CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
Tuesday, August 13, 2013
City Hall
Conference Room
126 W. Main St.
5:30 P.M.

1. Call to Order

2. Approve Minutes of July 2013 Regular Meeting

APPLICATIONS

3. Application #13-65 by Billy & Sharon Grona at 341 E. Main Street to demolish existing building and construct new 10 unit lodging / bed and breakfast develoment *Pp 1 – 9*

DISCUSSIONS

4. Update on the Old Methodist Episcopal Church at 600 E. Main Street

5. Elect Chair and Vice-Chair

SIGN OFF APPLICATIONS

6. #13-62 Replace roof on main structure and two accessory structures – 510 W. Austin (Sollohub)
7. #13-63 Construct 8' cedar fence – 204 E. Travis (Smith)
8. #13-64 Paint front & rear doors – 303 S. Lincoln (Green Woerner)
9. #13-66 Replace existing fence – 307 W. Schubert (4M Land & Cattle Co.)

ADJOURN

Historic Review Board
Application Information

Application Number:	13-65
Date:	August 5, 2013
Address:	341 E. Main
Owner:	Billy and Sharon Grona
Applicant:	Billy and Sharon Grona
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.

13-65

Application for Certificate of Appropriateness

Application Date: July 29 2013 Application Complete: July 29, 2013

Property Address: 341 E. Main

Owner: Billy & Sharon Grona Phone No. 830 889 9276

Address: 341 E. Main

Applicant: Billy & Sharon Grona Phone No. 830 889 9276

Address: 341 E. Main Fax No.

Description of External Alteration/Repair or Demolition: Demo Mahaley Building at 341 E. Main construct 10 unit Lodging

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: 7.29.13 ☒ Historic Photograph

Desired Starting Date: Nov 2013 Desired Completion Date: Nov 2014

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE: Sharon Grona

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

Date 7/29/13 ☐*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 JUL 29 2013

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341 E. Main

Site ID No.	836
Address	341 E. Main
Date	1980
Stylistic Influence	
GCAD Hyperlink	R13730
Owner	SMITH, EDWIN V & SHIRLEY M FAMILY LIMITED PARTNERSHIP #1
Historic District	Yes Historic District
Assessment	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.
Notes	

1983 Historic Resources Survey

Previous Site No. ____
Previous Ranking ____
Previous Photo References
Roll
Frame

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

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401 E. Main

Site ID No.	440
Address	401 E. Main
Date	1970
Stylistic Influence	
GCAD Hyperlink	R17101
Owner	GIVIGLIANO, RUTH KEIDEL
Historic District	Yes Historic District
Assessment	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.
Notes	

1983 Historic Resources Survey

Previous Site No. ____
Previous Ranking ____
Previous Photo References
Roll
Frame

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

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402 E. Main

Site ID No.	403
Address	402 E. Main
Date	
Stylistic Influence	
GCAD Hyperlink	R26996
Owner	ATWELL, RICHARD A
Historic District	Yes Historic District
Assessment	Resource is an empty lot.
Notes	Resource is an empty lot at the northeast corner of E. Main & N. Washington

1983 Historic Resources Survey

Previous Site No. ____
Previous Ranking ____
Previous Photo References
Roll
Frame

2002-05 Re-evaluation

☐ High ☐ Medium ☐ Low

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403 E. Main

Site ID No.	439
Address	403 E. Main
Date	1930
Stylistic Influence	Spanish Colonial
GCAD Hyperlink	R25891
Owner	HEINEN, BARBARA
Historic District	Yes Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.
Notes	House has a small house to the rear (see site ID# 636).

