

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
Tuesday, March 11, 2014
City Hall
Conference Room
126 W. Main St.
5:30 P.M.**

1. Call to Order
2. Approve Minutes of February 2014 Regular Meeting *Pp 1 - 4*

APPLICATIONS

3. Application #14-15 by Steve Thomas on behalf of Paul Clift – Cutting Edge Property to construct an 1800 square foot addition to an existing 1500 square foot low style Queen Anne / Victorian house at 206 E. Centre Street *Pp 5 - 17*

DISCUSSIONS

4. Old Methodist Episcopal Church – 600 E. Main Street *Pg 18*

SIGN OFF APPLICATIONS

5. #14-10 – Attach flue assembly to exterior of building – 106 S. Edison (Greater Life Center)
6. #14-11 – Paint exterior – 609 W. Main (Hatchik)
7. #14-12 – Construct 6' cedar stockade fence – 112 E. Travis (Hedgepeth)
8. #14-13 – Construct 8' cedar privacy fence – 608 W. Austin (Coates)
9. #14-14 – Place cellular antennas and gear on top of roof – 126 W. Main (City of Fbg)
10. #14-16 – Replace wire fence with 8' privacy fence – 210 W. Creek (Berger)
11. #14-17 – Paint trim – 107 S. Llano (Chilcote)
12. #14-18 – Paint exterior and repair/replace roofing above two low slope areas – 403 E. Travis (Gruenwald)
13. #14-19 – Reinstall windows that were removed – 312 E. Austin (Washburne)
14. #14-20 – Add 6' to accessory building – 105 S. Llano (Lavendar)
15. #14-21 – Construct a 10' x 20' addition to west side – 201 E. Creek (Benedict)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
February 11, 2014
5:30 PM

On this 11th day of February, 2014 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

LARRY JACKSON
STAN KLEIN
MIKE PENICK
CHARLES SCHMIDT

ABSENT: SHARON JOSEPH
KAREN OESTREICH
J. HARDIN PERRY
DAVID BULLION
ERIC PARKER
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 Larry Jackson.

MINUTES

Charles Schmidt moved to approve the minutes from the January 2014 regular meeting. Mike Penick seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #14-04 by Jon Pankratz on behalf of Milton Buckalew and Liza Smith at 110

W. Centre to:

- 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**

Jon Pankratz presented the application and noted the owners would like to add a 600 square foot addition and a new wood burning fireplace to the existing structure. Mr. Pankratz noted they would also like to remove the non-historic screen porch on the rear of the structure. Larry Jackson asked when the porch was added and Mr. Pankratz stated he does not know but it is in very bad shape, which can be seen from both the interior and exterior. Stan Klein agreed it is apparent the porch is not original since there is tear drop siding on it that doesn't match the body of the house. Mr. Pankratz stated there is a flat portion on the back side of the roof between the two gables and they would like to take that flat structure out and replace it by pulling a gable from the front ridge out to the back side. Mr. Pankratz noted this would help

shed water. Mike Penick asked how it would affect the existing gables and Mr. Pankratz stated it wouldn't. Mr. Penick asked if the original will still be recognizable and Mr. Pankratz stated it would. Mr. Penick then asked if the sloped roof will come out all the way to the edge of the gable extension and if there would be a trim that matches and Mr. Pankratz confirmed that was correct. Mr. Penick stated there should be some sort of indentation and Mr. Pankratz stated they could drop it back to the body of the siding. Mr. Klein asked Mr. Pankratz to clarify what type of siding he is going to use and Mr. Pankratz noted they would like to use a 105 siding because it will match the existing structure better than what was originally proposed. Mr. Pankratz presented the colors the owner would like to use and added the roof will be replaced with a v-crimp. Mr. Klein asked if the trim and windows will be the same color and Mr. Pankratz stated they would be.

Mike Penick moved to approve Application #14-04 with the condition the roof be modified so there is some definition between the original and new. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

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. John Akin, contractor, and Henry Haynes, owner, presented the application. Mr. Akin explained at an earlier meeting they were approved for a modified shed with a hip roof and they are coming back now because the framing is very difficult to accomplish. Stan Klein noted what the Board was trying to avoid was the long shed. Mr. Klein explained what they were looking for was a hip roof, which follows the existing slope, but noted what the applicants are requesting now is simple enough to allow. Mr. Klein added it seems valid to allow a gable roof as opposed to a hip because their concern was the continuance of the cornice. Mike Penick noted the solution they have presented at this meeting is just as acceptable as the hip roof that was previously approved. Mr. Akin asked if either a traditional hip or a gable roof is acceptable to the Board and the Board confirmed that was true.

Mike Penick moved to approve either a gable roof or a traditional hip roof be installed. Stan Klein added the hip roof would have to be on the same slope that exists and seconded the motion. All voted in favor and the motion carried.

