

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD**

Tuesday, January 14, 2014

City Hall

Conference Room

126 W. Main St.

5:30 P.M.

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

Pp 1 - 3

APPLICATIONS

3. Application #13-100 by Circle E.Candles at 119 E. Main Street to:
 - A) Add two sconces and two awnings to exterior
 - B) Add two sheets of laminate glass with gold lettering to exterior
 - C) Add lettering to top of building on existing signage spot using a 4 x 8 piece of metal to cover granite
 - D) Add a 3' x 1' sign under front awning

Pp 4 - 11

DISCUSSIONS

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

SIGN OFF APPLICATIONS

5. #13-101 - Remove most of trim on lower patio cover – 330 W. Main (Smithers)
6. #13-102 - Paint exterior – 116 E. Travis (Utley)
7. #13-103 - Paint exterior – 518 W. Austin (Wright)
8. #13-104 - Paint exterior – 312 W. Travis (Clark)
9. #13-105 - Paint exterior – 209 N. Acorn (Cloud)
10. #13-106 - Replace roof and remove shutters – 312 E. Austin (Washburne)
11. #13-107 – Paint Exterior – 207 S. Edision (Beall)
12. #13-108 – Replace rotten wood on front porch (Fullbrook)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
December 10, 2013
5:30 PM

On this 10th day of December, 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
LARRY JACKSON
STAN KLEIN
BURLEIGH ARNECKE

ABSENT: J. HARDIN PERRY

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

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

MINUTES

Larry Jackson moved to approve the minutes from the November 2013 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

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. – John Akin presented the application and noted the majority of the work will be done on the back of the house. Mr. Akin noted the rotted decking on the front left porch will be replaced with gray composite. Mr. Akin stated the owners would like to add a master bathroom and closet on the rear and the two existing windows will become doorways. Mr. Akin noted two new windows will be added to the back side of the house and those will be the same style that is on the building now. Mr. Akin added the siding on the addition will be board and batton.

Mike Penick noted he likes the inset of the additional wall, but the roofline should have a fascia all the way around it and a hip should be added at the addition. Stan Klein agreed by doing so it balances the project and designates the new construction. David Bullion asked if the tank would be moved and Mr. Akin stated it will stay where it is. Mr. Akin added the chimney will be removed because it is not

connected to anything. There followed some discussion if the chimney was original to the structure. Mr. Bullion confirmed a couple feet of the stone on the windows will have to be removed for the door openings and Mr. Akin confirmed that was true. Larry Jackson asked about the back wall and questioned if it would be sheetrocked over. Mr. Akin noted he probably would, but it will be up to the owners. He added he likes it left raw, but he will do what the owners want.

Larry Jackson moved to approve the application with the revisions mentioned by Mike Penick and illustrated by Stan Klein, which include building the roof with a hip and installing a fascia all the way around the roof. Eric Parker seconded the motion. All voted in favor and the motion carried.

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

– Shayna Thompson presented the application and Mr. and Mrs. John Muraglia were also present. Ms. Thompson noted the entire project is going to be a bed and breakfast / lodging facility that will be constructed to the rear of the property. Ms. Thompson noted the existing structure at 417 E. Main will be used as a main lobby area and the property at 415 E. Main will be converted to a 3 bedroom bed and breakfast unit. Ms. Thompson added there will be no changes to the footprint at 415 E. Main, they would just like to beautify the front porch by changing the tin skirting to stone, replacing the rotted floor with a composite material, painting the exterior and replacing all the rotten wood. Ms. Thompson noted the paint colors will be presented at a later time. Ms. Thompson noted the historic house will be used as a 3 bedroom unit and the footprint will not be changed. Ms. Thompson commented they have been looking for historic photos and can only find photos from 1983, so they have not determined if the posts are replicas. Ms. Thompson added they would like to use turn posts to replace the existing posts and add gingerbread detailing. Ms. Thompson noted they will be putting a standing seam metal roof on the historic structures and the new structures. Stan Klein noted he discourages the use of turn posts and gingerbread unless there is some evidence that was original to the building. In addition, he suggested leaving the porch simple because cleaner columns will look better and suggested they use 4x4 chamfered corners and sawtooth detailing. Mr. Klein also suggested looking for ghost marks to pick up a pattern. Karen Oestreich agreed gingerbread would not look appropriate on the building. John Muraglia commented Der Lindenbaum has the posts they are considering with some detailed trim and Sharon Joseph noted that was added to the building and was not original. Mr. Muraglia added he is not sure the porch is original on the structure in question. Ms. Thompson continued the smokehouse on the rear of the property will stay, but the roof will be replaced with standing seam metal. Ms. Thompson noted the addition on the side will be reconstructed, the footprint will not change, but the materials will be replaced because the addition is in such bad shape. Ms. Thompson stated they will use a plaster siding to blend in, but it will still be apparent it is newer than the original building. Ms. Thompson stated they will put the new three bedroom unit on the very rear of the property so it won't compete with the historic buildings. Ms. Thompson added they will have historical references and vernacular designs on the new buildings. David Bullion asked if the new buildings will all be single story and Ms. Thompson noted they would be.

