

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD**

Tuesday, February 11, 2014

City Hall

Conference Room

126 W. Main St.

5:30 P.M.

1. Call to Order
2. Approve Minutes of January 2014 Regular Meeting *Pp 1 - 2*

APPLICATIONS

3. Application #14-04 by Jon Pankratz on behalf of Milton Buckalew and Liza Smith at 110 W. Centre to: *Pp 3 - 15*
 - A) Add a brick veneer wood burning fireplace
 - B) Demo rear screen porch
 - C) Construct 600 square foot addition on rear
 - D) Relocate existing windmill
4. Application #14-05 by John Akin on behalf of Henry & Charlsie Haynes at 406 Sycamore Street to substitute a gable roof at the gable end only for an approved hip roof on addition *Pp 16 - 21*
5. Application #14-09 by David Sawtelle at 714 W. Main to: *Pp 22 - 38*
 - A) Remove cement stucco from front of building
 - B) Remove non-original trim to reveal original wood framing
 - C) Stabilize plaster at upper left end of wall
 - D) Install borate preservation on timber framing
 - E) Repoint stone infill
 - F) Install stucco parge over stone and paint finish
 - G) Test honing of Portland-based coating on remaining three sides to improve the appearance of the finish
 - H) Consider removal and storage of sawn baluster handrails

DISCUSSIONS

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

SIGN OFF APPLICATIONS

7. #14-01 – Construct privacy fence – 413 W. Main (MJTJ Investments)
8. #14-02 – Construct privacy fence – 108 S. Milam (MJTJ Investments)
9. #14-03 – Use hardi stucco instead of approved stucco on exterior– 304 W. Schubert (Becker)
10. #14-06 – Replace rotted sub structure on canopy – 119 E. Main (Woellhof)
11. #14-07 – Replace roof with Presidential shake – 401 W. San Antonio (Metzger)
12. #14-08 – Add pool & spa and modifications to 2002 structure – 302 W. Travis (This is Life)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
January 14, 2014
5:30 PM

On this 14th day of January, 2014 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
MIKE PENICK
CHARLES SCHMIDT

ABSENT: J. HARDIN PERRY
DAVID BULLION
ERIC PARKER
LARRY JACKSON
STAN KLEIN
BURLEIGH ARNECKE

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

Karen Oestreich moved to approve the minutes from the December 2013 regular meeting. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

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** – Sharon Joseph read an email from Stan Klein, a member of the Board who could not be at the meeting, which noted his concerns about the application and voiced his opinion for denial of the application. Mike Penick agreed with Mr. Klein's comments and added even if the windows are left in place and just covered with the glass, it will give the appearance of a single pane glass window, which doesn't represent the time period when the building was constructed. Mr. Penick noted there are very few art deco buildings in town and it is very important to save the historic nature of this one. Mr. Penick explained the bank located in this building was a major facility in the community and it represents a period of time, probably the depression, which is an important period to preserve,

especially because there were not many buildings constructed at that time. Mr. Penick continued the proposals change the building drastically. Mr. Penick added the proposed awnings are only decoration and they do not fit the windows or the character of the building and they hide the original windows so he is not in favor of allowing the awnings. Mr. Penick noted the gold lettering on the existing windows would be acceptable because it doesn't change their appearance. Sharon Joseph noted the tenants could polish the brass on the front of the building to add some color without harming the exterior of the building. Karen Oestreich stated she is not an expert in art deco buildings, but she knows what this building represents to her and stated she believes the proposed alterations cheapen the building. Ms. Oestreich noted she understands the tenants are trying to bring some color to the building but they should highlight the features that are already on the building. Ms. Oestreich suggested something could be done behind the glass bricks above the awning, such as back lighting, that would draw attention to the building. Ms. Joseph noted Fredericksburg was very successful for many decades and the history didn't all happen in the late 1800's. Ms. Joseph continued there are other periods in time when Fredericksburg did remarkable things and opening a bank in 1932 that thrived for decades is one such example. Ms. Oestreich noted the building is an outstanding example of a structure that stands out in its simplicity. Ms. Joseph summarized the Board seems to be in agreement that the only proposal on the application that can be approved is the location of the sign under the awning and the location of the wall sign, although details will have to be presented for the wall sign.

Three representatives from the business entered the meeting and commented they were late because of traffic. Ms. Joseph explained to the applicants the Board was not comfortable with the proposed alterations and they were about to deny the application. One of the applicants asked why and Mr. Penick summarized the discussion that had taken place. Mr. Penick added the location of the sign is acceptable, but a piece of metal covering the granite is not. Ms. Oestreich explained to the applicants the suggestions the Board had to highlight the features of the building. Charles Schmidt added the building makes a statement by itself.

Charles Schmidt moved to deny Application #13-100 and Karen Oestreich seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

Old Methodist Episcopal Church – 600 E. Main Street – Kyle Staudt stated work is scheduled to begin on the church the following week.

ADJOURN

With nothing further to come before the Board, Charles Schmidt moved to adjourn. Karen Oestreich seconded the motion. All voted in favor and the meeting was adjourned at 5:54 p.m.

PASSED AND APPROVED this the 11th day of February, 2014.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

**Historic Review Board
Application Information**

Application Number: 14-04
Date: February 6, 2014
Address: 110 W. Centre
Owner: Milton Buckelew / Liza Smith
Applicant: Jon Pankratz
Rating: High
Proposed Modifications: See attached.
Neighborhood Characteristics: The subject property is a Local Landmark.
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.

14-04

Application for Certificate of Appropriateness

Application Date: JAN. 14. 2014 Application Complete: _____

Property Address: 110 W. CENTRE

Owner: MILTON BUCKELEW / LIZA SMITH Phone No. SEE BELOW

Address: 110 W. CENTRE (CURRENTLY RESIDING IN SAUDIA ARABIA)

Applicant: JON PANKRATZ ARCHITECT Phone No. 830.997.8659

Address: 477 SAGE RIDGE RD. Fax No. NONE

Description of External Alteration/Repair or Demolition: ADDING A BRICK VENEER WOOD BURNING FIREPLACE. DEMOLITION OF REAR SCREEN PORCH DUE TO STRUCTURAL PROBLEMS IN FLOORING & FOUNDATION. ADDING A NEW 600 S.F. BUILDING ADDITION TO HOUSE A MASTER BEDROOM SUITE WITH UTILITY ROOM. THIS BUILDING ADDITION WILL BE CONNECTED TO THE REAR OF THE EXISTING STRUCTURE BY A NARROW LOW PROFILE /SCALE GALLERY TO CREATE A VISUAL SEPARATION BETWEEN THE OLD AND THE NEW. EXISTING WIND MILL WILL BE RELOCATED ON THE PROPERTY.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: THE NEW WORK/ADDITION WILL BE BUILT WITH THE SAME MATERIALS AS THE EXISTING STRUCTURE AND HAVE THE SAME SCALE AND MASSING OF THE OLD STRUCTURE. THE ARCHITECTURAL INTEGRITY WILL BE IN KEEPING WITH THE EXISTING STRUCTURE. SEE BUILDING ELEVATIONS. SIMILAR DETAILING ON EXTERIOR ELEMENTS OF THE NEW ADDITION AS THE OLDER STRUCTURE.

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

NONE AT THIS POINT.

Drawing Sketch Date Submitted: _____ Historic Photograph (NON HISTORIC PHOTOS)

Desired Starting Date: MARCH/APRIL 2014 Desired Completion Date: NOV./DEC. 2014

SURVEY RATING: High Medium Low None
 RTHL: Estimated Date of Construction EARLY 1900'S

APPLICANT SIGNATURE: Jon Pankratz

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

RECEIVED
JAN 14 2014



7



8



9



110 W. Centre General Notes

Foundation - Attempt to level the existing floor planes in the existing structure. Repair or add additional beams/joists to alleviate any deflecting floor surfaces. Add any point load structure required for new wall layouts as shown in the new plan layout. The foundation for the NEW ADDITION will be pier & beam - perimeter spread footing at grade with 8" CMU grade beam with wood flooring structure - interior piers will be spread footing with CMU support. An attempt will be made during construction to open at least two areas in the house to access the existing crawl space - some dig out maybe required. The perimeter grade beam on the existing structure has spaulding veneer - remove the defective veneer and re apply a new plaster/cement mortar veneer to dress up the exterior beams.

Floors - All flooring in the existing structure will stay the same except in the existing storage room. All walls that will be removed in the existing structure will have studs clipped at the floor level and exposed - some minor sanding and floor finish touch up may be required. Floors in the new addition will be wood(M. Bdrm. & Closet) , Tile in Gallery, Utility , and M. Bath.

Insulation - It is desired to insulate the exterior walls of the existing structure - some interior wall surfaces will be removed to allow this - some walls will have to be drilled at or near the plate line to have blown in insulation installed. It is also desirable to have the existing crawl space insulated. 6"-8" of blown in insulation will be required for the attic space on the existing structure. New structure to be totally insulated.

Interior walls/ceilings - All walls/ceilings in the new addition will be painted sheet rock. There will be a mix of wall finishes in the existing structure - there will be some existing wall/ceiling finishes retained and some new sheet rock surfaces. The ceiling in the dining room, living room, and kitchen will be removed and replaced with bead board to be painted.

Exterior walls - The exterior wood siding on the existing structure will be patched and repaired as necessary to plug window and doors that are removed. All existing penetrations in the walls are to be plugged. Remove all unnecessary elec. insulators and any extraneous materials/objects that are not required. The existing wood cladding needs to sanded, prepped and painted (colors to be selected). It was discovered that some of the interior walls that will be removed in the existing structure are clad with the same exterior cladding used on the exterior - reclaim all of this material so that it can be used to patch and repair areas on the outside of the structure. The new addition will have new wood siding(drip siding) or a horizontal wood siding that is close to the same existing siding - to be primed and painted.

