

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
TUESDAY, OCTOBER 9, 2012
CITY HALL
CONFERENCE ROOM
126 W. MAIN ST.
5:30 P.M.**

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

APPLICATIONS

3. Application #12-61 by Robert & Claudia Feuge at 302 N. Acorn for a 976 square foot addition to rear and east side of house *Pp 5 - 13*
4. Application #12-66 by Laughlin Homes on behalf of John & Suzanne Shore to move house from 524 W. Austin to 203 N. Bowie *Pp 14 - 18*

DISCUSSIONS

5. Landmark Properties
6. Demolition by Neglect relating to shutters or other non-structural items

SIGN OFF APPLICATIONS

7. #12-60 Demolish ramp & replace with ADA ramp - 107 E. Austin (Fbg Bible Church)
8. #12-62 Bath addition, new standing seam metal roof, paint exterior - 318 E. San Antonio (Little)
9. #12-63 Replace roof with standing seam metal - 206 S. Bowie (Danze)
10. #12-64 Repair porch & paint exterior same colors - 203 W. San Antonio (Hagel)
11. #12-65 New patio furniture and decor - 301 E. Main (Kuhl Yogurt)
12. #12-67 Construct small covering over existing deck - 408 W. Creek (Wilson)
13. #12-68 Replace rotted deck on front porch - 311 W. Creek (Pearson)

ADJOURN

**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**HISTORIC REVIEW BOARD
September 11, 2012
5:30 PM**

On this 11th day of September, 2012 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

SHARON JOSEPH
J. HARDIN PERRY
RICHARD LAUGHLIN
STAN KLEIN
LARRY JACKSON
CHARLES SCHMIDT
DAVID BULLION
MIKE PENICK

ABSENT: ERIC PARKER
BURLEIGH ARNECKE

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

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

MINUTES

Stan Klein moved to approve the minutes from the July 2012 regular meeting. J. Hardin Perry seconded the motion. All voted in favor and the motion carried.

ELECT CHAIR AND VICE-CHAIR

Charles Schmidt moved to re-elect Sharon Joseph as Chair and Larry Jackson as Vice-Chair. The motion was approved by acclamation.

APPLICATIONS

Application #12-59 by Elihu Washburne at 316 E. Austin Street to:

- 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

Hugh Washburne presented the application and noted his son wants to open a German restaurant in the building. Mr. Washburne stated they would like to replace the front door and plate-glass window with a pair of casement doors to match the bay window. Mr. Washburne also noted they would like to replace the wood columns on the front porch with wrought iron columns. Mr. Washburne commented they are giving the oval stained glass back to the previous owner and would like to fill in the opening and cover the entire gable front with stucco. Mr. Washburne stated the porch is not original and noted the original entrance was to the right of the front door, on the side of the house. Mr. Washburne noted he has found a manufacturer to replicate an old double loop fence and he would like to install that on the property. Mr. Washburne also stated he would like to put in a walkway with a red-orange brick if he can find it, or with limestone if he isn't able to locate the brick. David Bullion asked if the applicant intended to stucco the brick on the front of the building. Mr. Washburne stated the brick is not original and is not appealing, but he is afraid if he pulls it off part of the house will also come off so he will leave the brick as is for now. Mr. Washburne also noted he would like to put in an access ramp on the back of the house and demo the 1990's garage to use that area for handicapped parking. Stan Klein asked if the roof would stay the same and Mr. Washburne noted it would until it has to be repaired. Mr. Klein commented the applicant is keeping the building very clean. Mr. Washburne stated he would like to restore the entire house as more money comes into the business. Mike Penick asked if all three porch posts would be replaced and Mr. Washburne confirmed that was correct. J. Hardin Perry asked what colors the applicant will be using and Mr. Washburne noted he would match the off white color on the east side of the structure. David Bullion asked if there would be any accent colors and Mr. Washburne noted not at this time, except for the black trim on the casement windows. Sharon Joseph asked the applicant to bring any other colors he decides to use for accent to the Board for approval.

