

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD**

AGENDA

Tuesday, January 9, 2018

5:30 P.M.

CITY HALL CONFERENCE ROOM

126 W. MAIN ST.

Members of the Historic Review Board

Sharon Joseph- *Chair* Larry Jackson-*Vice Chair*

Eric Parker David Bullion Stan Klein Mike Penick Karen Oestreich

Alternates

Jessica Davis Richard Laughlin Jerry Sample

Call to Order

1. Roll Call
2. Chairman's Statement
3. Citizens to be Heard
4. Approval of November 14, and December 11, 2017, HRB meeting minutes
5. Staff update: City Council Agenda Jan 15th includes signage update, 502 E Main Landmark designation, historic resource survey consultant contract

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CONSENT AGENDA

The items under the consent agenda are deemed by the Commission to be routine in nature and will be approved by one motion 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 Commission or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

6. Application #18-01 – **313 W San Antonio** – Arnold Cuellar –addition to non-contributing outbuilding
7. Application #18-06 – **312 W Schubert** – Stan Klein- rear addition
8. Application #18-07 – **314 W San Antonio** – Jeryl Hoover – courtyard hardscape/landscaping/fence

INDIVIDUAL CONSIDERATION

9. Application #17-107 - **616 E Main** – City of Fredericksburg – recommendation for landmark designation of former gas station
10. Application #18-03 – **612 S Washington** – Linda Langerhans- recommendation for landmark designation of residence
11. Application #18-02 – **325 W Main** –Pioneer Museum –fencing, landscaping, sidewalks
12. Application #18-04 – **209 E Main** – Jamie Reeh –build bar in front of building
13. Application #18-05-- **305 S Bowie**- Shayna Thompson – new 2 story addition

ACTION ITEMS

14. Recommendation to City Council on proposed survey boundary

DISCUSSION ITEMS

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
NOVEMBER 14, 2017
5:30 PM

On this 14th day of November , 2017 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

PRESENT:

SHARON JOSEPH
JESSICA DAVIS
ERIC PARKER
DAVID BULLION
LARRY JACKSON
MIKE PENICK
STAN KLEIN

ABSENT:

RICHARD LAUGHLIN
KAREN OESTREICH
JERRY SAMPLE

ALSO PRESENT:

ANNA HUDSON – Historic Preservation Officer
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

Sharon Joseph called the meeting to order at 5:28 PM.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, began the meeting by telling the Board that City Council approved the funding for historic resource survey. RFQ for Survey consultants advertised starting November 7th and the deadline is November 29th. Anna will need 3 members of the Board for a selection committee to decide on a consultant when they come in.

MINUTES

Sharon Joseph asked if there were any changes or corrections to the October 2017 Minutes. The Minutes stand approved as presented.

ACTION ITEMS

Application #17-87 by Michael Walker at 510 Cora St to add a rear addition and a new 2 story workshop/guesthouse. – Anna explained the applicant is requesting to build an addition of 200 sq. ft. on the rear of the house using the same siding material to match existing and using a reveal to differentiate between old and new. Existing wood window will be re-used on new addition and the addition will have pier and beam foundation like the main house. The applicant is also requesting to install new hinged doors on the outbuilding. The bump out on

the back of the barn will be removed and patched to match existing siding. A pass-through will be cut out.

The existing carport will be removed and a new free-standing carport will be constructed with a craftsman design. There is also a desire to build a new 1-story workshop and apartment of 1150 sq. ft. on concrete slab. The material is to be hardy board with wood battens a standing seam metal roof with pitch to match barn. Situated at rear of property and lowered to 1 story to reduce impact on neighbors.

They will also remove and replace existing chain link fence with an iron fence of same height as existing. The fence design is based on the fence found at the old jail.

Staff recommends approval of the application as presented. It meets the SOI standards #9, #10 as well as Fredericksburg Design Guidelines.

Mike and Kristin Walker presented the application. Several images were shown of the lot in comparison to the neighbors. They presented floor plans, elevations, and spent time going over the Craftsman details they wanting to implement. Mike also stated they were keeping the trees currently on the lot.