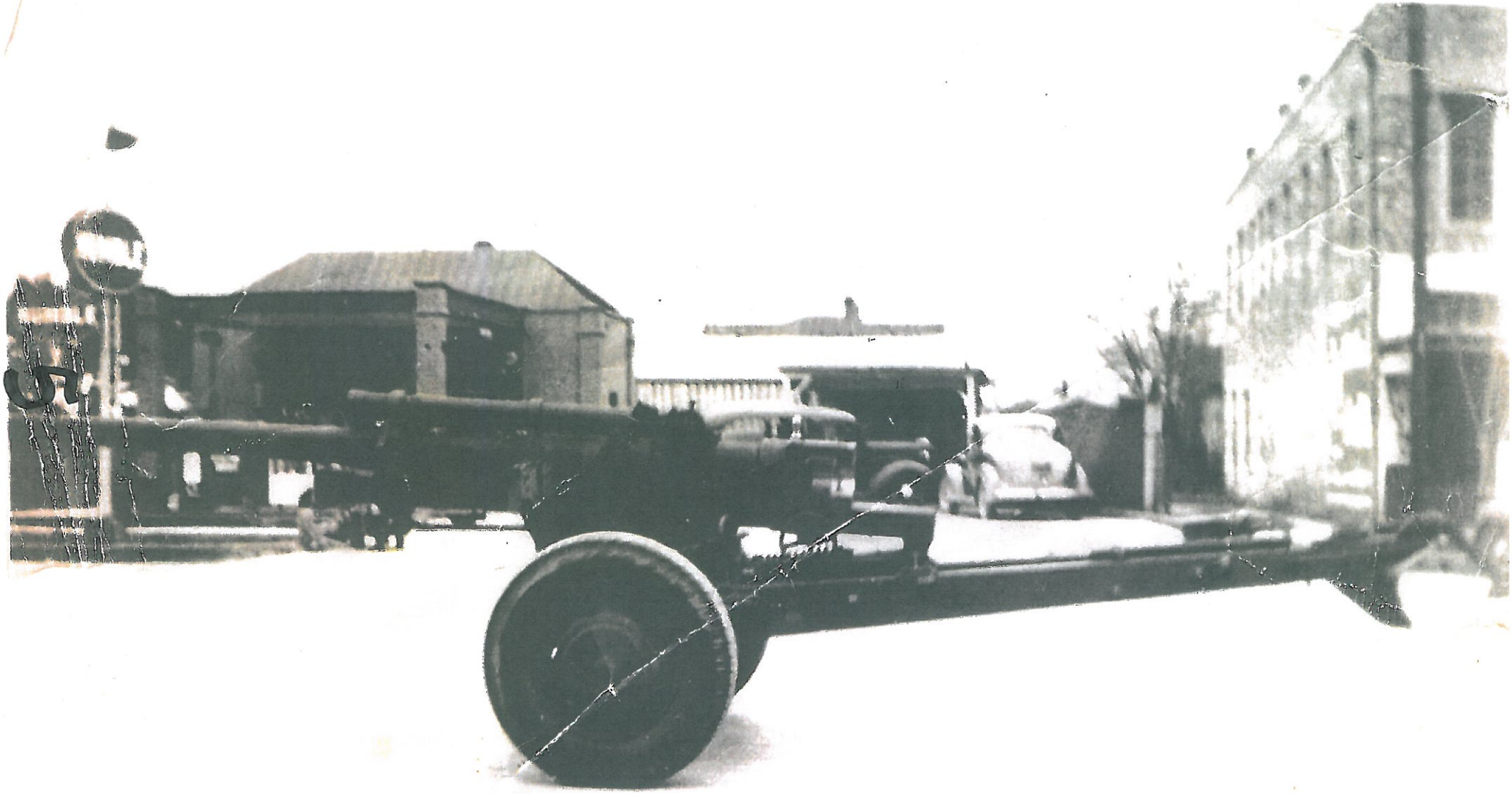
1983 Historic Resources Survey

Previous Site No. 435
Previous Ranking 4
Previous Photo References
Roll 34
Frame 10

