CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
Tuesday, June 11, 2013
City Hall
Conference Room
126 W. Main St.
5:30 P.M.

1. Call to Order

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

APPLICATIONS

3. Application #13-47 by Calvin Grobe on behalf of Alton Bruns at 138 E. Main Street to repair rotted woodwork and replace aluminum canopy on front of building with standing seam metal canopy with four round steel columns *Pp 4 - 8*

4. Application #13-48 by Todd Stephens at 507 W. Schubert to demolish existing house and detached barn. *Pp 9 - 20*

5. Application #13-49 by John Wm. Klein on behalf of John Corcorran at 508 and 512 W. Main Street to restore existing structures, demolish two existing accessory buildings, add nine new bed and breakfast cottages, and construct approximately 265 square foot addition to existing tank house *Pp 21 - 31*

DISCUSSIONS

6. Demolition by Neglect - 600 E. Main Street
7. Demolition by Neglect - 412 W. San Antonio
8. Appointments to Historic Review Board

SIGN OFF APPLICATIONS

9. #13-42 Construct iron fence & gate- 319 E. Main (Valeskas)
10 #13-43 Paint exterior – 613 W. Main (Cloud)
11 #13-44 Demo lean to garages and 1950's structure – 415 & 417 E. Main (Muraglia)
12. #13-45 Replace roof – 306 E. Main (Heep)
13 #13-46 Paint exterior – 513 W. Creek (Rodgers)
14. #13-50 Construct 52 sq. ft. addition to rear storage area - 138 E. Main (Jarreau)
15. #13-51 Construct double loop metal fence & gate – 214 W. Creek (Mann)
16. #13-52 Paint roof same color – 126 W. San Antonio (Joseph)
17. #13-53 Replace roll up doors with entry doors on front & rear of building, install windows on opening on south side, and remove sliding doors – 303 S. Lincoln (Woerner)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
May 14, 2013
5:30 PM

On this 14th day of May, 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
RICHARD LAUGHLIN
DAVID BULLION
MIKE PENICK
STAN KLEIN
LARRY JACKSON

ABSENT:
J. HARDIN PERRY
CHARLES SCHMIDT
ERIC PARKER
BURLEIGH ARNECKE

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

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

MINUTES

Larry Jackson moved to approve the minutes from the April 2013 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #13-39 by Tony Martin on behalf of John & Anna Bradberry to construct new single family residence at 101 East Schubert. – Ira Martin presented the application and noted they have tried to be very sensitive to the massing of the new residence. Sharon Joseph commented there are not any color samples in the packet and Mr. Martin stated they will be using reclaimed stone and native limestone. Mr. Martin added there are corner stones existing on the property that will be used and all the exterior accents, including the windows, will be antique pine. Larry Jackson moved to approve Application #13-39 and Richard Laughlin seconded the motion. All voted in favor and the motion carried.

Application #13-40 by Security State Bank & Trust to demolish vacant furniture building and carport structures at 118 S. Crockett to allow for construction of a parking lot. – Andy Bray of Mustard Design presented the application and went over the details of the site plan. Mr. Bray noted the proposal is to demo the existing furniture store building, the carport, 2 metal

buildings and a shed. Mr. Bray commented he met with Evelyn Weinheimer to get some history of the building and presented several photos, both historic and his proposals. Mr. Bray noted they are wanting to put in a new parking area and later remodel the funeral home for a drive-through bank. Mr. Bray stated the bank intends to allow the parking area to be used by visitors outside of business hours. David Bullion stated he has no issue with demolishing three of the four buildings, but the stone structure should remain on the property. Mike Penick asked what is planned for the area where the stone building is currently located. Mr. Bray stated it is proposed as the trash receptacle area. Stan Klein asked for a photo from a different angle to see if the stone structure is visible from the street and it was determined it is visible from San Antonio Street. Mr. Bray commented if three sides were stone, he believes it may have been a significant historical structure, but he does not believe it was because of the construction. Mr. Bullion noted it has to be close to 100 years old based on the stone. Richard Laughlin added there are corner stones on the structure which lends itself to being historic. Mr. Laughlin asked if it could be re-worked and still used as a trash receptacle area. Mr. Bray stated the owners told him the building had to be taken down. Mr. Laughlin added, in the applicant's defense, the tin building the structure is connected to would not be required to be saved and if that is taken down, the stone building couldn't support itself. There followed some discussion about what the building could be used for.

