



CITY OF FREDERICKSBURG HISTORIC REVIEW BOARD

TUESDAY, NOVEMBER 15, 2022

5:30 P.M.

CITY HALL – FIRE TRAINING ROOM- AT 126 W MAIN ST

David Bullion, Chair
Jessica Mittel, Vice Chair
Larry Jackson, Member
Liliana Welliver, Member
Vacant, 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, NOVEMBER 15, 2022, at 5:30 p.m. The meeting will be in person at CITY HALL – FIRE TRAINING ROOM AT 126 W MAIN ST.** 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. Nov 15, 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 City Hall to comment. You will be limited to 3 minutes to speak.

5. APPROVAL OF MEETING MINUTES

October 11, 2022, HRB meeting minutes

6. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. Application- #22-101 **803 N Llano**– *Alan Kirchoff*- demo of garage **pg 6-10**
- B. Application- #22-102 **419 W Main**– *SKT Architects*- remove existing rear addition and replace with new addition. **pg 11-25**

7. OTHER DISCUSSION ITEMS

- A. Update on Personnel and Historic Review Board vacancy.

B. City Board & Commission Training November 16, 2022 at City Hall

8. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda by 12:00 p.m. on Friday, November 11, 2022, on the bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Shelby Collier
Associate Planner

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
OCTOBER 11, 2022
5:30 PM

On this 11th day of October, 2022 the Historic Review Board convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

PRESENT:

MICHAEL MCCREA
JOE SALINAS
DAVID BULLION
LILIANA WELLIVER
AMY SLAUGHTER
RICHARD LAUGHLIN arrived @ 5:34

ABSENT

LARRY JACKSON
SAM CHILDERS
JESSICA MITTEL

ALSO PRESENT:

ANNA HUDSON – Historic Preservation Officer
GARRET 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.

MINUTES

Page 6 correction with motion. Joe Salinas made a motion to approve the corrected minutes. Seconded by Liliana Welliver.

STAFF ANNOUNCEMENTS

CONSENT AGENDA

Application # 22-097- 312 W. Main – Stan Klein – Adaptive reuse of original Gold’s Barber shop

Application #22-096 - 109 E. Main – Stan Klein–Replat window with door, modify rear access

Application #22-098 – 410 S. Milam – Stan Klein – Remove non-original additions to restore original stone section of landmark.

Amy Slaughter made a motion to approve the consent agenda. Seconded by Joe Salinas. All voted in favor and the motion passed.

APPLICATIONS

Application #22-099 – 610 W. San Antonio – Thomas Austin – Addition to existing outbuilding to create ADU

Thomas Austin presented the application.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to Remove existing lean-to shed addition on ADU and to build a new single-story addition with 3 bed 3 bath.

The side addition to the historic aged outbuilding is not historic and can be removed without impacting the integrity of the structure.

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)

Michael McCrea made a motion to approve application as presented. Liliana Welliver seconded the motion. Amy Slaughter, Joe Salinas and Richard Laughlin voted in opposition. The motion did not carry.

Amy Slaughter made a motion to deny based on Sec 3.3 section c – size and scaling application #22-099. Seconded by Joe Salinas. Liliana Welliver and Michael McCrea voted in opposition. The motion carried.

Application #22-100 – 610 W. San Antonio – Thomas Austin – Add outboard chimney.

Thomas Austin presented the application.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to add a new outboard chimney to west elevation of main house.

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).

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.

Richard Laughlin made a motion to deny application#22-100 as presented. Joe Salinas seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEMS

Discussion and possible recommendation on the replacement of 1941 Cross at Cross Mountain Park.

Andrea Schmidt, Director of Parks, presented the new Cross design and discussed the 3 lighting options that are Night Sky Compliant. She would prefer to move forward with 300 Lumens upward facing lighting.

David Bullion commented he would like to see the Cross as close to the existing Cross as possible.

Discussion on potential project: recreating school behind AME Church

Garry Hunter discussed the possibility of recreating the original schoolhouse on the property.

The Board approved the idea of recreating the schoolhouse.

Discussion and possible action on appointment of member to Comprehensive Plan Advisory Committee.

Richard Laughlin volunteered to serve on the Advisory Committee.

ADJOURN

With nothing further to come before the Board, Michael McCrea moved to adjourn. Amy Slaughter seconded the motion All voted in favor and the meeting was adjourned at 6:49 p.m.

PASSED AND APPROVED this the 15th day of November 2022.

SHELBY COLLIER, ASSOCIATE PLANNER

DAVID BULLION, CHAIRMAN

Fredericksburg Historic Review Board
Application Information

Application Number: 22-101
Date: November 15, 2022
Address: 803 N Llano
Zoning: C1
Owner: Alan Kirchoff
Applicant: Alan Kirchoff
Rating: High (landmark)
Proposal: re-rate outbuilding to allow for demolition

Request a Certificate of Appropriateness to:

1. re-rate garage building behind main house to allow for demolition

Relevant Sections of Fredericksburg Historic Preservation Ordinance :

Demolition: (b)In addition to the criteria specified in section 23-62, the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district. Resources with a rating of "medium" in the Fredericksburg Historic Resource Survey is strictly prohibited. (2) The demolition, removal or relocation of a Resource with a rating of "low," or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose. Refer to section 23-55 and the Fredericksburg Historic Resource Survey for a more detailed definition of the preservation priority rating system.(c) As an exception to (b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.(d) As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building

Staff Findings /Recommendation:

1. The main house has a high rating and was built cc 1890. The outbuilding is not of the same era, style or materials as the landmark. The structure has been altered with in-fill materials. Staff recommends re-rating to low to allow for demolition.



