

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD**

Tuesday, April 15, 2014

City Hall

Conference Room

126 W. Main St.

5:30 P.M.

1. Call to Order
2. Approve Minutes of March 2014 Regular Meeting *Pp 1 - 3*

APPLICATIONS

3. Application #14-27 by Jon Pankratz on behalf of Bruce Nichols at 510 N. Adams to construct a 680 square foot master bedroom wing with a low profile gallery conneciton, install new garage door amd add wood burning masonry fireplace *Pp 4 - 16*

DISCUSSIONS

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

SIGN OFF APPLICATIONS

5. #14-23 – Paint storage building exterior – 258 E. Main St. (Perihuez Investments)
6. #14-24 – Replace siding & windows, construct new fence, relocate back door – 110 S. Acorn (Gentry)
7. #14-25 – Demolish non–historic structure – 501 ½ N. Llano (Sanchez)
8. #14-26 – Add 8' to guest house & cedar arbor on rear of main structure – 209 E. Creek (Defazio)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
March 11, 2014
5:30 PM

On this 11th day of March, 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
MIKE PENICK
CHARLES SCHMIDT
KAREN OESTREICH
ERIC PARKER

ABSENT: STAN KLEIN
LARRY JACKSON
DAVID BULLION
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

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

APPLICATIONS

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 – Steve Thomas presented the application and noted the owner is a developer out of Austin and his intent is to improve the condition of the house in order to sell it. Mr. Thomas noted it is approximately 1500 square feet and in his opinion, it would be better to take the house off the lot and rebuild a replica because it is in such bad structural shape. Mr. Thomas noted the house has been attacked by termites on the interior, but the built in gutter system has helped maintain the original porch posts and the exterior. Mr. Thomas noted the foundation structure is constructed with cedar posts in the ground and some of the posts are rotting. Mr. Thomas stated the roof structure is in good shape, but asphalt shingles have been put on over the wood shingles. Mike Penick asked if the applicant was suggesting to remove the structure and Mr. Thomas noted he was not, he was just pointing out

what kind of shape it is in. Sharon Joseph asked if they were planning on repairing the foundation or just fixing it enough for resale and Mr. Thomas noted they were looking at two different options, one option is to pour concrete and put in an engineered wood floor system and the other is leveling the wood floor.

Mr. Thomas noted there is an old garage that is in very bad shape and built over the property line which they would like to take down and build a new garage. Mr. Thomas added there is an original porch on the building that has been closed in and the owner would like to remove the porch and construct a different one. Mr. Thomas added they would like to raise the front porch back up to the original level by pouring a concrete porch and capping it with tumbled bricks.

Mr. Thomas noted the addition they are proposing will be separated with a connector coming off one of the original gables on the back of the house. Charles Schmidt stated he spoke to Stan Klein, a member of the Board who was not present, and Mr. Klein had a concern about the continuation of the wall without any kind of setback and asked for a demarcation. Mr. Thomas stated he knew that was something the Board would look at and explained he continued the wall because of the narrow width of the house and to try and keep continuity with the roofline. Mr. Thomas stated even a small setback would be an awkward change in the roofline.

Karen Oestreich verified the garage would be taken down and a new one constructed with an apartment above it and Mr. Thomas confirmed the intent is to have guest quarters above the garage and a covered garage for the home owner. Sharon Joseph asked if anyone had any issues with the garage coming down and it was noted there were no objections.

Ms. Joseph noted the only point of contention is on the west elevation. Mr. Penick commented he normally agrees there needs to be a setback on a new addition, but stated he does not feel there needs to be on this house. Eric Parker added he believes it would look awkward to inset the addition because that area is so narrow. Mr. Penick noted many times when that is required there is a roofline that can be changed, but in this case changing the roof to fit the indentation might be worse than not having an offset. Mr. Parker stated a vertical board for separation will be enough to designate the addition and Mr. Penick agreed. Mr. Thomas offered to cross gable the addition and the Board agreed that was not necessary.