Stan Klein moved to approve Application #13-97 with the following modifications:

- 1) Turn columns are not to be used.
- 2) Gingerbread is not to be used.
- 3) Particular details of porch need to be re-submitted.
- 4) Colors to be submitted for approval.
- 5) Roof to be shingle or standing seam metal.

David Bullion seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Karen Oestreich moved to adjourn. Eric Parker seconded the motion. All voted in favor and the meeting was adjourned at 6:05 p.m.

PASSED AND APPROVED this the 14th day of January, 2014.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

**Historic Review Board
Application Information**

Application Number: 13-100
Date: January 9, 2014
Address: 119 E. Main
Owner: Ron Woellhof
Applicant: Circle E Candles
Rating: High
Proposed Modifications: See attached.
Neighborhood Characteristics: The subject property is in the Historic District.
Staff Comments: The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

(1) Removal, addition or modification of architectural detail. The distinguishing historic qualities or character of a building, structure, or site and its environment shall not be destroyed. Removal or modification of any historic material or distinctive architectural features may be accomplished upon issue of certificate of appropriateness; however, this should be avoided when possible. Architectural features include but are not limited to exterior wall materials, windows, railings, decorative woodwork, masonry, or stone elements.

(2) Paint color and application. Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The building official shall determine whether or not the proposed color is within the approved list of colors. Base colors such as vibrant or "hot" shades, dark deep shades, and black shades are not acceptable. If one wishes to use these colors, a certificate of appropriateness must be granted in advance of paint application. The painting of existing historic buildings composed of materials such as unpainted stone or unpainted masonry is prohibited.

(3) New construction in historic districts. The board will review all new construction plans within Historic Districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to height, gross volume, proportion, design harmony and setback.

The advisory functions of the Board include the following:

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

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

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

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

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

13 - 100

Application for Certificate of Appropriateness

Application Date: 12/6/13 Application Complete: _____

Property Address: 119 E. Main St.

Legal Description: _____

Owner: Ron & Jane Woellhof Phone No. 830 990 8059

Address: 423 Summit Circle Plog, TX. 78624

Applicant: Circle E Candles, Inc. Phone No. 830 990 4478

Address: 4181 E US Hwy. 290 Plog, TX. 78624

Description of External Alteration/Repair or Demolition: Add 2 sconces, 2 Awnings, 2 Sheets of laminate glass with gold lettering. Add lettering to top of building in existing spot, and sign hanging from existing spot on existing awning.

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

The awning, sconces, and signs will be in character with the building.

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

Drawing Sketch Date Submitted: _____ Historic Photograph

Desired Starting Date: Dec. 13 Desired Completion Date: Feb 14

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

APPLICANT SIGNATURE: Rob J. Dander
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

[Signature] Date 12/30/13 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 12/30/13 Insignificant Significant
Chairman's Determination (Max 7 days)

