CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
TUESDAY, FEBRUARY 12, 2013
CITY HALL
CONFERENCE ROOM
126 W. MAIN ST.
5:30 P.M.

1. Call to Order

2. Approve Minutes of January 2013 Regular Meeting *Pp 1 - 2*

APPLICATIONS

3. Application #13-05 by Eric Mustard on behalf of Hugh Washburne at 318 E. Austin to: *Pp 3 - 8*
   - A) Remove shutters, enlarge windows and add awning on east side of existing building
   - B) Construct new restroom building.

4. Application #13-06 by John Wilkinson to refurbish cistern building and attach a 542 square foot addition at 607 S. Washington *Pp 9 - 13*

5. Application #13-07 by Kaiser & Company on behalf of Lee & Sherry Solheid to construct new residence at 507 E. Schubert *Pp 14 - 19*

ACTION ITEMS

6. Consider making a recommendation to the City Council regarding designation as historic landmarks and the preservation priority rating of the following properties: *Pp 20 - 25*
   - 1) 511 E. Main Street
   - 2) 701 W. Main
   - 3) 302 E. College

7. Consider making a recommendation to City Council to remove landmark designation and rating on property located at 510 E. San Antonio *Pg 26*

DISCUSSIONS

8. Annual Report *Pg 27 - 31*

SIGN OFF APPLICATIONS

9. #13-01 Cover roof with Duro-Last roofing systme - 104 S. Edision (Greater Life Christian Church)
10. #13-02 Construct new garage on rear - 217 W. Creek (Sigg)
11. #13-03 Add brick underpining & antique brick pavers at front porch - 203 N. Bowie (Shore)
12. #13-04 Re-point exterior as needed - 242 E. Main (Keidel Family Estate)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
January 15, 2013
5:30 PM

On this 15th day of January, 2013 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
LARRY JACKSON
CHARLES SCHMIDT
DAVID BULLION
MIKE PENICK
BURLEIGH ARNECKE
STAN KLEIN

ABSENT: SHARON JOSEPH
ERIC PARKER

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

Richard Laughlin moved to approve the minutes from the December 2012 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

Consider making a recommendation to the City Council regarding designation as historic landmarks and the preservation priority rating of the following properties:

1) **511 E. Main Street**
2) **701 W. Main Street**
3) **112 W. College Street**

Brian Jordan, Director of Development Services, stated it has been brought to Staff and the Board's attention there are some RTHL properties that don't have a historic landmark status on them and there is a vacant lot that does have a historic rating on it. Mr. Jordan stated he contacted the Texas Historical Commission and got a list of all the local RTHL properties and

then went through the list to see which ones were in the city limits that we would have jurisdiction over and found there were three properties that are not listed as landmarks on our survey rating. Mr. Jordan stated the historic survey rating of all three properties is a high. Mr. Jordan noted there is one other property the Board should consider designating a landmark and that is the property located at 302 E. College, which is listed as an RTHL and has a medium rating in our survey.

David Bullion asked if the Board had no jurisdiction over RTHL properties if they are not listed as a Historic Landmark locally and Mr. Jordan confirmed that was true. Members of the Board noted other properties they believe should be considered for landmark status and it was determined the properties that were mentioned are already included on the Historic Landmark list. Mr. Jordan noted Staff recommendation to put a local landmark status and rating on the three properties mentioned and to consider including the property at 302 E. College. All members of the Board were in agreement and directed Staff to send letters to the four property owners stating the Board will consider designating their property as a Historic Landmark. Mr. Jordan then discussed the property at 510 E. San Antonio Street that is listed as a Historic Landmark, but is actually a vacant lot. Mike Penick noted it should be removed from the landmark list. Stan Klein agreed, noting it will eliminate any confusion if it is taken off the list. All members of the board were in agreement.

Annual Report

Brian Jordan explained the Historic Preservation Ordinance states the Historic Review Board is required to provide an annual year end report to the City Council. Mr. Jordan asked for input from the Board members on what they would like to work on in the new year that should be included in the report. It was noted as a minimum, the applications that are received should continue to have better clarity on any proposed changes. It was also noted the Board should continue to work on locating properties that are in danger of Demolition by Neglect and get those properties repaired. Stan Klein suggested replacing the street signs in the Historic District with signs that designate the area as historic and as a later project, implement all city improvements in the Historic District as a specific color. The topic of funds for Demolition by Neglect properties was brought up and it was suggested City Council be asked to establish a fund for Demolition by Neglect properties that need to be repaired when the owner has no means to do so.

ADJOURN

With nothing further to come before the Board, Richard Laughlin moved to adjourn. David Bullion seconded the motion. All voted in favor and the meeting was adjourned at 6:05 p.m.

PASSED AND APPROVED this the 12th day of February, 2013.

SHELLEY BRITTON, CITY SECRETARY	SHARON JOSEPH, CHAIRMAN

Historic Review Board
Application Information

Application Number:	13-05
Date:	February 7, 2013
Address:	318 E. Austin
Owner:	Hugh Washburne
Applicant:	Eric Mustard
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.

RECEIVED

JAN 28 2013

13-05

Application for Certificate of Appropriateness

Application Date: 1/28/13 Application Complete: _____

Property Address: 318 EAST AUSTIN

Legal Description: _____

Owner: HUGH WASHBURNE Phone No. 830-997-6739

Address: 2245 N. LLANO, FBG. TX 78624

Applicant: ERIC MUSTARD Phone No. 830-997-7024

Address: 150 E. MAIN #201 FBG. TX 78624

Description of External Alteration/Repair or Demolition: REMOVE SHUTTERS, ENLARGE WDWS & ADD AWNINGS ON EAST SIDE. CONSTRUCT NEW RESTROOM BUILDING

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: NEW WINDOWS AND AWNINGS TO MATCH EXISTING. RESTROOMS TO RESEMBLE A TANKHOUSE.

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

☑ Drawing ☐ Sketch Date Submitted: 1/28/13 ☐ Historic Photograph

Desired Starting Date: 3/1/13 Desired Completion Date: 4/1/13

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Eric Mustard

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

_____ Date 1/29/13 ☐*Insignificant* ■*Significant*

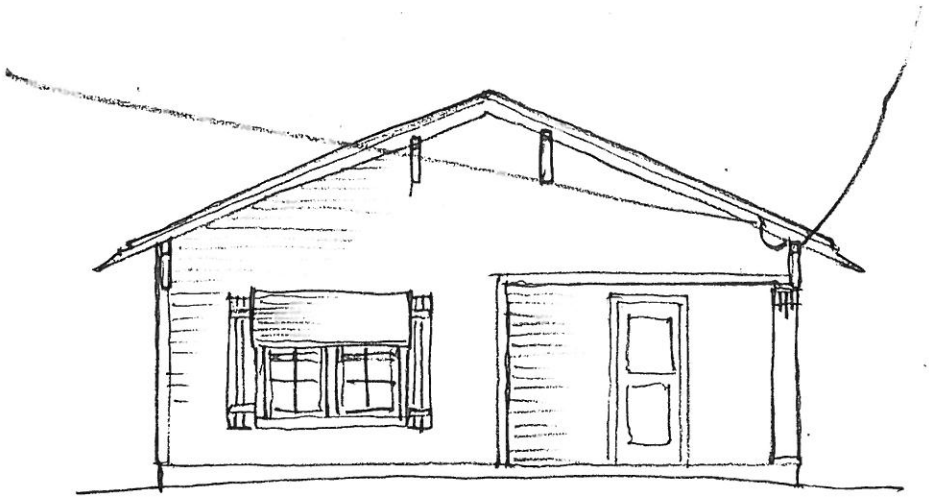
Building Official's Determination *(Max 7 days)*

