

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
Tuesday, December 10, 2013
City Hall
Conference Room
126 W. Main St.
5:30 P.M.**

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

APPLICATIONS

3. Application #13-93 by John Akin on behalf of Henry & Charlsie Haynes at 406 Sycamore to construct a bathroom and closet addition over the existing kitchen and replace rotted porch decking with composite decking *Pp 3 - 12*
4. Application #13-97 by Shayna Thompson on behalf of Capraia Partners at 415 & 417 E. Main Street to repair and paint existing historic structures and construct eight new bed and breakfast units *Pp 13 - 28*

SIGN OFF APPLICATIONS

5. #13-92 Paint exterior – 406 N. Orange (Weberpal)
6. #13-94 Remove and replace metal awnings – 201 W. Main (Security State Bank & Trust)
7. #13-95 Paint exterior – 207 S. Milam (Birck)
8. #13-96 Paint exterior – 302 W. Travis (Clark)
9. #13-98 Paint exterior – 109 W. Creek (Welch)
10. #13-99 Replace boards on rear fence – 214 W. Creek (Mann)

ADJOURN

**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**HISTORIC REVIEW BOARD
November 12, 2013
5:30 PM**

On this 12th day of November, 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
KAREN OESTREICH
DAVID BULLION
MIKE PENICK
CHARLES SCHMIDT
ERIC PARKER
J. HARDIN PERRY

ABSENT: LARRY JACKSON
STAN KLEIN
BURLEIGH ARNECKE

ALSO PRESENT: 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

J. Hardin Perry moved to approve the minutes from the September 2013 regular meeting. Karen Oestreich seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

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.

Mr. & Mrs. Staudt presented the application. Mrs. Staudt noted the house was built in 1906 by her husband's great grandparents and the house has been in the family since that time. Mrs. Staudt continued the house is not large enough for their family now. Sharon Joseph read a comment from Stan Klein who was not able to be at the meeting and the comment stated there should be an offset between the addition and the historic structure. Mrs. Staudt commented that would take a complete re-design. Mike Penick asked what the exterior materials are and Mrs. Staudt stated they are currently vinyl siding and they will use an engineered wood siding with the remodel. Mr. Penick expanded on Mr. Klein's comment and explained how the applicants could put in a valley on the roof and also a six inch inset on the addition to designate the new construction. Mrs. Staudt noted that would be hard to do because of the stairwell and bathroom fixtures in that 6 inches. David Bullion suggested using different materials on the addition if they can't create an inset. Charles Schmidt suggested putting some type of demarcation at the addition. Mr. Penick noted that creating the roof detail and adding a fascia board at the addition

would not be an ideal situation, but it would help because the plans presented hide the historic structure. Mrs. Staudt commented she would speak to their builder. David Bullion asked what type windows will be used and Mrs. Staudt noted they would be vinyl clad. Mr. Bullion asked if the existing windows are original and Mrs. Staudt stated they were not, they are aluminum windows Mr. Staudt's father installed. Mrs. Staudt commented they could probably shave a few inches off the addition and added there is nothing original on the exterior of the house except the roof. Mr. Bullion noted there is some trim work on the posts and asked if that would be the same. Mr. and Mrs. Staudt stated the posts will stay the same type. Mike Penick recommended the applicants create a roofline by making the valley as explained and add a setback or some kind of demarcation between the historic structure and the new construction.

Mike Penick moved to approve the application and require the demarcation of the roof, specifically the small area of the roof on both sides, and require a demarcation point at the old wall line, preferably by an indentation with fascia board. Eric Parker seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

OLD METHODIST EPISCOPAL CHURCH - 600 E. MAIN STREET – Kyle Staudt, Building Inspector, stated he, Richard Laughlin and J.M. Nunn, a local engineer, met at the church and Mr. Nunn is going to design something at no cost to structurally stabilize the building.

ADJOURN

With nothing further to come before the Board, Karen Oestreich moved to adjourn. Charles Schmidt seconded the motion. All voted in favor and the meeting was adjourned at 5:48 p.m.

PASSED AND APPROVED this the 10th day of December, 2013.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

**Historic Review Board
Application Information**

Application Number: 13-93

Date: December 6, 2013

Address: 406 Sycamore

Owner: Henry Haynes

Applicant: John Akin

Rating: High, Land Mark

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.

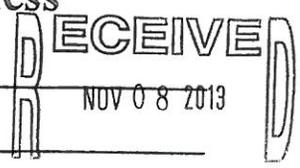
HIGH rating. The most significant properties identified in the 2002 *Fredericksburg Historic Resource Survey*. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan 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.

13-93

Application for Certificate of Appropriateness



Application Date: 11/5/13

Application Complete: _____

Property Address: 406 SYCAMORE

Legal Description: _____

Owner: HENRY & CHARLSIE HAYNES Phone No. 713-703-5155

Address: 7350 KIRBY DR., UNIT 9, HOUSTON, TX 77030

Applicant: JOHN AKIN, AKIN CONSTRUCTION Phone No. 830-456-5870

Address: 246 GALLE HOLT RD., FBC., TX 78624

Description of External Alteration/Repair or Demolition: ADDITION OF A BATHROOM AND CLOSET OVER THE EXISTING KITCHEN. REPLACE ROTTED PORCH DECKING WITH COMPOSITE DECKING.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: EXISTING ORIGINAL WINDOWS WILL BE RE-USED ON STREET VIEWS AS WELL AS HORIZONTAL SIPING OR PLASTER TO COMPLEMENT THE BASSE BLOCK STRUCTURE. STANDING SEAM GALVALUME ROOF.

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

Drawing Sketch Date Submitted: 11/7/13 Historic Photograph

Desired Starting Date: LATE NOVEMBER Desired Completion Date: APRIL, 2014

SURVEY RATING: High Medium Low None
 RPHL 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)

[Signature]
Chairman's Determination Date 11/12/13 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

Inventory of Properties

502 St. Mary



2002-05 Re-evaluation

High Medium Low

Site ID No. 1053
 Address 502 St. Mary
 Date 1925
 Stylistic Influence Craftsman
 GCAD Hyperlink [R26863](#)
 Owner GONZALES, ALBERTO & BENTURA
 Historic District No Outside Historic District
 Assessment Example of a common building form, architectural style, or plan type that has suffered minor or no alterations. Resource is a good example of its type.

Notes rear carport added

1983 Historic Resources Survey

Previous Site No. 763
 Previous Ranking 3
 Previous Photo References

Roll 31
 Frame 13

516 St. Mary



2002-05 Re-evaluation

High Medium Low

Site ID No. 1054
 Address 516 St. Mary
 Date 1900
 Stylistic Influence Queen Anne
 GCAD Hyperlink [R26752](#)
 Owner ELLIOTT, WILLIAM E & CAROL A
 Historic District No Outside Historic District
 Assessment Example of a distinctive building plan or type that has undergone alterations or deterioration. Despite alterations or deterioration, resource retains much of its original form and character. Resource is a good example of its type.

Notes exterior materials partially replaced with asbestos siding; historic rear and side additions

1983 Historic Resources Survey

Previous Site No. 764
 Previous Ranking 3
 Previous Photo References

Roll 31
 Frame 12

518 St. Mary



2002-05 Re-evaluation

High Medium Low

Site ID No. 1055
 Address 518 St. Mary
 Date 1925
 Stylistic Influence Craftsman
 GCAD Hyperlink [R28189](#)
 Owner SCHIFFER, JANICE W
 Historic District No Outside Historic District
 Assessment Example of a common building form, architectural style, or plan type that has suffered minor or no alterations. Resource is a good example of its type.

Notes

1983 Historic Resources Survey

Previous Site No. 765
 Previous Ranking 3
 Previous Photo References

Roll 31
 Frame 11

405 Sycamore



2002-05 Re-evaluation

High Medium Low

Site ID No. 1150
 Address 405 Sycamore
 Date 1890
 Stylistic Influence Folk Victorian
 GCAD Hyperlink [R25670](#)
 Owner KOEHN, JAMES H & RAE
 Historic District No Outside Historic District
 Assessment Example of a distinctive building plan or type that has undergone alterations or deterioration.

Notes addition; replaced windows

1983 Historic Resources Survey

Previous Site No. 766
 Previous Ranking 3
 Previous Photo References

Roll 7
 Frame 32

406 Sycamore



2002-05 Re-evaluation

High Medium Low

Site ID No. 926
 Address 406 Sycamore
 Date 1905
 Stylistic Influence Victorian Italianate
 GCAD Hyperlink [R50368](#)
 Owner ALEXANDER, GREGORY G & MARY E
 Historic District No Local Landmark
 Assessment Example of a distinctive building plan or architectural style.

