

**CITY OF FREDERICKSBURG  
HISTORIC REVIEW BOARD**

**Tuesday, July 9, 2013**

**City Hall**

**Conference Room**

**126 W. Main St.**

**5:30 P.M.**

1. Call to Order
2. Approve Minutes of June 2013 Regular Meeting *Pp 1 - 5*

**APPLICATIONS**

3. Application #13-59 by Mark Guzy at 107 S. Lincoln Street for the following: *Pp 6 - 17*
  - Main Structure:
    - 1) Demolish lean to on rear of structure
    - 2) Repoint stone
    - 3) Construct addition on rear as shown on plans
    - 4) Remodel existing structure
    - 5) Replace concrete porch with frame porch
    - 6) Restore windows or replace with like style
    - 7) Replace v-crimp metal roof with split share or standing seam
  - Guest House:
    - 1) Demolish frame structure of carriage house and save materials to use elsewhere
    - 2) Rebuild structure as shown on plans
    - 3) Repoint stone
    - 4) Replace roof
  - Other:
    - 1) Install windmill
    - 2) Address existing well
4. Application #13-60 by J & M Remodeling on behalf of Michael Painter at 207 S. Adams *Pp 18 -32*  
to add porch to front of house and small addition to rear with stairs and a deck
5. Application #13-19 (Follow-up) by John Klein on behalf of Estella Avery to add windows *Pp 33 -35*  
on west side of property at 108 E. Schubert
6. Consider making a recommendation to the City Council regarding the rating of property *Pp 36 - 37*  
at 412 W. San Antonio
7. Consider making a recommendation to the City Council regarding the rating of the *Pp 38 - 41*

**DISCUSSIONS**

8. Demolition by Neglect - 600 E. Main Street
9. Appointments to Historic Review Board

**SIGN OFF APPLICATIONS**

10. #13-54 Construct 6' privacy fence – 402 Sycamore (Watson)
11. #13-55 Replace roof – 110 W. Austin (Bethany Lutheran Church)
12. #13-56 Paint exterior – 206 S. Lincoln (Caddel)
13. #13-57 Paint exterior – 147 E. Main (Langerhans)
14. #13-58 Replace 6' pickets with 8' pickets – 110 W. Schubert (Cloud)
15. #13-61 Construct metal fence – 301 E. Main (Kuhl Yogurt)

**ADJOURN**

STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD  
June 11, 2013  
5:30 PM

On this 11<sup>th</sup> day of June, 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  
J. HARDIN PERRY  
STAN KLEIN  
CHARLES SCHMIDT  
ERIC PARKER  
BURLEIGH ARNECKE

ABSENT: MIKE PENICK  
LARRY JACKSON

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

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

**MINUTES**

Stan Klein moved to approve the minutes from the May 2013 regular meeting. Richard Laughlin seconded the motion. All voted in favor and the motion carried.

**APPLICATIONS**

Richard Laughlin stepped down from the Board for the consideration of #13-39.

**Application #13-39 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** – Calvin Grobe presented the application and stated the existing canopy is an aluminum flat roof and they would like to change it to a 2 on 12 pitch standing seam, sloped roof with four steel columns that will look like the columns at the end of the block. Stan Klein asked Mr. Grobe if the anchor rods would stay and Mr. Grobe noted they would all be taken down. Mr. Klein stated the columns will add more detail to the building than is original. Sharon Joseph asked if the roof could be repaired and left to look as it currently is. Mr. Grobe noted it could be fixed, but it would still have an aluminum roof and that is what is causing problems. David Bullion moved to approve Application #13-39 and Charles Schmidt seconded the motion. There followed discussion. Mr. Klein asked if there would be a large

beam underneath the roof and Mr. Grobe confirmed there would be. Burleigh Arnecke asked what the underside material would be and Mr. Grobe noted it will be 2 x 6 tongue and groove, center match, painted and vaulted. Mr. Klein asked if it would be a solid deck with metal over the decking and Mr. Grobe confirmed it would be. J. Hardin Perry asked how complicated it would be to leave the anchor rods in the wall and build the roof with them. Mr. Grobe noted that was possible, they could cut them off and make them shorter. Mr. Klein stated the neighbor actually uses the anchor rods to suspend their roof. Mr. Arnecke agreed he would like the anchor rods to remain. No one voted in favor of the motion on the table and all voted in opposition. The motion failed. Mr. Klein explained it looked as if there was something on the building with some historical significance and asked if Mr. Grobe had any historic photos. Mr. Grobe stated he did not have any at the meeting. J. Hardin Perry moved to approve the application with the condition the anchor rods remain intact. Charles Schmidt seconded the motion. Mr. Klein asked for clarification if the columns would still be put in place and Mr. Grobe noted they would be. Mr. Klein then stated the anchor rods will not be used to suspend the roof and suggested the anchor points be left on the wall and the rods removed so if it is restored back to the original façade, the points would be intact and rods would not be cut off. Mr. Grobe confirmed he would not cut the rods off. Mr. Klein noted he just wants to preserve the opportunity for the building to be restored to its original structure. Four members, J. Hardin Perry, Burleigh Arnecke, Charles Schmidt and Stan Klein, voted in favor and two members, Eric Parker and David Bullion, voted in opposition. The motion carried.

Richard Laughlin returned to the Board.

**Application #13-48 by Todd Stephens at 507 W. Schubert to demolish existing house and detached garage** – Todd Stephens presented the application and noted they own the property on the corner of Bowie and Schubert and in 2009 they, along with their neighbor, purchased the property behind it, which is the property in question. Mr. Stephens noted he got the portion of the lot that has a house on it and he would like to demolish the house and use the lot as their back yard, which would take the lot back to its original town lot size of 100 feet wide x 200 feet deep. Mr. Stephens noted there is an old barn on the property that was probably built before the house and they plan to restore and maintain that. Mr. Stephens explained he spoke to a moving company about moving the house, but he was told there are too many additions and the house would be destroyed in the move. David Bullion asked if there was anything behind the paneling on the house that lends itself to being historic and Mr. Stephens stated there is only rotted siding. Mr. Stephens stated it is double tear drop siding and believes the house was built in the 1950's or 1960's.

Eric Parker moved to approve Application #13-48. Burleigh Arnecke seconded the motion. Richard Laughlin added if the applicant finds a log cabin or anything historically significant inside they stop the demolition and save the structure and the applicant agreed he would. All voted in favor and the motion carried.

**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** – John Klein and John and Rachel Corcorran presented the application.

John Klein distributed a timeline of what has been approved in the process of the bed and breakfast development and added the applicants have developed quite a bit in Lubbock and would like to relocate to Fredericksburg and thus have stayed at many B&Bs throughout town. Mr. Klein stated they are developing this area to serve as a good anchor for the west end of Main Street. Mr. Klein noted the project will consist of the 508 W. Main Street building, the 512 W. Main Street building, nine new bed and breakfast units, and the renovation of a tank house. Mr. Klein stated they feel very confident the storage building on the property was a portable building that was moved onto the property and they would like to take that down. Mr. Klein added the log structure, which they believe to have been a corn crib, is not original to the site and it is in bad shape, noting most of the logs are rotted and filled with concrete. Mr. Klein stated they would like to dismantle the building and find a use for the logs. Mr. Klein continued they will not be doing anything to the structure located on 508 W. Main Street, which is an RTHL. Mr. Klein stated the structure at 512 W. Main will have some minor exterior alterations. Mr. Klein noted there is a Wonder windmill on the property they would like to restore and move over approximately ten feet to use as part of a water feature.

Richard Laughlin moved to approve the demolition of the storage building and approve the windmill being moved on site. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Burleigh Arnecke asked if the log cabin sits in the way of any of the new development and Mr. Klein commented if they have to, they can move the log cabin, but he believes it will be an eyesore.

Eric Parker moved to approve the removal of the 10 x 12 log cabin and Charles Schmidt seconded the motion. Stan Klein asked if the applicants had looked at the Sanborn map for this property to confirm the log cabin is not original to the site. Mr. Klein noted he does not have the availability of Sanborn maps. Mr. Laughlin asked if the floor was poured before the building was in place or after and John Klein noted he believes it was a combination. Stan Klein noted they need some assurance the log cabin wasn't there before the house was.

Eric Parker voted in favor of the motion on the table and everyone else voted in opposition. The motion failed until more evidence of the history of the log cabin could be obtained.

Mr. Klein then highlighted the new construction and stated part of the plan is to create a pedestrian walkway and entrance to encourage development on the west side of Main Street. Mr. Klein stated there are some significant trees on site and they are creating arbors with vegetation on the interior of the property to park cars under, and essentially get the vehicles out of view. Mr. Klein noted the buildings will have nine foot plates, pitches, some with siding and some stucco, and each one will have a front porch. Mr. Klein stated there will also be site amenities such as a fire ring and sitting areas. Mr. Klein noted the tank house will be restored with a galvanized tank, but there will not be any water stored in it, and they will put an addition on the tank house that will allow them to use the structure as a B&B. Mr. Klein added they will use board and batton siding and a standing seam metal roof.

Mr. Klein then showed a mock-up of the accessible unit with the windmill and water feature in

front of it. Stan Klein noted the profiles are good and the windmill is a good contribution to the site. Mr. Laughlin asked if the roofs will be the same color and John Klein stated they will be a composition shingle driftwood color unless they come in under budget and then they may be standing seam metal. Mr. Klein added they would like to leave the historic buildings very distinct and he would like to put shingles back on the structure because that is historically correct. Mr. Klein noted they will come back for approval on the colors but the house at 508 W. Main Street has always been referred to as the yellow house so they will probably use some shade of that. Mr. Klein added there will be a perimeter dog-eared fence and they will have to build a structure around the water softener, which they are contemplating being a 6-sided building. Mr. Klein noted the 6' fence that is shown on the drawings will probably be 4 feet high, except in the back where screening is required. Mr. Laughlin asked what the porch detail will be and Mr. Klein stated it will be different materials, some flagstone, some hardi-board, and maybe concrete or synthetic material depending on the design of the structure.

Burleigh Arnecke moved to approve the new construction and renovation of the existing buildings and Eric Parker seconded the motion. All voted in favor and the motion carried.

## **DISCUSSIONS**

**Demolition by Neglect – 600 E. Main Street** – Kyle Staudt, Building Inspector, stated he spoke to Bernardo Gomez about walking through the church property to do a thorough inspection and he cannot meet until the following week, but he is planning to do so then. Mr. Staudt commented Mr. Gomez said the first repair they want to accomplish is the bell tower. There then followed some discussion about what the estimated cost would be to stabilize the building and it was decided they would try to ask for \$50,000 from the City Council in the next budget year for demolition by neglect properties.

### **Demolition by Neglect – 412 W. San Antonio**

John Klein noted he spoke to Tim Crenwelge about the Demolition by Neglect letter they received on the subject property. Mr. Klein explained the owners were ready to take on the restoration and remodel of the house after it was moved, but changes in their business took their financial obligations elsewhere. Mr. Klein noted Mr. Crenwelge asked him to find out what the Board wants them to do to stabilize the building and they will work on getting that done. Brian Jordan, Director of Development Services, noted this structure was previously located at 811 W. Main Street and the owner got a permit to move the building before it was designated as a landmark, but it still needs to be rated. Mr. Klein noted they could take the pieces of the addition that blew over apart and store them in the house. Sharon Joseph stated the owners need to come to the Board with a plan to stabilize the building. Mr. Klein reiterated the fact Mr. Crenwelge wishes to do whatever is necessary to satisfy the Board.