Stan Klein moved to approve Application #13-40 with the exception the stone building be saved. David Bullion seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

Demolition by Neglect property located at 600 E. Main Street, known as the Christian Methodist Episcopal Church. – Dr. Paul Phillips, one of the heirs to the property, was present to discuss the property. Dr. Phillips commented the church has been under a number of different guidances and there are only two families involved that still have any ties to Fredericksburg. Dr. Phillips noted his father died twelve years ago and no one has taken responsibility for the church since that time. Dr. Phillips stated he walked the property and noted the repairs that need to be made to the church include new paint, replacing window sills and replacing the windows that are missing. Dr. Phillips noted there are some tools and supplies inside the church that were used when the rock base was put on and added the foundation is pier and beam, but he does not know if the piers were checked before the rock base was put on. Dr. Phillips commented a new floor has been installed, but he does not know where the pews are located. Dr. Phillips stated the front door is the most blaring repair that needs to be accomplished in his opinion and the Board informed him Bernardo Gomez, a local heir that has been working with the Board, has the original doors. Dr. Phillips stated he did not see any obvious leakage stains but commented the roof needs to be inspected to be certain it is not leaking. Dr. Phillips noted the northeast side of the steeple has several broken slats and commented his ultimate desire is that the church be preserved. Dr. Phillips added the building should be thoroughly inspected by a contractor and a bid obtained for the necessary repairs. Dr. Phillips stated the ultimate question remains after the inspection is done and that is how the repairs will be paid for and added if the 501C is not set up that is a key factor in the process of obtaining funds for repair. Dr. Phillips explained the land was deeded to the Colored People of Gillespie County and finding the rightful owners is very difficult. David Bullion asked if there was any long term use planned for the church and Dr.

Phillips stated the Methodist youth group asked to use it last summer and he will get in contact with them again to see if they are still interested. Mr. Bullion asked if the church could be opened up and Dr. Phillips stated it needs to be or it, and it's history, will be wasted, but explained they will need a guardian that is able to open, close and clean it in order for that to happen. Mr. Bullion suggested donating it to someone such as the Pioneer Museum. Dr. Phillips confirmed that was an option, but it was low on the list of their options. Mike Penick stated it needs to be legally put in someone's ownership and there followed discussion and information on how that could be accomplished.

The Board and City Staff agreed to make an effort to get through to Mr. Gomez to schedule a time for the city inspector to do an official inspection to create a list of repairs that need to be accomplished to save the building from Demolition by Neglect.

ACTION ITEMS

Discuss and consider taking Demolition by Neglect action on property located at 412 W. San Antonio. – Kyle Staudt, Building Inspector, showed photos of a portion of the original structure that was blown off a trailer in a storm and Brian Jordan gave a brief history of the property and noted it was moved to the current site before it could be designated as a Historic Landmark. Mr. Jordan stated the property is located in the Historic District and it is not rated, but it still needs to be preserved. Mr. Jordan then showed the Board proposed drawings of the structure that were presented to the Board after the house was moved which showed where this part of the structure was supposed to be re-attached.

Stan Klein moved to direct Staff to send a Demolition by Neglect letter to the property owners of property located at 412 W. San Antonio. Larry Jackson seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Stan Klein moved to adjourn. David Bullion seconded the motion. All voted in favor and the meeting was adjourned at 6:49 p.m.

PASSED AND APPROVED this the 11th day of June, 2013.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

Historic Review Board
Application Information

Application Number:	13-47
Date:	June 6, 2013
Address:	138 W. Main
Owner:	Alton Bruns
Applicant:	Calvin Grobe
Rating:	Medium
Proposed Modifications:	Remove existing canopy, and replace with new canopy.
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.

13-47

Application for Certificate of Appropriateness

Application Date: X 5-~~10~~ 05-13 Application Complete: _____

Property Address: 134 E. Main, Fredericksburg, Tx

Owner: Alton Bruns Phone No. 830-990-0493

Address: 205 W. Driftwood, Fredericksburg, Tx

* Applicant: Calvin Grobe Phone No. 830-889-2386 cell

Address: 442 Hilltop Dr.; Fredericksburg, Tx Fax No. 830-990-0981

Description of External Alteration/Repair or Demolition: Removal of Aluminum Canopy at Front; Repair of any rotted woodwork.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: Will match Building next door, somewhat. Installing new canopy of wood product, standing seam roof and featuring historic colors: cream, red, + green - SEE Photo.

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

☐ Drawing ☐ Sketch Date Submitted: X _____ ☑ Historic Photograph

Desired Starting Date: June 20-2013 Desired Completion Date: Week

SURVEY RATING: ☐High ☒Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction July 1-2013

APPLICANT SIGNATURE: X Calvin Grobe

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 5/14/13 ☐*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

MAY 14 2013

7

standing seam metal roof - similar to old Winns store canopy

4" round steel cols. w/ 5" base similar to Chase Bank

AFTER

* only 4 posts will be used

not to scale

BEFORE

not to scale

REGISTERED ARCHITECT
BARRY A. WAGNER
7187
STATE OF TEXAS

04-17-2013

BARRY A. WAGNER AIA
508 NORTH MILAM STREET
FREDERICKSBURG, TEXAS 78624
PH. 830.997.9525
CELL 830.456.7484

TITLE	NEW CANOPY 134 thru 138 E. MAIN Fredericksburg, Texas
DATE	04-17-13
JOB NO.	13-06
DETAIL NO.	DTL. 1

Historic Review Board
Application Information

Application Number:	13-48
Date:	June 6, 2013
Address:	508 W. Schubert
Owner:	Todd Stephens
Applicant:	Todd Stephens
Rating:	Low
Proposed Modifications:	Demo building.
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.