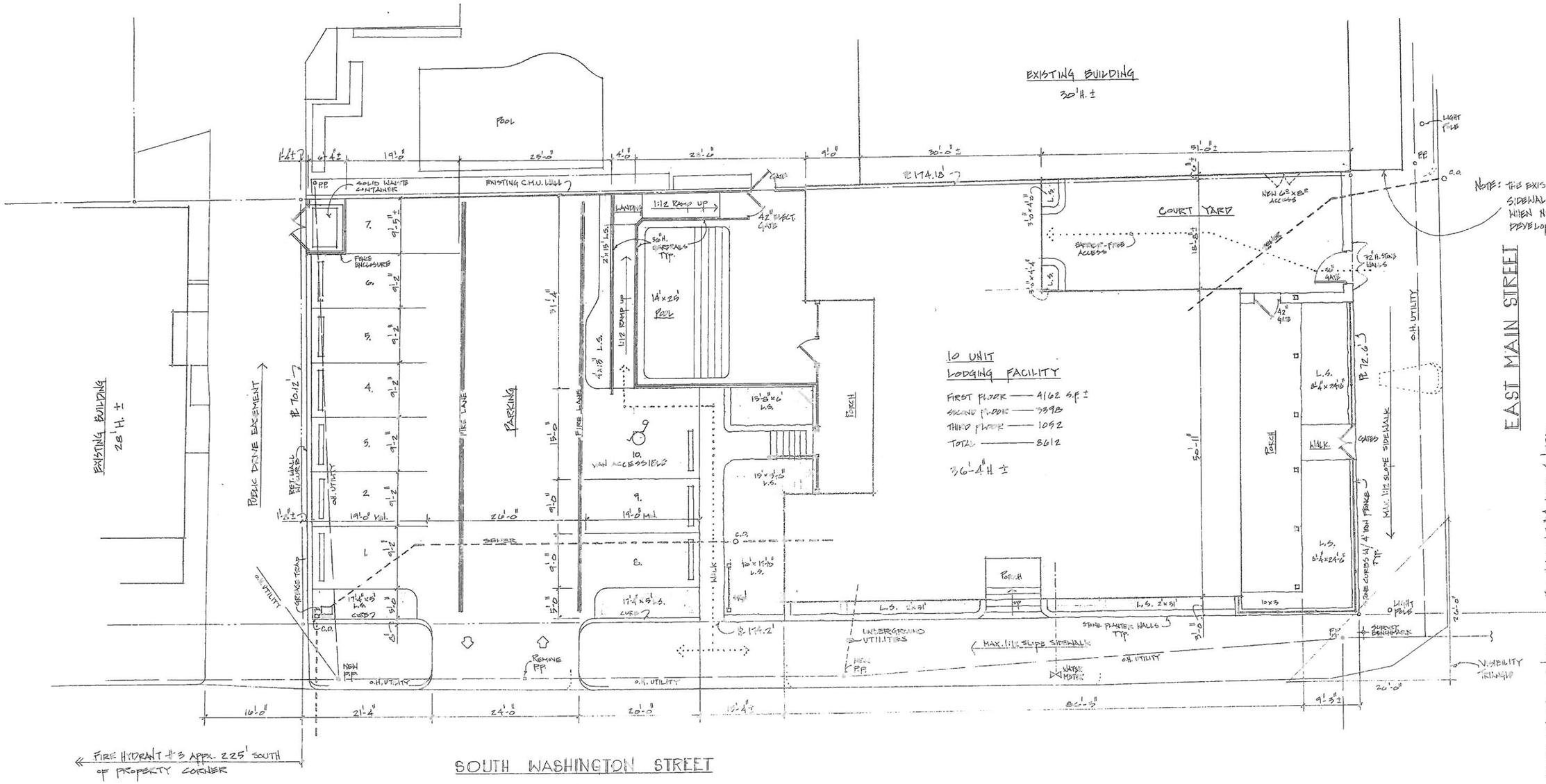
2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

4



LATE 1940'S
341 EAST MAIN STREET
LOOKING SOUTH



NOTE: THE EXISTING STEP AT THE SIDEWALK TO BE CORRECTED WHEN NEW WALKS ARE DEVELOPED.