David Bullion moved to approve Application #12-59 as presented and added black can be used as an accent color. Larry Jackson seconded the motion. All voted in favor and the motion carried.

DEMO BY NEGLECT

105 S. Adams (Rear Structure)

Stan Klein commented the roof is saving the building. Richard Laughlin asked if the structure was rated and Mr. Jordan noted it is not because it is not the main structure on the property. Mr. Klein commented the building could be a potential public health issue because it could fall down. Brian Jordan, Director of Development Services, stated they can issue a letter of Demolition by Neglect which gives the owners 30 days to give the City a plan, and demolition could be a part of their plan.

Richard Laughlin moved to direct City Staff to issue a Demolition by Neglect letter. J. Hardin Perry seconded the motion. All voted in favor and the motion carried.

252 E. Main

David Bullion commented he did not see anything structurally wrong with the property. Stan Klein noted the bottom side of the ceiling is falling through. Mr. Bullion stated the shutters are in bad shape but the Historic Review Board can't address that because it is not structural. Richard Laughlin commented the Board needs to send a letter because the ownership is in a trust and he believes they will take care of the property.

Larry Jackson moved to send a Demolition by Neglect letter to the owners. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

604 W. Austin

David Bullion asked what the rating was on the building and it was noted the structure is rated low. Stan Klein stated the house was probably built in the 1940's and it will be gone if it is not repaired. Brian Jordan, Director of Development Services, stated City Staff did not go inside the structure but it is apparent from the photos the roof is in terrible shape and there is water leakage inside the house and on the porch.

Charles Schmidt moved to direct City Staff to send the owners a Demolition by Neglect letter. Stan Klein seconded the motion. All voted in favor and the motion carried.

315 W. Austin

David Bullion asked if the shutters were the only deteriorated part of the house. Mr. Jordan stated that is what caught City Staff's attention. Mr. Bullion and Mr. Jordan agreed the house is in pretty good shape, except for the shutters. Kyle Staudt, Building Inspector, noted the structure is rated high. Mr. Klein commented it is not a big burden to maintain or remove the shutters. J. Hardin Perry asked if the shutters were an architectural structure and members of the Board stated they were. Mr. Perry noted that then makes them fall under the purview of the Board.

Stan Klein moved to send a Demolition by Neglect letter to the owners of the property and Larry Jackson seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

RECEIVE INFORMATION ON THE CERTIFIED LOCAL GOVERNMENT PROGRAM FROM MATT SYNATSCHK OF THE TEXAS HISTORICAL COMMISSION

– Brian Jordan, Director of Development Services, introduced Mr. Synatschk who is the State Coordinator for the Certified Local Government Program and is responsible for making sure cities are in compliance with their Certified Local Government Program certification. Mr. Synatschk explained the Certified Local Government Program is a partnership among the federal government, state government and local government and works to build effective preservation programs throughout the state. Mr. Synatschk mentioned several programs the state has to help cities preserve historic properties and noted the local level government has the most success in accomplishing historic preservation. Mr. Synatschk mentioned they are allotted funds that have to be given to cities to promote and encourage historic preservation. Mr. Synatschk noted his goal is to be certain the

money is given only for good projects and suggested some things the Board may want to think about implementing. Mr. Synatschk commented he and other staff members are available to assist and provide information to local Boards and we should feel free asking for examples or guidelines that have worked in other cities as we develop whatever programs we choose.

ATTENDANCE & QUORUM

Brian Jordan, Director of Development Services, reminded the members of the Board they are required to attend 75% of all meetings and reminded them to let City Staff know if they will not be in attendance and a reason for such so that can be passed along to City Council during times of re-appointment.

ADJOURN

With nothing further to come before the Board, Stan Klein moved to adjourn. Larry Jackson seconded the motion. All voted in favor and the meeting was adjourned at 6:42 p.m.