Application #14-09 by David Sawtelle at 714 W. Main to:

- 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 preservative 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**

David Sawtelle presented the application and noted he bought the property approximately four months ago and started working on the interior and has hired an architect from Austin to advise him on the exterior. Mr. Sawtelle noted there have been three different renovations and three different structures. Mr. Sawtelle noted the first structure was fachwerk, the second renovation was above the porch beadboard ceiling and plaster was used with horse hair and hemp. The third renovation is the white stucco that is between the windows and doors, done with Portland. Mr. Sawtelle noted he took a few

pieces off the plaster above the porch ceiling and that showed from both the inside and outside the fachwerk was original. Mr. Sawtelle noted they used whitewash over the rock and the frame of the fachwerk. Mr. Sawtelle noted Mr. Priess, a builder, bought the property in the late 1800's or early 1900's and he installed the plaster above the porch ceiling. Mr. Sawtelle noted he investigated the roof because he felt sure there was a shed roof on the porch, but he found what is there is original. Mr. Sawtelle added it was open rafter at the very beginning and then a metal roof was added. Mr. Sawtelle stated there are no nail holes so that is evidence there was no cedar on the porch roof. Mr. Sawtelle noted he plans to take on all the other renovations around the back of the house at a later date. Mr. Penick asked if his plan was to take the structure to the second renovation and Mr. Sawtelle stated he wants to take the porch back to the fachwerk, but leave a little bit of the green plaster above the porch ceiling line and either encase it or adhere it better to the stone so the stages of the renovation will be visible. Mr. Penick asked if he had discovered enough to know the pattern of the fachwerk and bracing and Mr. Sawtelle stated he had. Mr. Sawtelle added all he is doing work on now is the front porch. Mr. Sawtelle noted he is considering taking off the handrails and spindles because he feels all that work was done in the 1900's and the work doesn't go with the original fachwerk. Mr. Sawtelle added he knows the chamfered posts are not original and the porch floor was stone at one time. Mr. Sawtelle stated he will do what the Board says but he really wants to take off the balustrade because he believes it is from a different time period than the original porch. There followed discussion on the varied opinions of when the baluster railing was installed. Charles Schmidt clarified after the applicant gets the Portland cement off he is going to white wash and Mr. Sawtelle confirmed he will white wash between the timbers and the timbers will be exposed.

Mr. Penick stated he believes either phase 1 or phase 2 of the structure would be worthy. Mr. Klein added he appreciates the attention to detail. Mr. Klein asked the applicant if he was planning to follow the recommendations listed in the report his architect provided and Mr. Sawtelle stated he was. Mr. Klein summarized the items they are requesting to make modifications to as follows: ceiling, Portland cement removal, preparing the half timber, repointing the fachwerk immediately after the borate treatment is cured, and storing the baluster rails if they are removed.

Stan Klein moved to approve what is recommended in the report outlined by Tere O'Connell and included in the packet. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

Old Methodist Episcopal Church – 600 E. Main Street – Kyle Staudt stated he has tried to get a hold of Richard Laughlin who said he was going to get inside the church and brace the building, but he has not heard from Richard and does not know if the work has been done. Mr. Jordan added it is difficult to tie a contractor down when he is not getting compensated. Mr. Jordan reminded the Board there is money in the budget to use for demolition by neglect properties and if they do not want to wait any longer, the Board can direct Staff to hire a contractor and use the budgeted money. Larry Jackson asked how the owners can get the money to use on the building and Mr. Jordan explained they need to make a formal application. Mr. Jackson questioned the possibility of getting the owners to do that and the legalities of the ownership were discussed again. The Board directed Staff to continue trying to contact Mr. Laughlin to see if he can still do the work and if not, ask him if the Board should look elsewhere. Members of the Board stated they would also contact Mr. Laughlin individually to see if he is able to do the work.

ADJOURN

With nothing further to come before the Board, Charles Schmidt moved to adjourn. Stan Klein seconded the motion. All voted in favor and the meeting was adjourned at 6:39 p.m.

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

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

**Historic Review Board
Application Information**

Application Number: 14-15

Date: March 7, 2014

Address: 206 E. Centre

Owner: Paul Clift

Applicant: Steve Thomas

Rating: High

Proposed Modifications: 1800 square foot addition.

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.

14-15

Application for Certificate of Appropriateness

Application Date: 2-24-14 Application Complete: 2-24-14

Property Address: 206 EAST CENTRE STREET

Owner: PAUL CLIFT - CUTTING EDGE PROPERTY Phone No. 512-773-8779

Address: P.O. BOX 203125, AUSTIN, TEXAS 78720

Applicant: STEVE THOMAS, AIA Phone No. 830-997-0383

Address: 300 C WEST MAIN STREET Fax No. N/A

Description of External Alteration/Repair or Demolition: 1800 SQ. FT. ADDITION TO A 1500 SQ. FT. LOW STYLE QUEEN ANNE / VICTORIAN (TURN OF THE CENTURY).

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: ADDITION WILL BE IN KEEPING WITH THE STYLE & SCOPE OF THE EXISTING RESIDENCE - IT IS SEPARATED BY A CONNECTOR; DEMO OF '50'S GARAGE LANDMARK STRUCTURE - NOT IN HISTORIC DISTRICT

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: NONE

Drawing Sketch Date Submitted: 2-24-14 ^{EXIST'G} Historic Photograph

Desired Starting Date: APRIL 2014 Desired Completion Date: AUGUST 2014
SURVEY RATING: High Medium Low None
 RTHL: 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

[Signature] Date 2/24/14 Insignificant Significant
Building Official's Determination (Max 7 days)

Chairman's Determination (Max 7 days)

