



CITY OF FREDERICKSBURG HISTORIC REVIEW BOARD

TUESDAY, OCTOBER 11, 2022

5:30 P.M.

LAW ENFORCEMENT CENTER at 1601 E. MAIN ST

David Bullion, Chair
Jessica Mittel, Vice Chair
Larry Jackson, Member
Liliana Welliver, Member
Michael McCrea, Member

Richard Laughlin, Member
Sam Childers, Member
Joe Salinas, Jr., Member
Amy Slaughter, Member

The City of Fredericksburg Historic Review Board will meet in a regular session on **Tuesday, OCTOBER 11, 2022, at 5:30 p.m. The meeting will be in person at the LAW ENFORCEMENT CENTER AT 1601 E MAIN.** This meeting will be held in person and live stream on our YouTube Channel.

Link to City of Fredericksburg YouTube Channel Fredericksburg, Texas USA - YouTube

<https://www.youtube.com/channel/UCrhnIFjVfDS1SPBJD2pYKcQ/featured>

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. PUBLIC COMMENTS

The Historic Review Board welcomes citizen participation and comments at all HRB Regular Meetings. The Historic Review Board offers citizens the opportunity to address them by signing up to speak prior to the meeting and to limit comments to 3-minutes.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. Oct 11, 2022.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to ahudson@fbgtx.org or

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center to comment. You will be limited to 3 minutes to speak.

5. APPROVAL OF MEETING MINUTES

September 13, 2022, HRB meeting minutes

6. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CONSENT AGENDA

The items under the consent agenda are deemed by the Historic Preservation Officer to be routine in nature and will be approved by one motion of the Board adopting the staff findings and recommendation as part of the approval. The items on the consent agenda will not be discussed. Any member of the Board or the public that wishes to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

- A. Application- #22-097 **312 W Main**– *Stan Klein*- adaptive reuse of original Gold’s Barber Shop (pg 9-16)
- B. Application- #22-096 **109 E Main**– *Stan Klein*- replace window with door, modify rear access (pg17-23)
- C. Application- #22-098 **410 S Milam**– *Stan Klein*- remove non-original additions to restore original stone section of landmark (pg 25-34)-

INDIVIDUAL CONSIDERATION

- D. Application- #22-099 **610 W San Antonio**– *Thomas Austin*- addition to existing outbuilding to create ADU (pg 35-46)
- E. Application- #22-100 **610 W San Antonio**– *Thomas Austin*- add outboard chimney (pg 47-54)

7. OTHER DISCUSSION ITEMS

- A. Discussion and possible recommendation on the replacement of 1941 Cross at Cross Mountain Park (pg55-66)
- B. Discussion on potential project: recreating school behind AME Church (pg67-83)
- C. Discussion and possible action on appointment of member to Comprehensive Plan Advisory Committee

8. ADJOURN

This is to certify that I, Anna Hudson, posted this Agenda by 12:00 p.m. on Friday, October 7, 2022, on the bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Anna Hudson
Historic Preservation Officer

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

**HISTORIC REVIEW BOARD
SEPTEMBER 13, 2022
5:30 PM**

On this the 13th day of SEPTEMBER 2022, the Historic Review Board convened in regular session at the Law Enforcement Center at 1601 E. Main St. with the following members present to constitute a quorum:

PRESENT:

LARRY JACKSON
MICHAEL MCCREA
JOE SALINAS, JR
SAM CHILDERS
AMY SLAUGHTER
JESSICA MITTEL
DAVID BULLION

ABSENT

RICHARD LAUGHLIN
LILIANA WELLIVER

ALSO PRESENT:

ANNA HUDSON – Historic Preservation Officer
GARETT BONN – Interim Director of Development Services
DANIEL JONES – City Attorney
SHELBY COLLIER – Associate Planner

David Bullion called the meeting to order at 5:30 PM.

PUBLIC COMMENTS

MINUTES

Sam Childers provided a correction to the minutes for item 22-072 – Sam voted in denial of this motion, not in favor.

Larry Jackson made a motion to approve the corrected August 2022 minutes. Seconded by Jessica Mittel. All voted in favor and the motion carried.

STAFF ANNOUNCEMENTS

CONSENT AGENDA

Application- #22-088 108 E Schubert– Laughlin Homes & Restoration- addition to home

Application- #22-080 313 W Fulton– Thomas Mackie- relocate house from outside historic district onto empty lot

Application- #22-091 421 E Main– Mustard Design- fenestration changes, color changes, roof replacements

Application- #22-092 104 S Elk– Mustard Design- removal of non-historic shutters, paint color change

Joe Salinas made a motion to approve the consent agenda. Seconded by Sam Childers. All in favor and the motion carried.

INDIVIDUAL CONSIDERATION

Application- #22-089 217 W Centre– Sport & Country- demo non historic out buildings, build new garage with ADU above

Michael Madden presented the application.

Anna Hudson, Historic Preservation Officer, stated the applicant is a Certificate of Appropriateness for the following:

1. Demo existing non-historic carport/out building.
2. Build new garage with ADU above. Materials to be board & batten siding, metal roof. The new structure will measure 22'6" at the ridge and 19'10" at mid point.

Staff findings/recommendation

The carport and attached metal shed are not historic.

The materials and style of the new structure are in keeping with the Design Guidelines.

The size of the proposed new auxiliary structure is less than 50% of the main house square footage. (3.4.1.h)

The footprint of the new ADU is less than the footprint of the main house.

This block has an alley which grants access to the rear of yards on both sides of the block. The location of proposed two story structure will be more readily visible than a typical mid-block rear yard. There are few 2 story structures in the vicinity. As presented the cedar boards are not shown to be painted. Staff recommends approval with the stipulation the boards be painted as required by Design Standard 3.4.3 (k) Amy Slaughter prefers the boards to be painted but allowing the cedar shingles.

Michael McCrea made a motion to approve application #22-089 as submitted. Seconded by Jessica Mittell. Amy Slaughter voted in opposition all others voted in favor and the motion carried.

Application- #22-087 - 710 W Schubert– Gail Galle- removal of outbuildings, new carport, alterations to existing addition, rehab of outbuilding

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Certificate of Appropriateness for the following:

A. Garage/Rental Unit (fronts Travis Street).

The garage, another later addition, has been converted to a B&B facility (Photo No. 3). The garage doors, still existing, have been fixed in place (Photo 4) and the interior altered to allow for STR tenants (Photo 5). As we will utilize this property, this garage/rental unit adds nothing. Further, this utilitarian structure was not originally intended to be a residential unit, it is poorly located in the middle of the site, it detracts from the natural appeal of the property, and it is architecturally inconsistent with the house. We plan to demolish this structure and return this area to a natural landscape in which the beautiful tree canopy along Travis Street can be seen from the back porch.

B. Pool House/Apartment (fronts Travis, NE corner of property).

This addition was constructed earlier - maybe mid-20th century - but not nearly early enough to be considered anything but old and dilapidated. It consists of plaster walls and an exposed metal roof (Photo 6). The building is completely void of insulation (Photos 7, 8, 9) possibly indicating that it was originally used as an outbuilding for landscape storage or somesuch. The previous owner used it as a Pool House and, with no pool, it has no use for us. Further, it was constructed beneath the elevation of the surrounding grade thus effectively making it a sump for surrounding drainage. The retrofitted sump drains are clogged and inoperable thereby creating a haven for mosquitos and other dampness-loving vermin. We propose to demolish this building.

C. Milk Cow Barn (Cherry/Travis, NW corner of property).

Believed it to be original, or nearly so, and carries much historical significance (Photo 10). We are told that a milk cow was kept here and milked daily. The milk cow was a fixture on Travis Street as it would spend hours with its head through the existing barn door on Travis (Photo 11). We plan to clean it up, replace the dilapidated translucent siding (Photo 12) with "period" siding, refurbish the interior (Photo 13), and use it as a garden workroom, work shop, or other backyard amenity.

D. New Carport/Porte Cochere (along Cherry Street).

With the needed demolition of the garage/rental unit as presented above, we are in need of a place to park the car off of the street, unload groceries, and keep the car covered in case of storms. This area is best kept proximate to the back door. As mentioned previously, the existing garage was poorly located and solved for none of these problems. Further, with our plan to recreate the original backyard environment in which the beautiful tree canopy provides a lush, green backdrop to everything, a new garage or carport is needed.

There exists a large area of property west of the house between the house and Cherry Street (Photo 14). This area faces the west and endures the brutality of the afternoon summer sun. This area is also home to a large, looming, really unappealing steel utility pole (Photo 15). To solve for all of these needs/problems, we propose to build a carport/porte cochere along Cherry Street so that we can enjoy easy access to the back door, avoid any unnecessary cluttering of the back yard and Travis Street, act as a shade-provider for the west side of the house, and obstruct the view of the utility pole. Gail Galle has come up with a great plan that we feel is consistent with what turn-of-the-century Victorian architects may have done. She has designed a carport, or porte cochere, that will provide solutions for all of the listed needs plus add a bit of architectural interest along Cherry Street. Additional benefits include the screening of the electrical panel and air conditioning units. Note that this structure is not fully enclosed, it is essentially just a covered driveway for off-the-street parking and accessing the house in a convenient manner. Several good

perspectives of the new carport/porte cochere can be seen in the Roof Studies (Photos 18, 19, 20, 21), the Site Plan (Photo 22), and more detail is provided in the elevations (Photos 23, 24, 25, 26).

E. Added Kitchen Corner.

We propose to incorporate a tiny corner into the kitchen plan (Photos 16 and 17). This awkward corner, as existing, handicaps our design and renders the Carport/Porte Cochere design suboptimal. The existing window, seemingly original to the house, will be removed, restored, and reinstalled in a similar location. We believe that this can be done in a manner which appears architecturally correct and has no material impact on the historic design. If anything, it will make the original window even more prominent.

F. Reconstructed Great Room/

The Great Room and Back Porch, built in the 1980s, were constructed with more of an eye on cost than on architecture or engineering. As a result, the roof covering these components is flat, awkward, and dissimilar to the balance of the original roof lines. This roof is, frankly, awkward, ugly, and poorly conceived. The Great Room roof also creates challenges to the design of the interior of the house in that it creates a diminished ceiling height that is dissimilar to the balance of the house. We propose to demolish these roof components and reconstruct them with period architectural lines and clerestory so as to better incorporate these late century components much more appropriately. Gail's modeling of the roof (Photos 18, 19, 20, 21) visually explains the finished condition much better than can I.

G. Back Porch Roof. The circa 1984 back porch is badly dilapidated due to rot and poor construction. We plan to reconstruct the back porch in a more appropriate and useful manner including a new roof (Photos 19, 24).

Staff findings/recommendation

A/B. The pool house and garage are not historic and can be removed without impacting the integrity of the property. Staff recommends approval of demolition.

C Staff recommends the proposed rehabilitation of the old barn.

D The proposed new Porte cochere will be highly visible because of its size and location. It does not meet the standard for 15' between the main structure and addition. As proposed it is aligned with the rear wall of the main portion of the house and is only 6'3" off set from the house. It is proposed to be 48' in length. The standard large parking size is 20' in length. Staff recommends the size of the porte cochere be reduced to minimize the visual impact. The proposed layout is not typical for the district as garages are usually at the rear of the property. Another option would be to use the access from Travis St.

E The proposed changes to the 1980's additions are appropriate and will not negatively impact the historic structure. Staff recommends approval of the proposed changes to the 1980's kitchen, great room and back porch.

Jessica Mittel made a Motion to approve 22-087 with exception that the carport is reduced to 42 feet. Motion died for a lack of second.

Made a motion to approve 22-087 with exception that the carport is reduced by 6 feet from the south side of the property and referenced an exception for irregular lot size 1.4.2.4 regarding the requirement for 15 feet of separation from historical property. Seconded by Michael McCrea. All in favor and the motion carried.

Larry Jackson commented that he would prefer to see the carport reduced to 40 feet as opposed to 42 feet.

Application- #22-093 206 N Milam– Bruce Moore- new signage

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Certificate of Appropriateness to Install two monument signs measuring 8' tall each in lieu of one 15' tall monument sign.

Install 3 wall signs totaling 193 sf – one identifying the property and two identifying two tenants.

Staff findings/recommendation

Staff has worked with the applicant to reduce the height of the monument sign. As an integrated business a 15' sign is allowed per C1.5 zoning. Given the pedestrian nature of this neighborhood a 15' tall sign would be out of character. As such, the applicant has proposed to create two 8' tall monument signs to be located at opposite ends of the lot along N. Milam.

Case Comments:

The zoning ordinance does not speak to allowing two smaller monument signs in lieu of one large monument sign. If the Historic Review Board recommends this design the applicant must obtain a variance from the Zoning Board of Approval.

Michael McCrea made a motion to approve application 22-093 as submitted. Seconded by Jessica Mittel. All voted in favor and the motion carried.

Amy Slaughter voiced concern that the signs are lighted. Jessica Mittel agreed.

DISCUSSION ITEMS

Cross at Cross Mountain

Larry prefers the cross to be lit, made out of metal and as close to current rendition as possible. Jessica Mittel voiced her agreement with Larry's comments as did Joe Salinas.

David Bullion stated the cross looks similar to the other crosses found throughout the hill county such as Kerrville.

Larry prefers the square design as does Jessica as well as a square cross identical to its current form.

Amy Slaughter agrees with Larry's comments.

311 E. Travis – Nancy Jenkins

Nancy Jenkins discussed her property located at 311 E. Travis.

Daniel stated that it would be advisable for the Board to start the process from the beginning as the previously issued Demo by Neglect has grown stale.

ADJOURN

With nothing further to come before the Board, Amy Slaughter moved to adjourn. Larry Jackson seconded the motion All voted in favor and the meeting was adjourned at 6:55 p.m.

PASSED AND APPROVED this the 11th day of OCTOBER 2022.

SHELBY COLLIER, ASSOCIATE PLANNER

DAVID BULLION, CHAIRMAN

Fredericksburg Historic Review Board
Application Information

Application Number: 22-097
Date: October 11, 2022
Address: **109 E Main Street**
Zoning: CBD
Owner: Cris & John Graham
Applicant: Stan Klein
Rating: medium
Proposal: rehab building, add doors to side to convert building into restrooms

Request:

The applicant is requesting a Certificate of Appropriateness for the following:

1. Add entrance to rear side of bulding and add canopy over new entrance for access to new restrooms.
2. Add windows to west elevation
3. Rehab wood, repair foundation, re-paint existing colors

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.2.6. Exterior Walls

Maintenance

- (a) Retain and repair the historic exterior wall materials unless deteriorated beyond repair (SOI Standards 2, 5, 6).

Medium Priority Required if visible from the ROW

- (b) Maintain, repair, and clean historic exterior walls according to accepted preservation techniques (see Appendix G, SOI Standards 5, 7).

Medium Priority Required if visible from the public ROW

- (c) Identify and treat the causes of deterioration to exterior wall materials, such as poor site drainage, moisture retention, clogged gutters and downspouts, leaky roofs, deteriorating paint, sprinklers pointed toward the building, and vegetation or moisture-retaining soil that touches wood elements (SOI Standards 5, 7).

Medium Priority Required

Alterations

(E) Do not remove historic wall fabric to create new openings (SOI Standards 2, 9).

Medium Priority Required if visible from the public ROW

(i) If historic wall materials are deteriorated beyond repair, patch the smallest area necessary to prevent the spread of deterioration to the surrounding fabric (SOI Standard 6).