PASSED AND APPROVED this the 9th day of October, 2012.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

**Historic Review Board
Application Information**

Application Number: 12-61

Date: October 3, 2012

Address: 302 N. Acorn

Owner: Robert and Claudia Feuge

Applicant: Robert and Claudia Feuge

Rating: Medium

Proposed Modifications: Addition to the rear and east side of property.

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.

Application for Certificate of Appropriateness



Application Date: SEPTEMBER 24, 2012

Application Complete: _____

Property Address: 302 N. ACORN / FREDERICKSBURG, TX 78624

Legal Description: RESIDENTIAL HOME

Owner: ROBERT AND CLAUDIA FETGE

Phone No. 830-822-2404 / 830-822-2891

Address: 302 N. ACORN / FREDERICKSBURG, TX 78624

Applicant: ROBERT AND CLAUDIA FETGE

Phone No. 830-822-2404 / 830-822-2891

Address: 302 N. ACORN / FREDERICKSBURG, TX 78624

Description of External Alteration/Repair or Demolition: ADDITION TO BACK AND EAST SIDE OF HOUSE IN STYLE OF ORIGINAL HOUSE.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: PROPORTION OF ADDITION TO EXISTING HOUSE IS APPROPRIATE

AND IN KEEPING WITH STYLE OF ORIGINAL HOUSE, USING SAME EXTERIOR MATERIALS WINDOWS AND DOORS AND SAME PAINT. LANDSCAPING WILL CONNECT SEAMLESSLY WITH EXISTING STYLE OF NATIVE AND ADAPTED PLANTINGS.

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

NO

Drawing

Sketch

Date Submitted: 9/25/2012

Historic Photograph

Desired Starting Date: 10/9/2012

Desired Completion Date: 5/31/2013

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

Building Official's Determination

Date 10/1/12
(Max 7 days)

Insignificant Significant

Chairman's Determination

Date 10/1/12
(Max 7 days)

Insignificant Significant

Meeting Date (40 days max. after complete application)

Notice to Applicant:

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

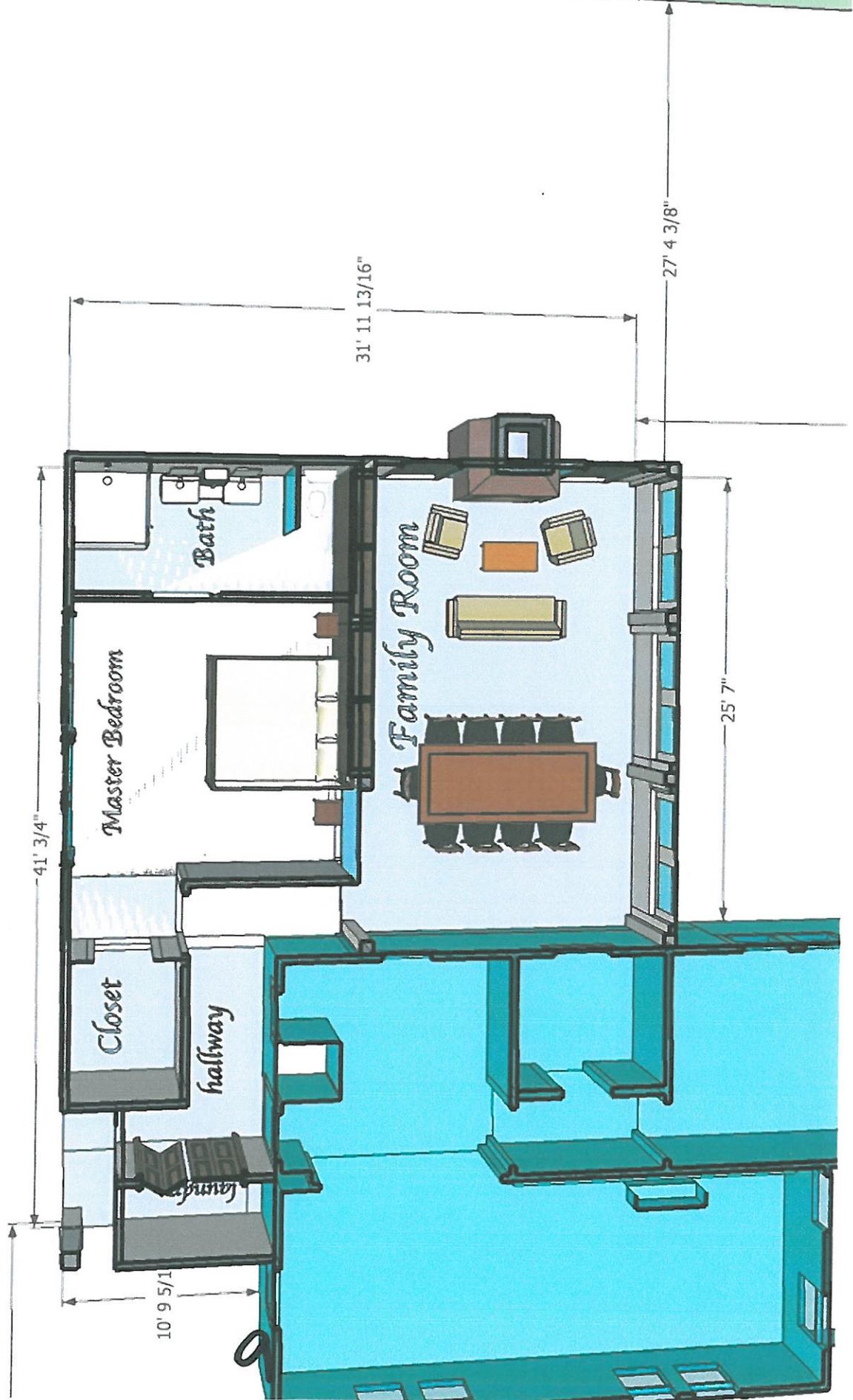
7

8

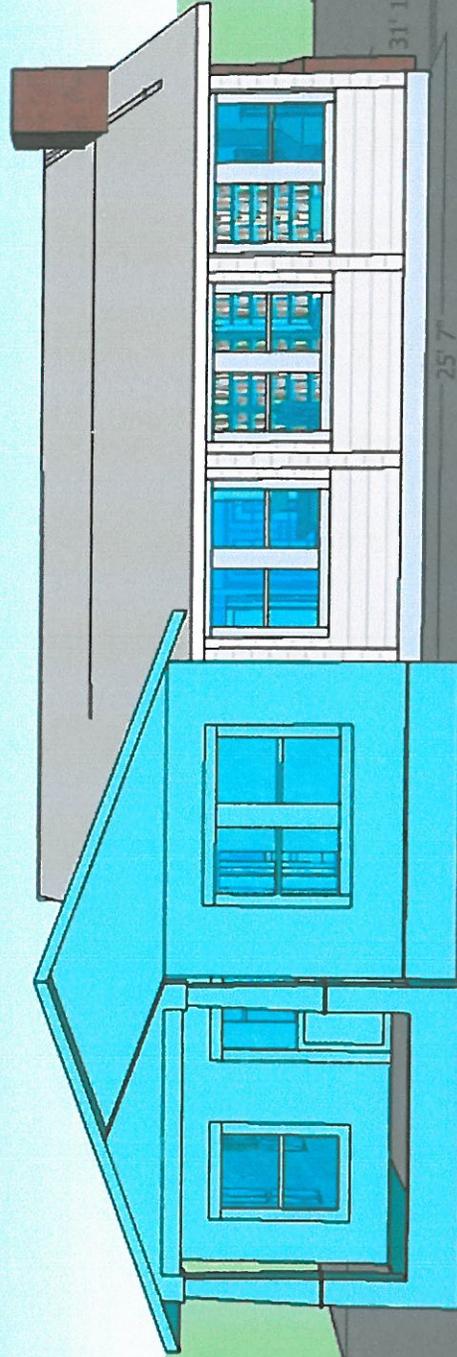
Schubert



302 North Acorn



East Elevation



27' 4"

31' 11 13/16"

34' 11 5/16"

New Addition 976 sq. ft.