13-48

Application for Certificate of Appropriateness

Application Date: 5/23/13 Application Complete: _____

Property Address: 507 W. SCHUBERT

Owner: TODD & GENNA STEPHENS Phone No. 830-889-7900

Address: 209 N. BOWIE

Applicant: TODD STEPHENS Phone No. 830-889-7900

Address: 209 N. BOWIE Fax No. _____

Description of External Alteration/Repair or Demolition:

COMPLETE DEMOLITION EXCLUDING DETACHED BARN

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

MAKING 209 N. BOWIE A TOWN LOT (100' x 200')

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

☐ Drawing ☐ Sketch Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: 8/1/13 Desired Completion Date: 10/1/13

SURVEY RATING: ☐High ☐Medium ☑Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Todd Stephens

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*

11

May 31, 2013

Attn: City of Fredericksburg Historic Review Board Committee

Ref: Removal of house at 507 W. Schubert

Dear Committee:

I currently live at 209 N. Bowie St. and also own the property located directly east of my home. The address for the second property is 507 W. Schubert.

I am requesting that the house at 507 W. Schubert be removed from the property for the intent of returning the 209 N. Bowie St. back to a "city lot" size of 100' x 200'.

Based on the information that I have received, the house at 507 W. Schubert was built some time in the 1940s and has been remodeled several times since original construction. The initial portion of the house (<1000 sf) was pier and beam and all of the additions (approx. 300 sf) are built on concrete pads.

My original plan was to have the house relocated to another site. After talking to Fagile Home Movers from Ingram, it was decided that the only portion that could even be moved was the original part and it would be in poor condition because of the need to remove all of the additions.

Based on this information, we have decided to demolish the house starting in August 2013 with an anticipated completion date of October 2013.

I have discussed the demolition with several of the subcontractors that work for me and they will be removing anything that can be reused and/or recycled at a different location (roofing, wood studs, appliances, plumbing, lighting, etc.).

After that stage, we will be removing the leftover skeleton and foundation and using this portion of the demolition to fill in a washout area on an individual's property located south of Fredericksburg.

Any material not suitable for the washout area (insulation, cement fiber shingles, etc.) will be taken to the Fredericksburg Landfill.

Thank you for the consideration on this matter.

Regards,

Todd Stephens

Todd Stephens
Hills of Texas Homes

Front of 507 W. Schubert (North)

Northeast corner of 507 W. Schubert

East side of 507 W. Schubert

Rear of 507 W. Schubert (South)

Existing Barn to be renovated

Existing barn to be renovated

19

	x	x

Stephens Residence

209 N. Bowie
Fredericksburg, Texas

Hills of Texas Homes
103 E. Main St.
Fredericksburg, Texas
830-990-0400 - ph
830-990-0447 - fax

NORTH

SHEET TITLE

EXISTING SITE PLAN
SCALE: 1" = 12'-0"

SHEET NO.

A1

20

	x	x

Stephens Residence

209 N. Bowie
Fredericksburg, Texas

Hills of Texas Homes

103 E. Main St.
Fredericksburg, Texas
830-990-0400 - ph
830-990-0447 - fax

NORTH

SHEET TITLE

PROPOSED SITE PLAN

SCALE: 1" = 12'-0"

SHEET NO.

A2

Historic Review Board
Application Information

Application Number:	13-49
Date:	June 6, 2013
Address:	508, 512 W. Main
Owner:	Sterling Creek Investments
Applicant:	John Klein
Rating:	High
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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(5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
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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.

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RECEIVED
MAY 2 4 2013

13-49

Application for Certificate of Appropriateness

RECEIVED
MAY 2 4 2013

Application Date: 24 May 2013 Application Complete: _____

Property Address: 508 West Main & 512 West Main Street

Legal Description: Portions Townlots 148 and 149

Owner: Both properties are being purchased by Sterling Creek Investments- Sched. closing to be June 14th. Contact is John Corcorran Phone No. 806-773-6148

Address: 3411 B 82nd Street Suite 310 , Lubbock TX 79423

Applicant: John Wm. Klein - Project Architect Phone No. 830-739-1315

Address: 300 C West Main , Fredericksburg, TX 78624

Description of External Alteration/Repair or Demolition: Refer to attachments for work to be done to both properties. Properties to be combined into a single development.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: Rated structures to be restored and remain unchanged from street views. New B&B cottages, Tank House Addition, Arbors, and site development to blend with character of Historic District.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: None- Conditional Use Permit as B&Bs in CBD zoning. Process for approval includes HRB approval.