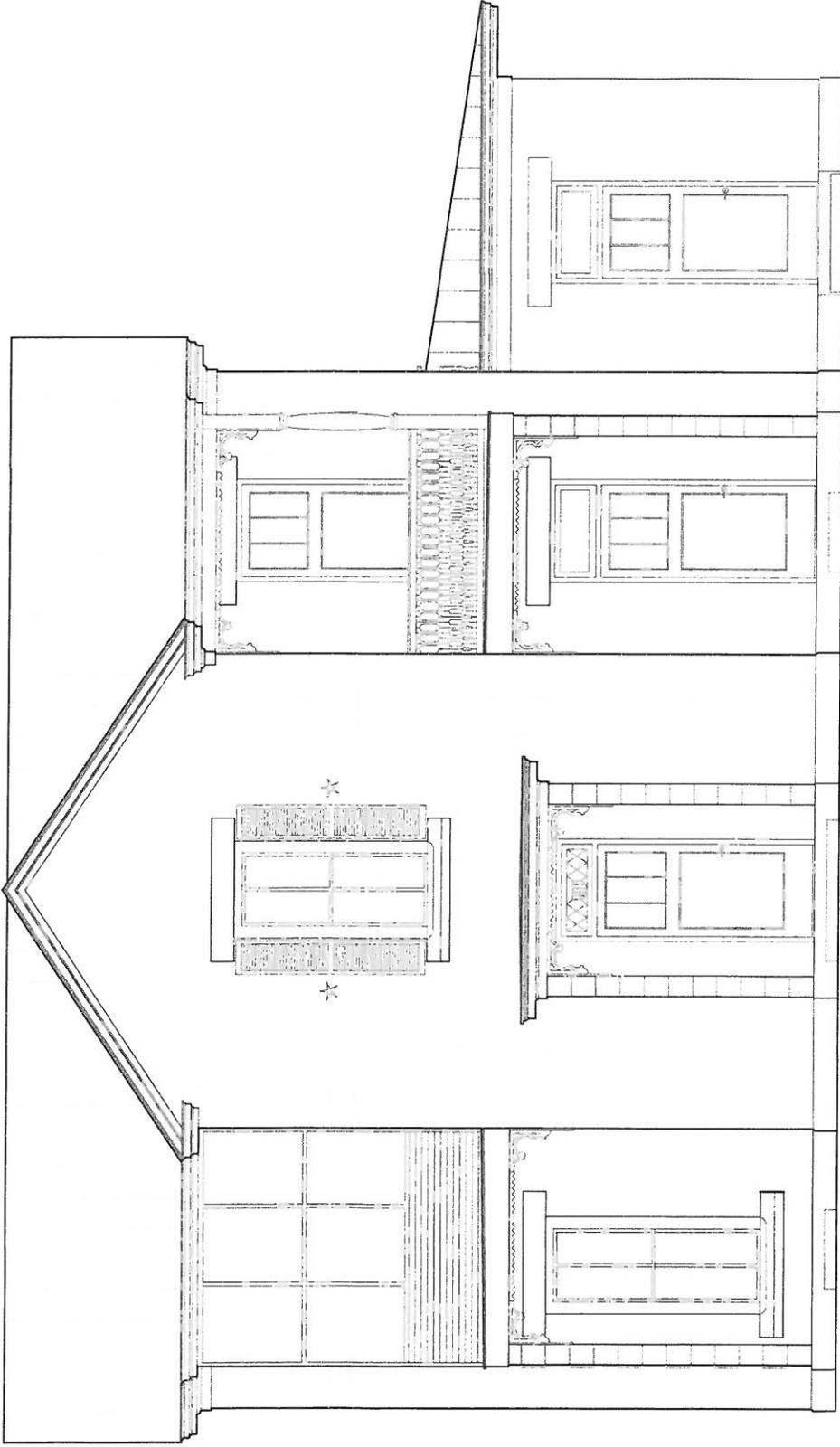
Notes

1983 Historic Resources Survey

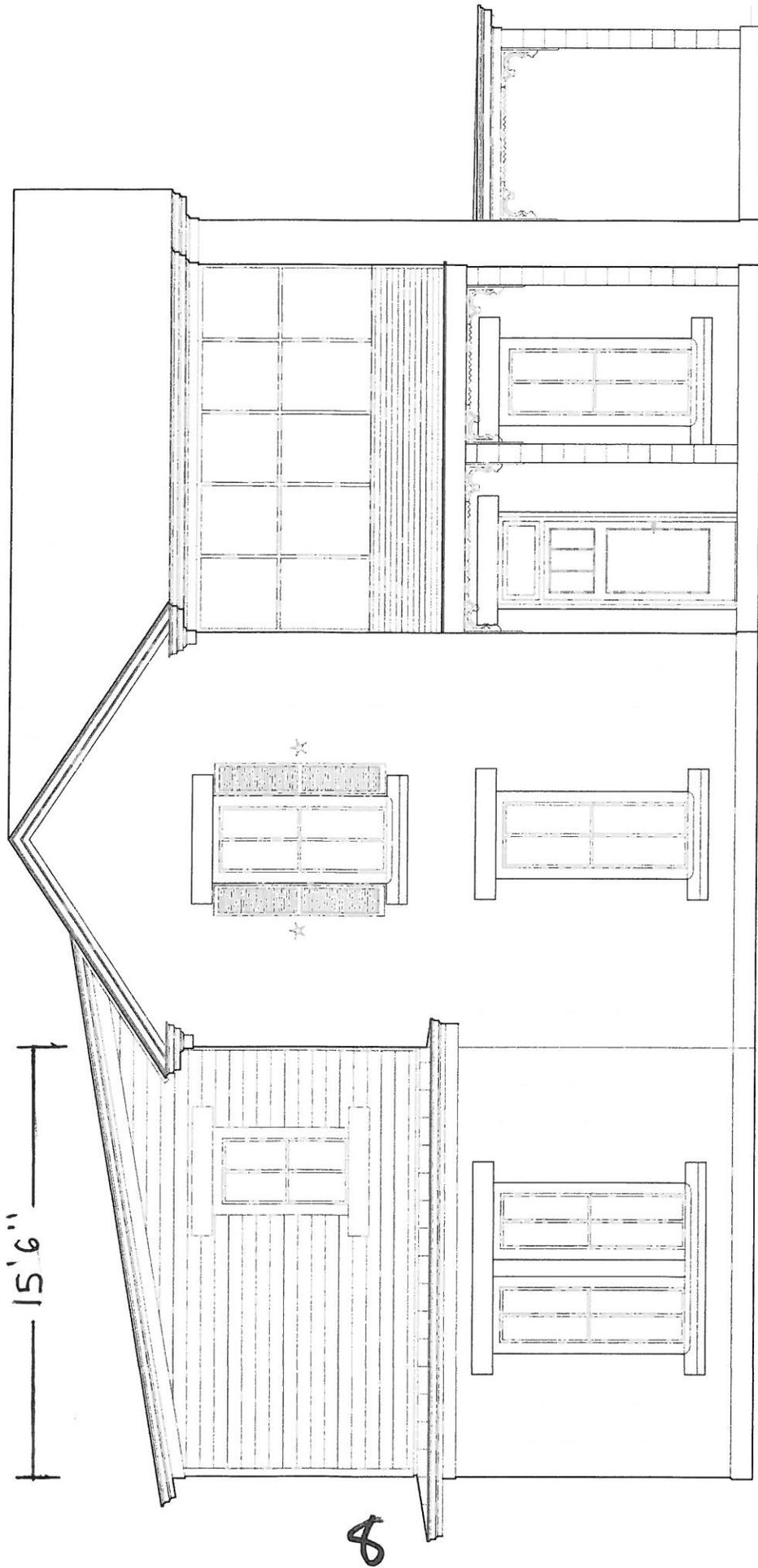
Previous Site No. 767
 Previous Ranking 2
 Previous Photo References

Roll 7
 Frame 33





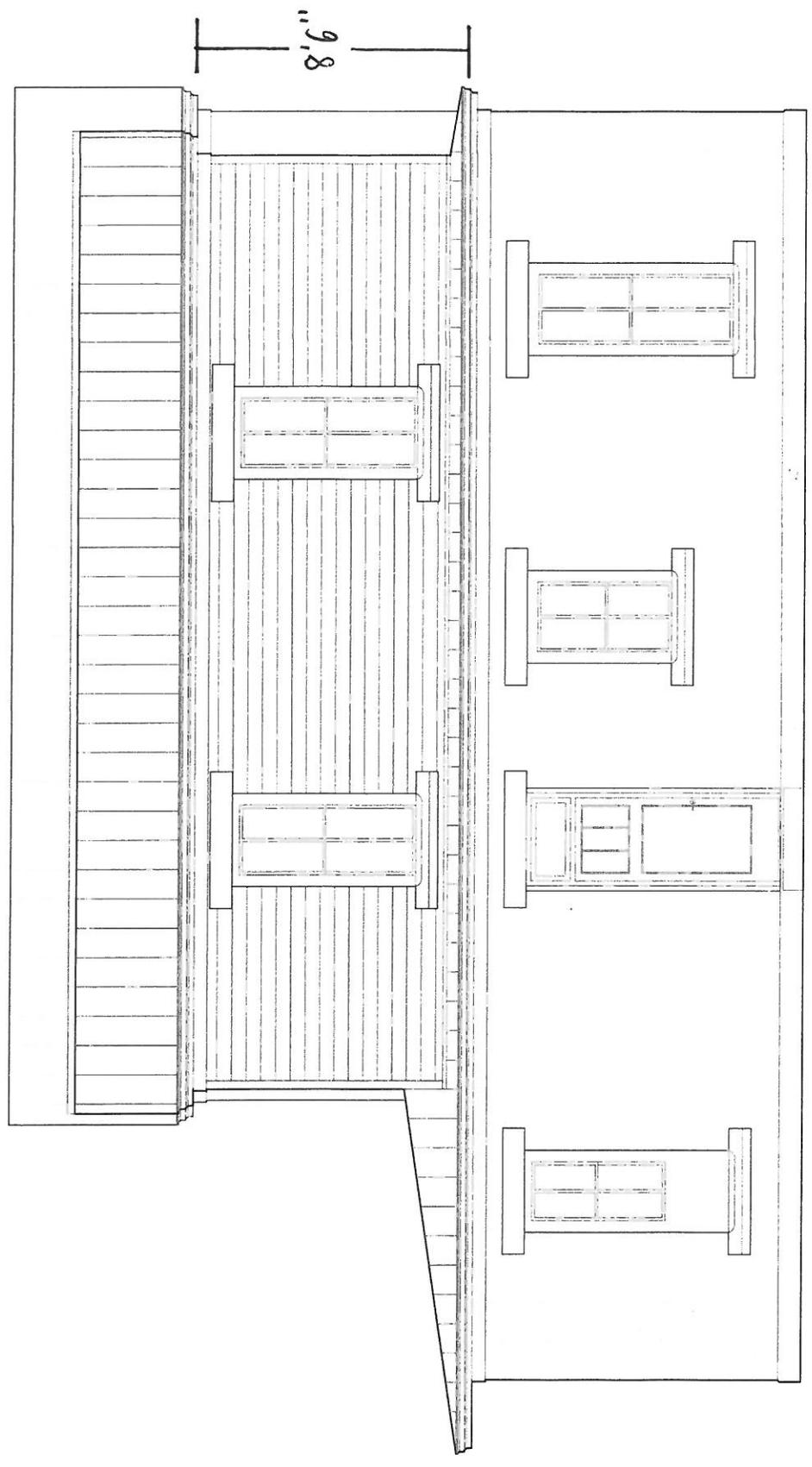
SOUTH ENTRY ELEVATION (FRONT - FACING SYCAMORE ST.)



WEST SIDE ELEVATION

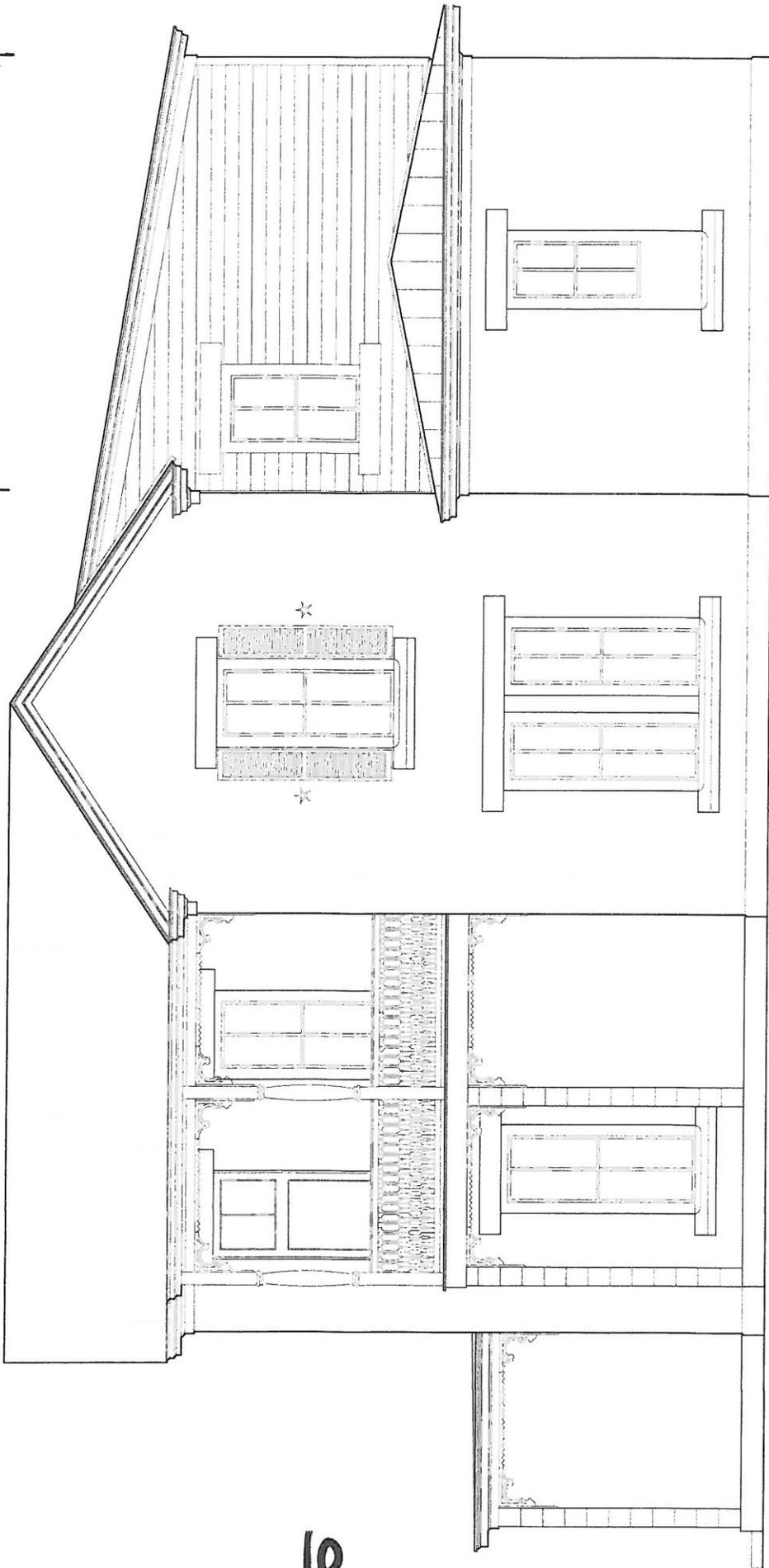
8

34'6"



NORTH ELEVATION (FACING REAR OF HOUSE)

15'6"







12

**Historic Review Board
Application Information**

Application Number: 13-97
Date: December 6, 2013
Address: 415/417 E. Main
Owner: Capraia Partners
Applicant: Shayna Thompson
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.

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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

13.97
RECEIVED
NOV 25 2013

Application Date: 11/25/13 Application Complete: _____

Property Address: 415/417 E. Main St, Fdg TX.

Legal Description: Part showing 37,330 sq/0.80 Acre which comprises townlot no. 218 and a portion of unnumbered townlot lying SE of lot 218. by Germ. Emwig. Co.

Owner: Capraia Partners Phone No. 303-810-3655

Address: PO Box 293 Hye TX 78035

Applicant: Shayna Thompson Phone No. 830 998 1673

Address: 1381 Knopp School Rd, Fdg. TX

Description of External Alteration/Repair or Demolition: 415 E Main St: New paint on exist. windows, trim. New porch stone skirting & flooring & more appropriate turned posts. Reconstruct & update ^{existing} addition // 417 E. Main St: Paint windows & doors

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: Any and all changes are strictly in keeping with the architectural design of the existing buildings and any work to enhance the beauty of the architectural character defining features and ^{tastefully} blend the old with the new.