Karen Oestreich moved to approve Application #14-15 and Eric Parker seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

Old Methodist Episcopal Church – 600 E. Main Street – Kyle Staudt, Building Official, stated he spoke to Bernardo Gomez and Dr. Paul Phillips and they have given permission for contractors to go inside the historic structure. Mr. Staudt noted Richard Laughlin plans to start shoring up the building in two weeks. Ms. Joseph asked about the bell tower and Mr. Staudt noted Mr. Laughlin will look at that when he gets in the building. Mr. Staudt added Mr. Laughlin commented he will not charge for the work. The Board then discussed that they would like to use the money that was set aside by the City Council for Demolition by Neglect properties to pay for the materials Mr. Laughlin would be using and possibly some of the labor costs. Ms. Joseph asked what they would have to do to use the money and Brian

Jordan, Director of Development Services, noted the Board would have to make a request to the City Council.

ADJOURN

With nothing further to come before the Board, Charles Schmidt moved to adjourn. Mike Penick seconded the motion. All voted in favor and the meeting was adjourned at 6:51 p.m.

PASSED AND APPROVED this the 15th day of April, 2014.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

**Historic Review Board
Application Information**

Application Number: 14-27
Date: April 10, 2014
Address: 510 N. Adams
Owner: Bruce Nichols
Applicant: Jon Pankratz
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.

14-27

Application for Certificate of Appropriateness

Application Date: MARCH 24, 2014 Application Complete: _____

Property Address: 510 N. ADAMS

Owner: BRUCE NICHOLS Phone No. 512.413.9773

Address: 510 N. ADAMS

Applicant: JON PANKRATZ + ARCHITECT Phone No. 830.997.8659

Address: 477 SAGE RIDGE RD. Fax No. NONE

Description of External Alteration/Repair or Demolition: ADDITION OF A NEW 680 SF. MASTER BEDROOM WING. THIS STRUCTURE WILL BE CONNECTED TO THE EXISTING STRUCTURE ON THE RIGHT SIDE. A LOW PROFILE GALLERY CONNECTION WILL CREATE A VISUAL SEPARATION BETWEEN THE OLD AND THE NEW. A NEW GARAGE DOOR WILL BE INSTALLED ON THE GARAGE STRUCTURE, ADDING WOOD BURNING MASONRY FIREPLACE.

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 AND DETAILING AS THE EXISTING STRUCTURE. THE NEW ADDITION WILL HAVE THE SAME MASSING AND SCALE SO THAT THE ARCHITECTURAL INTEGRITY WILL BE IN KEEPING WITH THE EXISTING STRUCTURE. THE EXISTING HOUSE AND GARAGE AND NEW ADDITION WILL BE PAINTED THE SAME COLORS THAT EXIST NOW.

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

NONE AT THIS POINT

Drawing Sketch Date Submitted: _____ Historic Photograph
PHOTOS

Desired Starting Date: JUNE 2014 Desired Completion Date: NOV. 2014

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

APPLICANT SIGNATURE: Jon Pankratz

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

[Signature] Date 3/26/14 Insignificant Significant
Building Official's Determination (Max 7 days)