Stan Klein stated this was a very nice presentation, he appreciated the details provided.

Eric Parker moved to approve Application 17-87 as it is in keeping with the Fredericksburg Design Guidelines as well as the SOI #9 and #10. Stan Klein seconded the motion. All voted in favor and the motion carried.

Application #17-94 by Chris Kaiser at 116 W. Creek for changes to front porch and gable, a rear addition and retaining wall modifications. –

Anna stated that the applicant is requesting approval to build a rear addition to the medium rated structure, remove non-original porch features and install “bungalow” features and repaint. The applicant is also asking to add stone veneer to the concrete retaining wall.

The proposed addition is appropriate in massing, scale, and material. It will not be readily visible from the street as the house sits higher than the street and the addition is differentiated from the original structure.

The existing porch decorative features are not period appropriate and do not contribute to the structure. Staff recommends removal of the shutters, gingerbread, and turned columns. Staff does not recommend the proposed “craftsman” features such as frieze trim and wood brackets. The house is a Minimal Traditional style which is reflective of a bungalow, but with a stripped-down version of the popular styles of the early 20th century. Staff does not recommend adding more decorative features to try and make it look more stylized than the original time period would have had. This recommendation is in keeping with the SOI #3.

Staff recommends the retaining wall remain concrete, which also speaks to the simplicity of the house style and time period. This recommendation is in keeping with SOI #3.

Chris Kaiser presented the application. He explained that while he is sure Anna is correct in her recommendation, the homeowners are wanting the embellishments. He has seen many properties of this style with arts and crafts features and they do not detract from the beauty of the original structure.

David Bullion asked if there were other examples in the area. Chris stated there is an Arts and Crafts house directly across the street from this property.

David asked Anna if she considered that style for the district. Anna stated that she did, there are many of those in the district. The issue is that this property is not one. It is a Minimal Traditional style, not an Arts and craft.

Stan said Anna was right. This property is what it was built to be and he doesn't want to make it something other than what it is.

David asked why board and batten was selected for the addition. Chris stated that it was his assumption that the board wanted to see a different material used to encourage distinction, that the addition was in fact an addition.

Eric Parker moved to approve the addition for Application 17-94 as it is in keeping with the Fredericksburg Design Guidelines as well as the SOI #9 and #10. Larry Jackson seconded the motion. All voted in favor and the motion carried.

Stan Klein moved to have non original elements removed from the building with the applicant returning to provide a simplified design for Application 17-94. Larry Jackson seconded the motion. All voted in favor and the motion carried.

Application #17-96 by Eric Mustard at 112 W. College for a new addition. – Anna stated the applicant is requesting to build an addition of 240 sq. ft. on the northeast corner of the house that will be readily visible from College Street. Construction will see a painted stucco finish, existing door and windows to be reused, new door to match existing, with a new metal roof and trim to match existing.

Staff recommends approval as the proposed addition is appropriate in massing, scale, and material. The proposed addition is in a location that does not impact any original material. This recommendation is in keeping with the Fredericksburg Design Guidelines as well as the SOI #9 and #10.

Eric Mustard presented the application. He reiterated Anna's statement regarding the addition and the proposed construction. David asked if the existing additions was 1950's. Eric Mustard stated yes, the addition is possible stone, definitely a concrete product.

Eric Mustard continued his presentation by showing several images to the Board depicting design.

Stan asked if the block was 32". Eric Mustard stated it was a 27" block.

David Bullion moved to approve the addition for Application 17-96 as it is in keeping with the Fredericksburg Design Guidelines as well as the SOI #9 and #10. Eric Parker seconded the motion. All voted in favor and the motion carried.

Recommendation to City Council of Signage Ordinance revision affecting historic properties.

Anna explained to the Board that the proposed changes basically beefed up the existing Sign Ordinance. Currently, window signage is not regulated, with the new addition to the Ordinance it would be. It would also place a limit on total signs allowed (3) and limit the business to a maximum of 40 sq. ft. of signage.

The current sign ordinance also prohibits sandwich boards; this proposal would allow them only in the district.

