CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
Tuesday, March 12, 2013
City Hall
Conference Room
126 W. Main St.
5:30 P.M.

1. Call to Order

2. Approve Minutes of February 2013 Regular Meeting *Pp 1 - 3*

APPLICATIONS

3. Application #13-09 by Kenneth & Deborah Becker at 304 W. Schubert to add "cottage size" kitchen to rear of structure on ground floor and extend second floor rear corners to create a stairway and bedroom closet *Pp 4 - 12*

4. Application #13-11 by Jeff & Rebecca Brickner to: *Pp 13 - 21*
   1) Stucco all exterior walls, including south wall, and excluding the small area above porch roof on north wall;
   2) Paint trim and shutters black, as opposed to originally approved Copper Pipe
   3) Change originally approved design of 5 cedar posts on patio to 3 cedar wrapped posts.

5. Application #13-15 by Martha A. Walton, M.D. at 755 S. Washington to add 1000 square feet to rear of building for four additional exam rooms *Pp 22 - 31*

6. Application #13-19 by Estela Avery at 108 E. Schubert to: *Pp 32 - 38*
   1) Remove portions of 1977 rear addition
   2) Extend footprint for bedroom and bath modification
   3) Upgrade kitchen and breakfast area from earlier 1977 work

SIGN OFF APPLICATIONS

7. #13-10 Extend roof line to cover walk-in cooler – 316 E. Austin (Washburne)
8. #13-13 Paint exterior – 112 E. Travis (Hedgpeth)
9. #13-14 Paint exterior – 210 W. Creek (Berger)
10. #13-16 Paint exterior - 203 N. Bowie (Shore)
11. #13-17 Raise walls and pitch roof on addition in rear – 112 E. Travis (Hedgpeth)
12. #13-18 Replace side door with10-lite double steel door – 116 N. Crockett #A (Namsombat)
13. #13-20 Paint exterior, replace front door and 4 windows, remove 6 small windows, replace awning – 318 E. Main (Metcalfe)
14. #13-21 Various repairs to screens, facia board and windows – 406 N. Orange (Bitinger)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
February 12, 2013
5:30 PM

On this 12th day of February, 2013 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
CHARLES SCHMIDT
DAVID BULLION
MIKE PENICK
ERIC PARKER
STAN KLEIN

ABSENT: LARRY JACKSON
BURLEIGH ARNECKE

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

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

MINUTES

Charles Schmidt moved to approve the minutes from the January 2013 regular meeting. J. Hardin Perry seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #13-05 by Eric Mustard on behalf of Hugh Washburne at 318 E. Austin to

A) Remove shutters, enlarge windows and add awning on east side of existing building

B) Construct new restroom building

Eric Mustard of Mustard Design presented the application. Mr. Mustard noted the current plan is less ambitious than the one previously approved. Mr. Mustard stated the owner is planning to provide outdoor dining and the only modification to the building on site will be to take the shutters off the front of the structure and enlarge the windows and add awnings on the east side. Mr. Mustard stated the new proposed pad will be used for outdoor dining. Mr. Mustard commented the trees on the property will be removed, with the exception of one large tree. Hugh Washburne noted they would like to use fill dirt to bring the front half of the lot to the level of the house and build a picket fence along the front property line to the proposed

bathrooms. David Bullion asked what paint colors will be used and Mr. Washburne stated the structure will be white to match the building next door and the trim will not have any color, it will be a deeper white.

Richard Laughlin moved to approve Application #13-05 as presented and David Bullion seconded the motion. All voted in favor and the motion carried.

Application #13-06 by John Wilkinson to refurbish cistern building and attach a 542 square foot addition at 607 S. Washington. Cass Phillips, local draftsman, presented the application. Mr. Phillips noted the tank house is ready to fall down and something needs to be done to sustain the building. Mr. Phillips also noted to replace the tank as is without filling it with water in not structurally sound, so it will have to be re-built. Mr. Phillips stated the owner would like to use the tank area as storage. David Bullion asked what is being removed from the tank house and Mr. Phillips stated everything but the Basse block under the tank will be removed. Stan Klein asked if they will be leaving the eave around the tank house and Mr. Phillips stated the tank will be re-built and come over the walls.

David Bullion moved to approve Application #13-06 and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Application ##13-07 by Kaiser & Company on behalf of Lee & Sherry Solheid to construct new residence at 507 E. Schubert. – Cass Phillips and Barry Kaiser presented the application. Mr. Phillips noted this property is a historic landmark and the historic structure located on the property was in really poor shape before it was restored. Mr. Phillips noted the proposed new residence will be located on the rear of the property. David Bullion asked what the square footage of the new residence will be and how much of it will be visible through the historic structure. Mr. Phillips stated approximately one-half or less of the new structure will be visible. Stan Klein asked what the height of the new and historic structure is and Mr. Phillips noted the new structure will be approximately 24 feet high and the historic structure is approximately 17 feet. Mr. Klein asked what the finished floor will be and Mr. Phillips stated they are stepping down from the garage and the finished floor of the house will be 18 inches below the finished floor of the garage. Mr. Phillips also noted the new residence will be significantly larger in mass than the historic structure. Mike Penick commented the new structure should be larger than the small historic house in this instance.

Mike Penick moved to approve Application #13-07 and Richard Laughlin seconded the motion. All voted in favor and the motion carried.

ACTION ITEMS

Consider making a recommendation to 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. **302 E. College Street**

Brian Jordan explained there are properties with an RTHL designation that are not included as a

historic landmark on our local survey and those are the properties that are being considered. Sharon Joseph, Chair, asked the Board if 511 E. Main should be designated as a landmark and left as a high rating and all agreed it should. Ms. Joseph asked if 701 W. Main should be a landmark property and rated a high and all agreed it should. Ms. Joseph asked if 302 E. College should be considered a landmark and if the rating should be changed to a high or left as a medium. There followed discussion and it was decided the property should remain a medium rated structure and if research determines it should be rated a high, the Board will recommend changing the rating at a later date.

Stan Klein moved to recommend to City Council 511 E. Main be designated as a Historic Landmark with a high rating, 701 W. Main be designated as a Historic Landmark with a high rating and 302 E. College be designated a Historic Landmark with a medium rating. J. Hardin Perry seconded the motion. All voted in favor and the motion carried.

Consider making a recommendation to City Council to remove landmark designation and rating on property located at 510 E. San Antonio. Stan Klein moved to recommend to City Council the Historic Landmark designation on property located at 510 E. San Antonio be removed due to the fact the building has been removed from the property. J. Hardin Perry seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

Annual Report – Brian Jordan, Director of Development Services, noted in the Historic Preservation Ordinance, the Historic Review Board is responsible for providing a year end report to the City Council. Mr. Jordan noted Staff has created the report and the Board needs to review it for approval before presenting it to the Council. Mr. Jordan also asked the Chair and other members of the Board to present the report to the Council at one of their regularly scheduled meetings. Richard Laughlin commented the Council will have to give the Board some direction if their request for funds to assist property owners with Demolition by Neglect properties is approved. There followed some discussion about determining the need for city assistance and what types of repair would warrant assistance.

Richard Laughlin moved to approve the Annual Report as presented. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Richard Laughlin moved to adjourn. Charles Schmidt seconded the motion. All voted in favor and the meeting was adjourned at 6:31 p.m.

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

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

Historic Review Board
Application Information

Application Number:	13-09
Date:	March 8, 2013
Address:	304 W. Schubert
Owner:	Kenneth and Deborah Becker
Applicant:	Kenneth and Deborah Becker
Rating:	Low
Proposed Modifications:	See attached
Neighborhood Characteristics:	The subject property is in the Historic District.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

(1) Removal, addition or modification of architectural detail. The distinguishing historic qualities or character of a building, structure, or site and its environment shall not be destroyed. Removal or modification of any historic material or distinctive architectural features may be accomplished upon issue of certificate of appropriateness; however, this should be avoided when possible. Architectural features include but are not limited to exterior wall materials, windows, railings, decorative woodwork, masonry, or stone elements.
(2) Paint color and application. Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The building official shall determine whether or not the proposed color is within the approved list of colors. Base colors such as vibrant or "hot" shades, dark deep shades, and black shades are not acceptable. If one wishes to use these colors, a certificate of appropriateness must be granted in advance of paint application. The painting of existing historic buildings composed of materials such as unpainted stone or unpainted masonry is prohibited.
(3) New construction in historic districts. The board will review all new construction plans within Historic Districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to height, gross volume, proportion, design harmony and setback.

The advisory functions of the Board include the following:

(1) The effect of the proposed change on the general historic, cultural, and architectural nature of the historic district or landmark.
(2) The appropriateness of exterior architectural features which can be seen from a public street, alley, or walkway.
(3) The general design, arrangement, texture, color, and material of the building, or structure, and the relation of such factors to similar features of buildings, or structures, in the district. This consideration shall not be the aesthetic appeal of the structure to the board nor the proposed remodeling, but rather its conformity to the general character of the particular historic area involved.
(4) Conformance of signage to the general historic, cultural, and architectural character of the historic district or landmark.
(5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
(6) The general and specific Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as issued by the secretary of the interior.
(7) The importance of finding a way to meet the current needs of the property owner and the importance of approving plans that will be economically reasonable for the property owner to carry out.

Preservation Priority Rating. Three-tier rating system used in the 2002 *Fredericksburg Historic Resource Survey* to evaluate all properties within, and adjoining to, the City's Historic District. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change.

HIGH rating. The most significant properties identified in the 2002 *Fredericksburg Historic Resource Survey*. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

MEDIUM rating. Properties that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the Historic District's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the Historic District or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

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

13-09

Application for Certificate of Appropriateness

Application Date: 1/6/13 Application Complete: _____

Property Address: 304 W. Schubert, Fredericksburg, TX, 78624

Owner: Kenneth L. & Deborah J. Becker Phone No. 830 377 1635

Address: P.O. Box 293927, Kerrville, TX, 78029

Applicant: Kenneth L. & Deborah J. Becker Phone No. 830 377 1635

Address: P.O. Box 293927, Kerrville, TX 78029 Fax No. 830 257 5763

Description of External Alteration/Repair or Demolition: Add "cottage size" Kitchen to back on ground floor. Bump out 2nd floor back corners to create a stairway and bedroom closet.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: This house has it's kitchen upstairs and needs it relocated to the first floor for purpose of function. Stairway needs to be relocated for function and aesthetics.