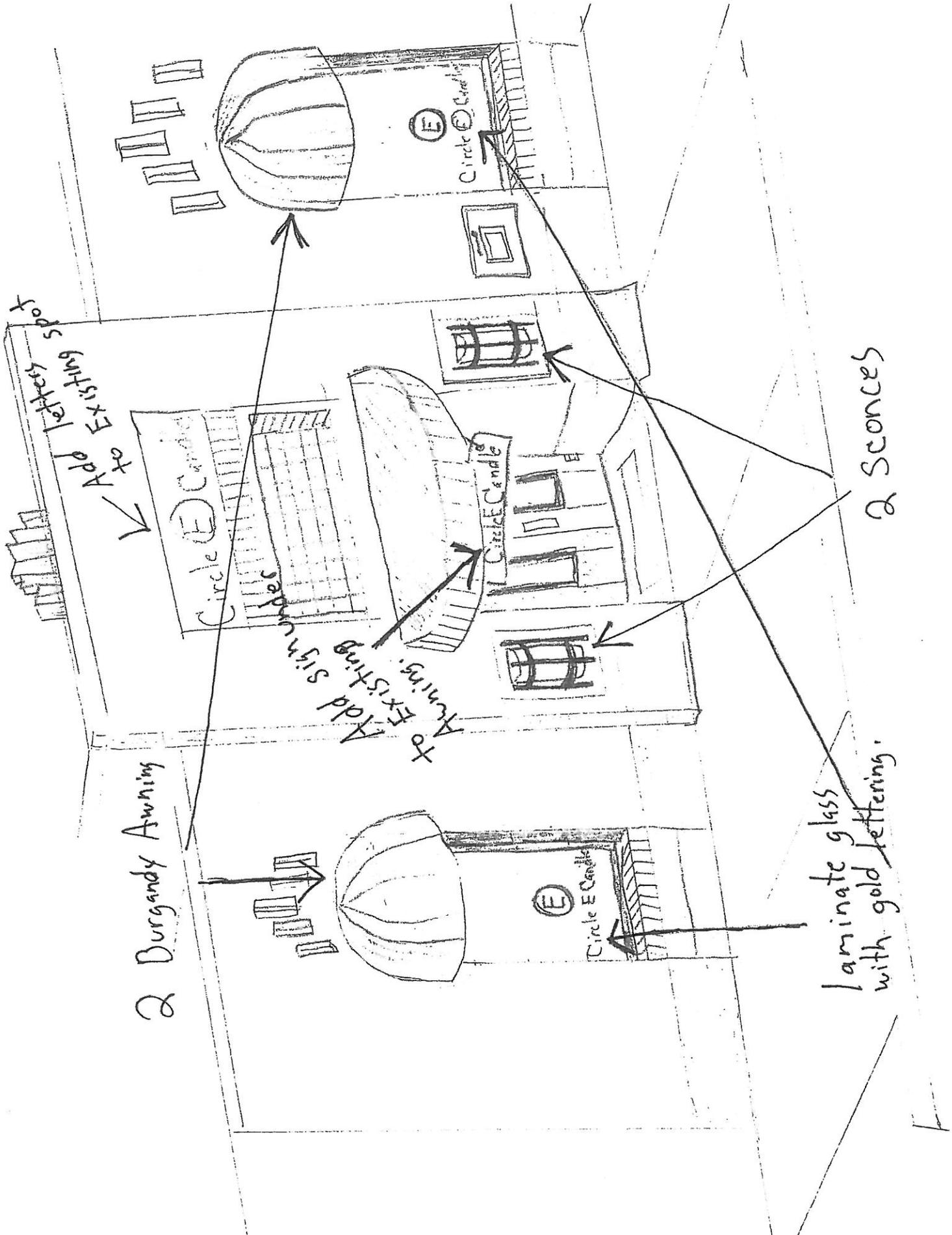
Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

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



Building now.