☒ Drawing ☒ Sketch Date Submitted: 5/24/13 ☒ Historic Photograph

Desired Starting Date: June 2013 Desired Completion Date: November 2013

SURVEY RATING: ☒High ☐Medium ☐Low ☐None

☒ RTHL: Estimated Date of Construction 508 West Main

APPLICANT SIGNATURE: _____

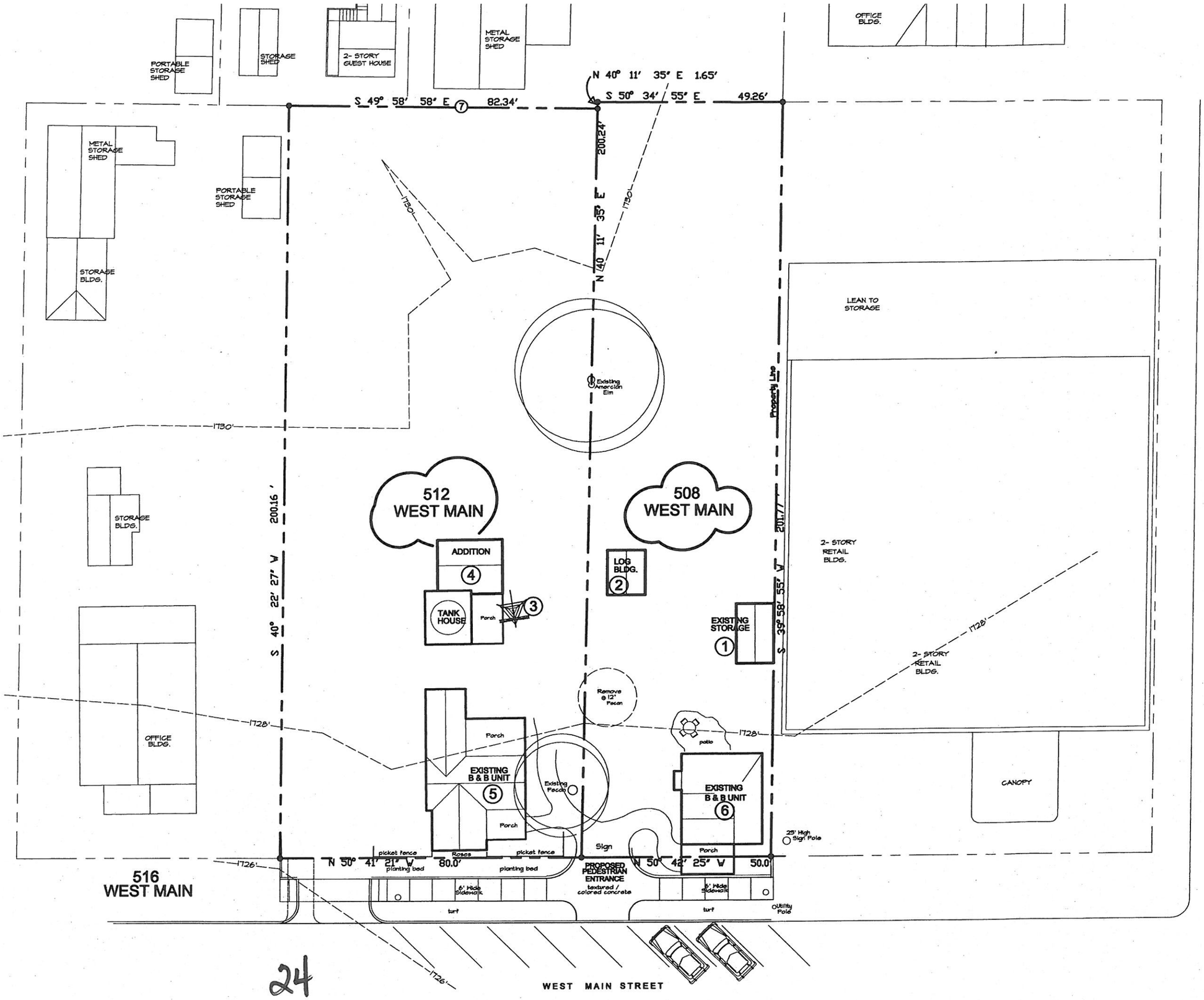
The Applicant *certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property*

_____ Date 6/3/13 ☐*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*



SITE PLAN

1" = 25'-0"

PLAN NORTH

KEYED SITE NOTES:

1. REMOVE EXISTING 10 X 16 STORAGE SHED
2. REMOVE 10 X 12 LOG BUILDING
3. RELOCATE "WONDER" WINDMILL FOR WATER FEATURE
4. ADDITION TO TANK HOUSE AS B & B COTTAGE
5. MODIFY / RESTORE REAR PORCH ACCESS FOR B & B COTTAGE
6. EXISTING B & B UNIT - NO CHANGES-