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

☐ Drawing ☐ Sketch Date Submitted: 2/6/13 ☐ Historic Photograph

Desired Starting Date: present Desired Completion Date: March 30

SURVEY RATING: ☐High ☐Medium ☒Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Kenneth L Becker Deborah J. Becker

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

_____ Date 2/8/13 ☐*Insignificant* ☒*Significant*

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

_____ Date 2/8/13 ☒*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*

RECEIVED

FEB 07 2013

6

210 W. Schubert

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	20
Address	210 W. Schubert
Date	1990
Stylistic Influence	vernacular
GCAD Hyperlink	R70658
Owner	BARNHOUSE, WILLIAM T & JOYCE
Historic District	No Outside 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	

212 W. Schubert

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	19
Address	212 W. Schubert
Date	1990
Stylistic Influence	vernacular
GCAD Hyperlink	R67271
Owner	CROOKS, FRED J & SHIRLEY F
Historic District	No Outside 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	

216 W. Schubert

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	18
Address	216 W. Schubert
Date	1920
Stylistic Influence	Craftsman
GCAD Hyperlink	R21645
Owner	KRAUSKOPF, PATRICK ETUX
Historic District	No Outside Historic District
Assessment	Typical example of a distinctive building plan that has suffered minor or no alterations.
Notes	Resource's garage has been attached to its rear façade.

1983 Historic Resources Survey

Previous Site No.	738
Previous Ranking	3
Previous Photo References	
Roll	3
Frame	25

302 W. Schubert

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	17
Address	302 W. Schubert
Date	1855
Stylistic Influence	vernacular
GCAD Hyperlink	R22164
Owner	CLAUSI, AL S
Historic District	No Outside Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.
Notes	Splittgerber-Schneider Home. Resource has c. 1945 additions. Most original windows replaced with metal casement units and original porch replaced..

1983 Historic Resources Survey

Previous Site No.	739
Previous Ranking	3
Previous Photo References	
Roll	3
Frame	24

304 W. Schubert

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	16
Address	304 W. Schubert
Date	1960
Stylistic Influence	
GCAD Hyperlink	R16477
Owner	SMITH, ORALIA LEAL
Historic District	No Outside 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	

7

2/7/13

Ken and Debbie Becker

304 W. Schubert St./ph. 830-377-1635

EXTERIOR FINISH SPECIFICATIONS:

Existing metal roof

Wooden headers above French doors and windows

Wooden shutters

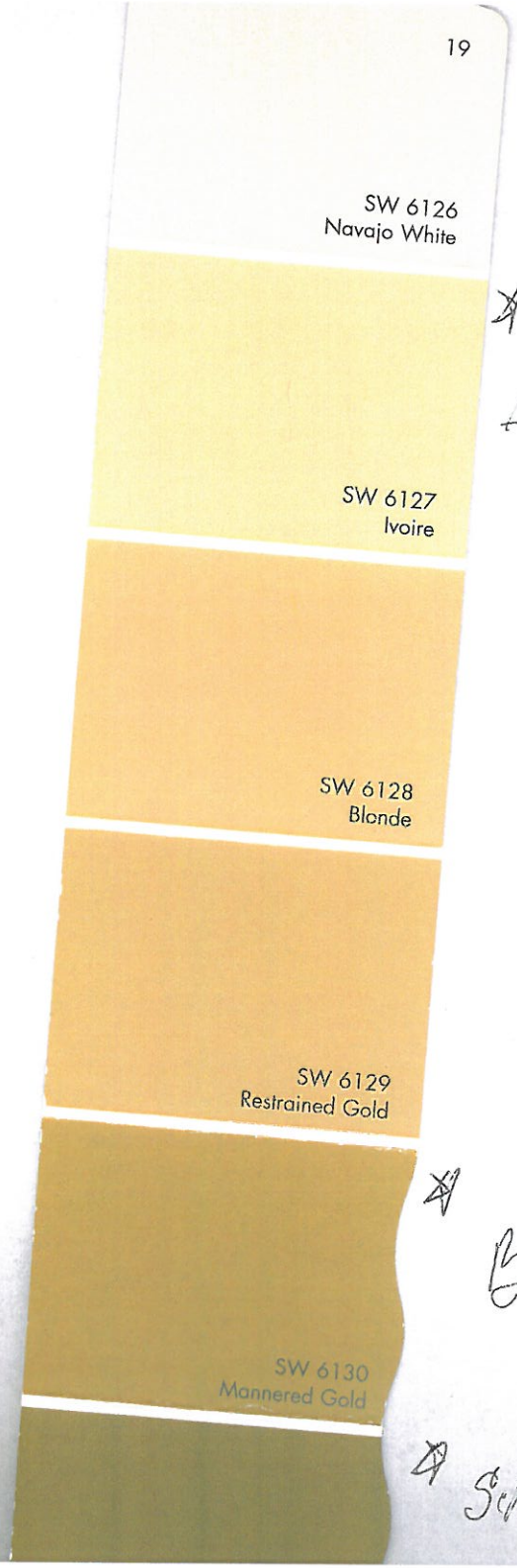
Wooden posts and corbels

Wooden pergola

Iron baluster

Casement windows with encased mullions

Stained fiberglass front door



Accent

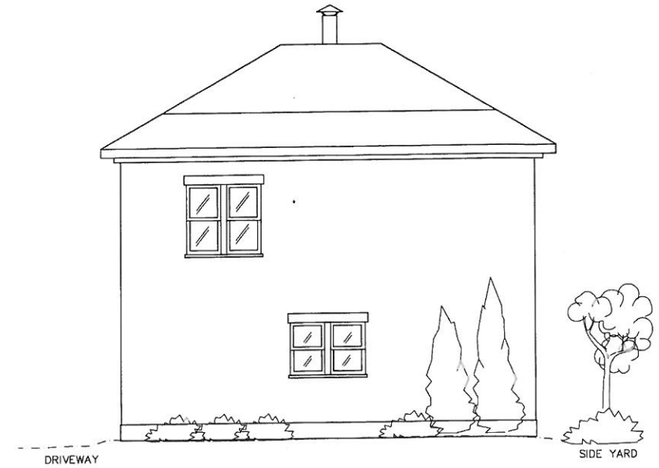
Base

Shutters

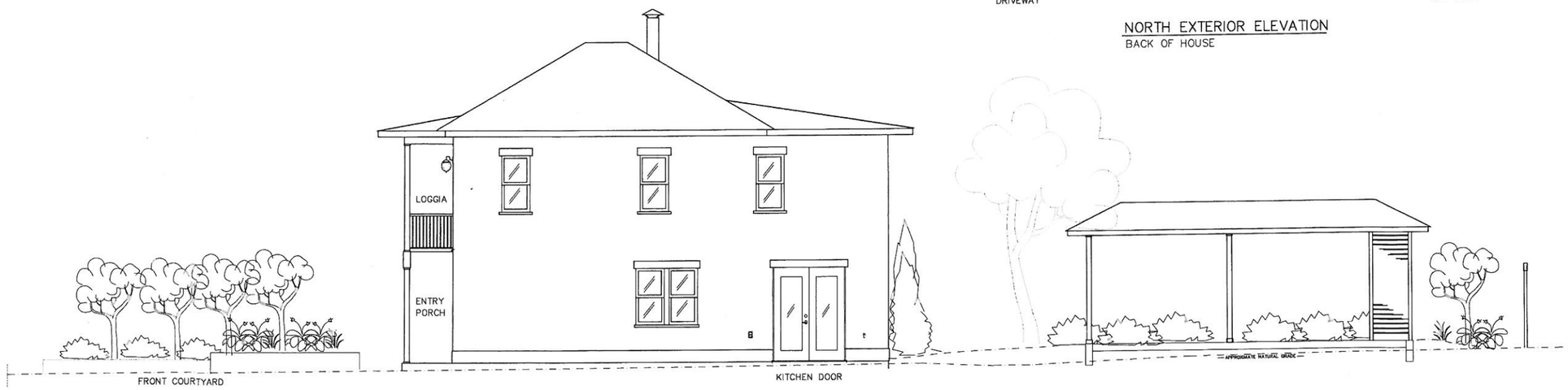
NOTES:

- REPLACE SIDING WITH STUCCO, CHAMFERED WOOD SUPPORT POSTS, IRON RAILINGS
- REAL OR FAUX STONE ACCENTS AROUND DOORS AND WINDOWS, DECORATIVE SHUTTERS
- EXISTING METAL ROOF, REPAIR AND MATCH FOR ADDITIONS.
- NEW DRIVEWAY AND CARPORT SURFACE IN PAVERS OR OTHER PERMIABLE MATERIAL.
- ENSURE POSITIVE DRAINAGE, INSTALL/REPAIR FRENCH DRAIN SYSTEM, WATERPROOFED CONCRETE PONY WALLS, PER CODE FOR KITCHEN ADDITION IN REAR TO PREVENT RAIN WATER SEEPAGE INTO HOUSE.