Trim - Some trim in the existing structure will stay intact where there is no wall demolition. Where there is wall interface with demo work the base board will be new 1x8 and the casing trim will all be 1x6 - no reuse of existing trim. All casing trim will be 1x6 and all baseboard will be 1x6 in the new addition.

Windows - All windows in the existing structure that are not removed will be reworked. Repair any of the sash sections and caulk any of the glass to sash sections as required. Try to make any of the sash sections operable if possible. Replace any cracked or broken glass panes. Most of the existing windows removed on the existing will be re used on the new addition - see the floor plan for those designations. All windows in the new addition that are not recycled will be new wood insulated glass units - double hung units.

Doors - The three interior door/transom units that are removed in the demo process of the existing structure will be reused in the new addition. The front door and sidelights on the existing structure will be reworked (weather-stripped, sanded, painted). The new wood french doors in the dining room and M. Bdrm. will be new (single pane glass/2 panes wide x 5 panes high). See floor plans for the designation of the doors to be reclaimed and used on the new addition.

Millwork - The bank of cabinets underneath the window in the kitchen will be re used - the area under the sink will be reworked once the new sink is in. The metal countertops on each side of the sink will stay intact. New cabinet doors and drawers will be rebuilt to fit the existing base cabinets. All other cabinets in the kitchen will be new (paint grade) - shaker style.

Countertops - Balance of kitchen countertops to be butcher block (including island. Utility countertops to be plastic laminate. Countertop/cabinet in the master bath will be a piece of furniture that will be adapted for two sinks. The back splash in the kitchen will be a glazed subway tile. Shower tile - 4x4 ceramic glazed tile.

Appliances - all appliances will not be a part of this contract. Owner will provide and contractor will install.

Heating/AC - The unit in the exiting structure will be retained - some updating will be required (see inspection report). One duct line will be repositioned. Provide a new unit appropriately sized for the new addition. Both units will be located in the attic spaces.

Plumbing - All new plumbing fixtures and fittings will be 'medium' priced. Selections will most likely come from Home Depot or Lowes. The claw foot tub in the existing structure will be re used in that bath.

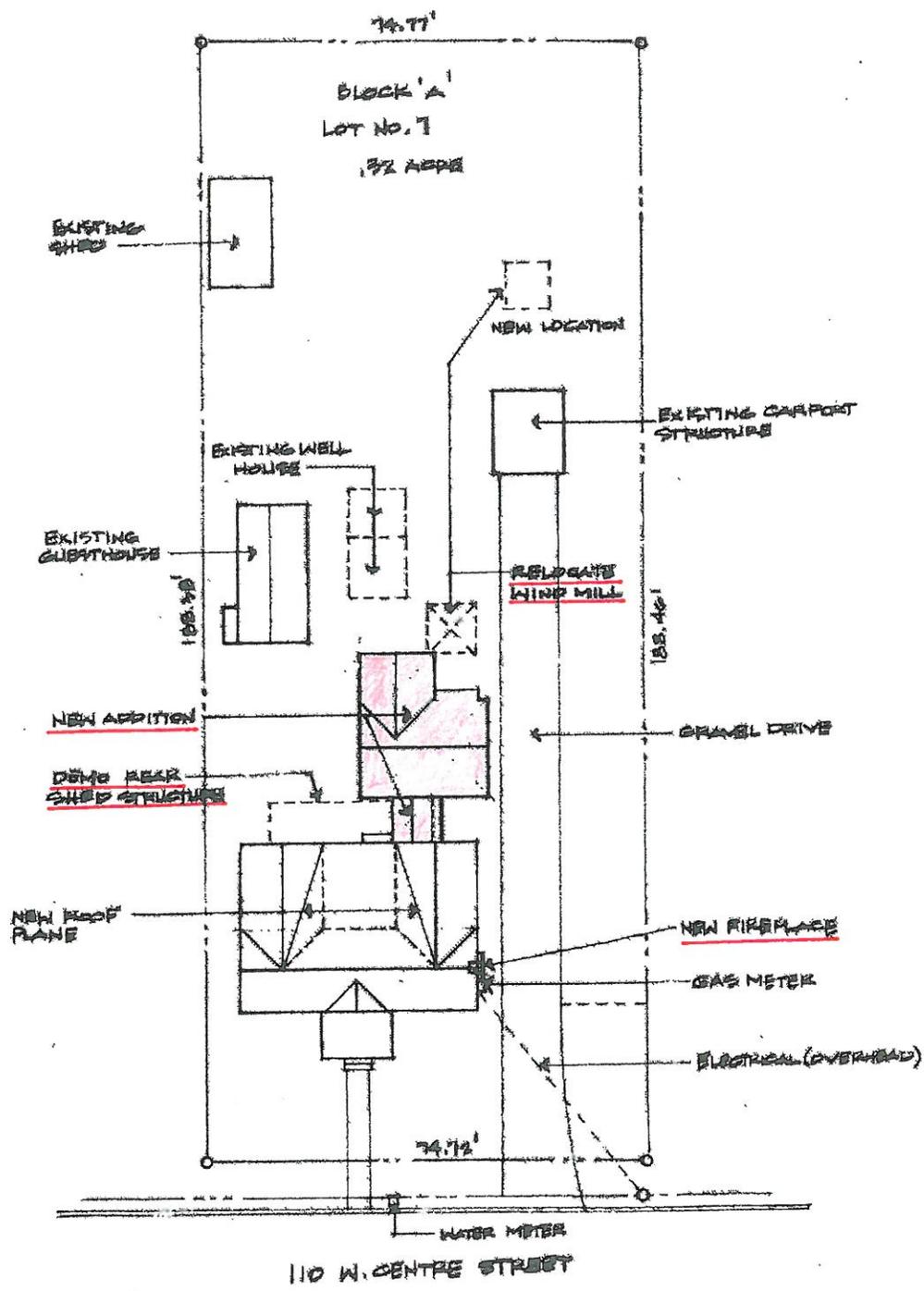
Fireplace - The new fireplace in the existing structure will be a masonry wood burning fireplace - Rumford fire box.

Water heaters - A gas on demand water heater will be located in each structure as shown on the floor plans. A water softener is located in the storage room shown in the new addition.

Electrical - All light fixtures in the existing and new structure will be surface decorative mounted. Most rooms will have one light source. Three ceiling fans with light kits. The existing elec. panel will need some rework - see inspection report. Existing elec. panel and gas meter will most likely have to be relocated due to new fireplace location.

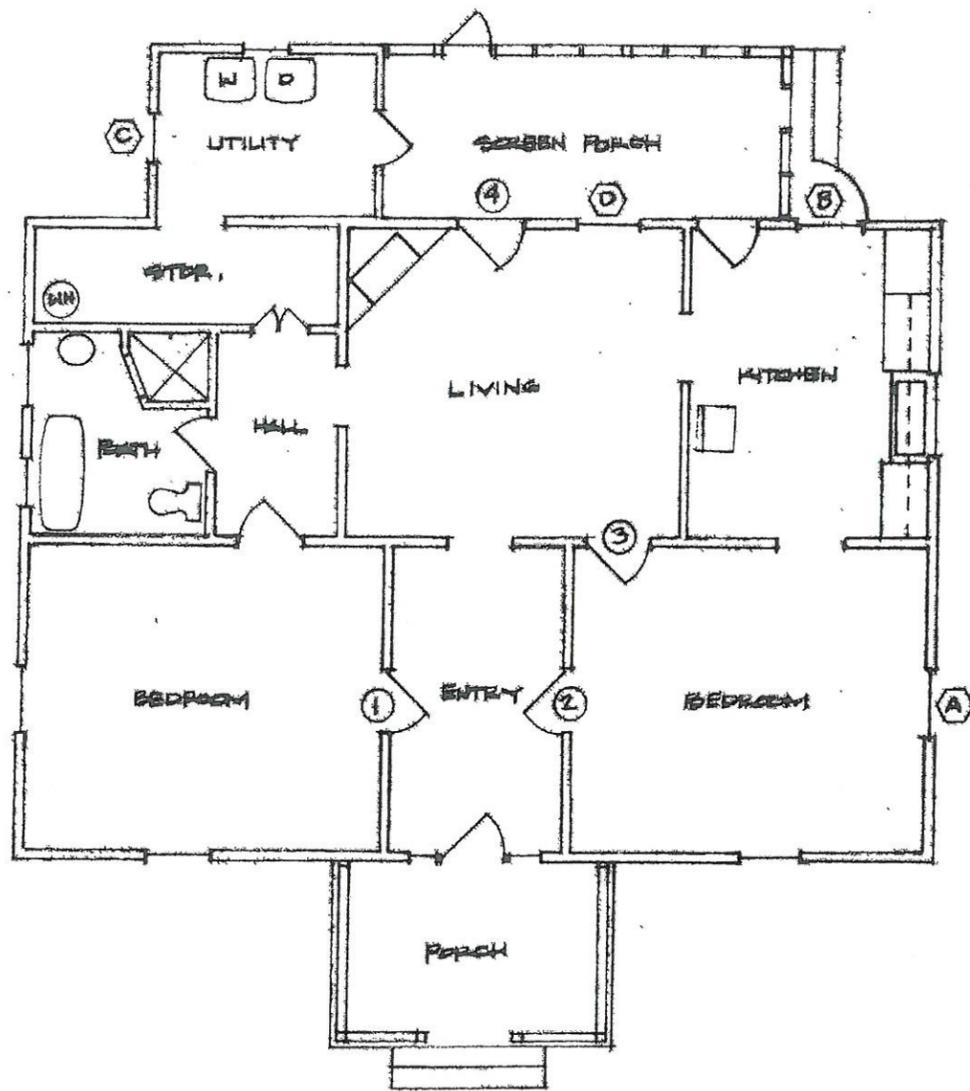
Roof - Remove the roof on the existing structure along with all the masonry roof penetrations(3). Inspect the existing roof deck and replace/repair any decking that is defective. The existing flat roof area will be removed (all structure to allow higher ceiling on the interior - add pony wall along the back wall to align with existing plate height. Install new roof framing profile as shown in the drawings (see SW & NE building elevations). Remove any water barrier material and replace with new barrier - new roof will be metal double 'V' crimp. New addition - double 'V' crimp metal roof.