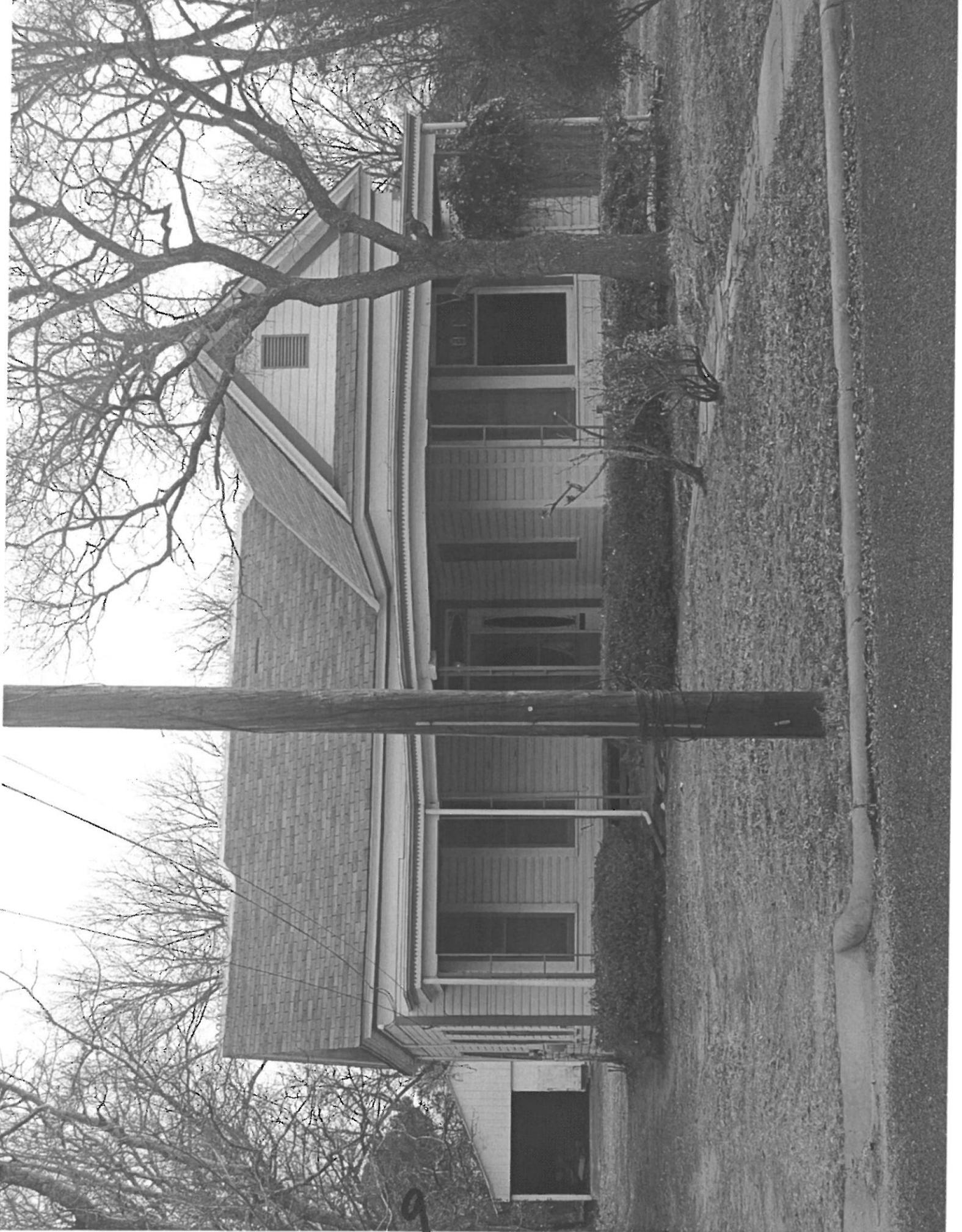
Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

APPLICATION FEE: -\$10.00 plus Board Review; CERTIFICATE OF APPROPRIATENESS-\$40.00