**Appointments to Historic Review Board** – Brian Jordan, Director of Development Services, asked the members of the Board whose terms were expiring in July to get Staff a letter stating their desire to be re-appointed or to be taken off the Board.

**ADJOURN**

With nothing further to come before the Board, Stan Klein moved to adjourn. Eric Parker seconded the motion. All voted in favor and the meeting was adjourned at 6:44 p.m.

PASSED AND APPROVED this the 9<sup>th</sup> day of July, 2013.

\_\_\_\_\_  
SHELLEY BRITTON, CITY SECRETARY

\_\_\_\_\_  
SHARON JOSEPH, CHAIRMAN



**Historic Review Board  
Application Information**

**Application Number:** 13-59

**Date:** July 3, 2013

**Address:** 107 S. Lincoln

**Owner:** Mark Guzy

**Applicant:** Mark Guzy

**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:**

**The mandatory functions of the Board include the following:**

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

**The advisory functions of the Board include the following:**

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

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

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

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

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

# Application for Certificate of Appropriateness

Application Date: 6-21-13 Application Complete: \_\_\_\_\_

Property Address: 107 S. LINCOLN ST.

Owner: MARK GUZY Phone No. 830 669-2761

Address: P.O. BOX 2666 FREDERICKSBURG, TX 78624

Applicant: SAME AS OWNER Phone No. \_\_\_\_\_

Address: \_\_\_\_\_ Fax No. 830 669-2763

Description of External Alteration/Repair or Demolition: SEE PLANS.

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

SEE PLANS AND ATTACHED LIST

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

NONE

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

\_\_\_\_\_  
Building Official's Determination Date \_\_\_\_\_  Insignificant  Significant  
(Max 7 days)

\_\_\_\_\_  
Chairman's Determination Date \_\_\_\_\_  Insignificant  Significant  
(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



8

## MAIN RESIDENCE

demo lean to on rear of house

REPOINT STONE ON ORIGINAL HOUSE

NEW ADDITION ON REAR PER SUBMITTED PLANS

REMODEL ORIGINAL STONE STRUCTURE

REMOVE CONCRETE PORCH, REPLACE WITH FRAME PORCH

REPAIR EXISTING WINDOW OR REPLACE WITH LIKE STYLE WINDOWS

REPLACE VICAMP METAL ROOF WITH SPLIT SHAKE OR STANDING SEAM

## GUEST HOUSE

DEMOLISH EXISTING FRAME STRUCTURE OF CARRIAGE HOUSE

SAVE EXISTING MATERIALS TO REUSE WHERE POSSIBLE

REBUILD STRUCTURE AS SHOWN IN PLANS

REPOINT STONE AND REPLACE ROOF

## OTHER

INSTALL VINTAGE WINDMILL

ADDRESS EXISTING WELL

# Inventory of Properties

101 N. Lincoln



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 608  
 Address 101 N. Lincoln  
 Date 1901  
 Stylistic Influence Victorian Italianate; Craftsman  
 GCAD Hyperlink [R27189](#)  
 Owner STROEHER, ROY E ETAL  
 Historic District Yes Historic District

Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Outstanding decorative features contribute to the resource's significance.

Notes Front door has a stone lintel that is inscribed "Otto Kolmeier 1901." Rear porch enclosed c. 1950. Resource has a small rear shed-roof addition w/ asbestos shingle exteriors.

1983 Historic Resources Survey

Previous Site No. 341  
 Previous Ranking 1  
 Previous Photo References  
 Roll 24 30 30  
 Frame 3 25 26

102 ? N. Lincoln



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 830  
 Address 102 ? N. Lincoln  
 Date 1890  
 Stylistic Influence vernacular  
 GCAD Hyperlink  
 Owner  
 Historic District Yes Historic District

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. 342  
 Previous Ranking 4  
 Previous Photo References  
 Roll 24  
 Frame 4

108 N. Lincoln



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 175  
 Address 108 N. Lincoln  
 Date 1955  
 Stylistic Influence  
 GCAD Hyperlink [R18163](#)  
 Owner HENKE, FAY MRS C/O B GRAMS  
 Historic District Yes Historic District

Assessment Typical example of a common building form, architectural style, or plan type that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.

Notes

1983 Historic Resources Survey

Previous Site No. 343  
 Previous Ranking 3  
 Previous Photo References  
 Roll  
 Frame

106 S. Lincoln



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 831  
 Address 106 S. Lincoln  
 Date 1860  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R20927](#)  
 Owner COHN, RONALD S  
 Historic District Yes Historic District

Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Resource displays distinctive stylistic elements.

Notes Resource is a Recorded Texas Historic Landmark.

1983 Historic Resources Survey

Previous Site No. 344  
 Previous Ranking 1  
 Previous Photo References  
 Roll 23  
 Frame 36

107 S. Lincoln



2002-05 Re-evaluation

High  Medium  Low

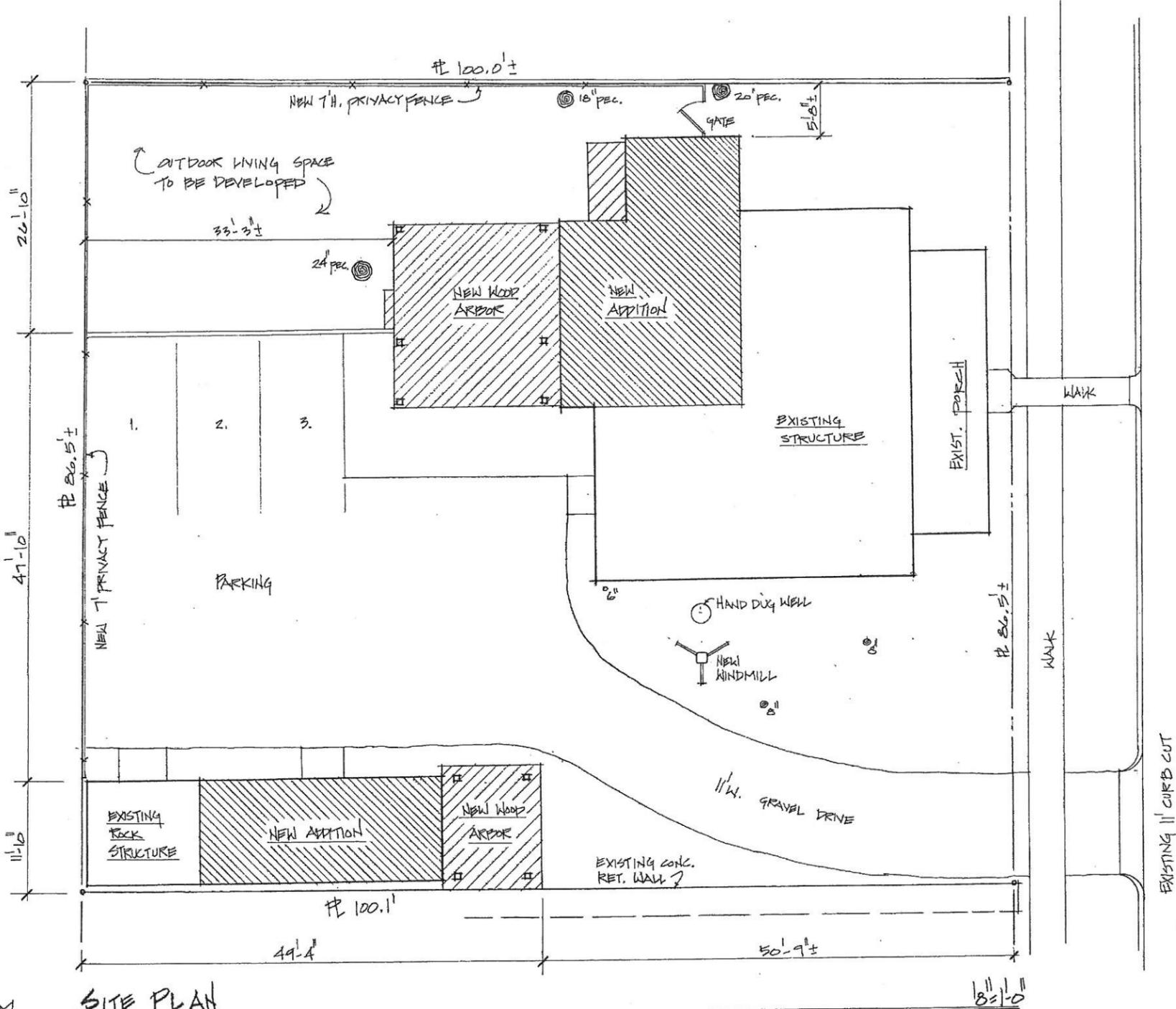
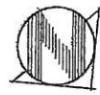
Site ID No. 610  
 Address 107 S. Lincoln  
 Date 1901  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R22046](#)  
 Owner FELL, CURTIS D & ANDREA  
 Historic District Yes Historic District

Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Resource displays distinctive stylistic elements.

Notes Rausch Home. Property is a Recorded Texas Historic Landmark.

1983 Historic Resources Survey

Previous Site No. 345  
 Previous Ranking 1  
 Previous Photo References  
 Roll 30 30 30  
 Frame 28 29 30



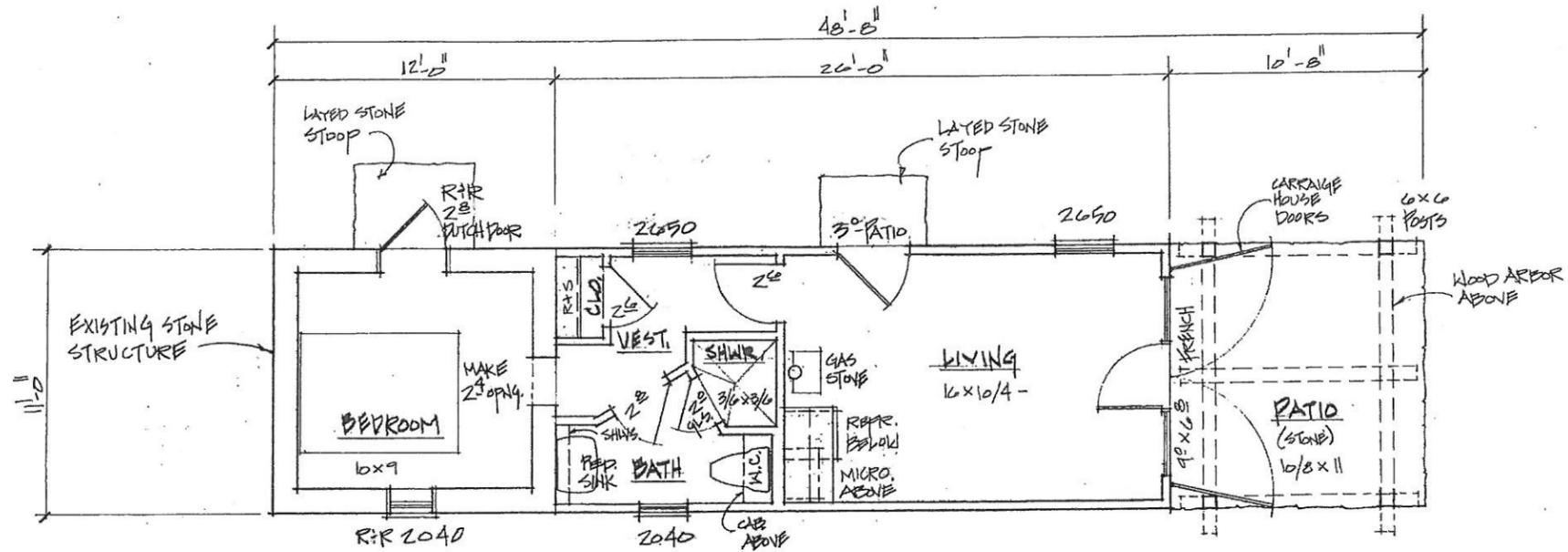
**SITE PLAN**  
 107 S. LINCOLN STREET  
 FREDERICKSBURG, TEXAS

