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

1. Call to Order

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

APPLICATIONS

3. Application #12-82 by Pat Cantwell to paint house exterior at 311 W. College *Pp 4 - 7*

4. Application #12-83 by Mustard Design on behalf of Admiral Nimitz Foundation at 328 E. Main to: *Pp 8 - 14*
   1) Install three new entry doors and new canopy along east side
   2) Install new entry gate from Main Street
   3) Remove existing wood arbor and metal sign

5. Application #12-85 by Mustard Design on behalf of Sandra Dorris to: *Pp 15 - 19*
   1) Paint exterior of existing house
   2) Construct bathroom addition to rear side of existing house
   3) Construct five new single story buildings on site to serve as bed and breakfast units

6. Application #12-86 by Laughlin Homes on behalf of Dr. John & Suzanne Shore to construct a garage apartment on rear of property at 203 N. Bowie *Pp 20 - 25*

DISCUSSIONS

7. Discuss rating property located at 501 E. Main

SIGN OFF APPLICATIONS

8. #12-72 Construct fence - 121 W. San Antonio (Maund)
9. #12-73 Replace exterior door - 116 N. Crockett (Huyen)
10. #12-74 Paint metal work on main bank & motor bank - Poarch Family (150 E. Main)
11. #12-75 Construct exterior fireplace - 607 W. San Antonio (Penick)
12. #12-76 Install new pavestone driveway - 121 W. San Antonio (Maund)
13. #12-77 Replace rotted wood on porch - 311 W. College (Cantwell)
14. #12-78 Addition to existing house and construct new guest house - 112 E. Orchard (Cuellar)
15. #12-79 Add screens to windows - 109 E. San Antonio (Holy Ghost Lutheran Church)
16. #12-80 Decrease square footage of approved addition - 306 E. Travis (Watson)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
October 9, 2012
5:30 PM

On this 9th day of October, 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
ERIC PARKER
LARRY JACKSON
CHARLES SCHMIDT
DAVID BULLION
MIKE PENICK
BURLEIGH ARNECKE

ABSENT: STAN KLEIN

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

Larry Jackson moved to approve the minutes from the August 2012 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #12-61 by Robert & Claudia Feuge at 302 N. Acorn for a 976 square foot addition to rear and east side of house. Robert & Claudia Feuge presented the application. Mr. Feuge noted their house is currently 860 square feet and they are wanting to add a laundry room, master bedroom and bath and family room which will add an additional 970 square feet. Mr. Feuge noted they would like to keep the same appearance and honor the historic nature of the property. Mr. Feuge noted he believes the house was built in 1920 and moved to the site in 1942. Mr. Feuge added they will use the same type siding, windows and colors.

Mike Penick asked if the roof will be same as what is there now and Mr. Feuge noted it would be. Eric Parker asked what type siding is on the house now and Mr. Feuge stated it is a teardrop and Richard Laughlin noted it was 117. Mr. Parker asked what would be used on the addition and Mr. Feuge noted it will be the same 117 siding. David Bullion commented the roof looks disjointed on

the west elevation and asked if the applicant had any other options to blend the two roofs in. Mr. Feuge stated he considered lowering the height of the walls but he would rather not do that. There followed discussion and it was decided the rendition was just drawn incorrectly and the roof would line up appropriately.

Burleigh Arnecke moved to approve Application #12-61 and Charles Schmidt seconded the motion. Mike Penick suggested the property would look better if the corner on the south side was carried out further and it would also give the applicants a porch. Mr. Feuge noted that house is too close to the property lines and that would not be possible because of the required setbacks. Eric Parker stated there is supposed to be a distinction between the original building and any additions and suggested a different siding be used on the addition. Sharon Joseph commented she believes it will be obvious what is historic and what is not. Mr. Penick stated if there is a distinction it should be a drastic change and not just a different type of siding. Mr. Laughlin stated because of the scale of the addition, it is good to keep the material the same.

All voted in favor of the motion on the table and the motion carried.

Richard Laughlin stepped down from the Board for the presentation of Application #12-66

Application #12-66 – by Laughlin Homes on behalf of John & Suzanne Shore to move house from 524 W. Austin to 203 N. Bowie. Lauren with Laughlin Homes presented the application. Lauren noted these two lots and the adjoining lot on Austin Street were originally one large lot. Lauren noted the owners would like to move the bungalow located on the corner of Austin and Bowie to the north onto the lot fronting on Bowie Street. Lauren commented this will make room for the owners to construct a new residence on the corner of Austin and Bowie. Lauren noted the house that is to be moved will be refurbished, with no exterior changes being made, and used as a guesthouse. Lauren noted the new home will be constructed to fit the style of the neighborhood and follow the vernacular design of the Bierschwale home located caddy-corner to this property.

Mike Penick stated he would like to see plans of the new home before the house is moved. Lauren stated the owners did not want to proceed with plans for a new home until they know they can move the existing structure. Mr. Penick noted a bungalow type house is one of the most dominant types of structures in Fredericksburg and once this house is moved, the Board has made a commitment for a new structure to be built without knowing what it will look like. There followed a long discussion about the Historic Preservation Ordinance and the criteria for moving houses as well as the relevance of moving this structure. Mr. Penick added once the house is moved, the historic nature is destroyed and he would like to have a pretty clear idea of what the new structure will look like.