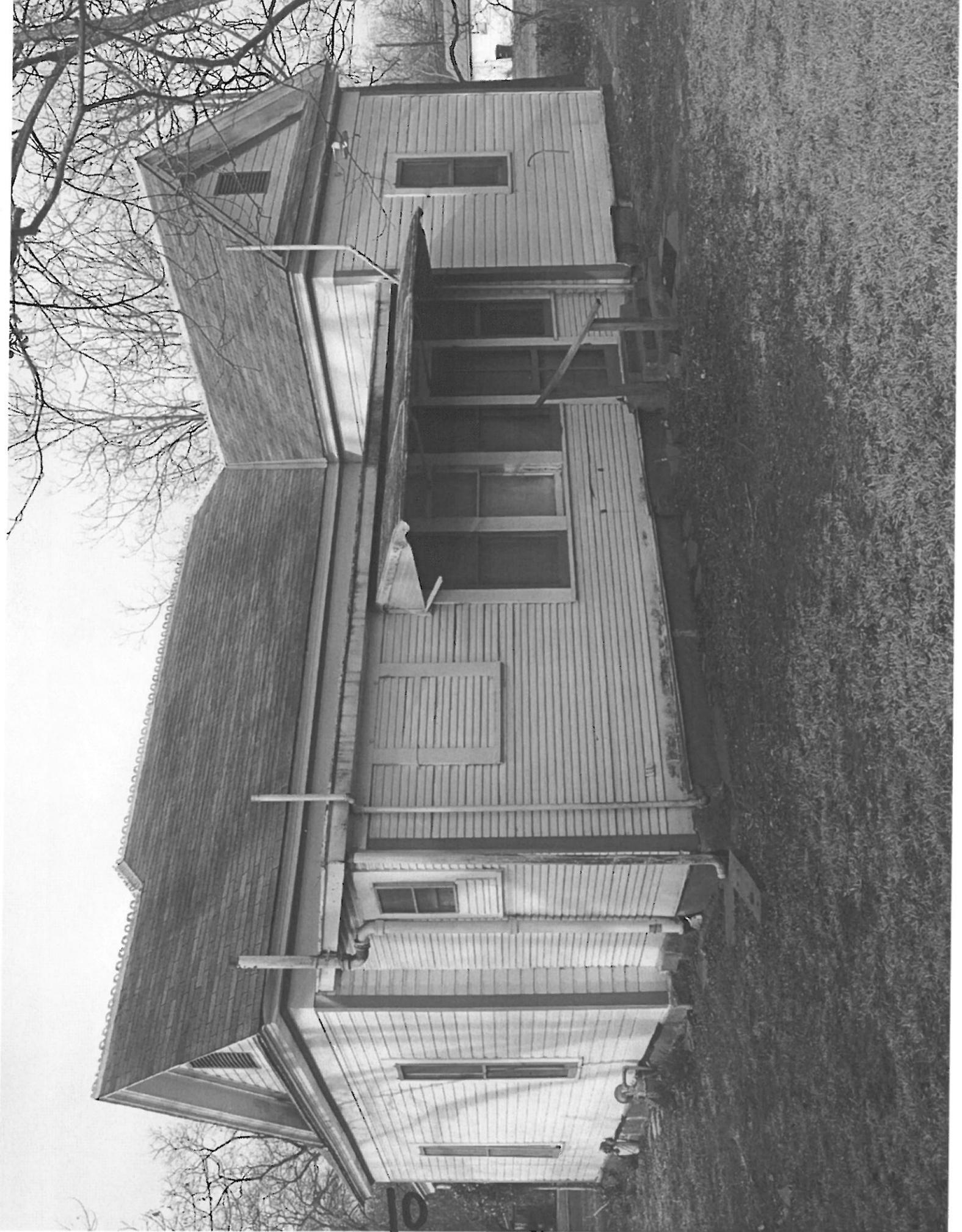
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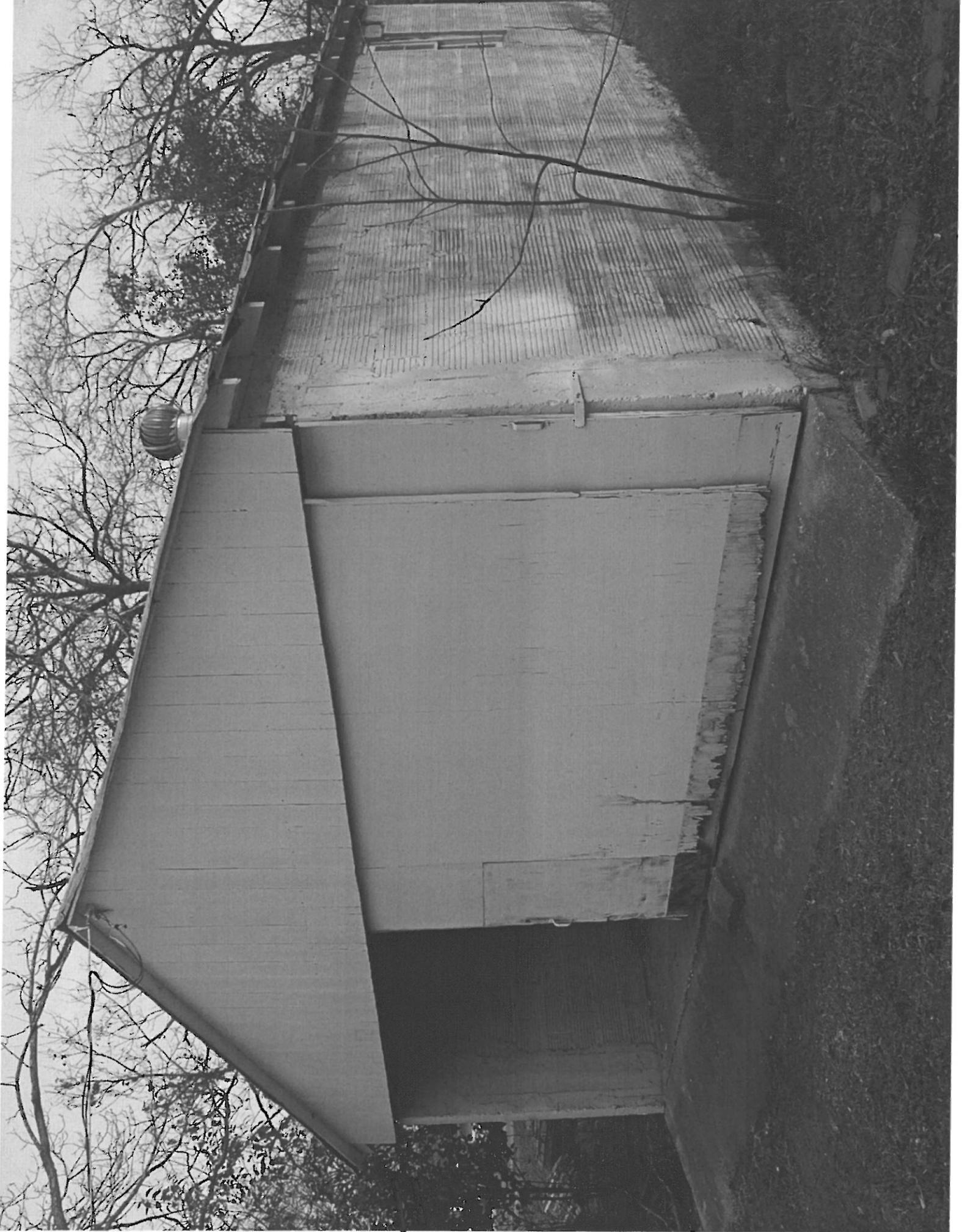