ADDITIONAL 9 COTTAGE B & B UNITS REFER TO SHEET 3

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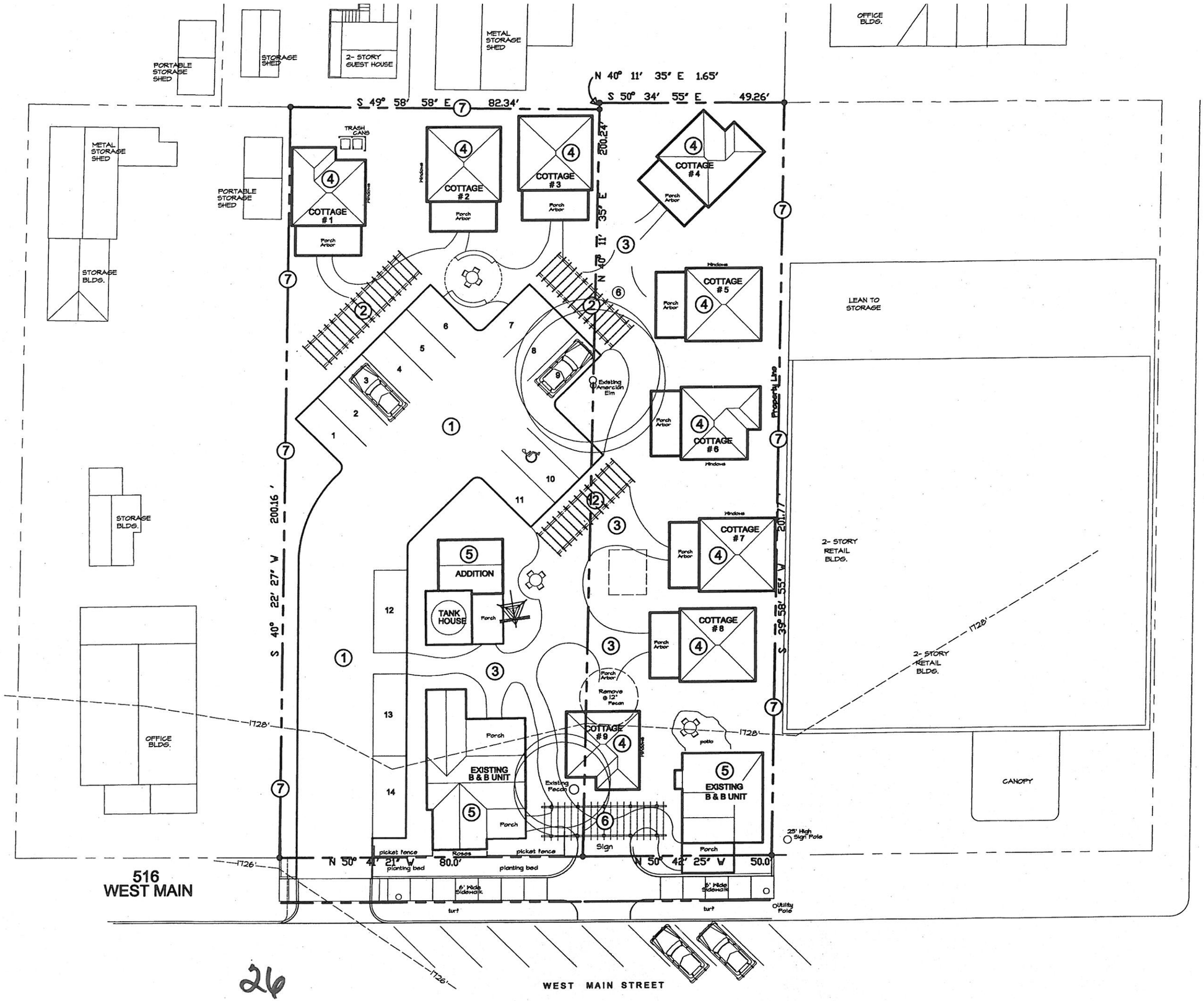
Attachment Sheet 1

10x16 Shed to remove

10x12 Log shed to remove



B & B UNITS SITE PLAN

1" = 25'-0"

PLAN NORTH

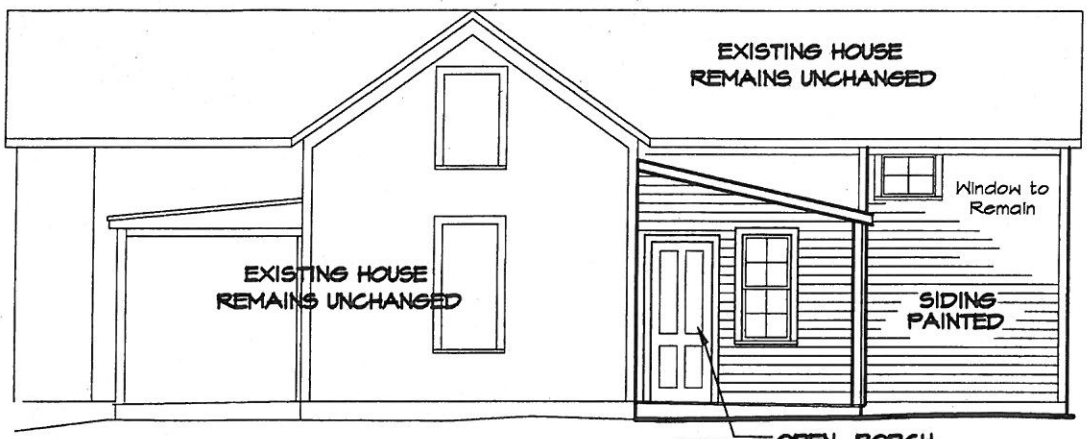
KEYED SITE NOTES:

1. DRIVEWAY AND PARKING LOT
2. CEDAR ARBOR TYPICAL AT PARKING
3. CRUSHED GRANITE WALK AND PATHS
4. NEW B & B COTTAGE UNIT
5. EXISTING STRUCTURES AS B & B UNITS
6. DECORATIVE BRACKET CEDAR ARBOR AT PEDESTRIAN ENTRANCE
7. PERIMETER CEDAR BOARD PRIVACY FENCE REAR AND SIDES