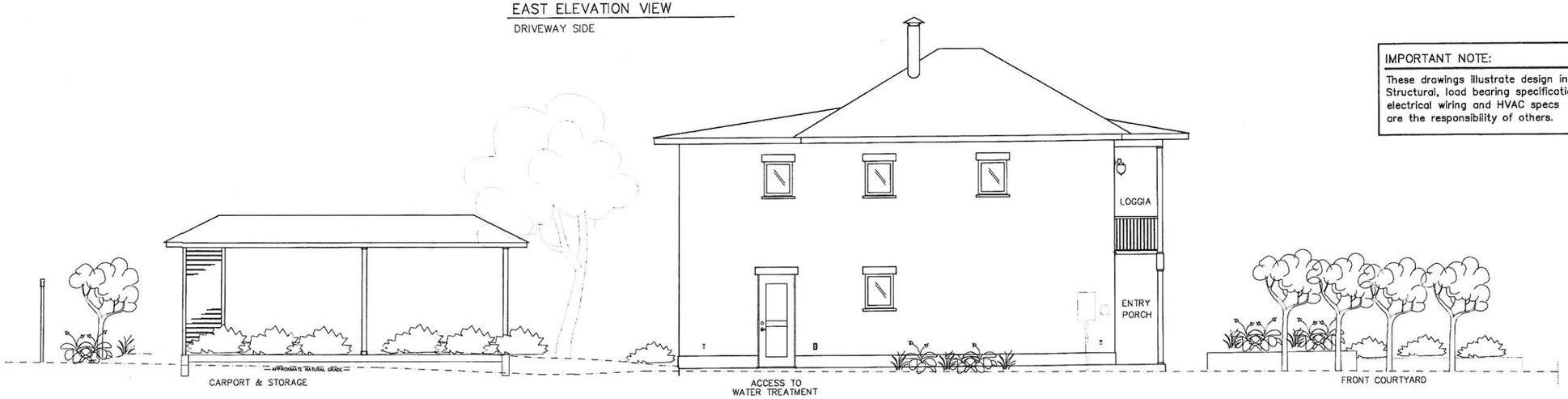
** FOR FRONT ELEVATION, SEE PLAN VIEW PAGE



NORTH EXTERIOR ELEVATION
BACK OF HOUSE



EAST ELEVATION VIEW
DRIVEWAY SIDE



WEST ELEVATION VIEW
UTILITY YARD

IMPORTANT NOTE:
These drawings illustrate design intent only. Structural, load bearing specifications, electrical wiring and HVAC specs are the responsibility of others.

10

JUDY LUCKENBACH
INTERIOR DESIGN

924-B Barnett St.
Kerrville, TX 78028
830.257.0099 o/fx.
www.judysdesignstudio.com

INTERIOR DESIGNER'S SEAL

REGISTERED INTERIOR DESIGNER JUDITH A. LUCKENBACH 7750 STATE OF TEXAS

2-6-13

PROJECT

BECKER RESIDENCE
304 W. Schubert Street
Fredericksburg, Texas

PROJECT DATA

PROJECT NO.
DATE: 2-6-13
DRAWN BY: jbl
REVIEWED BY:

REVISIONS

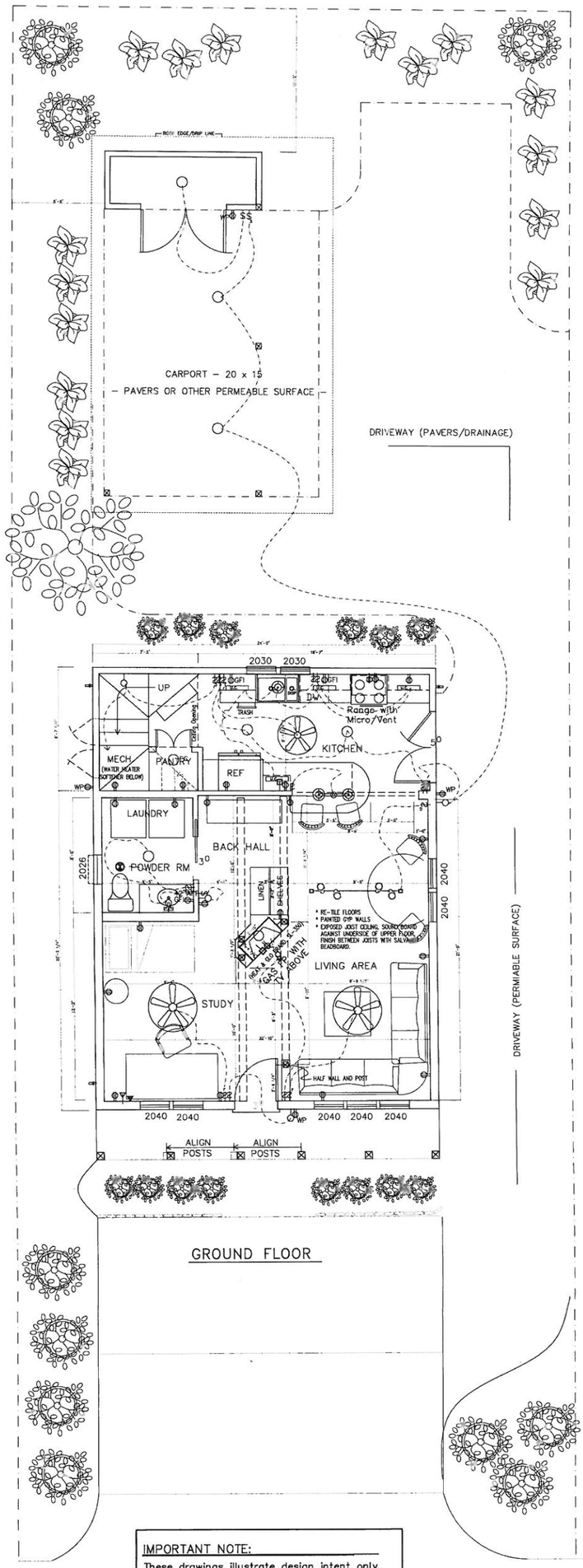
△ 5 PREVIOUS
△ MOST RECENT 6-9-12
△
△
REVISION DATE

SHEET NAME

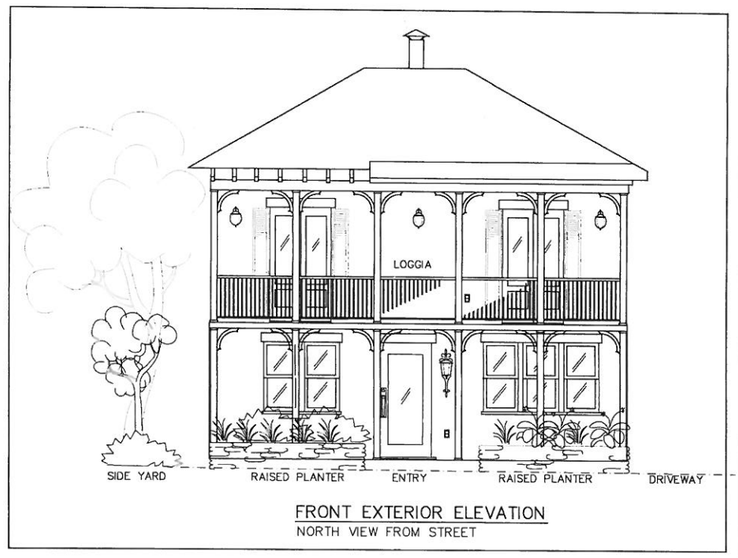
EXTERIOR ELEVATIONS

REAR AND SIDE VIEWS

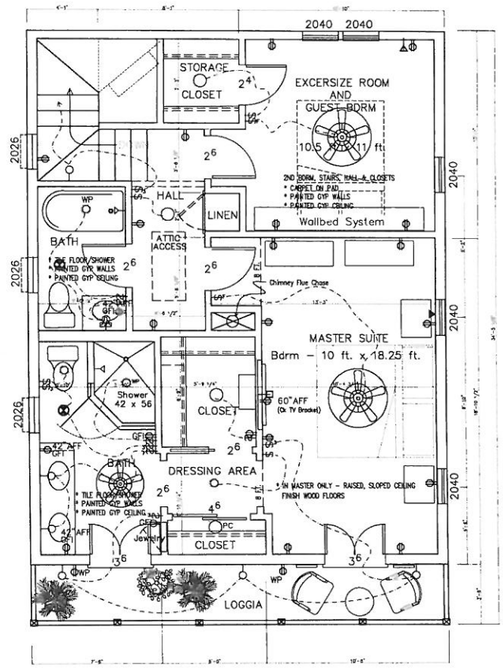
SCALE: 1/4"=1'-0"



GROUND FLOOR



FRONT EXTERIOR ELEVATION
NORTH VIEW FROM STREET



SECOND STORY

Electrical Fixtures Legend

- 110V DUPLEX RECEPTACLE WP=WEATHER PROOF H=MOUNT HORIZONTAL GFI=GROUND FAULT INTERUPTER
- SPLIT CIRCUIT DUPLEX RECEPTACLE
- FLOOR OUTLET – RECESSED
- 220v SINGLE RECEPTACLE
- $ SWITCH $³ 3-WAY CIRCUIT
- $ᴰ DIMMER SWITCH
- $ˢ 3-SPEED FAN CONTROL
- TELEPHONE JACK
- DEDICATED OUTLET
- TV CABLE JACK
- VENTILATION KIT
- RECESSED LIGHT & HEAT FIXTURE
- RECESSED LIGHT & VENTILATION
- LIGHT/VENT/HEAT KIT
- LIGHT STRIP FIXTURE
- WALL MOUNTED SCONCE
- RECESSED CEILING FIXTURE
- RECESSED FIXTURE WITH DIRECTIONAL TRIM
- FLUSH MOUNTED CEILING FIXTURE
- PENDANT FIXTURE, MULTI-LAMP
- MINI-PENDANT
- TRACK LIGHTING, (LV – INDICATES LOW-VOLTAGE)
- CEILING FAN
- CEILING FAN WITH LIGHT KIT

IMPORTANT NOTE:
These drawings illustrate design intent only. Structural, load bearing specifications, electrical wiring and HVAC specs are the responsibility of others.