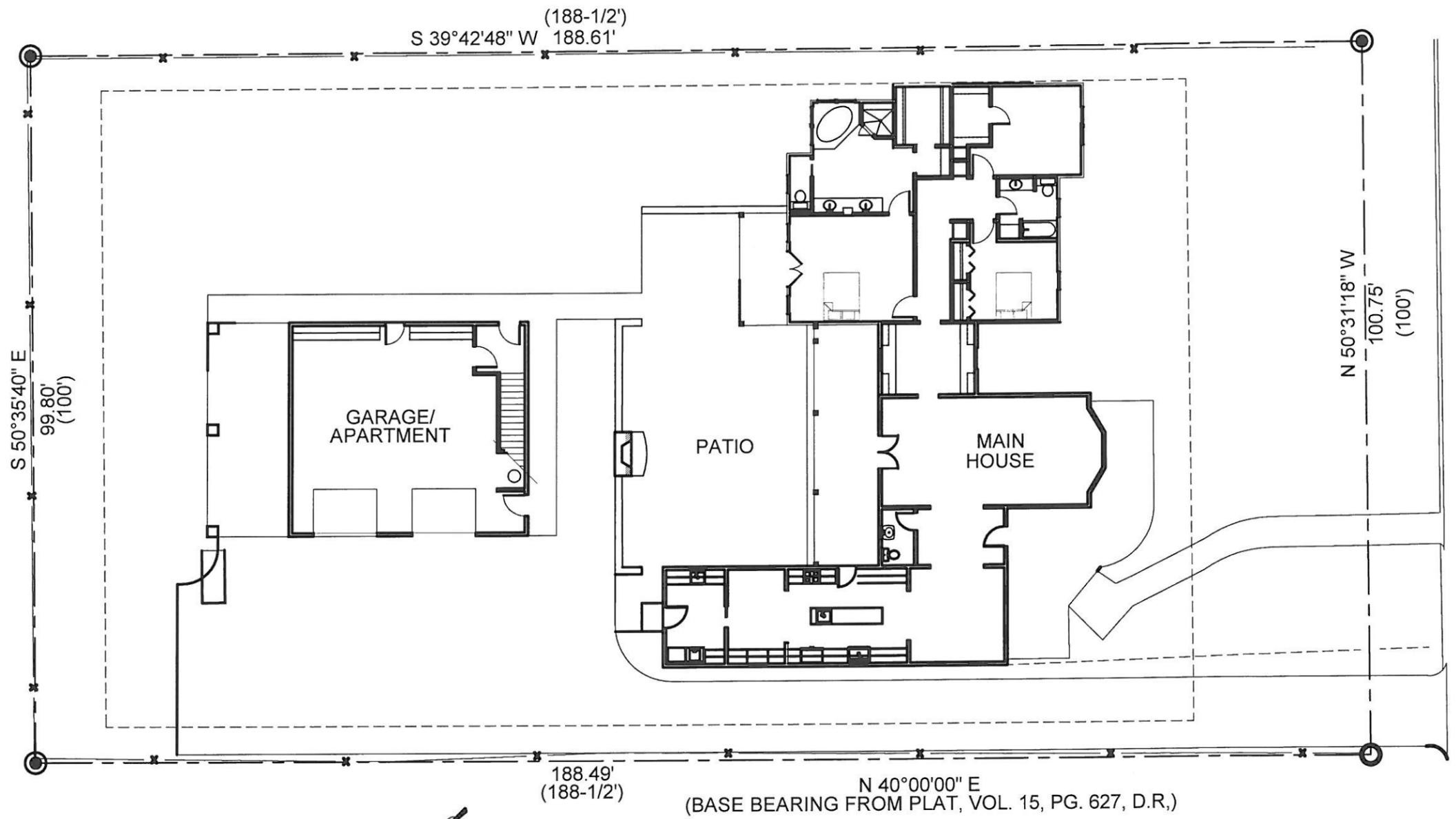


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10





FLOOR PLAN
W-1-D



PRELIMINARY
 THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT
 INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT
 PURPOSES. STEVEN N. THOMAS, AIA #13710

STEHLING-KLEIN-THOMAS ARCHITECTS, P.L.L.C.
 STEVE THOMAS, AIA - PROJECT ARCHITECT
 300 C WEST MAIN STREET, FREDERICKSBURG, TEXAS 78624
 PHONE: 830-997-0383 FAX: 830-990-9272

