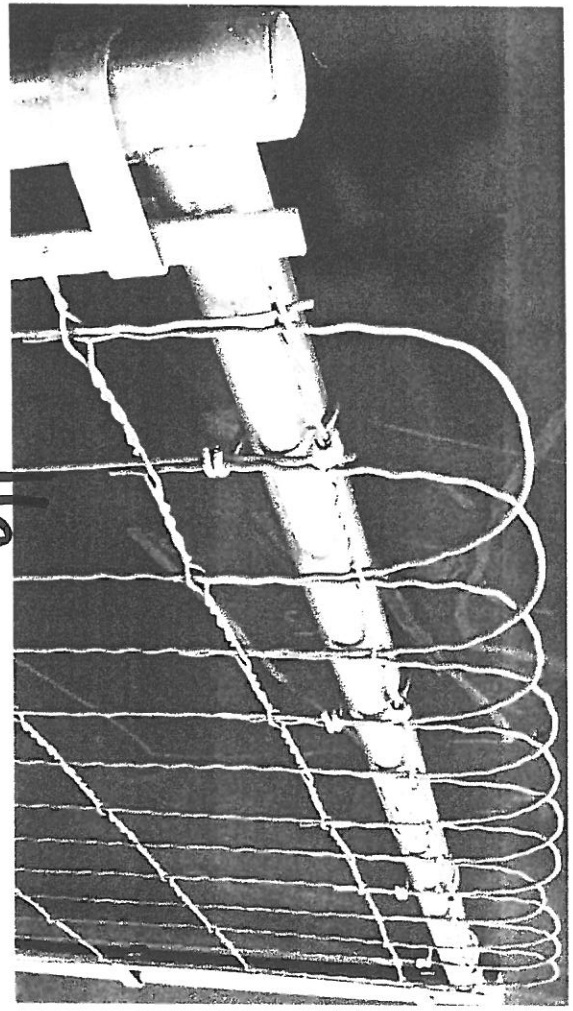
316 E. Austin

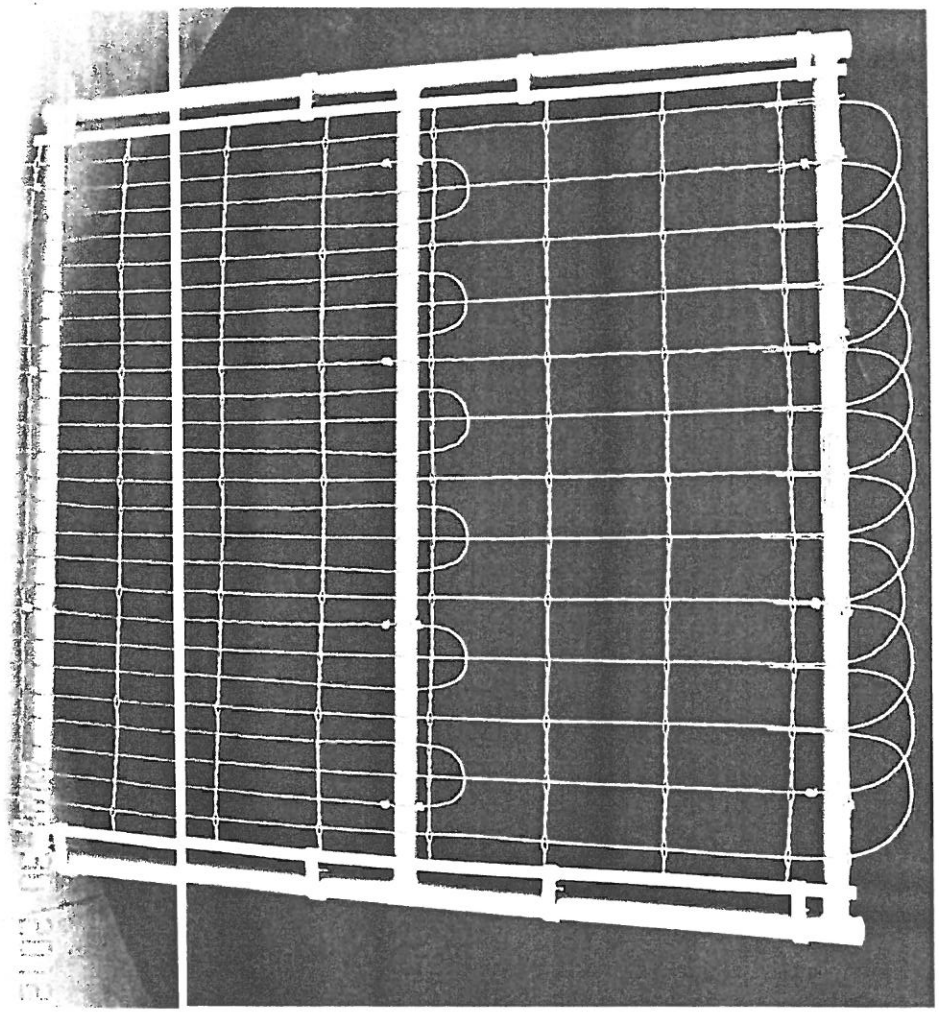
Site plan

Scale = 1/120



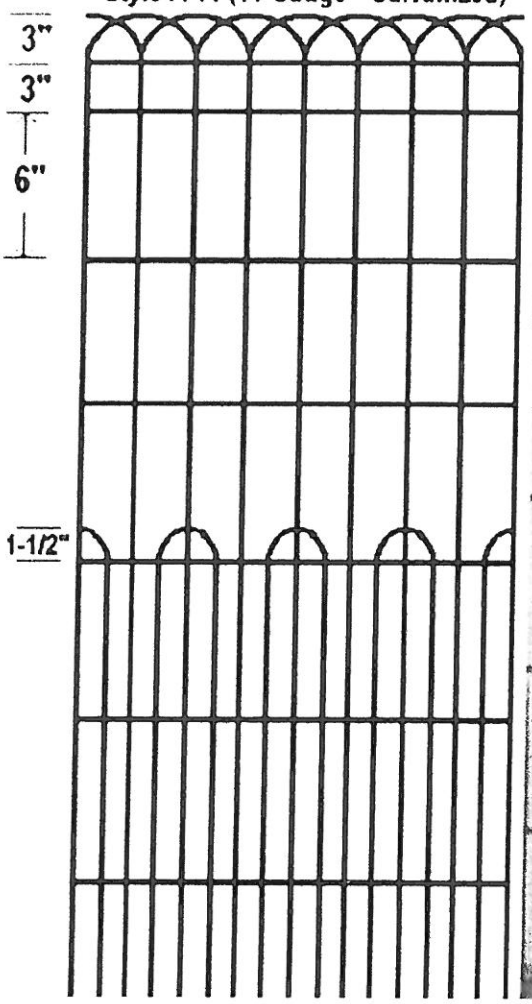

Fence line is in green.