Existing wind mill to be relocated to an area to be determined - some location to the rear of the property. See Site Plan.



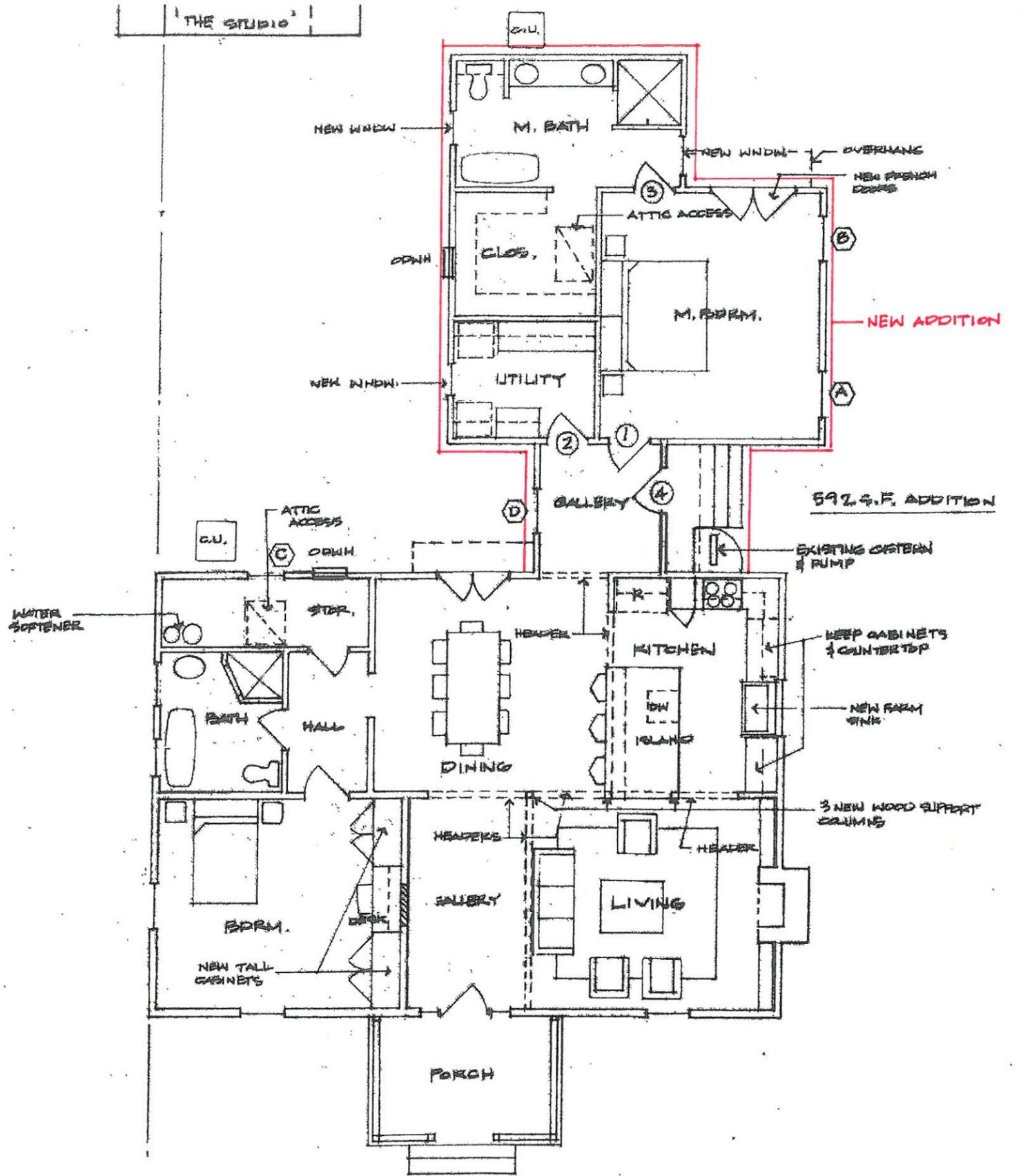
SITE PLAN
110 W. CENTRE

1" = 30' - 0"



EXISTING FLOOR PLAN
110 W. CENTRE

1120 S.F.
1/8" = 1'-0"

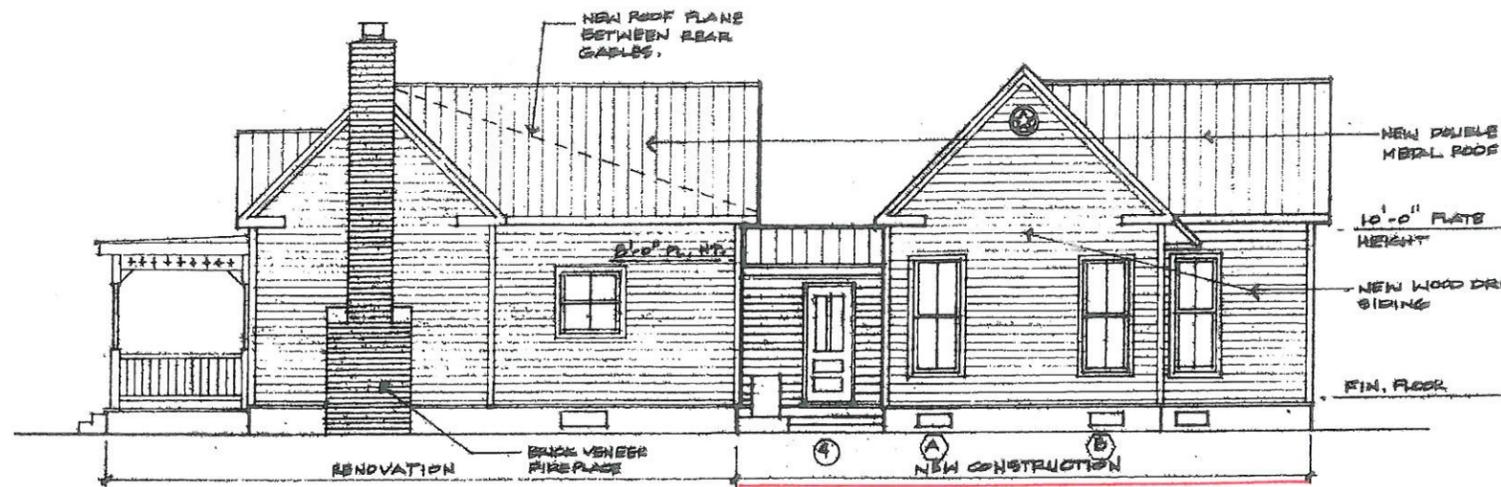


PROPOSED FLOOR PLAN
110 W. CENTRE

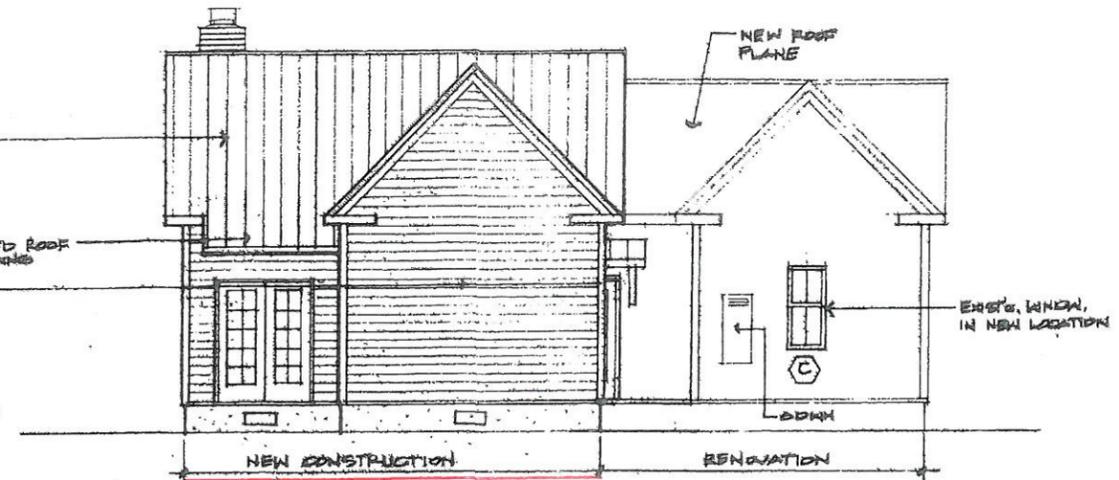
1/8" = 1'-0"



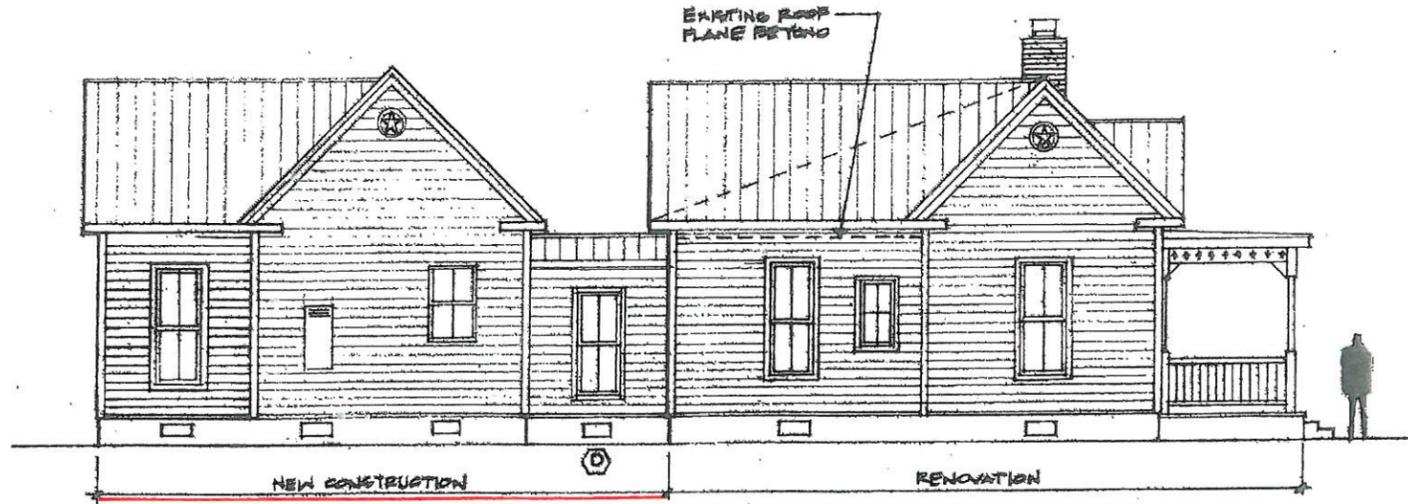
TRUE NORTH



BUILDING ELEVATION
SW FACING
110 W. CENTRE
1/8" = 1'-0"