Mike Penick asked for clarification on the maximum signage allowed per business. Anna explained that currently, you receive 1.5 sq. ft. of signage for every 1 sq. ft. of business frontage you have with an unlimited amount of signs possible as long as you don't go over your total sq. ft. allowed. What is being recommended is a limit of 40 sq. ft. of signage with a maximum number of signs being 3. This would also include window signage.

David asked for clarification regarding window signage. The proposed does not specify if the sign is affixed to the exterior or the interior. Anna stated that is because it would not matter. If the sign is visible, it would need to be permitted.

Eric Parker recommended tightening up language regarding window signs. He stated from a legal stand point the verbiage could be clearer as to what constitutes a window sign and how it is affixed to the building.

Jessica Davis would like verbiage to focus on the quality of signage, specifically the handmade signs with poster board.

The Board agreed that window signage and sandwich boards are an issue.

DISCUSSION ITEMS

Courthouse Square Advisory Committee – One Vision One Square.

The Board was shown a presentation regarding the future development of the new Gillespie County Court House.

Former fillings stations that meet Landmark designation criteria.

Anna presented a collection of several old gas stations. Of those reviewed, only two meet the criteria necessary for designation. 502 E. Main and 616 E. Main.

Eric Parker made a motion to recommend these two properties for Landmark designation. Larry Jackson seconded the motion. Stan Klein opposed all others in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Stan Klein moved to adjourn. David Bullion seconded the motion. All voted in favor and the meeting was adjourned at 7:38 p.m.

PASSED AND APPROVED this the 9th day of January, 2018.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
DECEMBER 12, 2017
5:30 PM

On this 12th day of December, 2017 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

PRESENT:

SHARON JOSEPH
JESSICA DAVIS
ERIC PARKER
LARRY JACKSON
MIKE PENICK
STAN KLEIN
RICHARD LAUGHLIN
KAREN OESTREICH
JERRY SAMPLE

ABSENT: DAVID BULLION

ALSO PRESENT: ANNA HUDSON – Historic Preservation Officer
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

Sharon Joseph called the meeting to order at 5:30 PM.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, began the meeting by telling the Board that City Staff received 7 responses to the RFQ for historic survey and a selection committee will interview 3 firms. There is a possibility that City Council could approve the selected firm at the January 2nd Council Meeting.

MINUTES

Sharon Joseph asked if there were any changes or corrections to the November 2017 Minutes. The approval of the minutes were postponed due to errors.

ACTION ITEMS

Application #17-108 – 710 Ettie St – Chris Kaiser – re-roof, omit integrated gutter, replace skirting, replace porch flooring. – Anna explained the applicant is requesting to re-roof the house using standing seam galvalume and re-roof the front porch to eliminate captive gutter system using low pitch standing seam roof not readily visible from yard. He plans to leave crown mold cornice and will not have any gutters for the front porch. Replace front porch

skirting – existing is white lattice; proposed pressed metal block pattern to be painted. Replace front porch flooring – currently four quarter pine decking with half in gaps. Proposed new “azek” brand composite tongue and groove flooring. Finally, the applicant is wanting to replace rear exterior staircase and deck with treated pine and simpler design.

Roofs are a defining feature and very few buildings retain their original roofs, however, a traditional standing seam V crimp without a ridge cap is more historically accurate than a galvalume standing seam with locking panels that require a visible ridge cap. Since the last roof was more traditional standing seam with v-crimp the replacement roof should be the same. Regarding the gutters, which are a character defining feature of many residences across town. The integrated gutter is a thoughtful design that solves the problem of rain runoff. It is difficult to find galvanized metal to re-install in the system and modern galvalume is not readily soldered to shape appropriately. Staff recommends that the captive gutter system be retained.

The porch flooring and lattice are not original and the proposal is more in keeping with the original design. The pressed metal for the skirting is a common feature among houses of varying design and age. Staff recommends approval of proposed.

The existing exterior staircase and deck are not original to the house. The proposal to retain the concept of both with a simpler design is an appropriate treatment of an existing addition. Staff recommendations are in keeping with SOI # 2, 5, and 10.