S. LINCOLN ST.

PRELIMINARY DRAFT #1  
 GUESTHOUSE AND ADDITION TO THE RAUSCH HOUSE @ 107 S. LINCOLN ST.  
 FOR MARK GUZY  
 6.18.13

SHT. 1 of 1

Prepared By  
 W. CASS PHILLIPS  
 PLANNING & DESIGN  
 Fredericksburg, TX 78624  
 (830) 977-0169

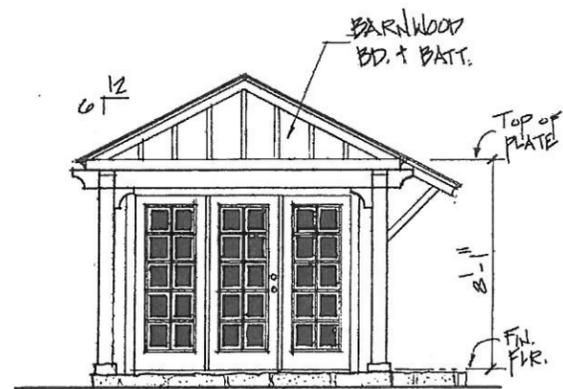


FLOOR PLAN

1 1/4" = 1'-0"

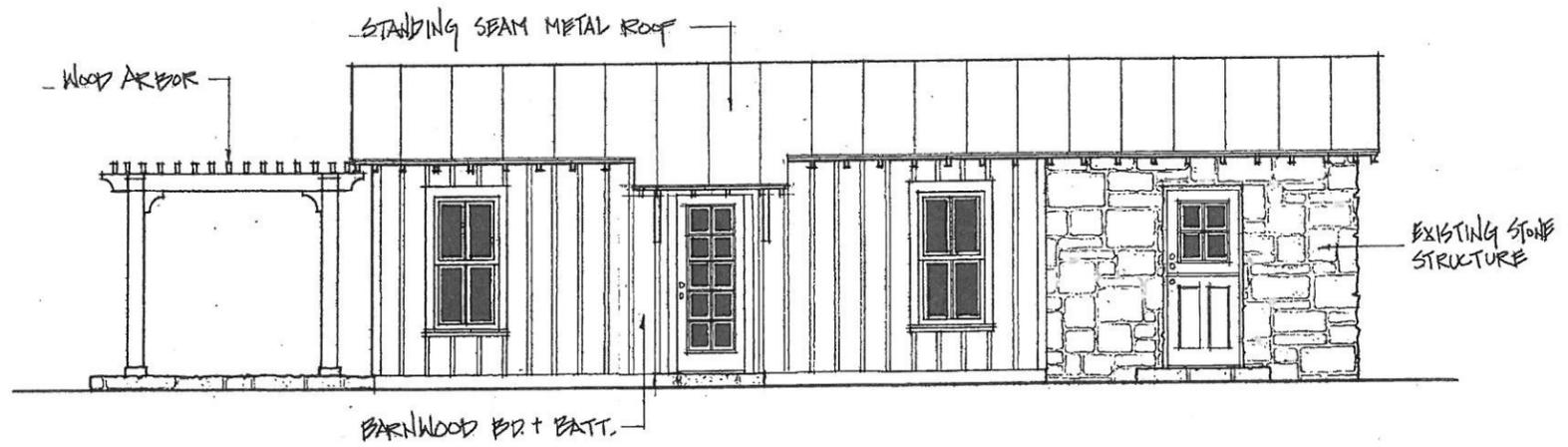
Prepared By  
 W. CASS PHILLIPS  
 PLANNING & DESIGN  
 1000 Hill Street  
 Fredericksburg, TX 78624  
 (830) 997-0169

PRELIMINARY DRAFT # 1  
 GUEST HOUSE @ 107 S. LINCOLN FOR MARK GUZY  
 6.18.13  
 SH. 1 of 2



WEST ELEVATION

4'-11" / 4'-10"

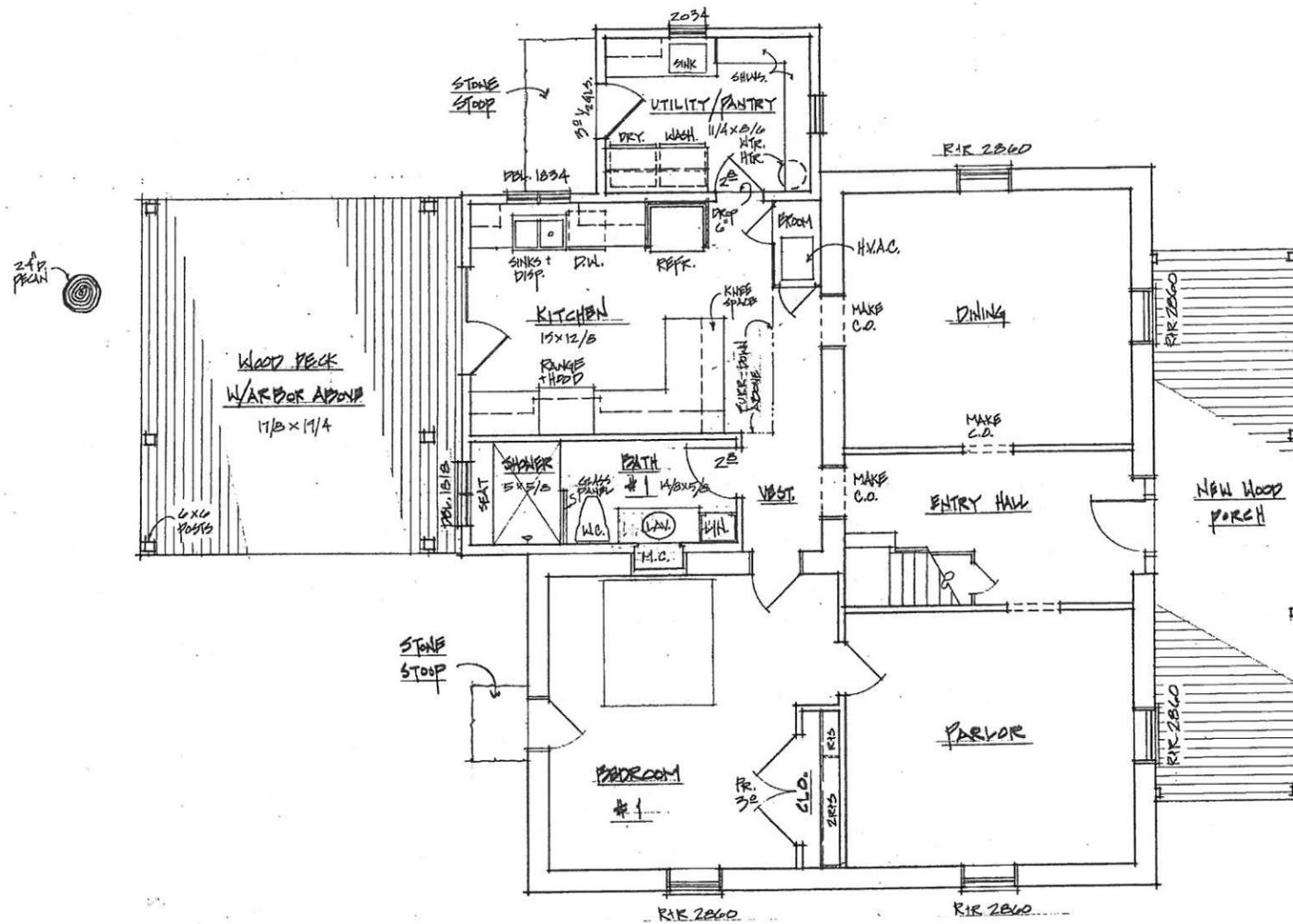


SOUTH ELEVATION

4'-11" / 4'-10"

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PRELIMINARY DRAFT #1  
GUESTHOUSE @ 107 S. LINCOLN FOR MARK GUZY  
6.18.13  
SHT. 2 of 2



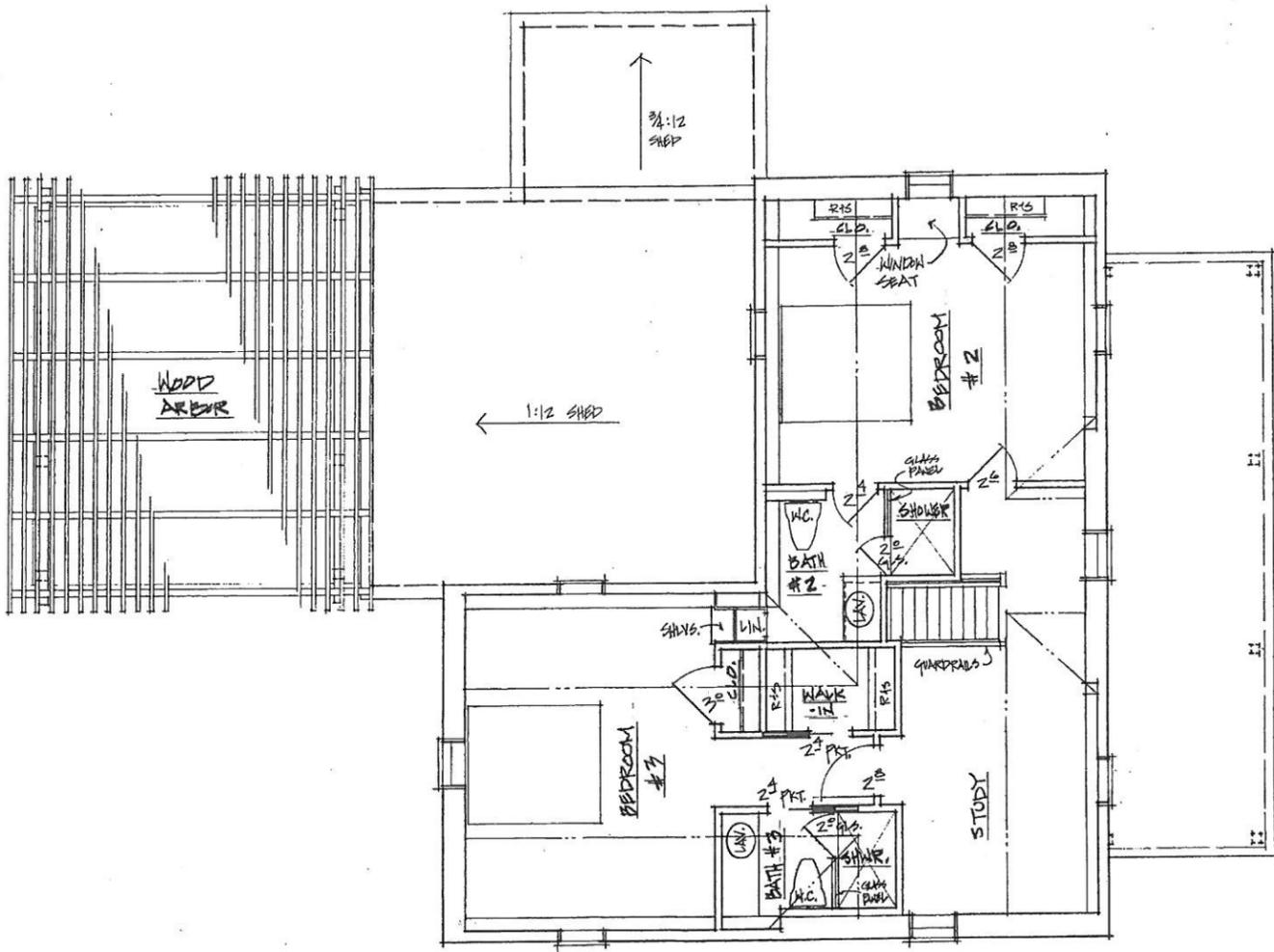
MAIN FLOOR PLAN

1/4" = 1'-0"