A/C
316 E. AUSTIN
1400 SF
36" wide gate

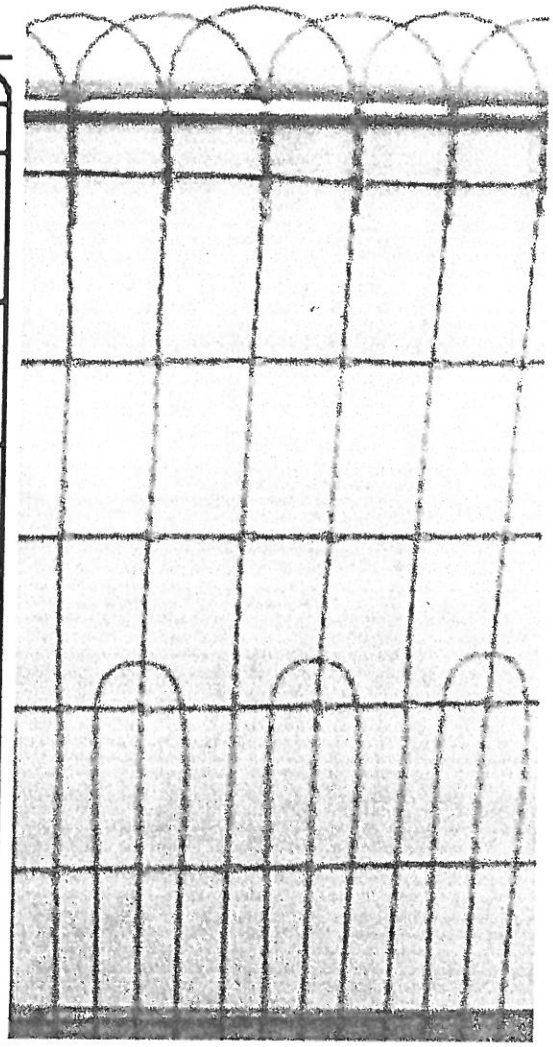




double-loop fence gate

Double Loop Ornamental Fence
Style A-11 (11 Gauge - Galvanized)