Medium Priority Required if visible from the public ROW

(j) If replacement of historic exterior wall materials is necessary, choose a material identical in dimensions, profile, reveal, and texture to the historic material as closely as possible given available options (SOI Standard 6).

Medium Priority Required

ADA Compliance: Altering Exterior Walls In some cases, removing original wall fabric may be necessary to enlarge door openings to accommodate persons with disabilities. In these instances, the Historic Review Board may vote to approve a COA application that meets the spirit of the Secretary's Standards but does not precisely meet these standards and guidelines to the letter. (Refer to Section 1.4.2.4.)

Staff Findings/Recommendation:

The former Gold Barber shop has been used for storage and is currently in need of rehabilitation. The proposal to convert the building to ADA compliant restrooms will improve the usefulness of the structure. The majority of change are on the sides of the building (east and west) not readily visible from the ROW. Staff recommends approval based on 3.2.6 Exterior Walls (a,b,c,e, i)

Case Comments:



Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to permits@fbgtx.org

Subject Property Address 312 W. Main Street Date Submitted 9/24/22
Owner name: Chris & John Graham Phone # (830) 456-3025
Owner Address: 281 CJ Ranch Road, Fredericksburg, TX
Authorized Applicant: Stan Klein Phone # (830) 456-6018

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Applicant E-mail: stanklein.architect@gmail.com

Desired Start Date: ASAP

Desired Completion Date: TBD

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you. (attach another sheet if necessary)

The objective and scope of work is to rehabilitate the old Grobe Barber Shop into a rest room facility . The exterior will be restored while the interior will be converted into restrooms. The existing front porch will remain with the old door (fixed) and window(opaque) with a new side entry on the east exterior wall. The existing wood siding, trim, porch columns, metal roof will be retained and repaired. A new foundation and interior walls will completed the new use of the building located in the Beer Garden.

Attach supporting documentation in jpeg or pdf: ☒ paint color ☒ color photographs ☐ site plan
☒ elevations & floorplans ☒ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application # 22-097
Eligible for Administrative Approval Yes ☒ No ☐
Historic Review Board Meeting Date Oct 11, 2022
Survey Rating: Medium

Year Built: 1915
Zoning: CBD
Application Fee \$10 COA#
HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

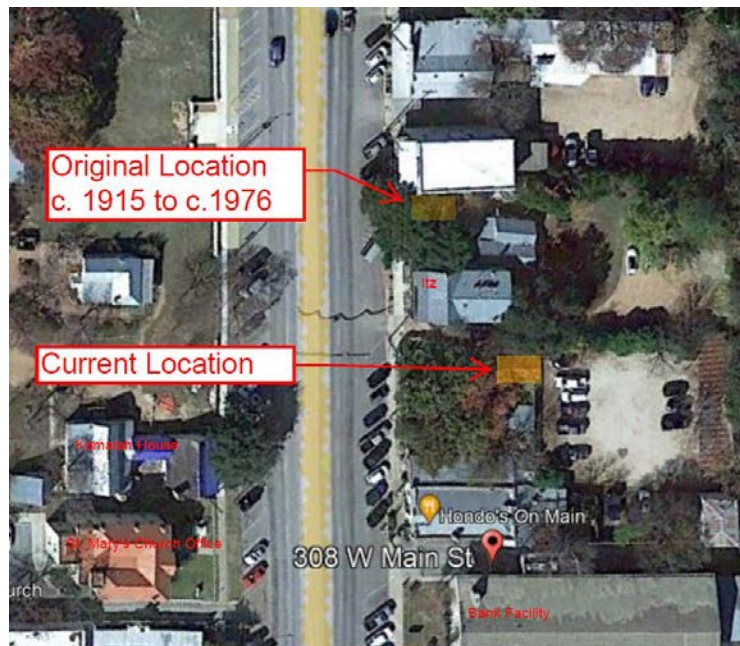
Historic Preservation Officer Signature _____

Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.



BACKGROUND & SITE

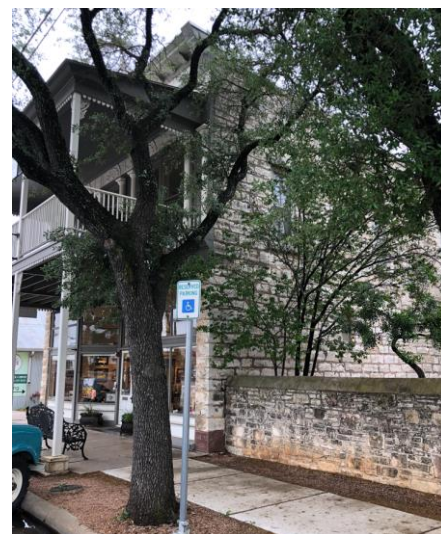
The old Grobe Barber Shop constructed circa 1915 and was in the courtyard of the current Pontotoc Vineyard Weingarten at 328 W. Main Street. In approximately 1976 the building was moved to its present location at Hondo's Beer Garden. Refer to 1915 Sanborn Map in this submittal



Aerial Photo of location history



Circa 1976 Photo



Current Photo of Original Location

Existing Conditions Photos



South (Front)



East (Side View)



North (Rear)



West (Side View)



Detail View at Porch



Detail View at Porch

Proposed Restroom

Hondo's

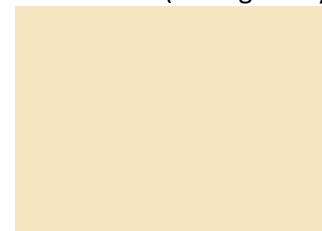
312 W. Main Street
Fredericksburg, TX 78624



- Repair and replace deteriorated wood trim & siding. New to match existing.
- Repair and/or replace porch roof framing.
- Remove Chinaberry tree.
- Replace foundation with new to support new interior functions.
- Repair and reinforce existing stud walls and main roof framing.
- Create new entrance into new restrooms.
- Construct new cantilevered canopy over new entry.
- Sand, prime and paint all exterior wood surfaces.

PAINT: Match existing paint colors.

Body Color: Cream (Montgomery white)



Wood Trim: Blue (Hamilton Blue)

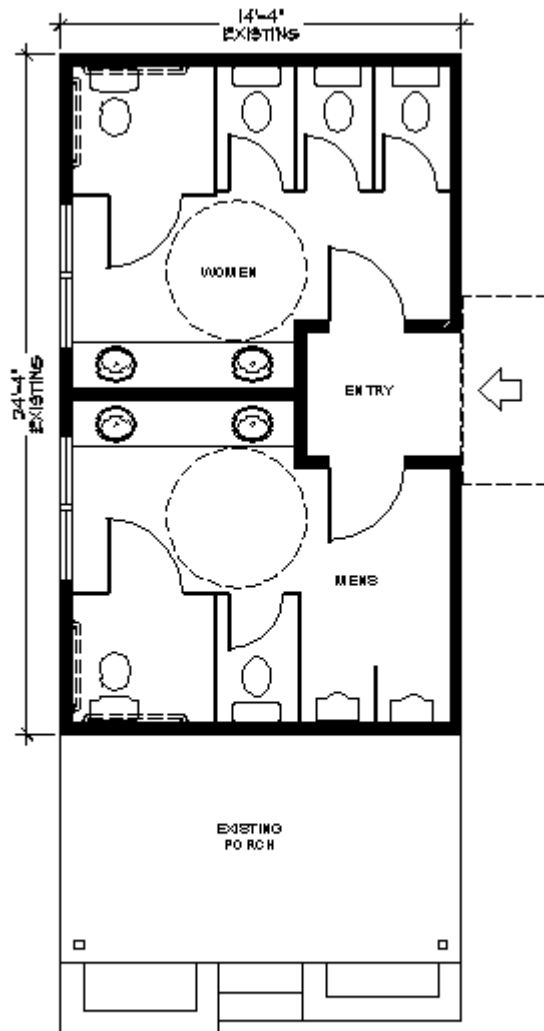


Accent & Roof Color: Oxblood Red



STAN KLEIN NCARB
TEXAS ARCHITECT
REGISTRATION NO. 9757

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FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.



FLOOR PLAN

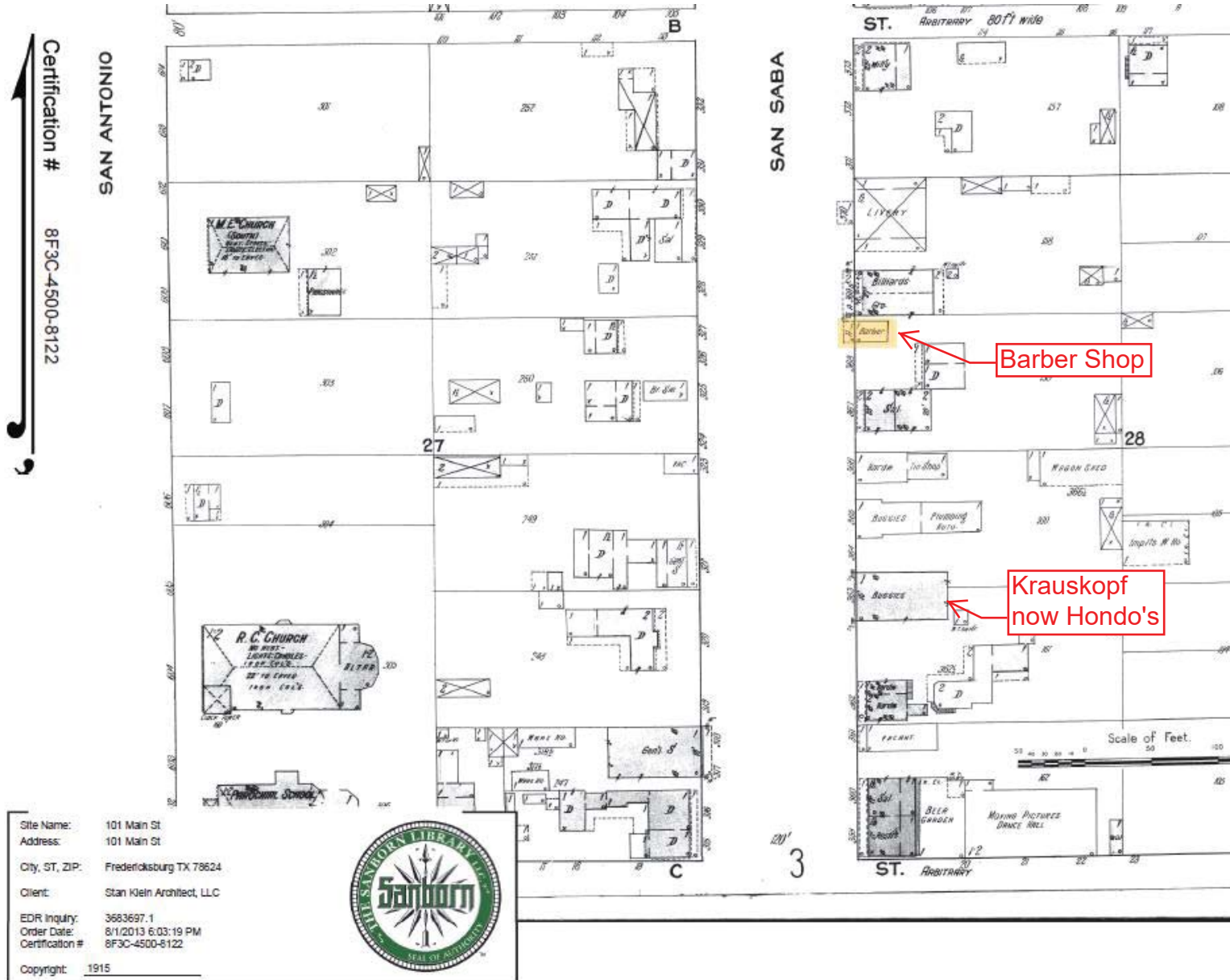
SCALE: 3/16" = 1'-0"

STAN KLEIN NCARB
 TEXAS ARCHITECT
 REGISTRATION NO. 9757

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1915 SANBORN MAP OF 300 BLOCK OF WEST MAIN STREET



Fredericksburg Historic Review Board
Application Information

Application Number: 22-096
Date: October 11, 2022
Address: **109 E Main Street**
Zoning: CBD
Owner: Jesse Hellums
Applicant: Stan Klein
Rating: high
Proposal: replace storefront window with door, reconfigure rear stair/alley access

Request:

The applicant is requesting a Certificate of Appropriateness for the following:

1. Remove easternmost storefront window (glass) and bulkhead and replace with new 4-panel door & frame and a new side light.
2. New rear stair to exit directly into the alley.

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.2.10 Storefronts

(f) If a replacement storefront is required, install it maintaining the same spatial relationships (including depth and dimension) as existed historically relative to exterior wall planes and other exterior features (SOI Standard 6).

High Priority Required if visible from the public ROW

Staff Findings/Recommendation:

A new exterior door is required for access to the upstairs. The proposed design fits into the existing storefront with minimal alterations. The storefront frame will remain. The proposed new wood door will be painted the same green as currently found on the building. Staff recommends approval based on 3.2.10 Storefronts (f)

The rear of the building is not readily visible. The proposed changes will make the exist safer by modifying non historic fabric. Staff recommends approval.



Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to permits@fbgtx.org

Subject Property Address 109 East Main Street Date Submitted 9/25/22
Owner name: Jesse Hellums Phone # (210) 825-7479
Owner Address: P. O. Box 6029, San Antonio, TX 78209
Authorized Applicant: Stan Klein Phone # (830) 456-6018

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Applicant E-mail: stanklein.architect@gmail.com

Desired Start Date: ASAP

Desired Completion Date: TBD

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you. (attach another sheet if necessary)

The scope and objective of the project is to create two new stairways to the second floor. One existing stairway is not compliant with exit code. The new Main Street entrance will be created on the east side of the first floor least space. Removing existing glass panel, installing a new door & frame and a new side light. Rear stair to exit directly into the alley. Interior stairways to be compliant to the Building Code. NOTE: Existing West side stairway on Main Street serves corner building and is not owned by Mr. Hellums.

Attach supporting documentation in jpeg or pdf: ☒ paint color ☒ color photographs ☒ site plan
☒ elevations & floorplans ☒ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application # 22-096

Year Built:

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning: CBD

Historic Review Board Meeting Date 10/11/22

Application Fee \$10 COA#

Survey Rating: High

HRB Fee \$40 paid

Medium

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.