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
ahudson@fbgtx.org

Subject Property Address 803 N. Llano St. Date Submitted 10/24/22
Owner name: Alan Kirchhoff and Melinda Kirchhoff Phone # (512) 608-1904
Owner Address: 803 N. Llano St
Authorized Applicant: Alan Kirchhoff Phone # (512) 608-1904

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

Applicant E-mail: Alan@7Bdev.com

Desired Start Date: 10/22/22

Desired Completion Date:

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)

I would like to apply to the Historic Preservation Board to have the ancillary building on the site re-rated from high to low due to only the original 1880 house being the high rated local landmark outside the historical district on the property and this ancillary structure (garage) being non-historic per Preservation rating definition for Low - "Resources 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".

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 # 22-101

Year Built: 1880s

Eligible for Administrative Approval ☒ Yes ☐ No

Zoning: C1

Historic Review Board Meeting Date Nov 15, 2022

Application Fee \$10 COA#

Survey Rating: Medium High- Landmark

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness MUST BE ⁷ DISPLAYED on site along with building permits and do not take the place of building permits.





Ca 1940's garage behind 1880's stone house





803 N Llano

Landmark

Fredericksburg Historic Review Board
Application Information

Application Number: 22-102
Date: November 15, 2022
Address: 419 W Main Street
Zoning: CBD
Owner: Kevin Montgomery
Applicant: SKT Architects
Rating: high
Proposal: remove non historic addition, build new addition,
replace limited porch materials, repair windows,
replace front doors, replace roof

Request:

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

- A. Remove existing, non-historic rear addition.
- B. Construct new 2-story rear addition with hyphen
- C. Repair original wood windows
- D. Replace non-historic front doors with more period appropriate wood 5-panel doors
- E. Clean and repoint masonry
- F. Replace front porch column bases with stone bases
- G. Replace front porch siding with wood composite lap siding
- H. Replace metal roof with new metal roof with turned ridges

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.2.3. Roofs

(i) Original or historic-age metal roofs should be maintained; if deteriorated beyond repair, match the original dimensions, turned or crimped joints, and ridge capping (SOI Standard 6).

High Priority - Required

Section 3.2.5 Porches & Exterior Stairs

(e) Synthetic replacement materials, such as composite lumber or synthetic materials, may be considered appropriate for replacing deteriorated porch floors or exterior stair treads in some cases, such as when the porch floor has been previously replaced or when the porch floor is minimally visible (SOI Standard 6).

High Priority Appropriate

(i) If original porch posts are missing and their historic appearance is not documented, replace them with simple supports appropriate to the style and time period (SOI Standard 3).

High Priority Required

Section 3.3 Additions

Height and Massing

(d) For rear additions, consider using hyphens, breezeways, insets, or offsets to connect the addition to the historic building differentiating the massing from the original main house. (See fig. 3-48.)

High Priority- Recommended

(e) Set back new additions from the historic building so that the historic building retains visual emphasis.

High Priority -Required set back behind historic rear wall

Design

(k) Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building.

High Priority -Required if visible from the public ROW

(l) Design new additions to be compatible with the historic building but differentiated enough so that they are not confused as historic or original to the building.

High Priority - required

(m) Balance compatibility with differentiation among the following aspects of the addition's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette.

High Priority- Required

(n) Contemporary architectural styles are appropriate for additions provided that compatibility is retained among other building aspects; for example, an addition may have a contemporary roof form, fenestration pattern, and style if it maintains a compatible footprint shape, materials, and color palette.

High Priority -Required

Staff Findings/Recommendation:

- A. The existing rear addition is not of historic significance and can be removed without impacting the integrity of the main structure.
- B. The proposed new addition adequately uses the hyphen connector to separate the bulk of the new addition from the historic house. The design, materials, and location are appropriate based on FBG Design Guidelines Section 3.3 Additions.

- C. The original wood windows are in need of repair. Staff recommends approval as submitted.
- D. The current front doors are more commercial in style and not period appropriate. The proposed 5-panel wood doors are more in keeping with the time period of the historic house. Staff recommends approval.
- E. The masonry shows signs of organic growth. Staff recommends the applicant follow the National Park Service technical brief on repair and cleaning of masonry.
- F. The existing concrete bases are a common way of preventing further decay of wooden porch posts. The proposed stone bases are an appropriate material to achieve the same results as concrete. Staff recommends approval. Sec 3.2.5 Porches (i)
- G. Staff recommends the porch siding be replaced in kind with wood, not a composite material. Sec 3.2.5. Porches (e) and (i)
- H. Staff recommends approval of the roof replacement with turned ridges. Sec. 3.2.3 Roofs (i)

Case Comments:

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



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300 West Main, Suite C
Fredericksburg, Texas 78624
830-997-0383 www.sktarchitects.com

419 West Main

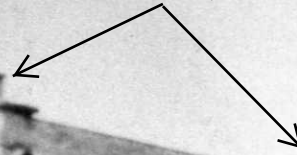
Scope of Work:

The building has been leased to various tenants over the years for commercial use but will now be converted to a primary residence. The historic windows viewable from Main Street will be repaired and repainted. The existing painted V-crimp roof will be replaced with a new galvalume standing seam roof with a hand crimped ridge. Stone walls will be cleaned and repointed. New 5-panel, stained doors are proposed to replace the existing entry doors. The existing brick chimneys are proposed to be rebuilt with limestone per historic photo. The porch posts will be painted and placed on new cut limestone bases. The ends of the porch roof will be clad with new painted wood composite siding.