_____ Date 1/29/13 ☐*Insignificant* ■*Significant*

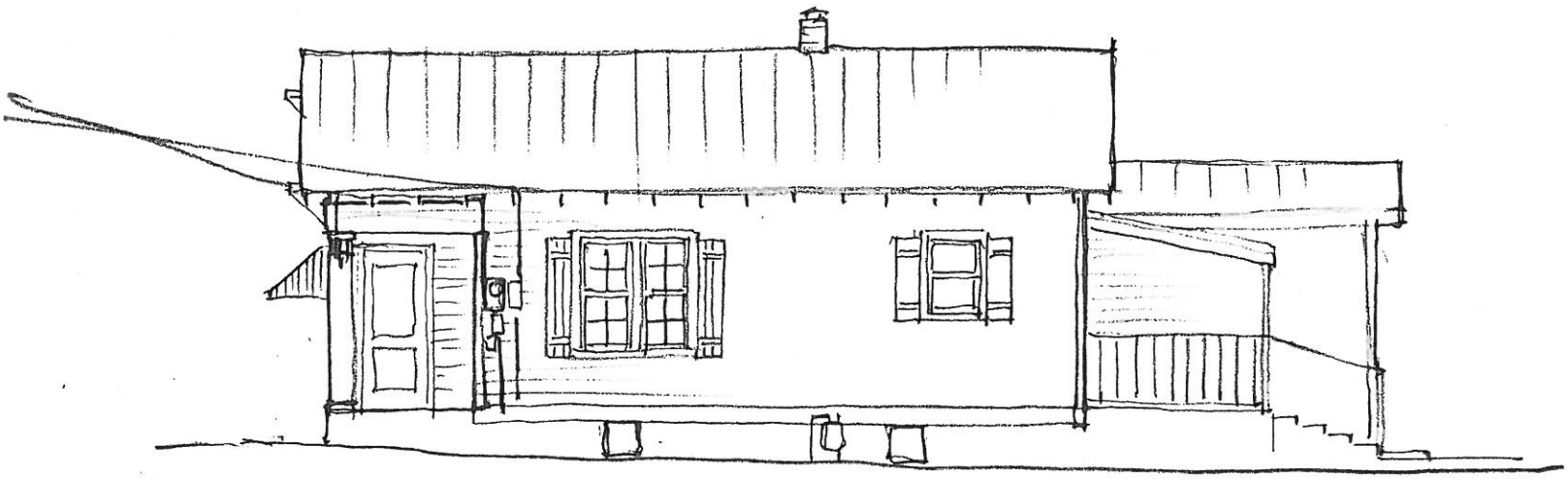
Chairman's Determination *(Max 7 days)*

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

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



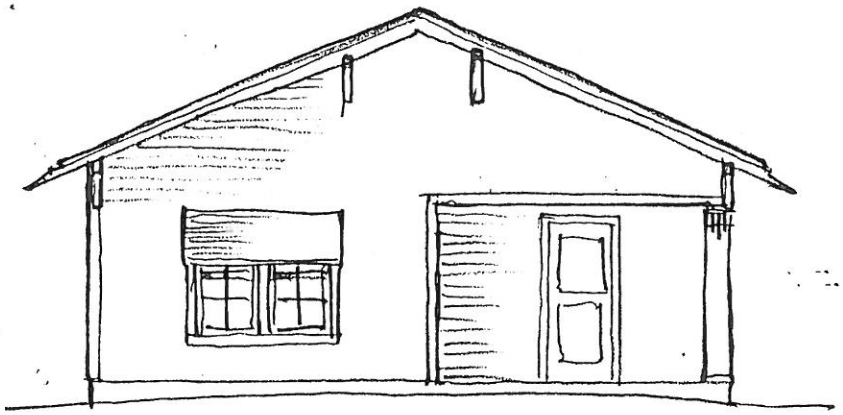
EXISTING SOUTH ELEVATION



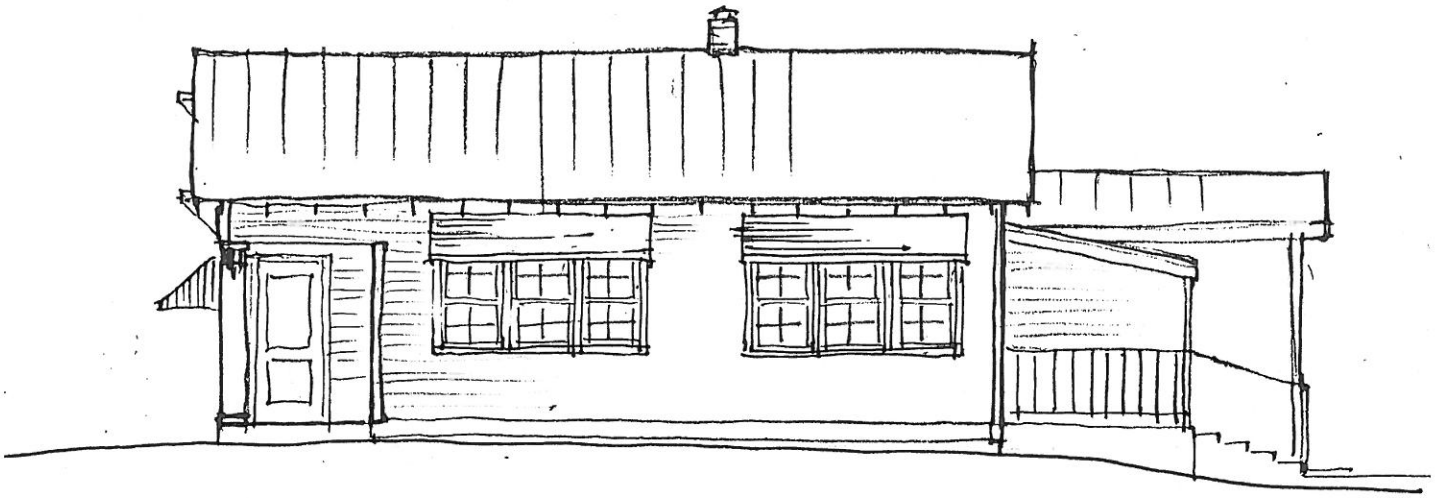
EXISTING EAST ELEVATION

OTTO'S RESTAURANT
FREDERICKSBURG, TX

MUSTARD DESIGN



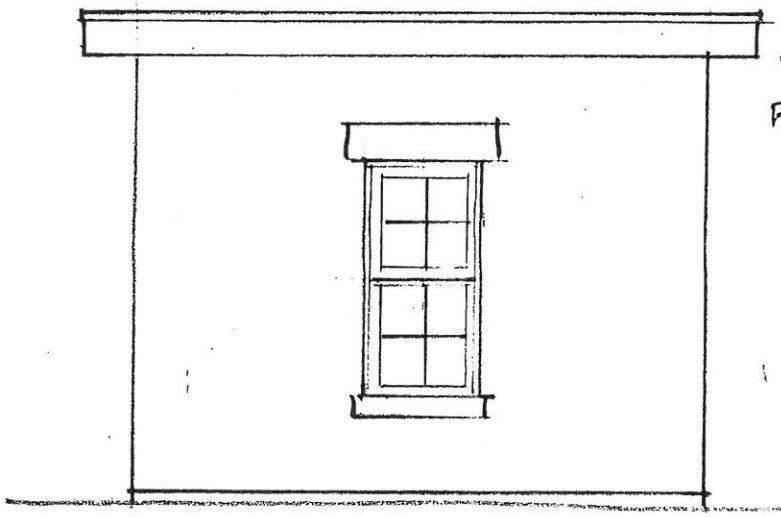
PROPOSED SOUTH ELEVATION
REMOVE SHUTTERS



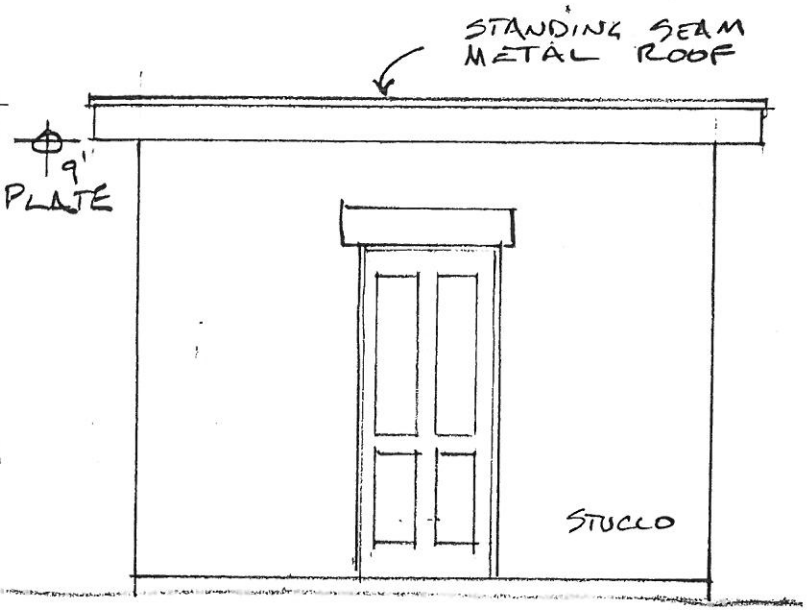
PROPOSED EAST ELEVATION
INSTALL NEW WINDOWS AND AWNINGS
RELOCATE ELECTRIC, TELEPHONE, & GAS SERVICE
INFILL CRAWL SPACE ACCESS

OTTO'S RESTAURANT
FREDERICKSBURG, TX

MUSTARD DESIGN

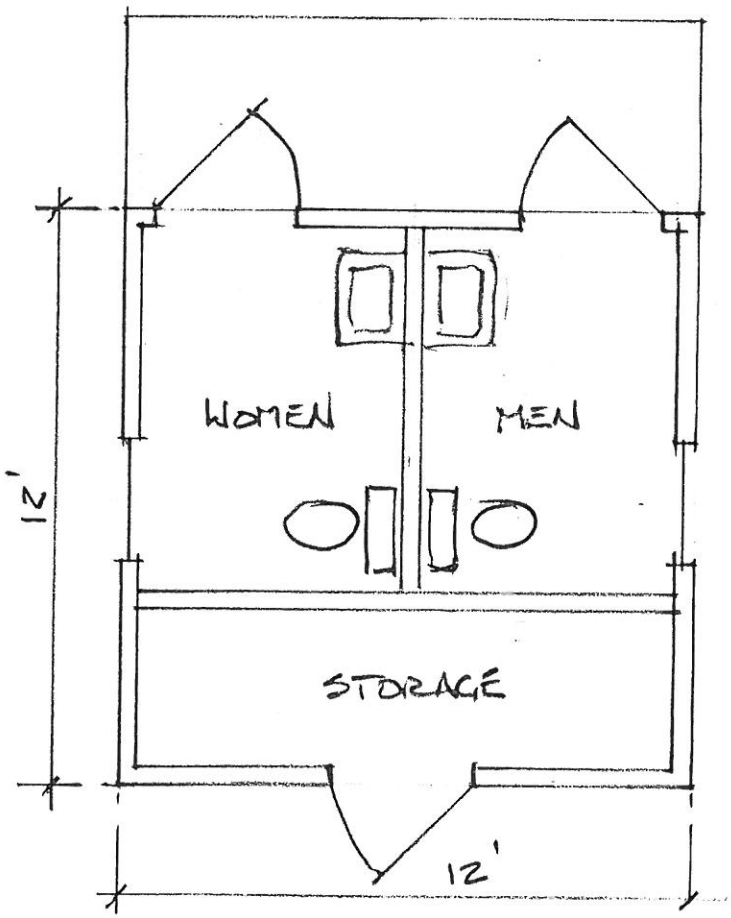


EAST/WEST ELEVATION



SOUTH ELEVATION

OTTO'S RESTAURANT
NEW RESTROOM BUILDING



MUSTARD DESIGN

Historic Review Board
Application Information

Application Number:	13-06
Date:	February 7, 2013
Address:	607 S. Washington
Owner:	John Wilkinson
Applicant:	John Wilkinson
Rating:	High
Proposed Modifications:	Refurbish cistern, add 542 sq/ft addition.
Neighborhood Characteristics:	Local Landmark.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

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13-06

Application for Certificate of Appropriateness

Application Date: 1/31/13 Application Complete: _____

Property Address: 607 S. Washington

Owner: John Wilkinson Phone No. 830 990 8383

Address: 511 S. Olive cell 119 984 226

Applicant: John Wilkinson Phone No. 830 990 8383

Address: 511 S. Olive Fax No. _____

Description of External Alteration/Repair or Demolition: REFURBISH CISTERN BLDG. - ATTACH 542 S.F. ADDITION

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

CISTERN TO BE REBUILT W/ STAVES & BANDS FOR STORE ROOM - BLDG TO BE PRESERVED AS IS.