INSTALL NEW EXIT
DOOR AT THIS
LOCATION



EXISTING CONDITIONS PHOTOGRAPH

NORTH ELEVATION (STREET FACADE)

NO SCALE

INSTALL NEW EXIT
DOOR FROM
SECOND FLOOR



PROPOSED

NORTH MAIN STREET ELEVATION (Without porch/balcony)

SCALE: 3/32" = 1'-0"

REMEMBER ME
109 E. MAIN STREET
Fredericksburg, TX 78624

STAN KLEIN NCARB
TEXAS ARCHITECT
REGISTRATION NO. 9757

THIS DOCUMENT IS INCOMPLETE AND CAN NOT BE USED
FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

9-20-22

Page 1 of 5

INSTALL NEW
EXIT DOOR AT
THIS
LOCATION



EXISTING CLOSE UP PHOTOGRAPH
NORTH ELEVATION (STREET FACADE)
NO SCALE

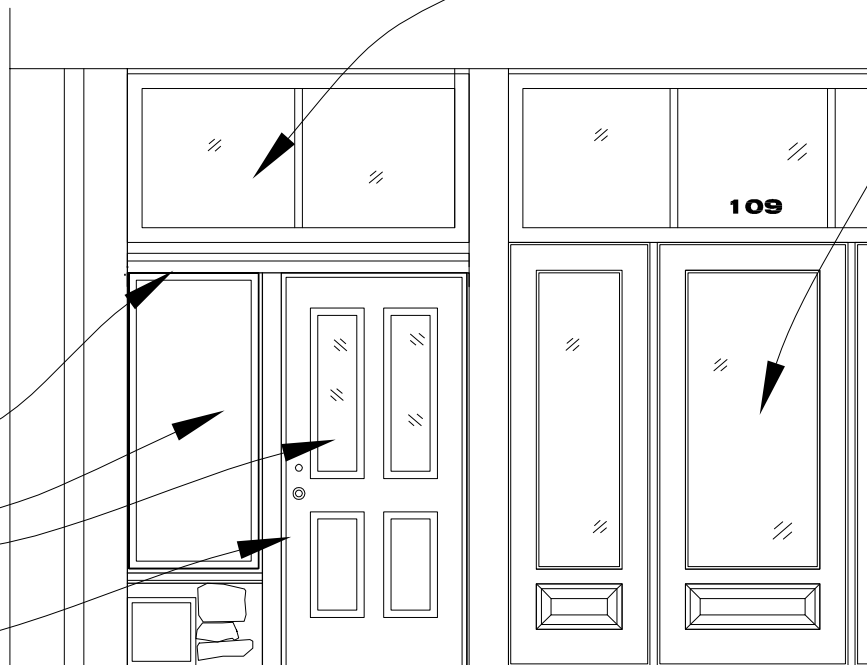
EXISTING FACADE
TO REMAIN

PROPOSED WORK
NEW 4 Panel DOOR
Paint - Green
REPLACE GLASS
STORE FRONT W/
SMALL SIDELIGHT
PAINT COLORS TO
MATCH EXISTING

REMOVE GLASS PANEL
& PART OF STONE BASE

INSTALL NEW DOOR &
SIDE LIGHT

RETAIN PART OF
STONE BASE.



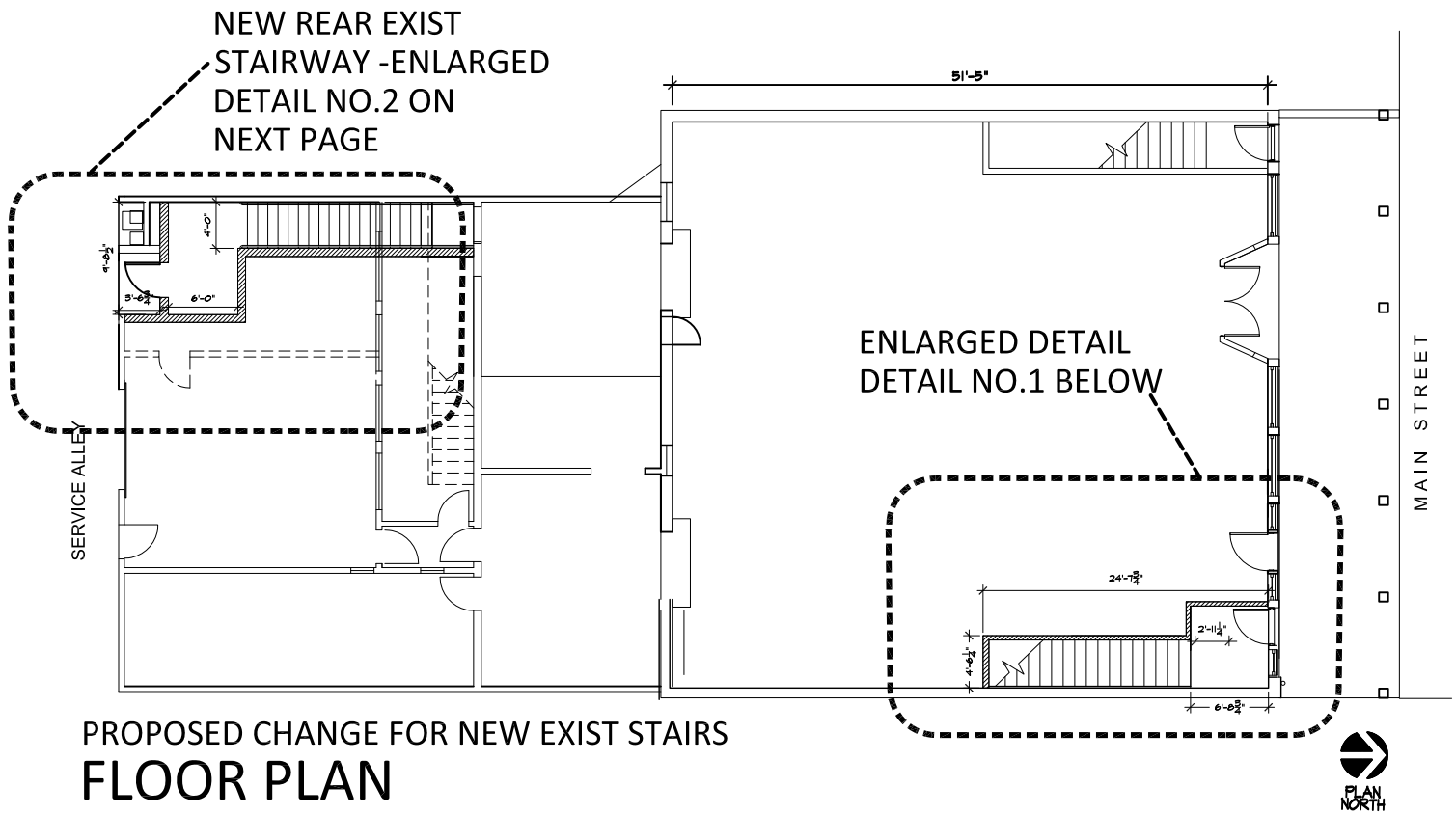
PROPOSED
NORTH MAIN STREET ELEVATION (Without porch/balcony)
SCALE: 3/32" = 1'-0"

REMEMBER ME
109 E. MAIN STREET
Fredericksburg, TX 78624

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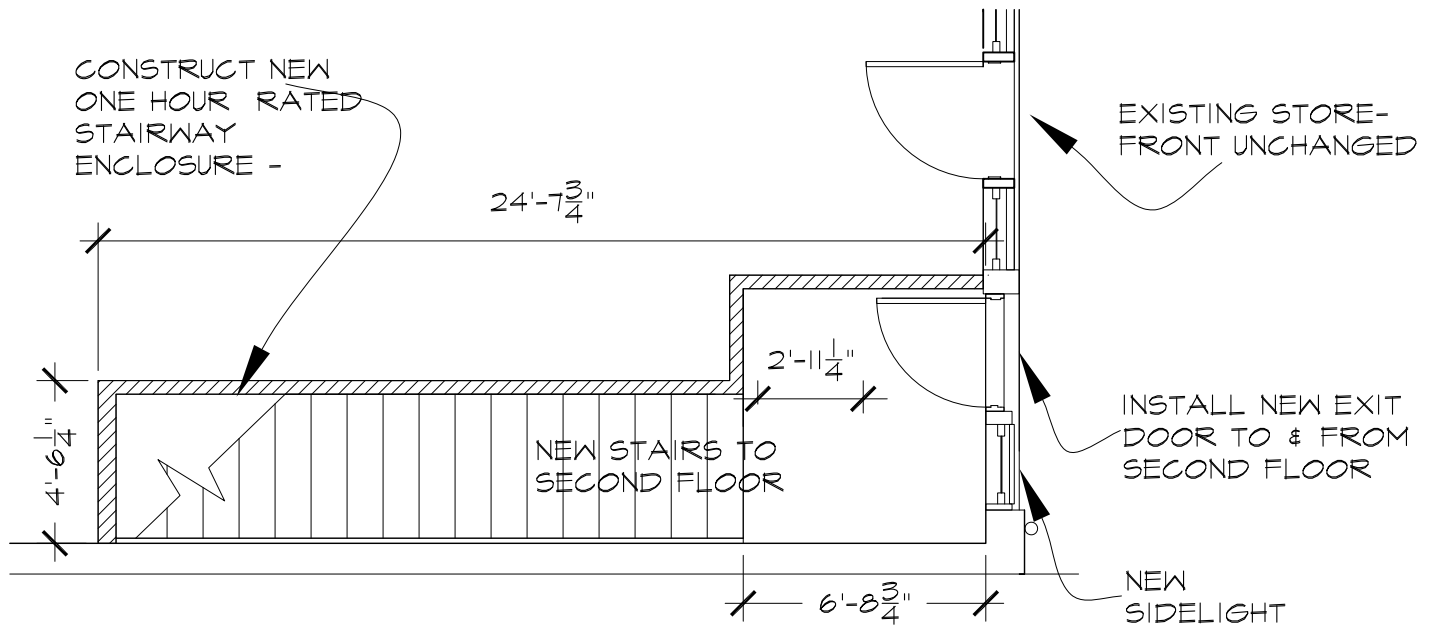
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FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

9-20-22



PROPOSED CHANGE FOR NEW EXIST STAIRS FLOOR PLAN

SCALE: 1/16" = 1'-0"



1 PROPOSED CHANGE FOR NEW ENLARGED FRONT EXIT DOOR

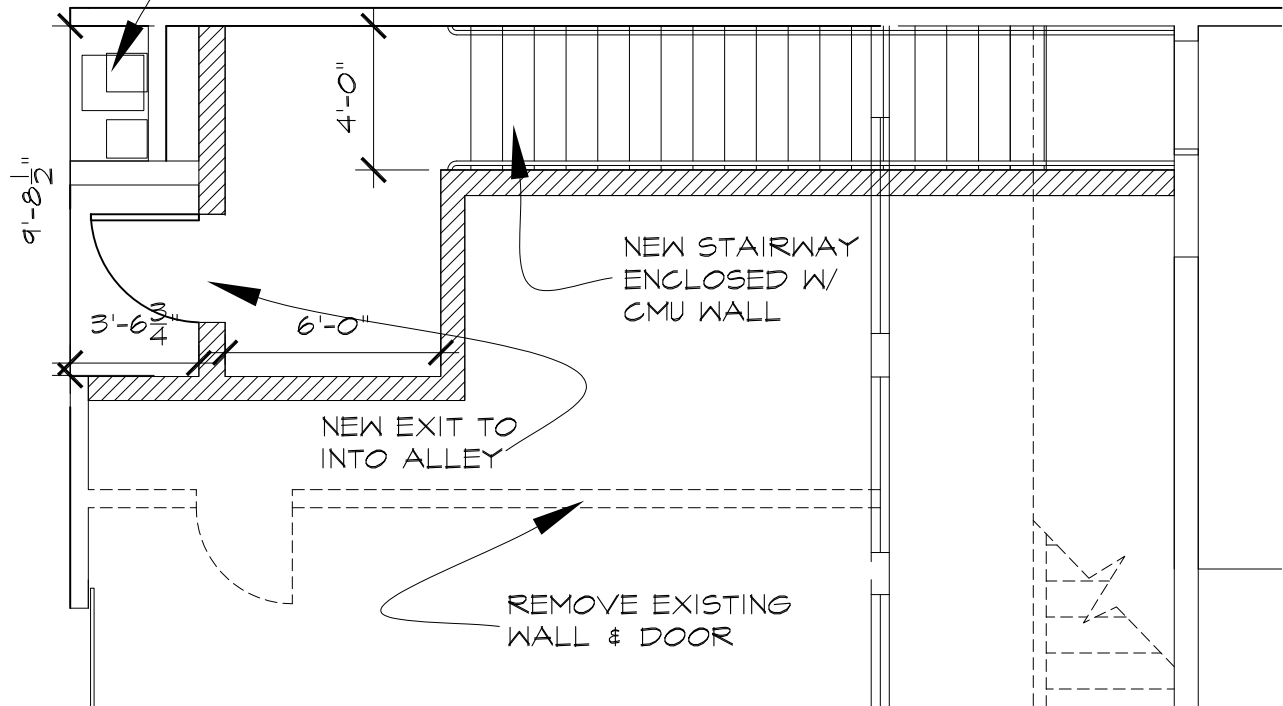
SCALE: 3/16" = 1'-0"

REMEMBER ME
109 E. MAIN STREET
Fredericksburg, TX 78624

STAN KLEIN NCARB
TEXAS ARCHITECT
REGISTRATION NO. 9757

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EXISTING
GAS METERS



2

PROPOSED CHANGE FOR NEW ENLARGED FRONT EXIT DOOR

SCALE: 3/16" = 1'-0"



APPROX. LOCATION
OF NEW EXIT DOOR



EXISTING ALLEY VIEW LOOKING WEST

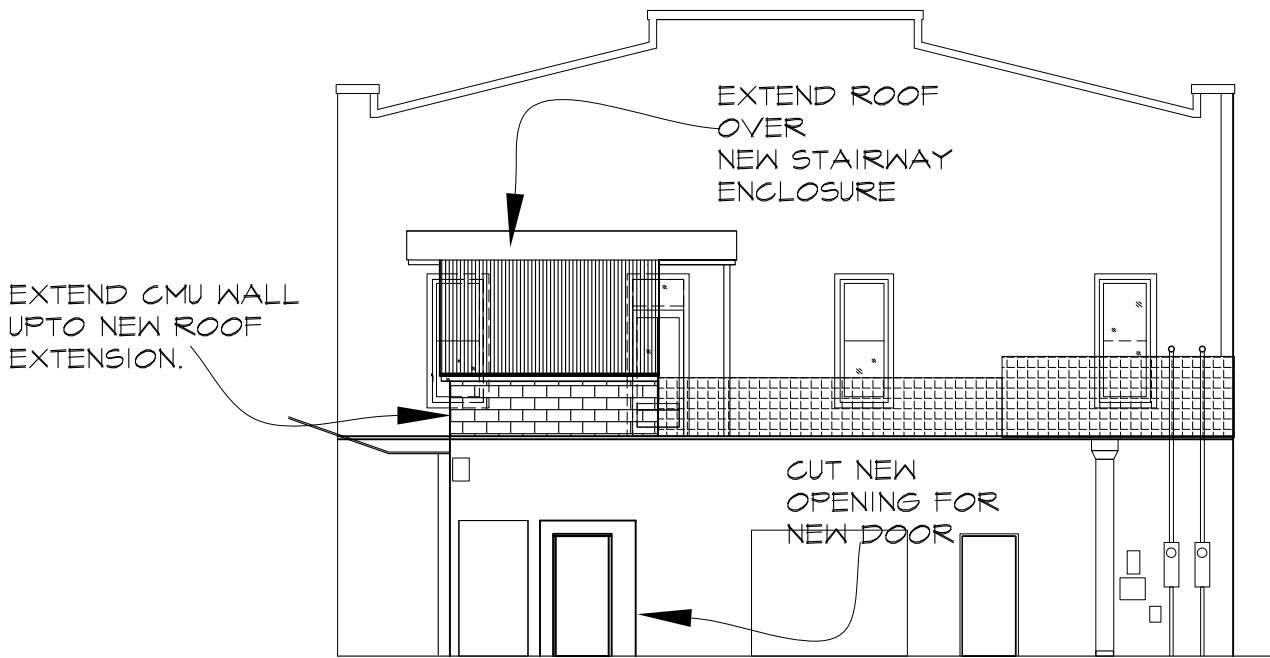
NO SCALE

REMEMBER ME
109 E. MAIN STREET
Fredericksburg, TX 78624

STAN KLEIN NCARB
TEXAS ARCHITECT
REGISTRATION NO. 9757
THIS DOCUMENT IS INCOMPLETE AND CAN NOT BE USED
FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