BUILDING ELEVATION
NW FACING
110 W. CENTRE
1/8" = 1'-0"



BUILDING ELEVATION
NE FACING
110 W. CENTRE
1/8" = 1'-0"

The first part of the document discusses the importance of maintaining accurate records of all transactions. This includes not only sales and purchases but also any other financial activities that may occur. It is essential to ensure that all entries are properly documented and supported by appropriate evidence.

In addition, it is important to regularly review and reconcile the accounts to ensure that they are up-to-date and accurate. This process helps to identify any discrepancies or errors that may have occurred and allows for prompt correction.

Finally, it is crucial to maintain a clear and organized system for storing and retrieving financial records. This can be achieved through the use of proper filing techniques and the implementation of a robust accounting system.

By following these guidelines, you can ensure that your financial records are accurate, complete, and easy to access. This will help you to make informed decisions and maintain the financial health of your business.

Thank you for your attention. We hope this information has been helpful.

**Historic Review Board
Application Information**

Application Number: 14-05

Date: February 6, 2014

Address: 406 Sycamore St.

Owner: Henry Haynes

Applicant: John Akin

Rating: High

Proposed Modifications: See attached.

Neighborhood Characteristics: The subject property is in the Historic District. Part of the property is in the District and the other part is out.

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

General Notes:

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- (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.
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- (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.

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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: 1/21/14 Application Complete: _____

Property Address: 4106 SYCAMORE ST.

Owner: HENRY & CHARLSIE HAYNES Phone No. _____

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

Applicant: JOHN S. AICIN Phone No. 830-456-5870

Address: 246 GRACE HOLT RD., F19. Fax No. _____

Description of External Alteration/Repair or Demolition: SUBSTITUTE A GABLE ROOF FOR A HIP ROOF AT THE GABLE END ONLY.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: ALL OF THE OTHER ELEVATIONS OF THE HOUSE (NORTH, EAST, SOUTH) ALL ARE CENTERED WITH GABLED ROOFS. A GABLE IS MORE IN KEEPING WITH THE ARCHITECTURE OF THE HOUSE.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: HIP WAS APPROVED AT HISTORIC REVIEW.

Drawing Sketch Date Submitted: _____ Historic Photograph

Desired Starting Date: IN PROCESS Desired Completion Date: APRIL

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

APPLICANT SIGNATURE: _____

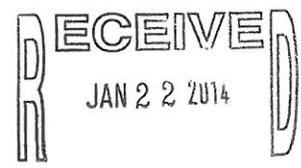
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

[Signature] Date 1/29/14 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 1/28/14 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-\$40.00



Akin Construction

246 Galle/Holt Rd.
Fredericksburg, Texas 78624
830-456-5870
jakin1223@gmail.com

January 22, 2014

Mr. Kyle Staudt
Building Official
City of Fredericksburg
Fredericksburg, TX 78624

Re: 406 Sycamore St.
Modification to approved Historic Review Committee plan

Dear Kyle:

Attached please find two copies each of the west side and north side elevations of this home at 406 Sycamore. Only the west side elevation is even visible from a street view, but the north elevation is necessary to see the modification we are requesting.

The Historic Review Board approved our request for the addition on the condition that we change the roof such that the new faces of the roof that would be visible from the street were hipped. We redrew it such that it was a pure hip roof, back and sides. However, from a compatibility, or matching, standpoint with the existing architecture of the house, which has gables on three of the four sides, we are asking that the back of the new roof also be a gable, rather than a hip. This would help us framing-wise, hence cost-wise to the owner, and be more in keeping with the look of the house.

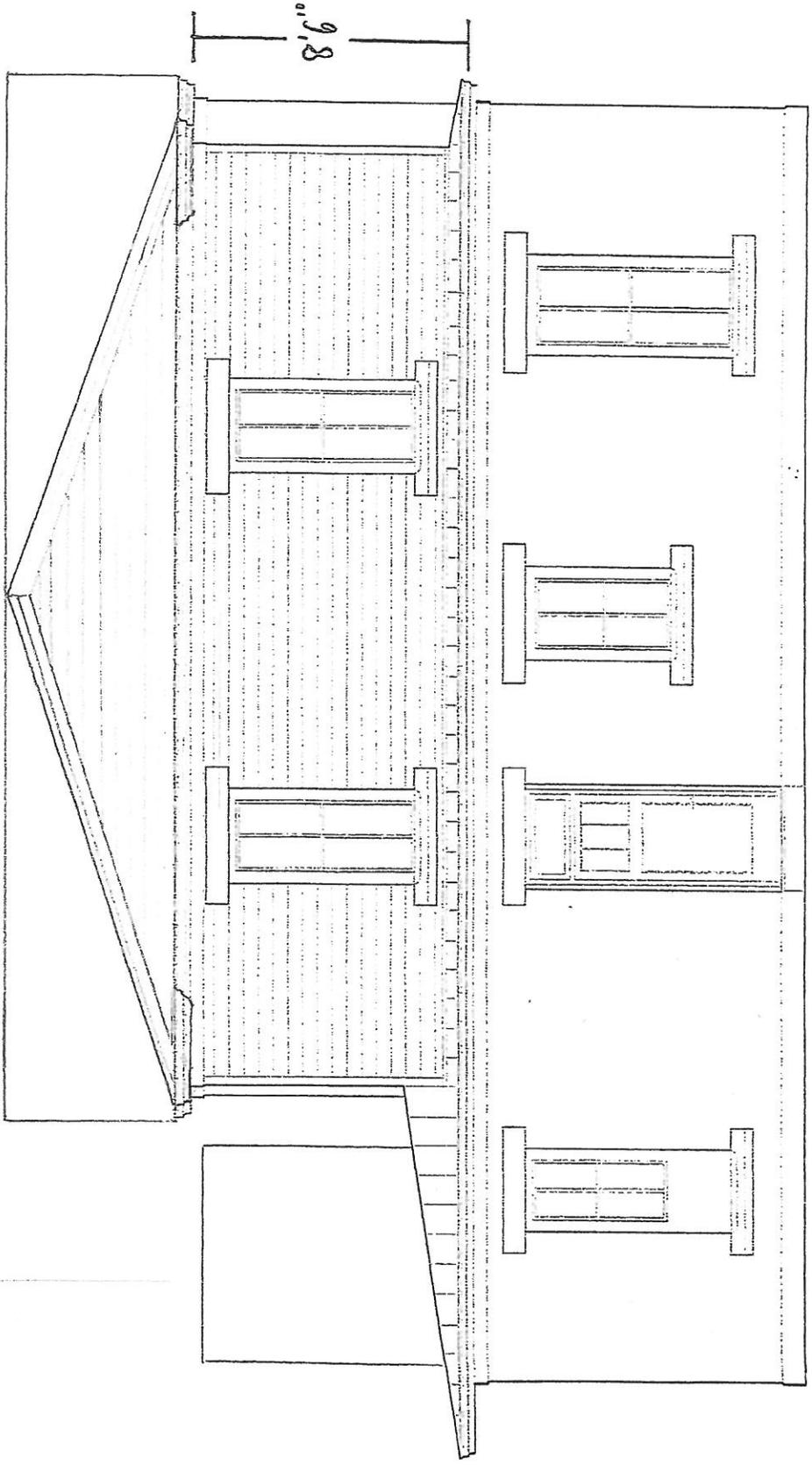
It is my hope that this would be a change that would not need to go back before the entire Historic Review Committee, but could be summarily approved by the Chairman of the committee.

Thanks for your earliest consideration of this request.