BECKER RESIDENCE

304 W. Schubert Street
Fredericksburg, Texas

PROJECT

2-4-13

INTERIOR DESIGNER'S SEAL

JUDY LUCKENBACH
INTERIOR DESIGN

924-B Barnett St.
Kerrville, TX 78028
830.257.0099 o/fx.
www.judydesignstudio.com

PROJECT DATA

PROJECT NO.
DATE: 2-4-13 (8TH VERSION)
DRAWN BY: JM
REVIEWED BY:

REVISIONS

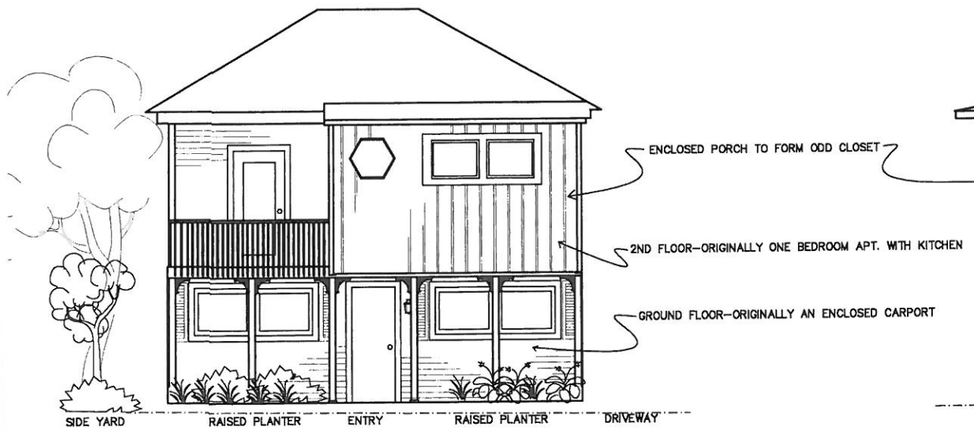
△ 5 PREVIOUS
△ MOST RECENT 6-8-12
△
△

REVISION DATE

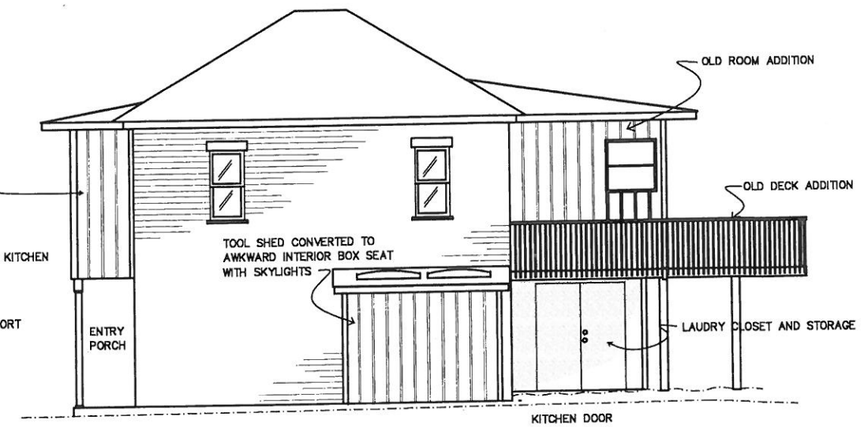
SHEET NAME

REMODEL PLAN W/ELECTRIC OVERLAY & EXT. ELEVATION

SCALE: 1/4"=1'-0"

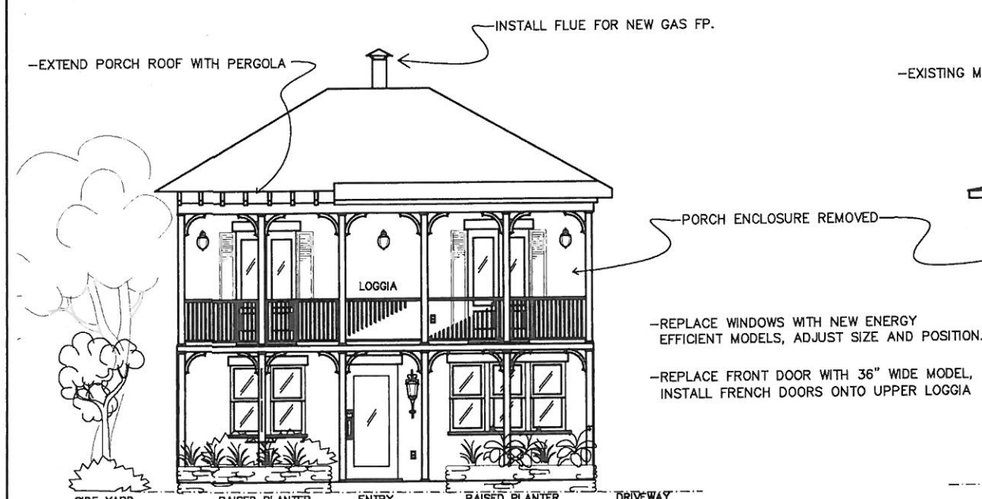


PREVIOUS FRONT EXTERIOR ELEVATION
NORTH VIEW FROM STREET

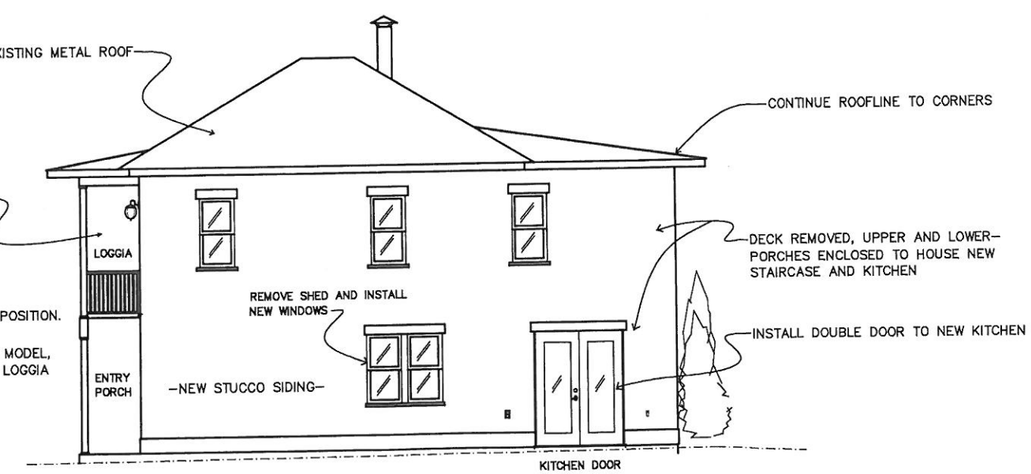


PREVIOUS EAST ELEVATION VIEW
WIDE WALKWAY SIDE OF HOUSE

USING THE SAME FOOTPRINT, THE FOLLOWING MAJOR EXTERIOR CHANGES ARE PROPOSED:.



PROPOSED REMODLE–FRONT EXTERIOR ELEVATION
NORTH VIEW FROM STREET



PROPOSED REMODEL–EAST ELEVATION VIEW
DRIVEWAY SIDE OF HOUSE

IMPORTANT NOTE:
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JUDY LUCKENBACH
INTERIOR DESIGN

339 W. Water Street
Suite 1
Kerrville, TX 78028
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www.judydesignstudio.com

INTERIOR DESIGNER'S SEAL

2-10-13

PROJECT

BECKER COTTAGE
SCHUBERT STREET
FREDERICKSBURG, TEXAS

PROJECT DATA

PROJECT NO:
DATE: 2-10-13
DRAWN BY: jbl
REVIEWED BY:

REVISIONS

REVISION DATE

SHEET NAME

EXTERIOR ELEVATION COMPARISON STUDY

Historic Review Board
Application Information

Application Number:	13-11
Date:	March 8, 2013
Address:	507 W. Main
Owner:	Becky's Juicerie LLC
Applicant:	Jeff Brickner
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.

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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.

13-11

Application for Certificate of Appropriateness

Application Date: 2/18/13 Application Complete: _____

Property Address: 507 W. Main

Owner: Becky's Juicerie LLC Phone No. 830 992 9560

Address: 243 Emu Ln.

Applicant: Jeff Brickner Phone No. 830 992 9560

Address: 243 Emu Ln Fax No. 830 992 2701

Description of External Alteration/Repair or Demolition: Stucco all exterior walls including South wall. Excludeds small area above porch roof North wall.

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

Meeting March 12th 5:30 CH

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: None

☒ Drawing ☐ Sketch Date Submitted: 2/18/13 ☐ Historic Photograph

Desired Starting Date: 2/18/13 Desired Completion Date: _____

SURVEY RATING: ☐High ☐Medium ☑Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Jeff Brickner

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 2/19/13 ☐*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*

RECEIVED

FEB 18 2013

recieved By: Kel Stanell

Date: 2/18/13

15

13 - 11

Application for Certificate of Appropriateness

Application Date: Feb 8-2013 Application Complete: _____

Property Address: 507 W. Main

Owner: Rebecca S. Brickner Phone No. 830-992-9560

Address: 243 Emu Lane 830-992-9075 Becky

Applicant: Rebecca S. Brickner Phone No. 830-307-3173

Address: _____ Fax No. _____

Description of External Alteration/Repair or Demolition: Change color of Trim/Shutters to Black.