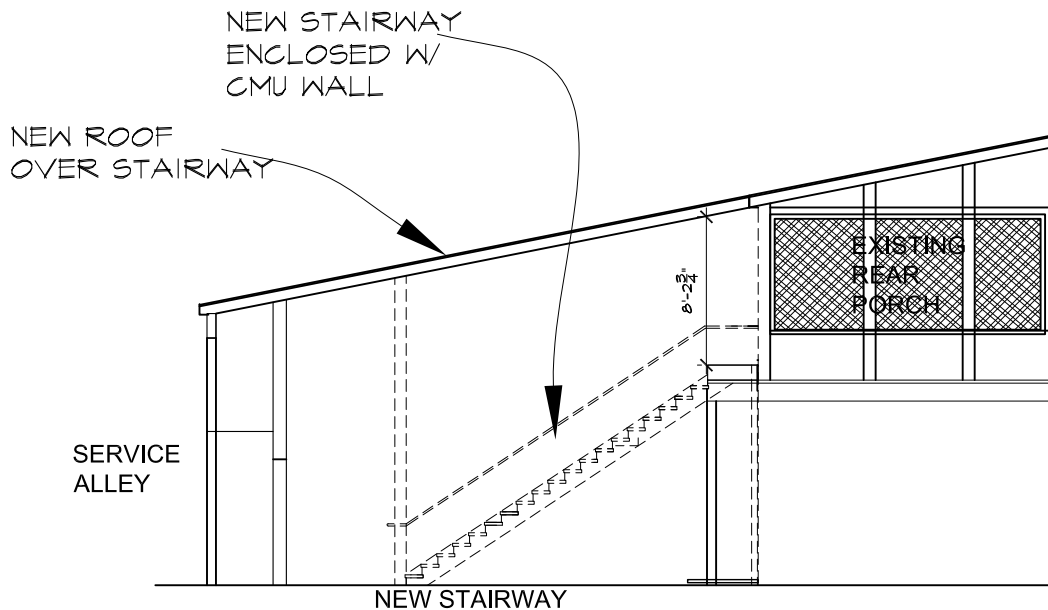
9-20-22

Page 4 of 5



1 PROPOSED CHANGE FOR NEW EXIT STAIR ALLEY ELEVATION OF EXIT DOOR

SCALE: 3/32" = 1'-0"



2 PROPOSED CHANGE FOR NEW SECTION OF REAR EXIT STAIR & DOOR

SCALE: 3/32" = 1'-0"

REMEMBER ME
109 E. MAIN STREET
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9-20-22

Page 5 of 5

Fredericksburg Historic Review Board
Application Information

Application Number: 22-098
Date: October 11, 2022
Address: 410 S Milam St
Zoning: R1
Owner: Palo Alto Place LLC
Applicant: Stan Klein
Rating: Landmark – Klier House
Proposal: remove non-original additions on rear of main house, smoke house and tank house

Request:

The applicant is requesting a Certificate of Appropriateness for the following:

1. Remove non-historic rear additions to main house, smoke house and tank house.

Relevant Sections Fredericksburg Design Guidelines/Standards:

Restoration The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular time by means of the *removal of later elements or by the replacement of missing earlier elements*.

SOI #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

SOI# 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Findings/Recommendation:

The Kleir house is a local landmark in need of rehabilitation. The first phase of work includes selective demolition of rear additions to the main rock house. The wood framed additions were added over time to the house, tank house and smoke house. Staff commends the new owner for taking on the significant rehabilitation project. The proposed demo will allow the original stone structures to become more visible. This

property with an extant tank house and smoke house, once commonplace in Fredericksburg, is now a rarity. This project could be considered a restoration with the removal of later elements/additions. Staff recommends approval based on SOI #9 and 10.

Case Comments:

Plans for rehab of the main house, including plans for the porches, will return for approval.



Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to permits@fbgtx.org

Subject Property Address 410 S. Milam Street Date Submitted 9/25/22
Owner name: Palo Alto Place LLC Phone # (325) 677-1367
Owner Address: 400 Pine, Suite 1000, Abilene, TX 59601
Authorized Applicant: Stan Klein Phone # (830) 456-6018

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Applicant E-mail: stanklein.architect@gmail.com

Desired Start Date: ASAP

Desired Completion Date: TBD

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you. (attach another sheet if necessary)

The scope and objective of this application is to remove non-historic additions from the original 1880 building complex. The addition are in poor condition and the removal will allow for further investigation of the original building. The existing historic house, smoke house and tank house structures were stand alone when originally built and will be safe from the elements after the later additions have been removed. A complete restoration/rehabilitation submittal will follow shortly.

Attach supporting documentation in jpeg or pdf: ☐ paint color ☒ color photographs ☐ site plan
☒ elevations & floorplans ☐ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application # 22-098

Year Built:

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning: R1

Historic Review Board Meeting Date 10/11/22

Application Fee \$10 COA#

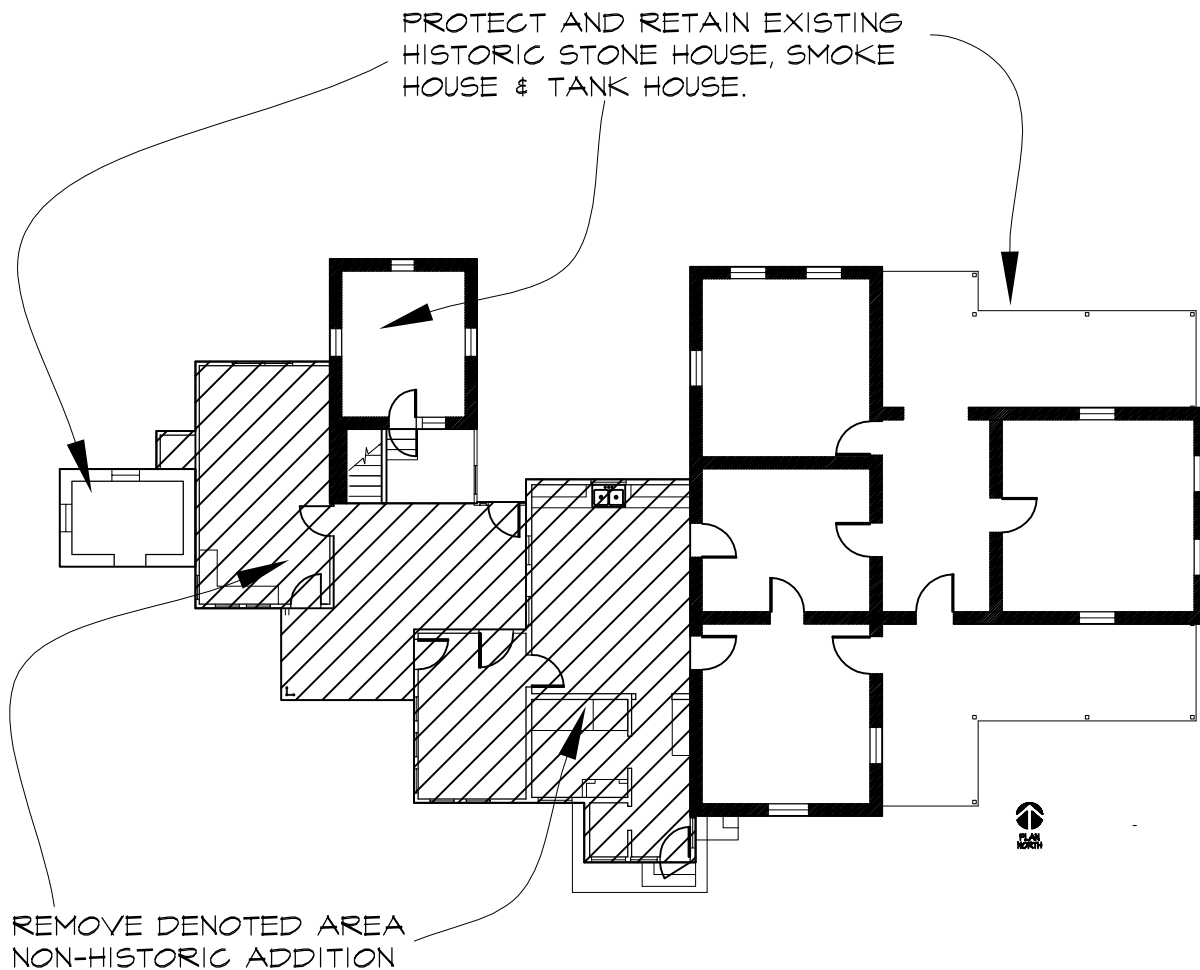
Survey Rating: High

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.



PROPOSED SELECTIVE DEMOLITION OF NON-HISTORIC ADDITIONS FLOOR PLAN

EXISTING CONDITION MAIN HOUSE
HISTORIC KLIER HOUSE
410 S. MILAM ST
Fredericksburg, TX 78624

Stan Klein, NCARB
TEXAS ARCHITECT
REGISTRATION NO. 9757
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9-24-2022

Page 1 of 3



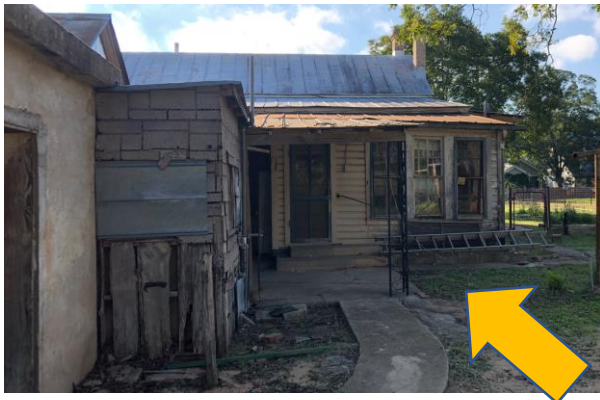
North Elevation - Remove wood framed lean to addition



Close up view of lean to addition to be removed



Remove wood framed infill – Protect tree.



Rear view of wood frame additions. Retain tank house.



South view of wood framed lean to be removed.

HISTORIC KLIER HOUSE
410 S. MILAM STREET
Fredericksburg, TX 78624

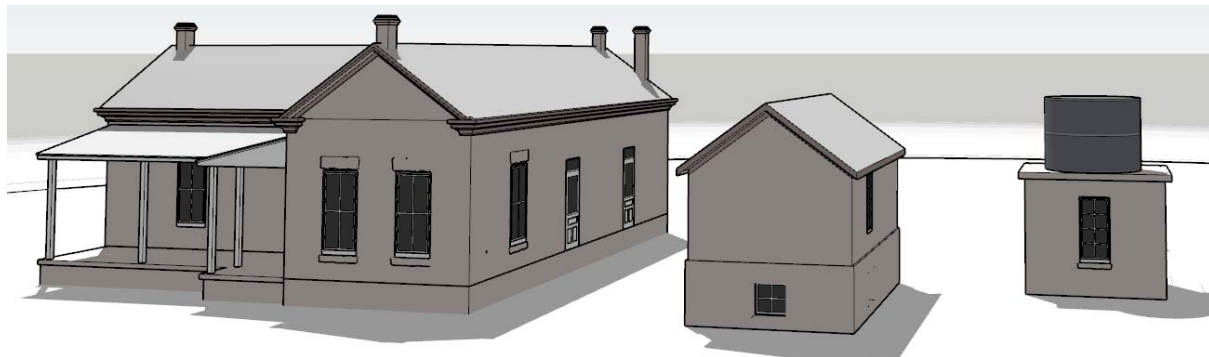
STAN KLEIN NCARB
TEXAS ARCHITECT
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9-24-22

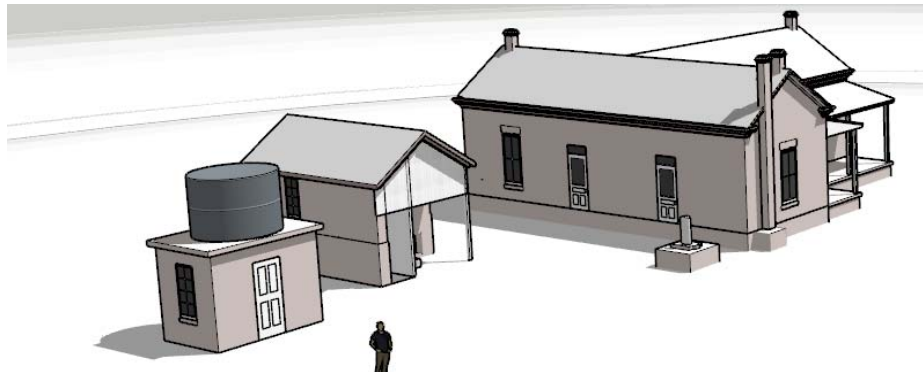
Page 2 of 3



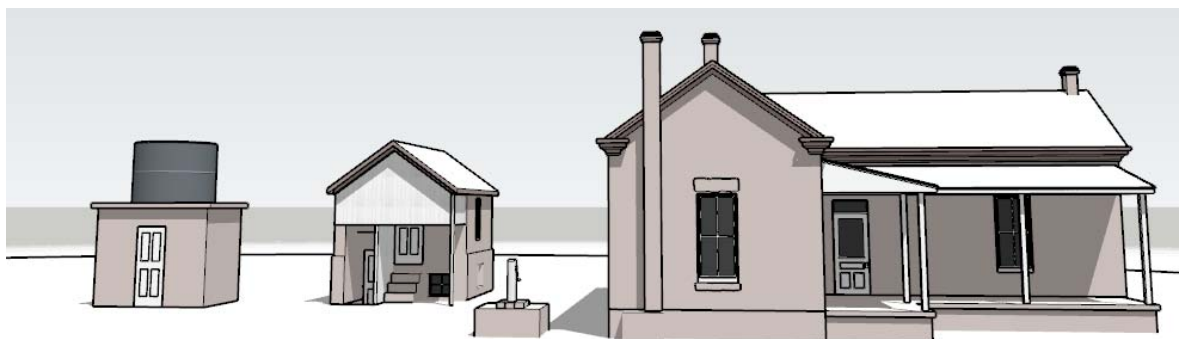
NORTH VIEW OF HOUSE POST DEMOLITION PHASE



NORTHWEST VIEW OF HOUSE POST DEMOLITION PHASE



SOUTHWEST VIEW OF HOUSE POST DEMOLITION PHASE



SOUTH VIEW OF HOUSE POST DEMOLITION PHASE

VIEWS OF HISTORIC HOUSE
AFTER DEMOLITION PHASE
HISTORIC Klier HOUSE
410 S. MILAM ST
Fredericksburg, TX 78624

Stan Klein, NCARB
TEXAS ARCHITECT
REGISTRATION NO. 9757
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FOR ENGINEER'S APPROVAL, PERMITTING OR CONSTRUCTION.
9-24-2022







Historic Review Board
Application Information

Application Number: 22-099
Date: October 11, 2022
Address: **610 W San Antonio**
Zoning: R1
Owner: Thomas & Annabelle Austin
Applicant: Thomas Austin
Rating: Medium
Proposal: addition to existing ADU

Request:

The applicant is requesting approval to:

- A. Remove existing lean-to shed addition on ADU
- B. Build new single-story addition with 3 bed 3 bath

Relevant Sections of Fredericksburg Standards/Design Guidelines:

3.3 Additions

Height and Massing

(c) For side additions, use hyphens to connect the addition to the historic building while minimizing the impact on adjoining historic building fabric. The side addition should be pushed back as far as possible so as to retain the original side elevation. (See fig. 3-47.)