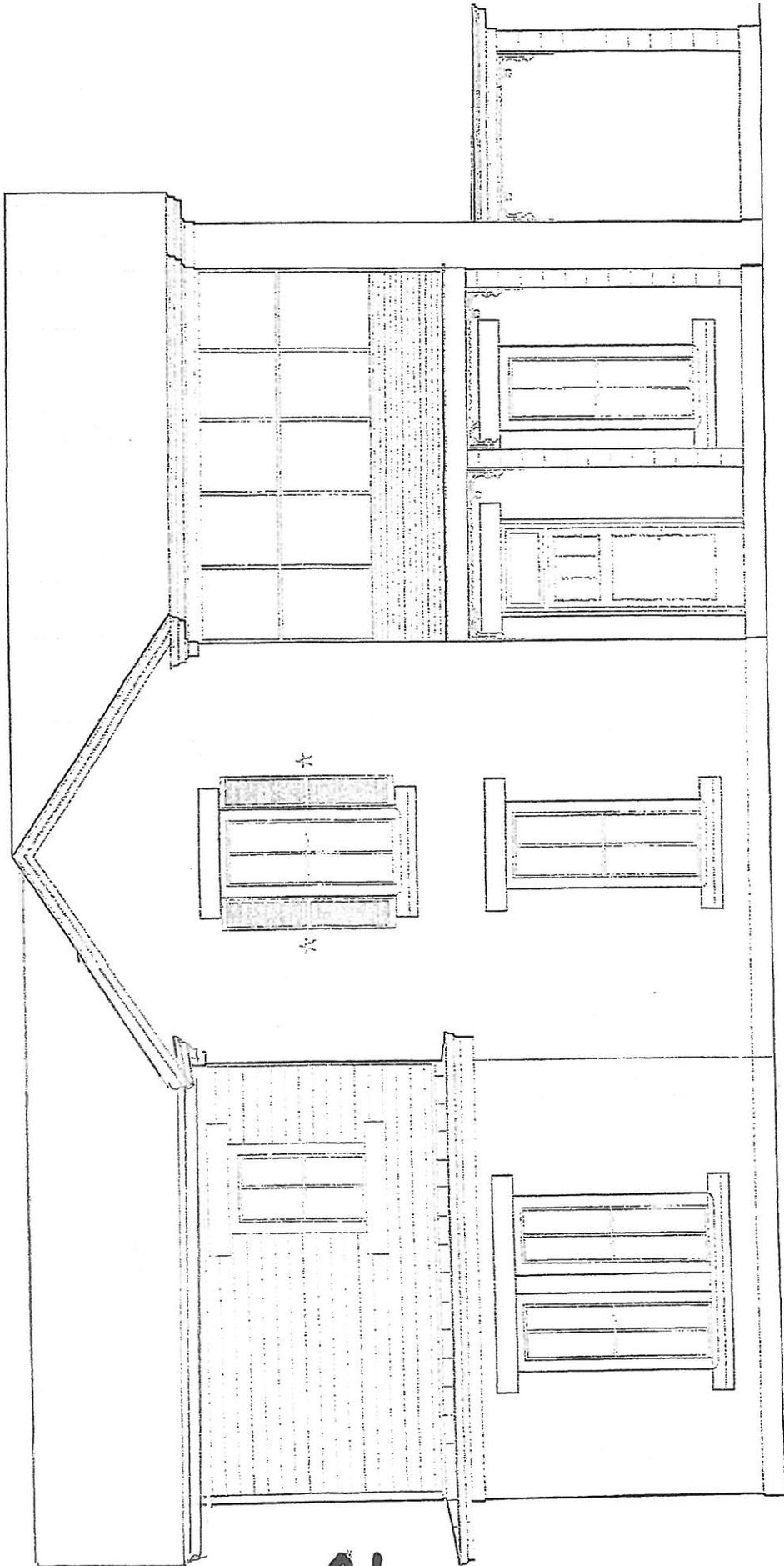
Respectfully submitted,



John Akin



NORTH ELEVATION (FACING REAR OF HOUSE)



21

WEST SIDE ELEVATION

(VISIBLE FROM SYCAMORE ST.)

**Historic Review Board
Application Information**

Application Number: 14-09

Date: February 6, 2014

Address: 714 W. Main St.

Owner: David Sawtelle

Applicant: David Sawtelle

Rating: High

Proposed Modifications: See attached.

Neighborhood Characteristics: The subject property is a Local Landmark.

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: January 27, 2014 Application Complete: _____

Property Address: Schneider-Klingelhofer House, 714 W. Main

Owner: David Sawtelle Phone No. 830/459-5443

Address: Latigo Building and Restoration, 206 S. Adams, Fredericksburg, 78624

Applicant: Same as above Phone No. 830.997.1800

Address: Same as above Fax No. 830.997.4777

Description of External Alteration/Repair or Demolition: Carefully remove Portland cement stucco from the front of the building, remove non-original trim to reveal original exposed wood framing, stabilize older non-original lime-based plaster at upper left end of wall, install borate preservative on all timber framing, repoint stone infill, install stucco parge over stone, paint finish. Test honing of Portland-based coating on remaining three sides of building to improve the appearance of the finish to be in character with traditional smooth finished stucco. Consider removal and storage of sawn baluster handrails. See attached letter report from Tere O'Connell, AIA, of Volz O'Connell Hutson restoration architects.

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

These changes will improve the historic character of the property by removing later inappropriate modifications and improving the character of modifications that cannot be removed at this time due to financial constraints.

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

X Photographs and report attached Date Submitted: 1/27/14 Historic Photograph None can be found, but we will keep looking.

Desired Starting Date: July, 2014 Desired Completion Date: August, 2014

SURVEY RATING: High Medium Low None

R.F.H.E. Estimated Date of Construction 1870

APPLICANT SIGNATURE: [Signature]

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

[Signature] Date 1/28/14 Insignificant Significant
Building Official's Determination (Max 7 days)

[Signature] Date 1/28/14 Insignificant Significant
Chairman's Determination (Max 7 days)

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

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

RECEIVED
JAN 27 2014



Fig 1 - A primary view of the house from the southwest.



Fig 2 - The rear, north face of the house showing the later wood-framed porch addition.



Fig 3 - Original waney-edged roof lath in the attic. A plywood deck and metal roofing has been installed above.



Fig 4 - An older scored stucco finish could be seen on the front elevation above the newer porch ceiling. This photo was taken in October, 2013. The porch ceiling was removed for further investigation in November, 2013.



Fig 5 - Front elevation of the Schneider-Klingelhoefer House.



Fig 6 - Although the porch ceiling at the Kammlah House, located at 309 W. Main, pre-dates the Schneider-Klingelhoefer House by 21 years, it gives some interpretation as to how the original porch ceiling might have looked. Note that at the Schneider-Klingelhoefer House, the original nailers were wider, and wane edged.

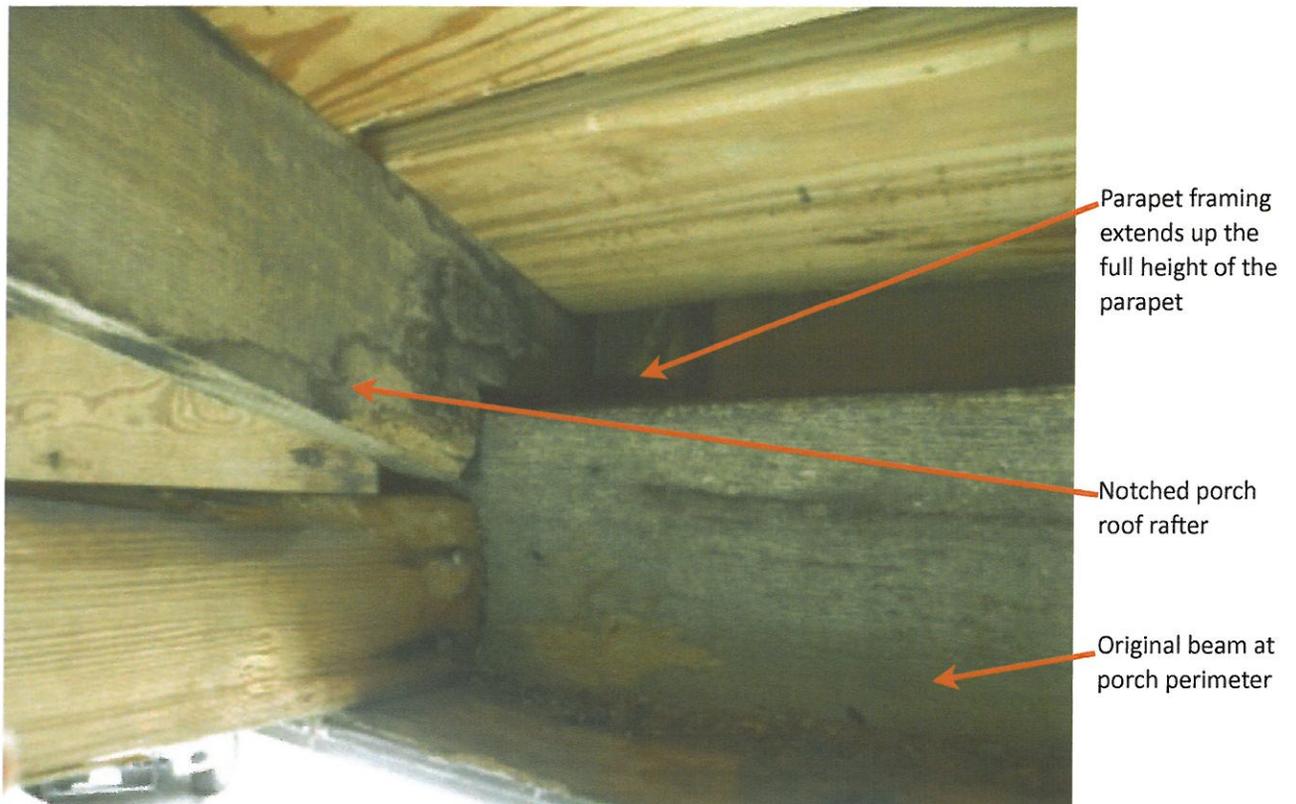


Fig 7 - Closeup view of beam supporting the parapet at the front porch. Note the original notched roof rafter and mortised parapet support.