Prepared By  
W. CASS PHILLIPS  
PLANNING & DESIGN  
1000 1st Street  
Fredericksburg, TX 78624  
(830) 997-0169

PRELIMINARY DRAFT #1  
ADDITION TO THE RAUSCH HOUSE @ 107 S. LINCOLN ST.  
FOR MARK QUIZ  
6-18-13

SHT. 1 of 3



UPPER FLOOR PLAN

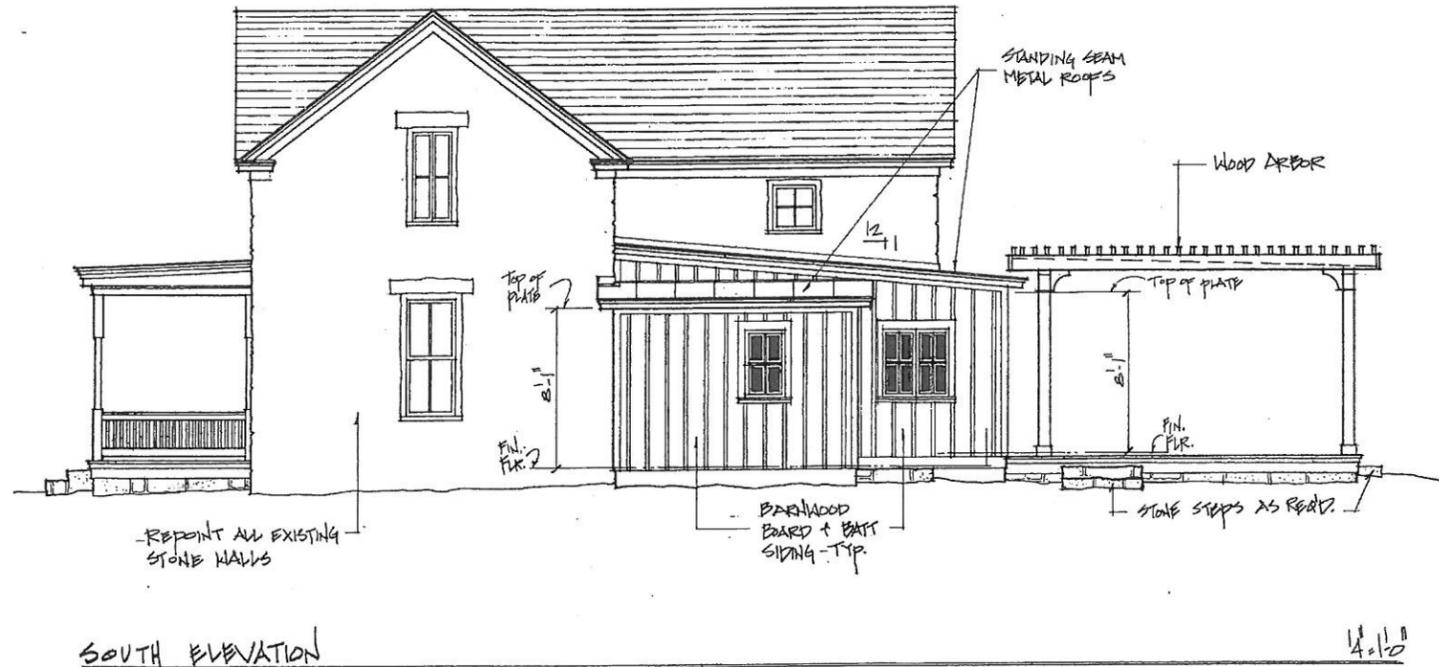
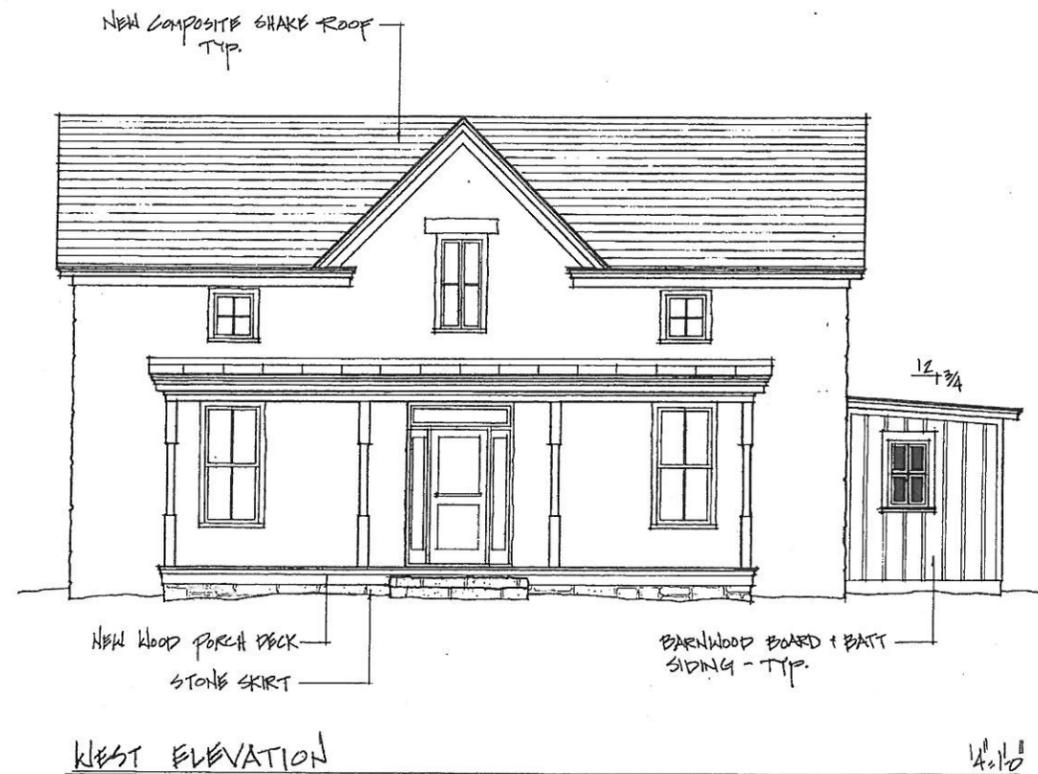
1/4-1/0  
4-1/0