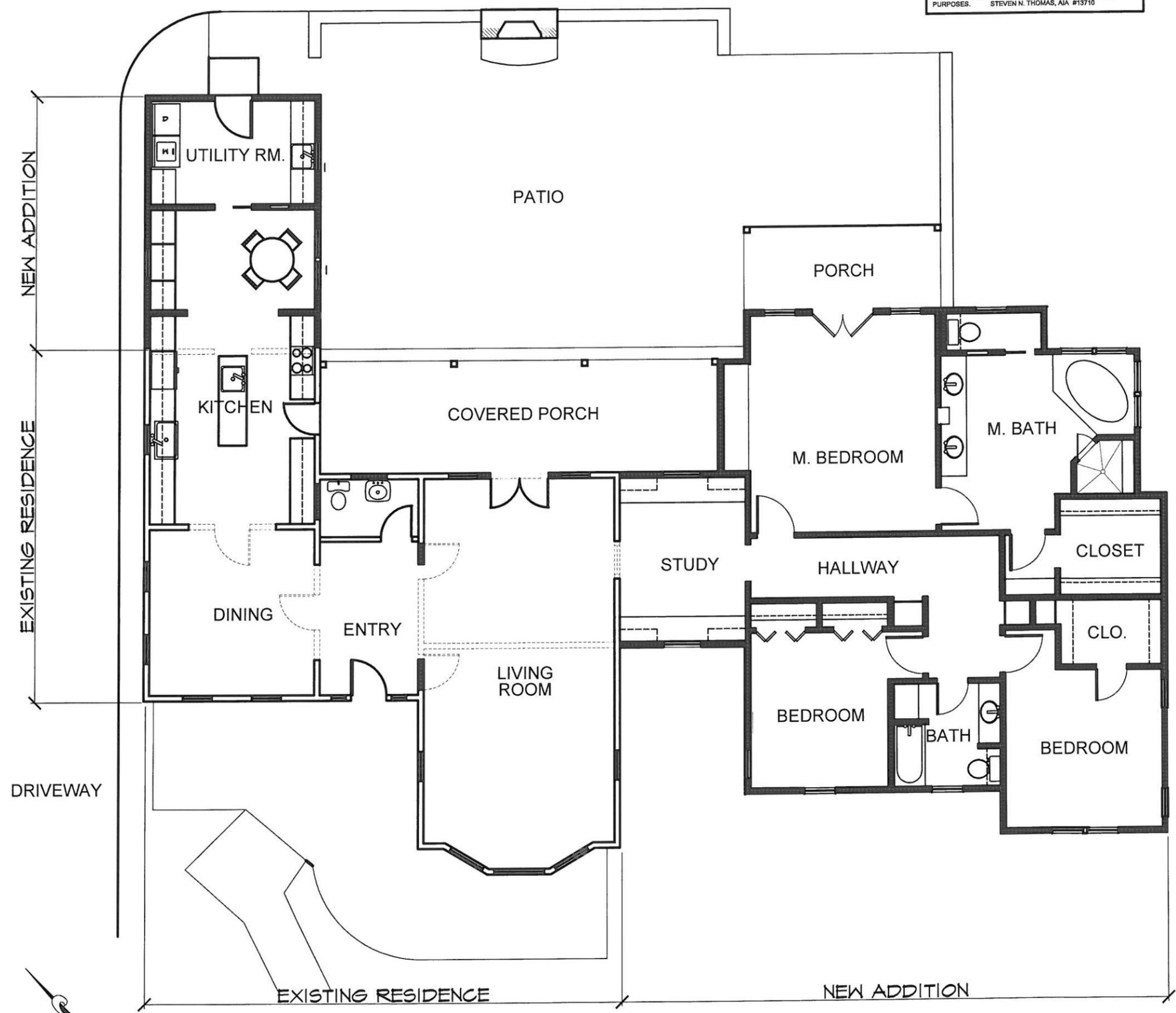
**RESIDENCE ADDITION AND REMODELING FOR
 CUTTING EDGE PROPERTY**
 206 EAST CENTER **Centre for Architecture, P.C.**

DATE	T-H-S
PROJECT NUMBER	15-01
REVISION	

FLOOR PLAN
A-1

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NEW ADDITION

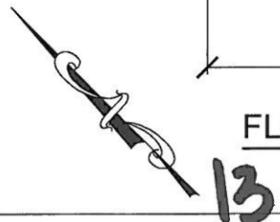
EXISTING RESIDENCE

DRIVEWAY

EXISTING RESIDENCE

NEW ADDITION

FLOOR PLAN



STEHLING-KLEIN-THOMAS ARCHITECTS, P.L.L.C.
 STEVE THOMAS, AIA - PROJECT ARCHITECT
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RESIDENCE ADDITION AND REMODELING FOR
CUTTING EDGE PROPERTY
 206 EAST CENTER FREDERICKSBURG, TEXAS

DATE	7-17-15
PROJECT NUMBER	15-01
REVISION	

FLOOR PLAN
A-2



SOUTH (STREET) ELEVATION



WEST (SIDE) ELEVATION

STEHLING · KLEIN · THOMAS · ARCHITECTS, P.L.L.C.
 STEVE THOMAS, AIA · PROJECT ARCHITECT

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RESIDENCE ADDITION AND REMODELING FOR

CUTTING EDGE PROPERTY

206 EAST CENTER FREDERICKSBURG, TEXAS

DATE	T-1-B
PROJECT NUMBER	15-01
REVISION	

FLOOR PLAN

A-5

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14



NORTH (REAR YARD) ELEVATION



EAST (SIDE) ELEVATION

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STEHLING · KLEIN · THOMAS · ARCHITECTS, P.L.L.C.