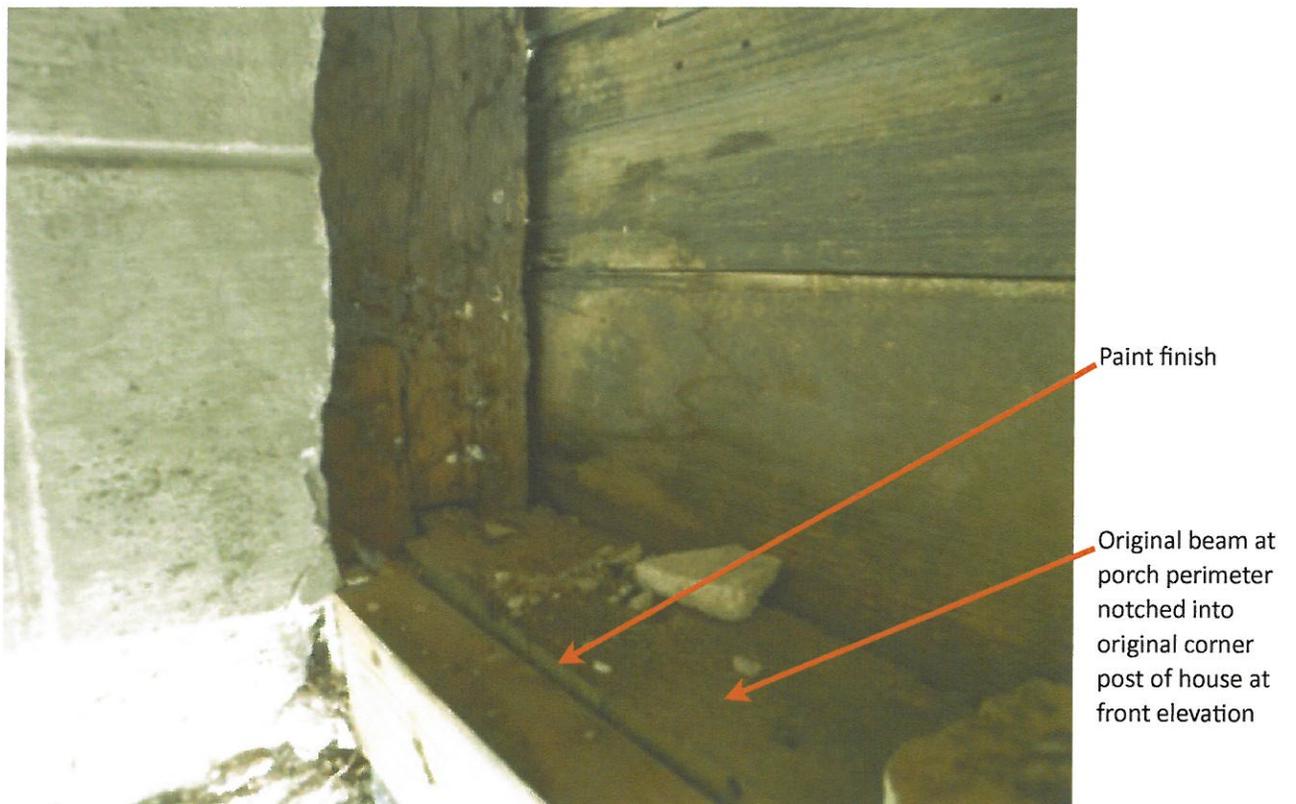


Fig 8 - Closeup view of perimeter beam of porch as it notches into the corner post at the far right corner of the front elevation. Note the paint finish evident on the face of the beam, concealed by later framing.

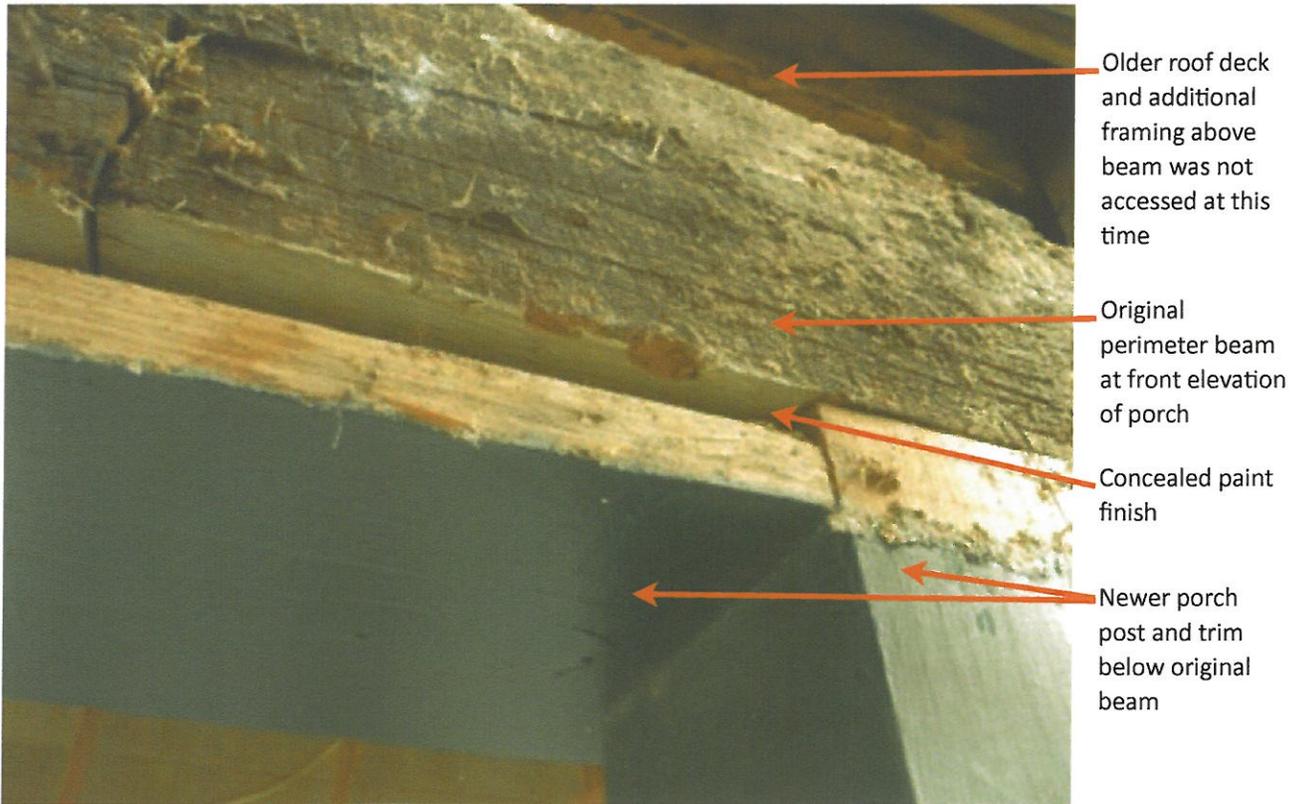


Fig 9 - Closeup view of beam supporting the parapet at the front porch, briefly revealed during selective demo in January, 2014. Note the newer porch post and trim below the beam, the concealed paint finish, and the original scarf joint in the beam.

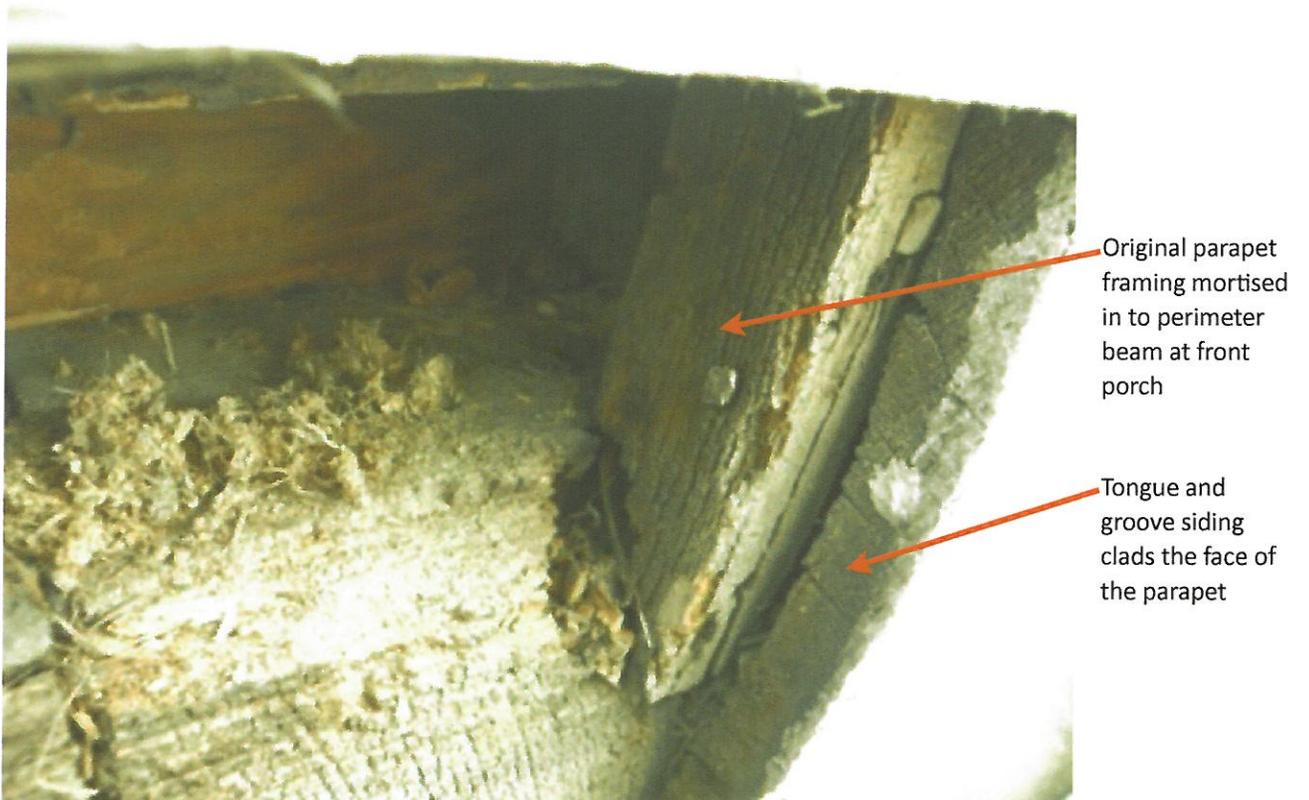


Fig 10 - Closeup view of the vertical parapet framing from the exterior, briefly revealed during selective demo.



Circa 1883-1890 scored stucco finish, preserve in place to the extent feasible, no less than an 8' x 2'6" area at the left end of the elevation.

Original light stucco finish on stone.