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

PRELIMINARY DRAFT #1  
ADDITION TO THE RAUSCH HOUSE @ 107 S. LINCOLN ST.  
FOR MARK GUZY  
6.18.13

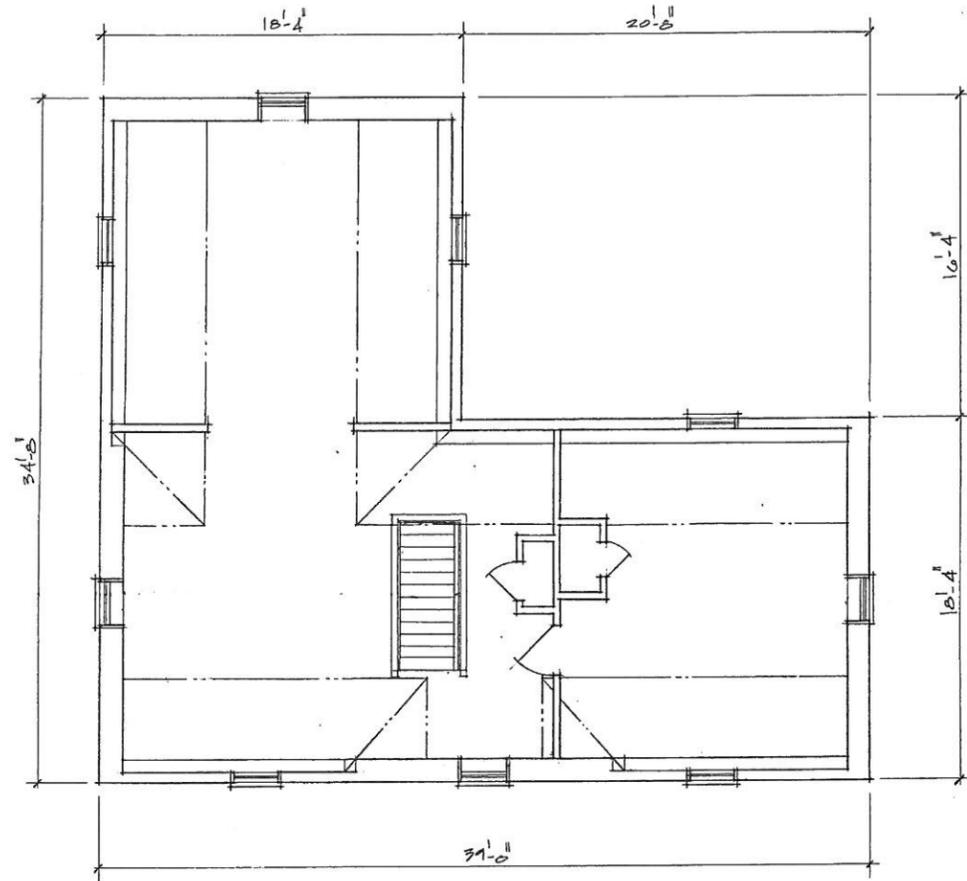
SHT. 2 OF 3

15



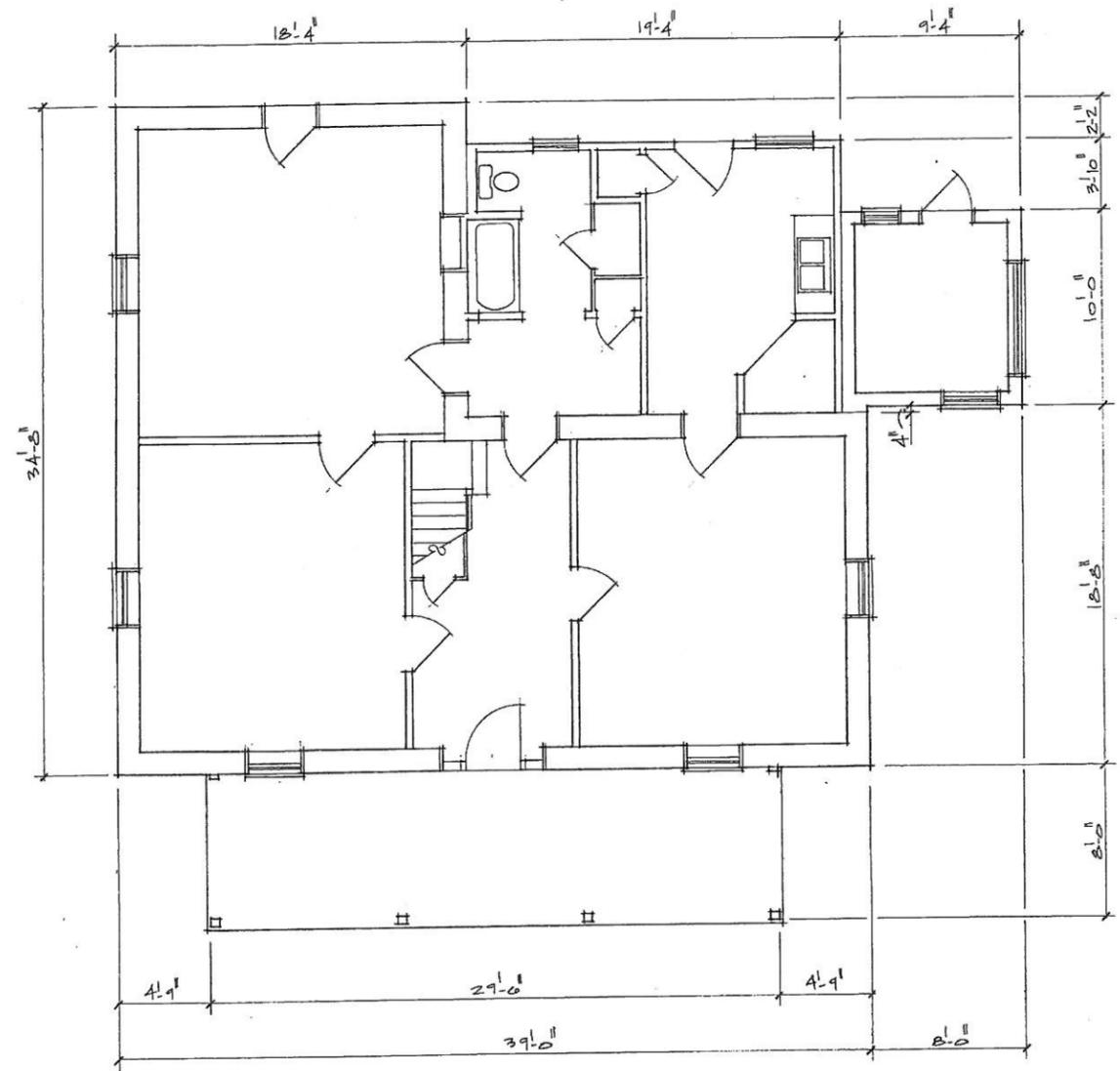
PRELIMINARY DRAFT #1  
 ADDITION TO THE RAUSCH HOUSE @ 107 S. LINCOLN ST.  
 FOR MARK QUZY  
 6.18.13  
 SHT. 3 OF 3

Prepared By  
 W. CASS PHILLIPS  
 PLANNING & DESIGN  
 1000 1st Street  
 Fredericksburg, TX 78624  
 (830) 997-0169



UPPER FLOOR PLAN

1/4" = 1'-0"



MAIN FLOOR PLAN

1/4" = 1'-0"

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

EXISTING FLOOR PLANS OF THE RAUSCH HOUSE @ 107 S. LINCOLN STREET  
FOR MR. & MRS. MARK GUZY  
5.22.13

SHT. 1 of 1



**Historic Review Board  
Application Information**

**Application Number:** 13-60

**Date:** July 3, 2013

**Address:** 207 S. Adams

**Owner:** Michael Painter

**Applicant:** Michael Atkins

**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:**

**The mandatory functions of the Board include the following:**

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

**The advisory functions of the Board include the following:**

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

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

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

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

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

# Application for Certificate of Appropriateness

Application Date: 6/24/13 Application Complete: \_\_\_\_\_

Property Address: 207 S. Adams

Owner: Michael Painter Phone No. 830-385-9465

Address: \_\_\_\_\_

Applicant: Michael Atkins - J.M.'s Remodeling Phone No. 830-456-6283

Address: 604 N. Edison St., Fedbg, TX. 75024 Fax No. \_\_\_\_\_

Description of External Alteration/Repair or Demolition: add 2 story porch to front of house, Add a small addition to back of house with stairs and a deck on top.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: porch on front will be 2 story with railing and gingerbread to match older homes. addition in back will have siding that matches existing siding.

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

Drawing  Sketch Date Submitted: 6/24/13  Historic Photograph

Desired Starting Date: 8/1/13 Desired Completion Date: 12/31/13  
SURVEY RATING:  High  Medium  Low  None

RTHL: Estimated Date of Construction ~~8/1/13~~

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

[Signature] Date 6/25/13  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

# Inventory of Properties

206 S. Adams



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 822  
 Address 206 S. Adams  
 Date 1880  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R24254](#)  
 Owner PEDREGON, DAVID C & SAWTELL, CRISTINA  
 PEDREGON  
 Historic District Yes Historic District  
 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.	38		
Previous Ranking	1		
Previous Photo References			
Roll	23	23	23
Frame	26	27	29

207 S. Adams



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 589  
 Address 207 S. Adams  
 Date 1890  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R16174](#)  
 Owner PENICK, JIMMY R  
 Historic District Yes Historic District  
 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.	39		
Previous Ranking	2		
Previous Photo References			
Roll	30	30	
Frame	14	15	

209 S. Adams



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 590  
 Address 209 S. Adams  
 Date 1880  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R19930](#)  
 Owner KLAERNER, AMANDA MAE -LIFE EST D/O  
 KENNIE A KLAERNER ETAL  
 Historic District Yes Historic District  
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.  
 Notes Concrete block addition constructed c. 1955.

1983 Historic Resources Survey			
Previous Site No.	40		
Previous Ranking	3		
Previous Photo References			
Roll	30	30	
Frame	16	17	

210 S. Adams



2002-05 Re-evaluation

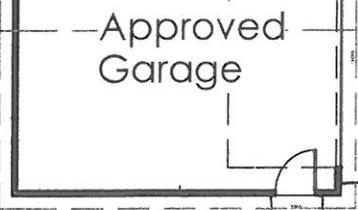
High  Medium  Low

Site ID No. 823  
 Address 210 S. Adams  
 Date 1890  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R13951](#)  
 Owner PEDREGON, DAVID C & SAWTELL, CRISTINA  
 PEDREGON  
 Historic District Yes Historic District  
 Assessment Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.  
 Notes Resource has significant recent side facade additions.

1983 Historic Resources Survey			
Previous Site No.	41		
Previous Ranking	1		
Previous Photo References			
Roll	23	23	
Frame	25	28	

143.98'

143.95'