Medium Priority- Required

3.4.1 Lot Coverage

Site Layout

(b) Consider the complex types prevalent among contributing properties on the block based on Section 2.3. Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex type(s).

Medium Priority -Required

(c) Consider maintaining historic-site development patterns for the relevant complex type discussed in Section 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery.

Medium Priority -Recommended

(d) Appropriate setbacks from the property lines must be consistent with the surrounding context: for new residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning. (Refer to the map in Appendix C.) *Medium Priority- Required*

(e) Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district, unless granted an exception due to small lot size. (See fig. 3-58.)

Medium Priority- Maintain at least a 10-foot setback

(g) In areas zoned R1 and R2, the footprint of any single accessory dwelling building (commonly referred to as “Accessory Dwelling Unit” or “ADU”) shall not cover a larger footprint of the lot than the primary building. (See zoning map in Appendix C.)

Medium Priority -Required

(h) All accessory buildings, except any accessory dwelling building subject to Section 3.4.1(g) above, shall not exceed 800 sf or 50% of the primary building square footage, whichever is greater.

Medium Priority - Required

3.4.3 Accessory Buildings

Height and Massing

(c) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; The maximum height for an accessory building on a historically designated parcel relates to the preservation priority assigned to the primary building on the parcel.

Medium Priority - Required; maximum of two stories, 28 feet in height

Design

(d) Applied architectural ornament or stylistic detailing of any kind is not appropriate for new accessory buildings.

Medium Priority- Required

(i)The palette of exterior materials for new accessory buildings should not use more than two different primary siding materials; a third material may be added if used for trim only. At least one exterior material on the accessory building must match the primary building on the property.

Medium Priority -Required

(k)The exterior color palette for new accessory buildings must generally be in the same range as the primary building on the property.

Medium Priority -Required

Staff recommendation:

- A. The side addition to the historic aged outbuilding is not historic and can be removed without impacting the integrity of the structure.
- B. The proposed ADU addition is appropriate in materials and height. The size of the new ADU is close to the same footprint as the main house. (3.4.1.g) The addition to the existing ADU encloses the entire east façade. (3.3.c)

Case Comments:

The site plan shows the addition to be built within the rear setback. This would require a variance from the Zoning Board of Approval



Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to permits@fbgtx.org

Subject Property Address	<u>610 W San Antonio St</u>	Date Submitted	
Owner name:	<u>Annabelle and Thomas Austin</u>	Phone #	<u>972 569 7824</u>
Owner Address:	<u>Same as Subject</u>		
Authorized Applicant:	<u>Same as Owner</u>	Phone #	<u>972 569 7824</u>
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.		Applicant E-mail:	<u>tomasaure@gmail.com</u>
		Desired Start Date:	<u>November, 2023</u>
		Desired Completion Date:	<u>January, 2024</u>

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you. (attach another sheet if necessary)

We are contemplating the construction of an ~1,825 SF ADD on the back portion of our lot. The proposed structure would incorporate the existing ADD and retain the historical nature of the existing structure. The Proposed ADD is single-story and architecturally similar to the existing building on site.

Attach supporting documentation in jpeg or pdf: ☐ paint color ☒ color photographs ☐ site plan ☐ elevations & floorplans ☐ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application #	<u>22-099</u>	Year Built:	
Eligible for Administrative Approval	<u>Yes</u> ☒ <u>No</u> ☐	Zoning:	<u>R1</u>
Historic Review Board Meeting Date	<u>10-11-22</u>	Application Fee \$10	COA#
Survey Rating:	<u>Medium</u>	HRB Fee \$40	paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.

Accessory Dwelling Unit (“ADU”) –

The proposed expansion of the existing ADU meets the City’s Historic District Design Guidelines as follows:

1. Preservation – the proposed design includes the preservation of the existing ADU and incorporates it into the expanded building. The design retains the fundamental elements of the existing ADU and makes it easily identifiable within the scope of the overall building.
2. Setbacks and Lot Coverage – The existing ADU structure is slightly over the new setback lines defined by the City. In order to retain this structure while also incorporating the new expansion into the design, the City would need to grant a variance. In terms of design it would not make sense to require the expansion to be inside of the new setback lines but allow the existing structure to remain beyond the setback lines. In terms of lot coverage, this proposed design leaves ample space between the existing home and the proposed expanded ADU.
3. Height and Massing – This proposed design does not visually overpower the existing home. This proposed structure is also located at the back of the lot and therefore does not infringe upon the site lines of the main house from the street and has no bearing or impact on another other surrounding historical structures. In total, the proposed building measures approximately 1,820 SF of interior space.
4. Design – We have stayed true to the design and scale of the existing structures on the site. We have also shown, in the design, a desire to differentiate between the expansion and the existing historical ADU.
5. The Design meets the requirement to look like a single, consistent dwelling unit.
6. Our proposed design does authentically communicate the structural system of the new construction.
7. Revealing Structural Elements – these elements are evident on the exterior porch.
8. Materials – Fiber cement is likely to be used on the expansion portion of the ADU to differentiate between it and the existing historical portion of the ADU.
9. (10 and 11)Color, trim and exterior materials will be in keeping with the main house and existing ADU. We have no intent to create a structure that is so divergent and distinct from the other structures on the site.



Existing ADU at end of driveway as seen from
San Antonio St.



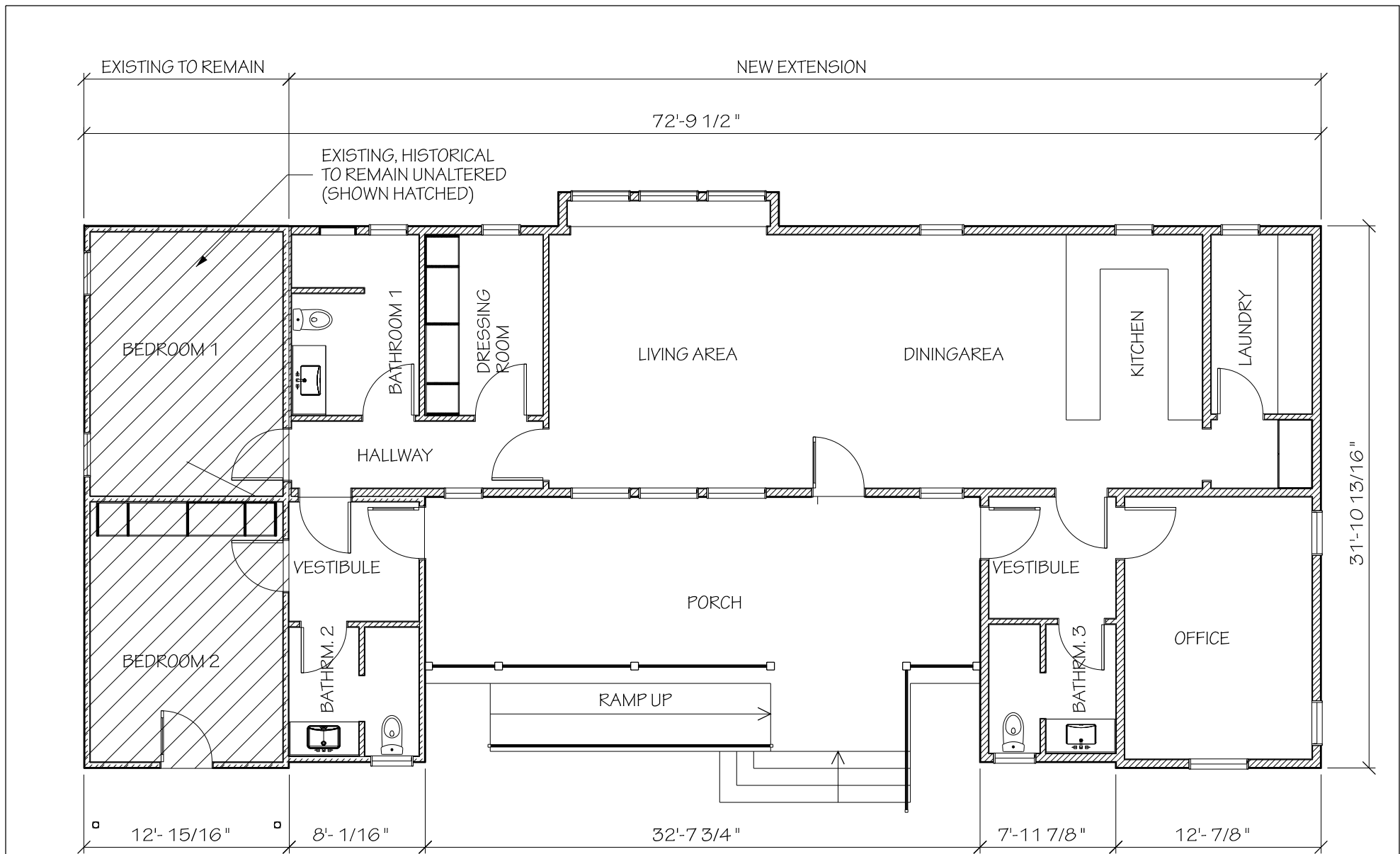
Historic aged ADU with non-historic lean-to addition (to be removed)



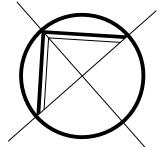
View from back of main house looking north towards location of new ADU addition

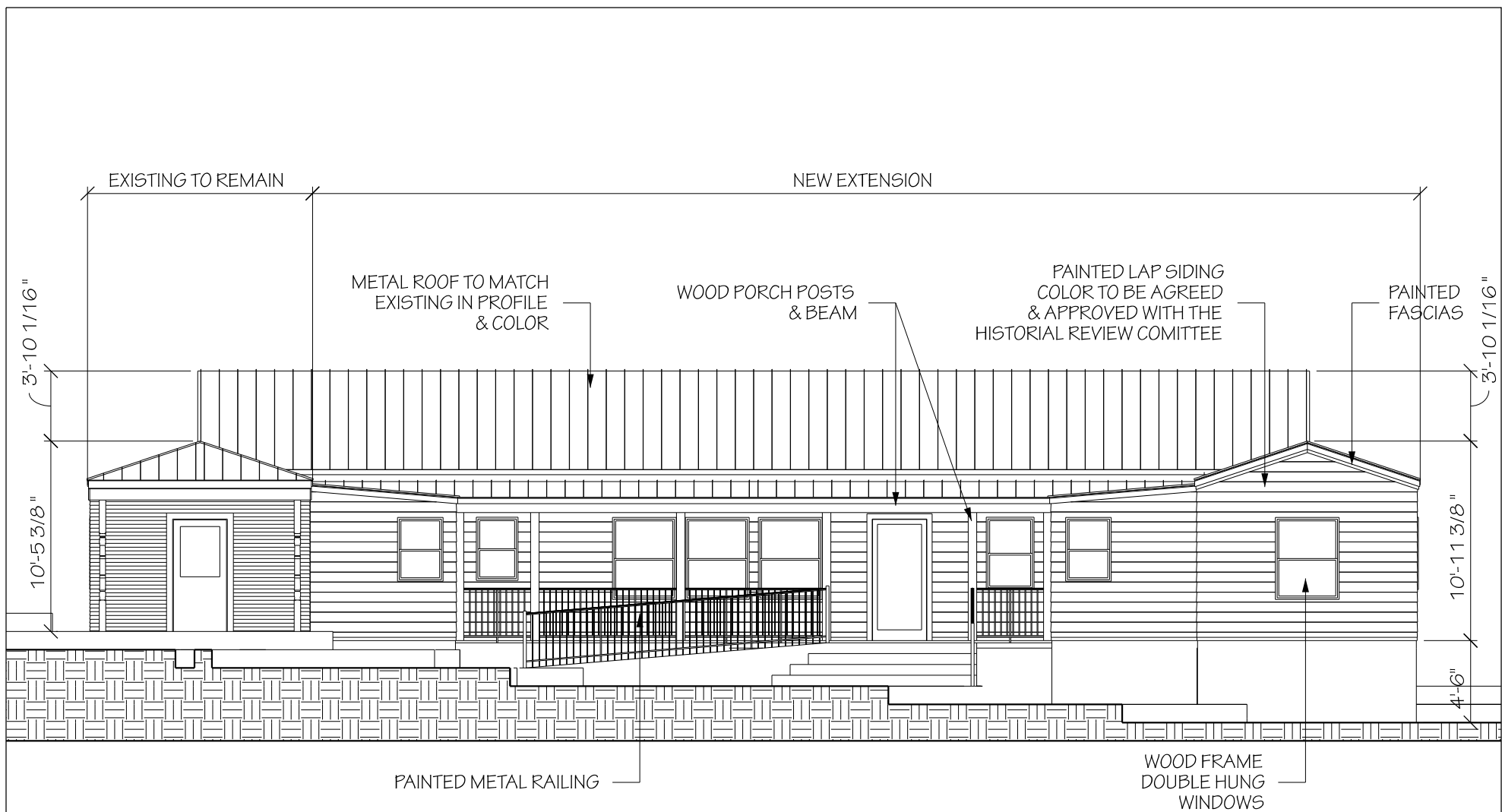






01 FLOOR PLAN
SK-01 1/8" = 1' 0"



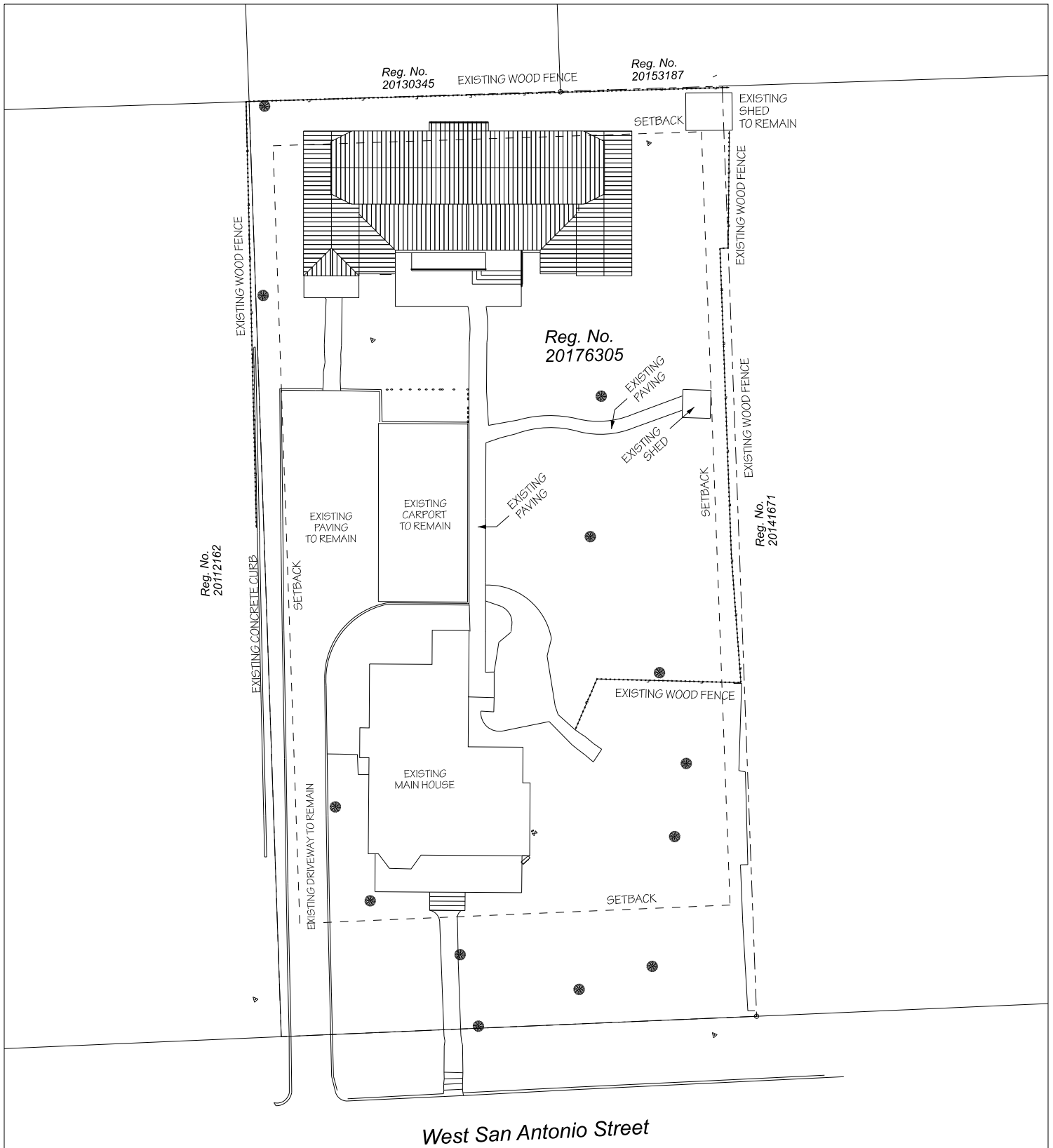


01 SOUTH WEST ELEVATION
SK-02 1/8" = 1' 0"



Proposed Outbuilding Extension
Town Lot 285
610 W San Antonio Street - Fredericksburg TX

