

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD**

Tuesday, November 12, 2013

City Hall

Conference Room

126 W. Main St.

5:30 P.M.

1. Call to Order
2. Approve Minutes of October 2013 Regular Meeting

Pp 1 - 3

APPLICATIONS

3. Application #13-84 by Thomas Staudt at 505 W. San Antonio to renovate existing structure as itemized on application and construct 30' x 38' addition to rear of existing structure.

Pp 4 - 14

DISCUSSIONS

4. Old Methodist Episcopal Church - 600 E. Main Street

SIGN OFF APPLICATIONS

5. #13-83 Install exhaust vent through side of building – 339 E. Main (Grona)
6. #13-85 Paint exterior – 208 E. Main (Perry)
7. #13-86 Replace siding with R panel instead of V crimp – 105 S. Llano (Lavender)
8. #13-87 Replace roof with standing seam metal – 217 W. Creek (Sigg)
9. #13-88 Construct 6' cedar fence – 406 Sycamore (Haynes)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
October 15, 2013
5:30 PM

On this 15th day of October, 2013 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

LARRY JACKSON
KAREN OESTREICH
DAVID BULLION
MIKE PENICK
STAN KLEIN
ERIC PARKER
J. HARDIN PERRY

ABSENT: SHARON JOSEPH
BURLEIGH ARNECKE
CHARLES SCHMIDT

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 Larry Jackson.

MINUTES

Stan Klein moved to approve the minutes from the September 2013 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #13-81 by Reagan W. George on behalf of Johnny G. Wright at 518 W. Austin to:

- 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.**

Reagan George presented the application. Also in attendance were Daniel Jenschke, builder, and owners, Mr. & Mrs. Wright. Mr. George explained the front portion of the plan presented is the original

house and there is an addition shown to the left of the house. Mr. George noted the design of the lot is not fully developed and they will be back to present a future garage and guesthouse, landscaping and a drive development. David Bullion verified the addition would make the house approximately 125% larger than the existing structure and Mr. George noted it would at least be that much and added the total square footage will be 2700 square feet and it is currently about 900 square feet. Karen Oestreich confirmed most of the addition will not be visible from the street, with the exception of the trellis that projects to the north. Ms. Oestreich asked if the height would be the same as the existing house and Mr. George noted it will be lower than the roof and much lower than the eave of the house. Mike Penick asked if the entire addition will be plastered and Mr. George confirmed it would be. Stan Klein encouraged the applicant to make a distinction where the existing structure and the new addition come together, possibly by using a vertical trim. Mr. Klein also noted the guest bath needs a shadow line, and suggested the applicant bring it in 4 inches. Mr. Penick asked what the doors and windows will be on the addition and Mr. George noted all the windows will be Marvin fabricated windows in fiberglass or aluminum clad. Mr. George added the windows on the original portion of the house are 2 light, single hung and the new ones will match those as closely as possible. Mr. George continued the screens on the original windows are not in useful shape so they will have new screens fabricated to match the original. Mr. Klein asked if the addition will be trimmed out as the house is now and Mr. George stated it would be. Mr. George noted they have taken some of the asbestos shingle siding off to see what is underneath and they are going to analyze the original wood and if feasible, repair it and repaint it, but if it is not salvable they will probably use a 4" hardi plank, trimmed in similar manner to the existing. Mr. George summarized the two additions will be removed and the original house will appear to be restored without any changes. Mr. George noted the porch floor and railings, and all windows and screens will be repaired or replaced to match what was original. Mr. George added the colors will be similar to the ones on the photo provided and the roof will be standing seam metal on both the original and new portions. Mr. George commented their goal is to make the addition a background building by using stucco on the exterior. Mr. Klein noted the gable on the façade has distinctive fish scale shingles and asked if those will be kept. Mr. George responded he could not tell from the inside if they were original, but if they are found to be original they will replace them as needed in order to restore it. Mr. Klein added the railing and columns are most likely original. Mr. Klein noted he embraces replicating the old windows.

Mike Penick moved to approve Application #13-81 with the conditions that there be a distinction in the demarkation where the existing building transposes into the new addition and that the exact colors used on the exterior be approved. David Bullion seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

UPDATE ON THE OLD METHODIST EPISCOPAL CHURCH LOCATED AT 600 E.