After much discussion, Mike Penick moved to approve Application # 12-66 pending more information on plans for the new house. The motion died due to a lack of a second.

Larry Jackson moved to approve Application # 12-66 and David Bullion seconded the motion. All voted in favor with the exception of Mike Penick who voted in opposition. The motion carried.

Richard Laughlin returned to the Board.

DISCUSSIONS

Landmark Properties

John Klein was present and stated he has seen some properties in the Historic District that need to be brought to the Board's attention. Mr. Klein noted there is a vacant lot on East Main Street that has a landmark rating assigned to it, but there is no structure on the property, and across this property on Main Street there is a Registered Texas Historic Landmark, but the city does not have the property marked as a landmark. There followed discussion about possibilities of what may have happened at the time of the historic survey to not have these properties marked correctly. Brian Jordan, Director of Development Services, noted City Staff and the Board will need to investigate the two properties in question to see if they are worthy of being included in the survey or see if there was a mistake in marking the location of the properties in question on the historic properties map. Mr. Jordan noted this will be included on an agenda at a later date.

Demolition by Neglect relating to shutters or other non-structural items

Brian Jordan, Director of Development Services, noted demolition by neglect was discussed at an earlier meeting and letters were sent to several property owners, but Staff did not send one to the owner of 315 W. Austin because the only issue is some shutters need to be repaired and Staff did not feel comfortable sending a Demo by Neglect letter for that alone. Mr. Jordan read the section of the ordinance pertaining to Demolition by Neglect and stated a courtesy letter could be sent to these owners instead. Larry Jackson commented the Board should scale back on sending Demolition by Neglect letters to property owners that only have minor repairs to be done and possibly send a courtesy letter to those owners instead.

David Bullion moved to rescind the earlier motion to send a Demolition by Neglect letter to the property owners of 315 W. Austin. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Charles Schmidt moved to adjourn. J. Hardin Perry seconded the motion. All voted in favor and the meeting was adjourned at 6:45 p.m.

PASSED AND APPROVED this the 11th day of December, 2012.

_____ _____

SHELLEY BRITTON, CITY SECRETARY SHARON JOSEPH, CHAIRMAN

Historic Review Board
Application Information

Application Number:	12-82
Date:	December 6, 2012
Address:	311 W. College
Owner:	Pat Cantwell
Applicant:	Pat Cantwell
Rating:	Medium
Proposed Modifications:	Repaint 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.

12-82

Application for Certificate of Appropriateness

RECEIVED NOV 16 2012

Application Date: 11/12/12 Application Complete:

Property Address: 311 West College

Legal Description:

Owner: Pat Cantwell Phone No. 997-4636

Address: 311 West College

Applicant: Same Phone No. Same

Address: Same

Description of External Alteration/Repair or Demolition: I need to repaint my house.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: I would like to use 3 colors, pale yellow on the body of the house, pale lavendar and white on the trim boards as shown.

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

☐ Drawing ☐ Sketch Date Submitted: ☐ Historic Photograph

Desired Starting Date: Desired Completion Date:

SURVEY RATING: ☐High ☑Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE: Pat Cantwell

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

Building Official's Determination Date 11/19/12 *(Max 7 days)* ☒*Insignificant* ☐*Significant*

Chairman's Determination Date 11/19/12 *(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*

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Historic Review Board
Application Information

Application Number:	12-83
Date:	December 6, 2012
Address:	328 E. Main
Owner:	Admiral Nimitz Foundation
Applicant:	Mustard Design
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.

12-83

Application for Certificate of Appropriateness

Application Date: 11/20/2012 Application Complete: _____

Property Address: 328 E. MAIN STREET

Legal Description: FBG ADD BLK 53 LOT 185B

Owner: ADMIRAL NIMITZ FOUNDATION Phone No. 997-8600

Address: 328 E. MAIN STREET

Applicant: MUSTARD DESIGN Phone No. 997-7024

Address: 150 E. MAIN STREET, SUITE 201

Description of External Alteration/Repair or Demolition: INSTALLATION OF THREE NEW ENTRY DOORS AND CANOPY ALONG EAST SIDE AND NEW ENTRY GATE FROM MAIN STREET, EXISTING WOOD ARBOR AND METAL SIGN ARE TO BE REMOVED.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: NEW ENTRY DOORS AND CANOPIES SCALE AND STYLE ARE KEEPING WITH EXISTING BUILDING SCALE AND STYLE.

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

☒ Drawing ☐ Sketch Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: JAN 2013 Desired Completion Date: MARCH 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*