Chris Kaiser, the applicant, presented the proposal. Unfortunately, work started on this structure prior to being made aware it was a Landmark property. He called City Staff to check status but sadly, provided the an incorrect address. Therefore, the roof has already been replaced with galvalume standing seam and a ridge cap. To save on cost, he would like to obtain permission to keep the roof. He proposes to keep galvalume roof, soften ridge cap, and keep the captive gutters.

Mike Penick stated that this was a relocated structure and as such, did it change the rating of the building. Anna stated that the building was rated a Landmark AFTER the relocation.

Richard Laughlin stated the City informed Chris the building was not a Landmark therefore the City should be responsible for the difference in cost.

Chris stated he could remove the triangle and the front top portion of the roof to soften that ridge cap. Stan Klein stated that would be his recommendation, the roof as it is currently, is an issue, Chris would need to fix it and soften it. Chris stated he agreed.

Eric Parker moved to approve Application 17-108 as it is in keeping with the Fredericksburg Design Guidelines as well as the SOI #9 and #10 with the condition that the “triangle” at the front of the roof be removed and the integrated gutter be restored NOT replaced and approval of skirting, flooring, and stairwell and deck. Stan Klein seconded the motion. All voted in favor and the motion carried.

Application #17-106 – 502 E. Main City of Fredericksburg – recommendation for landmark designation of former filling station. –

Anna stated that the applicant, City of Fredericksburg is requesting a recommendation to City Council to designate the property as an individual Landmark with a "high" rating. The former filling station was built in 1929 by A. W. Stahl as a Gulf filling station. It later operated as a Conoco Station by Emil Birck, Tommie Brick, Ewald Segner and Oliver Ottmers. After Conoco closed it became a dry cleaner. The current owner has used it as a real estate office since the late 1990's. The dark red brick, cornice molding, and oblong box canopy are all Gulf signature features for stations built between 1917-1930. The building today retains a high level of integrity. The biggest change being the change to the canopy pillars which have changed to round metal posts.

Staff finds the property meets 5 of the 8 criteria used to evaluate historic significance.

Mike stated that this recommendation is a thorn in his side. The City tore down a building on what is now Marktplatz. Why should this applicant be placed with restrictions when the City wasn't willing to comply. Stan Klein said that this example was 30 years ago. He went on to say that this was done in 1987 when preservation is not what it is now.

Mike said that we (HRB) just allowed the Subway, which was an old filling station to be torn down to build a new structure. Stan stated this filling station has great integrity, all the more reason to Landmark it. Mike stated he agreed.

Eric Parker moved to recommend landmark designation with "high" rating to City Council. Larry Jackson seconded the motion. All voted in favor and the motion carried.

Application #17-107 – 616 E. Main – City of Fredericksburg – recommendation for landmark designation of former gas station. – Anna stated the applicant, City of Fredericksburg, is requesting a recommendation to City Council to designate the property as an individual landmark with a "high" rating. However, the designee, Jimmy Penick, was unable to attend the meeting. Anna asked the Board if they would like to post-pone the application.

Karen Oestreich made a motion to postpone application 17-107. Eric Parker seconded the Motion. Stan Klein opposed. All others voted in favor and the motion carried.

Recommendation to City Council of Signage Ordinance revision affecting historic properties. Anna presented the Board with the revised Sign Ordinance. Karen stated that she feels it is too invasive to regulate the number of signs. Mike stated he agreed.

Jessica Davis claimed the City does not currently regulate signage on Main Street even though there is an existing Sign Ordinance in place. She recommends regulating what is currently existing and once that is under control possibly revising the ordinance. She went on to say a business that is not retail, such as a management company, needs more signage as they do not have merchandise to attract customers.

Anna stated that the City of San Antonio has a very tight Sign Ordinance but it works. Karen stated she understood that but did not want to over regulate.

Anna went on to show several images and she asked the Board to consider the pedestrian experience when viewing the photos. Jerry Sample stated it's the Boards job to preserve the structure not the pedestrian experience.