7



2 Burgandy Awnings

Add lettering spot to Existing

Add sign under Awning to Existing

Laminated glass with gold lettering

2 sconces

Commercial
Awnings

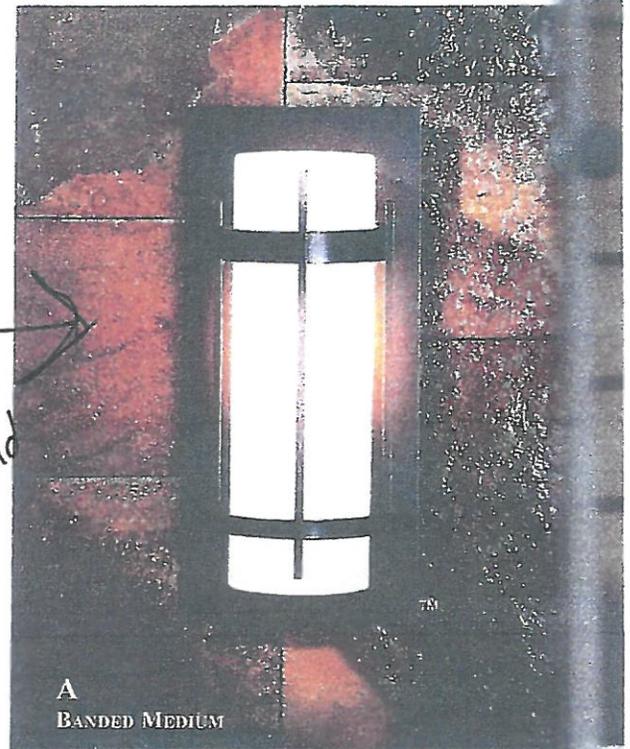
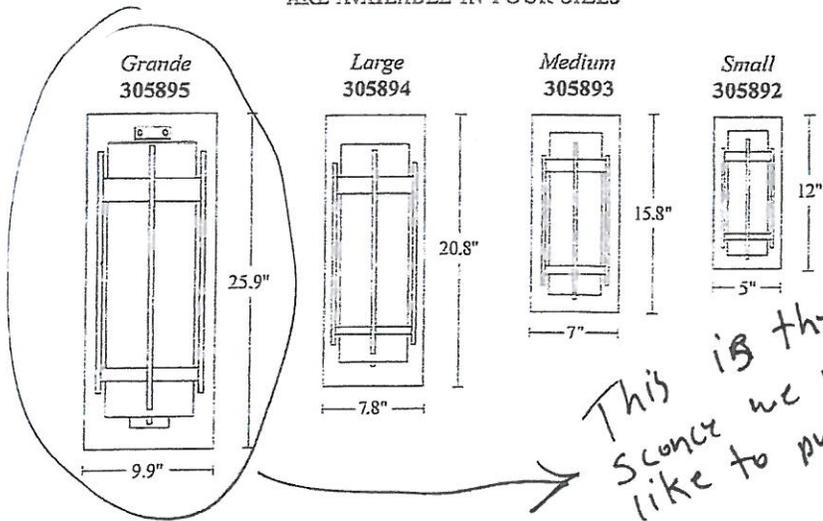


Patio Awnings
and Canopies

The awnings will be just
like this.

9

BANDED OUTDOOR WALL SCONCES
ARE AVAILABLE IN FOUR SIZES



A
BANDED MEDIUM

A BANDED MEDIUM
305893-20-G34
aluminum outdoor sconce
As shown:*

- 15.8" h x 7" w x 5.2" proj
- Natural iron finish
- Opal glass closed-top tube
- Type A bulb, 100 W max
- suitable for wet location
- Fluorescent version: 305893F

B DOUBLE BANDED
365796-17-G78
aluminum outdoor chain-hung ceiling fixture
As shown:*

- 13.4" h x 7.3" square
- Opaque dark smoke finish
- Opal glass cylinder
- Type A bulb, 100W max
- suitable for damp location

C DOUBLE BANDED
355796-17-G78
aluminum outdoor flush-mount
As shown:*

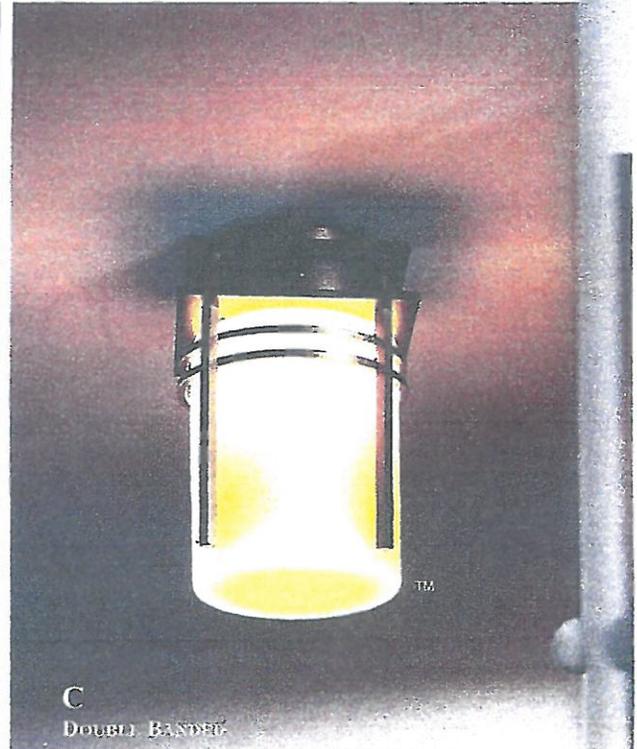
- 10.7" h x 7.3" square
- Opaque dark smoke finish
- Opal glass cylinder
- Type A bulb, 75 W max
- suitable for damp location
- Fluorescent version: 355796F

2

ALL OF OUR
OUTDOOR
FIXTURES
ARE MADE OF
DURABLE,
RUST-FREE
ALUMINUM.
See pages 16-17
for details.



B
DOUBLE BANDED



C
DOUBLE BANDED

01/07/2014

SHARON

11