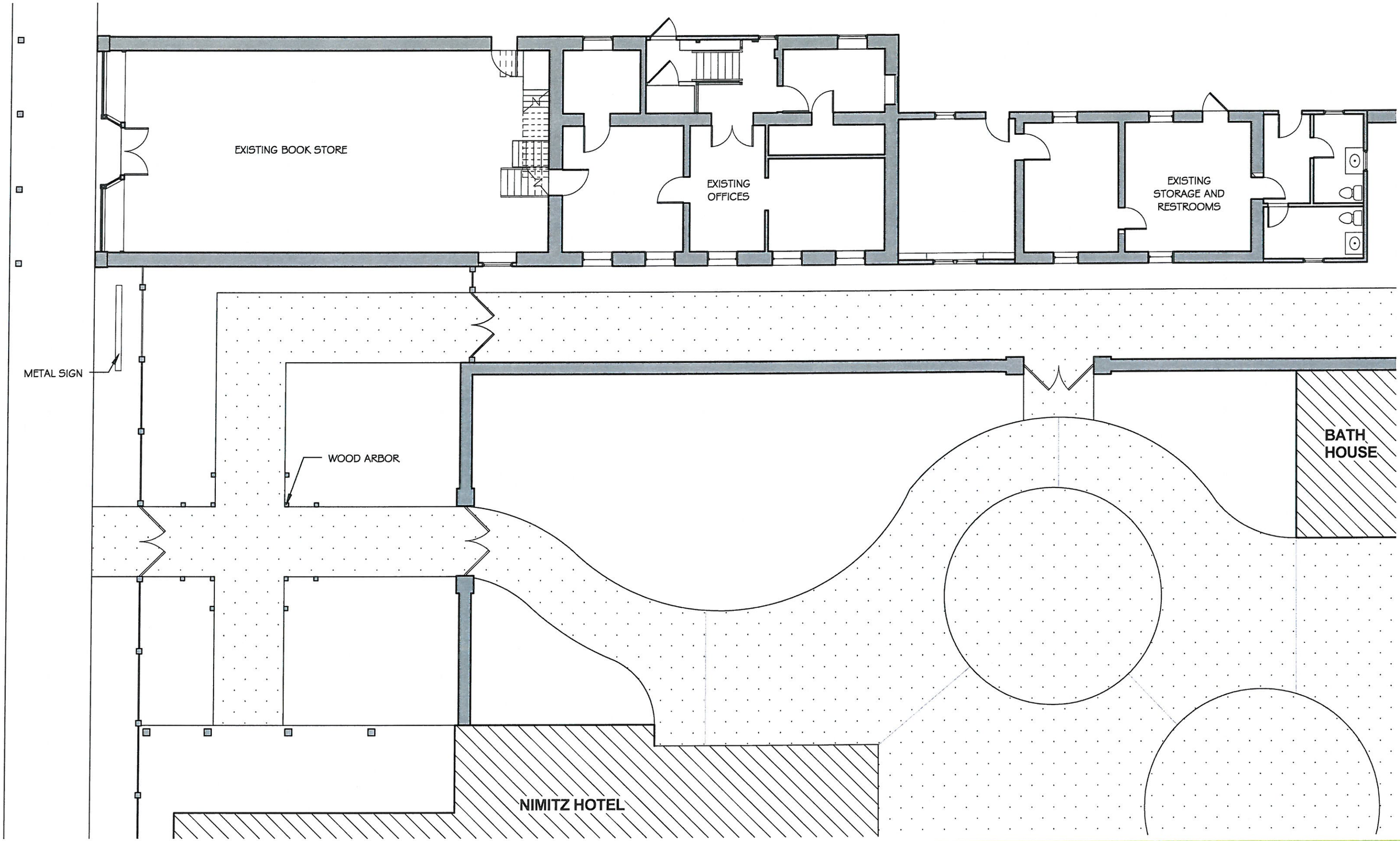
_____ Date _____ ☐*Insignificant* ☐*Significant*
Building Official's Determination *(Max 7 days)*

_____ 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*

10



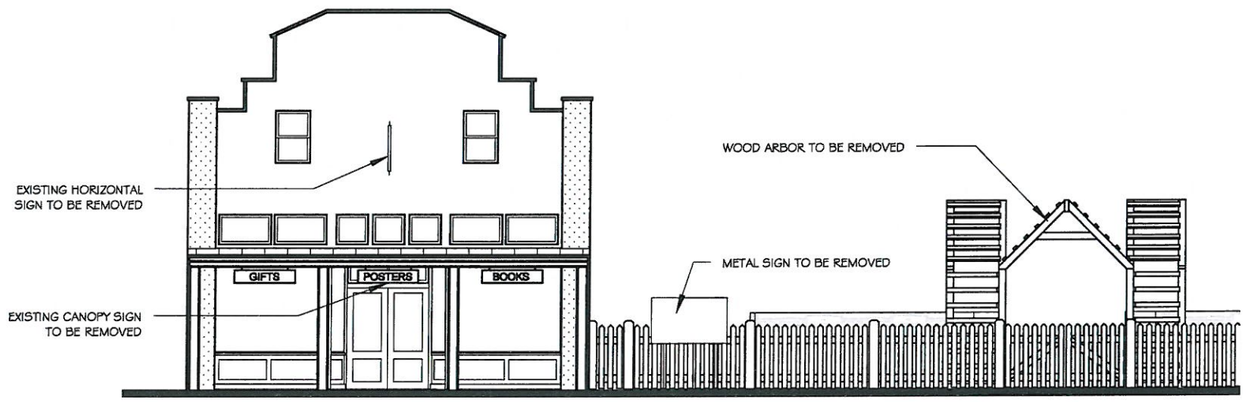
RENOVATIONS FOR:

NAUWALD BUILDING

11

mustard DESIGN

EXISTING FLOOR PLAN



EXISTING SOUTH ELEVATION

SCALE: 1" = 10'-0"

EXISTING EAST ELEVATION

SCALE: 1" = 10'-0"