A new 2-story, 2878 s.f. addition is proposed behind historic home and is attached via a 20' wide hyphen to minimize impact to the historic structure. The hyphen is clad in painted composite wood siding while the larger mass in the rear is stucco. The roof on the addition will be galvalume standing seam to match the new roof on the historic home but will be a hipped roof form with a shallower slope to reduce the addition's height and massing.

The windows in the addition will be factory painted fiberglass with simulated divided lites to complement the details of the historic windows. The hyphen entry door and garage door are proposed to be fiberglass with a stained finish.

Original Stone
Chimneys



Main Street Rock Home Is 91 Years Old

Next door to the house told about in last week's feature on the "Old Homes of Fredericksburg" is another old rock house which after ninety-one years is still owned by the same Crenwelge family—only a later generation.

The house at 419 West Main Street is now owned by Werner Crenwelge, a grandson of the builder of the house, and is presently being occupied by Mrs. Bert Welch and her son, Roy Welch. Since it was built as a rent house, it is still serving that same purpose, although the Werner Crenwelges retain the right to use one of the upstairs rooms when they come into town for services at Zion Lutheran Church. So, in a way, it is a Sunday house, too.

The house is situated on a townlot that was granted by the German Emigration Company to Conrad Kolmeier, although his name is spelled "Kolmeyer" on the list of the original allotments. He was the grandfather of Otto Kolmeier, who in 1898 married Doratheia Crenwelge, in the large rock house next to this which was described last week. A rocker made by hand is still in Mrs. Otto Kolmeier's possession.

Conrad Kolmeier and his wife contracted to sell the townlot to Ernst Dannheim, who obtained a deed from the Germna Emigra-

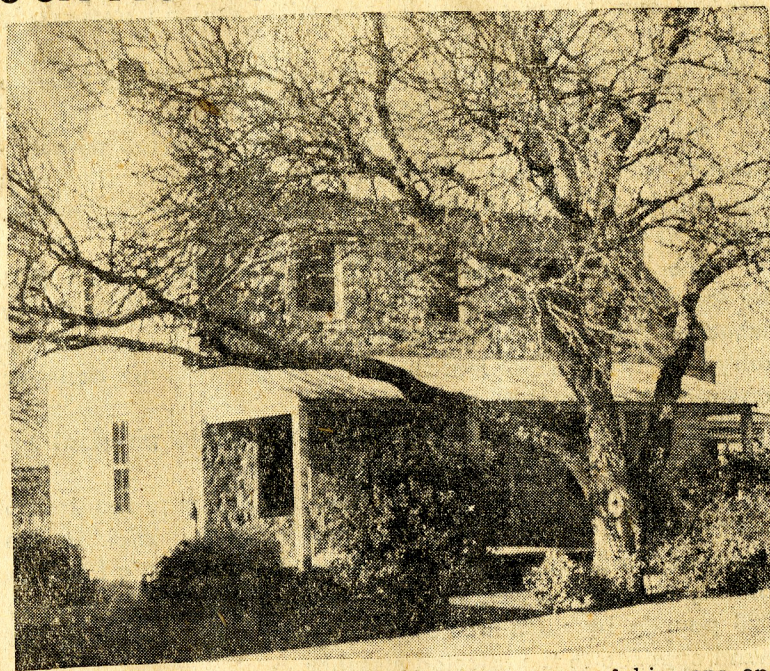
tion Company, however, the transaction was never perfected legally, so in 1856, Conrad Kolmeier and Ernst Dannheim signed a deed selling the lot to Louis Martin for \$60.00. A few months later, Martin sold it to Christian Kraus for \$67.00. Kraus sold it to William Crenwelge in 1865 for the sum of \$50.00.

William Crenwelge also owned the other large rock house next to the garage, but he built this house a little later—perhaps in the 1870's, as a rent house. Adolph

Crenwelge, one of his sons and the father of the present owner, worked on it as a young boy.

The original floor plan of the building is very simple. The house is set back a little farther, but there is room for a small old-fashioned yard with violets, a few shrubs and large mesquite trees between the porch and the sidewalk.

There are two doors and two windows in the front of the house. The door to the east leads



into a bedroom which has another window in the east and one in the south walls.