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

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: Rebecca S. Brickner

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

_____ Date 2/8/13 ☐*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*

RECEIVED

FEB 08 2013

16

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

revised by:
samantha brickner

FEB. 2013

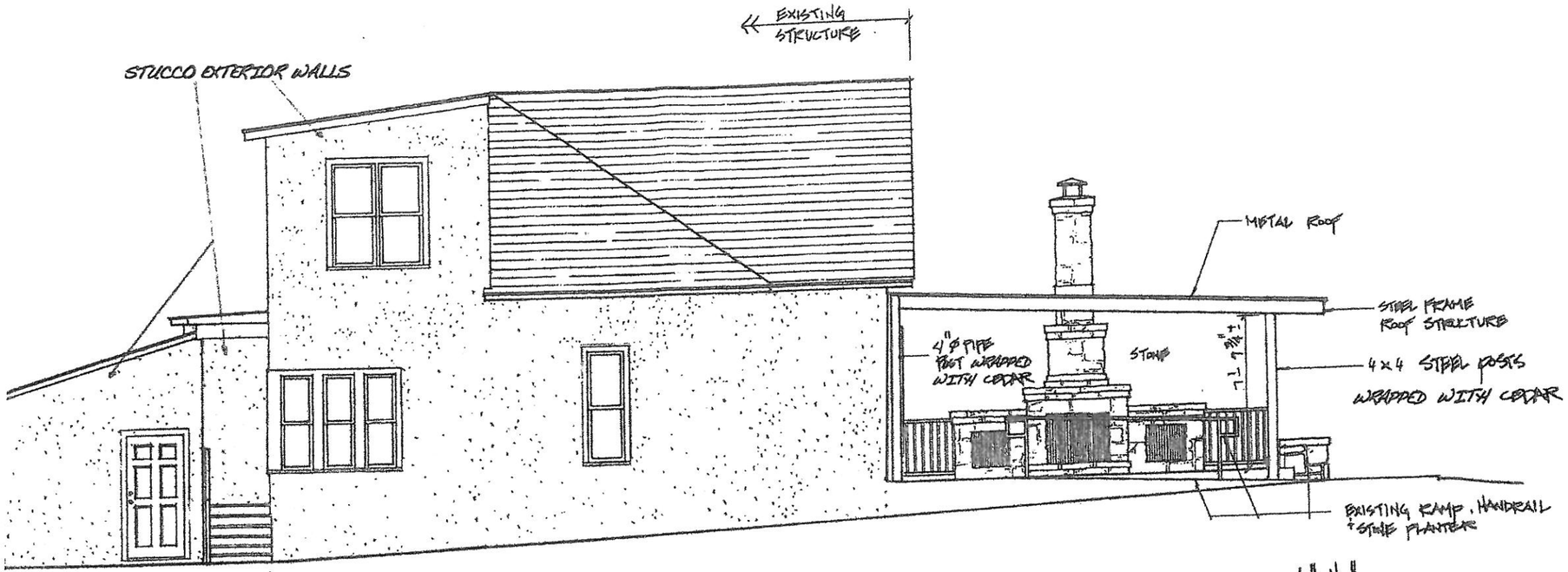
PATIO COVER + FIREPLACE FOR BECKY'S JUICERY
@ 307 W. MAIN, FREDERICKSBURG, TX

F3

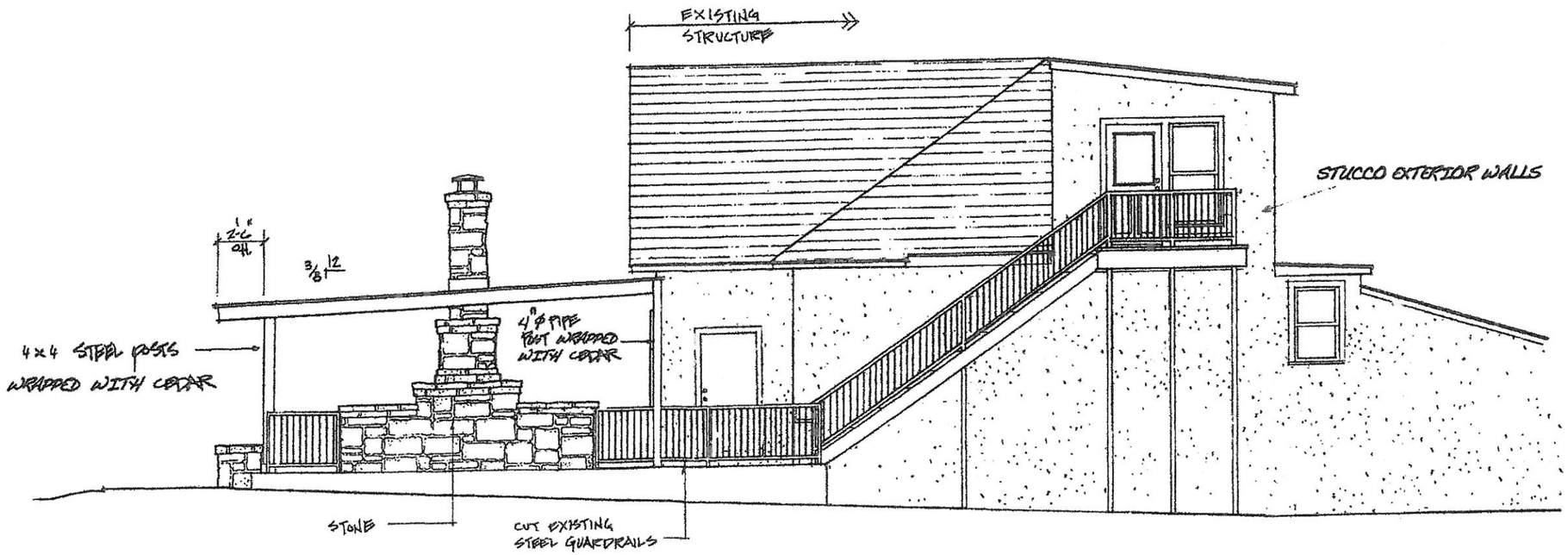
RECEIVED
FEB 18 2013

NORTH ELEVATION

received By: [illegible]
Date 2/18/13



EAST ELEVATION 1/4"=1'-0"



18

WEST ELEVATION 1/4"=1'-0"

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

revised by:
samantha brickner

FEB. 2013

PATIO COVER + FIREPLACE FOR BECKY'S JUICERY
@ 507 W. MAIN ST., FREDERICKSBURG, TX

3 of 3

RECEIVED
FEB 18 2013

received By:
Date: 2/18/13

Original Submittal
as approved August 17, 2012

NORTH ELEVATION

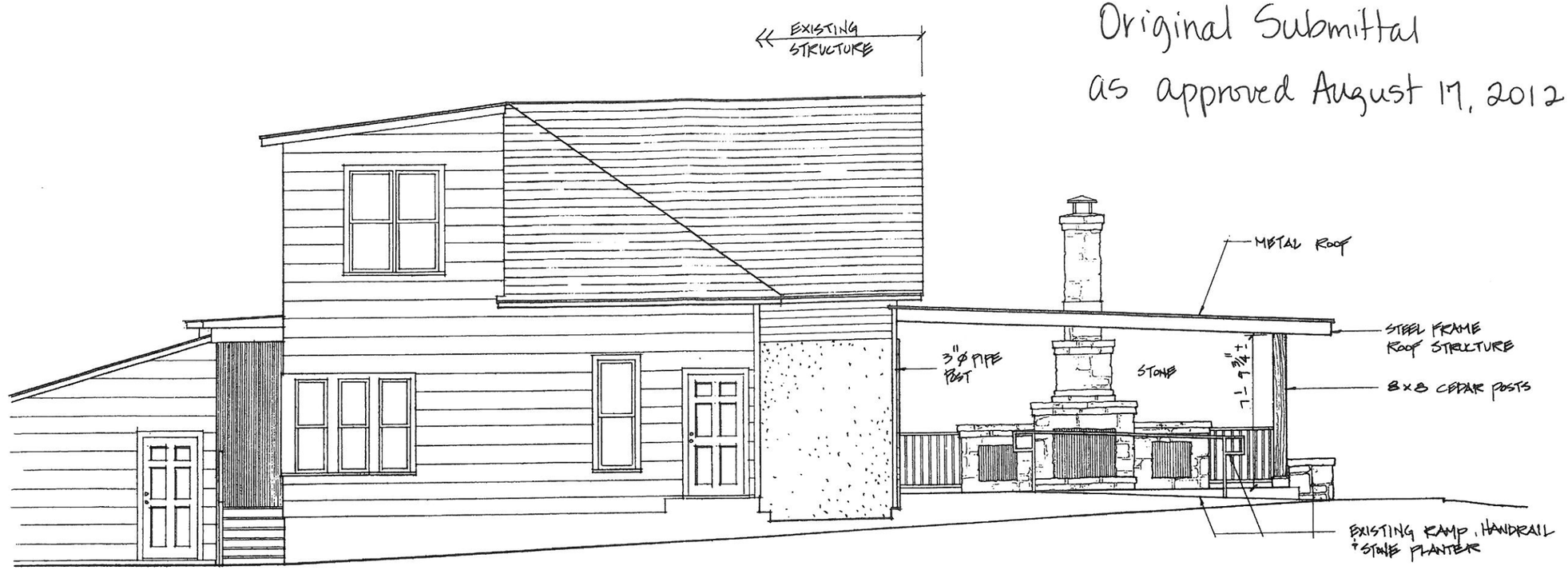
Prepared By
W. CASS PHILLIPS
PLANNING & DESIGN
1000 Hill Street
Fredericksburg, TX 78624
(830) 997-0169