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

Drawing Sketch Date Submitted: 11/25/13 Historic Photograph

Desired Starting Date: ASAP Desired Completion Date: 9-2014

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

APPLICANT SIGNATURE: Shayna Thompson
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

Inventory of Properties

412 E. Main



2002-05 Re-evaluation

High Medium Low

Site ID No. 405
 Address 412 E. Main
 Date 1960
 Stylistic Influence _____
 GCAD Hyperlink [R18039](#)
 Owner HEIN BROTHERS
 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.	438
Previous Ranking	1
Previous Photo References	
Roll	32
Frame	21

413 E. Main



2002-05 Re-evaluation

High Medium Low

Site ID No. 435
 Address 413 E. Main
 Date 1895
 Stylistic Influence Queen Anne
 GCAD Hyperlink [R20789](#)
 Owner CHUDE, JAMES W ETUX
 Historic District Yes Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration. Outstanding decorative features contribute to the resource's significance.

Notes Exterior walls reclad with asbestos shingles.

1983 Historic Resources Survey	
Previous Site No.	439
Previous Ranking	3
Previous Photo References	
Roll	34
Frame	5

414 E. Main



2002-05 Re-evaluation

High Medium Low

Site ID No. 406
 Address 414 E. Main
 Date 1870
 Stylistic Influence vernacular
 GCAD Hyperlink [R18039](#)
 Owner HEIN BROTHERS
 Historic District Yes Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes Property is a Recorded Texas Historic Landmark. Concrete block wing addressed as 412 E. Main has been attached to west façade.

1983 Historic Resources Survey	
Previous Site No.	438
Previous Ranking	1
Previous Photo References	
Roll	32
Frame	21

415 E. Main



2002-05 Re-evaluation

High Medium Low

Site ID No. 434
 Address 415 E. Main
 Date 1887
 Stylistic Influence Victorian Italianate
 GCAD Hyperlink [R22700](#)
 Owner SALLE, KATHRYN & JACKIE
 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

1983 Historic Resources Survey	
Previous Site No.	440
Previous Ranking	2
Previous Photo References	
Roll	34
Frame	4

16

Inventory of Properties

416 E. Main



Site ID No. 407
Address 416 E. Main
Date 1965
Stylistic Influence
GCAD Hyperlink [R21707](#)
Owner HOMERSTAD, REBECCA L & HENRIETTE C HUMES
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.

1983 Historic Resources Survey	
Previous Site No.	_____
Previous Ranking	_____
Previous Photo References	
Roll	_____
Frame	_____

2002-05 Re-evaluation

High
 Medium
 Low

Notes

417 E. Main



Site ID No. 433
Address 417 E. Main
Date 1880
Stylistic Influence Mission Revival
GCAD Hyperlink [R34423](#)
Owner SALLE, KATHRYN & JACKIE
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.

1983 Historic Resources Survey	
Previous Site No.	441
Previous Ranking	3
Previous Photo References	
Roll	34
Frame	3

2002-05 Re-evaluation

High
 Medium
 Low

Notes Ransleben-Moellering Home.

418 E. Main



Site ID No. 408
Address 418 E. Main
Date 1890
Stylistic Influence vernacular
GCAD Hyperlink [R21707](#)
Owner HOMERSTAD, REBECCA L & HENRIETTE C HUMES
Historic District Yes Historic District
Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

1983 Historic Resources Survey	
Previous Site No.	442
Previous Ranking	3
Previous Photo References	
Roll	32
Frame	22

2002-05 Re-evaluation

High
 Medium
 Low

Notes Wing addressed as 416 E. Main added to west façade.

421 E. Main



Site ID No. 431
Address 421 E. Main
Date 1995
Stylistic Influence Tudor Revival
GCAD Hyperlink [R28012](#)
Owner BLUEBIRD LTD
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.

1983 Historic Resources Survey	
Previous Site No.	443
Previous Ranking	4
Previous Photo References	
Roll	34
Frame	2

2002-05 Re-evaluation

High
 Medium
 Low

Notes

Existing 417 E. Main St. Building.



- Repaint windows & doors
- Remove overhead services / boxes on side of building.

Existing 415 E Main St. Elevation

19

Remove rotted floor
replace w/ new floor

Replace existing (not original)
posts w/ period appropriate
turned posts.

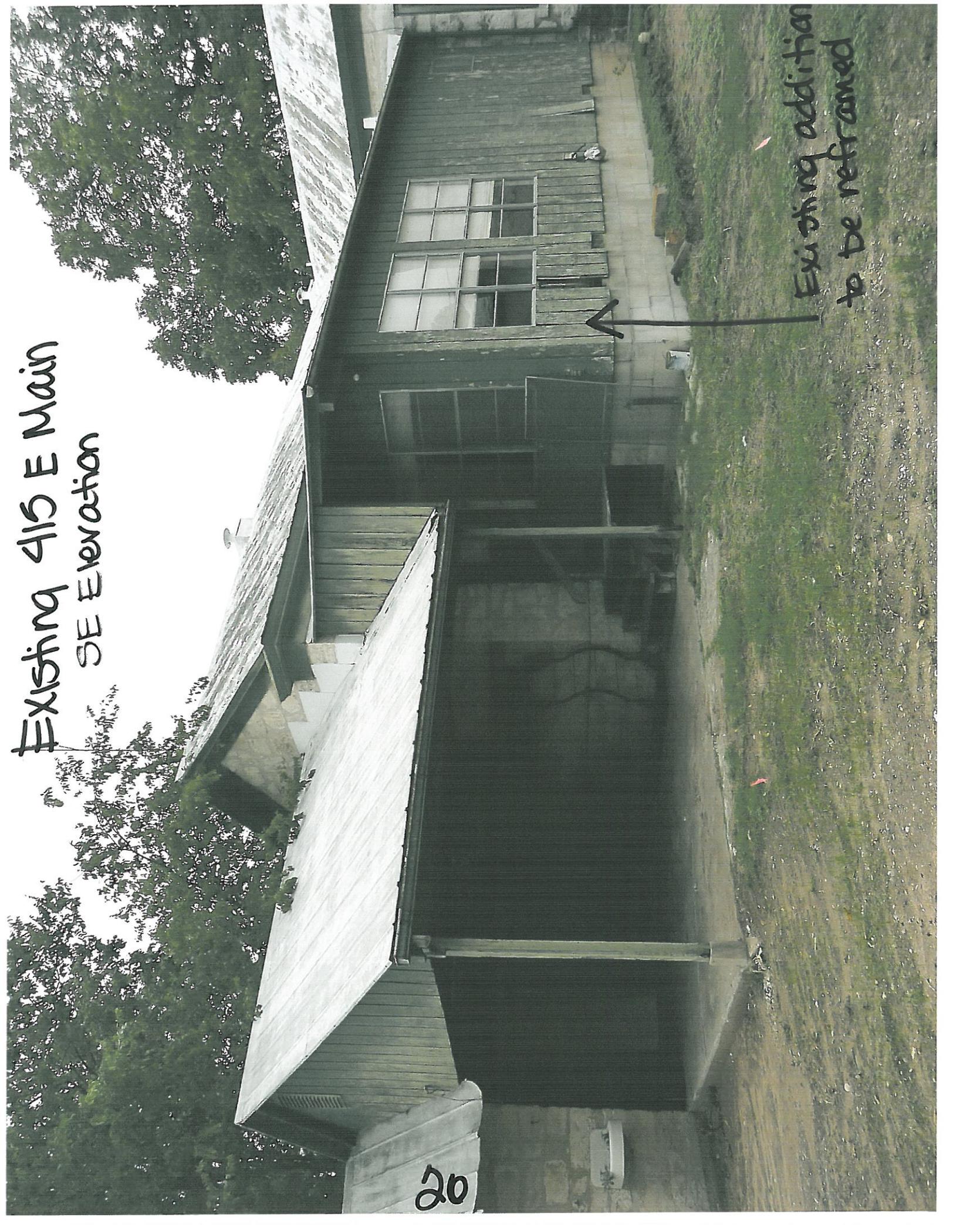
Stone skirting to match existing.