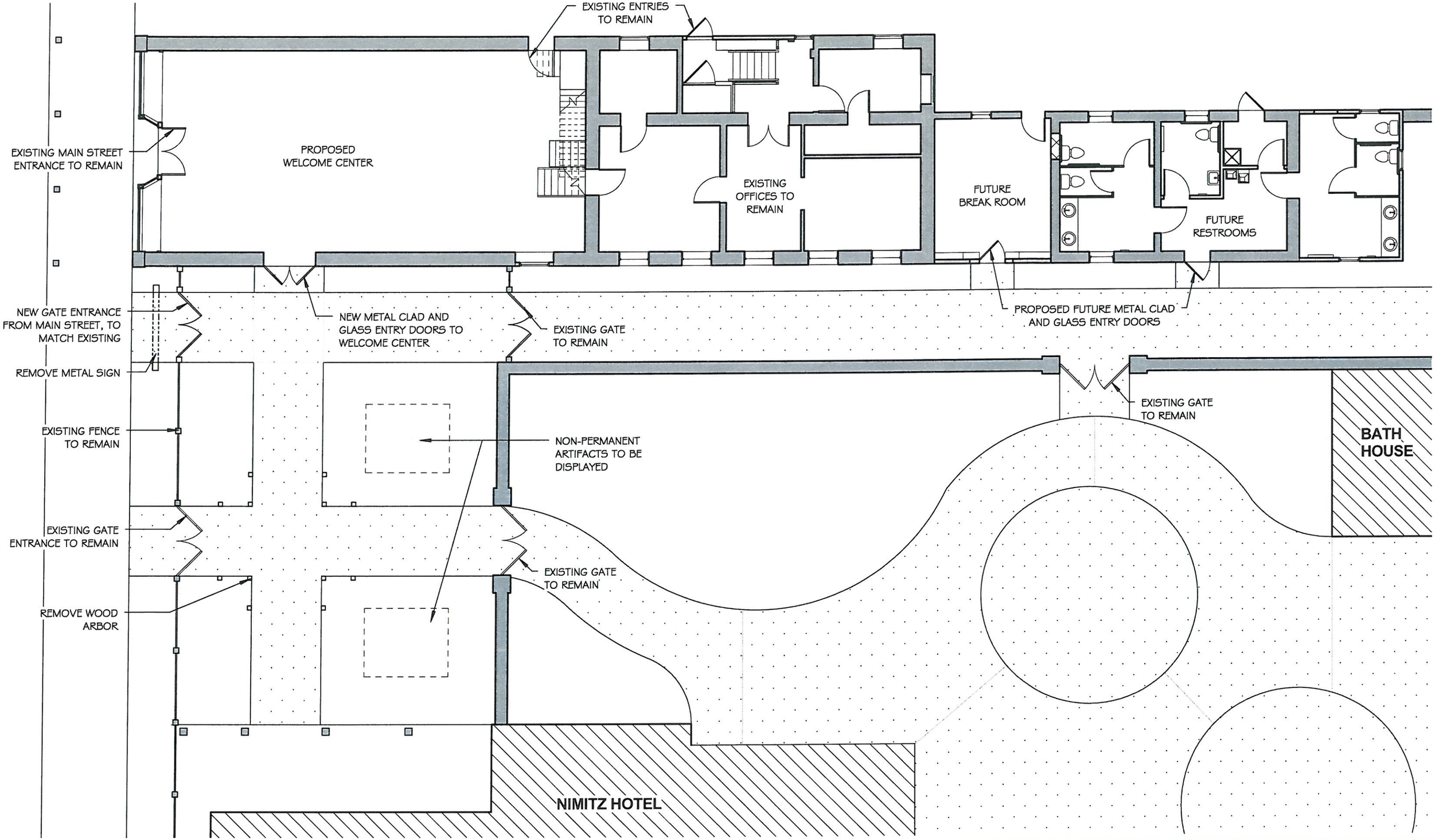
RENOVATIONS FOR:

NAUWALD BUILDING

12

mustard DESIGN

EXISTING ELEVATIONS



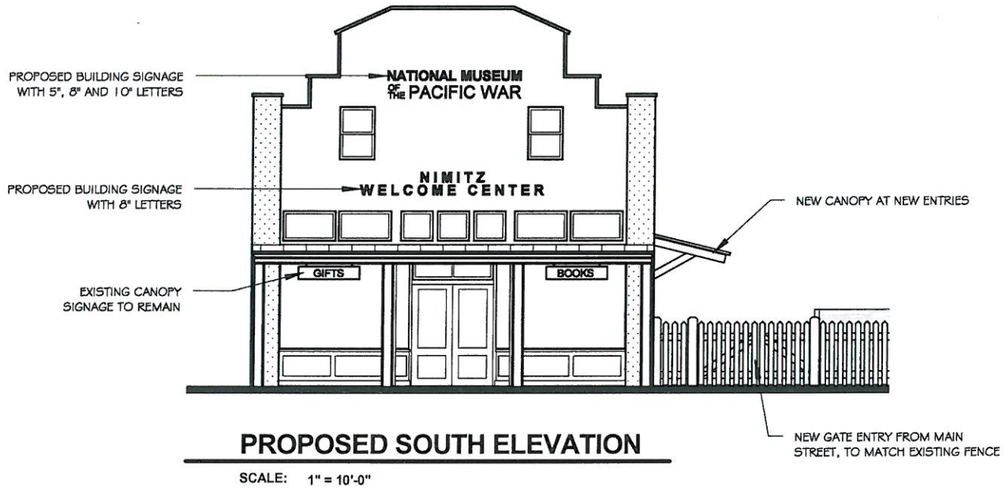
RENOVATIONS FOR:

NAUWALD BUILDING

13

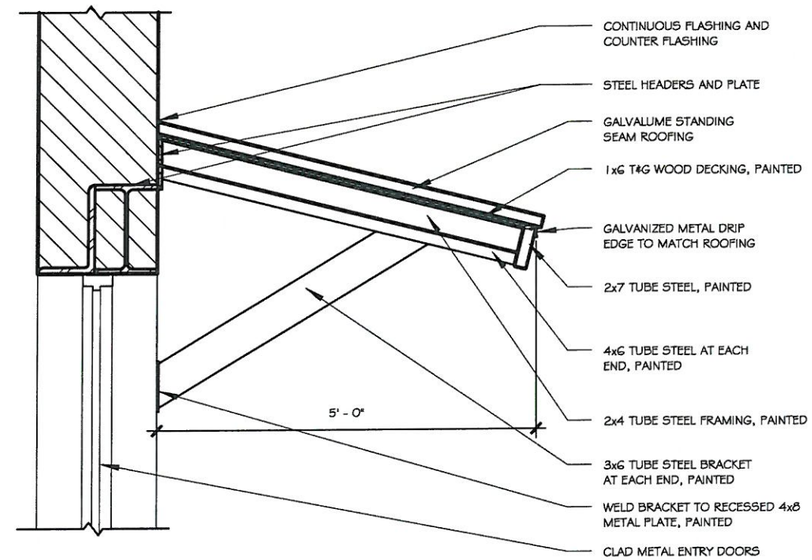
mustard DESIGN

PROPOSED FLOOR PLAN



PROPOSED SOUTH ELEVATION

SCALE: 1" = 10'-0"



CANOPY DETAIL

SCALE: 1/2" = 1'-0"

COLOR NOTES:

SIGNAGE:	PIN MOUNTED STEEL CUT LETTERS, POWDER COATED BLACK
CANOPY SIGNAGE:	EXISTING TO REMAIN
EXTERIOR BUILDING COLORS:	EXISTING TO REMAIN
PAINTED STEEL COLOR:	BENJAMIN MOORE STARDUST - 2108-40
METAL DOOR CLADDING COLOR:	MARVIN - PEBBLE GRAY

RETAIL SIGNAGE IN THE CBD:

SOUTH WALL SIGNS:

"NATIONAL MUSEUM OF THE PACIFIC WAR"
PIN MOUNTED STEEL CUT LETTERS
1.5 SQFT OF FRONTAGE
1.5 * 26 = 39 SQFT ALLOWED
SIGN AREA: 18 SQFT

"NIMITZ WELCOME CENTER"
PIN MOUNTED STEEL CUT LETTERS
1.5 SQFT OF FRONTAGE
1.5 * 26 = 39 SQFT ALLOWED
SIGN AREA: 11.5 SQFT

CANOPY SIGNS (4 TOTAL)

EXISTING SIGNS TO REMAIN OR NEW TO MATCH EXISTING
TO BE SUSPENDED FROM UNDERSIDE OF EXISTING CANOPY
INDIVIDUAL SIGN DIMENSIONS: 10" x 4'-0"
SIGN AREA: 3.3 SQFT * 4 = 13 SQFT

EAST WALL SIGN:

"NIMITZ WELCOME CENTER"
PIN MOUNTED STEEL CUT LETTERS
1.5 SQFT OF FRONTAGE
1.5 * 26 = 39 SQFT ALLOWED
SIGN AREA: 7.5 SQFT

ALLOWABLE SIGNAGE: 26 LINEAR FEET OF BUILDING FRONTAGE
26 * 2 = 52 SQFT OF TOTAL SIGN AREA

TOTAL SIGN AREA:	
SOUTH WALL SIGNS:	29.5 SQFT
EAST WALL SIGNS:	7.5 SQFT
CANOPY SIGNS:	13 SQFT
TOTAL SIGN AREA:	50.0 SQFT

PROPOSED EAST ELEVATION

SCALE: 1" = 10'-0"

RENOVATIONS FOR:

NAUWALD BUILDING

14

mustard DESIGN

PROPOSED ELEVATIONS

Historic Review Board
Application Information

Application Number:	12-85
Date:	December 6, 2012
Address:	203 N. Llano
Owner:	Sandra Dorris
Applicant:	Andrew Bray
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:

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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.

12-85

Application for Certificate of Appropriateness

Application Date: 11.26.12 Application Complete: 11.26.12

Property Address: 203 North Llano Street, Fredericksburg, TX 78624

Owner: Sandra K Dorris Phone No. Jeff Williams: 830.456.9324

Address: 203 North Llano Street, Fredericksburg, TX 78624

Applicant: Andrew Bray, Mustard Design on behalf of Jeff Williams Phone No. 997.7024

Address: 150 E. Main Street, Suite 201 Fredericksburg, TX 78624

Description of External Alteration/Repair or Demolition:

Limited renovation to the existing residential building on site into a two unit bed & breakfast house. Exterior painting and addition of a bathroom on the back side of the existing house.
Addition of five (5) single story buildings on site to serve as bed & breakfast units.

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

The style and architectural detail of the five units will be hill country in nature. The scale and height are compatible with the existing house on site as well as the adjacent neighborhood.