AUG. 2012

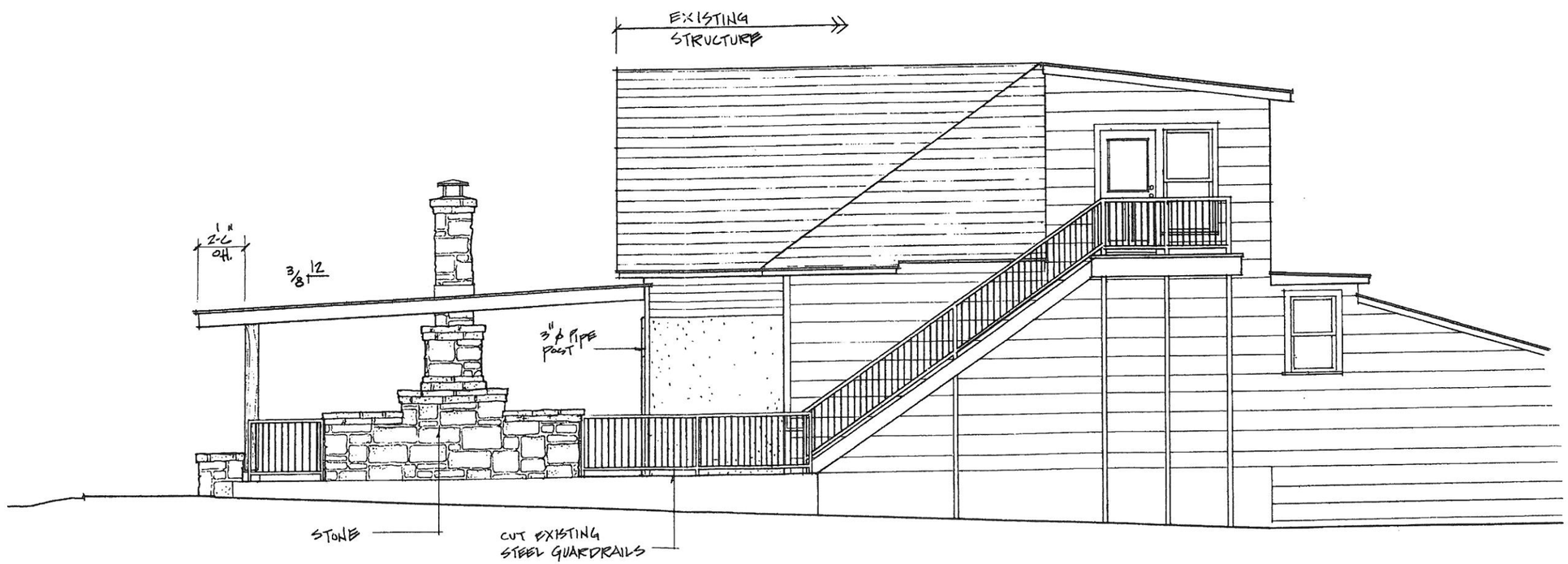
PATIO COVER + FIREPLACE FOR BECKY'S JUICERY
@ 507 W. MAIN, FREDERICKSBURG, TX

2 OF 3

Original Submittal
as approved August 17, 2012



EAST ELEVATION 1/4"=1'-0"



WEST ELEVATION 1/4"=1'-0"

Prepared By
W. CASS PHILLIPS
PLANNING & DESIGN
1000 Hill Street
Fredericksburg, TX 78624
(830) 997-0164

AUG. 2012

PATIO COVER + FIREPLACE FOR BECKY'S JUICERY
@ 507 W. MAIN ST., FREDERICKSBURG, TX

3 OF 3

21

Sunny Apricots

Energy, friendship, good health.

Rich apricots warm a space. Pale apricots cast a flattering glow.
Bright orange shades rev up an interior.

main

X Whispered Peach BHG401	Elegant Peach BHG406	Ripe Tangerine BHG411	Tigerlily BHG416
Frosted Orange BHG402	Orange Sherbet BHG407	Complimentary Coral BHG412	Burnt Spice BHG417
Soft Shell BHG403	Sun-Kissed Apricot BHG408	Zesty BHG413	Mango Mania BHG418
Inviting Warmth BHG404	Cheeky Rose BHG409	Peach Fizz BHG414	Fiery Red BHG419
Melon Glamour BHG405	Orange Blossom BHG410	Ripe Pumpkin BHG415	X Copper Pipe BHG420

trim

Historic Review Board
Application Information

Application Number:	13-15
Date:	March 8, 2013
Address:	6755 S. Washington
Owner:	Martha Walton M.D.
Applicant:	Martha Walton M.D.
Rating:	High
Proposed Modifications:	Addition to rear of property.
Neighborhood Characteristics:	Local Landmark.
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.

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13-15

Application for Certificate of Appropriateness

Application Date: 2-8-13 Application Complete: 2-8-13

Property Address: 755 S. Washington, Fbg, Tx. 78624

Owner: Martha A. Walton M.D. Phone No. 997-6535

Address: 3059 Center Point Rd, Fbg, Tx 78624

Applicant: Phone No.

Address: Fax No. 997-9695

Description of External Alteration/Repair or Demolition: 1000 s.f. addition of 4 exam rooms to the back of building

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: The exterior will be board and batten to match existing, and standing seam metal roof.

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

☒ Drawing ☐ Sketch Date Submitted: 2-8-13 ☒ Historic Photograph

Desired Starting Date: ASAP Desired Completion Date: May 2013

SURVEY RATING: ☒ High ☐ Medium ☐ Low ☐ None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE: Martha A. Walton M.D.

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

Building Official's Determination Date 2/8/13 *(Max 7 days)* ☐ *Insignificant* ☒ *Significant*

Chairman's Determination Date *(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*

RECEIVED

FEB 11 2013

24

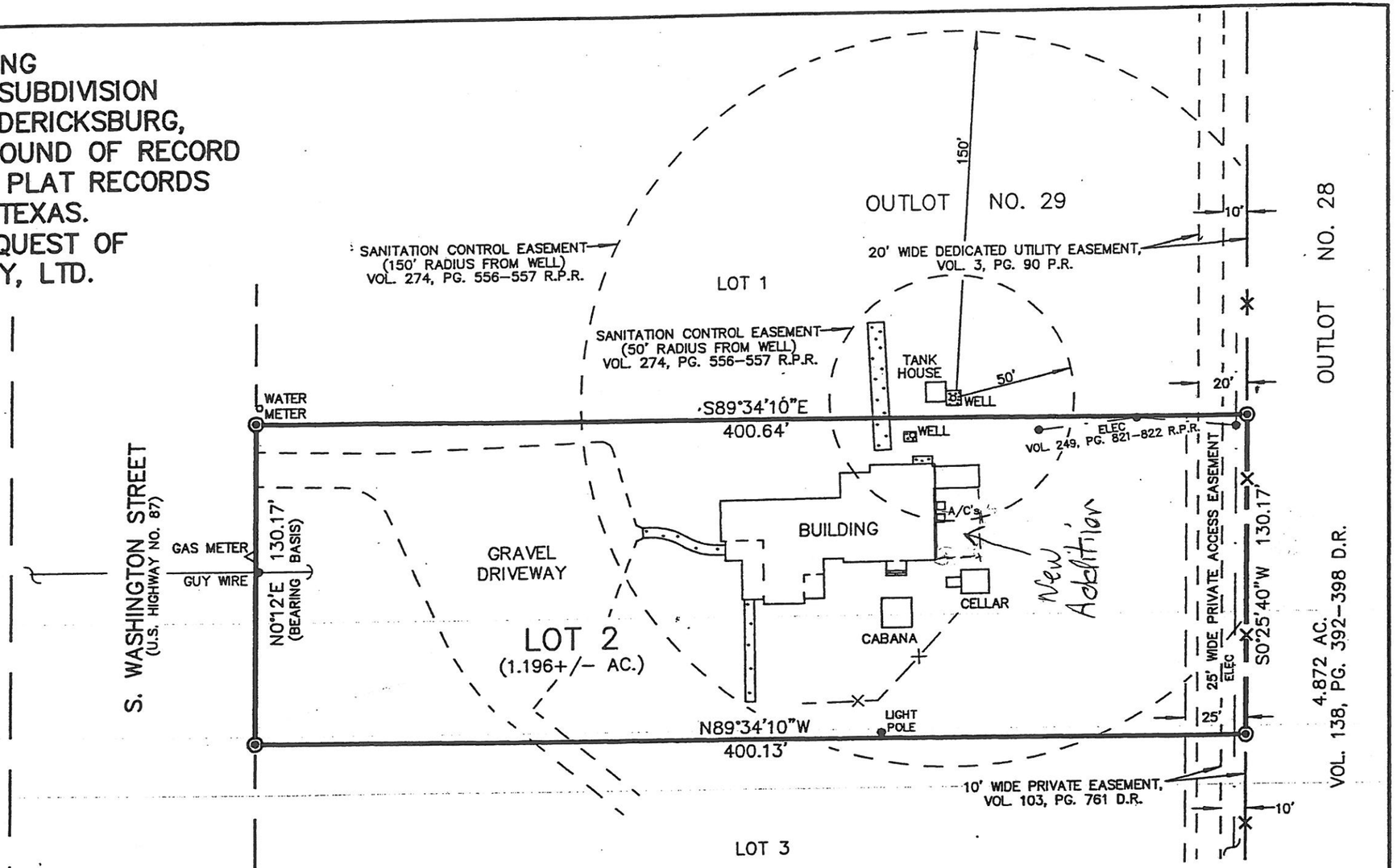

PARKING
VAN
ACCESSIBLE
PARKING

SURVEY MAP SHOWING
LOT 2, POST OAK PARK, A SUBDIVISION SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, PLAT FOUND OF RECORD IN VOLUME 3, PAGE 90 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.
SURVEY MADE AT THE REQUEST OF SAUER CATTLE COMPANY, LTD.

BORROWER/PROPERTY ADDRESS:
MARTHA A. WALTON M.D.
755 S. WASHINGTON STREET
FREDERICKSBURG, TEXAS 78624

SCALE: 1" = 60'

LEGEND:
- ● 1/2" DIA. STEEL BAR FOUND
- ◉ 1/2" DIA. STEEL BAR SET
- X FENCE
- — — — APPROX. OUTLOT LINE



Defined easements and setbacks as listed in Hill Country Titles, Inc., Commitment for Title Insurance, G.F. No. 203-288, dated April 11, 2003, are shown hereon.

This Lot is not shown within a Special Flood Hazard Area (Zone AE) on FEMA FIRM Map No. 48171C0288 C, dated October 19, 2001.

I hereby certify that this plat represents a survey made on the ground under my supervision and that there are no intrusions or protrusions of improvements visible or apparent on the ground except as shown hereon.