Original timber framing with paint finish beneath the stucco finish, adze marks made to rough up the framing occurred after it had been painted

Portland cement based stucco finish to be removed

Fig 11 - View of original timber framing at front wall of the house, providing evidence that the wood was painted and the stone infill was stuccoed originally.



Fig 12 - Nail patterns and adze marks in the original mortise and tenon fachwerk framing show how the surface was treated to hold the later stucco finish.

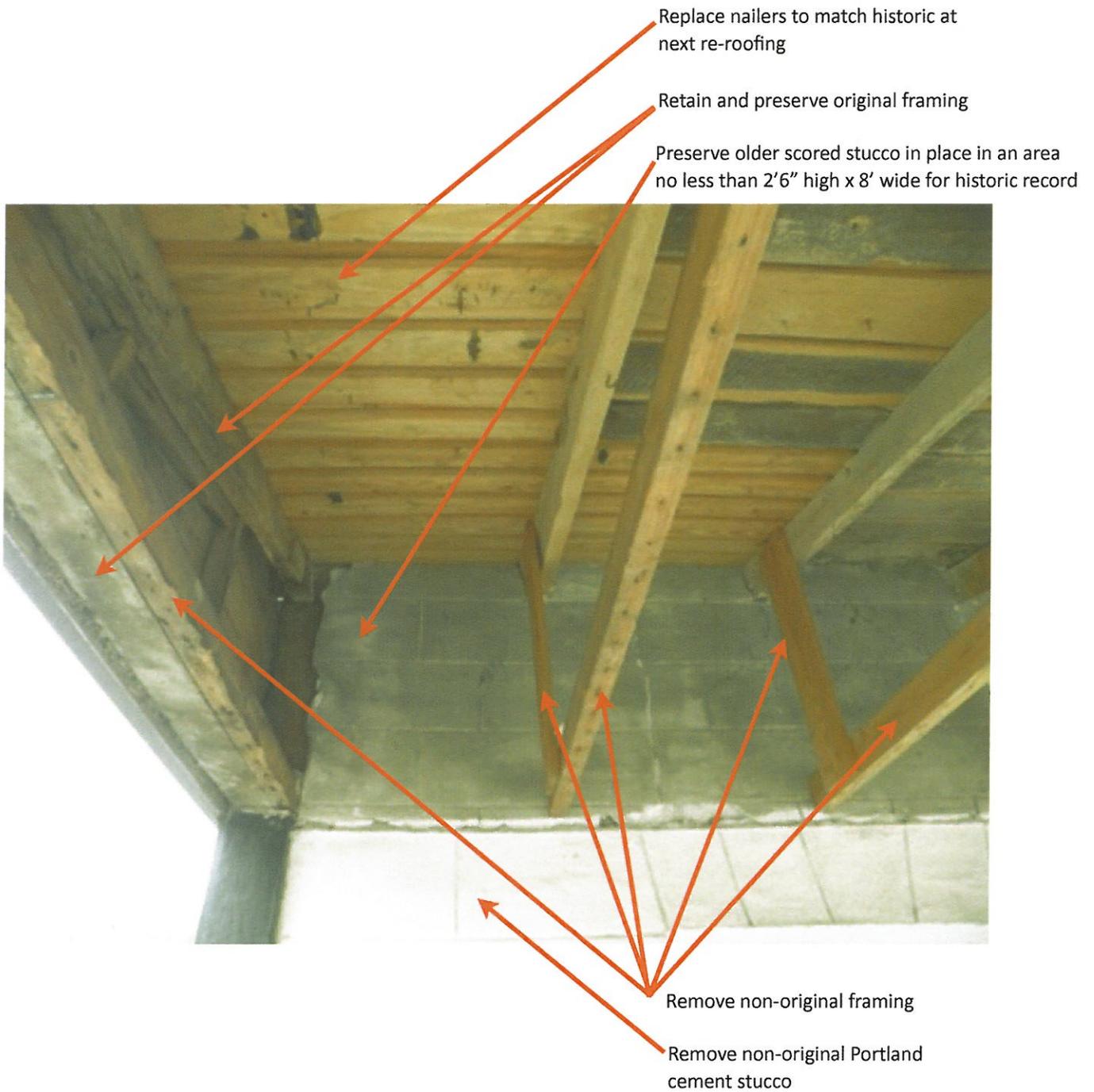


Fig 13 - Photo of left (west) end of front elevation, showing selective demolition, stabilization, and preservation scope.

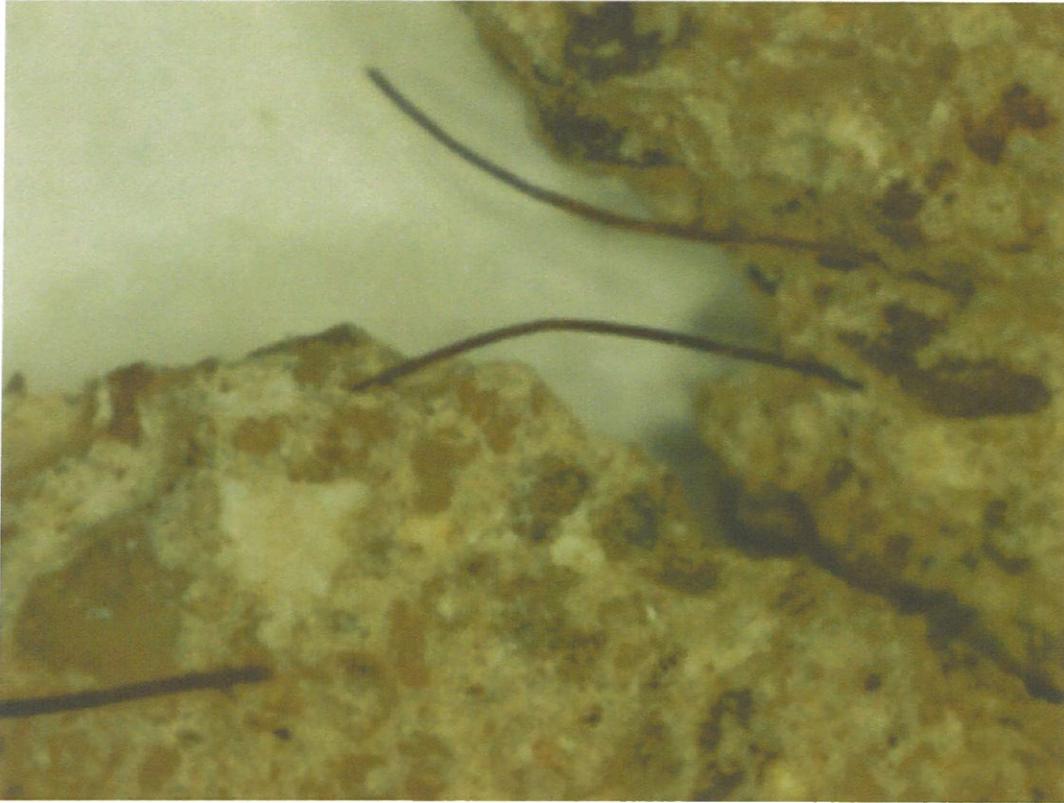


Fig 14 - Original mortar found deep within interior mortar joints, as seen through a microscope. Note the animal hair binder and character of the original sand.



Fig 15 - The same original mortar sample found deep within interior mortar joints, as seen through a standard camera.



Fig 16 - Fragments of the existing hard Portland Cement exterior coating shows a fine aggregate and no animal hair binder.



Fig 17 - A sample of a later interior plaster finish with hemp binder.



Fig 18 - Interior finish removed from the east wall shows a high Portland cement mortar under a more historically appropriate, higher lime content, animal hair reinforced plaster finish.

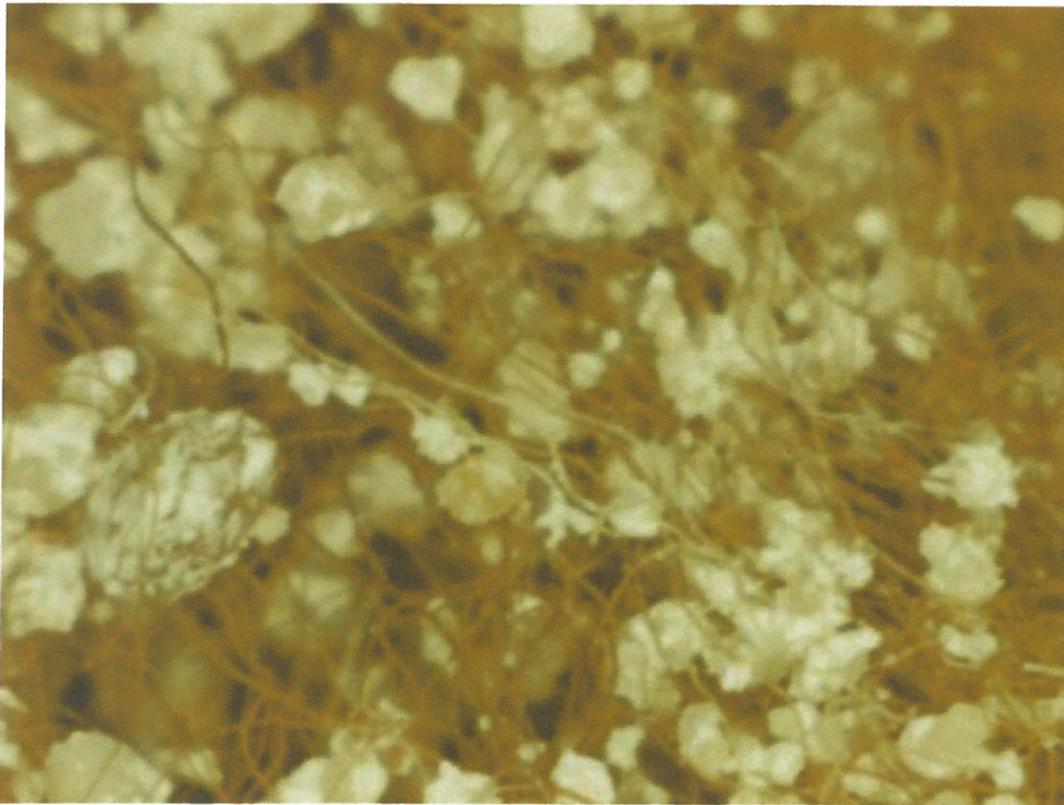


Fig 19 - Microscopic view of the early exterior base coat stucco, which used a very high percentage of animal hair as binder.