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

None.

☐ Drawing ■ Sketch Date Submitted: 11.26.12 ☐ Historic Photograph

Desired Starting Date: March 2013 Desired Completion Date: Late summer 2013

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE: ALEBT

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

Date 11/27/12 ☐*Insignificant* ■*Significant*
Building Official's Determination *(Max 7 days)*

Date 11/27/12 ☐*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*

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NOV 26 2012

17

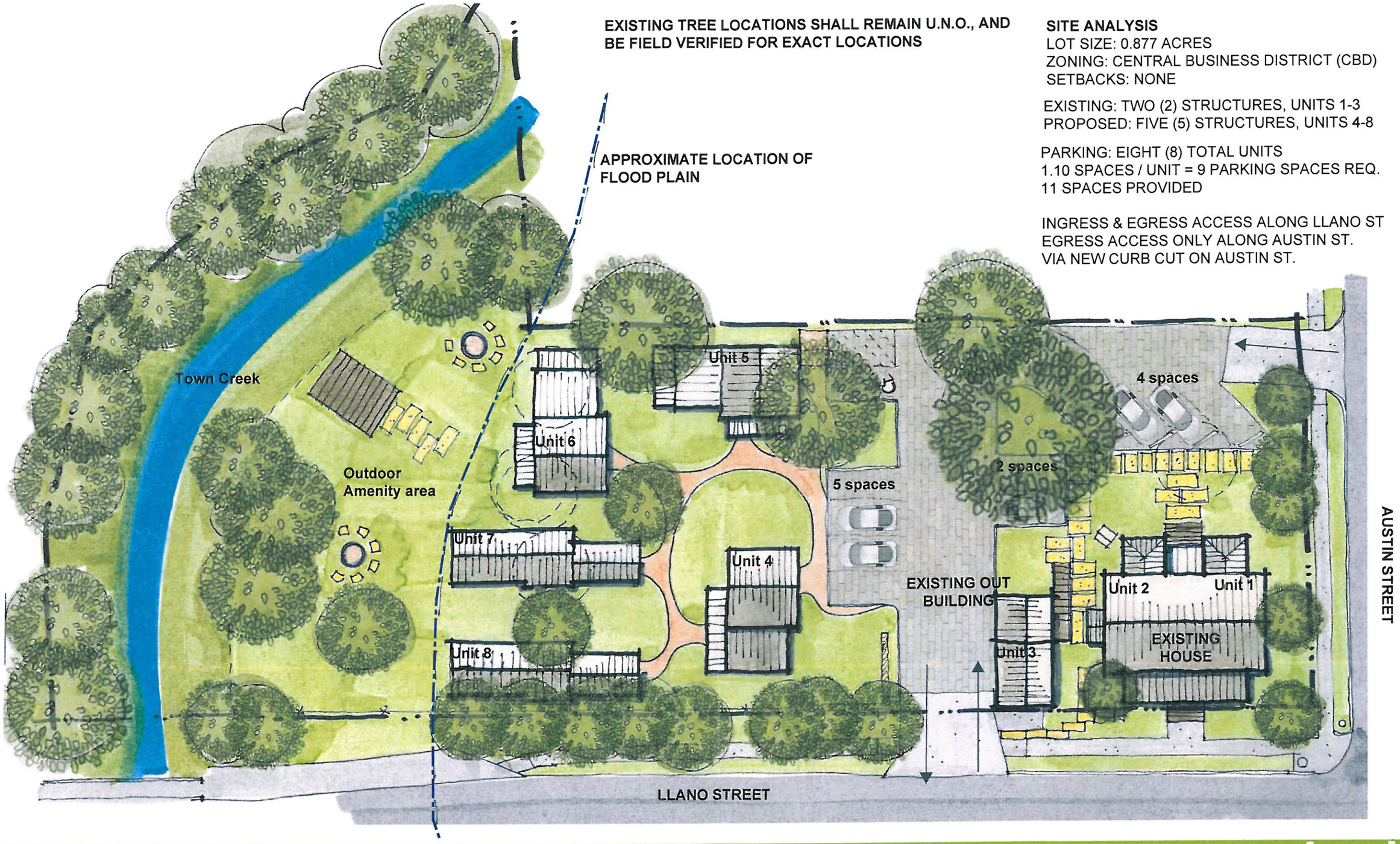
EXISTING TREE LOCATIONS SHALL REMAIN U.N.O., AND BE FIELD VERIFIED FOR EXACT LOCATIONS

SITE ANALYSIS
LOT SIZE: 0.877 ACRES
ZONING: CENTRAL BUSINESS DISTRICT (CBD)
SETBACKS: NONE

EXISTING: TWO (2) STRUCTURES, UNITS 1-3
PROPOSED: FIVE (5) STRUCTURES, UNITS 4-8

PARKING: EIGHT (8) TOTAL UNITS
1.10 SPACES / UNIT = 9 PARKING SPACES REQ.
11 SPACES PROVIDED

INGRESS & EGRESS ACCESS ALONG LLANO ST
EGRESS ACCESS ONLY ALONG AUSTIN ST.
VIA NEW CURB CUT ON AUSTIN ST.