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: [signature]

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

_____ Date _____ ☐*Insignificant* ☐*Significant*

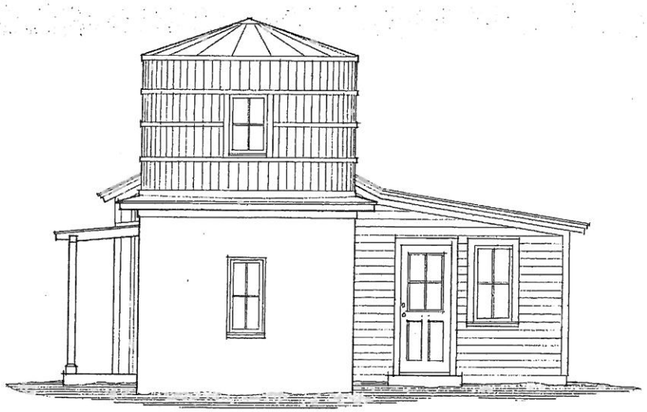
Building Official's Determination *(Max 7 days)*

_____ Date _____ ☐*Insignificant* ☐*Significant*

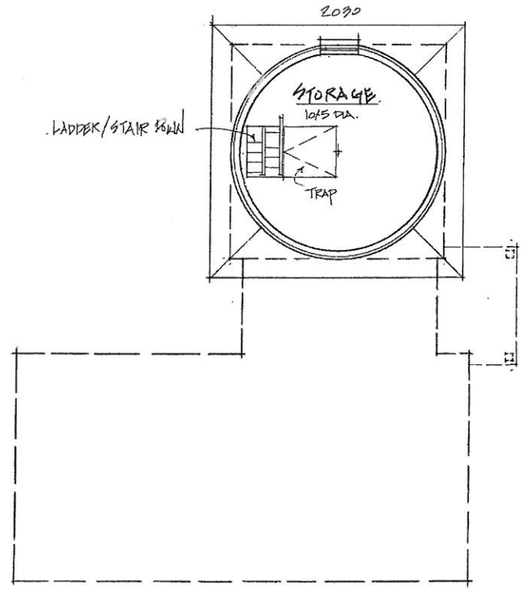
Chairman's Determination *(Max 7 days)*

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

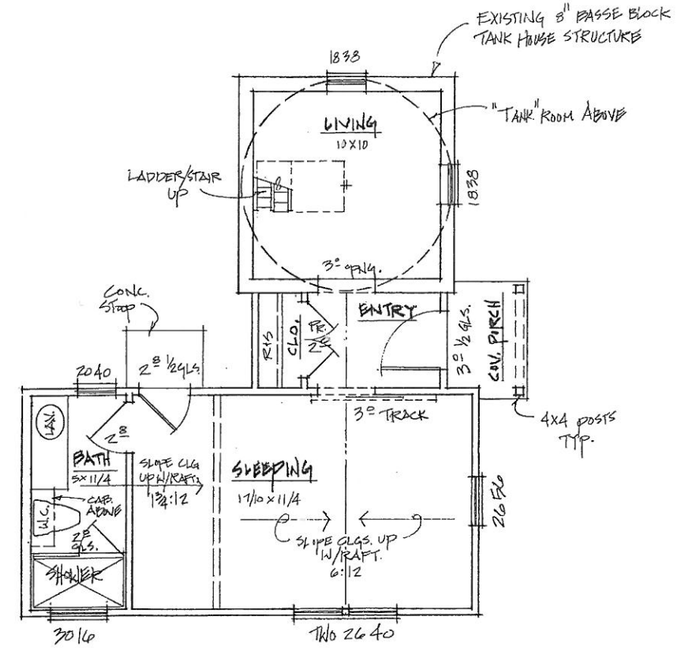
APPLICATION FEE:-*$10.00 plus ☐Board Review*; CERTIFICATE OF APPROPRIATENESS-*$20.00*



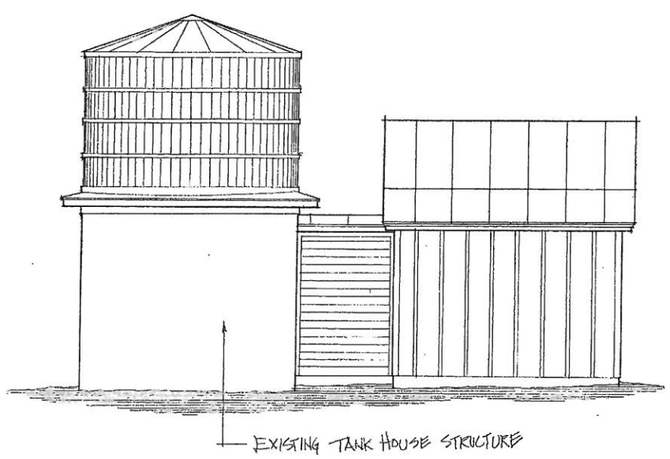
RIGHT SIDE (EAST) ELEVATION 1/4"=1'-0"



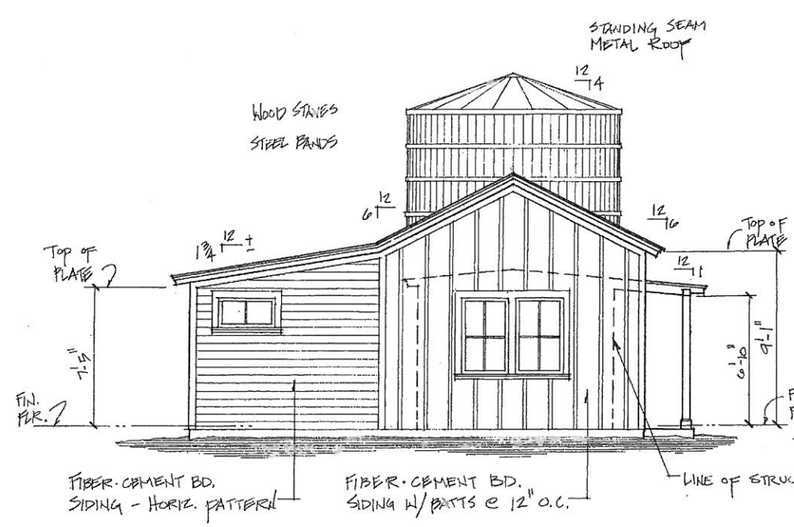
UPPER FLOOR PLAN 1/4"=1'-0"



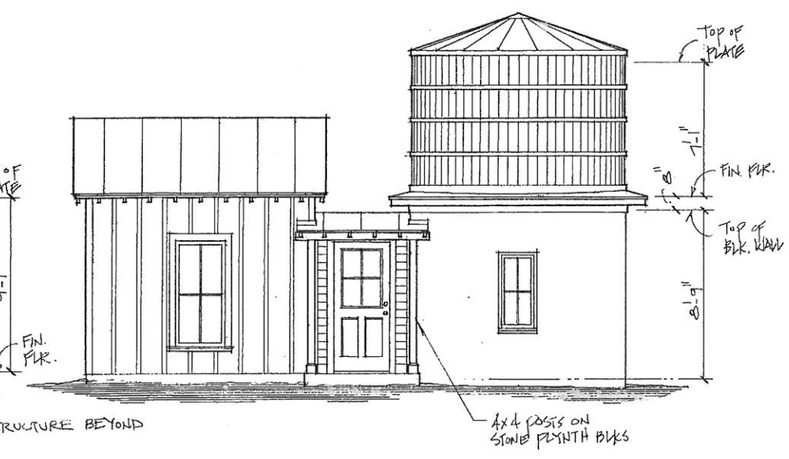
MAIN FLOOR PLAN 1/4"=1'-0"



REAR (NORTH) ELEVATION 1/4"=1'-0"



LEFT SIDE (WEST) ELEVATION 1/4"=1'-0"