Remove flint over stone
flint

New Paint



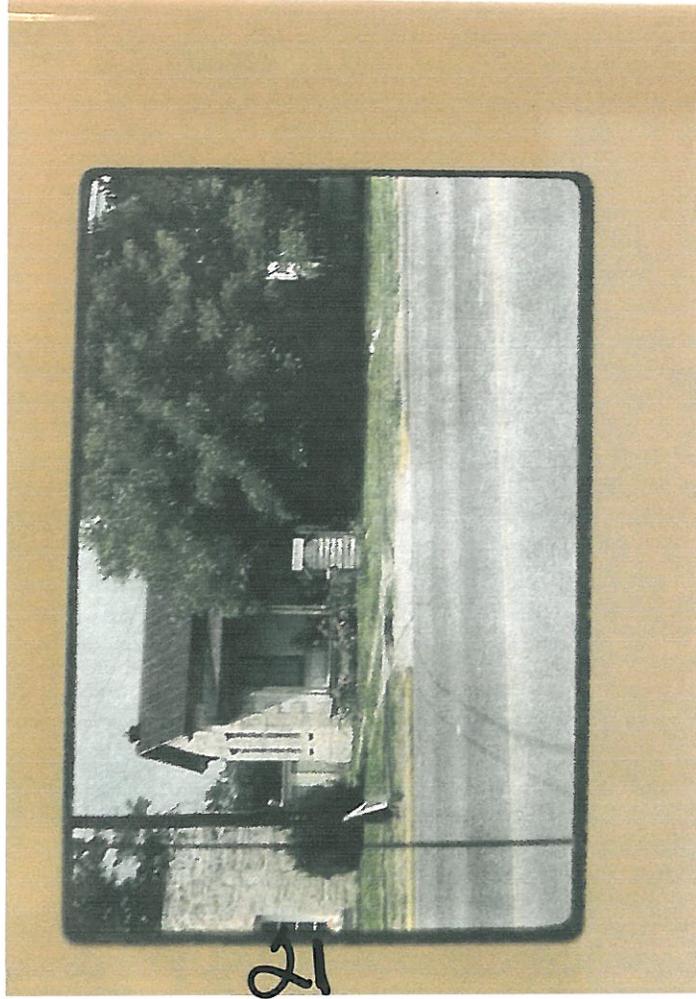
Existing 415 E Main
SE Elevation



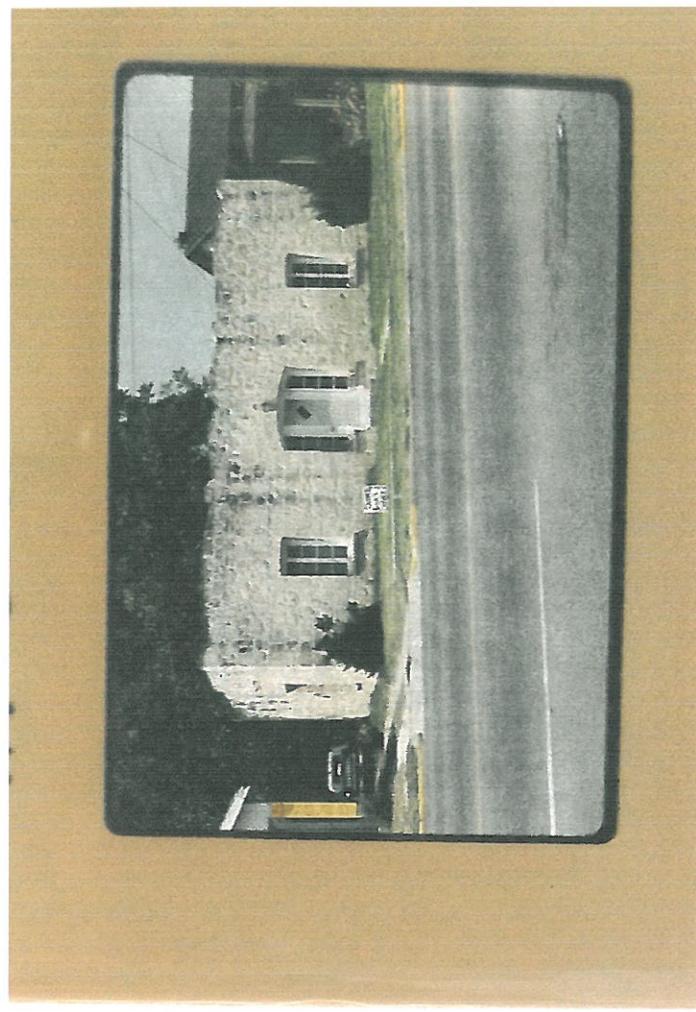
20

Existing addition
to be reframed

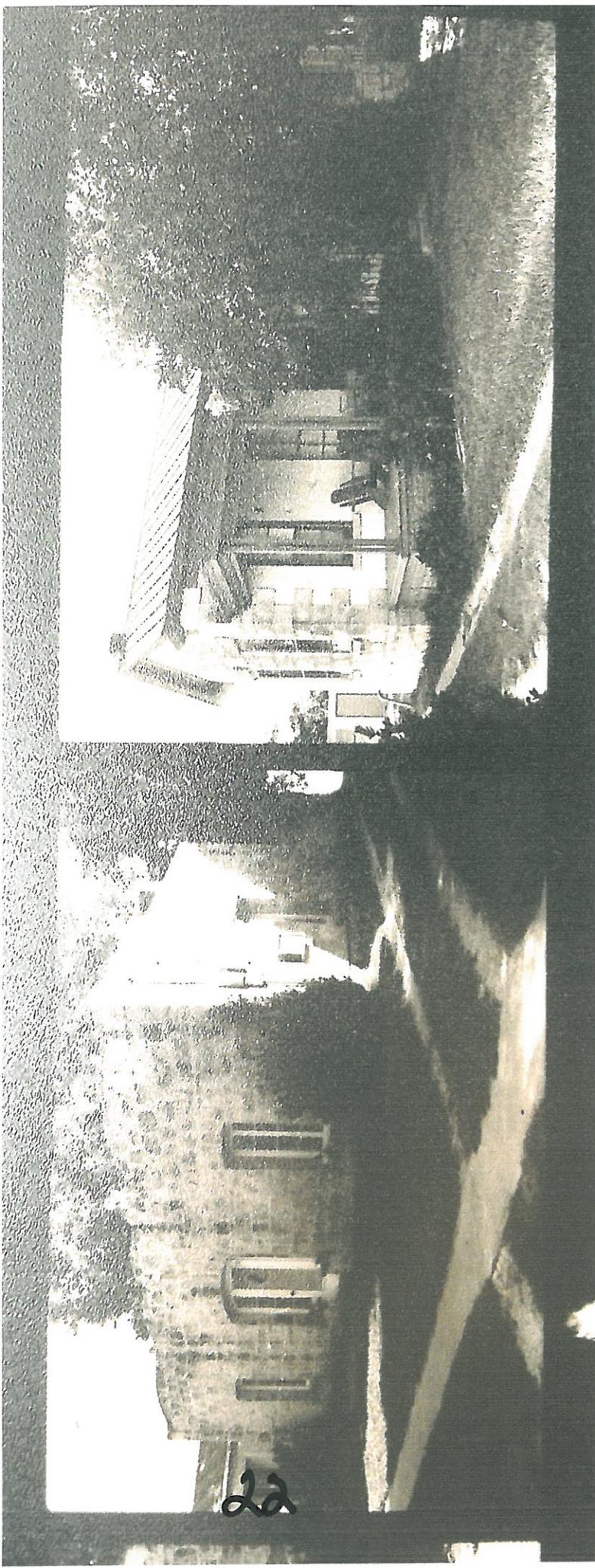
1983 Fda Historic Resource Survey Photos.

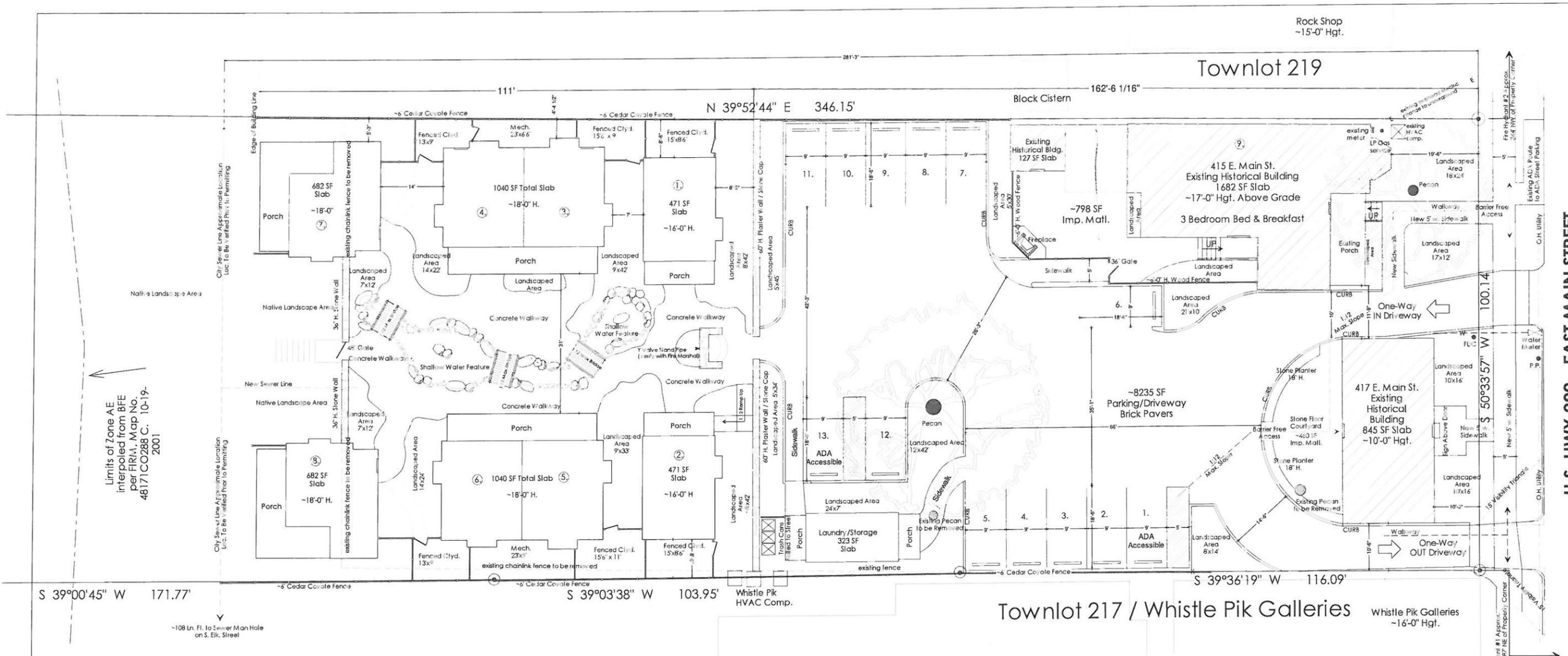


21



1983 Fdg. Historic Resource Survey Photos





Rock Shop
~15'-0" Hgt.

Townlot 219

N 39°52'44" E 346.15'

Block Cistern

162'-6 1/16"

415 E. Main St.
Existing Historical Building
1682 SF Slab
~17'-0" Hgt. Above Grade
3 Bedroom Bed & Breakfast

~798 SF
Imp. Matl.

Existing Historical Bldg.
127 SF Slab

417 E. Main St.
Existing Historical Building
845 SF Slab
~10'-0" Hgt.

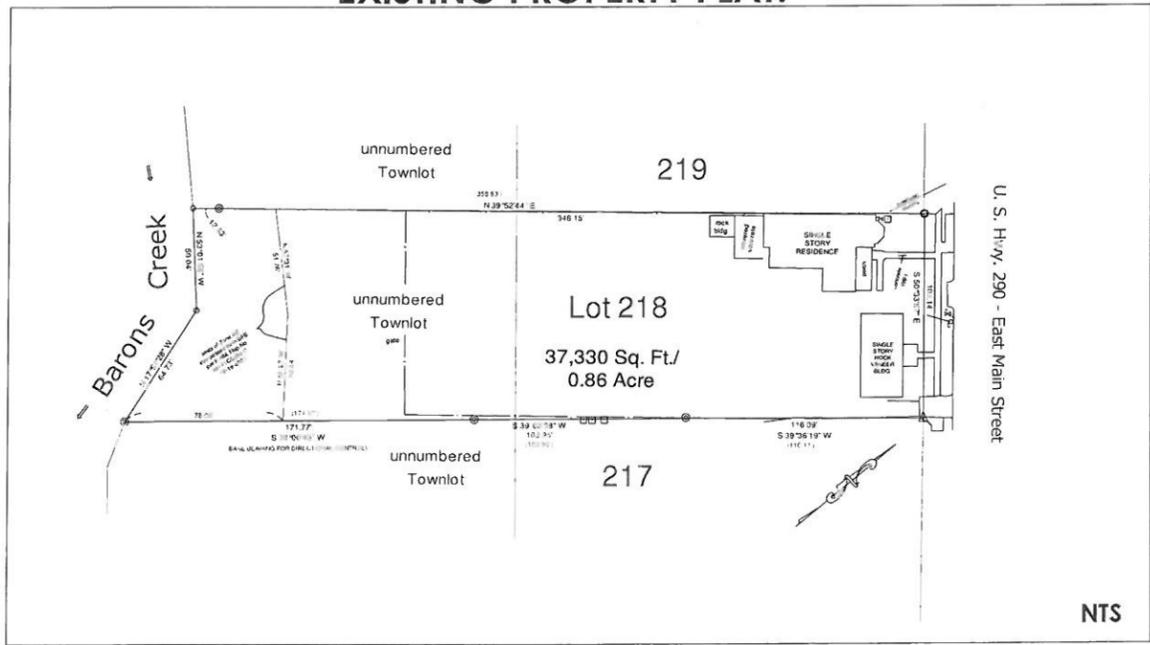
~8235 SF
Parking/Driveway
Brick Pavers

Townlot 217 / Whistle Pik Galleries

Whistle Pik Galleries
~16'-0" Hgt.

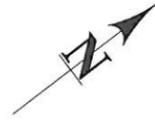
Limits of Zone AE
interpolated from BFE
per FIRI, Map No.
48171CO288 C. 10-19-
2001

EXISTING PROPERTY PLAT:



SITE PLAN NOTES & DATA:

- Proposed Business: The property will be comprised of a 9 Unit Bed & Breakfast operation. The existing historical structure on 415 E. Main Street will be a Bed & Breakfast unit with 3 bedrooms and the historical structure on 417 E. Main Street is a proposed Lobby/Lounge for the operation. 8 additional Bed & Breakfast units are proposed to the rear of the lot. Both Main Street historical properties will be restored to keep the historical integrity of the buildings and further beautify Main Street frontage.
- Zoned: Sec 3.220 Central Business District
Minimum Required Lot Area : 5000 SF
Actual Lot Size : 37,330 SF
Min. Lot Width: 50'
Actual Lot Width: 100.14'
- Required Building Setbacks : All 0'-0"
- Total Impervious Coverage (Max 90%) ~17,333 SF of 31,913 SF (~54% of Lot Area Outside of Flood Plain)
- Building Coverage: 7,263 SF (No Max. Per CBD zone)
- CBD Maximum Building Hgt. 38' ; All Buildings Existing & New are Single Story <18' Hgt.
- Parking Requirements :
1.1 Parking Space per Unit (9 Units) = 9.9 (10) Spaces
2 Spaces for Lobby Area
13 Total Spaces Available (2 of which are ADA)
- Density: 1 Efficiency Unit per 1600sf lot area = 31,913SF (outside flood plain) / 1600sf = ~19 Units Max.
- Sign: Wall Sign placed on 417 E. Main St. Building Max. 60sf (~40 Lin. Ft. Building Frontage)
To Comply with Sign Ordinance
- Perimeter Fencing: Existing Fencing to be removed & replaced with 6' Hgt. Cedar Coyote Privacy Fencing.
- All Exterior Lighting to be Hooded / Dark Sky Compliant
- Existing Townlot 218 and Unnumbered Townlot in process of replatting into 1 lot
- Buildings Finished Floor Heights will be determined and noted with Grading Plan & Stormwater Control Evaluation.
- Fire Department Connection to Y valve is noted inside the proerty line in front of the buildings.