double-loop fence


DO NOT
ENTER


19

20

21


23

24

28


3

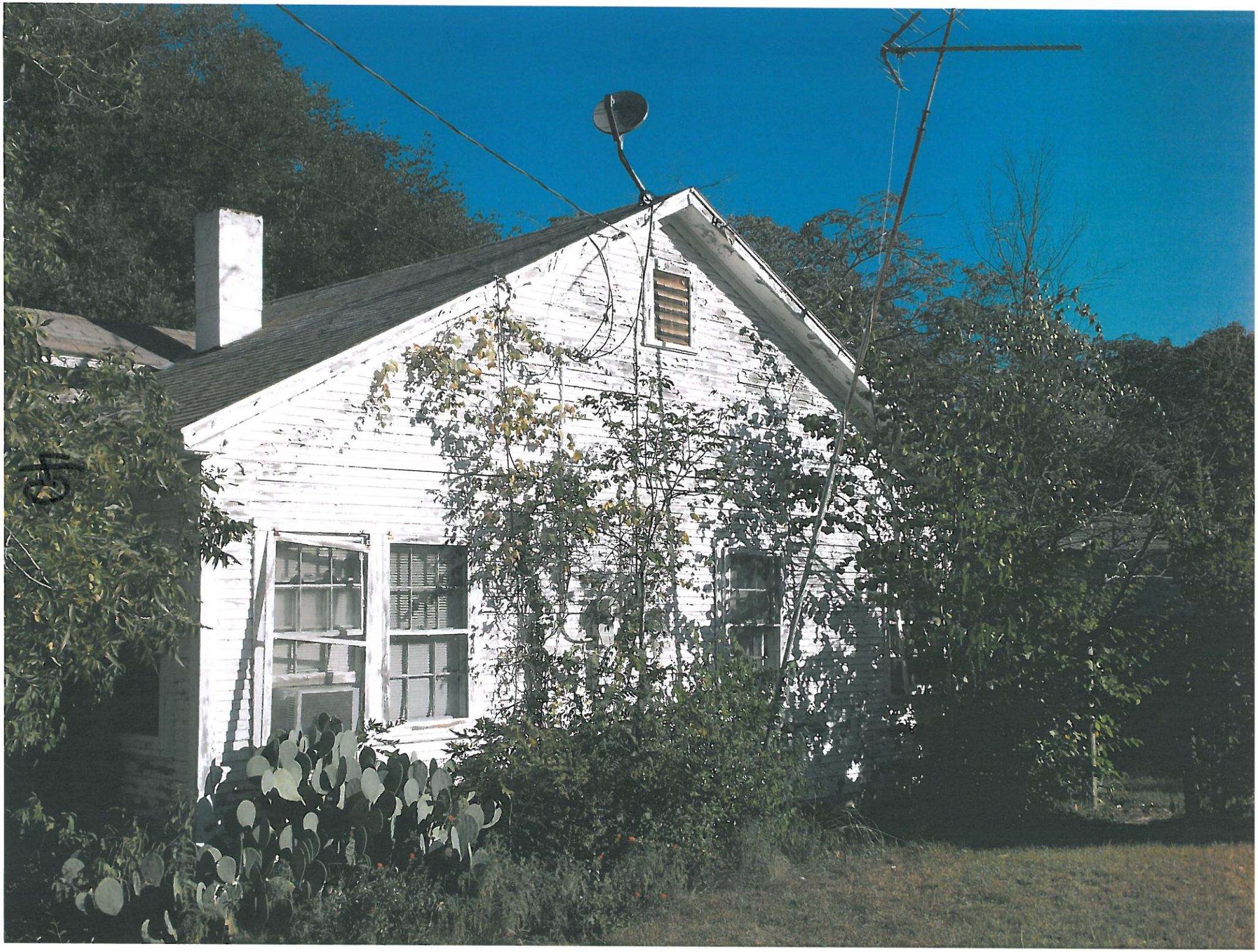

252

35

36


604

38



95

44

approaches (Guidelines) developed by the U.S. Secretary of the Interior, for each of the four primary treatment options for historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The *Guidelines* are meant to establish a model process to follow when planning for treatment, providing technical and design recommendations within a consistent philosophical context.