Llano Street Bed & Breakfast

203 North Llano St.
11.26.12

NORTH

mustard DESIGN architects
150 e. main street, suite 201 fredericksburg, tx 830.997.7024

EXISTING BACK ELEVATION

PROPOSED BACK ELEVATION Painting and addition of bathroom for bed & breakfast unit

EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION Painting and landscape improvements

Llano Street Bed & Breakfast

203 North Llano St.
11.26.12

mustard DESIGN architects
150 e. main street, suite 201 fredericksburg, tx 830.997.7024

Historic Review Board
Application Information

Application Number:	12-86
Date:	December 6, 2012
Address:	203 N. Bowie
Owner:	Dr. John and Susan Shore
Applicant:	Laughlin Homes and Restoration
Rating:	Medium
Proposed Modifications:	Addition of garage apartment on rear 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.

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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.

12-86

Application for Certificate of Appropriateness

RECEIVED NOV 26 2012

Application Date: 11/26/2012 Application Complete:

Property Address: 203 N. Bowie

Legal Description:

Owner: Dr. John & Suzanne Shore Phone No.

Address:

Applicant: Laughlin Homes & Restoration, Inc. Phone No. 830-997-4974

Address: 1016 W. Main St. Pbg, TX 78624

Description of External Alteration/Repair or Demolition: Addition of a garage apartment on rear of property.

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

See drawings

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

No

☒ Drawing ☐ Sketch Date Submitted: 11/26/12 ☐ Historic Photograph

Desired Starting Date: ASAP Desired Completion Date:

SURVEY RATING: ☐High ☒Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE:

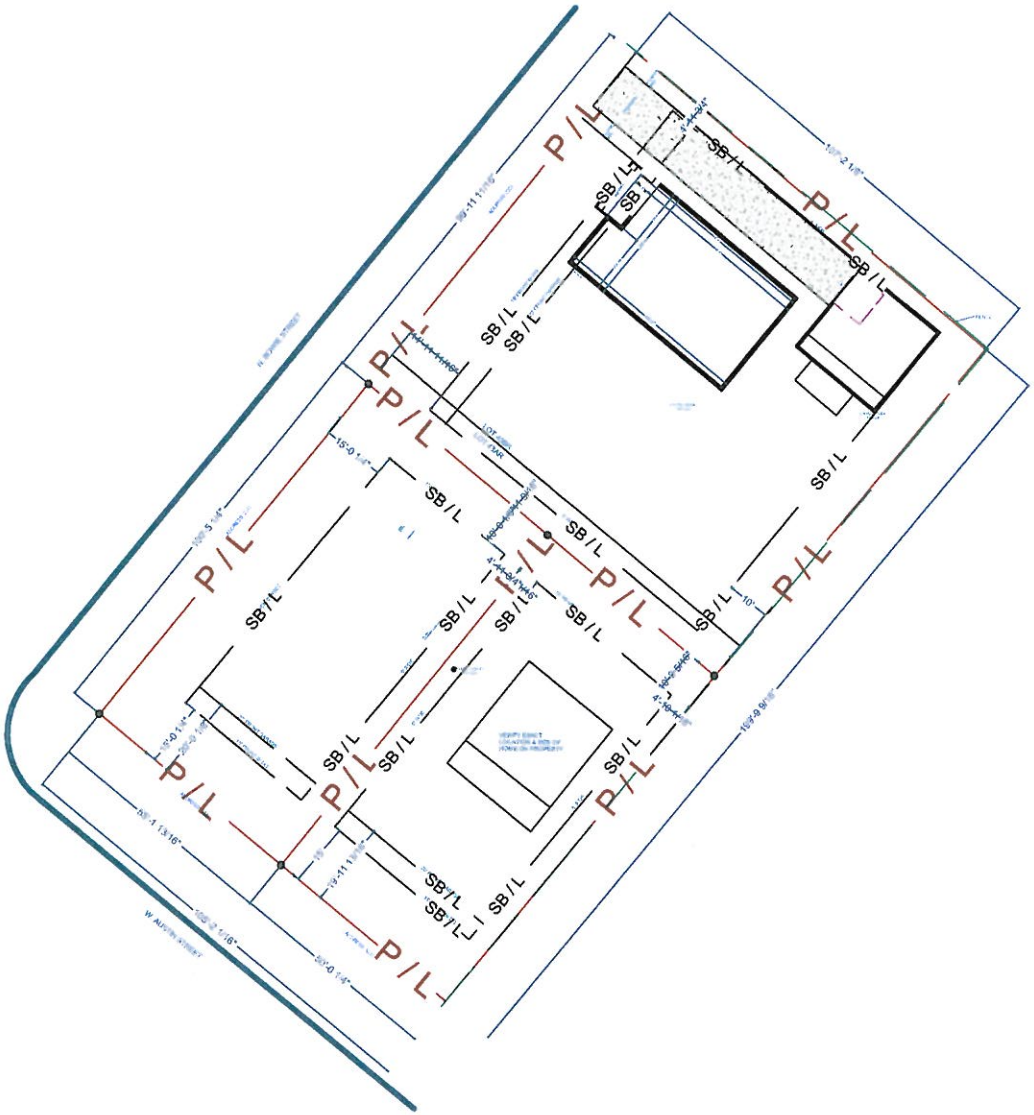
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