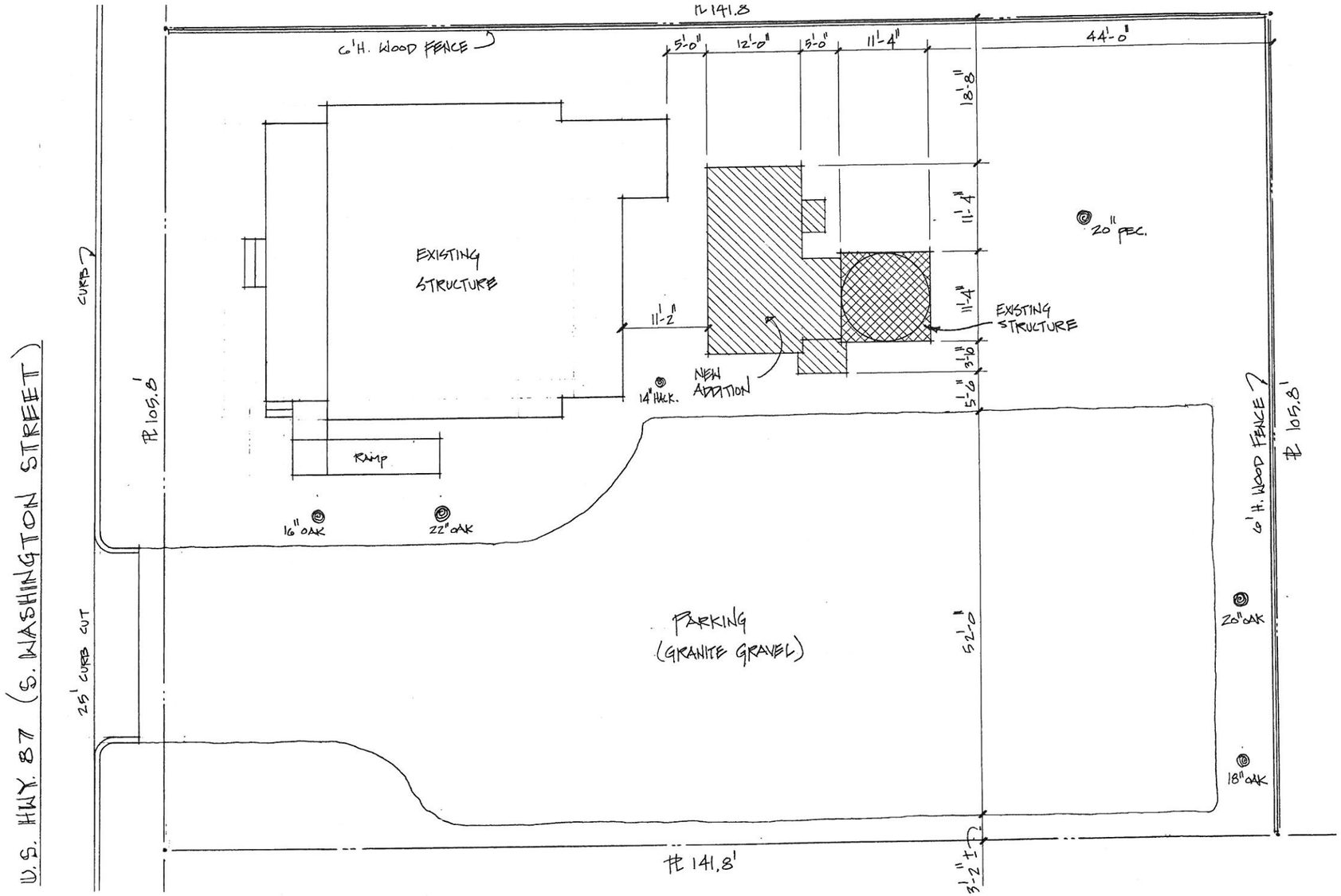


FRONT (SOUTH) ELEVATION 1/4"=1'-0"

PRELIMINARY DRAFT #1
ADDITION TO TANK HOUSE FOR JOHN WILKINSON
12.31.13

SHT. 2 of 2

Prepared By
W. CASS PHILLIPS
PLANNING & DESIGN
1000 Hill Street
Fredericksburg, TX 78624
(830) 997-0169



SITE PLAN

607 S. WASHINGTON STREET, LOT 2, A.C.E. SUBDIVISION, UNIT NO. 2, FREDERICKSBURG, TEXAS

Prepared by
W. CASS PHILLIPS
PLANNING & DESIGN
1000 Hill Street
Fredericksburg, TX 78624
(830) 997-2169

PRELIMINARY DRAFT #1
ADDITION TO TANK HOUSE FOR JOHN WILKINSON
1.31.13
SHT. 1 of 2.

Historic Review Board
Application Information

Application Number:	13-07
Date:	February 7, 2013
Address:	507 E. Schubert
Owner:	Lee & Sherry Solheid
Applicant:	Kaiser & Company
Rating:	Medium
Proposed Modifications:	New construction.
Neighborhood Characteristics:	Local Landmark.
Staff Comments:	The scope of the project justifies Board review.

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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.

13-07

Application for Certificate of Appropriateness

Application Date: 1-31-13 Application Complete: _____

Property Address: 507 E. SCHUBERT

Owner: Lee & SHERRY SOLHEID Phone No. 603-279-0916

Address: 57 OLD HUBBARD Rd., MEREDITH, NH 03253

Applicant: KAISER & COMPANY Phone No. 830-456-1417

Address: 1322 S. STATE HWY. 16 Fax No. 830-997-7233

Description of External Alteration/Repair or Demolition: New Construction

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

The new construction will utilize materials which replicate local historic materials

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

None known

☐ Drawing ☐ Sketch Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: 3-1-13 Desired Completion Date: 12-31-13

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: O Barry Kaiser

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*

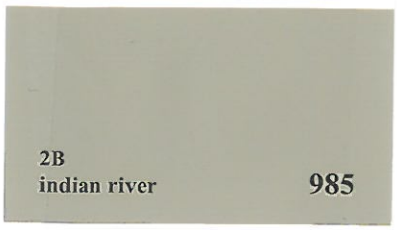
Solheid Residence
507 East Schubert

COLOR SCHEME

Roof: standing seam galvanized (dull grey paint grip)

Stucco: HC-26

Board & Batten Siding: #985 Indian River

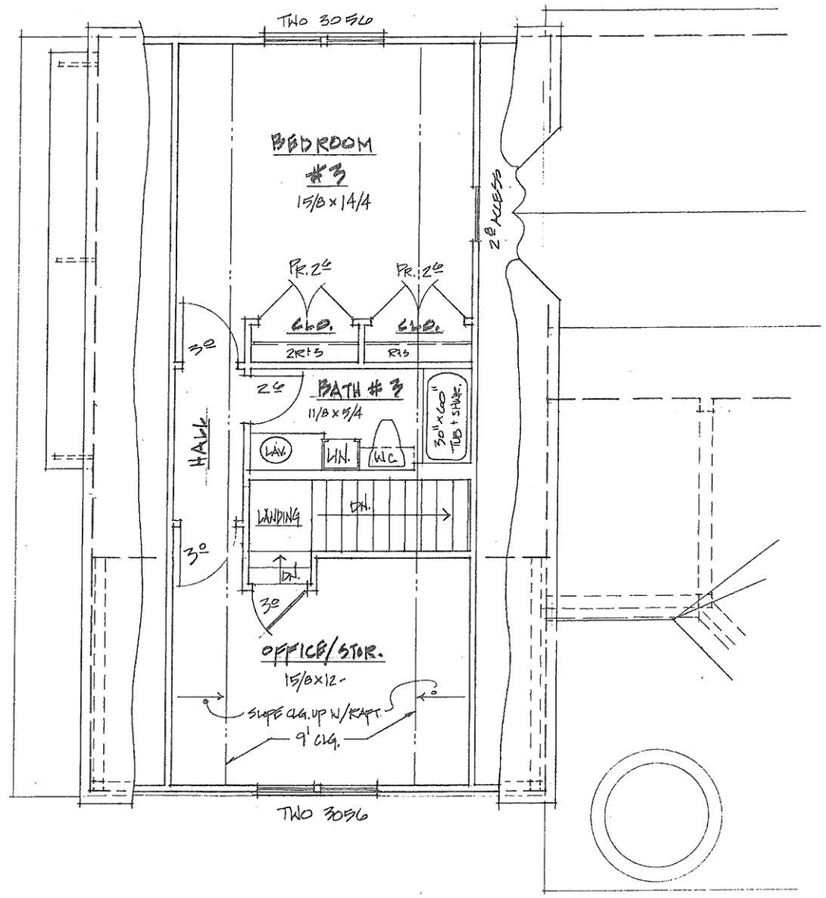


Window Sash: Marvin Windows Wineberry (close to 2004-10 Brick Red)

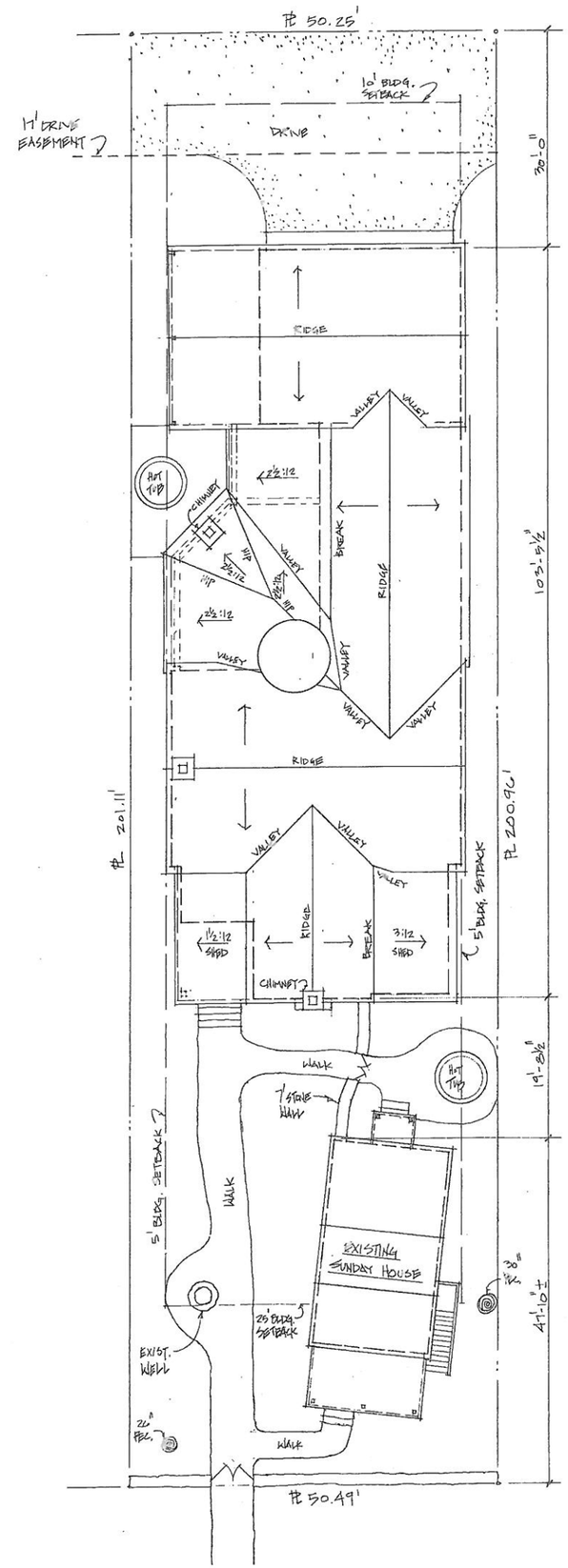
Trim: Navaho White

navajo white

Stone: Buff colored Limestone



UPPER FLOOR PLAN 1/4"=1'-0"