Attachment Sheet 3

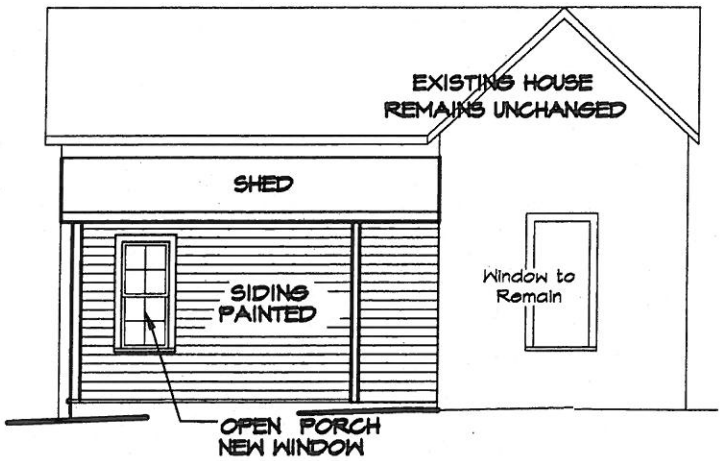
Early photo of 512 West Main

Proposed 1x6 board privacy fence (typical)

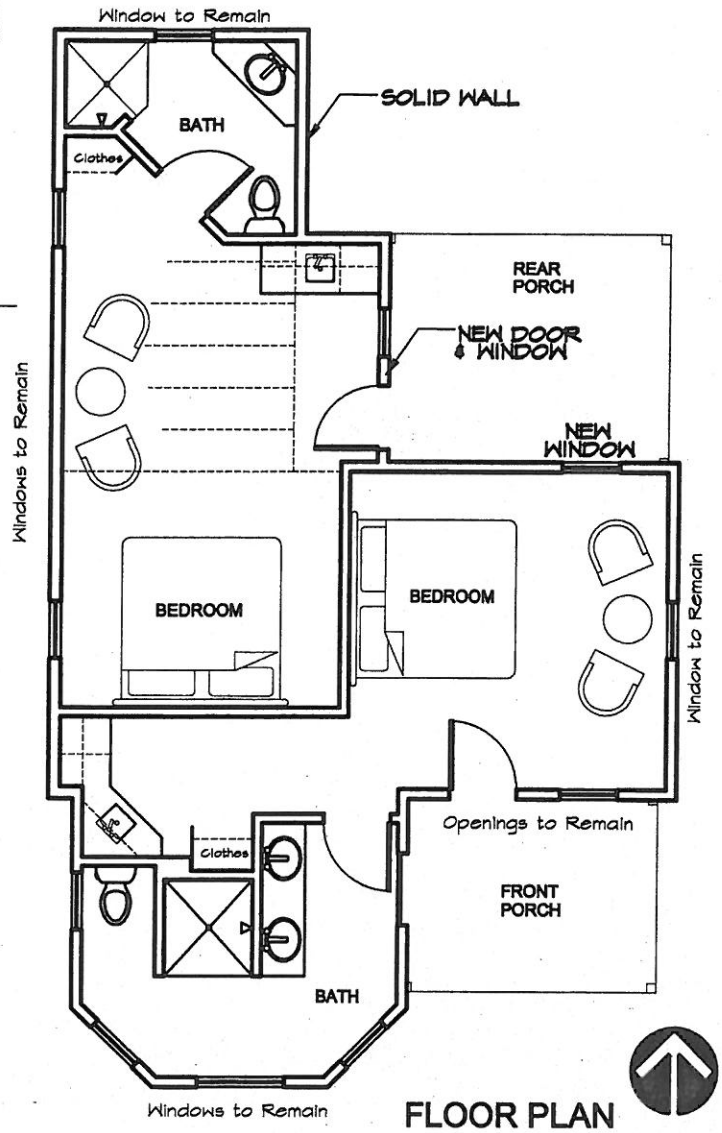


EAST ELEVATION

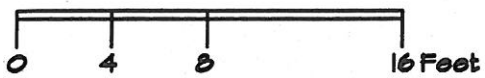
Attachment Sheet 5



NORTH ELEVATION



FLOOR PLAN



MODIFICATIONS TO FARM HOUSE

@ 512 WEST MAIN

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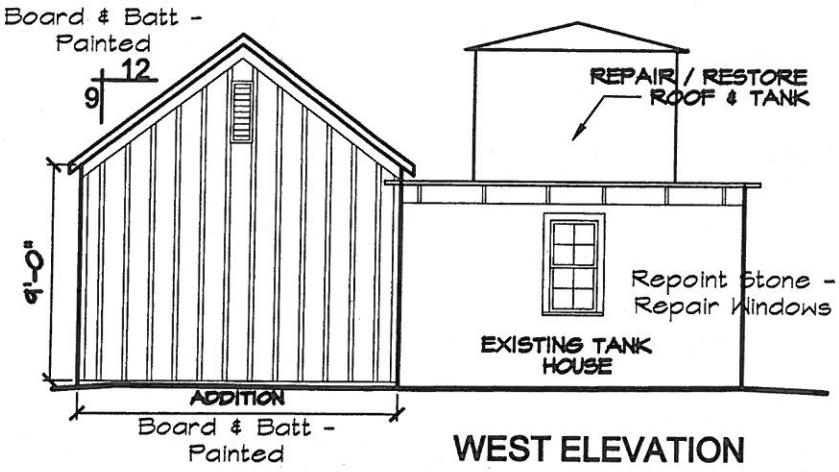
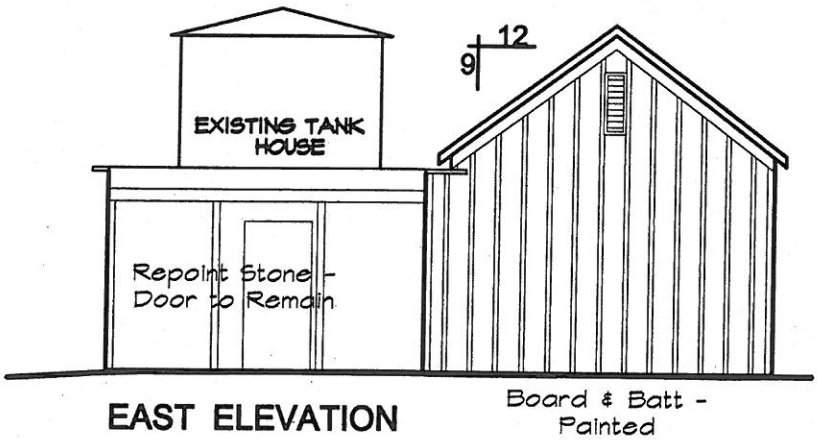
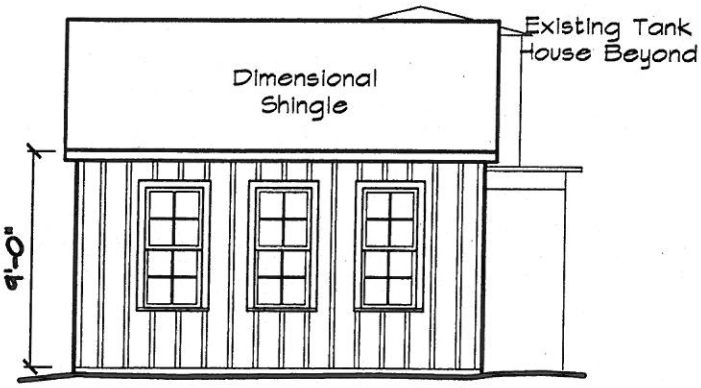
Attachment Sheet 6



