

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD**

Tuesday, October 15, 2013

City Hall

Conference Room

126 W. Main St.

5:30 P.M.

1. Call to Order
2. Approve Minutes of September 2013 Regular Meeting *To Come*

APPLICATIONS

3. Application #13-81 by Reagan W. George on behalf of Johnny G. Wright at 518 W. Austin to: *Pp 1 – 14*
 - 1) Restore exterior by replacing front porch floor, replace windows and screens, replace/repair porch railings and add railings to each side of porch, replace roof with standing seam metal.
 - 2) Remove asbestos shingles and repair or replace original siding underneath.
 - 3) Remove the sun porch addition on the east side and the kitchen galley addition on the north / rear side which will require removal of masonry chimney protruding from the original house.
 - 4) Construct new addition on rear.

DISCUSSIONS

4. Old Methodist Episcopal Church - 600 E. Main Street – meeting with JM Nunn

SIGN OFF APPLICATIONS

5. #13-77 Paint exterior – 110 N. Milam (Tatsch)
6. #13-78 Construct 900 square foot addition – 511 Cora (Brown)
7. #13-79 Renovate/repair exterior – 340 E. Main (Texas Historical Commission)
8. #13-80 Exterior paint colors for B&B development – 508 -512 W. Main (Corcorran)

ADJOURN

**Historic Review Board
Application Information**

Application Number: 13-81

Date: October 9, 2013

Address: 518 W. Main

Owner: Johnny Wright

Applicant: Reagan George

Rating: Medium

Proposed Modifications: See attached.

Neighborhood Characteristics: The subject property is in the Historic District.

Staff Comments: The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

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

The advisory functions of the Board include the following:

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

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

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

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

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

Application for Certificate of Appropriateness

Application Date: 26 Sep 2013 Application Complete: _____

Property Address: 518 West Austin, Fredericksburg, TX

Owner: Johnny G. Wright Phone No. 830.990.8640

Address: 434 Southwoods Drive, Fredericksburg Tx

Applicant: Reagan W. George Phone No. 830.685.3696

Address: 3154 Willow City Loop, Willow City, TX Fax No. _____

Description of External Alteration/Repair or Demolition: _____
see Exhibit #1

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: _____
see Exhibit #2

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

Drawing Sketch Date Submitted: 26 Sep 2013 Historic Photograph

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

SURVEY RATING: High Medium Low None
 RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Reagan W. George - Architect
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)
[Signature]
Chairman's Determination Date 9/30/13 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

Exhibit #1 Description of External Alterations/Repair or Demolition:

The original house was built in the 1920's. That structure will be refurbished and maintained. The current existing siding is asbestos shingles and will be removed. The original siding that is currently covered will be repaired or replaced with material similar in look.

There are two additions which have been built onto the original house; and because of their condition, it is proposed that they be removed. They are described as a 'sun porch' on the east side and a 'kitchen galley' on the north or rear side. When the eight foot galley kitchen is removed it will require removal of a masonry chimney that currently protrudes from the original house.

It is proposed that an addition will be added to the rear of the house that will include a kitchen, master bedroom, guest bedroom, supporting facilities, and a screened porch. None of these elements will face the street.

Exhibit #2 Description of how the proposed changes will be in character:

The original house will appear to be restored without any changes. The front-porch floor will be replaced. The windows will be replaced. The window screens will be replaced. Porch railings will be replaced/repared and added to each side of the porch as they appear to be a part of the original. The roof will be replaced with standing seam metal roof. Colors will be compatible with the character of the times and the neighborhood.

The new addition will be a simple form – intended to be 'in the background'. The exterior will be stucco in a light color. The roof will be standing seam galvalume integrated with the existing re-roofed original structure. An entrance trellis is proposed for the west side of the building, taking advantage of the 100' wide lot.

A future application for an addition of a garage and guest room will be submitted.