Project No.	Sheet
RAS 021/22	SK 02
Date	Revision



West San Antonio Street

01 SITE PLAN
SK 03 1" = 30'

CENTERLINE OF PAVEMENT - SAN ANTONIO STREET



Proposed Outbuilding Extension
Town Lot 285
610 W San Antonio Street - Fredericksburg TX

Project No.	Sheet
RAS 021/22	SK 03
Date	Revision

Historic Review Board
Application Information

Application Number: 22-100
Date: October 11, 2022
Address: **610 W San Antonio**
Zoning: R1
Owner: Thomas & Annabelle Austin
Applicant: Thomas Austin
Rating: Medium
Proposal: add chimney

Request:

The applicant is requesting approval to:

- A. Add new outboard chimney to west elevation of main house

Relevant Sections of Fredericksburg Standards/Design Guidelines:

3.2.4. – Chimneys and Stovepipes

Alterations

(c) Do not add new chimneys and stove pipes where not historically present (SOI Standards 3, 9).

Medium Priority Required forward from the ridgeline for the front 15 feet

Staff recommendation:

A. The 1910's vintage house at 610 W San Antonio has a medium rating. The house was significantly altered in the 1950s by the Penick family by removing original Victorian features and enclosing the 2nd floor porch to create living space and adding a bay window the left of the front door. Two rear additions have been added over time.

The proposed outboard chimney would be a new feature not known to have existed before. There is some obvious repair/patching on the west elevation, but it is not obvious if a feature was removed and patched or it was just rotted wood that was repaired. The addition of the chimney would not be in keeping with section 3.2.4 (c).

Case Comments:

The request for a new chimney was initially made in May of 2021. The request was denied. More than a year has passed since and so the applicant is eligible to re-apply for the same request.



Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to permits@fbgtx.org

Subject Property Address	<u>610 W San Antonio Street</u>	Date Submitted	
Owner name:	<u>Annabette and Thomas Austin</u>	Phone #	<u>972 569 7824</u>
Owner Address:	<u>Same as subject</u>		
Authorized Applicant:	<u>Same as Owner</u>	Phone #	
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.		Applicant E-mail:	<u>tom.augine@gmail.com</u>
		Desired Start Date:	<u>November, 2022</u>
		Desired Completion Date:	<u>November, 2023</u>

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you. (attach another sheet if necessary)

<u>This COA is to petition for the approval to include a chimney on the Western facing side of the house. This is the same scope and design as we presented in May, 2021.</u>

Attach supporting documentation in jpeg or pdf: ☐ paint color ☒ color photographs ☐ site plan ☐ elevations & floorplans ☐ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application #	<u>22-100</u>	Year Built:	
Eligible for Administrative Approval	☐ Yes ☒ No	Zoning:	<u>R1</u>
Historic Review Board Meeting Date	<u>Oct 11, 2022</u>	Application Fee \$10	COA#
Survey Rating:	<u>Medium</u>	HRB Fee \$40	paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

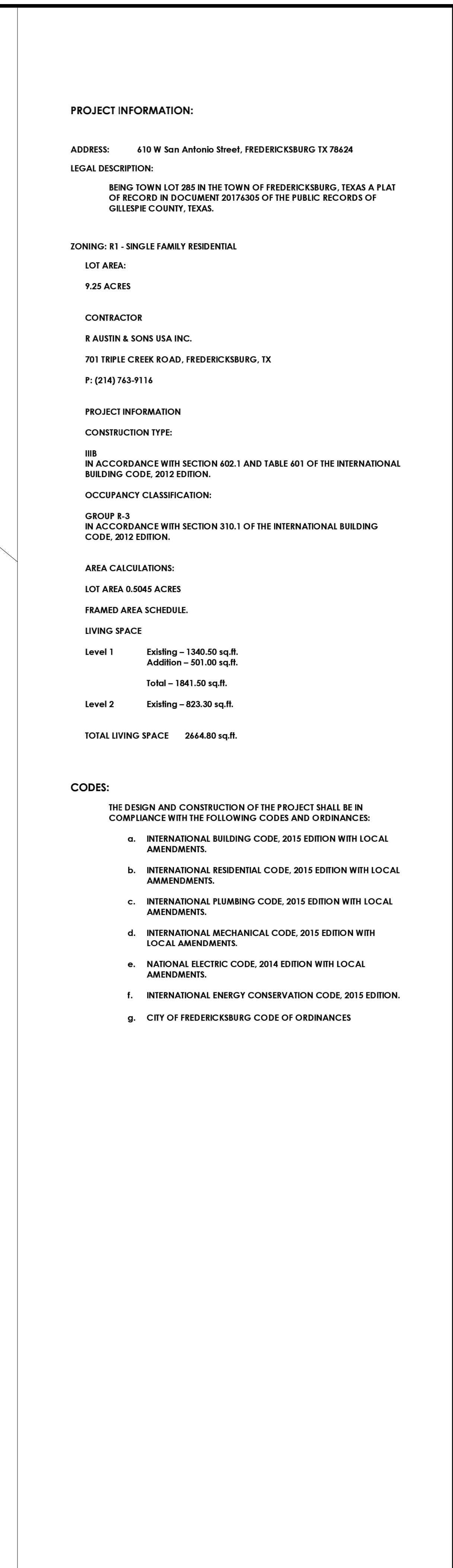
Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.



Location of proposed new chimney



Location of proposed new chimney



Proposed Residence Remodel

Town Lot 285

610 W San Antonio Street - Fredericksburg TX

**RAS
USA
INC**

R Austin & Sons USA Inc.

3875 W Beverly Drive
Dallas, Texas 75209
Phone: 214 965 0477
Fax: 214 965 9299
e-mail: office@rausa.com

A 0.2.01

Project No.	RAS 03/18
Date	June 2018
Issue	Planning & Pricing

02

Level 2 Floor Plan

SCALE 1/4" = 1'-0"

01

Level 1 Floor Plan

SCALE 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION

Proposed Residence Remodel

Town Lot 285

610 W San Antonio Street - Fredericksburg TX

	_____	_____
	_____	_____
	_____	_____
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A	10/07/19	_____
No.	Date	Item



R Austin & Sons USA Inc.

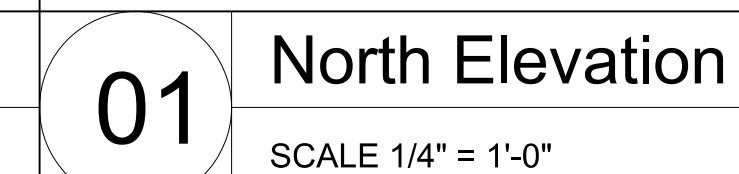
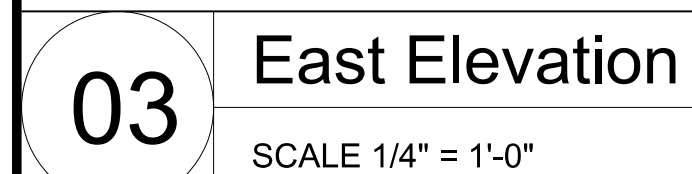
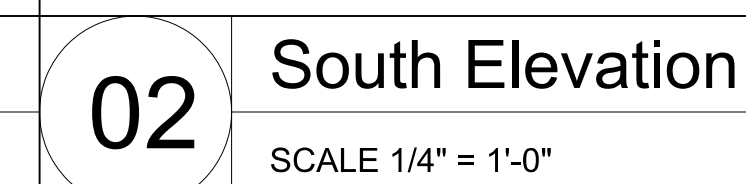
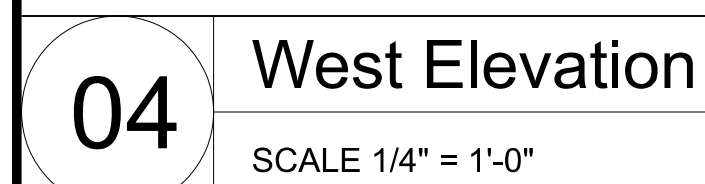
**3875 W Beverly Drive
Dallas, Texas 75209
Phone: 214 965 0477
Fax: 214 965 9299
mail: office@rausa.com**

Floor Plans

Level 1 & Level 2

A 2.1.01

Project No.	RAS 03/18
Date	June 2018
Issue	Planning & Pricing



Proposed Residence Remodel

Town Lot 285

610 W San Antonio Street - Fredericksburg TX

	_____	_____
	_____	_____
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	_____	_____
	_____	_____
	10/07/19	_____
No.	Date	Item
REVISIONS		

RAS
USA
INC

R Austin & Sons USA Inc.

3875 W Beverly Drive
Dallas, Texas 75209
Phone: 214 965 0477
Fax: 214 965 9299
e-mail: office@ragusa.com

Exterior Elevations

A 3.1.01

Project No. RAS 03/18

Date June 2018

Issue Planning & Pricing



HISTORIC REVIEW BOARD MEMO

DATE: October 11, 2022

TO: Historic Review Board

FROM: Anna Hudson, Historic Preservation Officer

SUBJECT: Proposed changes to 1941 cross at Cross Mountain Park

Background:

City Council has given permission to the Fredericksburg-Nimitz Rotary Club to pursue an appropriate replacement of the aging cross at Cross Mountain Park. The site is a non-archeological site and one of Fredericksburg's most locally reorganized landmarks. Given its age and significance, staff is asking for input from the Historic Review Board. The Nimitz Rotary Club and Parks Director presented the project at the September 13, 2022, Historic Review Board meeting and were given feedback for any replacement to be as close as possible to the existing in material and design. The Rotary Club has provided a new drawing that keeps the shape and approximate size of the existing.

Attachments:

Photos of cross showing damage
Updated drawings



October 1, 2022 photo by Anna Hudson

Camera facing south



October 1, 2022 photo by Anna Hudson

Camera facing east

4

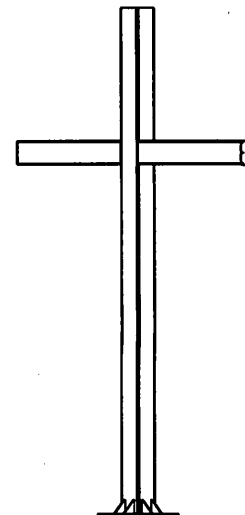
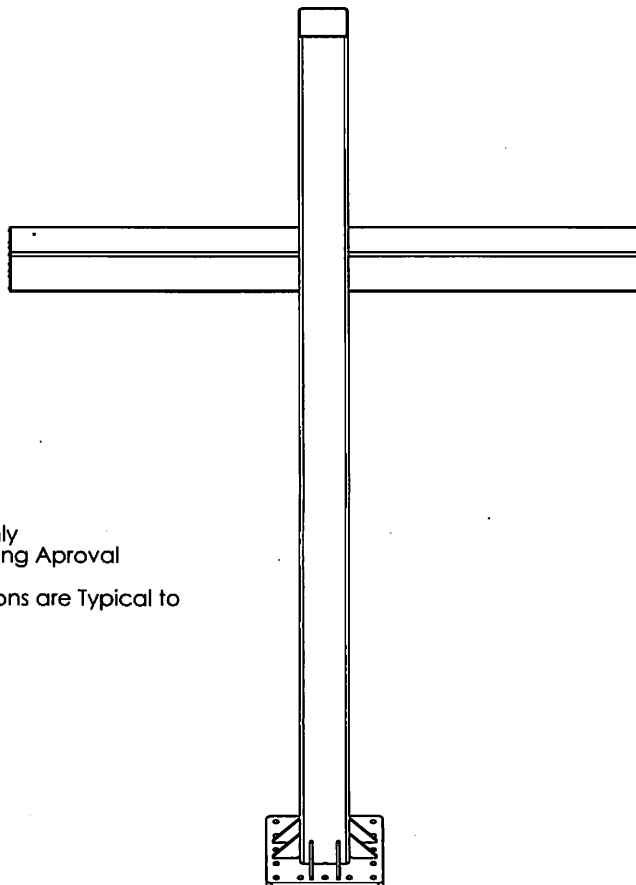
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2

1

B

B



For Concept Only
Needs Engineering Approval

Overall Dimensions are Typical to
AS-4316-005

A

A



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APPLICATION

UNLESS OTHERWISE SPECIFIED:

DIMENSIONS ARE IN INCHES
FRACTIONAL: 1/16
ANGULAR: MACH: 5 DEG
TWO PLACE DECIMAL ± .010
THREE PLACE DECIMAL ± .005

INTERPRET GEOMETRIC
TOLERANCING PER ASME Y14.5-2009
MATERIAL

FINISH

DO NOT SCALE DRAWING

DRAWN
CHECKED
ENG APPR.
MFG APPR.