415 & 417 E. MAIN STREET, FREDERICKSBURG, TEXAS
PLAT SHOWING A 37,330 SQUARE FOOT/0.86 OF AN ACRE TRACT OF LAND WHICH COMPRISES TOWNLOT LYING SOUTHWEST OF SAID TOWNLOT NO. 218, AS SAID TOWNLOTS ARE DESIGNATED ON THE MAP OR PLAT OF THE COITY OF FREDERICKSBURG AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY; GILLESPIE COUNTY, TEXAS

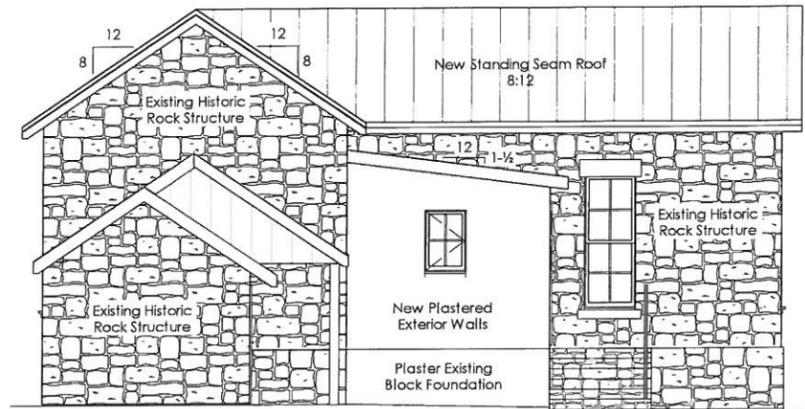
John Muraglia 415 & 417 East Main Street Fredericksburg, Texas 78624	Prepared By: Shayna Thompson 830.998.1673
Site Plan	Scale 1" = 10'-0"
	Date 11-1-13
	1

23

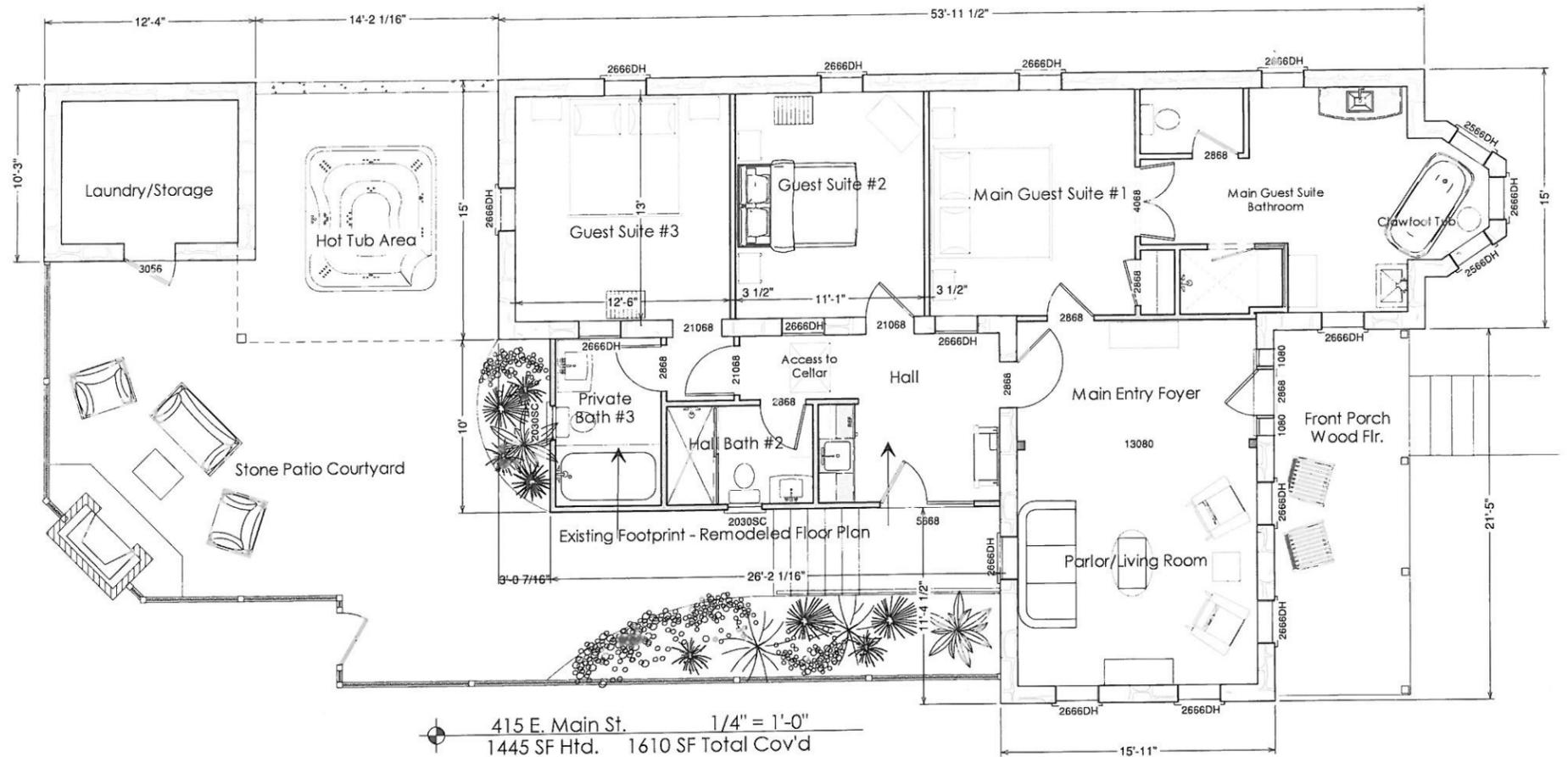
U.S. HWY 290 - EAST MAIN STREET

415 E. Main Street

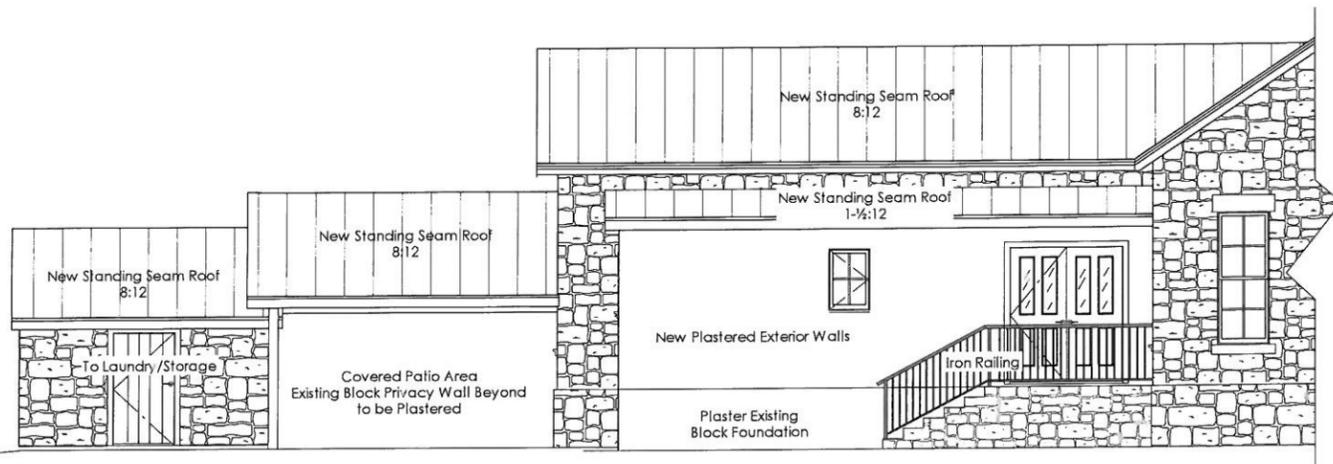
- No significant exterior changes in structure/design
- Existing wood windows remain - strip & repaint & caulk
- New standing seam galv alum roof
- New paint on windows/overhang trim (colors TBD)
- New Front Porch skirting - stone to match existing foundation stone
- New Front Porch flooring
- New Front Porch Posts - Turned Wood Posts (design of posts to mirror more accurate for late 1800's)
- Existing Addition on SE side of building will have new Plaster Siding and new interior floor plan
- New stone steps to back entrance



South Elevation

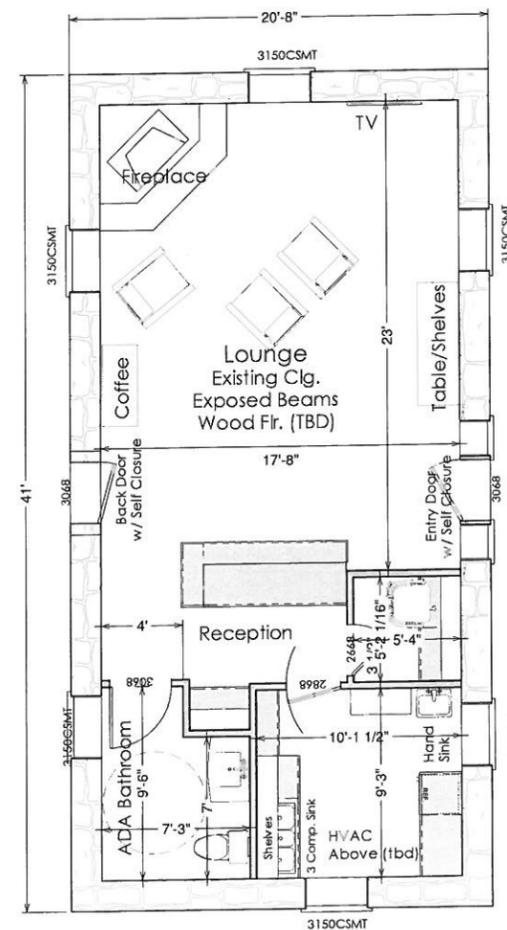


415 E. Main St. 1/4" = 1'-0"
1445 SF Htd. 1610 SF Total Cov'd



East Elevation

417 E. Main St. 1/4" = 1'-0"
843 SF Htd./Slab



417 E. Main Street

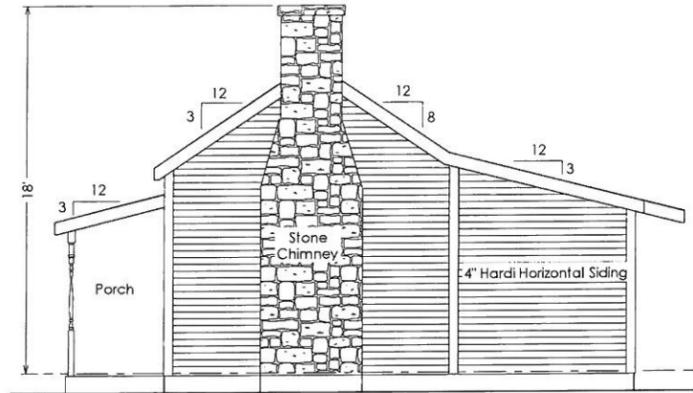
- No significant exterior changes in structure/design
- Existing wood windows remain - strip & repaint & caulk
- New standing seam galv alum roof
- Interior Changes Only

PLANS NOT FOR CONSTRUCTION FOR HISTORIC REVIEW ONLY

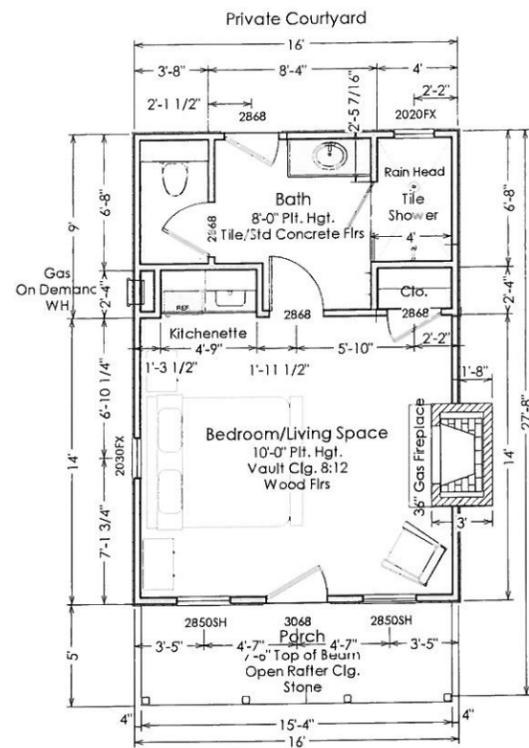
<p>John Muraglia 415 & 417 East Main Street Fredericksburg, Texas 78624</p>	<p>Prepared By: Shayna Thompson 830.998.1673</p>
<p>415/417 E. Main St. Buildings</p>	<p>Scale 1/4" = 1'-0" Date 11-25-13</p>