Circumstances which affect compliance: n/a



by rocketrose

This is the existing front elevation @518 W. Austin

6



by Creative Architects

7



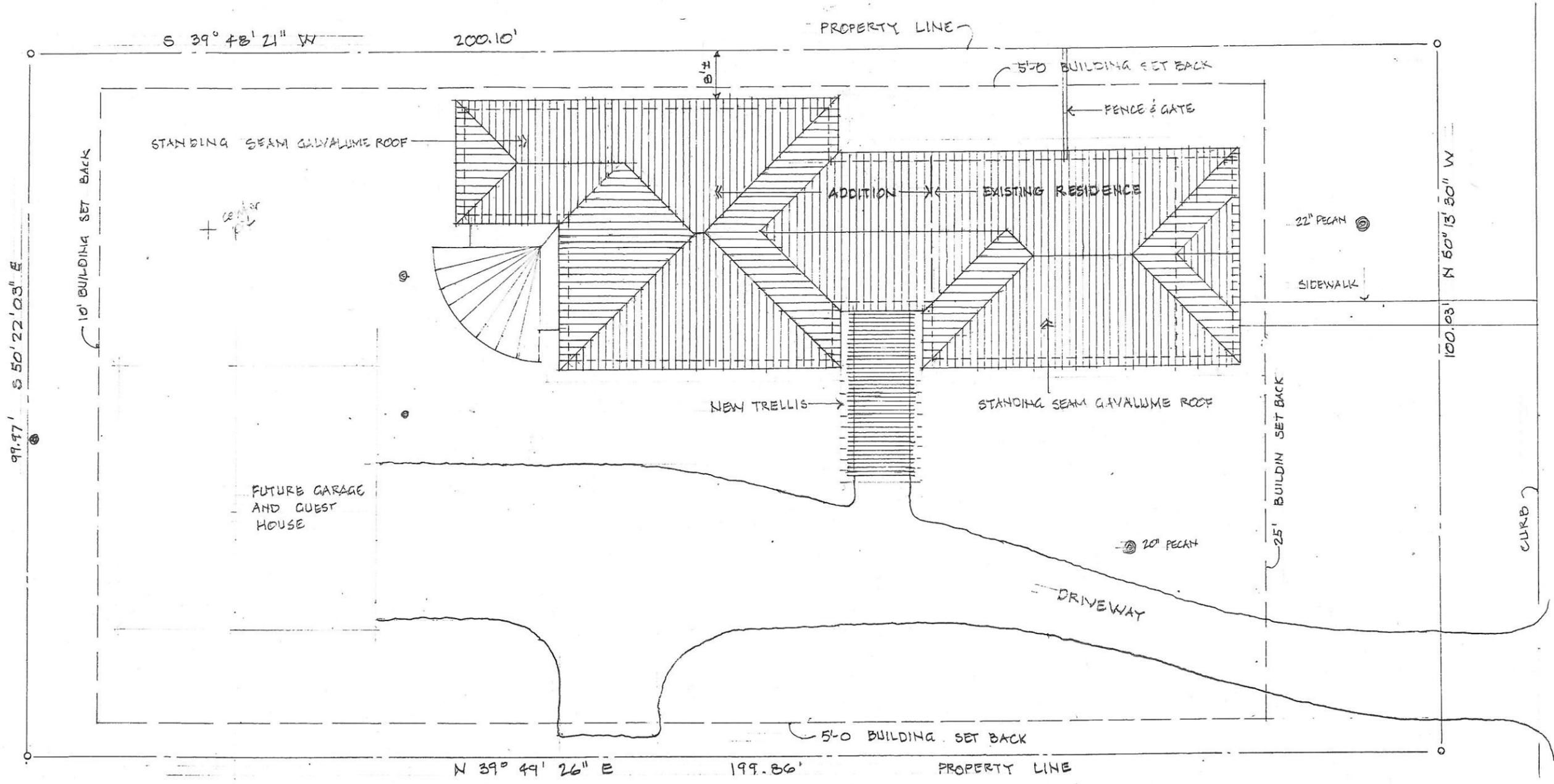
8



9



10

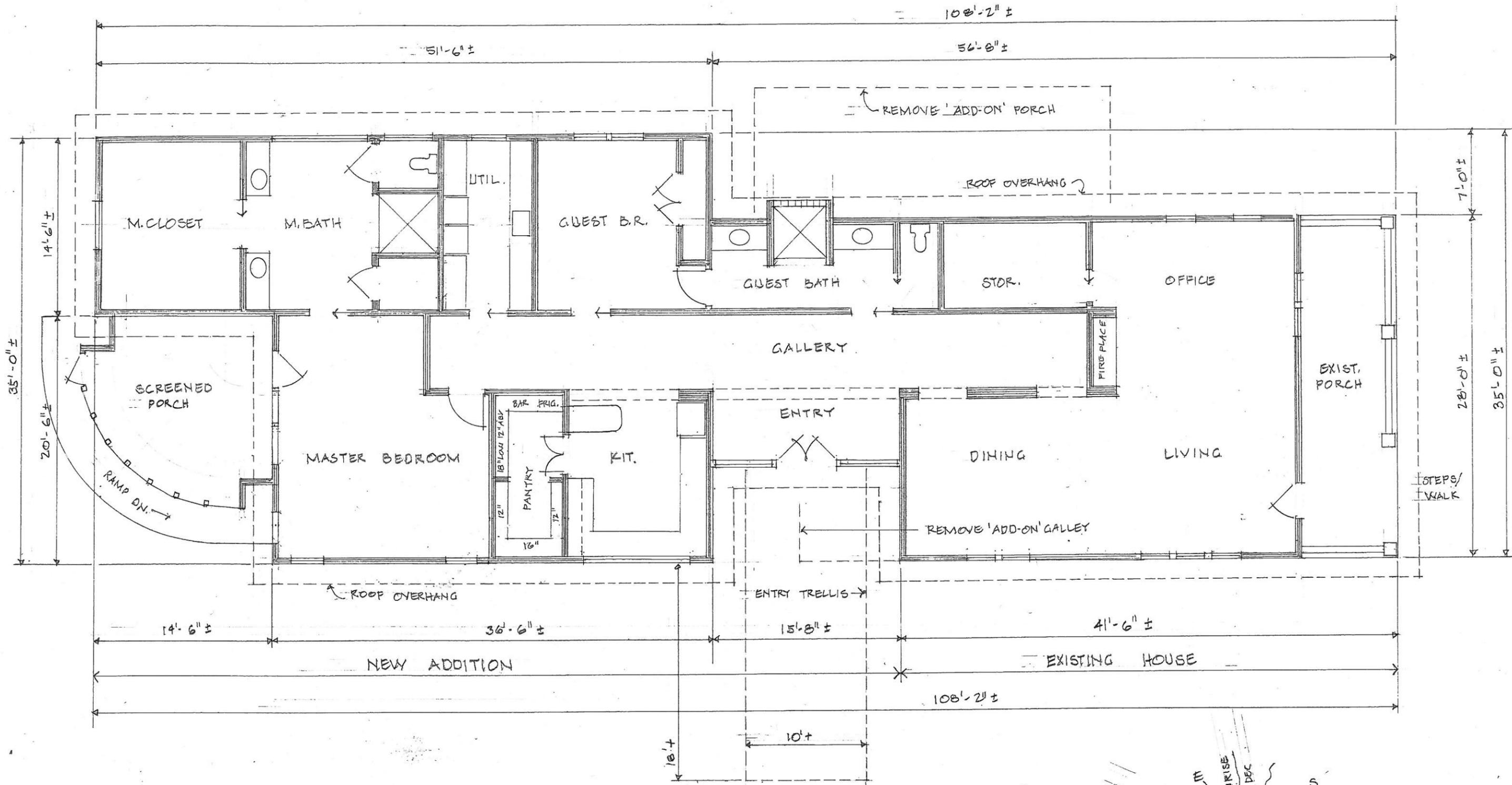