_____ Date _____ 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

RECEIVED
MAR 24 2014

6



7



8

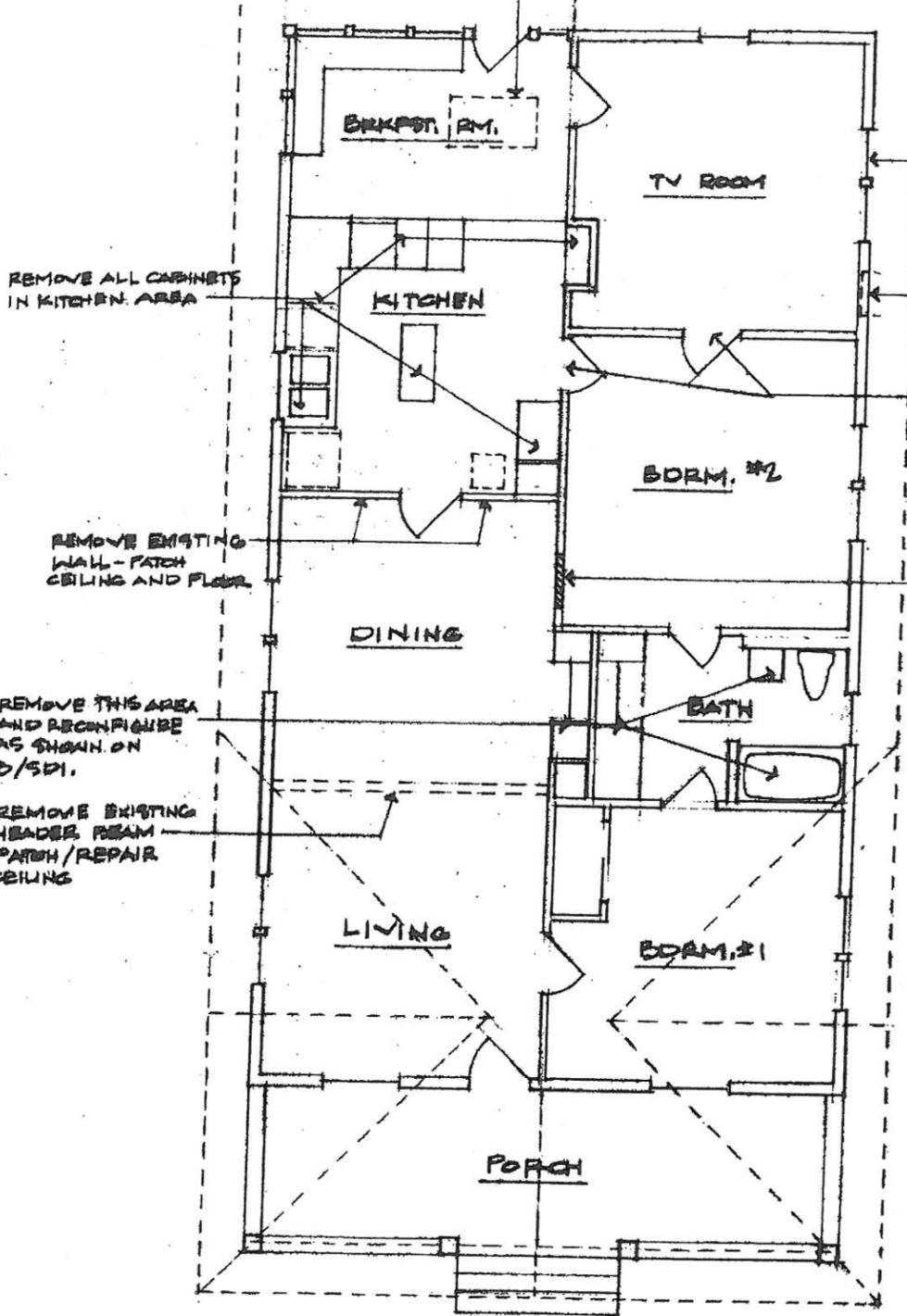


9



BRICK FIREPLACE

EXISTING ATTIC ACCESS