Fig 20 - Sawn balusters match pattern books from an 1893 catalog. Blocking at the columns indicate that the original columns were wider than the replacements, or the railing was adapted to the column spacing.

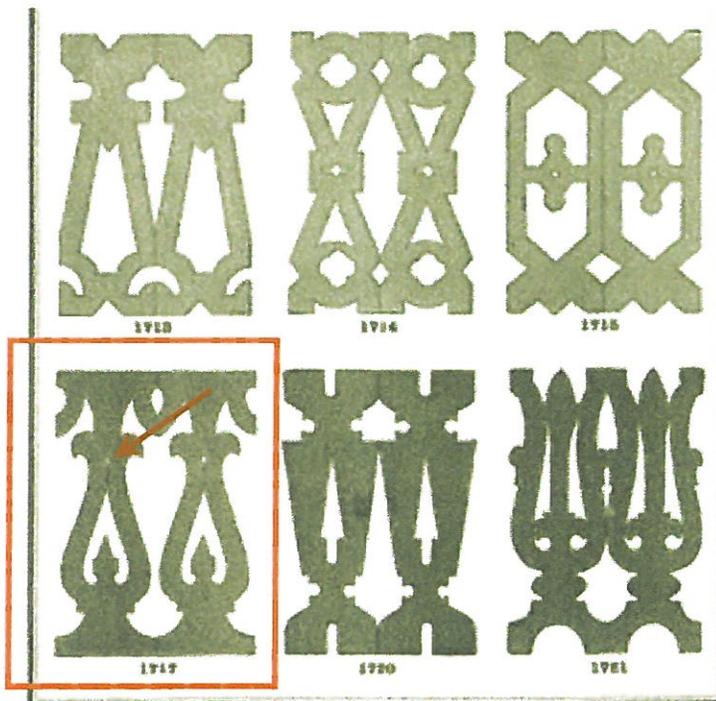


Fig 21 - The sawn balusters at the Schneider-Klingelhoef house (Fig 6) match pattern #1717 of the Blumer and Kuhn Catalog of Premier Millwork, 1893. Note a slight difference in the reproduction balusters, where the small notch is missing.

January 24, 2014

David Sawtelle
714 W. Main Street
Fredericksburg, Texas



RE: Schneider-Klingelhoefer House, 714 W. Main, Fredericksburg, RTHL, Local Landmark

Dear David,

This report is a summary of our investigations at the Schneider-Klingelhoefer House conducted on October 30 and January 10. The house was built in 1870 by watchmaker and stonemason Ludwig Schneider using fachwerk construction. In its 143 year history it has seen many changes, including several porch modifications, a rear addition, and a wood-framed back porch addition. The windows are original, as are the operable blinds on the front elevation. The original wood-shingled roof has been replaced with a modern standing seam metal roof and ornamental leader heads.

The limited selective demolition plan that we laid out in November with the approval of the Texas Historical Commission and city staff has revealed some important historic finds:

1. An older scored stucco coating was revealed above the later porch ceiling. It is a lime-sand based stucco with an unusually large amount of animal hair used as binder in the base coat. The finish coat is quite smooth, with a finely scored pattern in approximate 8" x 24" blocks. Remnants of the scoring pattern over the three windows and two doors show a flat arch with center keystone in a 12" course.
2. Somewhat suprisingly, we found a paint layer on the heavy timber framing below the lime-sand based stucco coating. This paint layer was later scored with an axe to roughen the surface for the application of stucco, evident because the paint breaks at each axe mark. I checked this condition at several locations, and found it consistent.
3. New investigations have revealed that the framing for the tall parapet at the porch perimeter does appear to be original to the house. While the wood cladding and trim of the parapet is not original, we can say with certainty that the beams, some rafters, and the vertical supports for the parapet are original to the building. The beams are mortised in to the original half-timber frame at the ends of the porch. Rafters are notched to the beam, and are attached to the frame above with square nails. Many of these rafters have been replaced over time, and the square nails reused for the replacement 1.75" x 4.75" milled rafters. The vertical supports for the parapet are roughly 2" square, paired with each roof rafter @ roughly 26" o.c., and are notched into the perimeter beam.
4. The chamfered porch posts are newer and in good condition, but largely in character with homes of this age. I question the exact detailing of the chamfers, but overall, they are in character with the house. The top of the chamfer is dropped, as if a bracket or capital is missing. The bottom of the chamfer is below the top rail, which is unusual. This indicates that they either were not made for this specific house, some detail is missing, or that the railing and columns were not installed at the same time. The columns sit on older concrete bases. The newer concrete porch

has been poured around these bases. Should they be replaced at some point in the future, I would recommend some changes to their detailing for historic accuracy and longevity.

5. The windows appear to be original, and are in good condition.
6. The entry doors do not appear to be original, because the lower rail has been trimmed to fit the opening. Their date is not yet determined.
7. The shutters on the windows at the front of the house do not have their original hinges. Their date is not yet determined.
8. The porch floor is concrete, and not original. It is possible that an original porch floor exists beneath the concrete, and could be investigated at a later date.
9. The sawn balusters and railings match the patterns available in the late 1880s-mid 1890s (Fig. 6). The actual materials are reproduction pieces of the older railing. This pattern is from an 1893 Blumer and Kuhn catalog, attached. The top rail material may be older material than the balusters themselves, but together they create an appropriate assembly. The furring strips at the columns are another indicator that the railings pre-date the columns. The railings were likely furred out to fit to the new column width. I believe that the railings were installed when the first scored stucco coating was installed, likely by builder Louis Priess, who lived there from 1883-1890.
10. The fachwerk has been repointed several times. Some repointing efforts contain Portland cement, which is too strong for the stone and reduces flexibility. Original mortar deep within the stone joints shows that there were chards or chunks of pure lime and animal hair within the mortar.
11. The exterior is coated with a high-Portland stucco that is poorly detailed, but in good condition. Portland cement stucco is not recommended for use in historic construction of this age, and can cause long-term damage to the stone and wood fachwerk substrate by trapping moisture in the walls and having a significantly different coefficient of expansion than the original materials.

Based upon the findings above, and in the absence of family history or historic photographs, we believe the sequence of construction starts with the construction of a two room fachwerk house in 1870 by watchmaker and stonemason Ludwig Schneider. It is reasonable to surmise that builder Louis Priess, who owned the building from 1883-1890, wanted to present a more refined front to highlight his skills. The original exterior parge and paint finish over the fachwerk was covered by a fiber-reinforced lime-sand stucco that was scored to look like stone. Sawn balustrades were installed between the columns, in keeping with many other Fredericksburg buildings of the period. The additions and later modifications were likely made by the Klingelhoef family.

Restoration Plan:

1. Have an original mortar sample and have it analyzed to determine the character of the sand and ratio of lime:sand. I recommend using John Cates at Cates Lab (214/920-5006).
2. Repoint the interior masonry as soon as you receive the results of the mortar analysis, using traditional techniques and mortar. New mortar should match the original in color, composition, texture and tooling. Remove loose and unsound mortar, then repoint in lifts of 3/8" thickness to ensure proper curing. Fill larger voids with small, fitted stones during the repointing, because massive areas of mortar will not cure well. The repointed joints should be flush with the face of the

stone. We can readily provide you with a more thorough masonry specification for your mason if needed.

3. At the front porch, carefully remove the horizontal porch ceiling framing and perimeter trim, taking care to remove loose or unsound lime-sand stucco if it has lost adhesion to the fachwerk (as noted at the right end).
4. Carefully remove the Portland cement stucco from the front elevation, taking care to protect the window and door trim, substrate fachwerk, and remaining older stucco coating above in the removal process.
5. Make repairs to the half timber framing. Where replacement is required, use matching wood and traditional joinery techniques. Apply a borate preservative to all wood framing, such as Bora Care. This product is a combination of borates and glycol which penetrate and stay in the wood. Spray apply to all wood surfaces, including those that will be later concealed with stone infill. Use a 1:1 solution (Bora-Care to water), and spray apply until the wood is saturated. You could apply a second coat in more vulnerable areas. Treated wood should be painted within 6 weeks.
6. Repoint the fachwerk immediately after the borate treatment is cured, using traditional techniques and mortar. New mortar should match the original in color, composition, texture and tooling. Fill larger voids with small, fitted stones during the repointing. Massive areas of mortar will not cure well. The repointed joints should be flush with the face of the stone.
7. Test the honing of the Portland cement finish on the back side of the house to smooth out the rough, non-historic texture. Do not proceed if the building shows any sign of stress or movement, cracks begin to form in the stucco, or if the circular pattern of the grinder is visible in the honed finish.
8. After you have completed any work that creates vibrations, install a lime based stucco parge coat over the masonry infill at the front elevation.
9. Paint finish the stucco and timber framing. The original finish was a thin, organic paint that is a greenish gray color. Ideally you could use a lime wash to replicate the translucency of this finish. Let me know what you think of this approach.
10. You could consider removing and storing the reproduction sawn baluster rails, but I do not recommend throwing them away. They are in character with the 1883-1890 modifications to the building, and could be reinstated at a later date.
- 11) Retain all older features of the house, including the windows, shutters, and general form of the house.

At your request, I'm copying the local and state contacts who review work on designated historic properties in Fredericksburg. I am also including the draft request for a Certificate of Appropriateness to be submitted to the City. The Texas Historical Commission requires you to submit any exterior changes for review and approval of this designated landmark.