10 UNIT LODGING FACILITY

FIRST FLOOR — 4162 S.F. ±
SECOND FLOOR — 3398
THIRD FLOOR — 1052
TOTAL — 8612

36'-4" H. ±

SITE PLAN

1" = 1'-0"

PART OF GERMAN EMIGRATION COMPANY TOWN LOT NO. 224

NOTES:

- LOT IS ZONED CBD:
  - MINIMUM REQUIRED LOT AREA — 5000 S.F.
  - ACTUAL LOT AREA — 12430 S.F.
  - PERVIOUS AREA (INCL. POOL) — 1558 S.F. — 13% OF LOT AREA
  - IMPERVIOUS AREA — 10872 S.F. — 87% " " "
- MAXIMUM ALLOWED BUILDING HEIGHT — 38'-0"
- BUILDING HEIGHT — 36'-4"
- BUILDING COVERAGE — 4978 S.F.
- REQUIRED BUILDING SETBACKS — ALL 0'-0"
- ALL EXTERIOR LIGHTING TO BE HOODED

- PARKING REQUIREMENTS:
  - 1.1 SPACES PER UNIT
  - 10 UNITS @ 1.1 = 11 SPACES
- 50% OF REQUIREMENT APPLIES PER SECTION 7.325 OF THE FREDERICKSBURG MUNICIPAL CODE = 6 SPACES
- TOTAL SPACES AVAILABLE = 10 SPACES

6

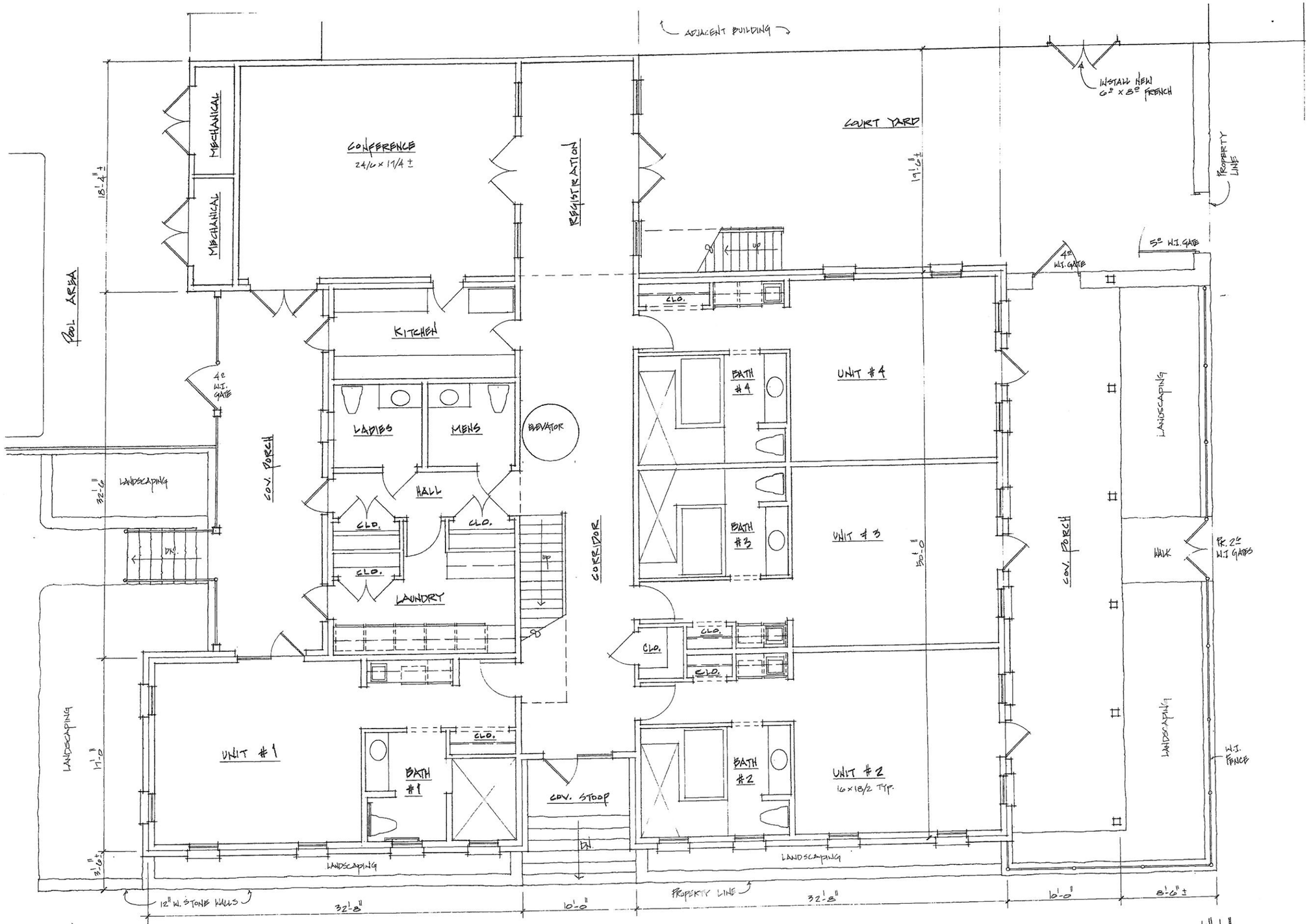
Prepared by
W. CASS PHILLIPS
PLANNING & DESIGN
Fredericksburg, Texas
(830) 997-0169