MAIN STREET – Kyle Staudt, Building Inspector, stated he, Richard Laughlin and J.M. Nunn, a local engineer, are going to meet at the church for Mr. Nunn to determine the stability of the building. Mr. Staudt added he still has not received an itemized list of the cost of necessary repairs from Mr. Laughlin.

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 5:52 p.m.

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

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

**Historic Review Board
Application Information**

Application Number: 13-84

Date: November 7, 2013

Address: 505 W. San Antonio

Owner: Thomas Staudt

Applicant: Thomas Staudt

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.

13-84

Application for Certificate of Appropriateness

Application Date: October 28, 2013 Application Complete: _____

Property Address: 505 W. San Antonio

Thomas E. & Sally M Staudt

Owner: & Dari Gale & Earl Adams Phone No. 512-858-2236

Address: P.O. Box 1273, Dripping Springs, TX 78620

Applicant: Thomas Staudt Phone No. 512-858-2236

Address: P.O. Box 1273 Dripping Springs, TX 78620

Description of External Alteration/Repair or Demolition: Renovate existing structure and add 30'X 38' addition to back of existing structure. See attached.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: The renovations to the front facade of the house will actually be returned more to original look of the house when built circa 1906, by removing a structure added in the 1940's (bathroom on the front of the house) and changes made in the 1970's (replace of 2nd front door that was removed). Current vinyl siding will be replace by engineered board siding with the look of wood plank.
Any circumstances or conditions concerning the property which may affect compliance with the ordinance: _____

Drawing Sketch Date Submitted: _____ Historic Photograph

Desired Starting Date: Jan 2014 Desired Completion Date: Summer 2014

SURVEY RATING: High Medium Low None

RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Thomas Staudt

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

[Signature] Date 11/5/13 Insignificant Significant
Building Official's Determination (Max 7 days)

Chairman's Determination (Max 7 days) Insignificant Significant

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

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

6

NOTES FOR PROPOSED RESTORATION/ADDITION FOR:
Staudt Residence
505 W. San Antonio
Fredericksburg, Texas 78624

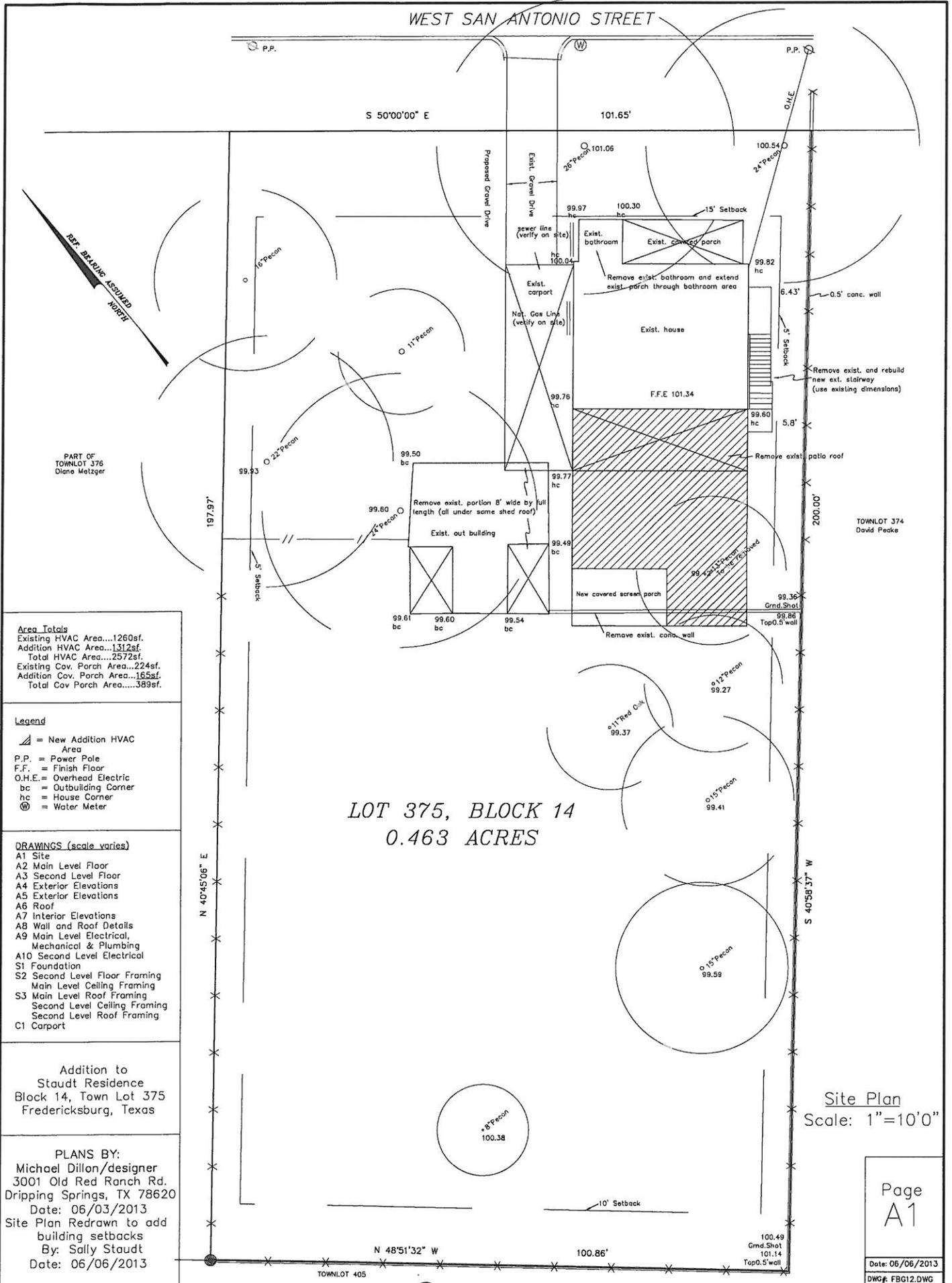
This house was built by Rudolph Staudt for parents Johann and Anna Kneupper Staudt in 1905-1906 before electricity and plumbing were available. The basic house structure has changed little since then, but there have been several "improvements". Electricity and plumbing have been "added", a covered rear patio and a carport against the west side of the house. A small bathroom was built under the west end of the covered front porch. Inside the house, wall paneling, carpet and an acoustic tile ceiling were added. Outside, in the 1970's, vinyl was installed over clapboard siding.