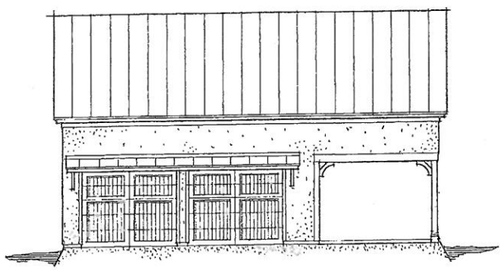
SITE PLAN 1"=10'-0"

NOTES:

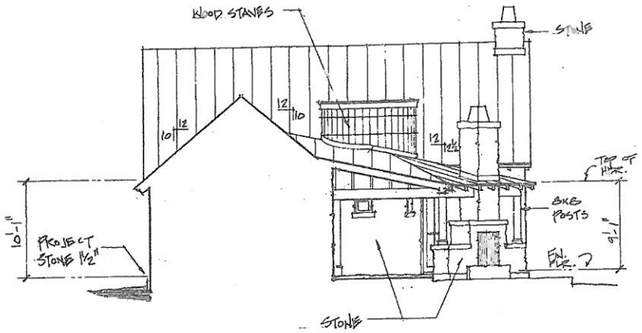
. TYPICAL ROOF PITCH IS 10:12 EXCEPT WHERE OTHERWISE INDICATED.

Prepared By
W. CLAYTON PHILLIPS
PLANNING & DESIGN
1200 Hill Street
Fredericksburg, TX 78624
(830) 997-0169

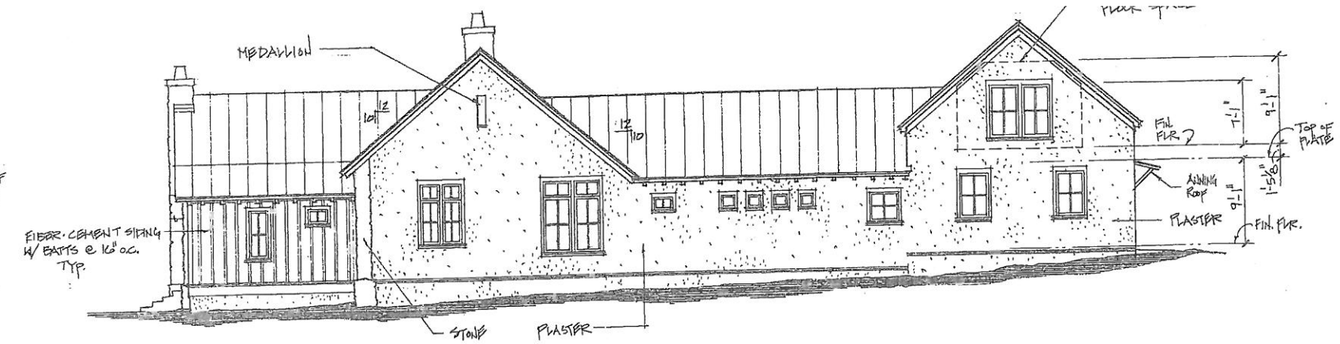
PRELIMINARY DRAFT #2
IDENCE FOR LEE & SHERRY SOLTHUID
SHT 2 OF 3



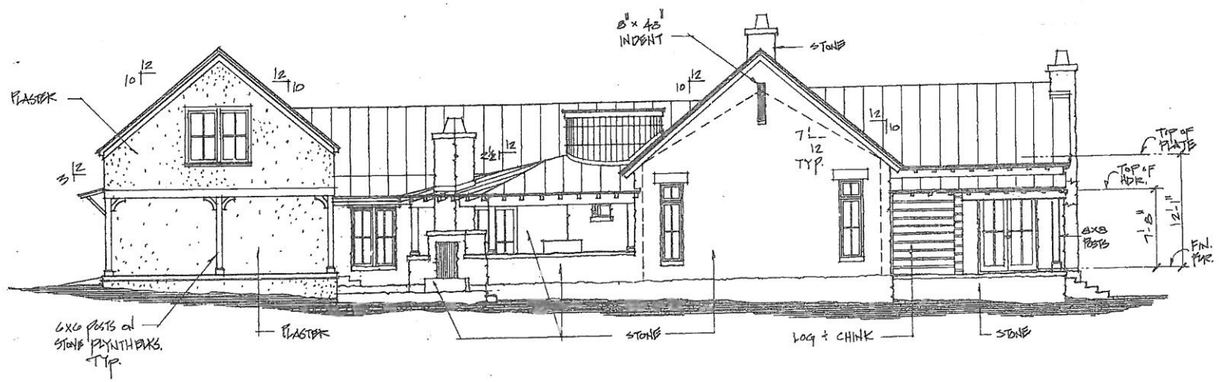
REAR (SOUTH) ELEVATION 1/8"=1'-0"



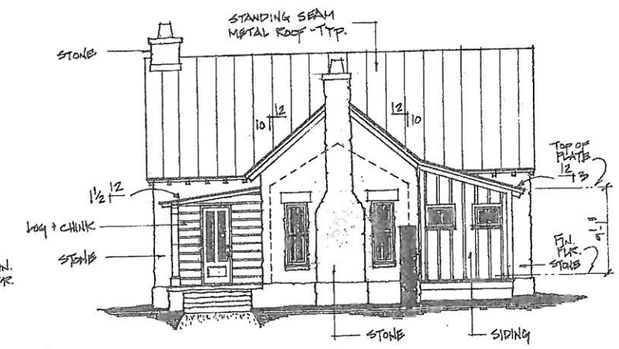
REAR (SOUTH) ELEVATION 1/8"=1'-0"
SECTION @ MSTR. BATH



RIGHT SIDE (WEST) ELEVATION 1/8"=1'-0"



LEFT SIDE (EAST) ELEVATION 1/8"=1'-0"



FRONT (NORTH) ELEVATION 1/8"=1'-0"

PRELIMINARY DRAFT #2
RESIDENCE FOR LEE & SHERRY SOLHEID

Prepared By
W. CASS PHILLIPS
PLANNING & DESIGN

Historic districts.

(1) *Historic district zoning designation.* The city council may, from time to time, following recommendation either for or against such designation by the historic review board and planning and zoning commission, designate certain areas in the city as historic districts, and define, amend, or eliminate the boundaries of same. Such districts shall bear the word "historic overlay" in their zoning designation. Such designation and the requirements thereof shall be in addition to any other zoning district designation or requirement established in the city's zoning ordinance and in this article. All zoning maps shall reflect the historic district by the letters "HO" as a suffix to the use designated. Initially this area shall encompass the area shown on the map attached to the ordinance establishing this article, as amended. Changes to the same may be initiated by any person by request submitted to the historic review board which will forward its recommendation to the planning and zoning commission prior to the submittal to the city council. The historic review board shall consider the request at a meeting held in accordance with the procedures set forth in subsection 23-60(f) below. Upon forwarding of a recommendation to the planning and zoning commission, the designation process will follow the procedures provided for in section 5.200 of the city's zoning ordinance, pertaining to hearing and action by the planning and zoning commission and the city council. Applications for changes in the boundaries of the historic district shall be on forms and shall contain the information required thereon as determined by the city's director of developmental services, and shall be accompanied by the fee set forth in subsection 23-60(c). An application initiated by the historic review board or the city staff shall not require the payment of a fee.

(2) *Historic district criteria.* In making the designation of an area as a historic district, the city council shall affirmatively find that the area has one or more of the following characteristics:

a. Character, interest, or value as a part of the development, heritage, or cultural characteristics of the city;

b. Location as the site of a significant historical event;

c. Embodiment of distinctive characteristics of an architectural type or specimen;

d. Relationship to other distinctive buildings, sites, districts, or structures which are historically significant;

e. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city;

f. Value as an aspect of community sentiment or public pride;

g. Identification with a person or persons who significantly contributed to the development or culture of the city, the state or the nation;

h. Value as protective of a historical resource.

(b) Historic landmarks.

(1) *Historic landmark designation.* The city council may, from time to time, designate individual properties in the city as historic landmarks. Each such place shall bear the words "historic landmark" (HL) in its zoning designation. Such designation shall indicate that such property is subject to the terms of this article, however, with regard to site plans, uses, setbacks and other development and/or building regulations, such property shall be governed by its zoning district. Initially, the historic landmarks shall consist of the properties shown on the list attached to this article. The designation of new historic landmarks or the removal of the designation may be initiated by any person by request submitted to the historic review board which will forward its recommendation to the city council. The historic review board shall consider the request at a meeting held in accordance with the procedures set forth in subsection 23-60(f) below. The city council shall consider the request at the next regular meeting of the city council following the meeting of the historic review board at which the request was heard.

Applications for designation of or changes to historic landmarks shall be on forms and shall contain the information required thereon as determined by the city's director of development services, and shall be accompanied by the fee set forth in subsection 23-60(c) unless initiated by the historic review board or city staff.