REMOVE WINDOW UNIT & CREATE A NEW BASED OPENING

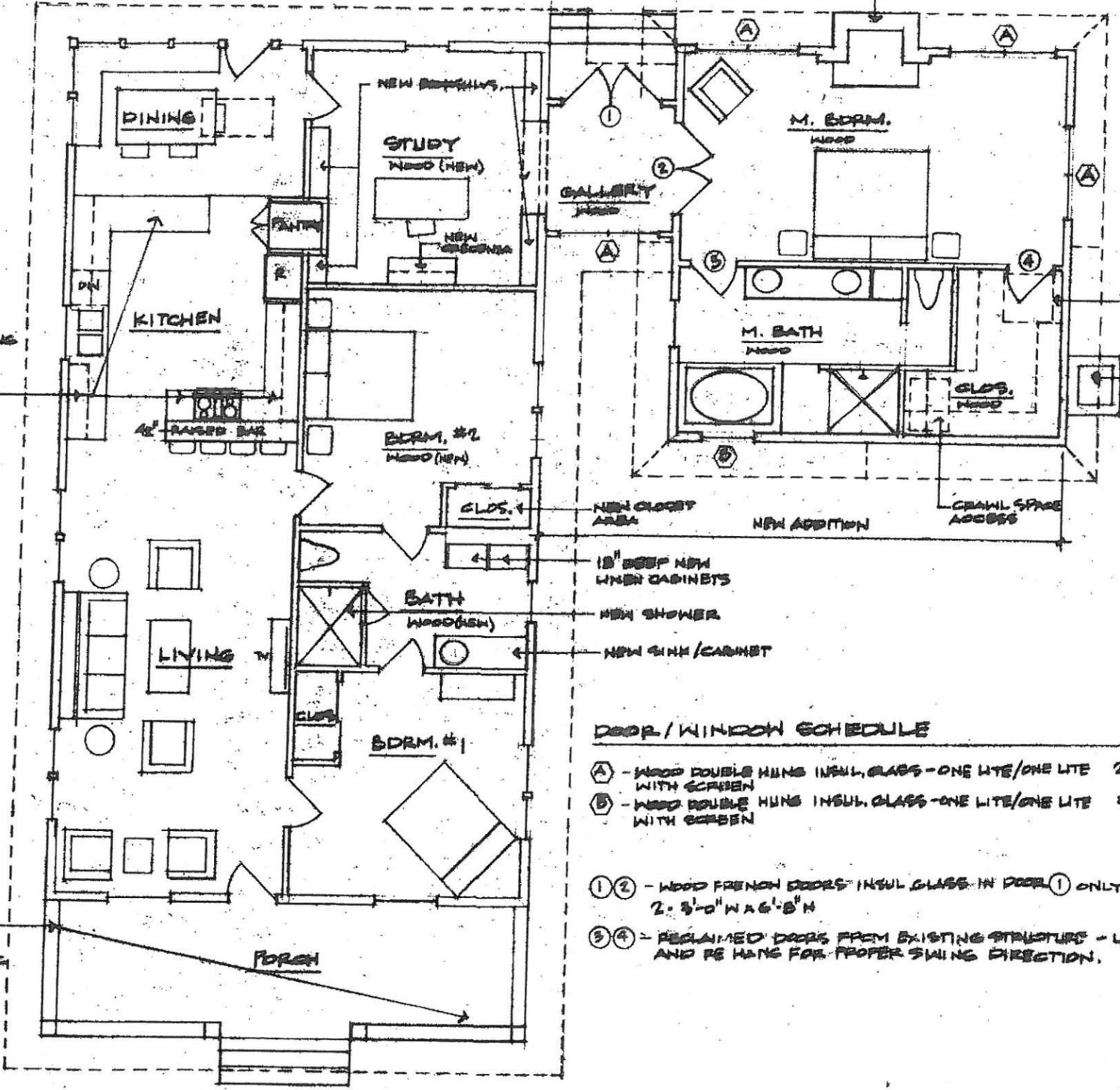
REMOVE EXISTING WNDW. PATCH & REPAIR

REMOVE DOORS AND FILL IN WALL - REUSE/REMOVE IN NEW ADDITION - DOOR #'s 3 & 4.