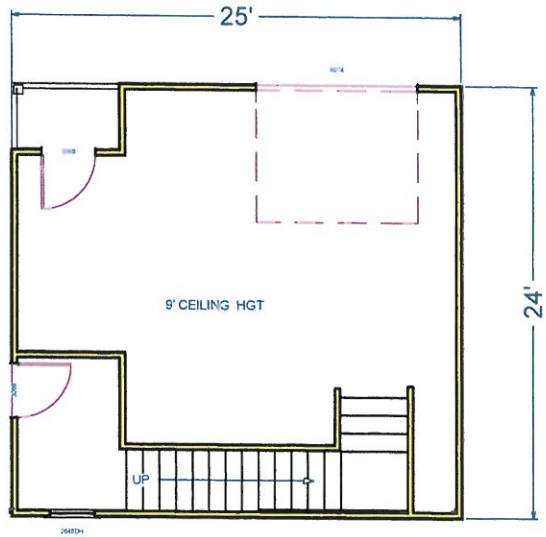
Building Official's Determination Date 11/27/12 (Max 7 days) ☐Insignificant ☒Significant

Chairman's Determination Date 11/27/12 (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*





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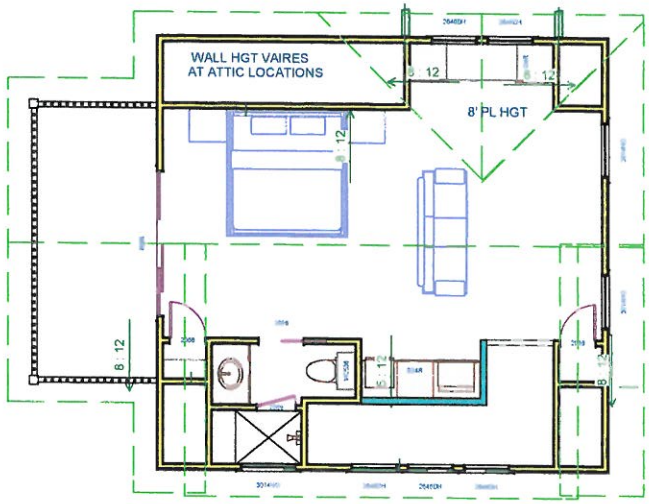
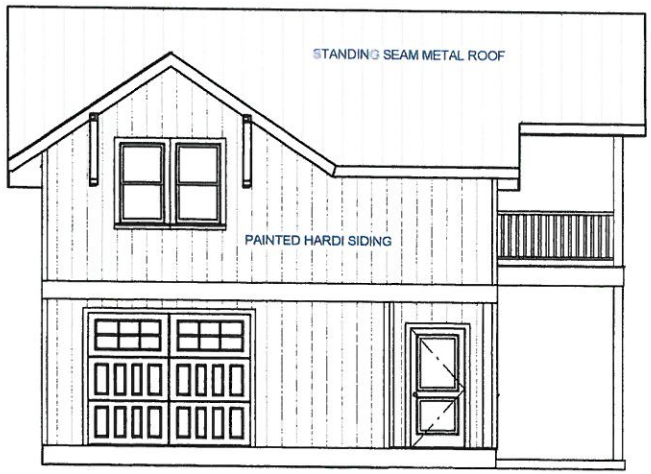
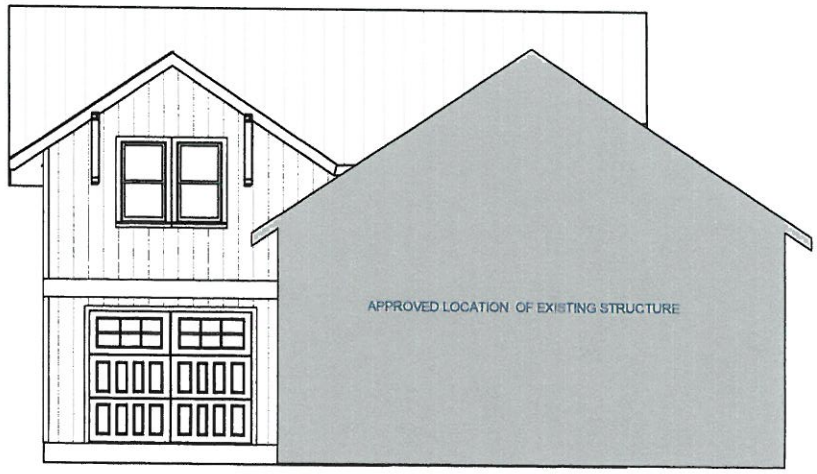


SECOND FLOOR

Shore Garage Apartment 11/25/12



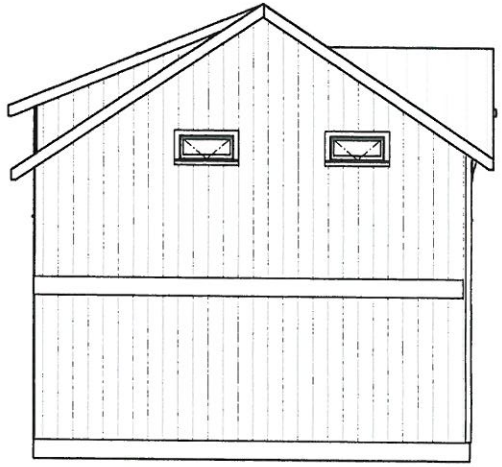
West Elevation



Street View

East Elevation

South Elevation



North Elevation

Shore Garage Apartment 11/25/12