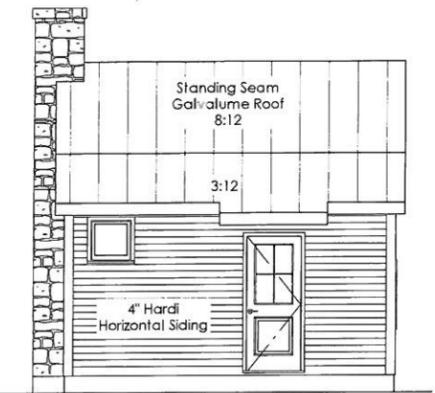
East Elevation



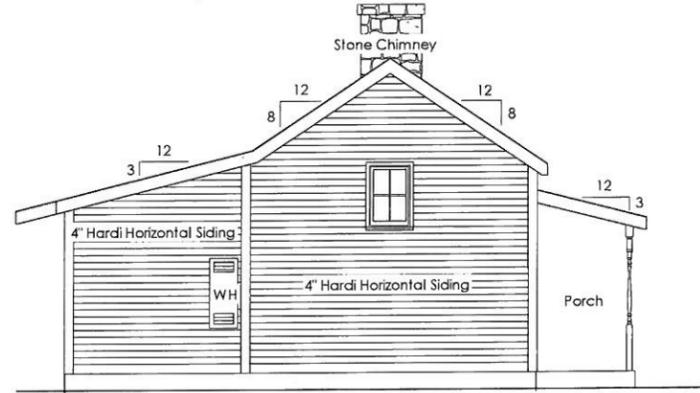
North Elevation



Unit 1
368 SF Htd. 464 SF Slab



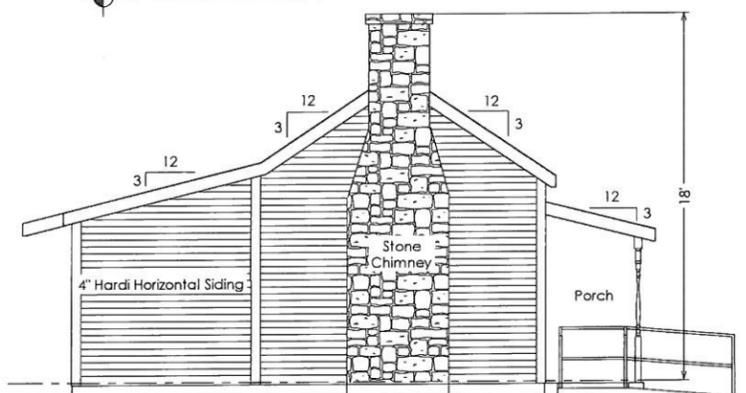
West Elevation



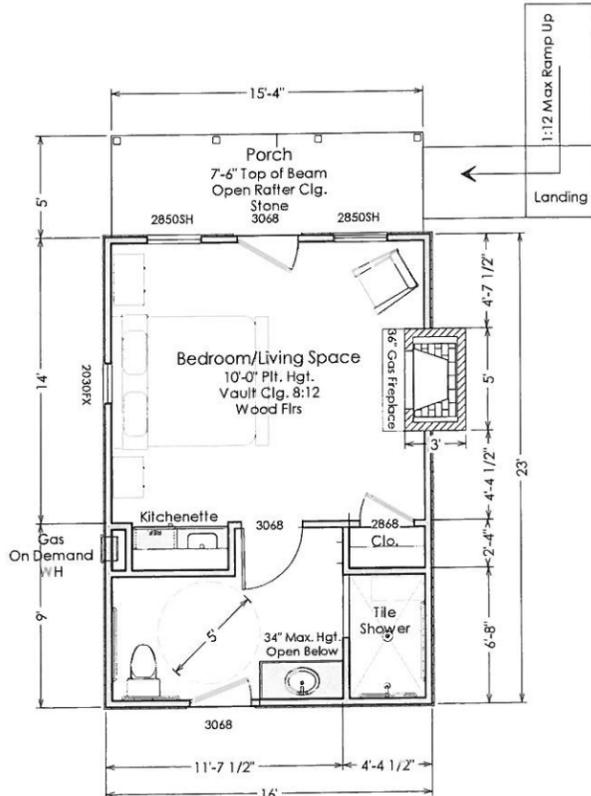
South Elevation



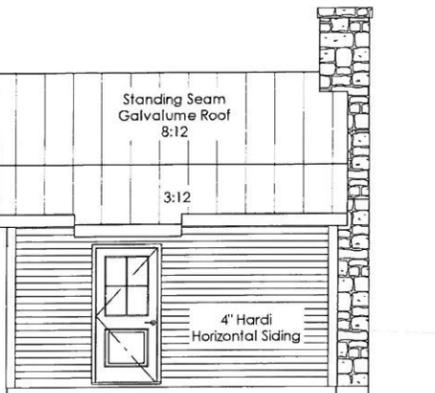
West Elevation



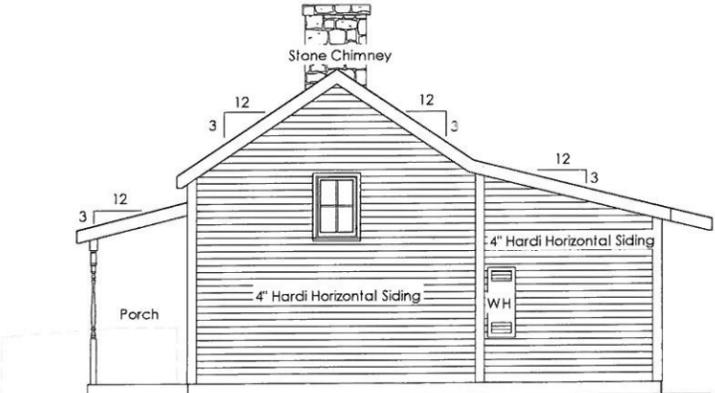
North Elevation



Unit 2
368 SF Htd. 454 SF Slab



East Elevation



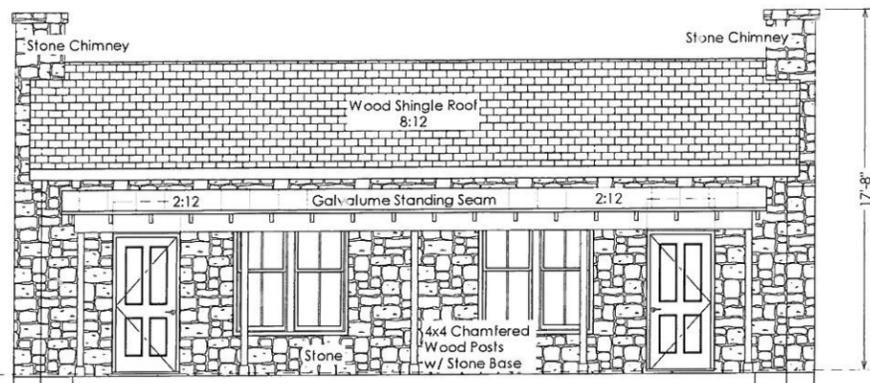
South Elevation



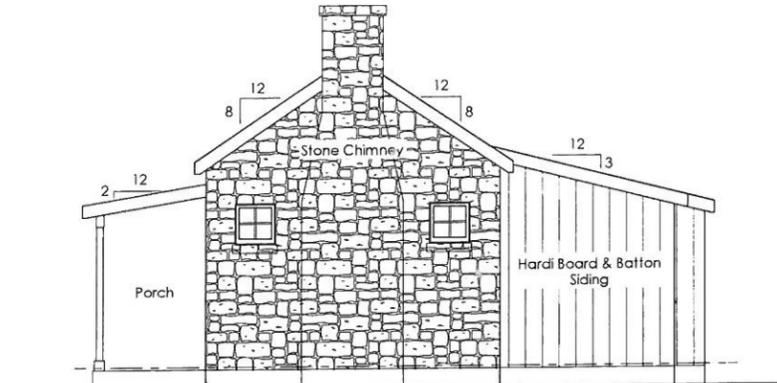
PLANS NOT FOR CONSTRUCTION
FOR HISTORIC REVIEW ONLY

<p>John Muraglia 415 & 417 East Main Street Fredericksburg, Texas 78624</p>	<p>Prepared By: Shayna Thompson 830.998.1673</p>
<p>Unit #1 & #2</p>	<p>Scale 1/4" = 1'-0" Date 11-25-13</p>

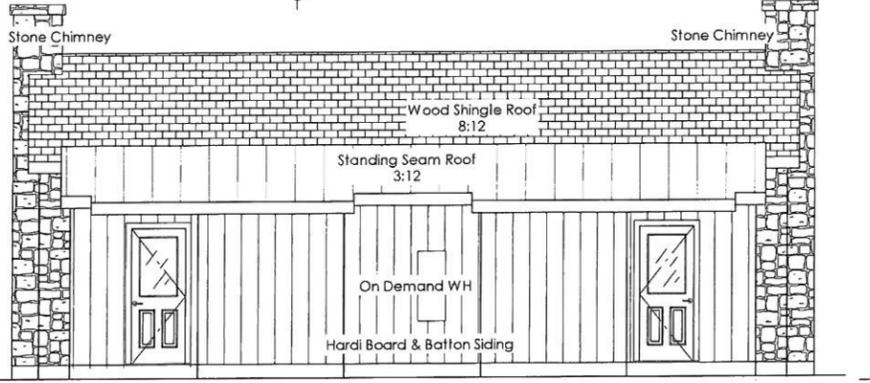
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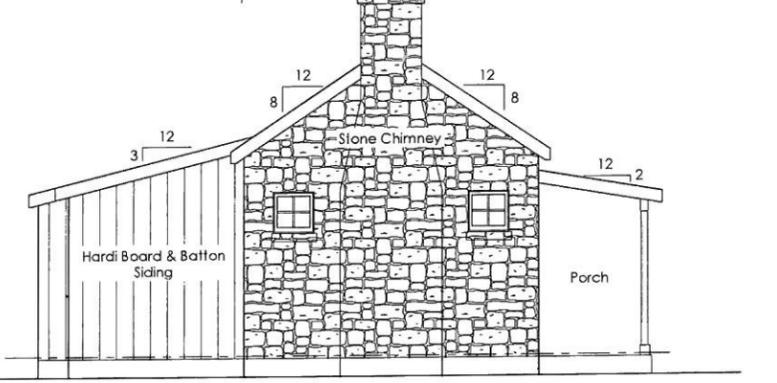
East Elevation