NEW CABINETS IN KITCHEN AREA

CUT NEW DOOR OPENING

PATCH/REPAIR ANY ROTTEN WOOD ON RAILING OR DECKING ON FRONT PORCH



DOOR / WINDOW SCHEDULE

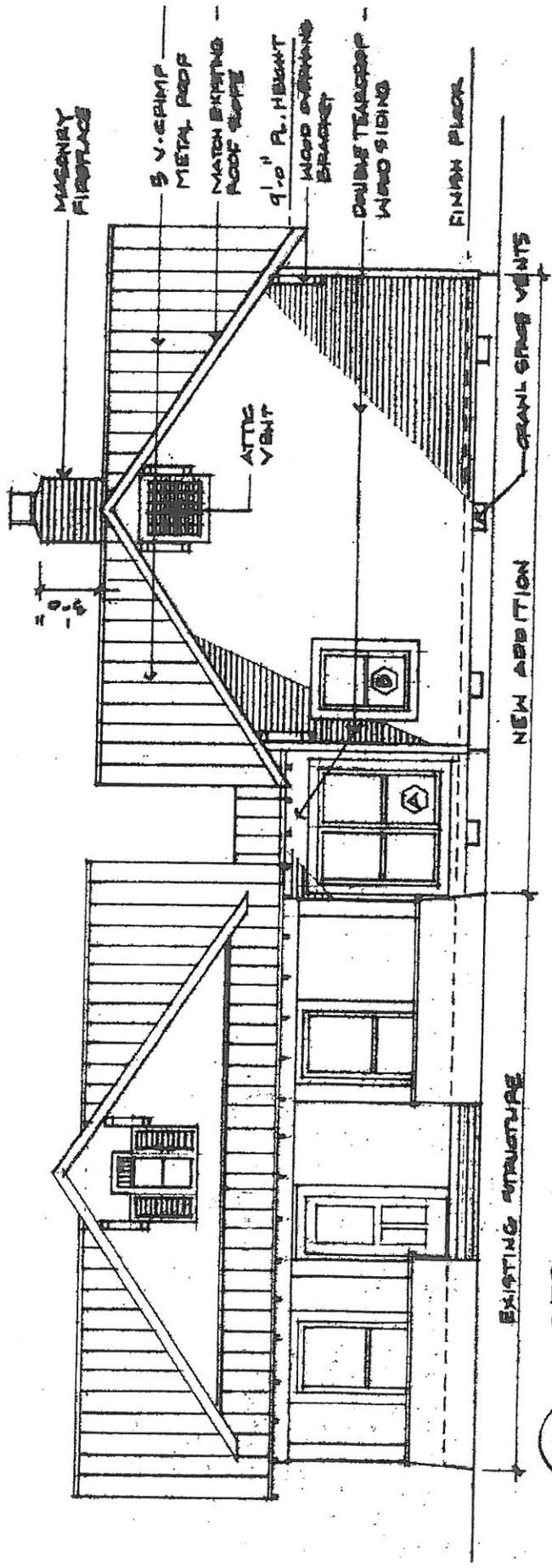
- (A) - WOOD DOUBLE HUNG INSUL. GLASS - ONE LITE / ONE LITE 2 - 3'-0" W X 6'-0" H (4) WITH SCREEN
- (B) - WOOD DOUBLE HUNG INSUL. GLASS - ONE LITE / ONE LITE 3'-0" W X 4'-0" H (1) WITH SCREEN
- (1)(2) - WOOD FRENCH DOORS INSUL. GLASS - IN DOOR (1) ONLY - ONE LITE 2 - 3'-0" W X 6'-8" H
- (3)(4) - RECLAIMED DOORS FROM EXISTING STRUCTURE - USE SAME FRAMES AND BE HANG FOR PROPER SWING DIRECTION.

(A) EXISTING FLOOR PLAN
SD1 1400 S.F.

1/8" = 1'-0"

(B) PROPOSED NEW FLOOR PLAN
SD1 1400 S.F. + 640 S.F.

1/8" = 1'-0"