SITE PLAN 1" = 16'
TOWNLOT 44

||

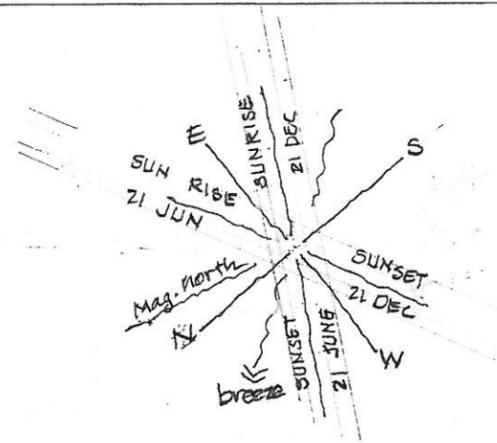
510 WEST AUSTIN STREET

510 W. AUSTIN. MELLA & JOHNNY WRIGHT ARCHITECT
 REAGAN WEBB GEORGE PAIA ARCHITECT 27 SEP 2013

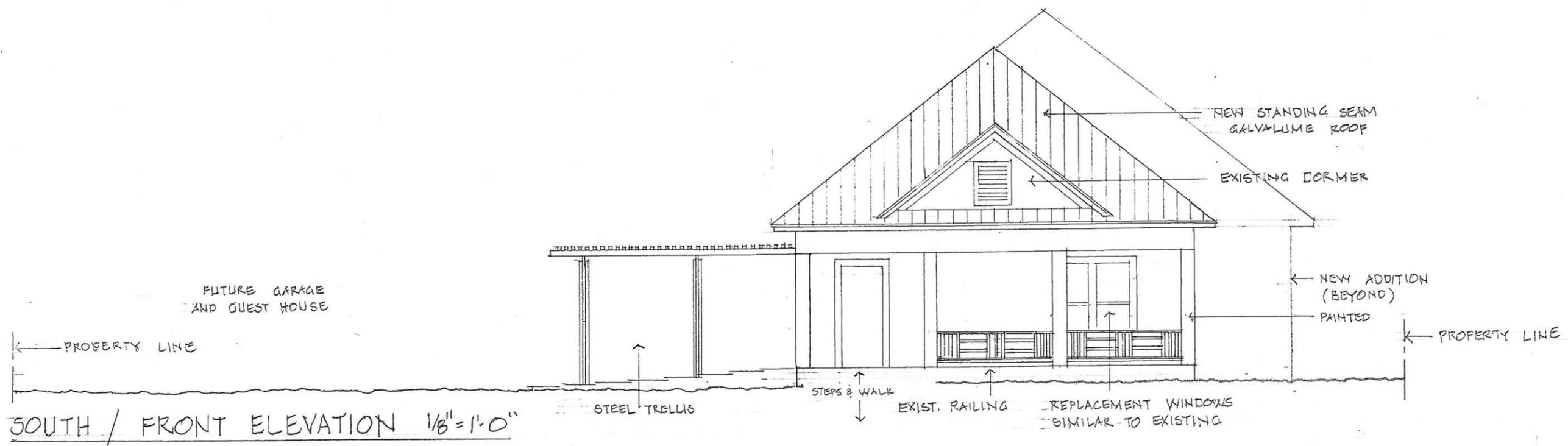


FLOOR PLAN 1/8" = 1'-0"