Driveway

Walkway to Garage

2 Guest Parking

Tank House

Well

Driveway

**SITE PLAN**  
**207 S. Adams**  
**1" = 15'-0"**



5 Parking Spaces

UP Stair to Balcony

Addition

Existing 2-Story Frame Structure

Existing Basse Block Structure

Walkway

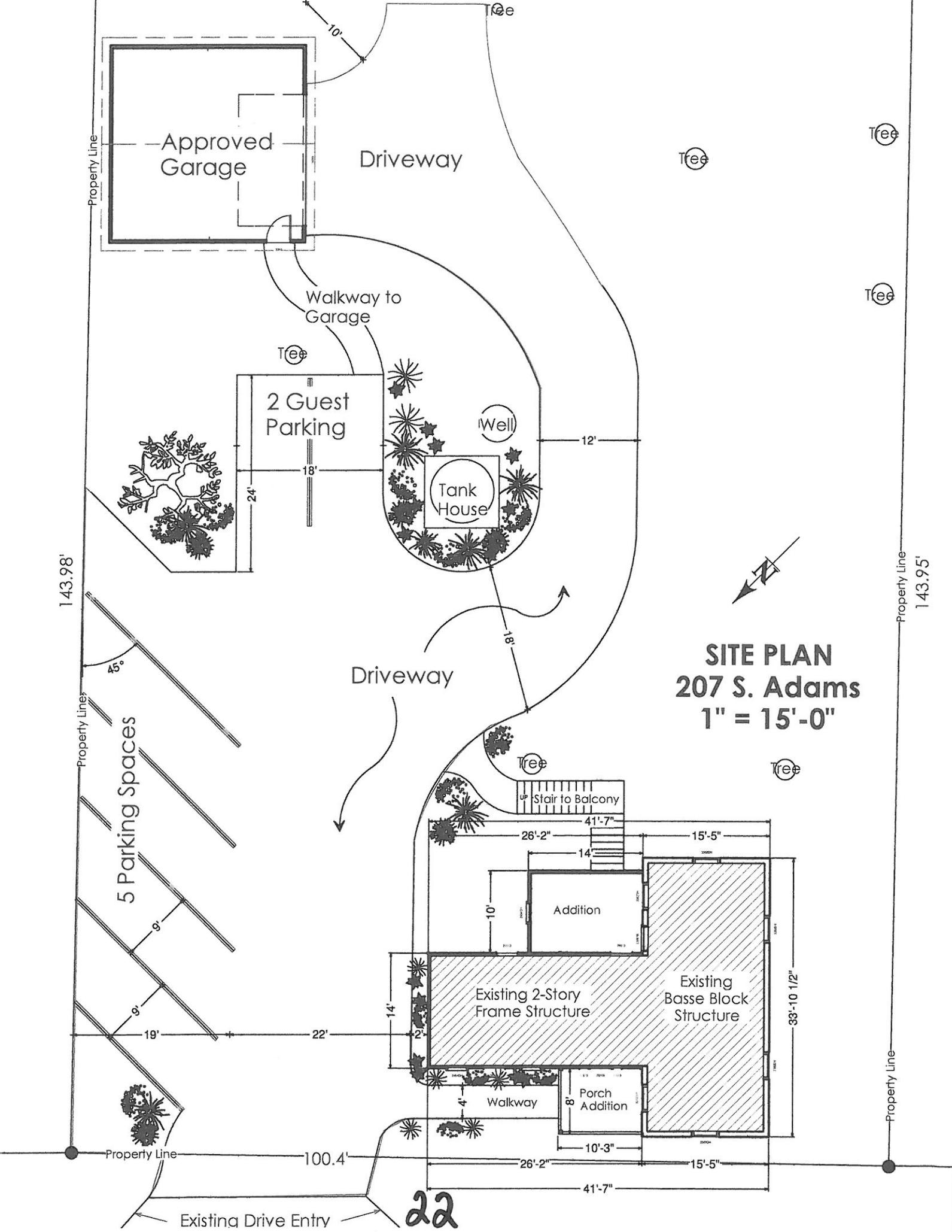
Porch Addition

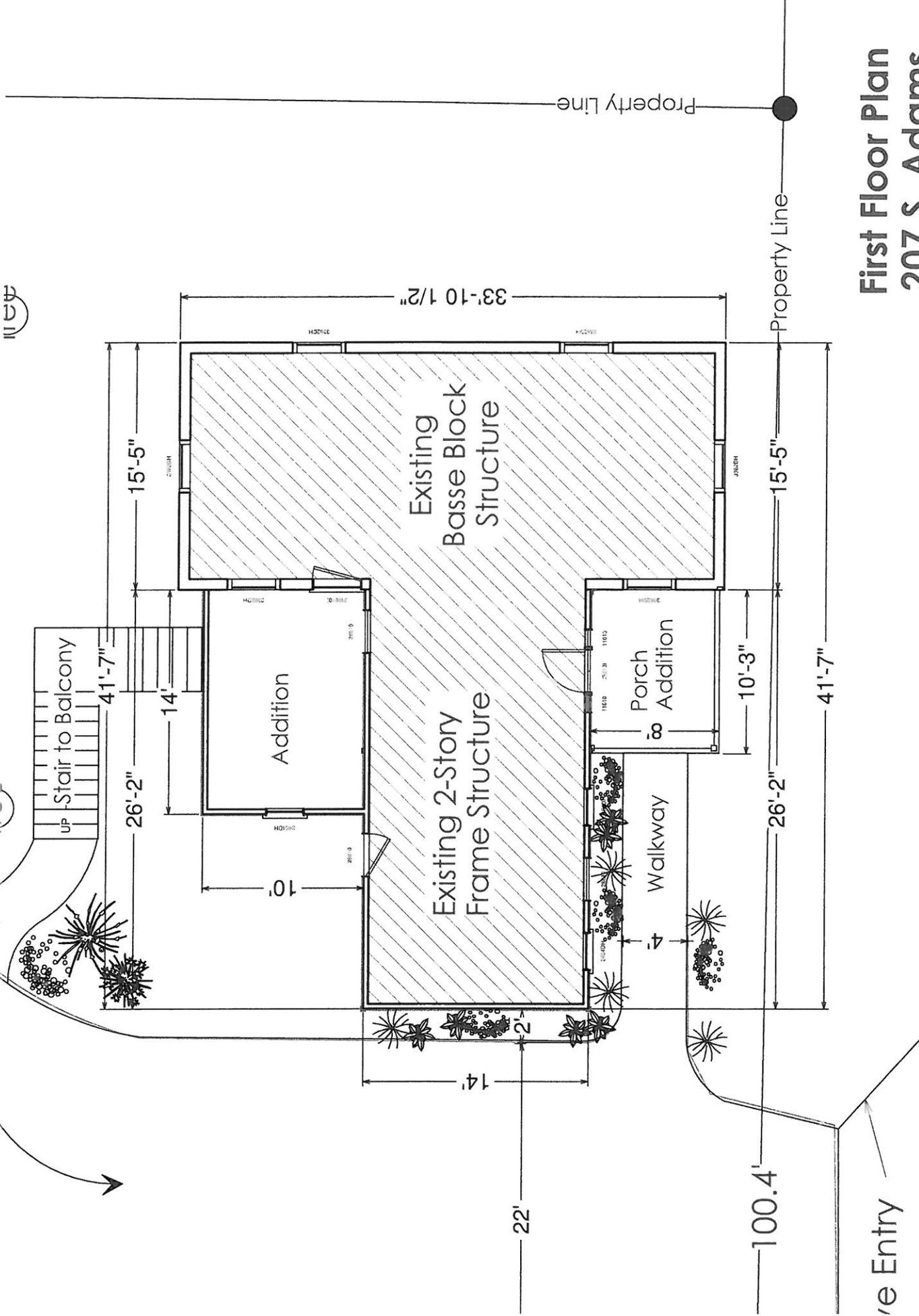
Property Line

Property Line

Existing Drive Entry

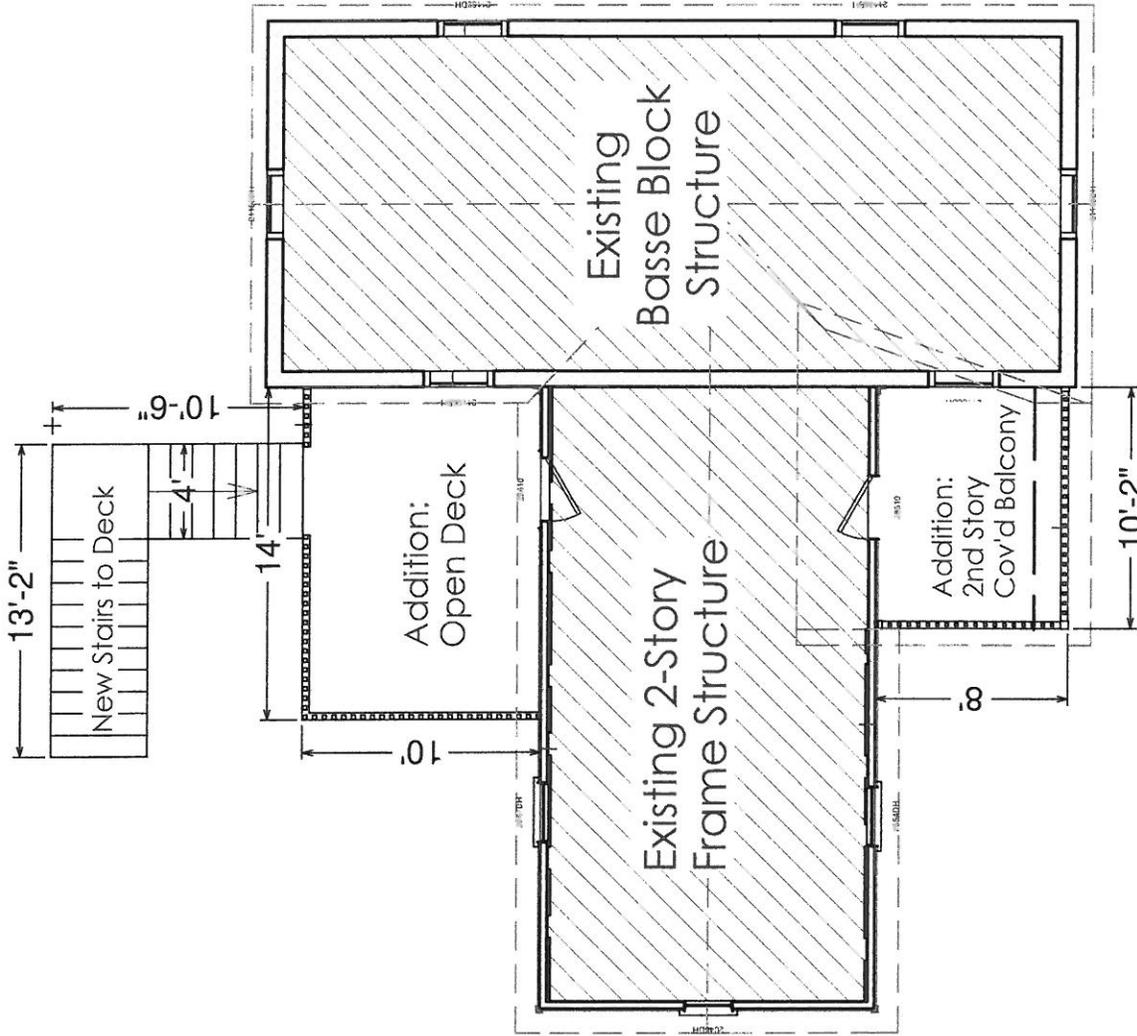
22



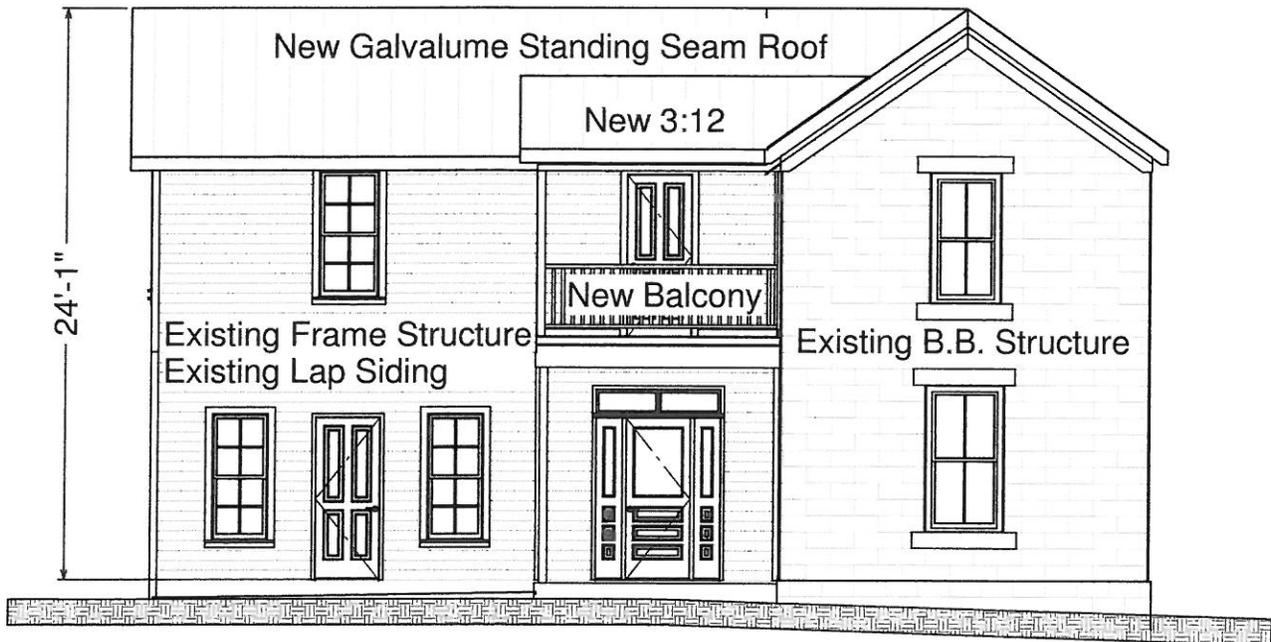


**First Floor Plan**  
**207 S. Adams**  
**1/8" = 1'-0"**

↓ SOUTH ADAMS / ST. HWY. 16 S.