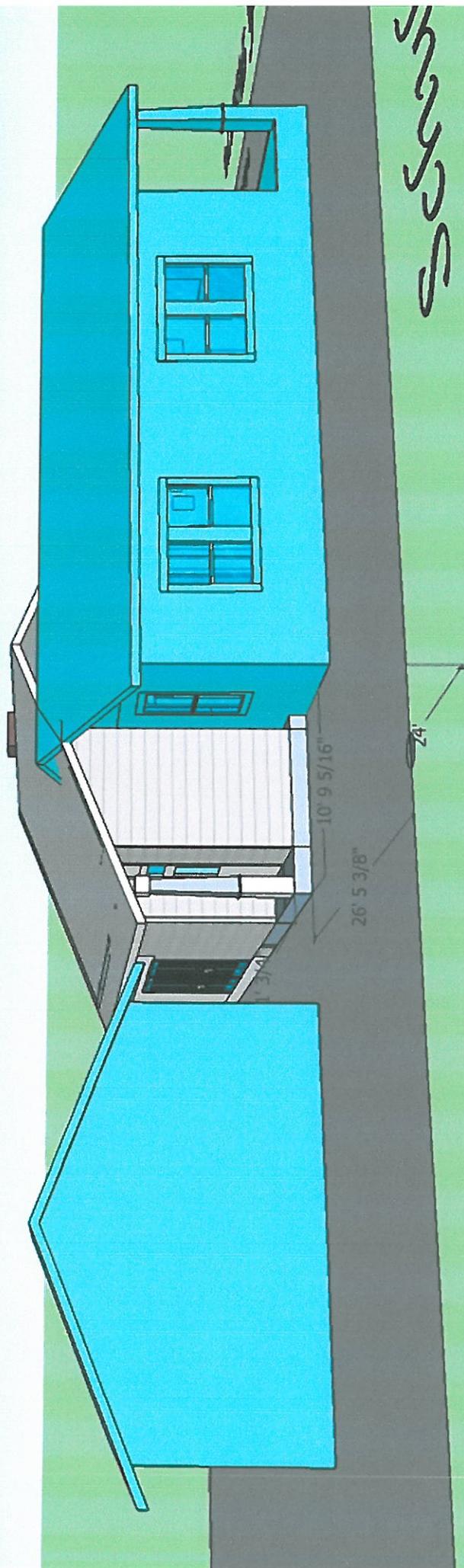
3022 North Acorn

West Elevation



South Elevation

12



North Elevation



**Historic Review Board
Application Information**

Application Number: 12-66

Date: October 3, 2012

Address: 524 W. Austin

Owner: John and Suzanna Shore

Applicant: Laughlin Homes

Rating: Medium

Proposed Modifications: Move existing structure.

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:

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The advisory functions of the Board include the following:

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

12-66

Application for Certificate of Appropriateness

Application Date: 9/24/12 Application Complete: 9/24/12

Property Address: Corner of W. Austin & N. Bowie

Legal Description: Town lots 43-AR-AR & 43BRR

Owner: John & Suzanne Shore Phone No. 512-533-7321

Address: _____

Applicant: Laughlin Homes Phone No. 830-997-4974

Address: 1016 West Main

Description of External Alteration/Repair or Demolition: Move house from Lot 43AR-AR to northwest corner of Lot 43BRR.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: The home is to remain intact.

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

Drawing Sketch Date Submitted: _____ Historic Photograph

Desired Starting Date: Oct. 25th 2012 Desired Completion Date: December 5th, 2012

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

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

[Signature] Date 9/27/12 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 10/1/12 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