The practical purpose of this restoration project is to modernize the house and make it more energy efficient. The aesthetic purpose is to take the existing house back to its original look and to make an addition that is harmonious with the existing house. The resulting view of the house from San Antonio Street should reflect a more historically accurate structure.

Existing House

- Remove main level bathroom with its electrical and plumbing and pour new concrete slab as per plan. Replace or repair porch columns and décor.
- Remove attached carport (construction of new carport shown on plans has been postponed until a later date.)
- Remove attached covered rear patio and supports.
- Remove and rebuild exterior stairway using same design/dimensions with pressure treated lumber.
- Remove washhouse under shed roof at east portion of outbuilding.
- Install new electrical system per plan.
- Upgrade plumbing system as necessary per plan.
- Replace windows/doors, eliminate some rear windows and add a new front window and door.
- Replace exterior siding with engineered wood siding and trim per plan.
- Install ductwork from new HVAC system per plan.
- Remove carpet and refinish or replace wood flooring.
- At main level remove wall paneling and acoustic ceiling. Restore or replace original wall/ceiling boards.
- At second level add/repair wall board as necessary.
- Replace kitchen appliances with new.
- Add new gas log fixture in living room.
- New cabinets.
- Add insulation to walls, ceiling and floors where needed.
- Replace existing metal roof with standing seam metal roof.
- Addition to Existing House
- New construction as per plan.
- Exterior Paint colors: Benjamin Moore - Siding: Bleeker Beige, Trim: Atrium White, Accents: Forest Green

WEST SAN ANTONIO STREET



Area Totals
 Existing HVAC Area...1260sf.
 Addition HVAC Area...1312sf.
 Total HVAC Area...2572sf.
 Existing Cov. Porch Area...224sf.
 Addition Cov. Porch Area...165sf.
 Total Cov Porch Area...389sf.