O. Unreasonable Economic Hardship. The inability of an owner to obtain a reasonable return or a reasonable beneficial use from a resource as required by the United States Supreme Court in *Penn Central Transportation Company vs. New York City*, 438 U.S. 104 (1978), and subsequent decisions.

12.203 Historic Review Board

A. Creation of Board. There is hereby created a Historic Review Board of the City of Fredericksburg, Texas, hereinafter called the "Board," consisting of seven (7) members appointed by the City Council.

B. Term of Appointment. Each member of the Board shall be appointed for a term of three (3) years, except that of the members of the first board to be appointed, two (2) shall be appointed to serve for two (2) years, and two (2) for one (1) year. The term shall expire on the first day of July of the appropriate year. Any vacancy on the Board shall be filled by the City Council for the remainder of the non-expired term. Any member of the Board who fails to attend at least seventy-five (75%) percent of all regular meetings of the Board within any twelve (12) month period shall be removed from the Board, unless such failure to attend was the result of illness or other acceptable excuse as determined by the City Council.

C. Qualifications. Each member of the Board shall be a resident of the City or a resident of Gillespie County, Texas, who owns real property located within the City's Historic District or who owns a Historic Landmark.

D. Composition. The Board shall include at least one (1) member from the Gillespie County Historical Society or Gillespie County Historical Commission. Not less than two (2) members of the Board shall reside in, or own, a historical landmark or own property within the Historic District. Not less than one (1) member of the Board shall have a license, degree, or professional experience in the field of architecture, architectural history, history, historic preservation or historic restoration. All members shall be persons who, in the opinion of the City Council, have demonstrated interest and knowledge in the historical preservation of Fredericksburg.

E. Chairman and Vice Chairman of the Board. The Chairman and Vice Chairman of the Board shall be elected annually by a majority of the members of the Board, and shall serve a term of one (1) year until their successors are elected.

F. Secretary of the Board. The Building Official or his/her representative shall act as Secretary of the Board and shall attend and keep the minutes of all meetings.

G. Ex Officio Members. The following members or their representatives shall serve on the Board as ex officio members: Building Official; City Secretary; and City Attorney. Ex officio members shall have no right to vote or count toward establishment of a quorum, but shall assist the Board in its various functions.

H. Functions of the Board. The Board shall review all applications proposing alterations, changes, construction, demolition, or relocation within the Historic District and Historic Landmarks. For this function, they will act in two (2) capacities:

> The Board shall grant or deny Certificates of Appropriateness contingent upon specified conditions listed in Sections 12.208 and 12.209. The Board shall additionally serve in an advisory capacity in granting Certificates of Review regarding other conditions not spelled out in Sections 12.208 and 12.209 as set forth in Section 12.210 below.

The Board shall make recommendations to the City Council regarding the designation or redesignation of resources as Historic Landmarks or Districts, or amendment or removal of such designation(s), and shall determine the Preservation Priority Rating of each property subject to this ordinance.

The Board shall make an annual report to the City Council on the state of historic preservation in the City and shall include in the report a summary of its activities for the past year and a proposed program for the next year.

The Board shall have the further responsibility of recommending to the City Council, Planning and Zoning Commission, and City departments the adoption of policies, the source of funds, and designation of Historic Districts and Historic Landmarks that may further the City's preservation effort.

I. Meetings. The Board shall meet at least once a month at a regularly scheduled time. Special meetings may be called upon request of the chairman or the vice chairman, or upon written request of four (4) members, or upon notice from the Building Official that a matter requires the consideration of the Board. All meetings shall have advance notice posted in accordance with the *Texas Open Meetings Law*. Four (4) members shall constitute a quorum and action taken at a meeting shall require the affirmative vote of a majority of the members present and voting at such a meeting.
J. The Board shall otherwise determine its own rules of procedure except as may be specifically set forth in this ordinance.

12.204 Designation of Historic Districts , Historic Landmarks, and Preservation Priority Rating