Eric Parker made a motion to approve as presented. The motion died for lack of a second.

Karen Oestreich moved to recommend the revised Sign Ordinance with the removal of Section 29-7 (7) c Section ii and iii with window signs covering no more than 25% of glass or a total of 40 sf total. Eric Parker seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEMS

2018 HRB Schedule

Anna presented the Board with the proposed calendar for the 2018 year. She asked the Board if they foresaw any conflicts. They agreed with the calendar as presented.

ADJOURN

With nothing further to come before the Board, Eric Parker moved to adjourn. Larry Jackson seconded the motion. All voted in favor and the meeting was adjourned at 6:49 p.m.

PASSED AND APPROVED this the 9th day of January 2018.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

Fredericksburg Historic Review Board
Application Information

Application Number: 18-01
Date: January 9, 2018
Address: 313 W San Antonio
Zoning: R2
Owner: Arnold Cuellar
Applicant: Arnold Cuellar
Rating: Low
Proposed Modifications: Addition to non-contributing outbuilding

Request:

The applicant is requesting to build an addition of smart board in a board and batten style measuring 16'4" at the roof ridge. The existing structure was re-located from 108 E Creek Street (previously approved for demolition). The metal siding will be removed and replaced with the same Smart board as the addition. The existing structure and addition will not be visible from San Antonio or Milam Streets.

Relevant Secretary of Interior's Standards and Fredericksburg Design Guidelines:

SOI 9 - Additions, alterations, and new construction will not destroy historic materials, features, and special relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials.

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

FGB Design Guidelines – New additions 1. ..do not destroy any significant historic materials 2. ...compatible in size and scale with original house 3. Recognizing additions as products of their own time. 4. ...maintain historic alignment of street 5. Preserving original entrances. 6 obscuring from view all additional stories or mechanical equipment.\

FBG Design Guidelines – New Construction 1. Designing new construction within the same scale, size, and massing as its surroundings 2. Using materials, colors, and finishes compatible to the surrounding historic structures 3. Maintaining the same roof lines, setbacks and street and porch orientations as its neighbors 4. Minimizing the visual and physical impact of parking

Staff Recommendation/Findings:

Staff recommends approval of the proposed addition given that the structure is on a low rated property and will not be visible from the street. This recommendation is consistent with SOI # 9 and #10.



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 313 W. SAN ANTONIO ST Date Submitted 12/21/17
Owner name: Arnoldo X. Cuellar Phone # 361-876-1525
Owner Address: 112 E Orchard St
Authorized Applicant: Arnoldo X. Cuellar Phone # 361-876-1525

Applicant Signature: A Cuellar pm

Applicant E-mail: axcuellar53@gmail.com

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

Desired Start Date: Feb 2018

Desired Completion Date: 6 months

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)

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

Staff to complete

Application # 18-01

Year Built: _____

Eligible for Administrative Approval Yes ☒ No ☐

Zoning: R2

Historic Review Board Meeting Date Jan 9, 2018

Application Fee \$10

Survey Rating: High Medium Low

HRB Fee \$40

paid
12-21-17
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.*

313 SAN ANTONIO ST. PROJECT

The property located at 313 W. San Antonio St. is comprised of an historic log cabin which subsequently had a stone addition built around it, using the old log cabin as the central living room. The log cabin is the old "Kneese" home where the First Methodist Church was planned in the late 1840's, and eventually built across the street at the site that is the present home of Historical Society. Though the new addition is not visible from the street, I plan to keep the character of the new restoration in accordance with the historic nature of the original building on the front of the property.