(2) *Historic landmark criteria.* In making the designation of a place as a historic landmark, the city council shall follow the criteria set forth in the historic district criteria subsection of this section as the same relate to an individual property or part thereof.

(c) *Establishment of preservation priority rating.* At such time as a property is either incorporated into the historic district or designated as a historic landmark, such property shall be rated high, medium, or low. The board shall rate the same at its meeting considering the request or application and the board's rating shall become effective at such time as the city council either incorporates the property or designates it as a historic landmark. Appeals of the rating may occur only following incorporation into the historic district or following designation as a historic landmark, and shall follow the procedure set forth below. The burden of proof shall be upon the applicant seeking to change the rating.

(Code 1992, § 12.204; Ord. No. 13-015, § 12.204, 11-17-2003)

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. No rating shall be considered vested and the same may be established or changed at any time in accordance with subsection 23-57(c) below. Additionally, structures may have more than one rating (e.g., the main structure may be high but an addition may be medium or low):

(1) *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.

(2) *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.

(3) *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 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 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.

504 E. Main

Site ID No.	615
Address	504 E. Main
Date	1970
Stylistic Influence	
GCAD Hyperlink	R2121
Owner	PARDI, VIRGIE E ETAL
Historic District	No Outside Historic District
Assessment	Example of a more recent common local building form, architectural style or plan type with no known historical associations.

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Notes

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511 E. Main

Site ID No.	963
Address	511 E. Main
Date	1845
Stylistic Influence	vernacular
GCAD Hyperlink	R16583
Owner	KOTHE, KENNETH K
Historic District	No Local Landmark
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

1983 Historic Resources Survey

Previous Site No.	447		
Previous Ranking	2		
Previous Photo References			
Roll	16	16	16
Frame	9	10	11

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Notes RTHL. Rear addition; porch changes

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600 E. Main

Site ID No.	961
Address	600 E. Main
Date	1887
Stylistic Influence	vernacular
GCAD Hyperlink	
Owner	
Historic District	No Local Landmark
Assessment	Example of a distinctive building plan or architectural style.

1983 Historic Resources Survey

Previous Site No.	452
Previous Ranking	2
Previous Photo References	
Roll	32
Frame	28

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Notes Christian Metropolitan Episcopal Church. Texas State Subject Marker

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1201 E. Main

Site ID No.	1006
Address	1201 E. Main
Date	1945
Stylistic Influence	Art Deco
GCAD Hyperlink	R2387
Owner	SIDLO, THOMAS R
Historic District	No Outside Historic District
Assessment	Example of a common building form, architectural style, or plan type that has suffered minor or no alterations. Resource is a good example of its type.

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Notes "Vapo Propane" building; original front doors likely replaced; Quonset hut

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100 (Playground) W. Main

Site ID No.	166
Address	100 (Playground) W. Main
Date	1990
Stylistic Influence	
GCAD Hyperlink	
Owner	
Historic District	Yes Historic District
Assessment	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Notes

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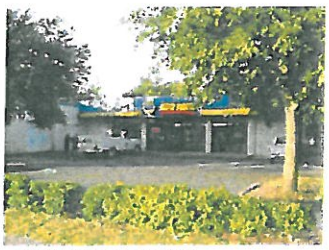
629 W. Main



2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	214
Address	629 W. Main
Date	1980
Stylistic Influence	
GCAD Hyperlink	R23723
Owner	LEISSNER, LAYTON L
Historic District	Yes Historic District
Assessment	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.
Notes	

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

701 W. Main

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	213
Address	701 W. Main
Date	1847
Stylistic Influence	vernacular
GCAD Hyperlink	R17773
Owner	HASCHKE, KAREN ANN
Historic District	No Outside Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Property contributes significantly to local history or broader historical patterns. Considered among the most significant resources in the project area.
Notes	Johann and Elizabeth Klinglehoefer House. Resource is the oldest home in Fredericksburg.

1983 Historic Resources Survey

Previous Site No.	523		
Previous Ranking	1		
Previous Photo References			
Roll	22	22	22
Frame	19	20	21

702 W. Main

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	325
Address	702 W. Main
Date	1960
Stylistic Influence	Ranch
GCAD Hyperlink	R18782
Owner	RODE, WAYNE E & SHERRY K
Historic District	No Outside Historic District
Assessment	Typical example of a common building form, architectural style, or plan type that has suffered minor or no alterations.
Notes	

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

706 W. Main

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	1288
Address	706 W. Main
Date	1938
Stylistic Influence	Craftsman
GCAD Hyperlink	R29191
Owner	HEUER, WILFRIED D & DORIS
Historic District	No Outside Historic District
Assessment	Example of a common building form, architectural style, or plan type that has suffered minor or no alterations. Despite alterations or deterioration, resource retains much of its original form and character. Resource displays distinctive stylistic elements. Resource is a good example of its type.
Notes	single garage at rear; shed at rear; porch deck altered; exterior materials

1983 Historic Resources Survey

Previous Site No.	524	
Previous Ranking	3	
Previous Photo References		
Roll	9	
Frame	31	

708 W. Main

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	1287
Address	708 W. Main
Date	1930
Stylistic Influence	Craftsman
GCAD Hyperlink	R20880
Owner	SAGEBIEL, ROBERT T & MOLLY J
Historic District	No Outside Historic District
Assessment	Example of a common building form, architectural style, or plan type that has suffered minor or no alterations. Resource displays distinctive stylistic elements. Resource is a good example of its type.
Notes	addition at rear; shed at rear

1983 Historic Resources Survey

Previous Site No.	525	
Previous Ranking	3	
Previous Photo References		
Roll	9	
Frame	32	

207 E. College

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	1135
Address	207 E. College
Date	1930
Stylistic Influence	Craftsman
GCAD Hyperlink	R13781
Owner	NEVELS, LARRY J & LINDA
Historic District	No Outside Historic District
Assessment	Example of a common building form, architectural style, or plan type that has suffered minor or no alterations.
Notes	2 outbuildings; rear addition

1983 Historic Resources Survey

Previous Site No.	164
Previous Ranking	4
Previous Photo References	
Roll	4
Frame	23

302 E. College

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	1134
Address	302 E. College
Date	1910
Stylistic Influence	Gothic Revival
GCAD Hyperlink	R2576
Owner	OUR, LADY OF GUADALUPE
Historic District	No Outside Historic District
Assessment	Example of a distinctive building plan or type that has undergone alterations or deterioration. Despite alterations or deterioration, resource retains much of its original form and character.
Notes	2 outbuildings; community hall

1983 Historic Resources Survey

Previous Site No.	165
Previous Ranking	3
Previous Photo References	
Roll	2 2
Frame	28 29

312 E. College

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	925
Address	312 E. College
Date	1900
Stylistic Influence	Queen Anne
GCAD Hyperlink	R16152
Owner	CARLISLE, KARLEEN
Historic District	No Local Landmark
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
Notes	

1983 Historic Resources Survey

Previous Site No.	166
Previous Ranking	2
Previous Photo References	
Roll	2
Frame	30

401 E. College

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	1133
Address	401 E. College
Date	1930
Stylistic Influence	no style
GCAD Hyperlink	R20158
Owner	KLETT, GUIDO
Historic District	No Outside Historic District
Assessment	Example of a common building form, architectural style, or plan type that has suffered minor or no alterations.
Notes	new door; windows; casement and awning; attached garage with basement; side addition

1983 Historic Resources Survey

Previous Site No.	167
Previous Ranking	4
Previous Photo References	
Roll	4
Frame	24

408 E. College

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	924
Address	408 E. College
Date	1905
Stylistic Influence	vernacular
GCAD Hyperlink	R1644
Owner	BAUER, LAURA M C/O KATHLEEN OUTLAW
Historic District	No Local Landmark
Assessment	Typical example of a common building form, architectural style, or plan type that has suffered minor or no alterations.
Notes	

1983 Historic Resources Survey

Previous Site No.	168
Previous Ranking	2
Previous Photo References	
Roll	2
Frame	31

318 E. San Antonio

2002-05 Re-evaluation

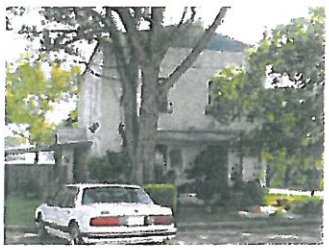
☐ High ☑ Medium ☐ Low

Site ID No.	428
Address	318 E. San Antonio
Date	1930
Stylistic Influence	
GCAD Hyperlink	R20045
Owner	KLEIN, EDMUND J
Historic District	Yes Historic District
Assessment	Typical example of a distinctive building plan that has suffered minor or no alterations.
Notes	Exterior walls partially reclad with asbestos shingles. Original porch posts replaced with metal columns.

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

501 E. San Antonio



2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	617
Address	501 E. San Antonio
Date	1865
Stylistic Influence	
GCAD Hyperlink	R2628
Owner	LANGERHANS, MARK WAYNE ETAL %CARLETTA SMITH %CARLETTA SMITH %CARLETTA SMITH
Historic District	No Outside Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.
Notes	Formerly the "Old Mill." Building originally had a flat roof.

1983 Historic Resources Survey

Previous Site No.	662
Previous Ranking	4
Previous Photo References	
Roll	16
Frame	36

510 E. San Antonio

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	900
Address	510 E. San Antonio
Date	1905
Stylistic Influence	vernacular
GCAD Hyperlink	R23884
Owner	KOTHE, KENNETH K
Historic District	No Local Landmark
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
Notes	

1983 Historic Resources Survey

Previous Site No.	663	
Previous Ranking	2	
Previous Photo References		
Roll	10	10
Frame	18	19

517 E. San Antonio

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	901
Address	517 E. San Antonio
Date	1900
Stylistic Influence	vernacular
GCAD Hyperlink	R18952
Owner	BLOUNT, JERALD D ETUX
Historic District	No Local Landmark
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
Notes	

1983 Historic Resources Survey

Previous Site No.	664	
Previous Ranking	2	
Previous Photo References		
Roll	10	10
Frame	7	8

HISTORIC REVIEW BOARD

2012 ANNUAL REPORT

Historic Review Board – 2012 Annual Report

The Historic Review Board consists of 7 regular members and 3 alternate members with one of the following qualifications:

1) Resident of the City
2) Resident of Gillespie County who owns property within the City's Historic District or owns a Historic Landmark.