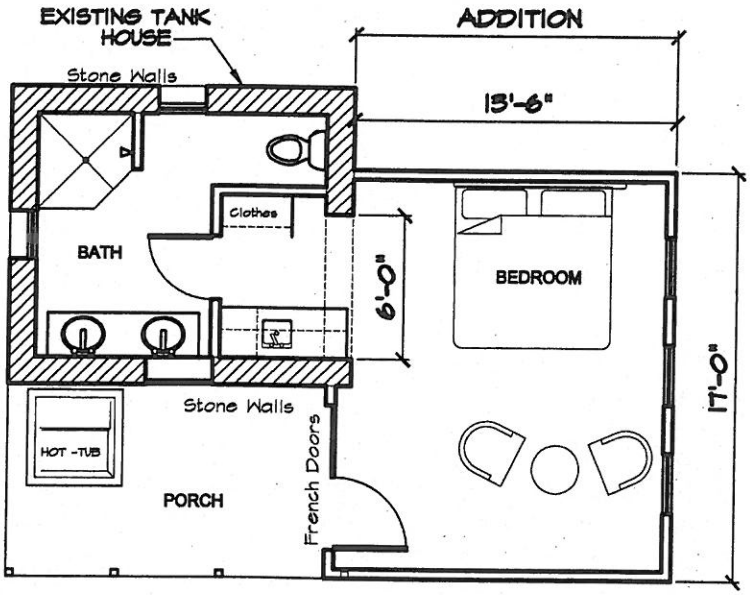
WEST ELEVATION



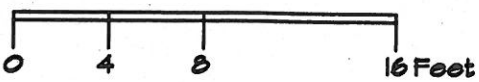
EAST ELEVATION



NORTH ELEVATION



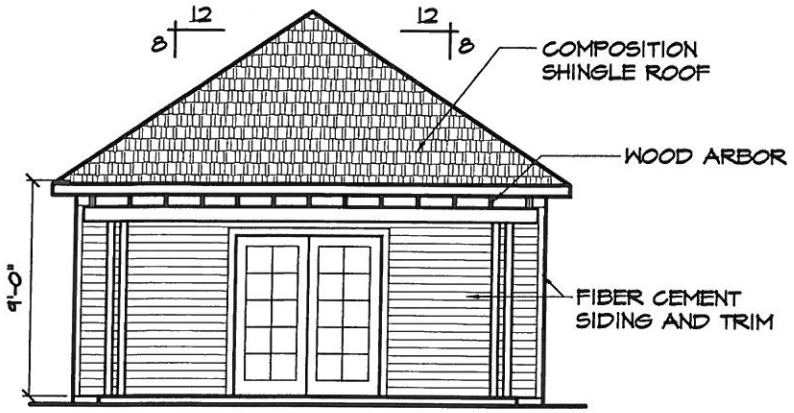
FLOOR PLAN



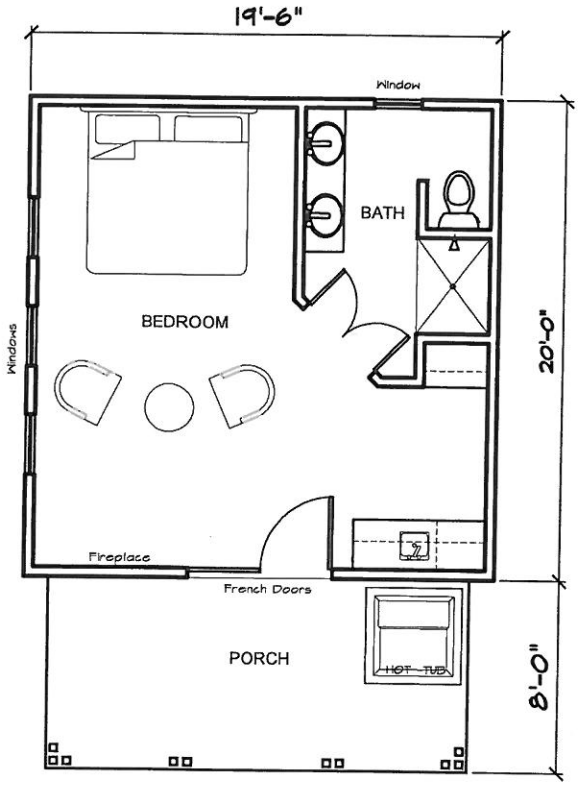
TANK HOUSE - COTTAGE ADDITION

@ 512 WEST MAIN

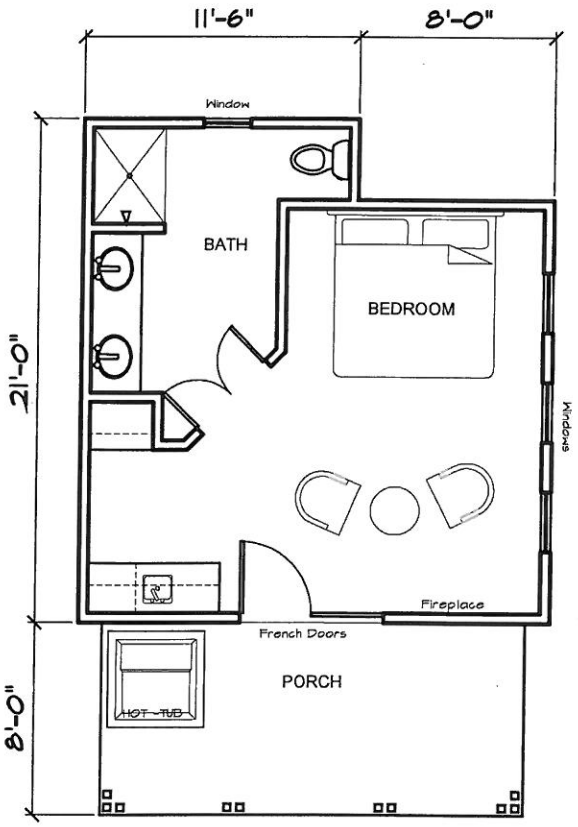
Attachment Sheet 7