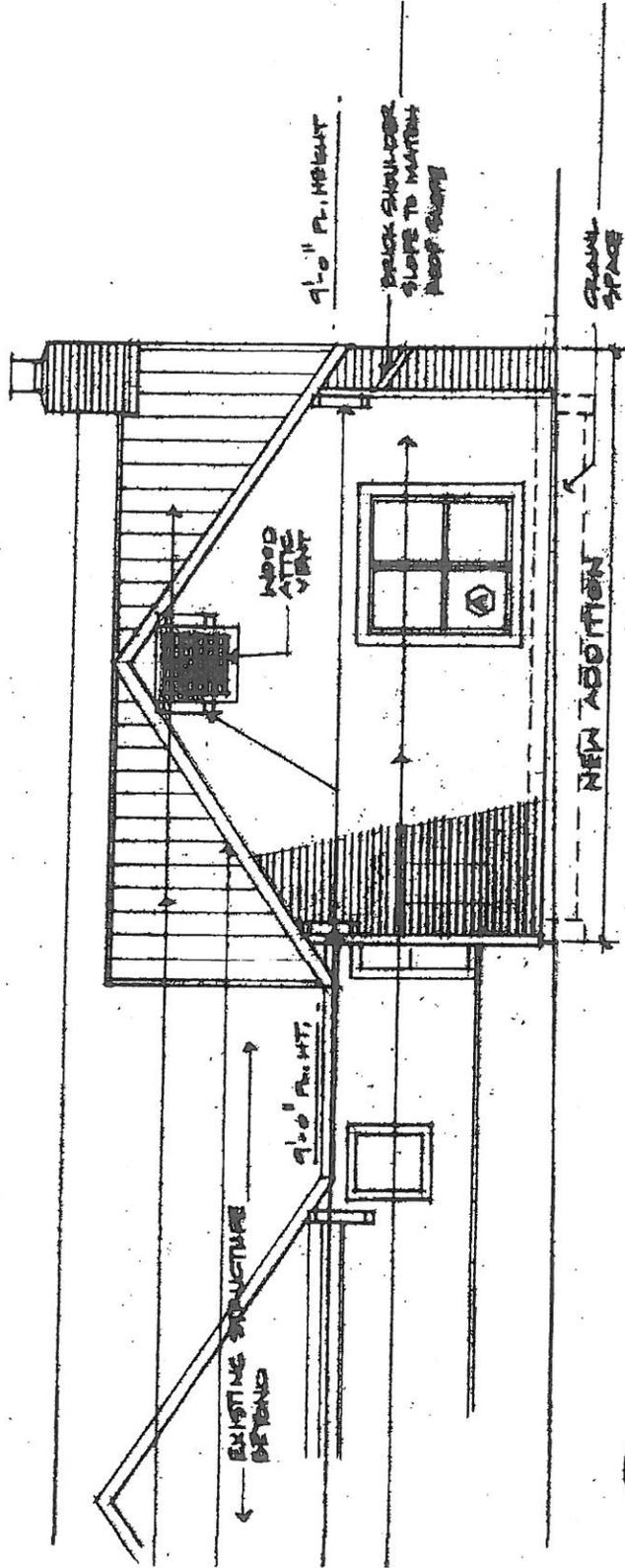


D SDI

D STREET BLDG. ELEVATION

MATCH ALL EXISTING. WOOD BRACKET & OVERHANG ROCKET DETAILS IN THE NEW CONSTRUCTION.

1/8" = 1'-0"