STEVE THOMAS, AIA - PROJECT ARCHITECT

300 C WEST MAIN STREET, FREDERICKSBURG, TEXAS 78624
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RESIDENCE ADDITION AND REMODELING FOR
CUTTING EDGE PROPERTY

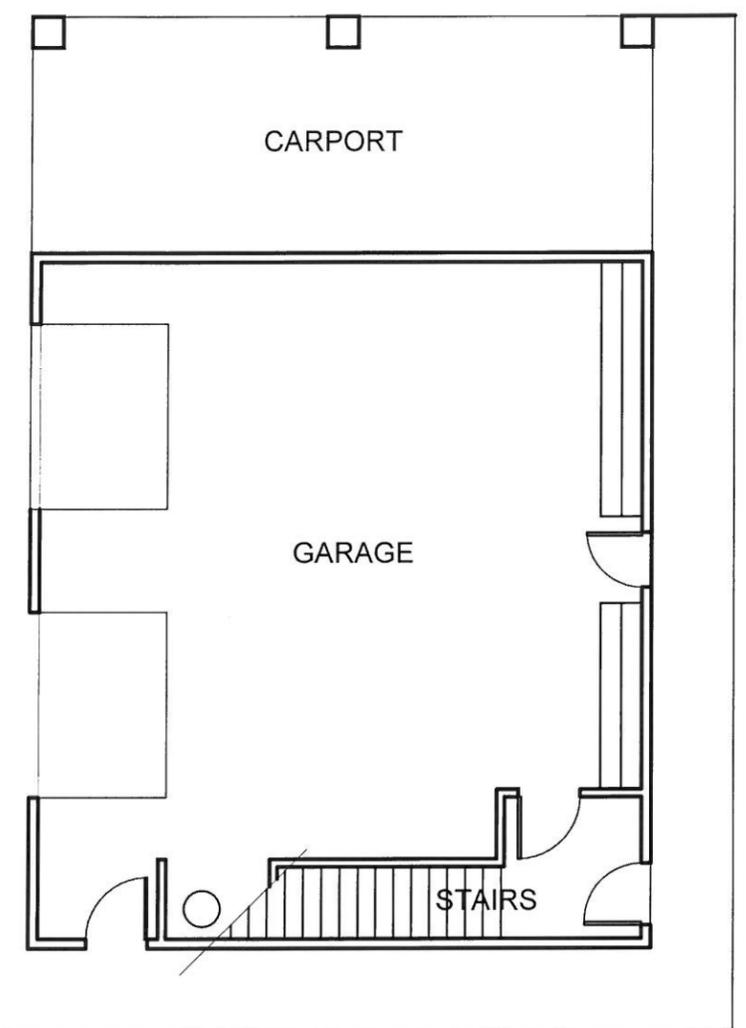
206 EAST CENTER FREDERICKSBURG, TEXAS

DATE	7-17-15
PROJECT NUMBER	15-01
REVISION	

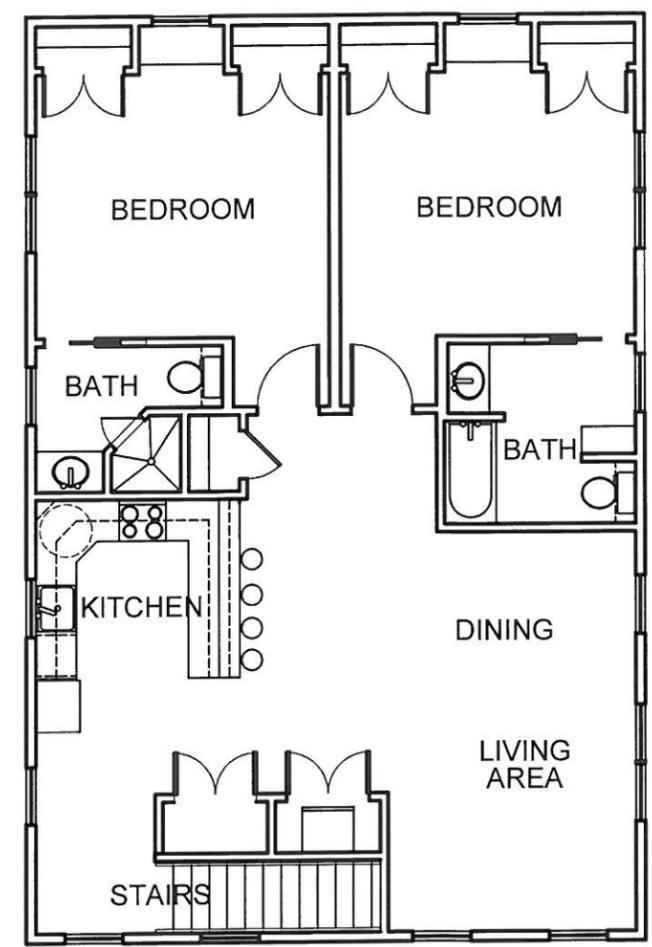
FLOOR PLAN

A-6

15



FIRST FLOOR GARAGE PLAN
1/4" = 1' - 0"



SECOND FLOOR GARAGE PLAN
1/4" = 1' - 0"