Surveyed April 1, 2003
Amended June 3, 2003 – Electric easement

STATE OF TEXAS REGISTERED CAREY BONN 4447 PROFESSIONAL LAND SURVEYOR

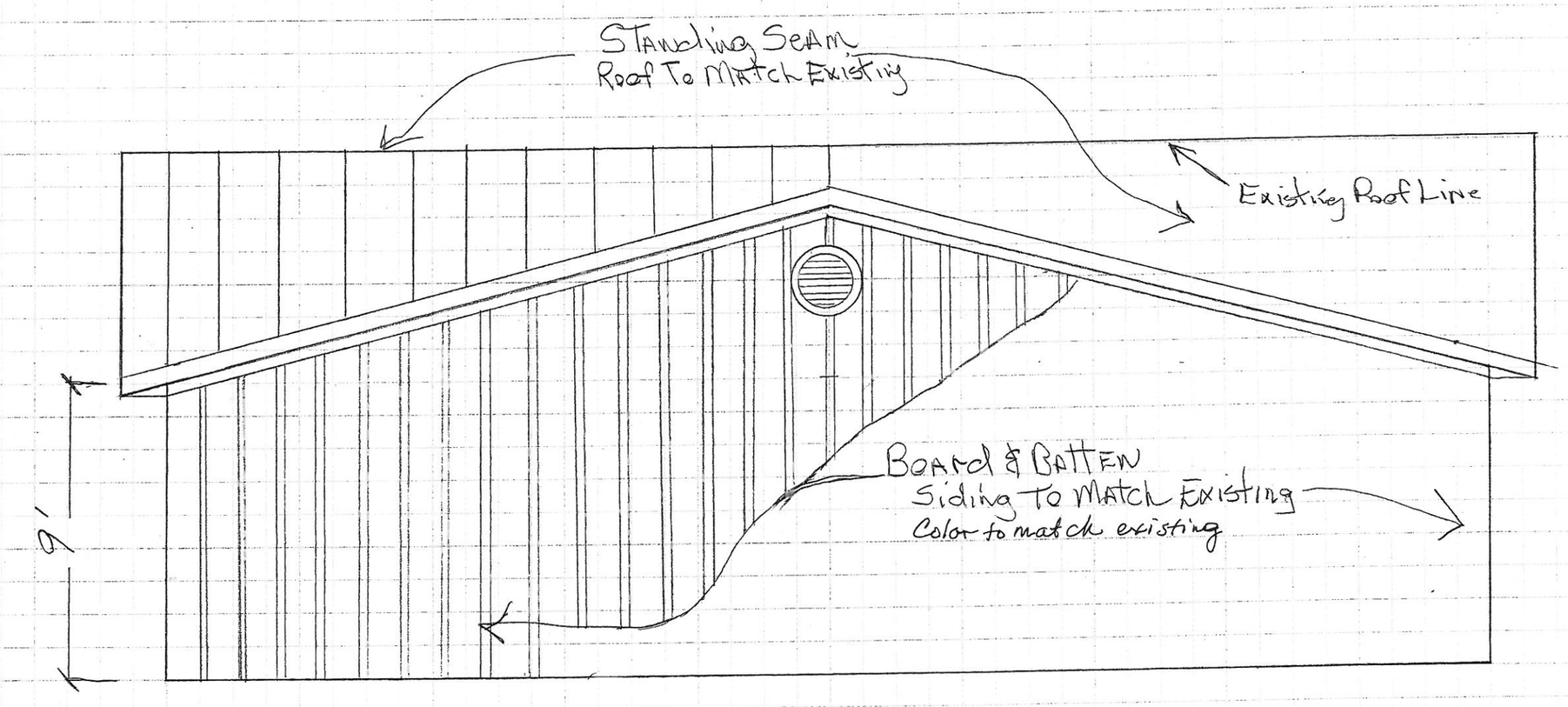
Carey Bonn
Reg. Prof. Land Surveyor No. 4447

BONN SURVEYING
503 Longhorn St.
Fredericksburg, TX 78624
Phone : 830-997-3884
Fax : 830-997-0972

27

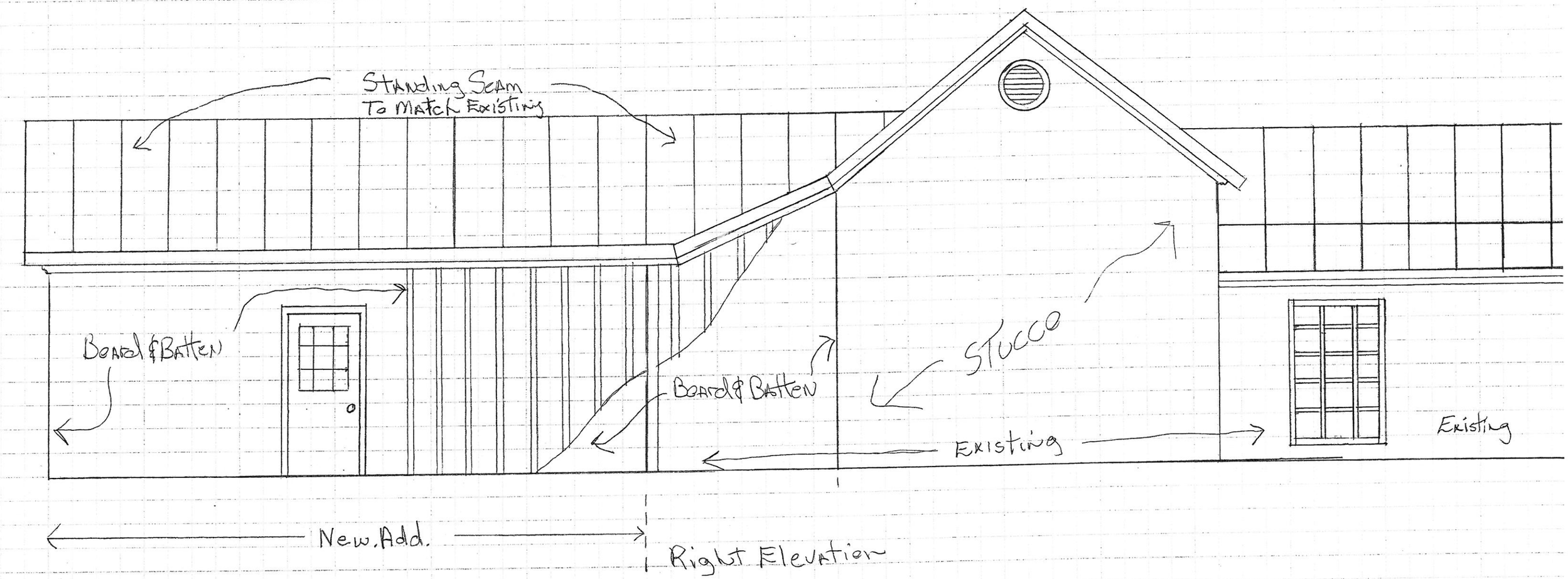
Addition To Fredricksburg Eye Assc.
755 South Washington
Martha Walton

Contractor DM Woodwork's
1301 Donna Kay
Kerrville Tx. 78028
(830) 928-8482

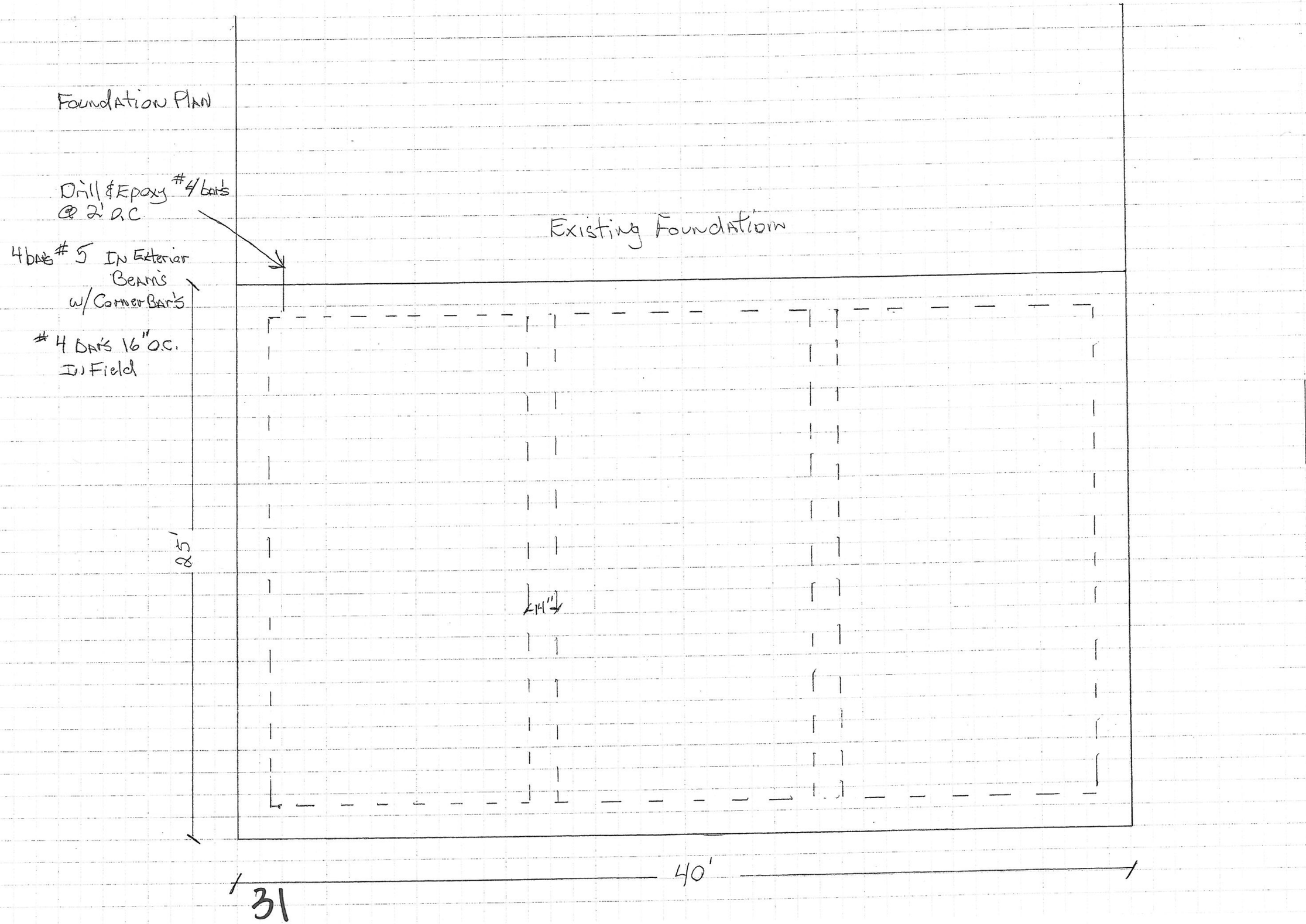


Rear Elevation

Front Elevation
Not Visible From
Washington Street


Standing Seam
To Match Existing
Board & Batten
Board & Batten
STUCCO
Existing
Existing
New Add.
Right Elevation