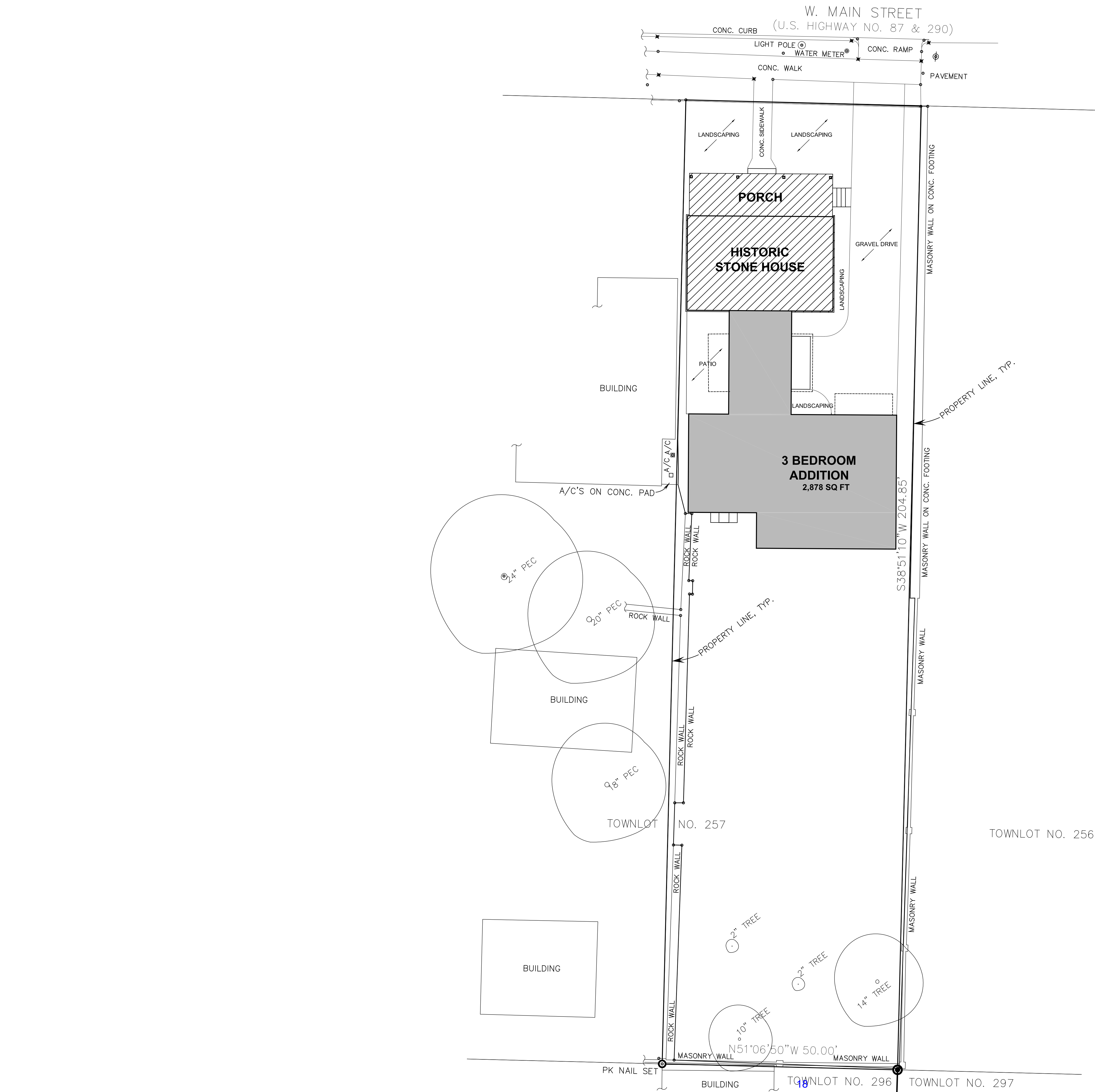
The second door leads into a small hall from which you go into the kitchen which is the room on the west. This kitchen has only the window opening towards Main Street and a door leading out the back. There are no openings either downstairs or upstairs on the west side—only a very small window in the attic above the second floor.

The steps lead up through the center of the house. The upper floor is divided into two rooms. The room at the east side is closed off from the rest of the second floor with a wall and two doors. The rest of the second floor is one large room, which has two windows to the north facing Main Street and two in the south or back.

Although the floor plan is simple, it is a well-planned and well-built little rock house. In later years an addition was made to the back of the house providing a bathroom and washhouse behind the kitchen.

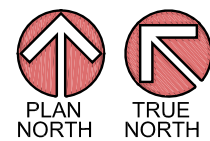
This house remained in the William Crenwelge family even after the death of both parents. After their death, his children, William and Adolph Crenwelge; Mary, Mrs. W. L. Surber; Lina, Mrs. Peter Ahrens; Sophie, Mrs. H. A. Holtzer; and Doratheia, Mrs. Otto Kolmeier; owned it. In 1939, Adolph Crenwelge bought this house from the rest of the heirs, and it now belongs to his son, Werner Crenwelge.

The house presents such a neat, well-kept appearance, that it helps create the favorable local color for which our old homes are noted.



ARCHITECTURAL SITE PLAN

1" = 10'



SKT Architects, PLLC
300 West Main, Suite C
Fredericksburg, TX 78624
www.sktarchitects.com
P: 830-997-0383

PRELIMINARY

THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
ARE NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES
BRANDON WEINHEIMER
PROJECT ARCHITECT
NUMBER 24171

RENOVATION AND ADDITION FOR
MONTGOMERY RESIDENCE
419 W MAIN ST. FREDERICKSBURG, TX

PROJECT #	22-07
DATE	10-28-2022
REVISION	

SITE PLAN

A1.0

PRELIMINARY

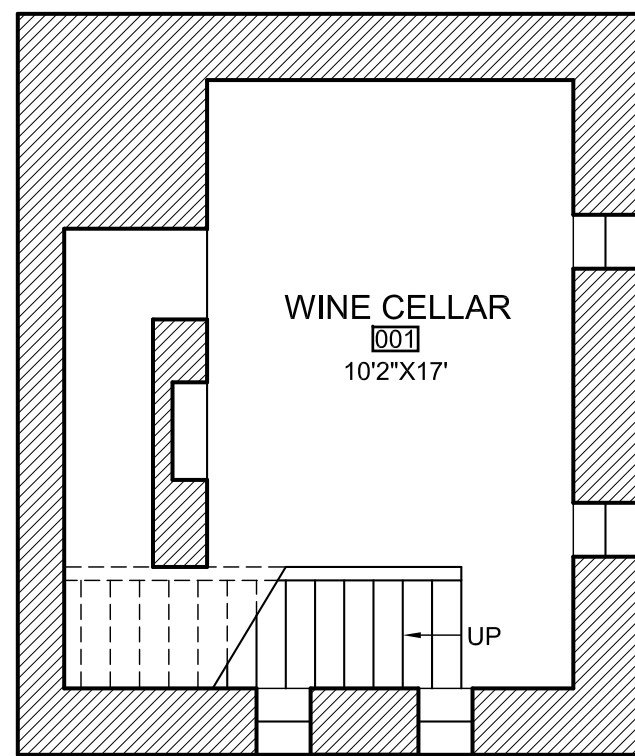
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NUMBER 24171