Legend
 = New Addition HVAC Area
 P.P. = Power Pole
 F.F. = Finish Floor
 O.H.E. = Overhead Electric
 bc = Outbuilding Corner
 hc = House Corner
 = Water Meter

DRAWINGS (scale varies)
 A1 Site
 A2 Main Level Floor
 A3 Second Level Floor
 A4 Exterior Elevations
 A5 Exterior Elevations
 A6 Roof
 A7 Interior Elevations
 A8 Wall and Roof Details
 A9 Main Level Electrical, Mechanical & Plumbing
 A10 Second Level Electrical
 S1 Foundation
 S2 Second Level Floor Framing
 Main Level Ceiling Framing
 S3 Main Level Roof Framing
 Second Level Ceiling Framing
 Second Level Roof Framing
 C1 Carport

Addition to
 Staudt Residence
 Block 14, Town Lot 375
 Fredericksburg, Texas

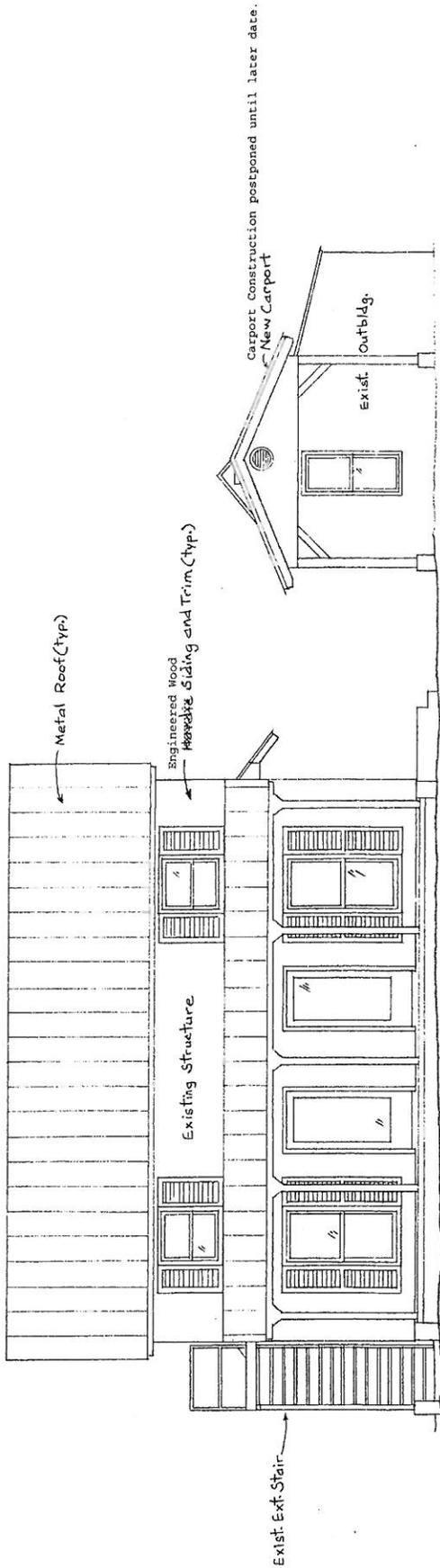
PLANS BY:
 Michael Dillon/designer
 3001 Old Red Ranch Rd.
 Dripping Springs, TX 78620
 Date: 06/03/2013
 Site Plan Redrawn to add
 building setbacks
 By: Sally Staudt
 Date: 06/06/2013