Pioneer Haus

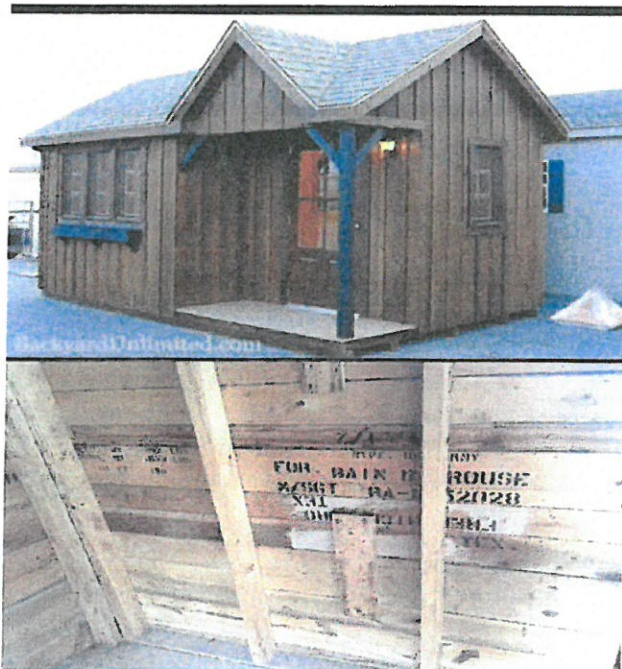


The new building and addition is detached from the main home and is located on the rear of the property, not visible from the street. The small building which I purchased from Holy Ghost Lutheran church, according to some of the congregation has been on that historic property since the 1940's. I was told that the building was built by the Crouse family and served to house his mother-in-law when she visited. I found this to be rather funny because it might make for a

short stay since the building had no indoor plumbing and only one light bulb in the center of the structure, not to mention, no heating or air conditioning. Not sure if this is true, but it makes for an interesting story. The inside walls are made from old military crates which have the name "Crouse" stamped on them. I plan



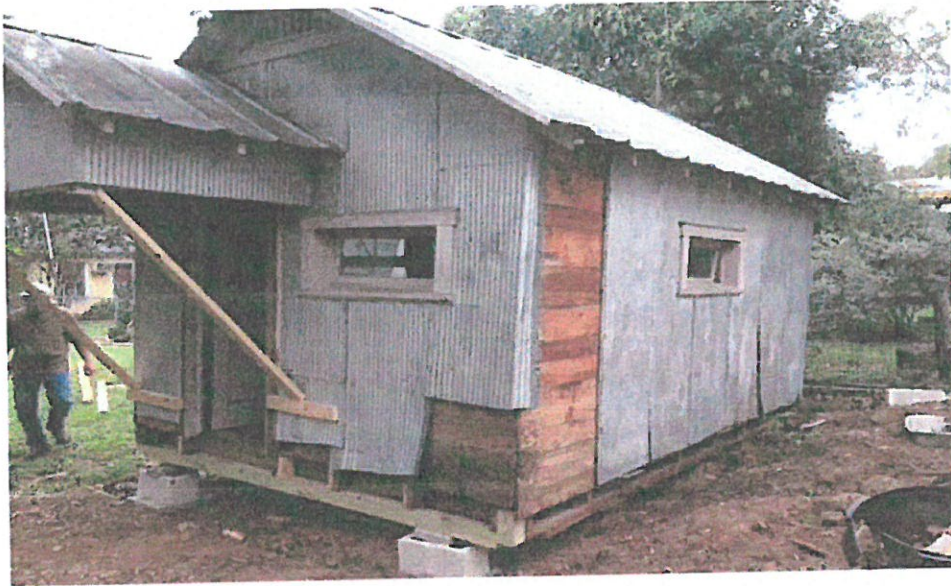
This is street view from San Antonio St. The building project is on the rear portion of property directly behind, but separate from the existing structure. It is not visible from San Antonio Street or Milam Street.



← THIS IS THE BOARD AND BATTEN APPEARANCE THAT THE RENOVATION PROJECT WILL HAVE AS WELL AS THE OLD WEATHERED WOOD COLOR.

← EXISTING INTERIOR WALLS

to incorporate these labeled crates into the remodeling project to preserve some of the historic nature of the structure.



The present exterior is built with corrugated tin and a standing seam tin roof. I plan to replace the corrugated siding with "Smart Board" which will be cut to look like classic old board and batten siding. The color will be brown and gray to simulate weathered wood. The roof will be all standing seam aluminum like the structure has presently. The interior will be made of old reclaimed barnwood with some faux weathered plaster.