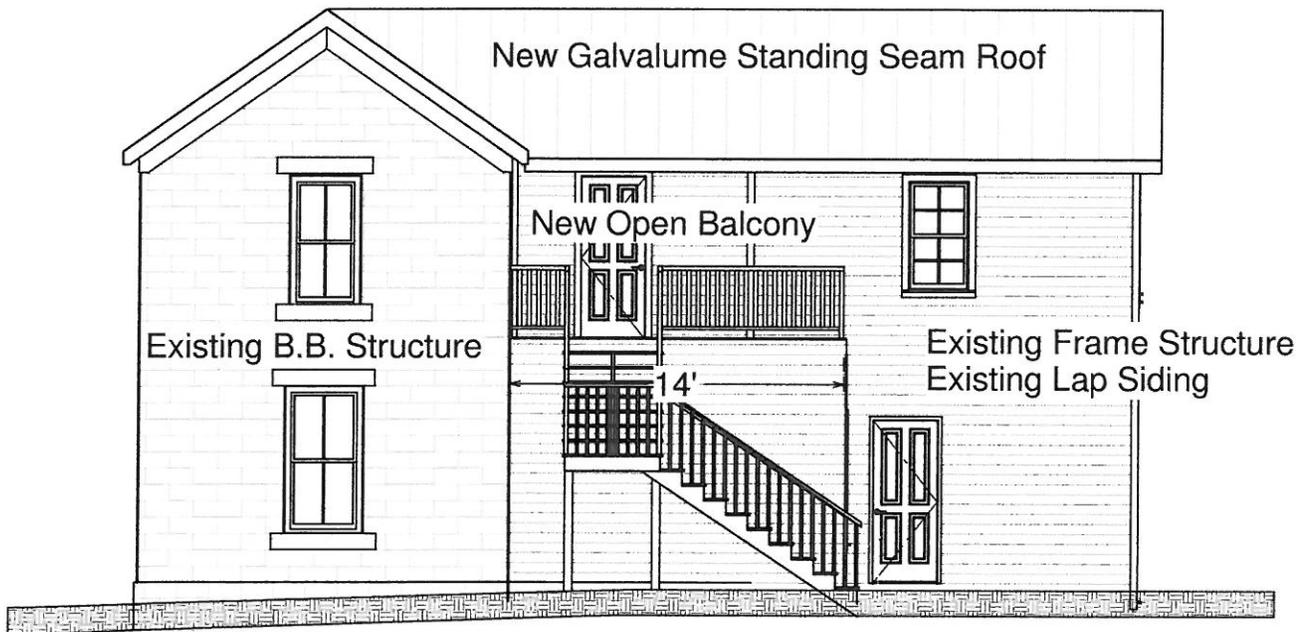


**Second Floor Plan**  
**207 S. Adams**  
**1/8" = 1'-0"**



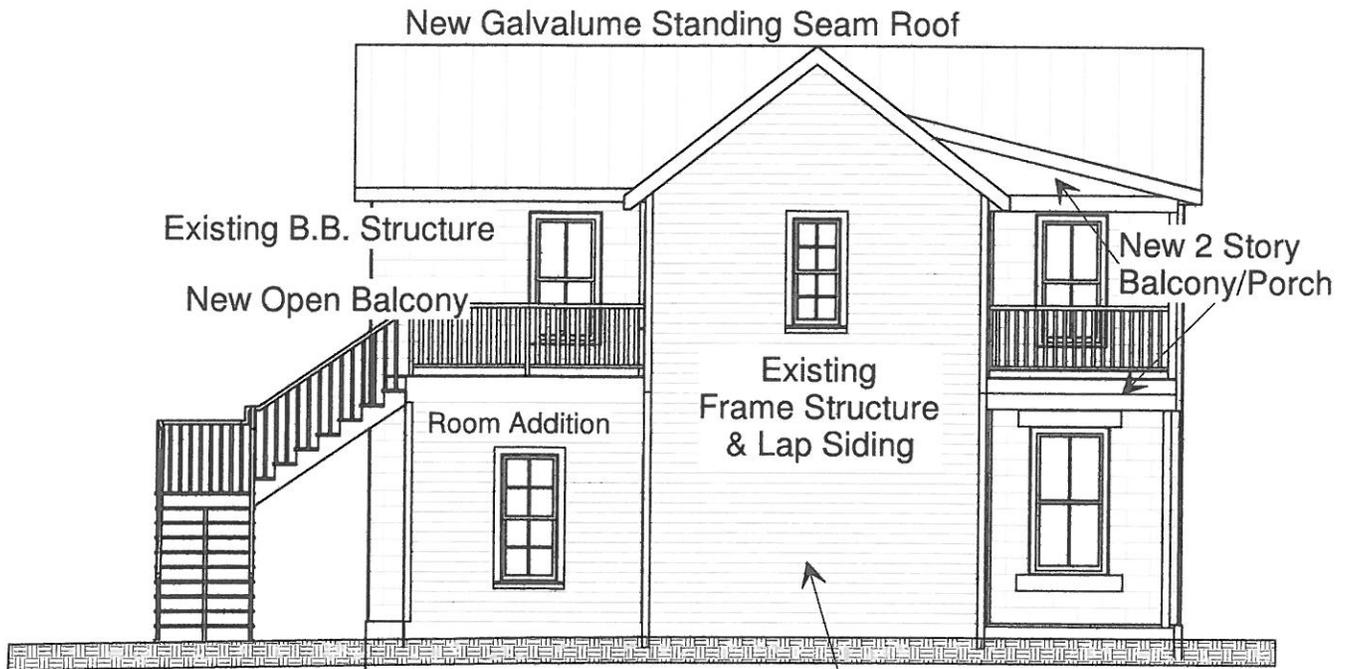
- \* Refinish Exterior Doors/Wdws
- \* See Pic. for Railing Sample

NORTH WEST ELEVATION (STREET VIEW)  
 1/8" = 1'-0"



- \* Refinish Exterior Doors/Wdws
- \* See Pic. for Railing Sample
- \* Siding on Addition to Match Existing Siding

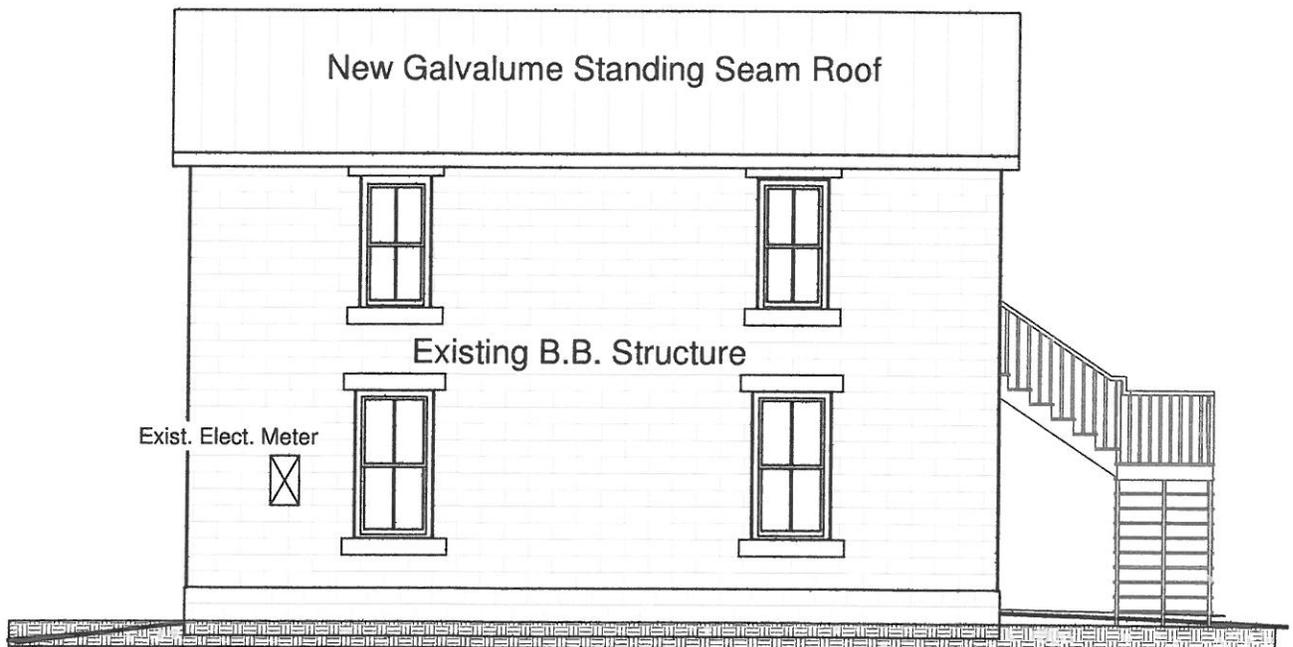
SOUTH EAST ELEVATION  
 1/8" = 1'-0"



- \* Refinish Exterior Doors/Wdws
  - \* See Pic. for Railing Sample
  - \* Siding on Addition to Match Existing 5" Lap Siding
- Covering Exist. Wdw. Hole

## NORTH EAST ELEVATION

1/8" = 1'-0"



- \* Refinish Windows

## SOUTH WEST ELEVATION

1/8" = 1'-0"

26



S. Adams / Hwy 10 View



colors will remain  
The same

Roof will be replaced  
with Galvalume standing  
seam metal.



EXISTING REAR VIEW





IMG\_1552



IMG\_1553



IMG\_1554

Porch railing detail



PORCH DETAIL TO USE  
(neighboring house)



EXISTING FRONT ENTRY





## Tammie Loth

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**From:** John Klein <john@sktarchitects.com>  
**Sent:** Tuesday, July 02, 2013 8:10 AM  
**To:** Tammie Loth; Kyle Staudt  
**Cc:** Brian Jordan  
**Subject:** Application #13-19 - Avery - 108 East Schubert  
**Attachments:** 108 Schubert with Jungs.tif

At the March 12th meeting there was discussion on adding a window on the west side toward the back at the dining room.

**For next weeks HRB Meeting we would like a follow-up discussion on Application #13-19** with the Owners desire to add the window.