RENOVATION AND ADDITION FOR
MONTGOMERY RESIDENCE
419 W MAIN ST. FREDERICKSBURG, TX

PROJECT # 22-07
DATE 10-28-2022
REVISION

FLOOR PLANS

A2.0

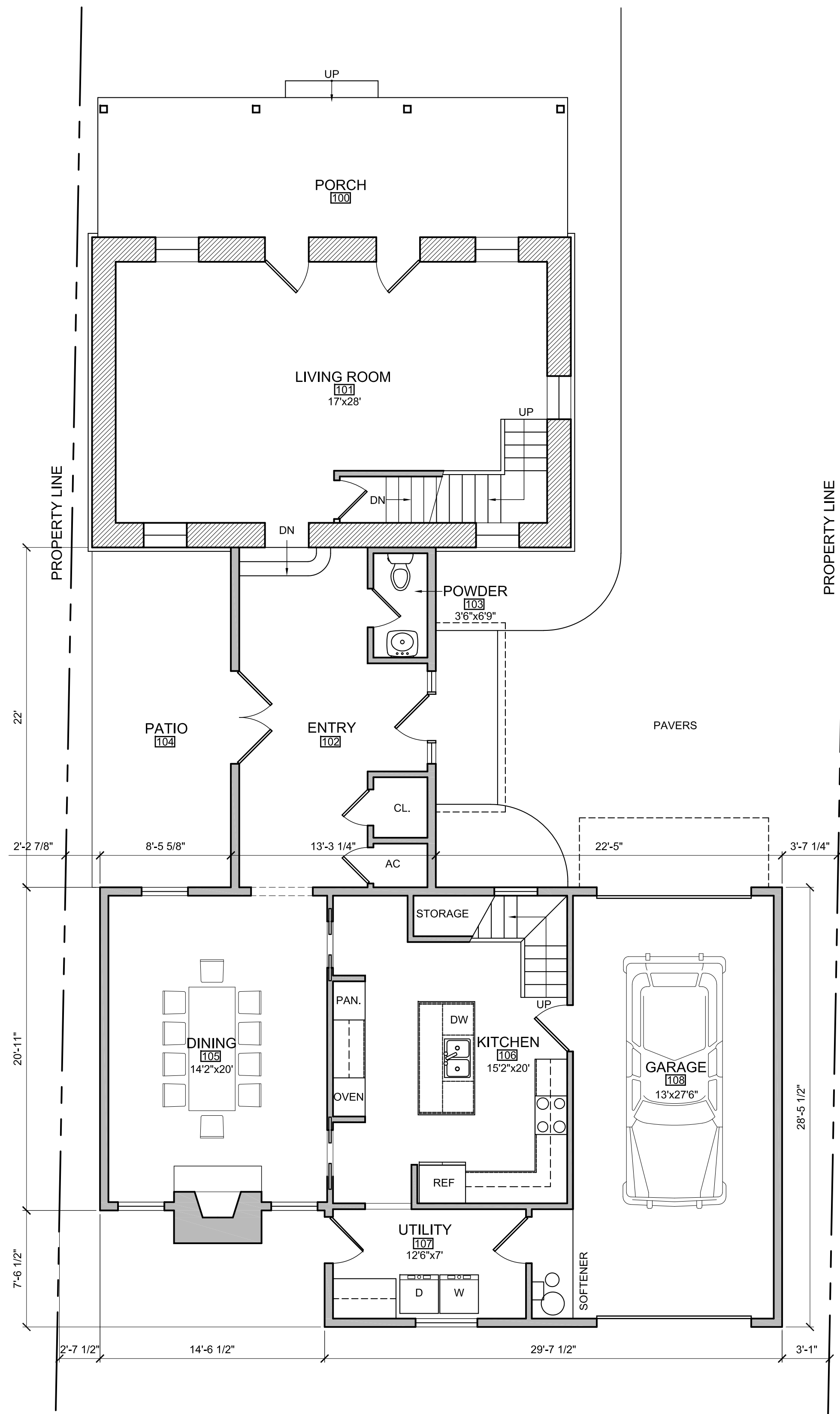


BASEMENT FLOOR PLAN

3/16" = 1'-0"