The Board is responsible for reviewing all applications proposing alterations, changes, construction, demolition, or relocation to structures within the Historic District or structures that are Historic Landmarks. In it's mandatory capacity, the Board reviews applications for a Certificate of Appropriateness involving removal or modification of architectural detail, demolition of historic resources, paint colors, and scale of new construction. In it's advisory capacity, the Board reviews applications and provides recommendations on non-historic building construction.

The Historic Review Board holds regularly scheduled meetings on the second Tuesday of each month. Other meetings are scheduled on an as needed basis to process applications and address critical issues within a timely manner.

The Board consists of the following individuals with their term expiration date in parenthesis:

Sharon Joseph, Chair	(July, 2014)
Larry Jackson, Vice Chair	(July, 2013)
Stan Klein	(July, 2015)
Mike Penick	(July, 2015)
J. Hardin Perry	(July, 2015)
Charles Schmidt	(July, 2014)
Richard Laughlin	(July, 2013)

Alternates

Burleigh Arnecke	(July, 2014)
Eric Parker	(July, 2013)
David Bullion	(July, 2015)

The Board met on 10 different occasions in 2012. The Board considered 23 applications during this time frame, involving a variety of requests. In addition, the chairperson reviewed and approved 69 applications that were considered insignificant. The attached Exhibit A summarizes the activity during the year.

Matt Synatschk, State Coordinator for the Certified Local Government Program for the Texas Historical Commission, visited with Staff in 2012 for their required Certified Local Government certification and also attended the September, 2012 Historic Review Board meeting where he shared information and presented ideas to the Board for ways they could use available funds to encourage historic preservation and programs that may be available to them to help build a preservation program for the city.

The Board notified 3 property owners their properties were in danger of Demolition by Neglect. The addresses of the properties are 252 E. Main Street, 604 W. Austin Street, and 105 S. Adams. City Staff noted wood decay, paint adhesive failure and general deterioration on the property at 252 E. Main Street. The owner came into City Hall to speak to City Staff and the property is in the process of being painted, rotten wood is being repaired and the rock is being re-pointed. The property at 604 W. Austin Street had significant demolition issues and a contractor has been hired to make the necessary repairs to stabilize the exterior of the structure. The issues with the property at 105 S. Adams included structural concern, wood decay and pest and moisture infiltration. The Building Inspector for the City of Fredericksburg has spoken to the owner's son and he acknowledged they will do the necessary work to the house as quickly as funds are available.

During 2012 more stringent requirements were put on applicants and owners when submitting an application. The Board and Staff recognize an owner does not want to spend large amounts of money on a project before it is approved, but some applications were somewhat vague and Staff has been trying to implement more exact requirements without causing an owner unnecessary costs.

Actions for 2013:

The Board asked City Staff to continue working to get better clarity on the applications that are received. The Board also plans to continue recognizing and addressing Demolition by Neglect properties. Some new programs the Board would like to see implemented involve replacing the street signs in the Historic District with matching signs that would designate the area as historic. Another suggestion was any future city improvements in the Historic District be a common color so the area will be set apart from the rest of the town. The Board also asked Staff to request a fund be established by City Council that would allow for repairs to Demolition by Neglect properties when the owners do not have the means to complete repairs. The Board will also continue to process all applications as they are submitted and try to maintain the historic nature of the community.

Exhibit "A"

Historic Review Board Applications - 2012

Application Number	Applicant	Owner	Address	Application Date	Insignificant/ Significant	Meeting Date	Reported	Action Taken
12-01	Dooley's 5-10-25	7D Enterprises	131-133 E. Main St.	1/5/2012	Insignificant	N/A	Replace both entry doors from 2 pane to single pana ADA	Approved
12-02	Larry Jackson	John Muraglia	209 S. Llano	1/5/2012	Insignificant	N/A	Repaint section of front of business	Approved
12-03	Admiral Nimitz Foundation	Admiral Nimitz Foundation	310 E. Austin	1/13/2012	Insignificant	N/A	Demo garage and carport	Approved
12-04	Stadler Commercial	Kuhl Ventures, LLC	301 E. Main St.	1/16/2012	Insignificant	N/A	Block in two exterior doors with CMUs	Approved
12-05	Bob Carlisle	Grace Wallace	509 W. Main St.	1/23/2012	Insignificant	N/A	Add 18' dormer over 2 front doors & false window in center	Approved
12-06	Chris & Kell McDaniel	Kelly McDaniel	514 N. Adams	1/23/2012	Insignificant	N/A	Wood & Metal fence along back of property & to south	Approved
12-07	Andy Bray for Jonathan Bedford	J. Hardin Perry	206 E. Main St.	1/30/2012	Insignificant	N/A	Paint storefront & door surround & install new door	Approved
12-08	County of Gillespie	County of Gillespie	102 E. San Antonio	1/30/2012	Insignificant	N/A	Demo covered awnings frombldg to parking lot	Approved
12-09	Josh Durden	Jim & Barbara Thomas	612 W. San Antonio	2/6/2012	Insignificant	N/A	Remove center island in drive & expand front steps	Approved
12-10	Jimmy Alexander	City of Fredericksburg		02//16/12	Insignificant	N/A	Install shade structure to cover playground	Approved
12-11	Ronnie Fiedler	Ronnie Fiedler	608 W. Creek	2/17/2012	Insignificant	N/A	Extend garage roof in back	Approved
12-12	David & Nancy Wieting	David & Nancy Wieting	208 E. Orchard	2/24/2012	Significant	3/13/2012	Remove siding and change façade	Approved
12-13	Cavan McMahon	Cavan & Donna McMahon	112 W. Schubert	2/27/2012	Significant	3/13/2012	Construct 3 new B & Bs	Tabled
12-14	Vaudeville (Jordan Muraglia)	John Muraglia	230 E. Main St.	2/27/2012	Insignificant	N/A		Approved
12-15	Coy C. Summers	Summers Specialties, Inc.	205 N. Orange	3/2/2012	Insignificant	N/A	Demo accessory building	Approved
12-16	Sugar & Smoke	Yucca Lilly	249 E. Main	2/24/2012	Insignificant	N/A	Build outdoor stage with removable cloth awning	Approved
12-17	Vaudeville (Jordan Muraglia)	John Muraglia	230 E. Main St.	2/27/2012	Insignificant	N/A	Signage	Approved (color ONLY)
12-18	John Akin	Becky Miller	605 W. Austin St.	3/14/2012	Insignificant	N/A	Extend back wall of house to enlarge kitchen & master bath	Approved
12-19	D. L. Gipson	David & Karen Cook	209 E. Creek	3/6/2012	Insignificant	N/A	5 x 12 addition on west rear & 5 x 18'3 addition to east rear	Approved
12-20	Stephen Vollmar	Gillespie Co. Historical Society	325 W. Main	3/23/2012	Significant	4/10/2012	Put 4 windmills on lot between D.B. Hoose & Fasse/Roeder	Approved
12-21	Jennifer Kneese	Curt & Jennifer Kneese	303 W. Austin	3/23/2012	Insignificant	N/A	Update detached carport/convert to sitting area/retaining wall	Approved
12-22	Mac H. Burris	Mac H. Burris	214 S. Crockett	3/23/2012	Significant	4/10/2012	ort with 2 car garage with bedroom above/replace roof/repoint	Withdrawn
12-23	Barry & Tammy Sikes	Barry & Tammy Sikes	709 W. Main	3/26/2012	Significant	4/10/2012	Addition to rear & demo existing storage shed	Approved
12-24	Thomas Staudt	Thomas Staudt & Dari Gale Adams	505 W. San Antonio	2/22/2012	Insignificant	N/A	Add 10 x 20 storage shed in back	Approved
12-25	Mac H. Burris	Mac H. Burris	214 S. Crockett	4/4/2012	Insignificant	N/A	emove 2 windows from side & remove lattice & awning on carp	Approved
12-26	David Schneider	David Schneider	127 E. Main	4/5/2012	Insignificant	N/A	Replace store front window glass with less refelective glass	Approved
12-27	Randy Stehling	St. Joseph's Society	212 W. San Antonio	4/25/2012	Significant	5/9/2012	Demo additon and construct new 3775 sf addition	Approved
12-28	Sandra & Bart hollander	Sandra & Bart Hollander	101 E. Morse	4/26/2012	Significant	5/9/2012	Numerous changes , removals and additions	Approved
12-29	Andrea Konuma	Andrea Konuma	207 N. Edison	4/30/2012	Significant	5/9/2012	Add porch, 335 s.f. B&B, and 1508 s.f. house	Approved
12-30	Danny Bell	Danny Bell	221 W. Main	5/1/2012	Significant	5/9/2012	Replace front single door with double doors	Denied
12-31	Claudia Parker	Claudia Parker	207 W. San Antonio	5/2/2012	Insignificant	N/A	Remove front porch roof structure & replace with new	Approved
12-32	Pat Smith	David Hedgpatch	210 E. Travis	5/8/2012	Significant	6/12/2012	Add 10' carport to existing house	Approveed with conditions
12-33	J. Hardin Perry	Perihuez Investments	258 E. Main St.	5/11/2012	Insignificant	N/A	Coat existing standing seam roof	Approved
12-34	Jerry Sample	Janis Joseph Maund	121 W. San Antonio	5/14/2012	Insignificant	N/A	Follow up application for exterior paint colors	Approved
12-35	Terry & Julie Burns	Terry & Julie Burns	408 E. Orchard	5/25/2012	Significant	6/12/2012	12 x 43 foot addition to rear	Approved
12-36	Laughlin Homes & Restoration	Bobby Watson	306 E. Travis	5/16/2012	Insignificant	N/A	Remove additions from original structure	Approved
12-37	Brent & Pam Geistweidt	Brent & Pam Geistweidt	601 W. Austin	5/25/2012	Significant	6/12/2012	Construct new residence	Approved with request
12-38	Laughlin Homes & Restoration	Bobby & Linda Watson	306 E. Travis	5/25/2012	Significant	6/12/2012	Add master suite, covered porches & 2 car garage	Approved
12-39	Jacob Lynn Studios	Happy Feller	218 W. Main	5/29/2012	Insignificant	N/A	Paint exterior same colors	Approved
12-40	John Jeffers	Nigel & Janie Hopkinson	110 N. Cherry	6/22/2012	Insignificant	N/A	Demo carport & fence/build garage & rock fence	Approved
12-41	Verdie Pezzao	Verdie Pezzaro	211 Mistletoe	6/22/2012	Insignificant	N/A	Replace asbestos shingles w/ lapboard & demo 2 outbuildings	Approved
12-42	Laughlin Homes & Restoration	Armstrong	408 W. Travis	6/25/2012	Insignificant	N/A	Construct new garage on rear	Approved
12-43	Rainey & Deanna Threadgill	Rainey & Deanna Threadgill	610 S. Washington	6/25/2012	Insignificant	N/A	Remodel accessory bldg, replace doors, covered porch	Approved
12-44	Harold & Kathleen Coates	Rick Schafer Homes	608 W. Austin		Significant	7/10/2012	Demolish garage, deck & fireplace, new addition, move door	Approved
12-45	Brent Keyser	Dennis Ottmers	110 E. Austin	6/26/2012	Insignificant	N/A	Replace fence with new same material fence	Approved
12-46	Jeff Brickner	Rebecca Brickner	505 W. Main	7/9/2012	Insignificant	N/A	Remove chimneys and repair roof & interior	Approved
12-47	Charles Pfeil	Mignon Keller Feller	329 E. Main	7/13/2012	Insignificant	N/A	Add 10 x 16 deck with pergola	Approved