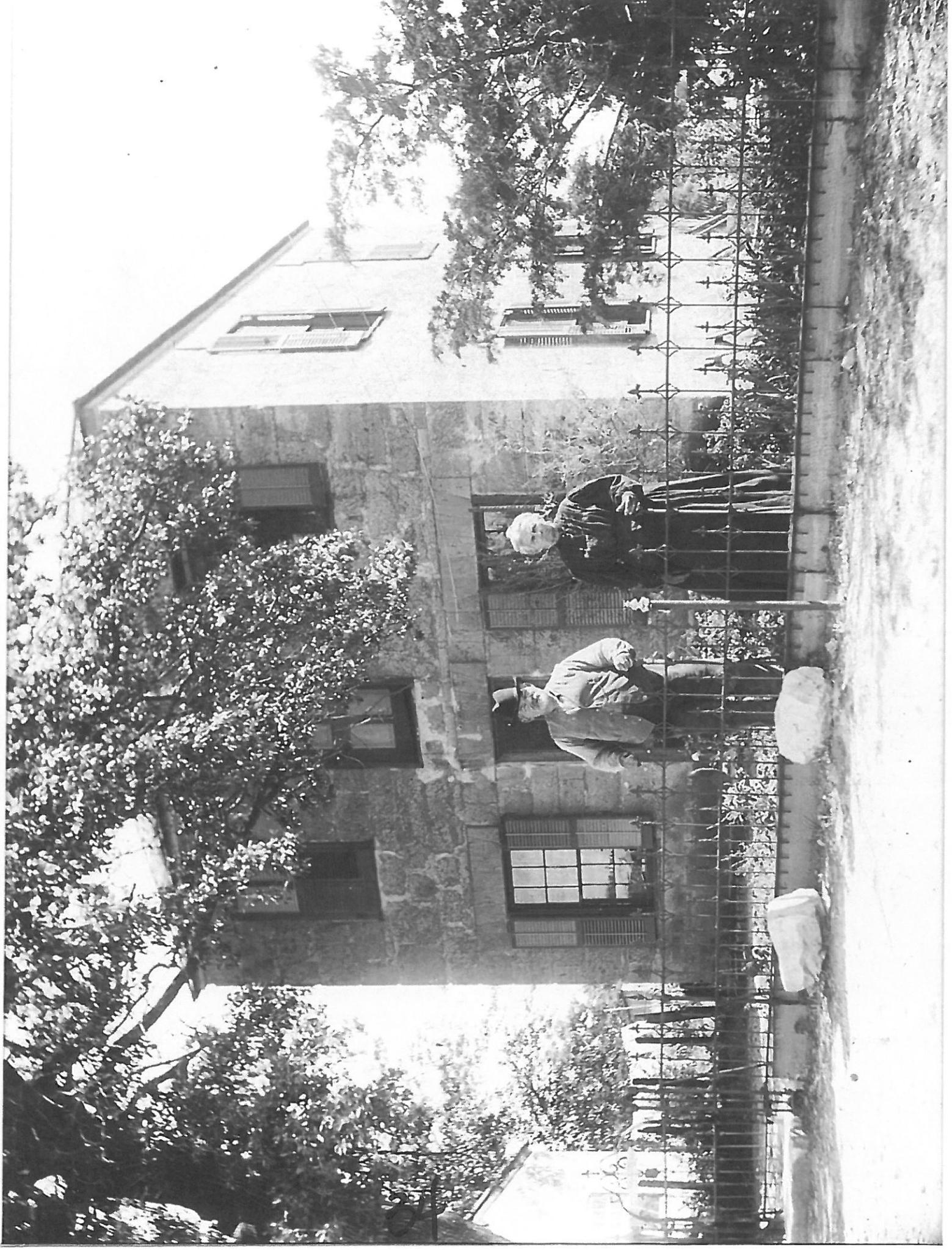
**Attached is an earlier photograph** of the front on the House for your Files and Information to share with the HRB.

Photo shows the narrower eave and is prior to 1918. In the photo is Charles Jung(1844-1925) and his wife Maria Anna(1847-1918), builder and first owners. Enlarging the photo of the Stewart Iron Works Fence we have located the owners original name plate and the "ghost" marks clearly show how it was placed on the gate.

Thoughts and comments.

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John Wm. Klein  
**STEHLING • KLEIN • THOMAS • ARCHITECTS, P.L.L.C.**  
300 C West Main St.  
Fredericksburg, Texas 78624  
Phone: 830-997-0383 Fax: 830-990-9272



**Application #13-19 by Estella Avery at 108 E. Schubert to:**

- 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**

John Klein presented the application and noted the first renovation to the structure occurred between 1971 and 1977 and in 1977 the copper roofs were put on and some windows were changed. Mr. Klein commented the west elevation does not have windows and he believes that was an alteration because when the building was originally constructed, homes were not built without windows on all sides because there would be no air flow through the house. Mr. Klein stated the height on the rear of the building will remain at nine feet with the addition and the full height windows that will be added will match what is currently in place. Mr. Klein noted the addition will be rock with stucco splitting the original structure and the addition. Mr. Klein commented the colors they will use are copper and the same color that is on the shutters now. Sharon Joseph asked if there would be any changes to the historic structure and Mr. Klein stated there would not be, they are only making changes to the 1977 addition.

Eric Parker moved to approve Application #13-19 and J. Hardin Perry seconded the motion. All voted in favor and the motion carried.



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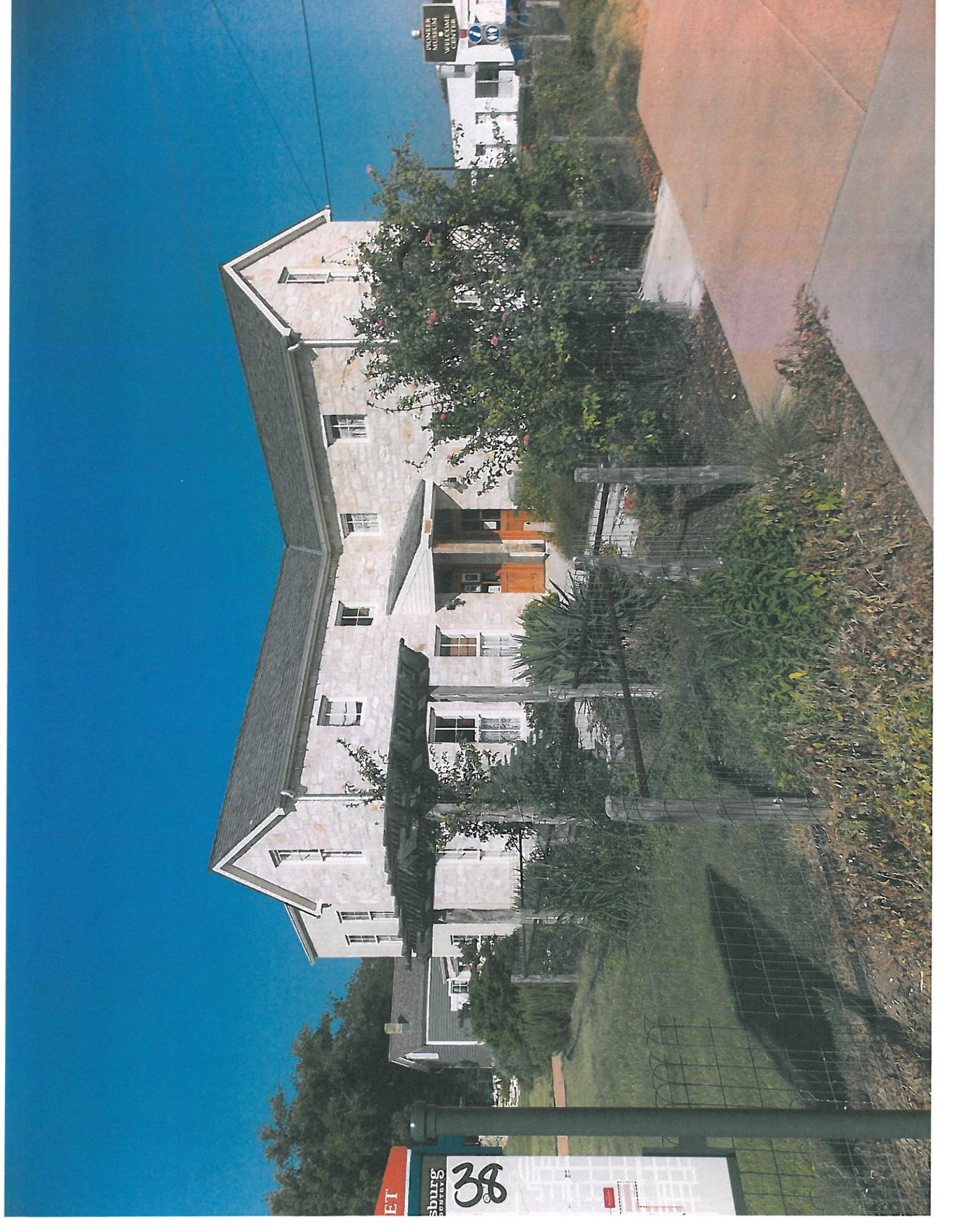
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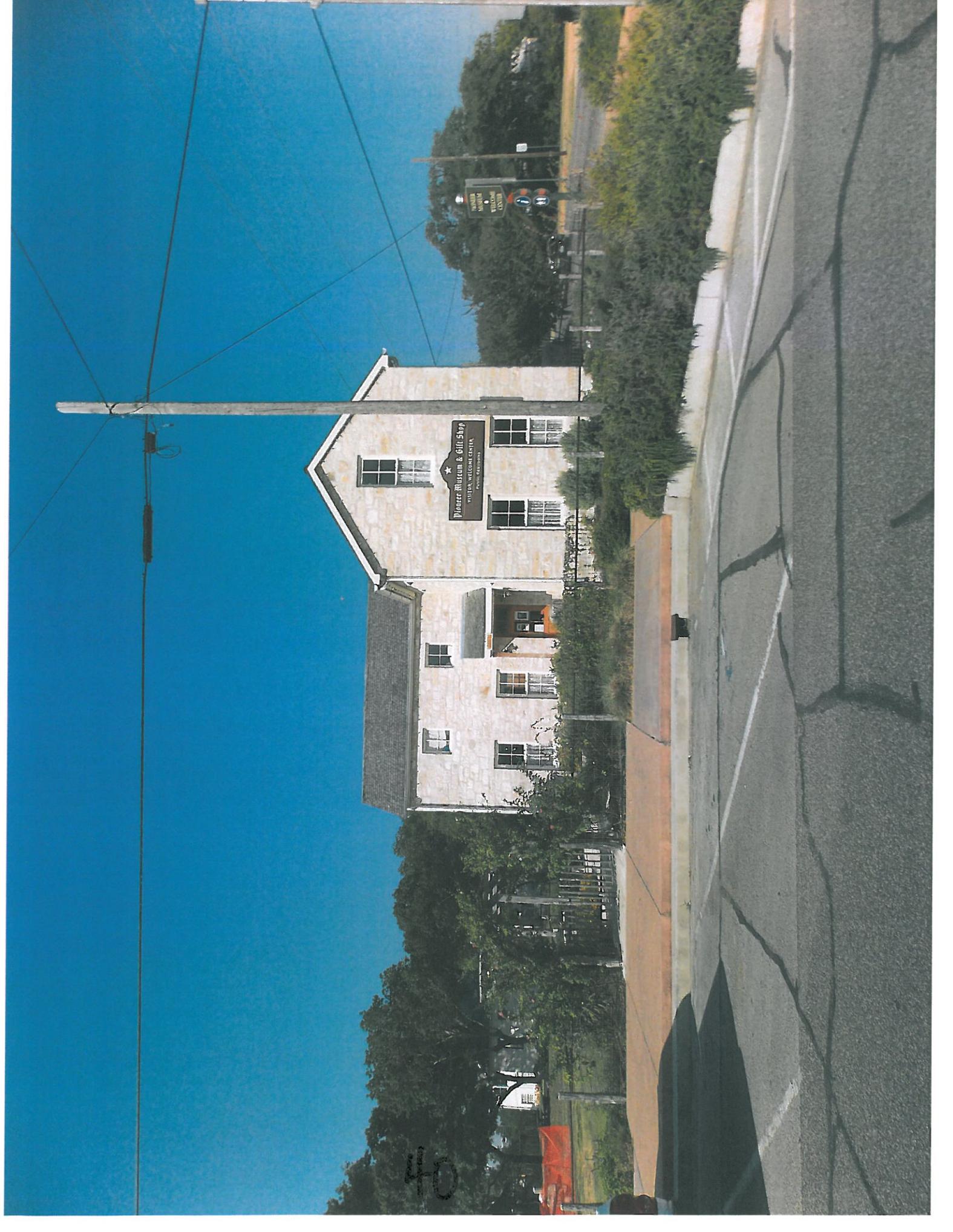


ET sburg COUNTRY 38

HUNTER HUNTERS WILDLIFE CENTER



39



40