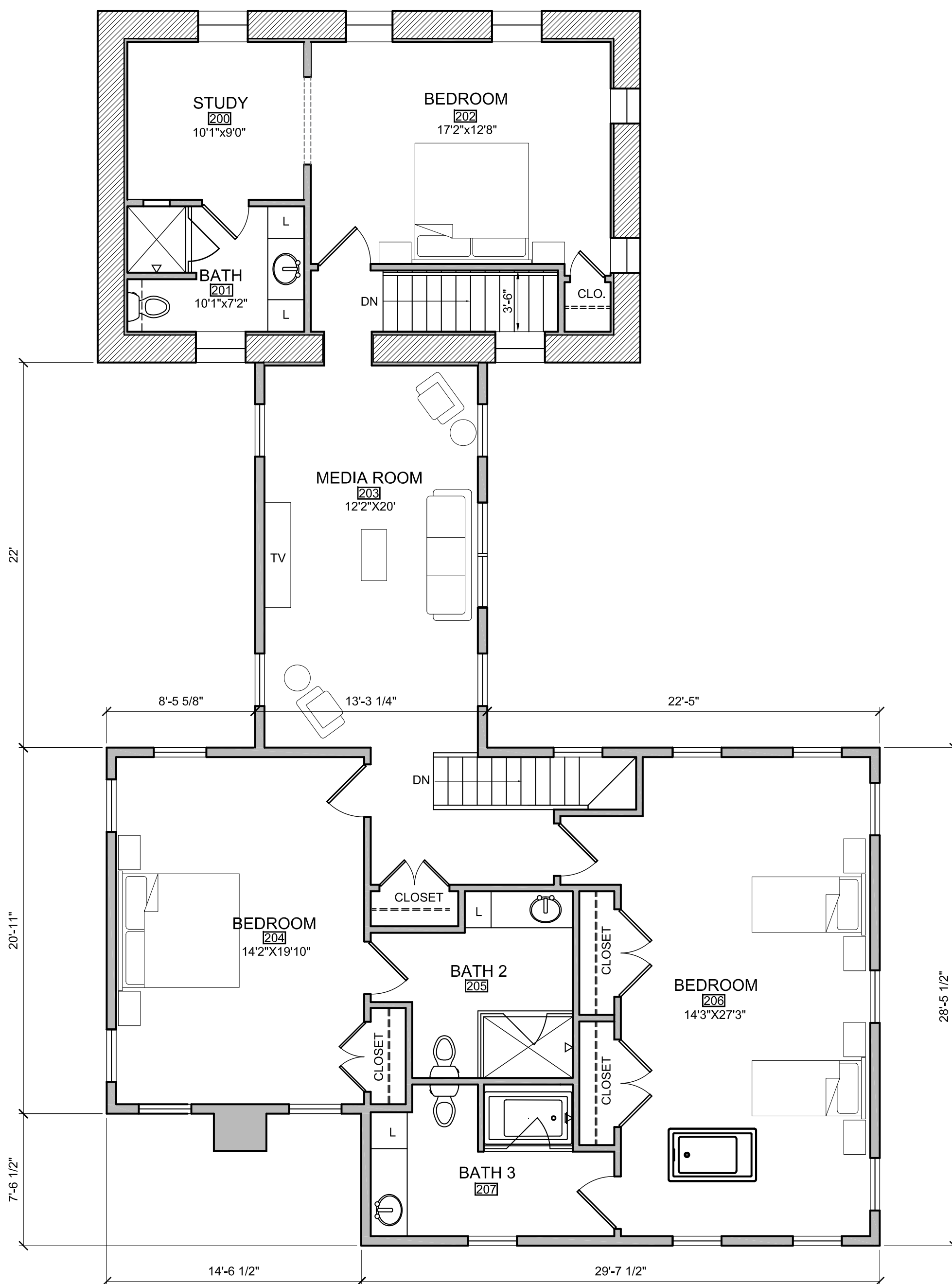


Building Data	
Existing First Floor	623
Existing Second Floor	623
Existing Basement	350
First Floor Addition	1033
Second Floor Addition	1439
Total Conditioned Space	4,068 s.f.
Existing Porch	275
New Garage	406
New Patio	195
Total Building Area	4,944 s.f.



FIRST FLOOR PLAN - OPTION 2

3/16" = 1'-0"