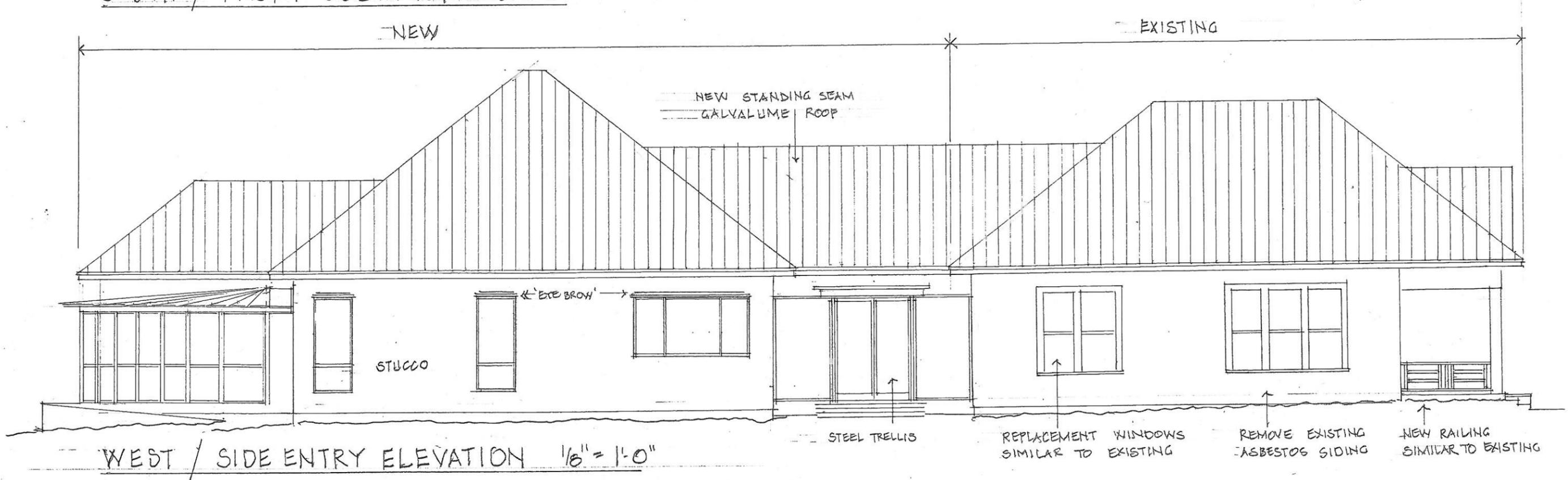
12



518 W. AUSTIN • NELLA WEBB • JOHNNY WRIGHT ARCHITECT
27 SEP 2013

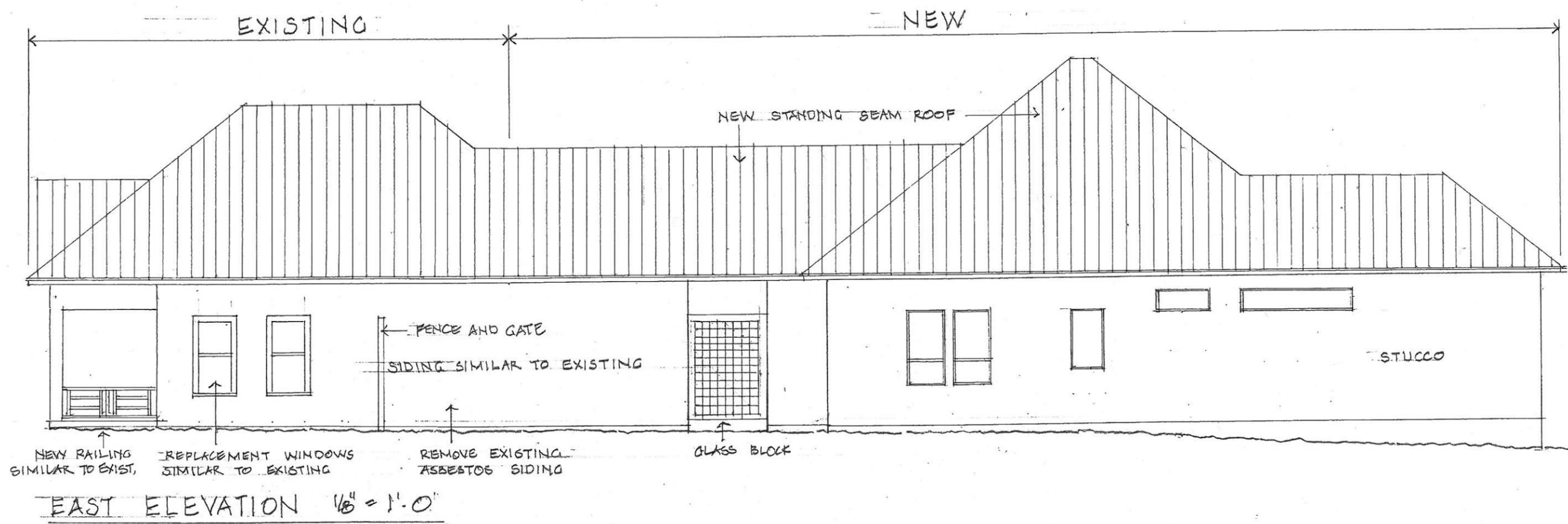
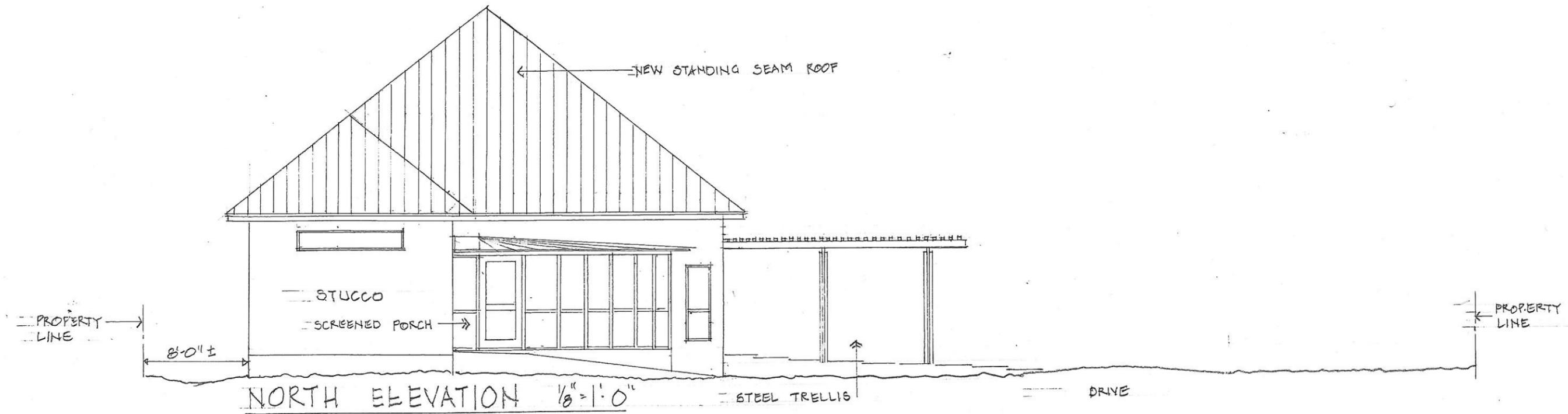


SOUTH / FRONT ELEVATION 1/8" = 1'-0"



WEST / SIDE ENTRY ELEVATION 1/8" = 1'-0"

518 W. AUSTIN, NELLA & JOHNNY WRIGHT ARCHITECT
 27 SEP 2013



518 AUSTIN • HELLA & JOHNNY WRIGHT ARCHITECT
 REGAN WEBB GEORGE, FAYIA ARCHITECT
 27 SEP 2013