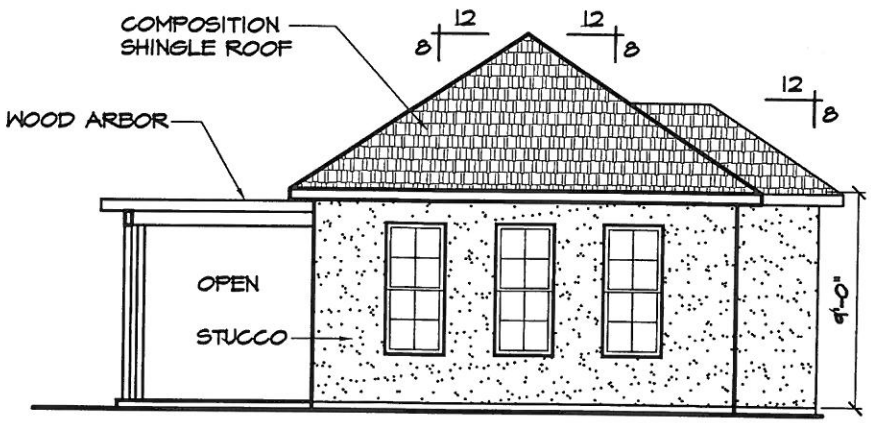
TYPICAL COTTAGE FRONT ELEVATION



TYPICAL COTTAGE FLOOR PLAN



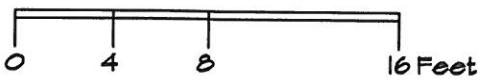
COTTAGE FLOOR PLAN W/ OFFSET



COTTAGE WITH OFFSET - SIDE ELEVATION

NEW B&B COTTAGES

@ 508 & 512 WEST MAIN



Concept for parking lot Arbor

Decorative bracket Arbor at entrance