Foundation Plan



Historic Review Board
Application Information

Application Number:	13-19
Date:	March 8, 2013
Address:	108 E. Schubert
Owner:	Estela Avery
Applicant:	Estela Avery
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:

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13 - 19

Application for Certificate of Appropriateness

Application Date: 25 February 2013 Application Complete: _____

Property Address: 108 E. Schubert Street Fredericksburg, TX 78624

Legal Description: Townlot 528 German Emigration Company

Owner: Juana E. Hollin-Avery Heritage Trust of 2010 Phone No. CELL: 210-685-7919

Address: _____

Applicant: Estela Avery Phone No. CELL: 210-685-7919

Address: _____

Description of External Alteration/Repair or Demolition: Remove portions of 1977 rear addition. Extend footprint for bedroom and bath modification as noted on floor plan Upgrade kitchen and breakfast area from earlier 1977 work.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: View of house from Schubert St. will remain unchanged. By removing portions of 1977 addition, the new hipped roof addition will match character of original house.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: None

RECEIVED
FEB 25 2013

☒ Drawing ☒ Sketch Date Submitted: 25 Feb. 2013 ☐ Historic Photograph

Desired Starting Date: ASAP Desired Completion Date: ASAP

SURVEY RATING: ☐High ☒Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Juana E. Hollin-Avery

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

_____ Date 2/25/13 ☐*Insignificant* ☒*Significant*
Building Official's Determination *(Max 7 days)*

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

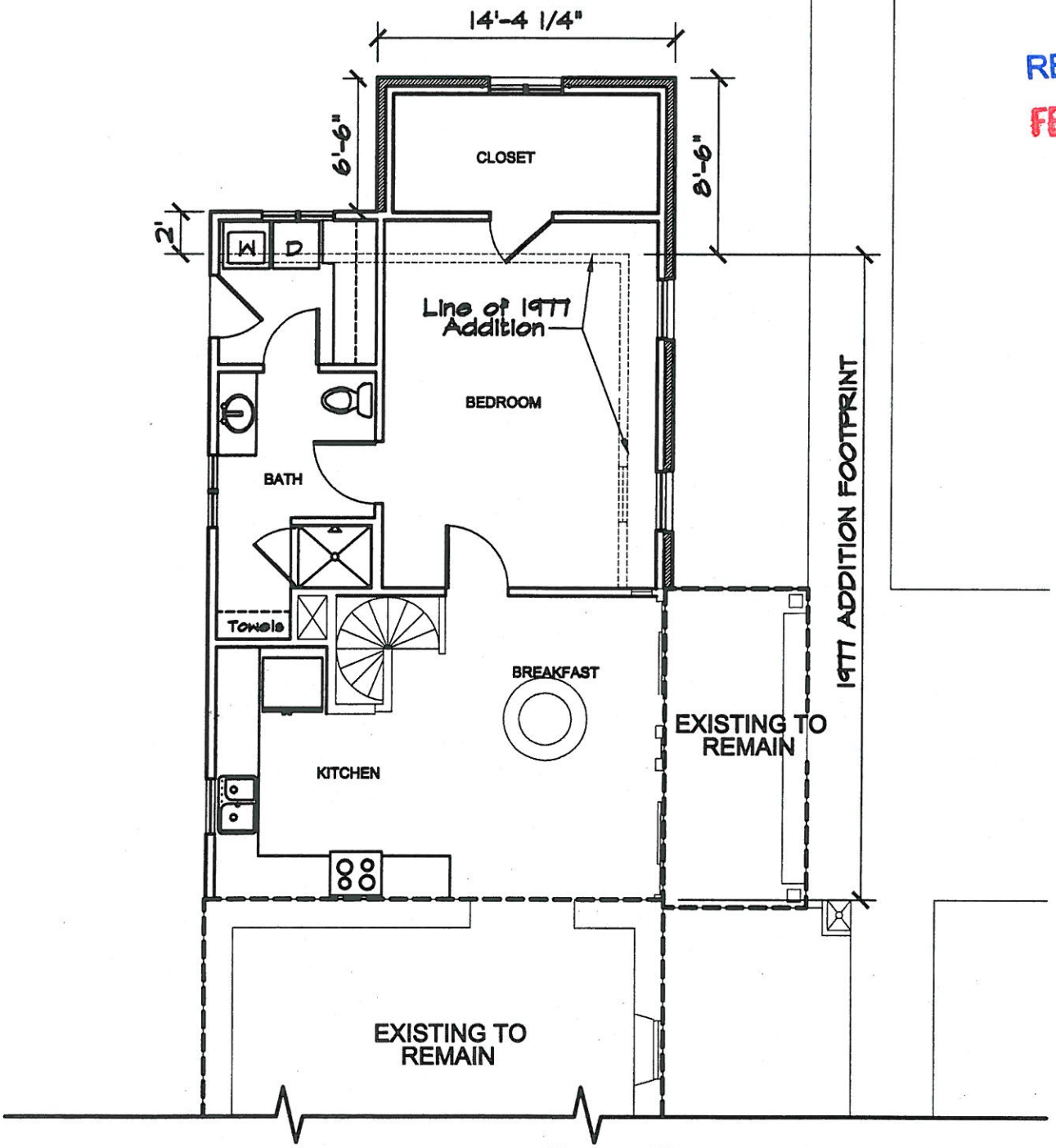
Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

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

34

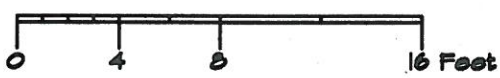
Modify Addition
108 East Schubert Street
Feb. 2013

John Wm. Klein, Project Architect
STEHLING·KLEIN·THOMAS ARCHITECTS P.L.L.C.
300 C WEST MAIN STREET
FREDERICKSBURG, TEXAS



ADDITION
FLOOR PLAN

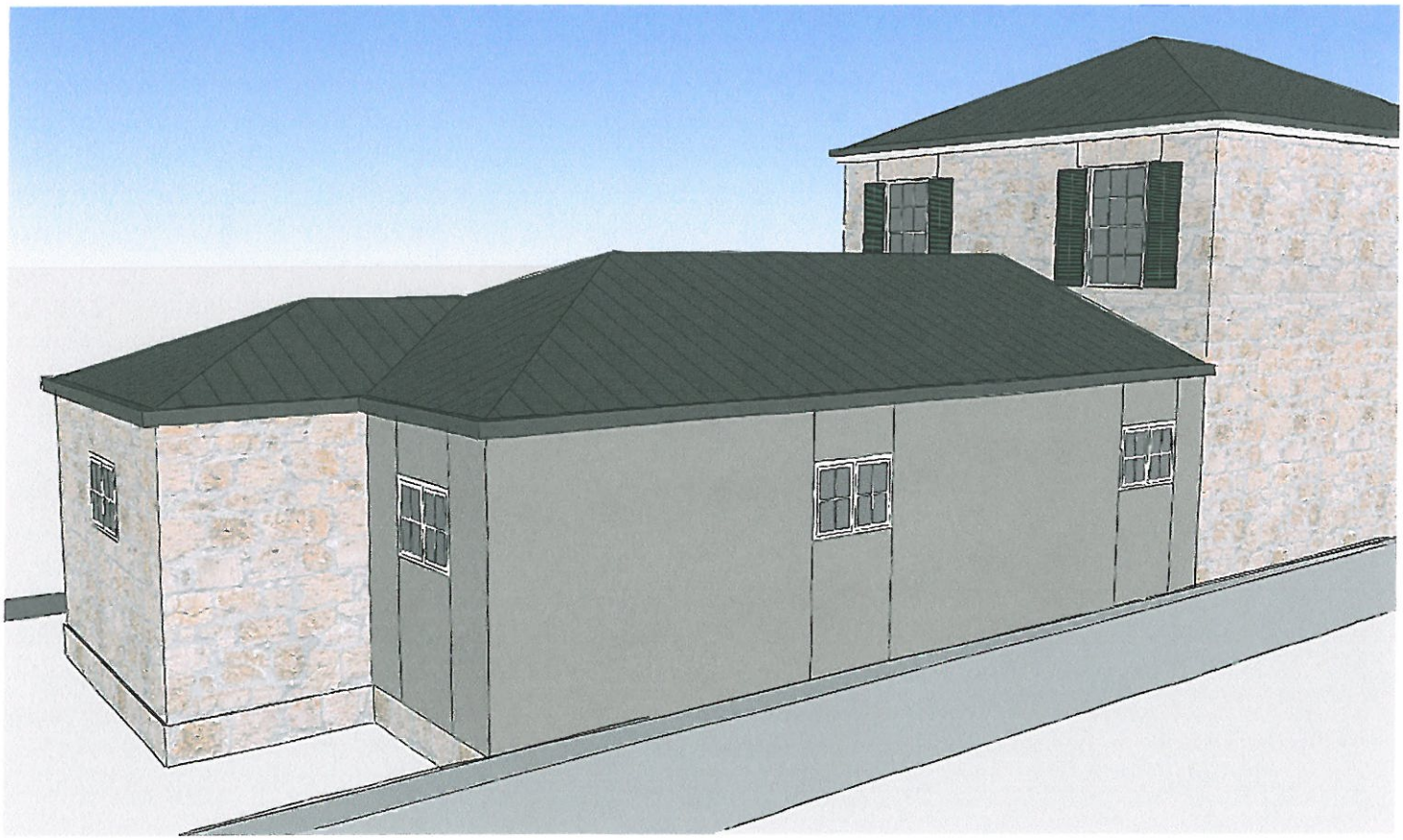
1/8"= 1'-0"



Existing Addition- View from Travis Street

Modified Addition- View from Travis Street

Modified Addition - East Side



Modified Addition- West Side

Historic Photo from 1940s - 1950s