JULY 5, 2013

A LODGING FACILITY AT 341 EAST MAIN, FREDERICKSBURG, TEXAS
FOR BILLY & SHARON GRONA

REVISED 7.26.13

1 of



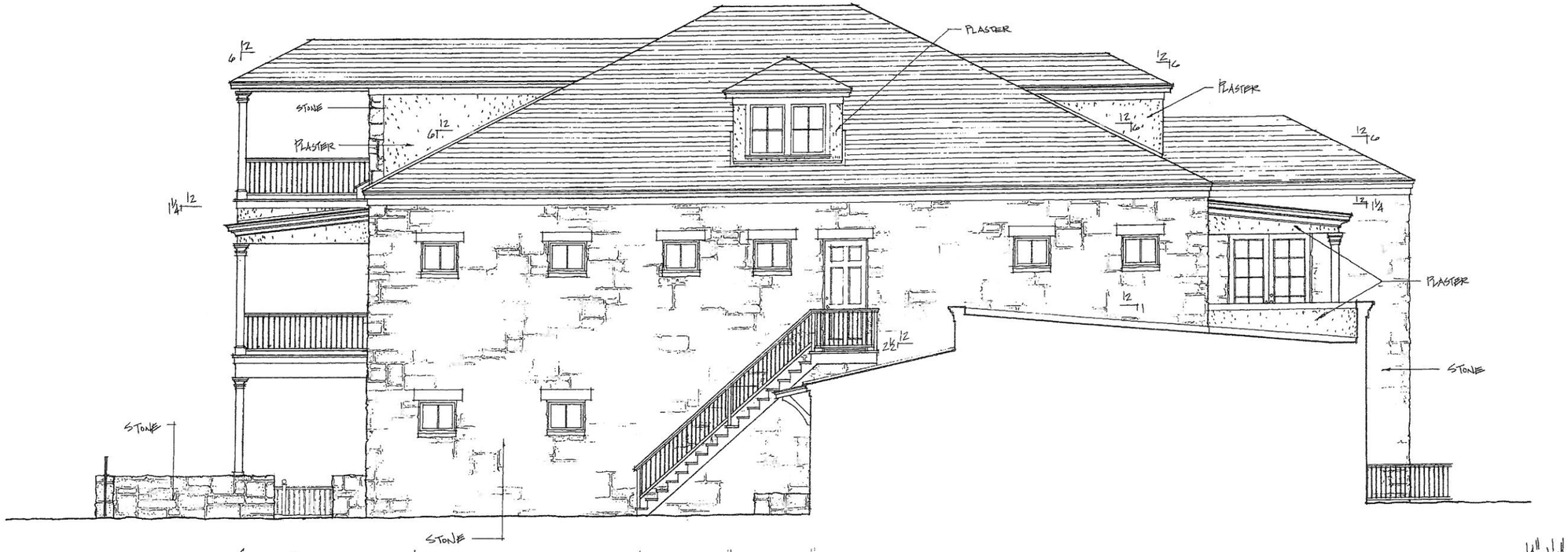
JOB N MAIN FLOOR PLAN

Prepared by
W. CARR PHILLIP