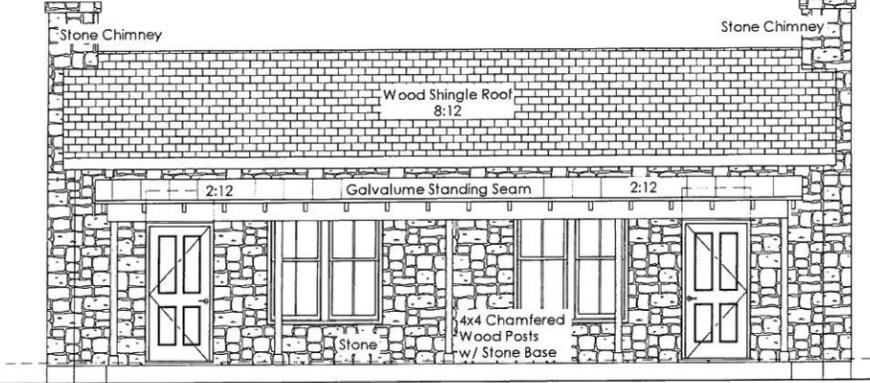
North Elevation



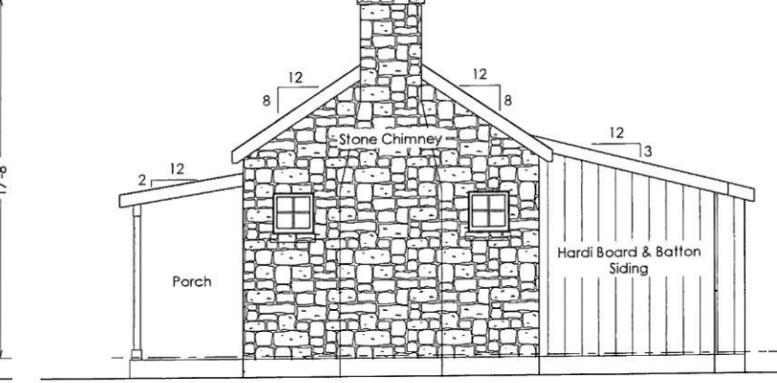
West Elevation



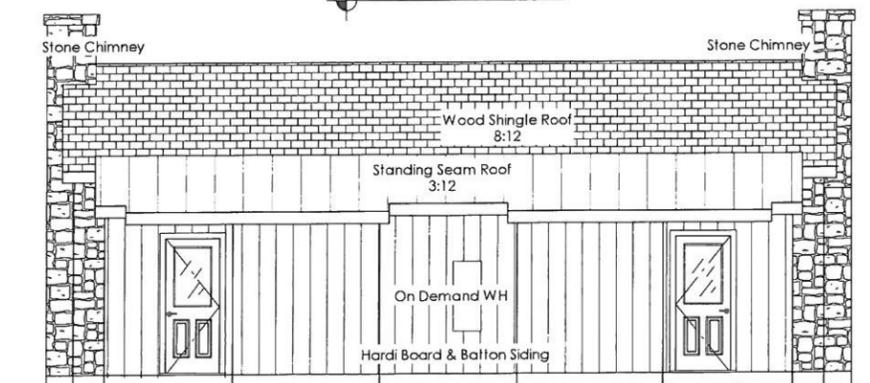
South Elevation



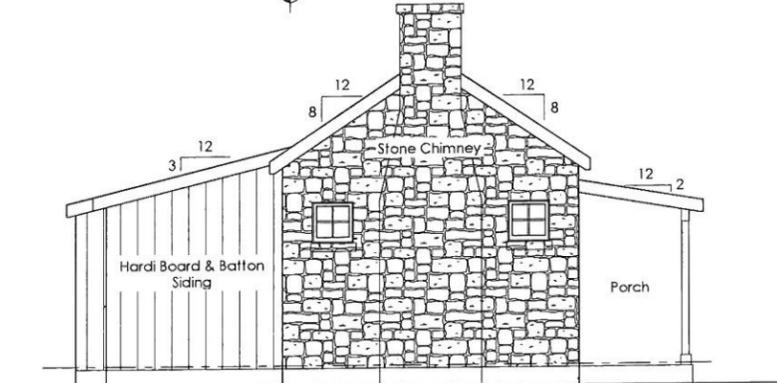
West Elevation



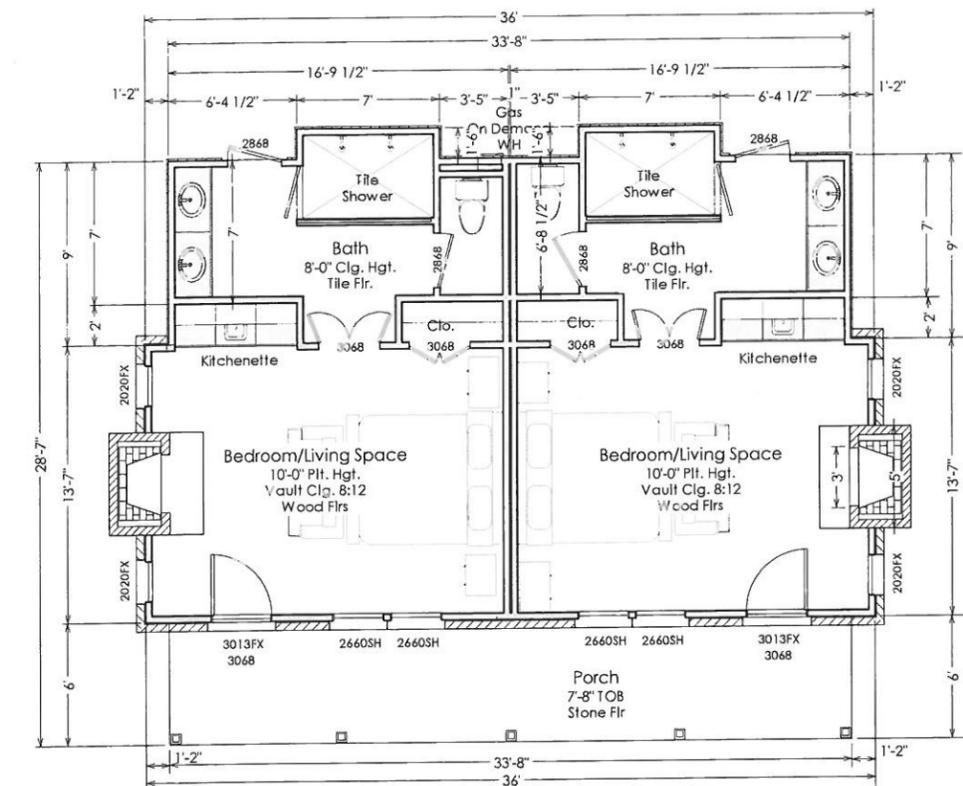
South Elevation



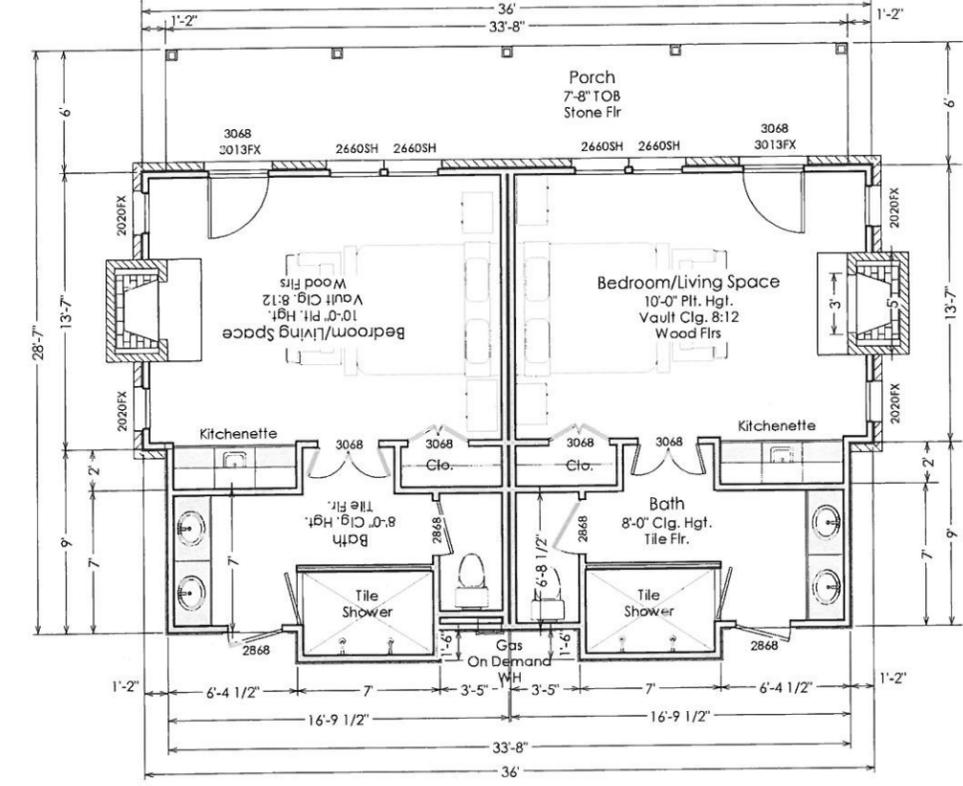
East Elevation



North Elevation



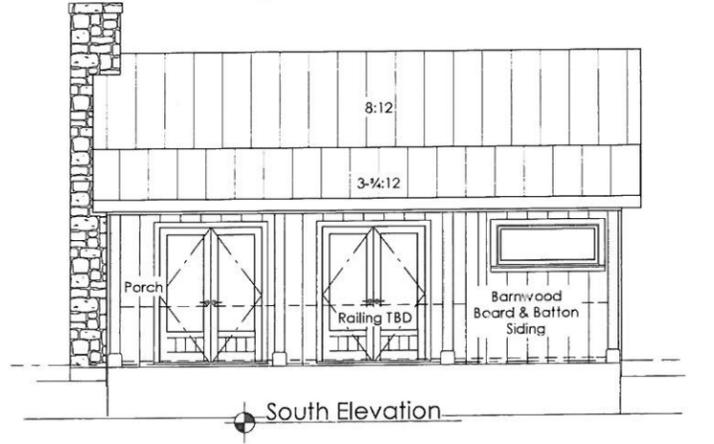
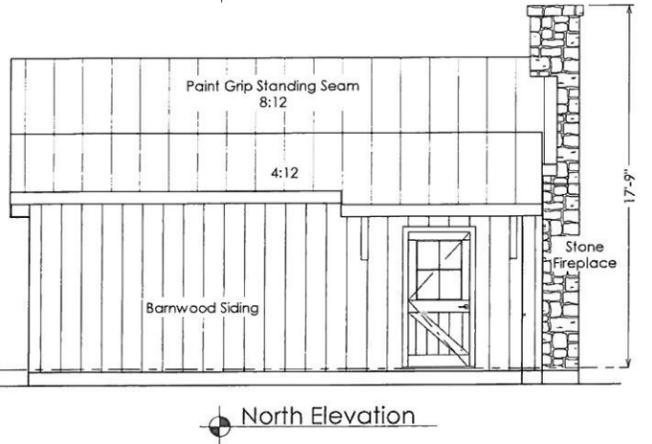
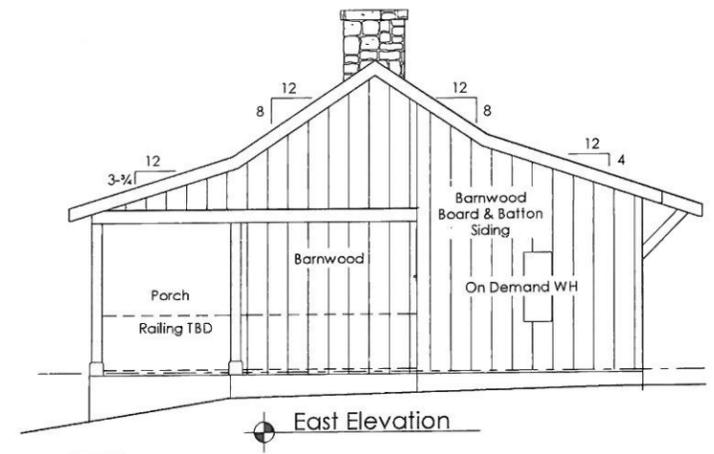
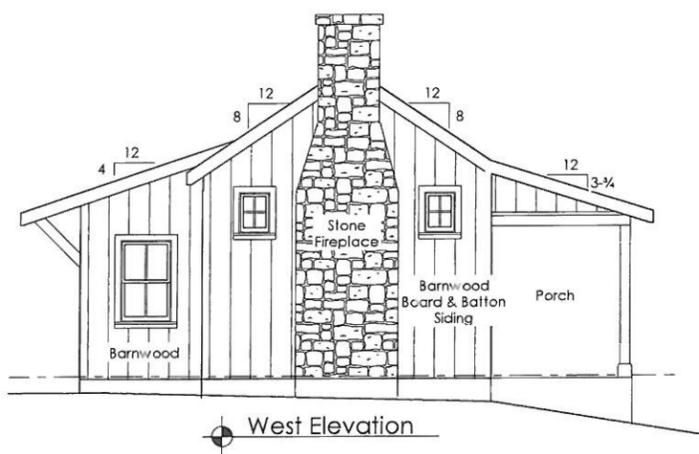
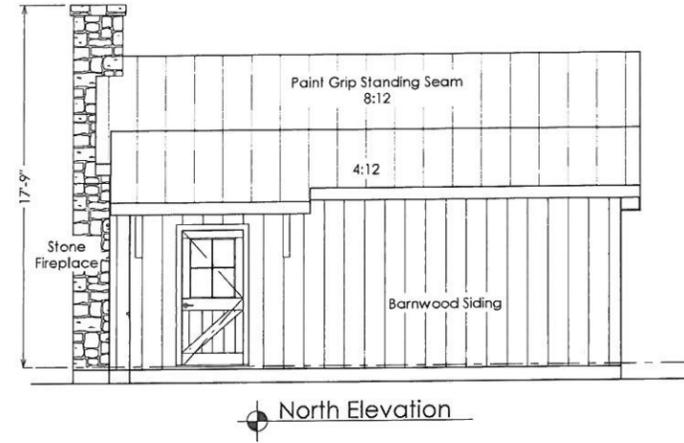
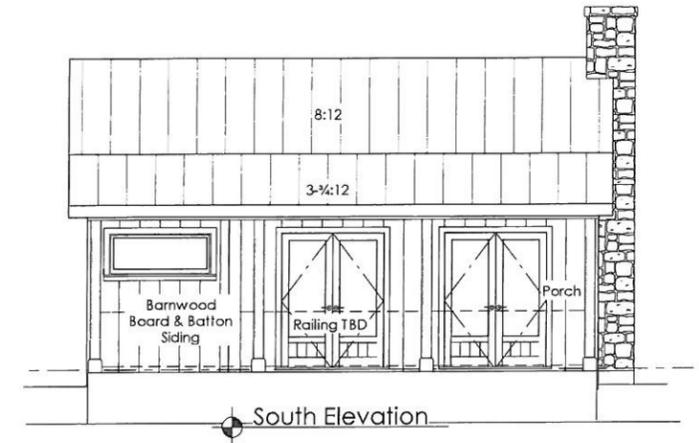
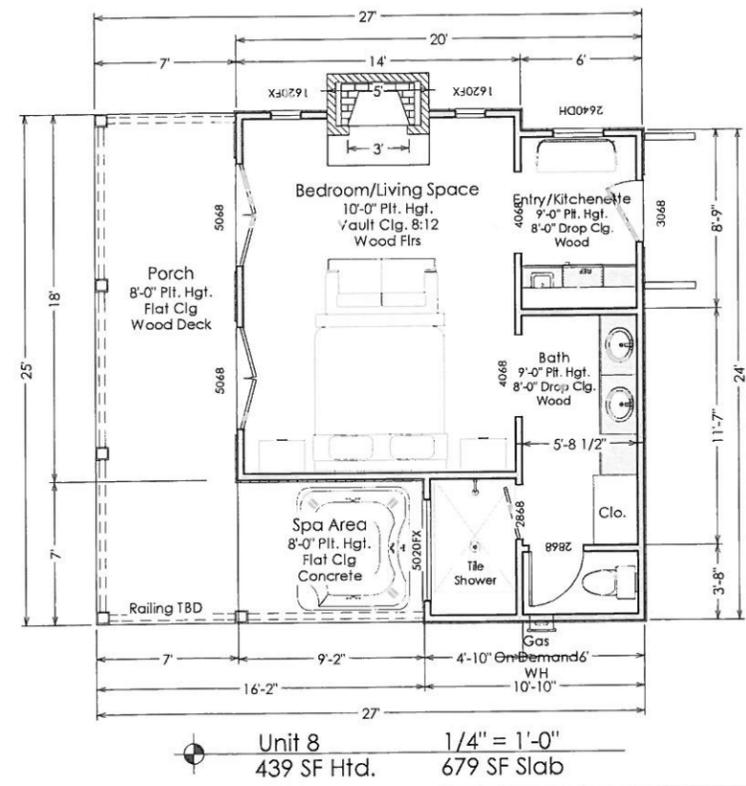
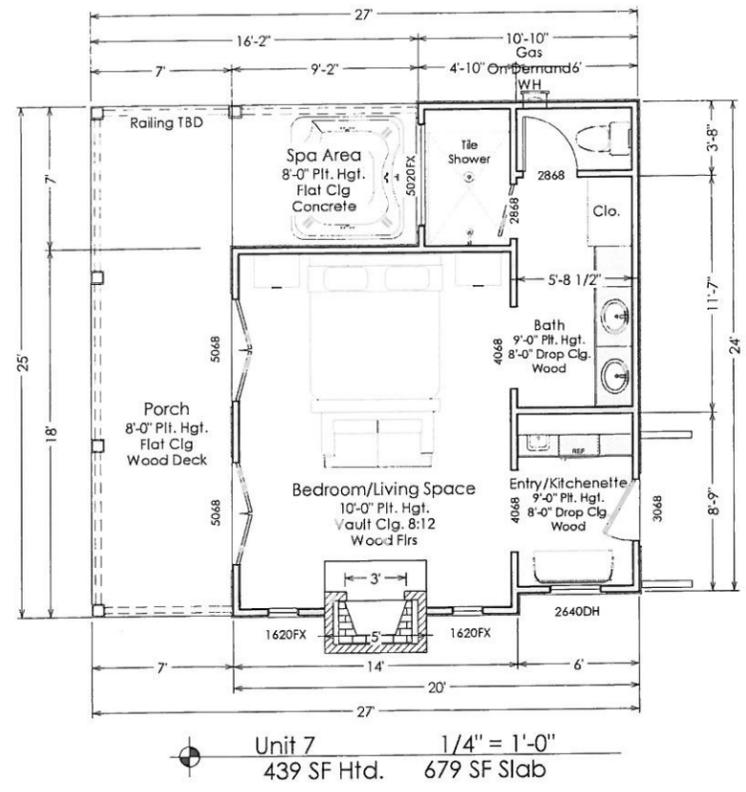
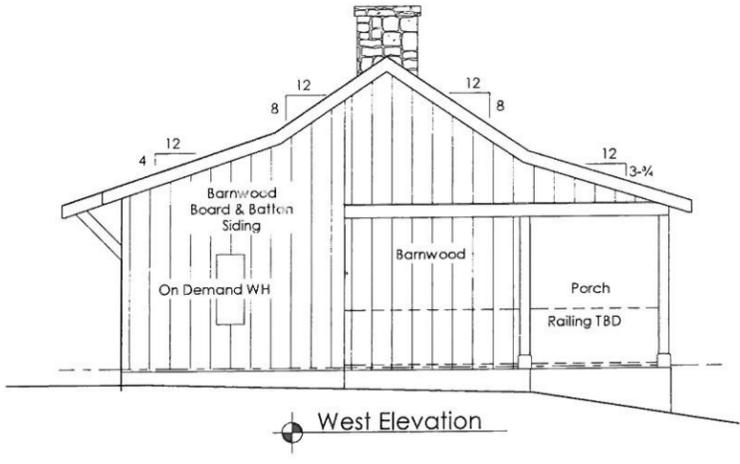
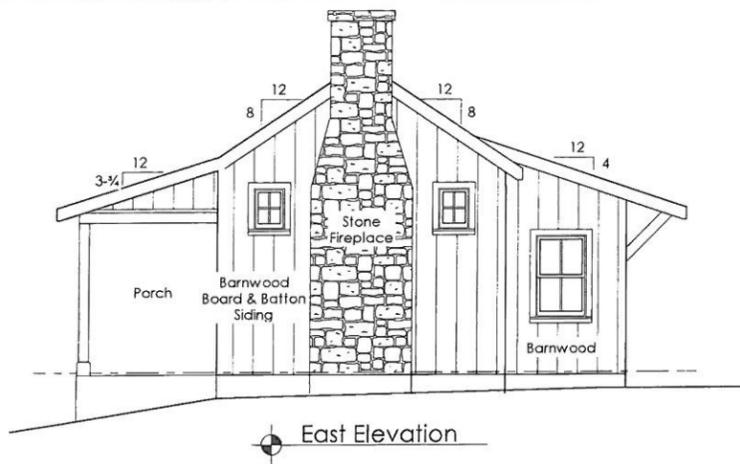
Unit 3-4
429 SF Htd. 521 SF Slab (1042 Total Bldg)
1/4" = 1'-0"



Unit 5-6
429 SF Htd. 521 SF Slab (1042 Total Bldg)
1/4" = 1'-0"

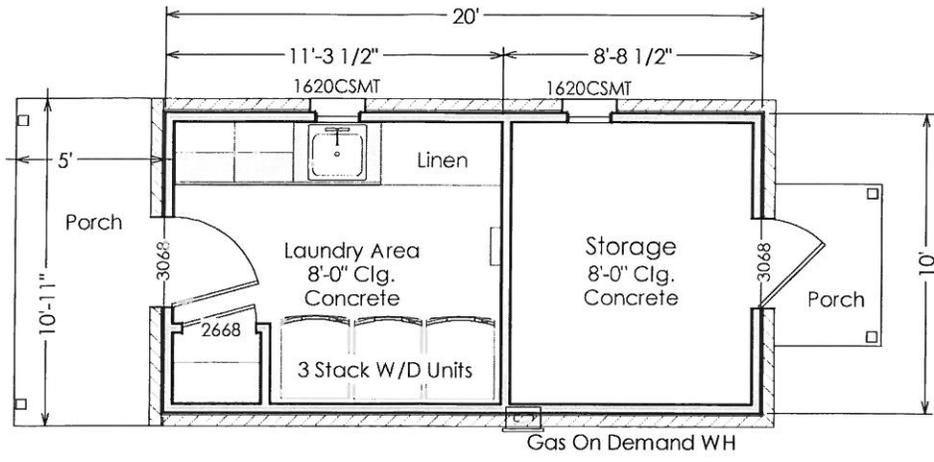