16

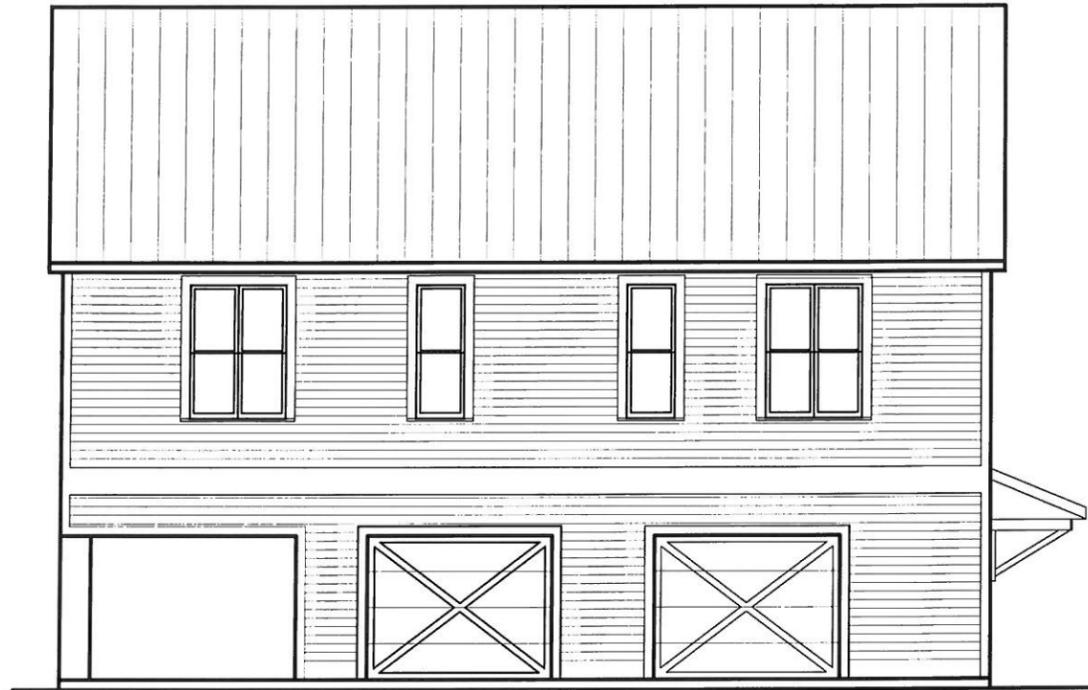
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RESIDENCE ADDITION AND REMODELING FOR
CUTTING EDGE PROPERTY
206 EAST CENTER FREDERICKSBURG, TEXAS

DATE	2-8-14
PROJECT NUMBER	
REVISION	

FLOOR PLAN
A-7



WEST (SIDE) ELEVATION

1/4" = 1' - 0"



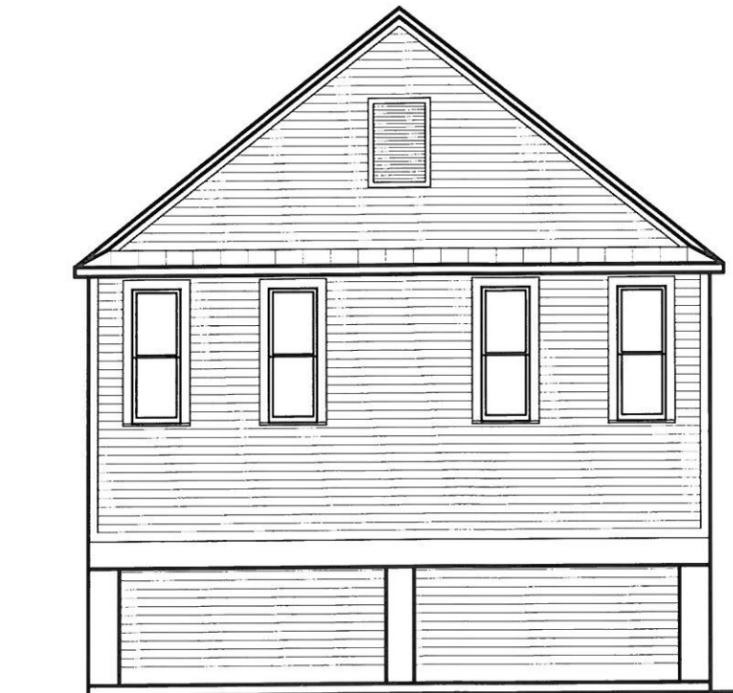
SOUTH ELEVATION

1/4" = 1' - 0"



EAST (SIDE) ELEVATION

1/4" = 1' - 0"



NORTH (REAR YARD) ELEVATION

1/4" = 1' - 0"

17

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RESIDENCE ADDITION AND REMODELING FOR
CUTTING EDGE PROPERTY
 206 EAST CENTER FREDERICKSBURG, TEXAS

DATE	2-5-14
PROJECT NUMBER	
REVISION	

FLOOR PLAN
A-8

Memo

To: Historic Review Board
From: Staff
Date: March 7, 2014
Re: Christian Metropolitan Episcopal Church

We have been in contact with Bernardo Gomez, concerning the Church. He has given Richard Laughlin permission to go ahead and secure the inside of the structure. I just spoke with Richard, and he is planning on doing the work in the following week. He would like for Bernardo or Dr. Phillips to be there while they are doing the work. Richard would also like a sign off from the City after they are finished for a release of liability. Richard also mentioned that he would do the work for free.