LOT 375, BLOCK 14
 0.463 ACRES

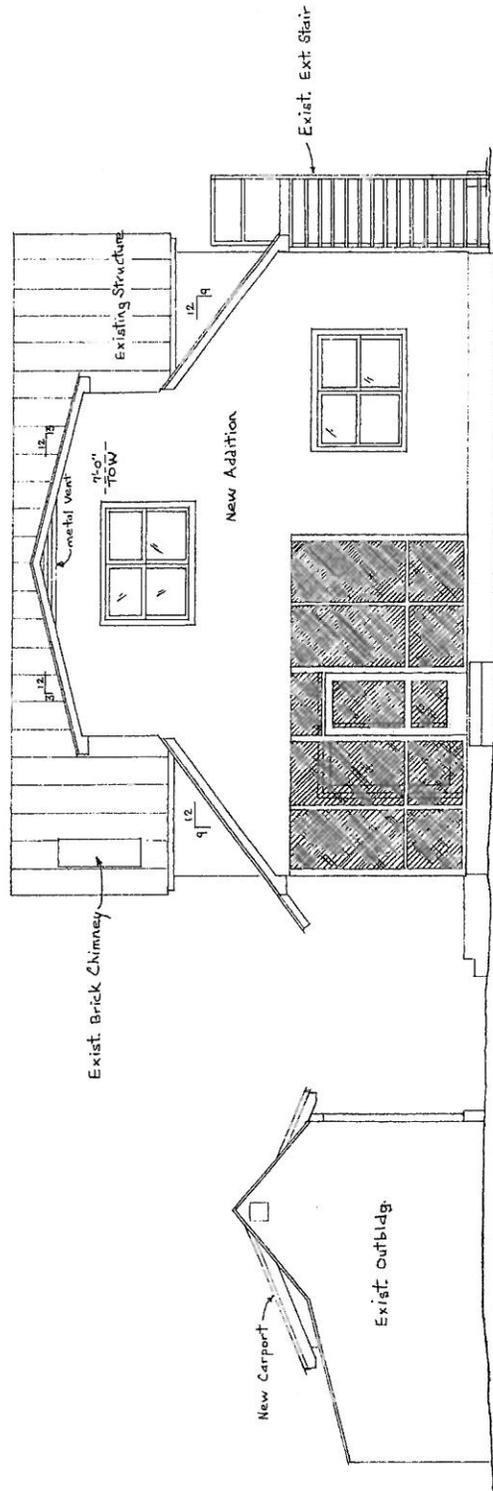
Site Plan
 Scale: 1"=10'0"