<p>John Muraglia 415 & 417 East Main Street Fredericksburg, Texas 78624</p>		<p>Prepared By: Shayna Thompson 830.998.1673</p>
<p>Unit #3-4 & #5-6</p>		<p>Scale 1/4" = 1'-0" Date 11-25-13</p>
		4

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FOR HISTORIC REVIEW ONLY

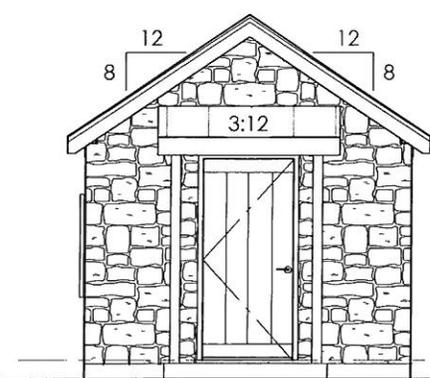


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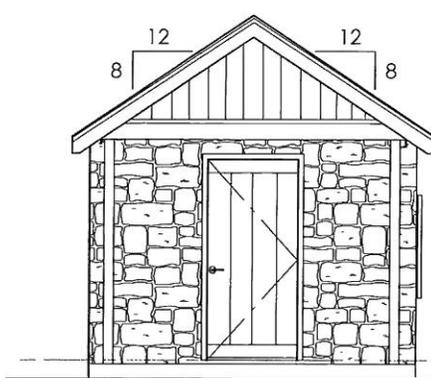
<p>John Muraglia 415 & 417 East Main Street Fredericksburg, Texas 78624</p>	<p>Prepared By: Shayna Thompson 830.998.1673</p>
<p>Unit #7 & #8</p>	
<p>Scale 1/4" = 1'-0"</p>	<p>Date 11-25-13</p>
<p>5</p>	



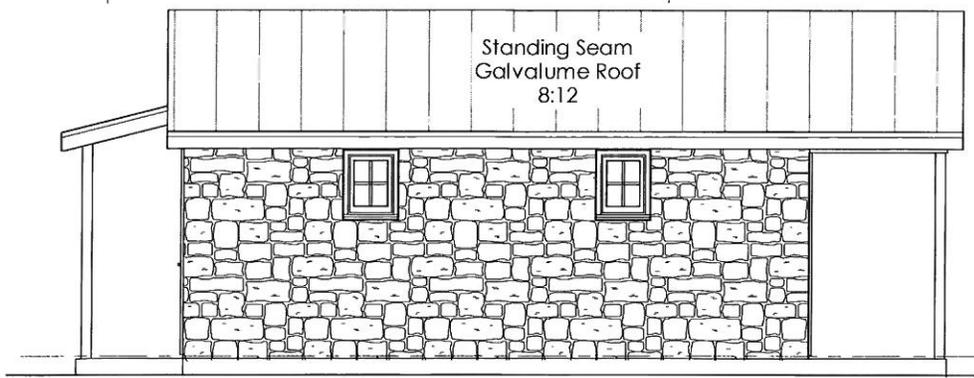
Laundry/Storage Floor Plan



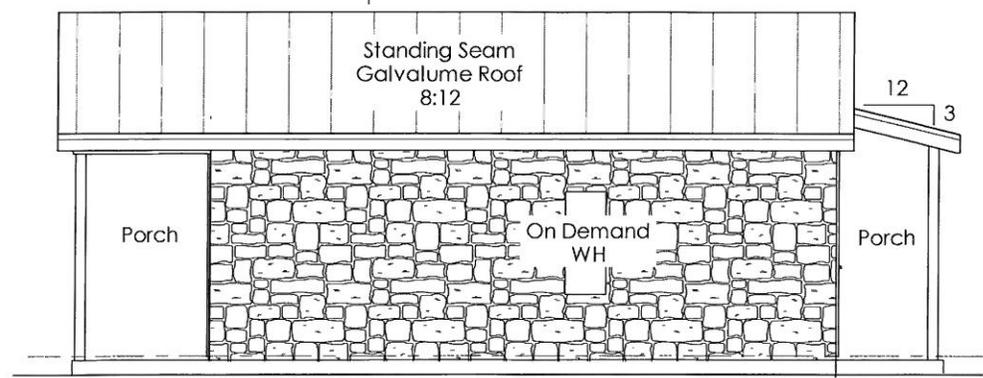
North Elevation



South Elevation



West Elevation



East Elevation

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FOR HISTORIC REVIEW ONLY

Prepared By: Shayna Thompson 830.998.1673	6
Date 11-25-13	Laundry/Storage
John Muraglia 415 & 417 East Main Street Fredericksburg, Texas 78624	