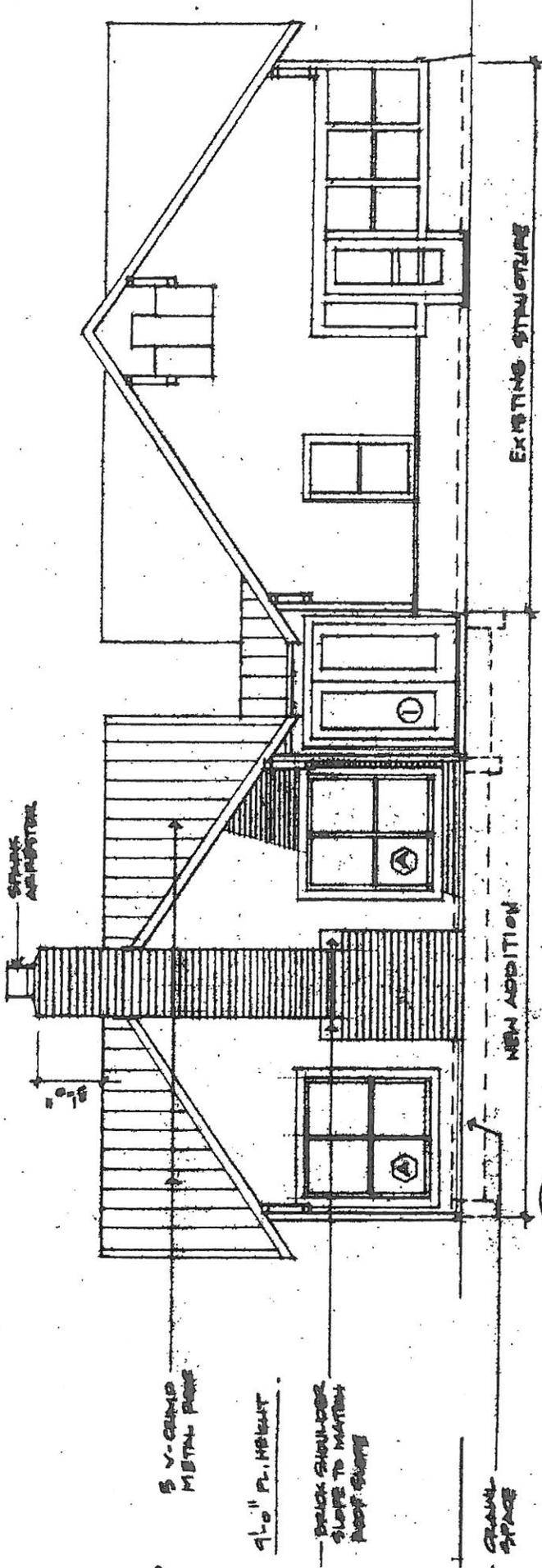


E SIDE BLDG. ELEVATION

SD1

1/8" = 1'-0"

15



F REAR BLDG. ELEVATION

901

1/8" = 1'-0"

EXISTING STRUCTURE

NEW ADDITION

GRAVEL SPACE

SMOKE CHIMNEY

5 V-CORR METAL ROOF

4 1/2" P. HEIGHT

BLACK SHOU-LOK SLATE TO MATCH ROOF SLOPE

2'-0"

Window with letter 'A' in circle

Window with letter 'A' in circle

Door with letter '1' in circle

Window

Window with letter '1' in circle

Inventory of Properties

510 N. Adams



2002-05 Re-evaluation

High Medium Low

Site ID No. 860
 Address 510 N. Adams
 Date 1935
 Stylistic Influence _____
 GCAD Hyperlink [R16701](#)
 Owner NICHOLS, THOMAS BRUCE & PATSY
 Historic District Yes Potential Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes

1983 Historic Resources Survey

Previous Site No. 26
 Previous Ranking 3
 Previous Photo References _____
 Roll 8
 Frame 13

510 N. Adams



2002-05 Re-evaluation

High Medium Low

Site ID No. 859
 Address 510 N. Adams
 Date 1920
 Stylistic Influence Craftsman
 GCAD Hyperlink [R16701](#)
 Owner NICHOLS, THOMAS BRUCE & PATSY
 Historic District Yes Potential Historic District
 Assessment Outstanding example of a unique building plan that displays distinctive stylistic features and retains original materials. Outstanding decorative features contribute to the resource's significance.

Notes

1983 Historic Resources Survey

Previous Site No. _____
 Previous Ranking _____
 Previous Photo References _____
 Roll _____
 Frame _____

514 N. Adams



2002-05 Re-evaluation

High Medium Low

Site ID No. 858
 Address 514 N. Adams
 Date 1915
 Stylistic Influence Queen Anne
 GCAD Hyperlink [R15422](#)
 Owner DUNBAR, S V
 Historic District Yes Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes Exterior walls reclad with asbestos shingles. House has an historic rear addition.

1983 Historic Resources Survey

Previous Site No. 27
 Previous Ranking 4
 Previous Photo References _____
 Roll 8
 Frame 14

515 N. Adams



2002-05 Re-evaluation

High Medium Low

Site ID No. 664
 Address 515 N. Adams
 Date 1930
 Stylistic Influence Mediterranean Revival
 GCAD Hyperlink [R25821](#)
 Owner SCHMIDT, CHESTER V MRS
 Historic District Yes Potential Historic District
 Assessment Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.

Notes Sanborn maps show vacant lot in 1945 update; house may have been moved onto this site after 1945

1983 Historic Resources Survey

Previous Site No. 28
 Previous Ranking 3
 Previous Photo References _____
 Roll 8 8
 Frame 21 22

517 N. Adams



2002-05 Re-evaluation

High Medium Low

Site ID No. 663
 Address 517 N. Adams
 Date 1965
 Stylistic Influence _____
 GCAD Hyperlink [R15714](#)
 Owner ECKHARDT, TAMMIE SUE
 Historic District Yes Potential Historic District
 Assessment The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

Notes Original front porch has been infilled; rear addition constructed circa 1960; original exterior materials replaced; and some original windows replaced w/casement units.

1983 Historic Resources Survey

Previous Site No. _____
 Previous Ranking _____
 Previous Photo References _____
 Roll _____
 Frame _____

16