Page
 A1
 Date: 06/06/2013
 DWG#: FBG12.DWG

8

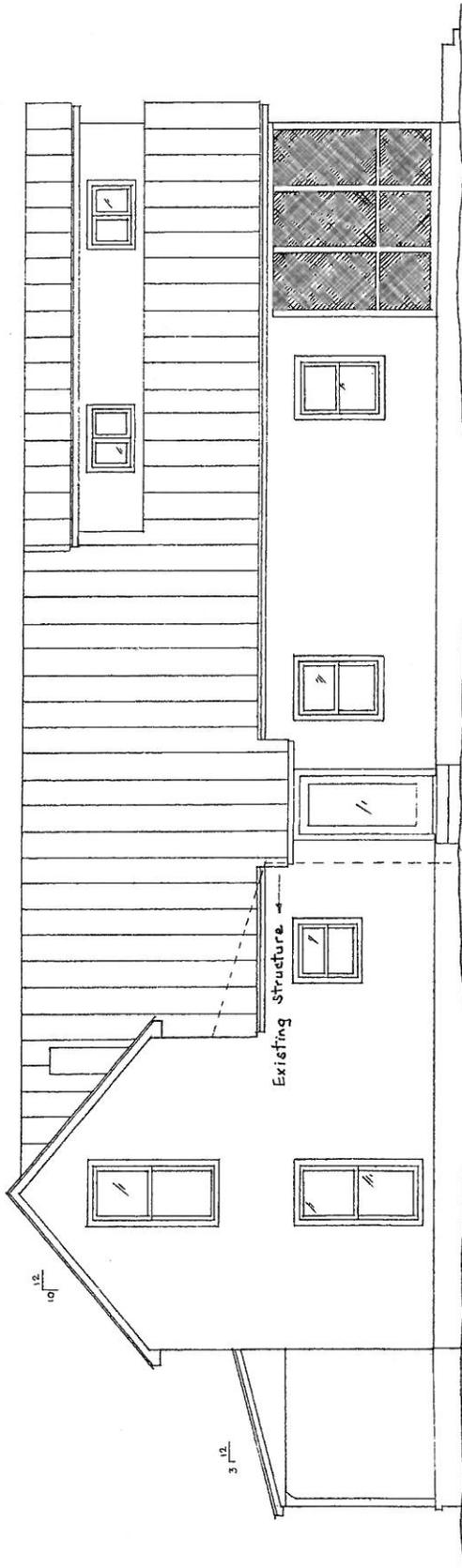


1. NORTH ELEVATION
 scale: 1/4" = 1'-0"

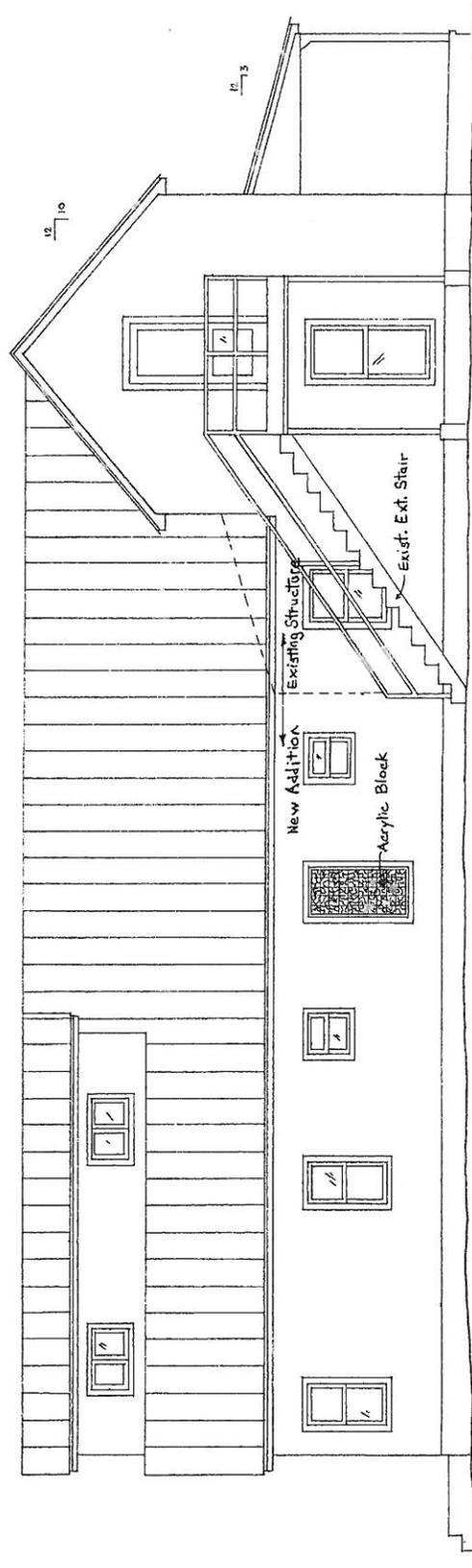


2. SOUTH ELEVATION
 scale: 1/4" = 1'-0"