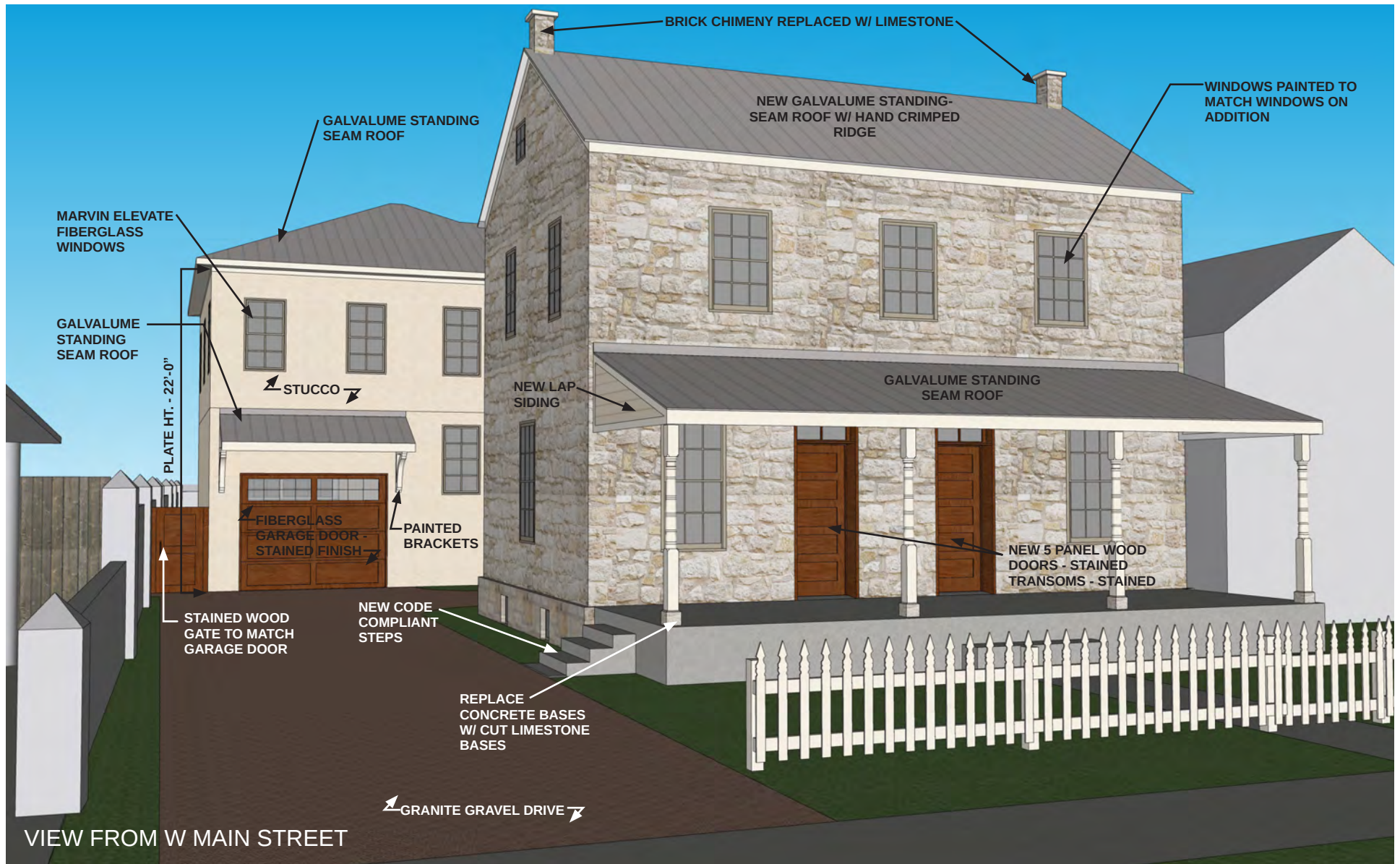


SECOND FLOOR PLAN

3/16" = 1'-0"







SW 9180
Aged White

Interior / Exterior
Location Number: 261-C4

STUCCO AND SIDING
COLOR

SW 7103
Whitetail

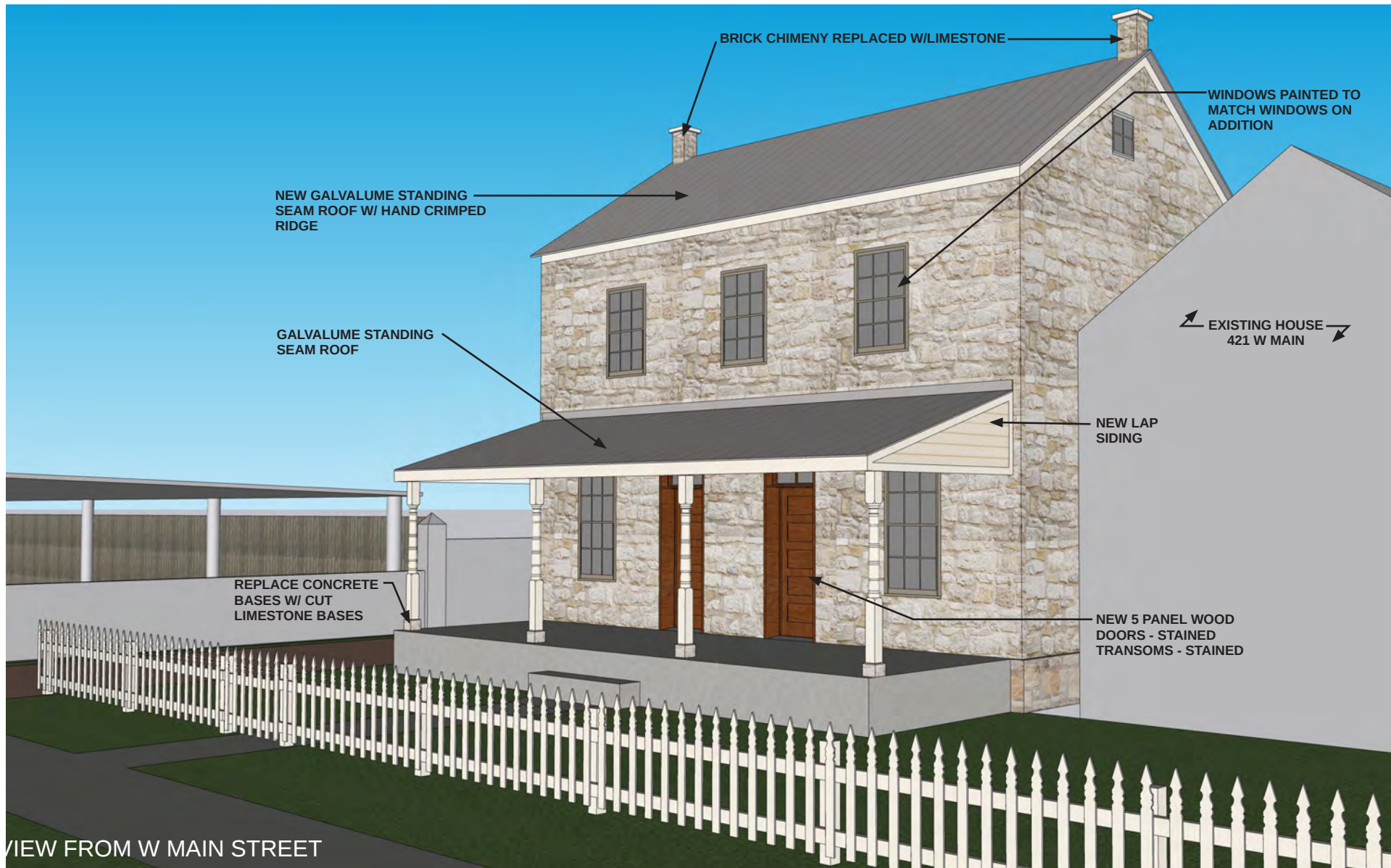
Interior / Exterior
Location Number: 261-C1