PLANNING & DESIGN
1100 Main Street
Fredericksburg, TX 78624
(830) 997-1140

JULY 27, 2013

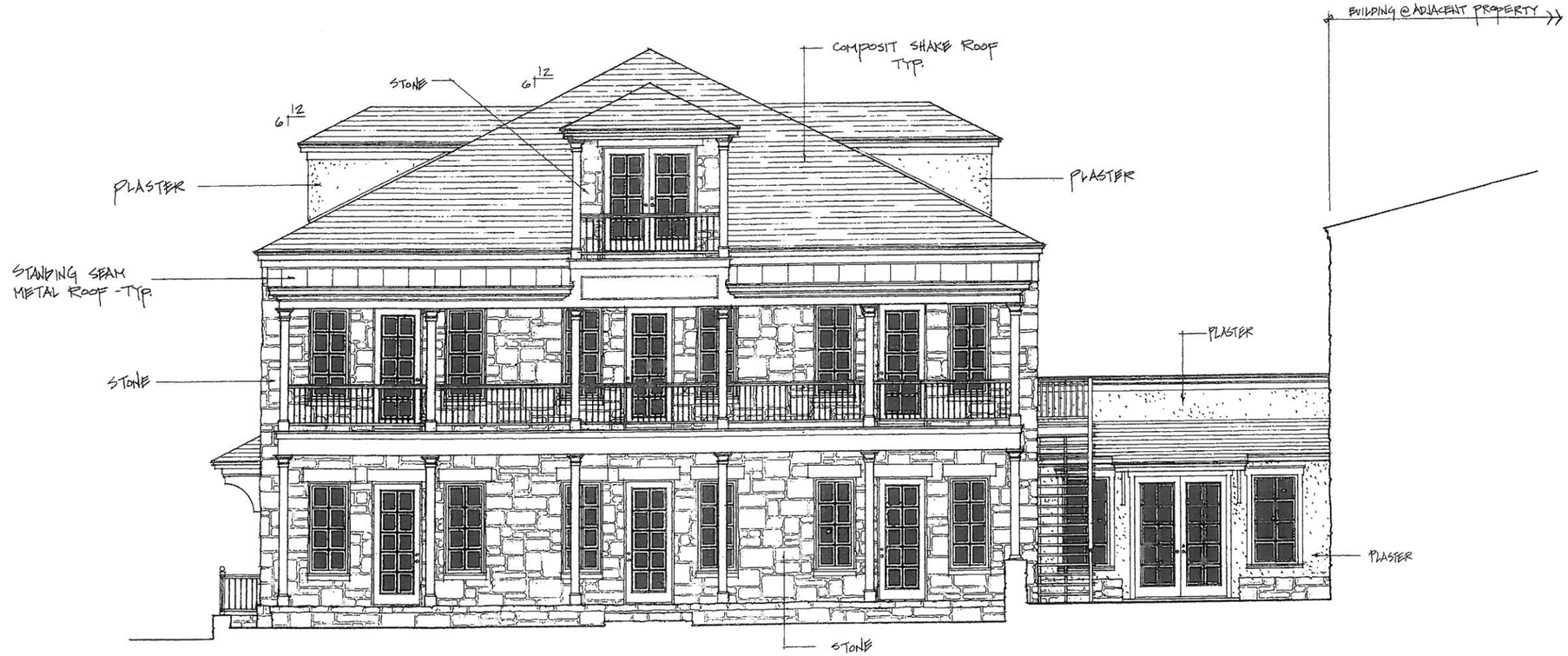
A LODGING FACILITY AT 341 EAST MAIN, FREDERICKSBURG, TEXAS
KIM BILLY & CHARLA CONLIA