Q.A.
COMMENTS:

NAME DATE
CM 8/26/22

CM WELDING & MACHINE

TITLE:
20X20 T2 CROSS SQUARE
ALIGNMENT

SIZE DWG. NO.
B AS-4316-005-001-001

REV

SCALE: 1:200 WEIGHT:

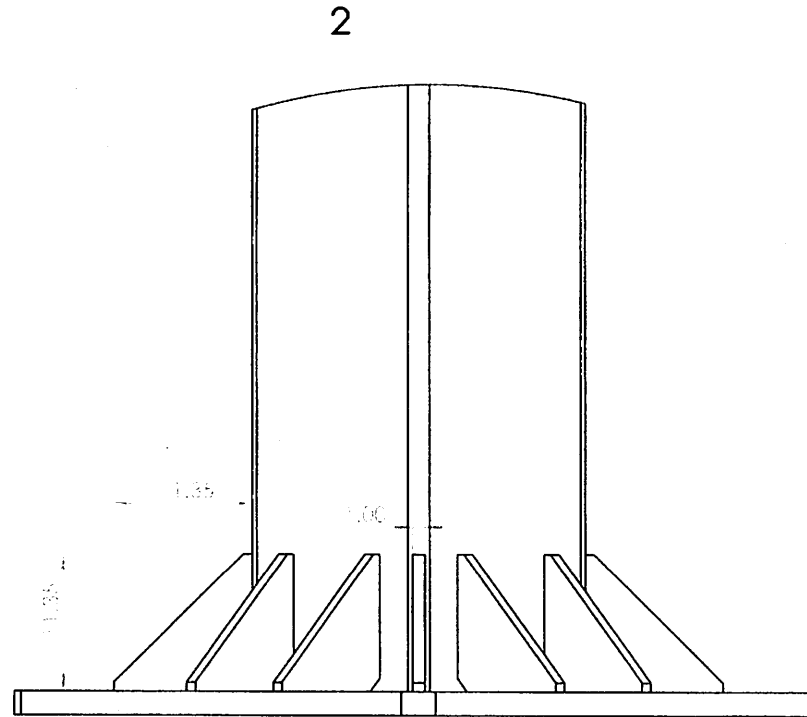
SHEET 1 OF 1

4

3

2

1



DETAIL A

SCALE 1:10



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ANGULAR: MACH ± 5 DEG
TWO PLACE DECIMAL: ± 0.01
THREE PLACE DECIMAL: ± 0.005

INTERPRET GEOMETRIC
TOLERANCING PER ASME Y14.5 2009
MATERIAL: Q A

FINISH

DO NOT SCALE DRAWING

NAME DATE
CM 5/10/22

CM WELDING & MACHINE

TITLE:
20X20 T2 CROSS

SIZE DWG. NO.
B AS-4316-005

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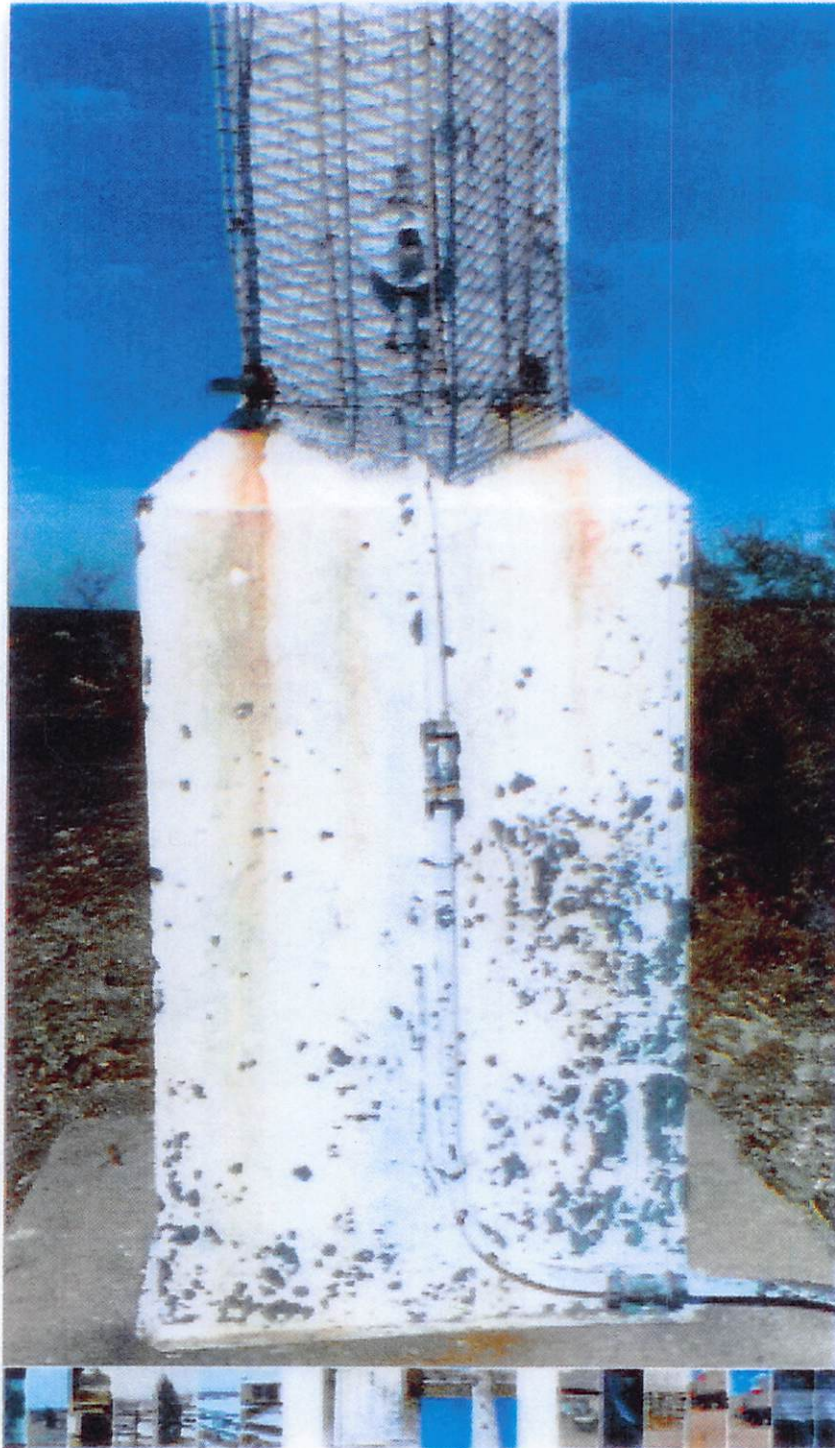
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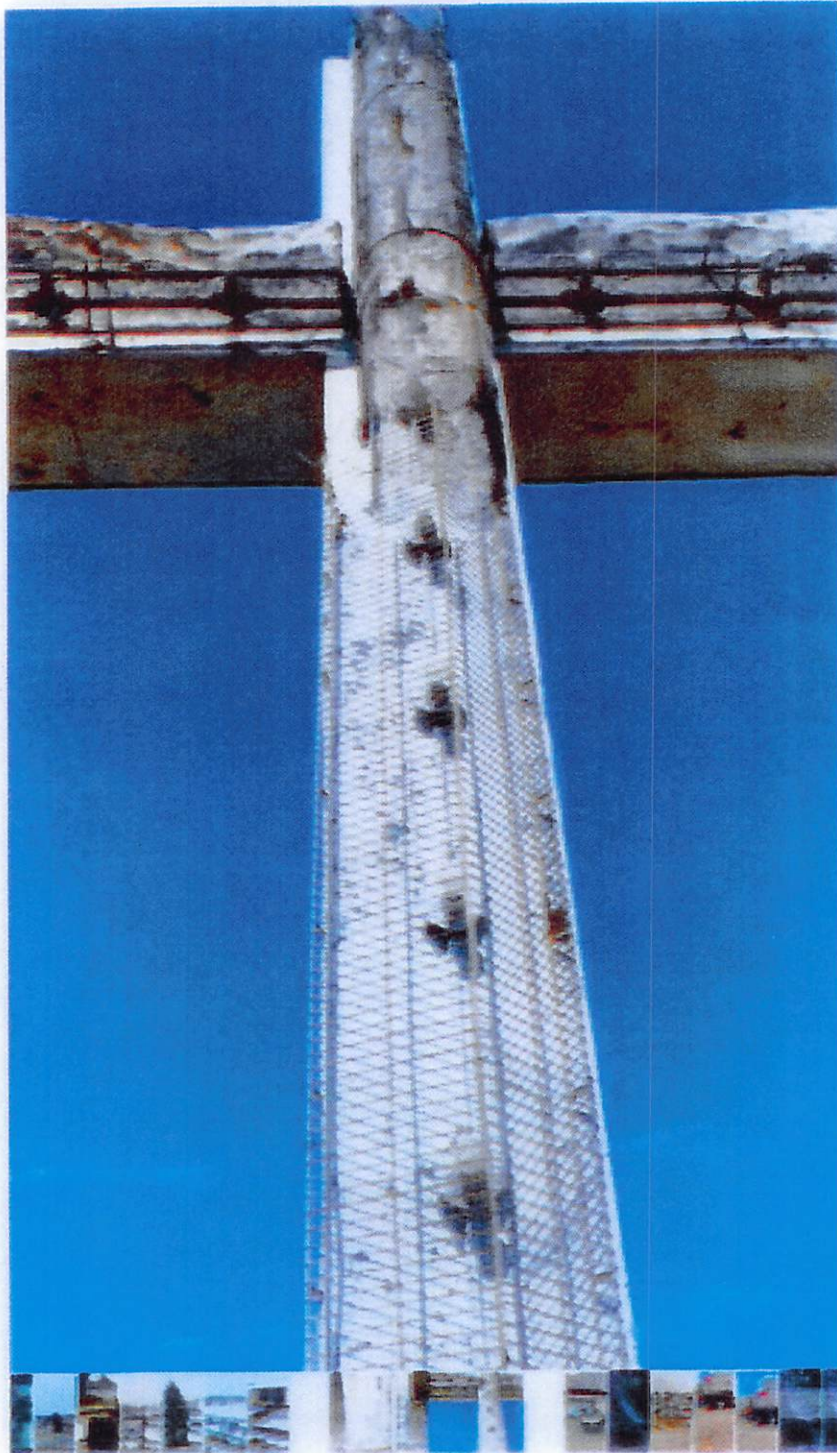


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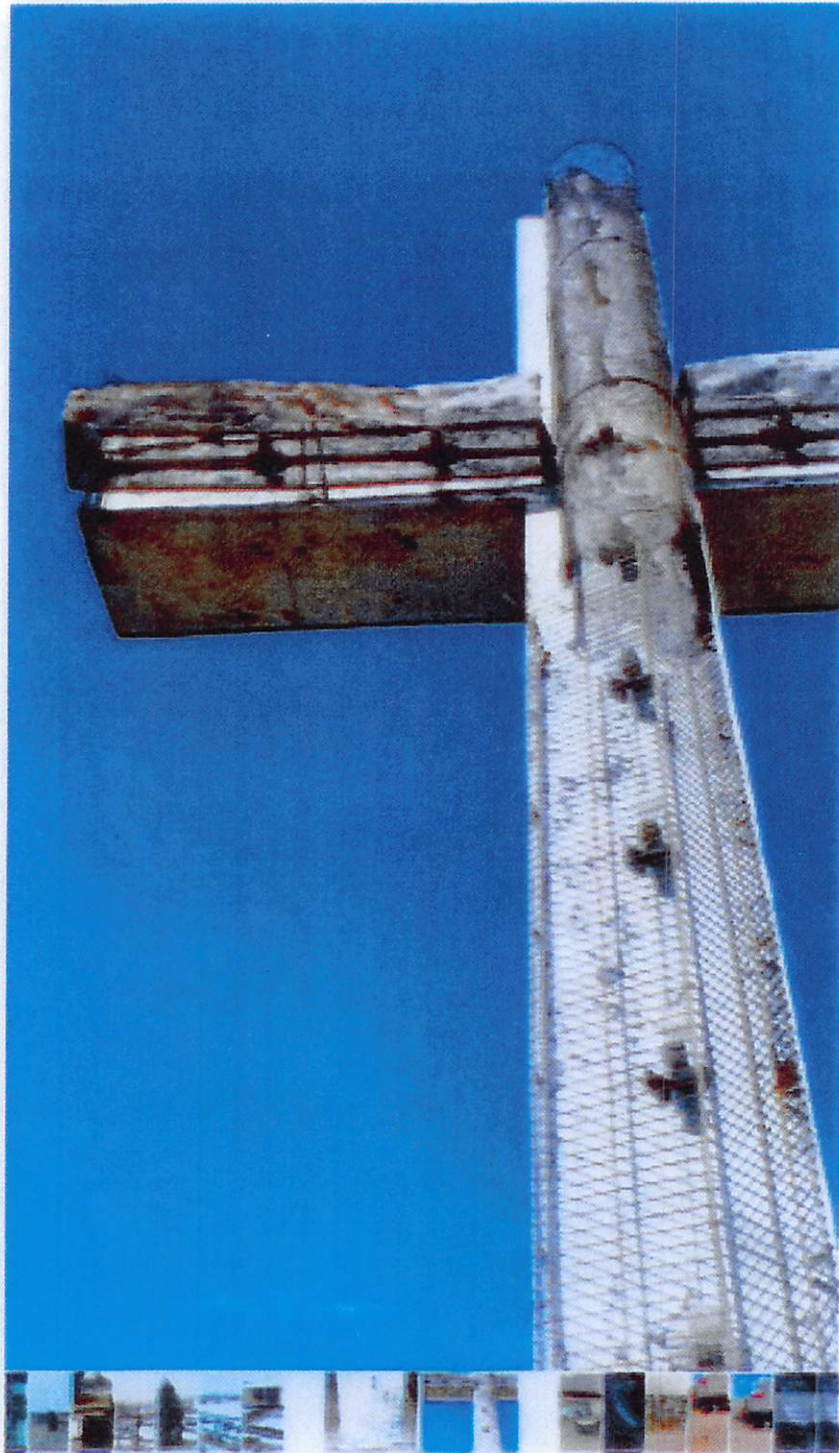


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Rotary History with Cross Mountain

After visiting Cross Mountain, members of the Fredericksburg-Nimitz Rotary Club undertook the cross as a project and repainted it in January 2021. During the painting, in cooperation with the helpful assistance of the City Parks Department, it was determined that the sheet metal was in rapid deterioration and further work would need to be done. Not only was the lower base portion of the Cross dented and pitted from hail and the wear of time, but the sheet metal in some sections was also showing signs of rust and collapse.







HISTORIC REVIEW BOARD MEMO

DATE: October 11, 2022

TO: Historic Review Board

FROM: Anna Hudson, Historic Preservation Officer

SUBJECT: Discussion regarding re-creation of old schoolhouse on grounds of church at 520 E Main

Background:

General discussion about the possibility of re-building a replica of the old schoolhouse building that is now located at 105 E Schubert that was originally on the grounds of the church at 520 E Main.

Attachments:

Photos of church

Photos of original schoolhouse building

Excerpt from Elise Kowert's *Historic Homes in and Around Fredericksburg*

Guidelines for reconstruction from the Secretary of the Interior







105 East Schubert Street
Fredericksburg

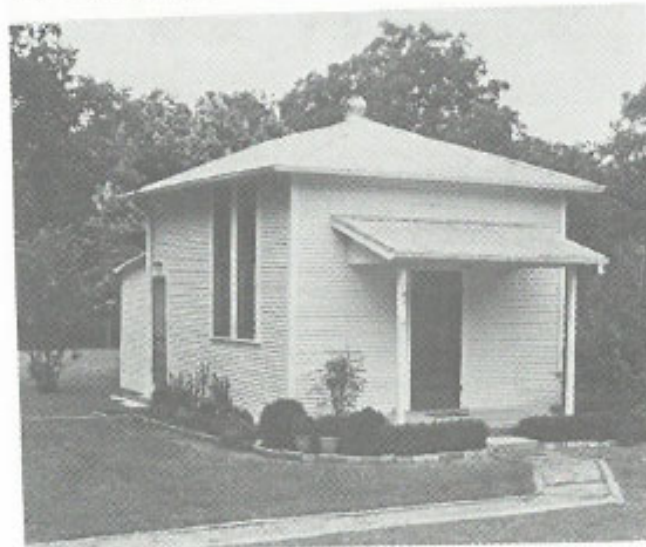




outmoded school desks and similar equipment for many years and eventually was sold to a dentist who moved it to the outskirts of the city where he used it to store hay.