21

TRIM

PEBBLE GRAY WINDOWS





SW 9180
Aged White
 Interior / Exterior
 Location Number: 261-C4

STUCCO AND SIDING
 COLOR

SW 7103
Whitetail
 Interior / Exterior
 Location Number: 261-C1

23

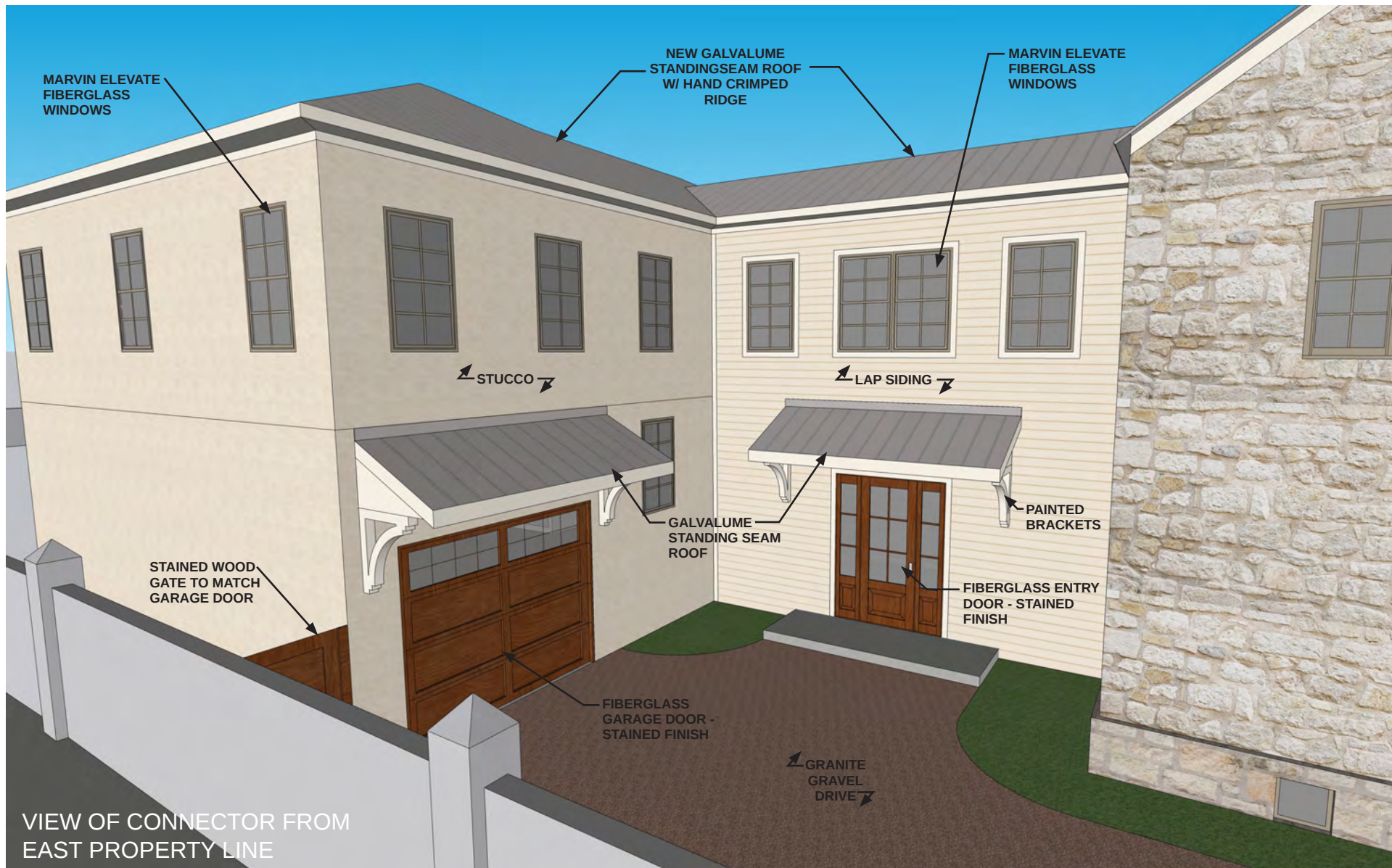
TRIM



PEBBLE GRAY WINDOWS

LOCATION OF
PROPOSED
CONNECTION
TO
HISTORIC HOUSE





SW 9180
Aged White
 Interior / Exterior
 Location Number: 261-C4

STUCCO AND SIDING
 COLOR

SW 7103
Whitetail
 Interior / Exterior
 Location Number: 261-C1

25

TRIM



PEBBLE GRAY WINDOWS