12-48	Lee & Sherry Solheid	Lee & Sherry Solheid	507 E. Schubert	7/14/2012	Insignificant	N/A	Add front & back porch	Approved
12-49	Treff Herber	Treff Herber	205 E. Travis	7/16/2012	Insignificant	N/A	Add rock and cedar fence	Approved
12-50	Jerrilyn McLerran	Jerrilyn McLerran	105 S. Edison	7/17/2012	Insignificant	N/A	Replace roof on existing shed with standing seam metal	Approved
12-51	John Akin	Carson & Anne Dickie	108 N. Milam	7/17/2012	Insignificant	N/A	Demo porch roof & exterior walls to restore to patio	Approved
12-52	Eric Mustard	Hugh Washburne	316 & 318 E. Austin	7/30/2012	Significant	8/14/2012	Stucco front, replace door, deepen porch, add awnings/bldgs	Approved
12-53	Charles & Dottie Smith	Charles & Dottie Smith	404 E. Travis	7/30/2012	Insignificant	N/A	Add 2 car garage, repair/extend deck, new fence	Approved
12-54	CRAM Roofing	Broadway Bank	204 W. Main	7/31/2012	Insignificant	N/A	Repair roof	Approved
12-55	Jimmy Alexander	City of Fredericksburg	105 W. Travis	8/14/2012	Insignificant	N/A	Demo old town pool	Approved
12-56	Jeff Brickner	Rebecca Brickner	507 W. Main	8/10/2012	Insignificant	N/A	Paint exterior	Approved
12-57	Jeff Brickner	Rebecca Brickner	507 W. Main	8/10/2012	Insignificant	N/A	Stucco exterior walls	Approved
12-58	Jeff Brickner	Rebecca Brickner	507 W. Main	8/16/2012	Insignificant	N/A	Porch addition	Approved
12-59	Elihu Washburne	Grove House, LLP	316 E. Austin	8/27/2012	Significant	9/11/2012	Numerous alterations	Approved
12-60	Curl's Construction	Fbg Bible Church	107 E. Austin	12/22/2012	Insignificant	N/A	Demolish & build new ramp on est side of entry	Approved
12-61	Robert & Claudia Feuge	Robert & Claudia Feuge	302 N. Acorn	12/22/2012	Significant	10/9/2012	Addition to rear & east side	Approved
12-62	Eric Mustard	William Little	318 E.San Antonio	9/27/2012	Insignificant	N/A	Bath addition, replace flat roof with gable, paint exterior	Approved
12-63	Chris Danze	Chris & Sheri Danze	206 S. Bowie	9/25/2012	Insignificant	N/A	Replace roof with standing seam metal	Approved
12-64	Keith & Barbi Hagel	Jan Beckmann & Barbi Hagel	203 W. San Antonio	9/26/2012	Insignificant	N/A	Repair porch and paint exterior	Approved
12-65	Julia Grossman / Kuhl Yogurt	MJTJ Properties	301 E. Main St.	9/24/2012	Insignificant	N/A	Add patio furniture & décor	Approved
12-66	Laughlin Homes & Restoration	John & Suzanne Shore	524 W. Austin	9/24/2012	Significant	10/9/2012	Move house to adjacent lot	Approved
12-67	John Martinez	Dr. Lewis Wilson	408 W. Creek	9/25/2012	Insignificant	N/A	Build small covering over existing deck	Approved
12-68	Graham Pearson	Graham Pearson	311 W. Creek	9/27/2012	Insignificant	N/A	Replace rotted deck on front porch	Approved
12-69	Brent's Custom Odd Jobs	Patti L. Richard	409 W. San Antonio	9/10/2012	Insignificant	N/A	Replace siding and repair roof, siding & trim on storage shed	Approved
12-70	Kris Kammlah	Ambleside School	106 S. Edison	9/12/2012	Insignificant	N/A	Install wood fence	Approved
12-71	Laughlin Homes & Restoration	Forrest & Carmen Armstrong	408 W. Travis	9/14/2012	Insignificant	N/A	Install fencing on property	Approved
12-72	Michael Harper	Doug Maund	121 W. San Antonio	10/2/2012	Insignificant	N/A	Install double loop garden fence & wrought iron fence	Approved
12-73	Pussadee Namsombat	Tran Huyen	116 N. Crockett #A	10/22/2012	Insignificant	N/A	Change entry door	Approved
12-74	Ray Rodgers	Poarch Family, L.P.	150 E. Main	10/25/2012	Insignificant	N/A	Paint metal work on exterior	Approved
12-75	Chris Kaiser	Patti Penick	607 W. San Antonio	10/29/2012	Insignificant	N/A	Construct exterior masonry fireplace	Approved
12-76	Michael Harpter	Maund	121 W. San Antonio	10/1/2012	Insignificant	N/A	Install new pavestone driveway	Approved
12-77	Pat Cantwell	Pat Cantwell	311 W. College	11/16/2012	Insignificant	N/A	Replace rotted porch boards and posts & paint	Withdrawn
12-78	Mustard Design	Arnold & Jan Cuellar	112 E. Orchard	11/26/2012	Insignificant	N/A	Addition to existing house and add new guest house	Approved
12-79	Stacy Loth	Holy Ghost Lutheran Church	109 E. San Antonio	11/16/2012	Insignificant	N/A	Add screens to windows of original building	Approved
12-80	Laughlin Homes & Restoration	Bobby & Linda Watson	306 E. Travis	10/17/2012	Insignificant	N/A	Decrease square footage of previously approved application	Approved
12-81	Pat Cantwell	Pat Cantwell	311 W. College	11/16/2012	Insignificant	N/A	Replace rotten wood & posts on front porch	Approved
12-82	Pat Cantwell	Pat Cantwell	311 W. College	11/16/2012	Significant	12/11/2012	Paint exterior	Approved/Not in District
12-83	Mustard Design	Admiral Nimitz Foundation	328 E. Main	11/20/2012	Significant	12/11/2012	Detail on approved entry openings	Approved
12-84	David Hedgpeth	David Hedgpeth	112 E. Travis	11/15/2012	Significant	12/11/2012	Place rock over existing siding	Withdrawn
12-85	Mustard Design	Sandra K. Dorris	203 N. Llano	11/26/2012	Significant	12/11/2012	Alterations to buildings to convert to B & B / Add building	Approved
12-86	Laughlin Homes & Restoration	Dr. John & Suzanne Shore	203 N. Bowie	11/26/2012	Significant	12/11/2012	Addition of garage apartment	Approved
12-87	Richard & Karen Aamodt	Richard & Karen Aamodt	109 E. College	12/5/2012	Insignificant	N/A	Replace siding	Approved
12-88	David Hedgpeth	David Hedgpatch	112 E. Travis	12/5/2012	Insignificant	N/A	Remove siding to expose original wood	Approved
12-89	Todd Stephens	Todd Stephens	209 N. Bowie	12/7/2012	Insignificant	N/A	Relace rotted wood patio with concrete	Approved
12-90	Stephen E. Montgomery	Kevin P. Montgomery	421 W. Main	12/12/2012	Insignificant	N/A	Replace two rotted porch columns	Approved
12-91	Billy & Sharon Grona	Billy & Sharon Grona	106 S. Washington	12/31/2012	Insignificant	N/A	2 story addition to south side	Approved
12-92	Judson Baker	Anna Belle Baker	312 W. Schubert	12/26/2012	Insignificant	N/A	Replace roof on carriage house	Approved
12-93	Gary & Denise Stehling	Gary & Denise Stehling	306 W. College	12/31/2012	Insignificant	N/A	Enlarge existing family room and construct covered patio	Approved
12-94								
12-95								