(Note: In all the school minutes and newspaper accounts, reference is always made to the "colored school" hence that term is used here.)

After moving it here in March 1981, it was renovated and serves as a guest house, although it is still referred to by the family as "the schoolhouse." The hip roof was raised at the back end and a sleeping loft was added. The two small restrooms are now a bath and kitchenette. (Picture of schoolhouse)



Page 189 - A change at this place came early in 1981 when Gillespie County's only schoolhouse for colored children was moved onto the site of what had once been the tennis court west of the home. It originally stood in the 500 block of E. Main St., next to the Colored Methodist Episcopal Church, a white frame structure later known as the Christian Methodist Episcopal Church.

Built in 1922 on the foundation of the original structure erected in 1877, it was a typical white frame "one-room schoolhouse." When city sewer and water services became available in the late 1930s, girls' and boys' restrooms were added in back. When classes were discontinued there after the 1945-46 school year, it stood vacant for many years. It was a part of the Fredericksburg Independent School District system and was used to store

The other changes concern family, as the Dreher's have been living in the United States since the summer of 1983, first in Greenwich, Conn., and now in Glencoe, Ill. Their youngest child, Jonathan, was born in 1981. Bruce is a Professor of Chemistry at St. Louis University. I have retired from the newspaper, but am still involved in historical research. Art has relinquished his editorial post, but still works on a part-time basis as publisher of the **Fredericksburg Standard-Radio Post**.

STANDARDS FOR RECONSTRUCTION & GUIDELINES FOR RECONSTRUCTING HISTORIC BUILDINGS

Reconstruction

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.



Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

GUIDELINES FOR RECONSTRUCTING HISTORIC BUILDINGS

INTRODUCTION

Reconstruction is different from the other treatments in that it is undertaken when there are often no visible historic materials extant or only a foundation remains. Whereas the treatment **Restoration** provides guidance on restoring historic building features, the **Standards for Reconstruction and Guidelines for Reconstructing Historic Buildings** should be followed when it is necessary to recreate a non-surviving building using new material. But, like restoration, reconstruction also involves recreating a historic building which appears as it did at a particular—and at its most significant—time in its history. Because of the potential for historical error in the absence of sound physical evidence, this treatment can be justified only rarely and, thus, is the least frequently undertaken of the four treatments. Reconstructing a historic building should only be considered when there is accurate documentation on which to base it. When only the appearance of the exterior of the building can be documented, it may be appropriate to reconstruct the exterior while designing a very simple, plain interior that does not attempt to appear historic or historically accurate. Signage and interpretative aids should make it clear to visitors that only the exterior of the building is a true reconstruction. Extant historic surface and subsurface materials should also be preserved. Finally, the reconstructed building must be clearly identified as a contemporary recreation.

Research and Document Historical Significance

The guidance for the treatment **Reconstruction** begins with *researching and documenting* the building's historical significance to determine whether its recreation is essential to the public understanding of the property. In some instances, reconstruction may not be necessary if there is a historic building still existing on the site or in a setting that can explain the history of the property. Justifying a reconstruction requires detailed physical and documentary evidence to minimize or eliminate conjecture and to ensure that the reconstruction is as accurate as possible. Only one period of significance is generally identified; a building—as it evolved—is rarely recreated. If research does not provide adequate documentation for an accurate reconstruction, other interpretive methods should be considered, such as an explanatory marker.

Investigate Archeological Resources

Investigating archeological resources is the next area of guidance in the treatment **Reconstruction**. The purpose of archeological research is to identify any remaining features of the building, site, and setting that are essential to an accurate recreation and must be reconstructed. Archeological resources that are not essential to the reconstruction should be left in place. The archeological findings, together with archival documentation, should be used to replicate the design, materials, and plan of the historic building.

Identify, Protect, and Preserve Extant Historic Features

Closely aligned with archeological research, recommendations are given for *identifying, protecting, and preserving* extant features of the historic building. It is never appropriate to base a **Reconstruction** upon conjectural designs or on features from other buildings. Any remaining historic materials and features should be retained and incorporated into the reconstruction when feasible. Both the historic and new materials should be documented to assist in interpretation.

Reconstruct Non-Surviving Building and Site

After the research and documentation phases, guidance is given for **Reconstruction** work itself. Exterior and interior features are addressed in general, always emphasizing the need for an accurate depiction (i.e., careful duplication of the appearance of historic materials and features for interpretative purposes). While the use of traditional materials and finishes is always preferred, in some instances substitute materials may be used if they are able to convey the same appearance. Where non-visible features of the building are concerned, such as interior structural systems, contemporary materials and technology may be used. Recreating the features of the building site or setting based on archeological findings should also be an integral part of project work.

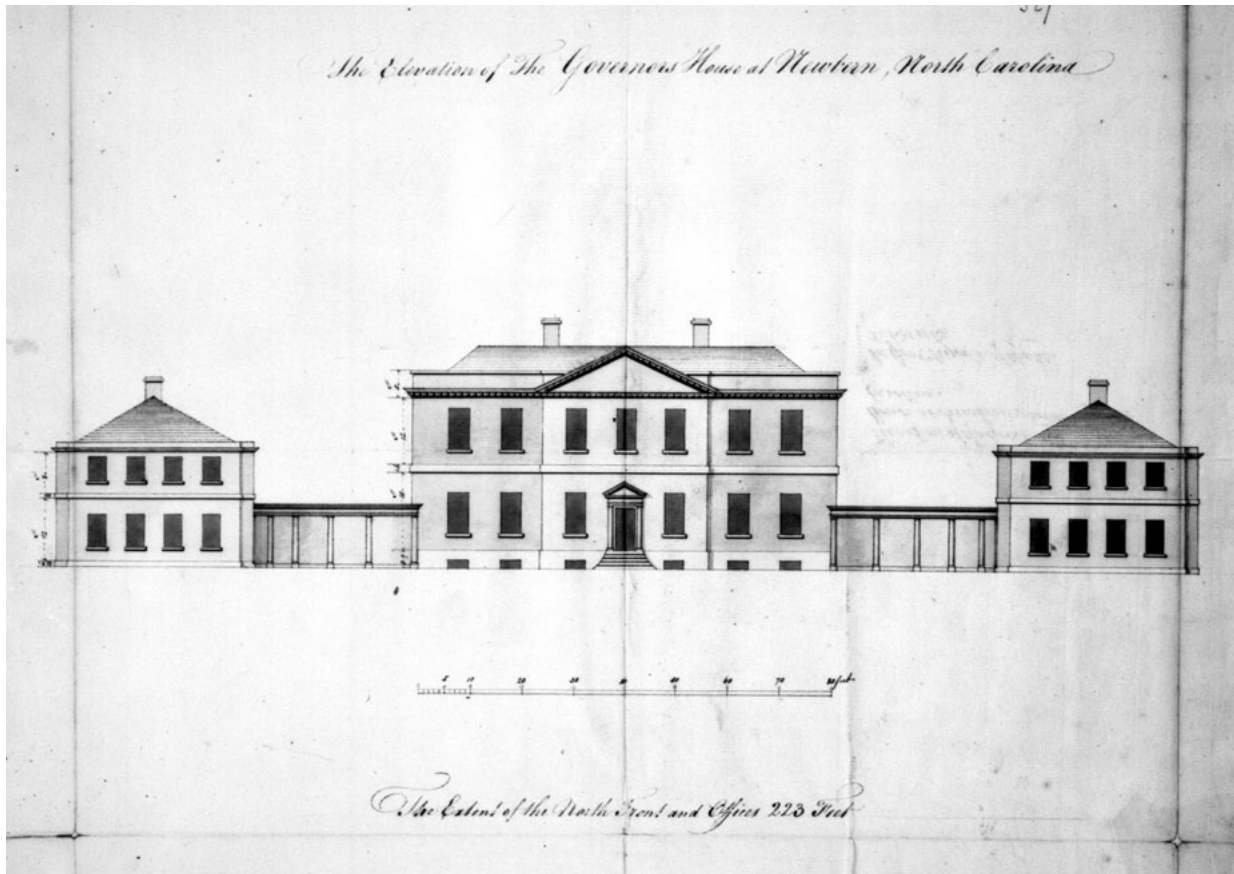
Accessibility and Life Safety, Natural Hazards, and Sustainability

Whereas preservation, rehabilitation, and restoration treatments usually necessitate retrofitting to meet code requirements and to

address other issues (including natural hazards and sustainability), in this treatment it is assumed that the **Reconstructed** building will be essentially new construction. Thus, code-required work, treatments to reduce the potential impact of natural hazards, and ensuring that the reconstructed building is as sustainable as possible should be considered during the design phase—when appropriate to the particular Reconstruction project—so as not to negatively impact or detract from the reconstructed appearance of the building, its site, and setting. The fact that the non-surviving building was located in a floodplain or another area especially vulnerable to the impact of natural hazards is crucial to consider when determining whether the building should be reconstructed.

The topic of sustainability is addressed in detail in *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*. Although specifically developed for the treatment Rehabilitation, the Guidelines can be used to help guide the other treatments.

Reconstruction as a Treatment. *When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, **Reconstruction** may be considered as a treatment. Prior to undertaking work, a documentation plan for Reconstruction should be developed.*



[1 a-b] Tyron Palace, New Bern, NC, was designed by John Hawks in 1767 for Governor William Tyron. It was completed in 1770, but destroyed by fire in 1798. The palace was reconstructed in 1959 based on the original plans, and on its original foundation, which was found 5 feet below the street, with the help of the 1767 drawing. Photo: Courtesy Tyron Palace, New Bern, NC. Drawing: Courtesy of the State Archives of North Carolina.

[2] The Saugus Iron Works, Saugus, MA, a National Historic Site, was active from 1646 to about 1670 and was the first integrated iron works in North America. The forge and mill (shown here) are part of the site which was reconstructed based on archeological research and historic documents and opened in 1954. *Photo: Daderot at the English language Wikipedia.*



OVERVIEW

RECOMMENDED

NOT RECOMMENDED

Researching and documenting the property's historical significance, focusing on documentary and physical evidence which is needed to justify reconstruction of the non-surviving building.	Undertaking a reconstruction based on insufficient research so that, as a result, a historically inaccurate building is created. Reconstructing a building unnecessarily when an existing building adequately reflects or explains the history of the property, the historical event, or has the same associative value. Executing a design for a building that was never constructed.
Investigating archeological resources to identify and evaluate those features and artifacts which are essential to the design and plan of the building.	Failing to identify and evaluate archeological material prior to reconstruction, or destroying extant historic material not relevant to the reconstruction but which should be preserved in place.
Minimizing disturbance of the terrain around buildings or elsewhere on the site, thereby reducing the possibility of destroying or damaging important landscape features, archeological resources, other cultural or religious features, or burial grounds.	Using heavy machinery or equipment in areas where it may disturb or damage important landscape features, archeological resources, cultural or religious features, or burial grounds.
Identifying, retaining, and preserving extant historic features of the building, site, and setting, such as remnants of a foundation, chimney, or walkway.	Beginning reconstruction work without first conducting a detailed site investigation to physically substantiate the documentary evidence. Basing a reconstruction on conjectural designs or on features from other historic buildings.

[3] The Cathedral of Saint Michael the Archangel, built in the early 1840s in Sitka, AK, was devastated by fire in 1966. It was reconstructed using measured drawings done in 1961 by the Historic American Buildings Survey (HABS). While the original cathedral was built of logs covered on the exterior with wood siding, its replacement is a fire-resistant structure with concrete and steel walls that replicates the historic building's appearance. Photo: Barek at Wikimedia Commons.



BUILDING EXTERIOR

RECOMMENDED	NOT RECOMMENDED
Reconstructing a non-surviving building to depict the documented historic appearance. Although the use of the original building materials (such as masonry, wood, and architectural metals) is preferable, substitute materials may be used as long as they recreate the historic appearance.	Reconstructing features that cannot be documented historically or for which existing documentation is inadequate. Using substitute materials that do not convey the appearance of the historic building.
Recreating the documented design of exterior features, such as the roof form and its coverings, architectural detailing, windows, entrances and porches, steps and doors, and their historic spatial relationships and proportions.	Omitting a documented exterior feature, or rebuilding a feature but altering its historic design. Using inappropriate designs or materials that do not convey the historic appearance.
Reproducing the appearance of historic paint colors and finishes based on documentary and physical evidence.	Using paint colors that cannot be documented through research and investigation or using other undocumented finishes.
Installing exterior electrical and telephone cables underground or in the least obtrusive location possible, unless they can be documented as having been aboveground historically.	Attaching exterior electrical and telephone cables to the principal elevations of the reconstructed building, unless they can be documented as having been there historically.
Using signage to identify the building as a contemporary recreation.	Failing to explain that the building is a reconstruction, thereby confusing the public's understanding of the property.



[4] The McLean House, where Robert E. Lee surrendered to Ulysses S. Grant, is located on the site of the battlefield—now part of Appomattox Courthouse National Historical Monument (VA). Several years after the end of the Civil War, measured drawings were made of the house before it was dismantled to be moved to Washington, DC, where it was to be reconstructed as a tourist attraction. This scheme never came to fruition, and the dismantled pieces gradually disappeared. The house was accurately reconstructed in 1949 on the original site based on the measured drawings.

BUILDING INTERIOR

RECOMMENDED	NOT RECOMMENDED
Recreating the appearance of <i>visible</i> features of the historic structural system, such as posts and beams, trusses, summer beams, vigas, cast-iron columns, above-grade masonry foundations, or load-bearing brick or stone walls. Contemporary methods and materials may be used for the actual structural system of the reconstructed building.	Changing the documented appearance of visible features of the structural system.
Recreating the historic floor plan and interior spaces, including the size, configuration, proportion, and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves.	Altering the documented historic floor plan, or relocating an important interior feature, such as a staircase, so that the historic relationship between the feature and the space is inaccurately depicted. Reconstructing the historic appearance of the interior without accurate documentation.
Duplicating the documented historic appearance of the building's interior features and finishes (including columns, cornices, baseboards, fireplaces and mantels, paneling, light fixtures, hardware, and flooring); plaster, paint, and finishes (such as stenciling or marbleizing); and other decorative or utilitarian materials and features.	Altering the documented appearance of the building's interior features and finishes so that, as a result, an inaccurate depiction of the historic building is created. For example, moving a feature from one area of a room to another, or changing the type or color of the finish.
Installing mechanical systems and their components in the least obtrusive way possible so as not to impact the recreated interior spaces, features, or finishes while meeting user needs.	Altering the historic plan or the recreated appearance unnecessarily when installing mechanical systems.
Installing ducts, pipes, and cables in closets, service areas, and wall cavities.	Installing ducts, pipes, and cables where they will intrude upon the historic appearance of the building.