7



RIGHT SIDE (WEST) ELEVATION

1/4" = 1'-0"



FRONT (NORTH) ELEVATION

1/4" = 1'-0"

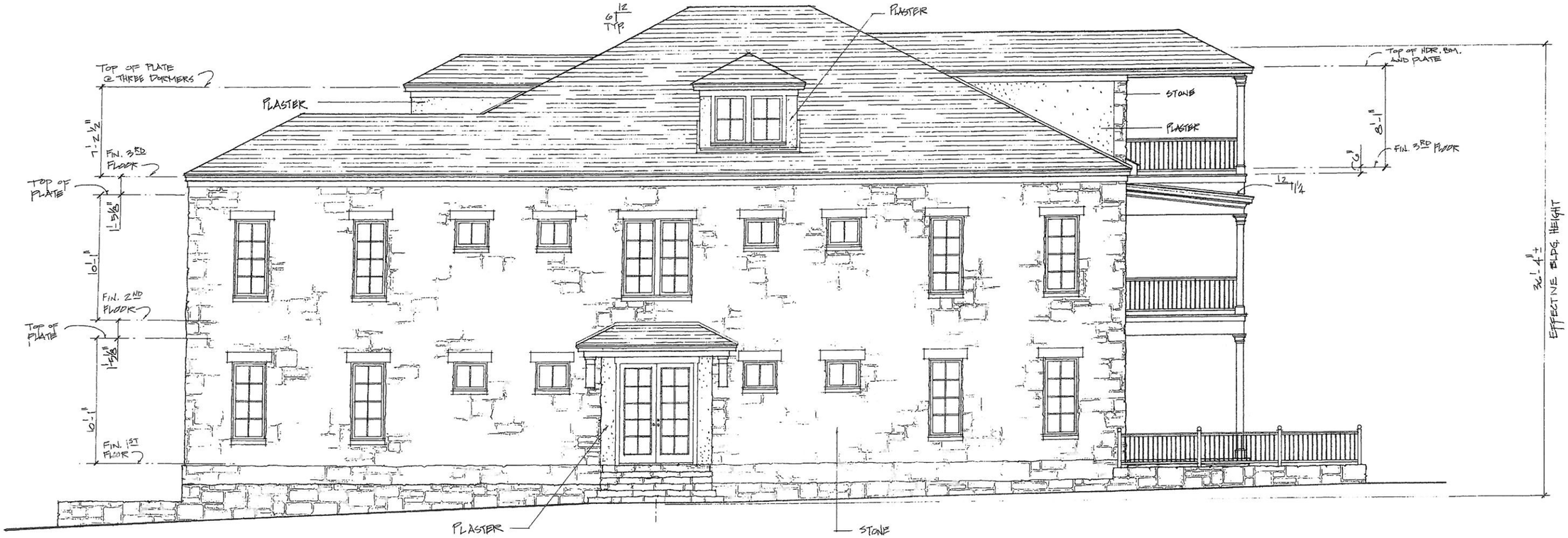
8

Prepared by
W. CASS PHILLIPS
PLANNING & DESIGN
1000 Hill Street
Fredericksburg, Texas 78624
Fredericksburg, Texas

7.29.13

A LODGING FACILITY AT 341 EAST MAIN, FREDERICKSBURG, TEXAS
FOR BILLY & SHARON GRONA

OF



LEFT SIDE (EAST) ELEVATION

¼"=1'-0"

REAR (SOUTH) ELEVATION

¼"=1'-0"

9

Prepared by
W. CARS PHILLIPS
PLANNING & DESIGN
1200 HB Street
Fredericksburg, Texas 78624
(830) 997-0169

7-29-13

A LODGING FACILITY AT 341 EAST MAIN, FREDERICKSBURG, TEXAS
FOR BILLY + SHARON GRONA

OF