9

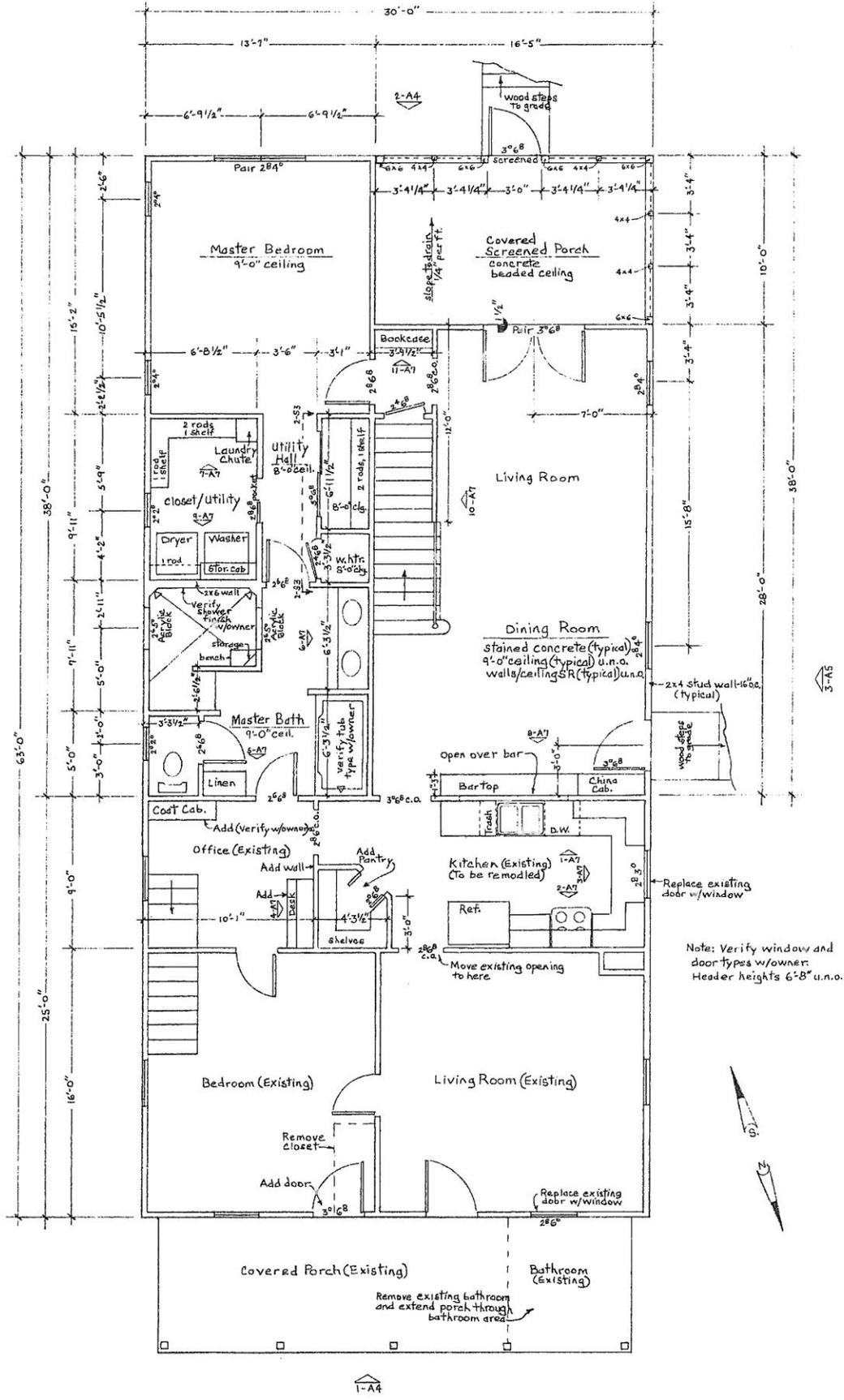


3. WEST ELEVATION
Scale: 1/4" = 1'-0"

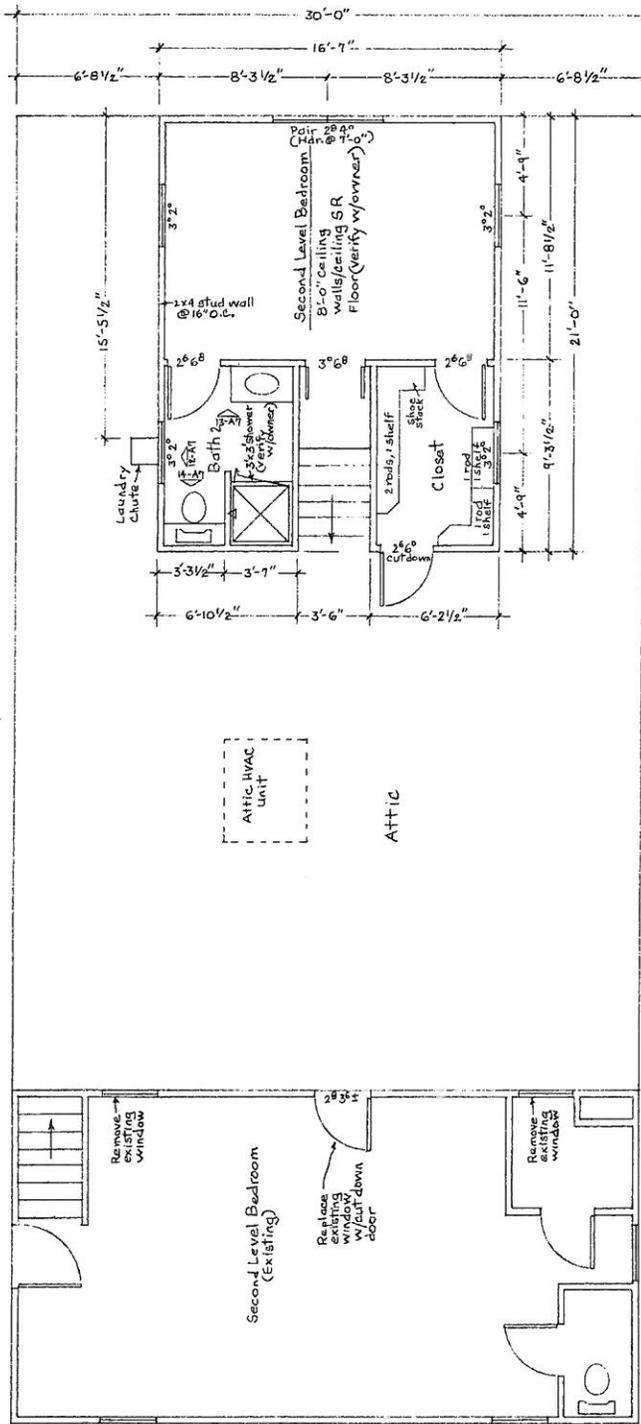


4. EAST ELEVATION
Scale: 1/4" = 1'-0"

10



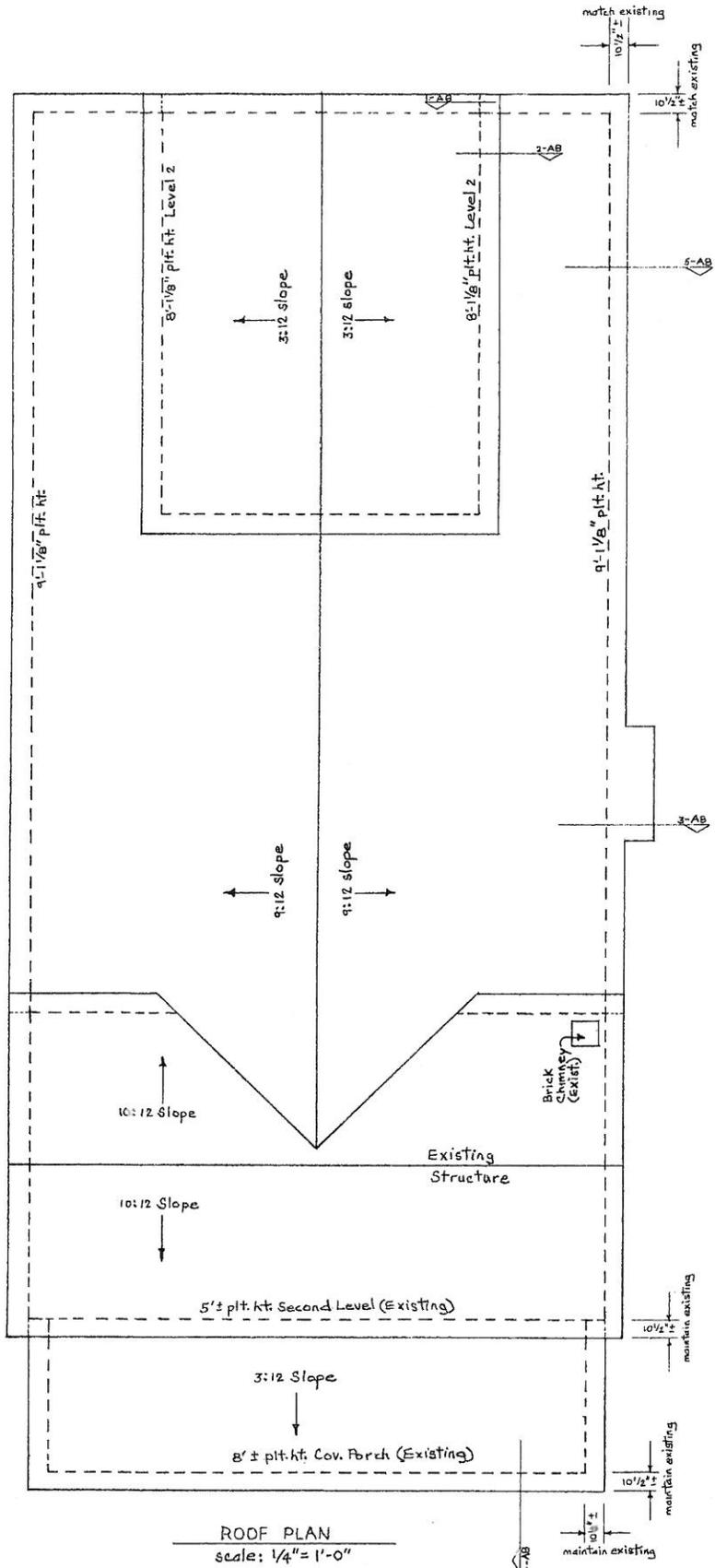
MAIN LEVEL FLOOR PLAN
 scale: 1/4" = 1'-0"



SECOND LEVEL FLOOR PLAN

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

12



ROOF PLAN
 scale: 1/4" = 1'-0"

13



Bathroom to be removed
Porch extended.