Google Maps 311 W San Antonio St



Image capture: May 2016 © 2017 Google

Fredericksburg, Texas



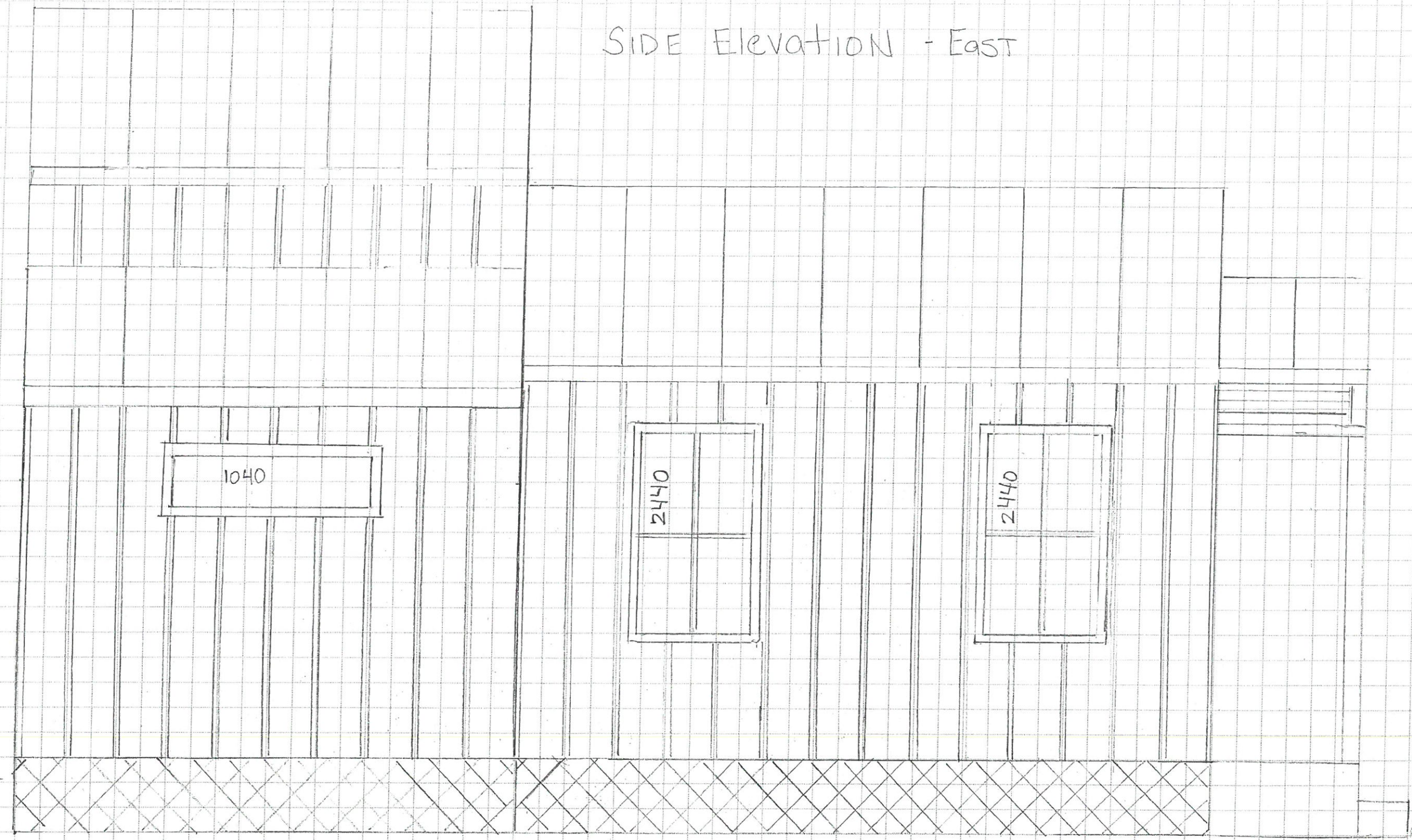
Street View - May 2016



Standing
Seam

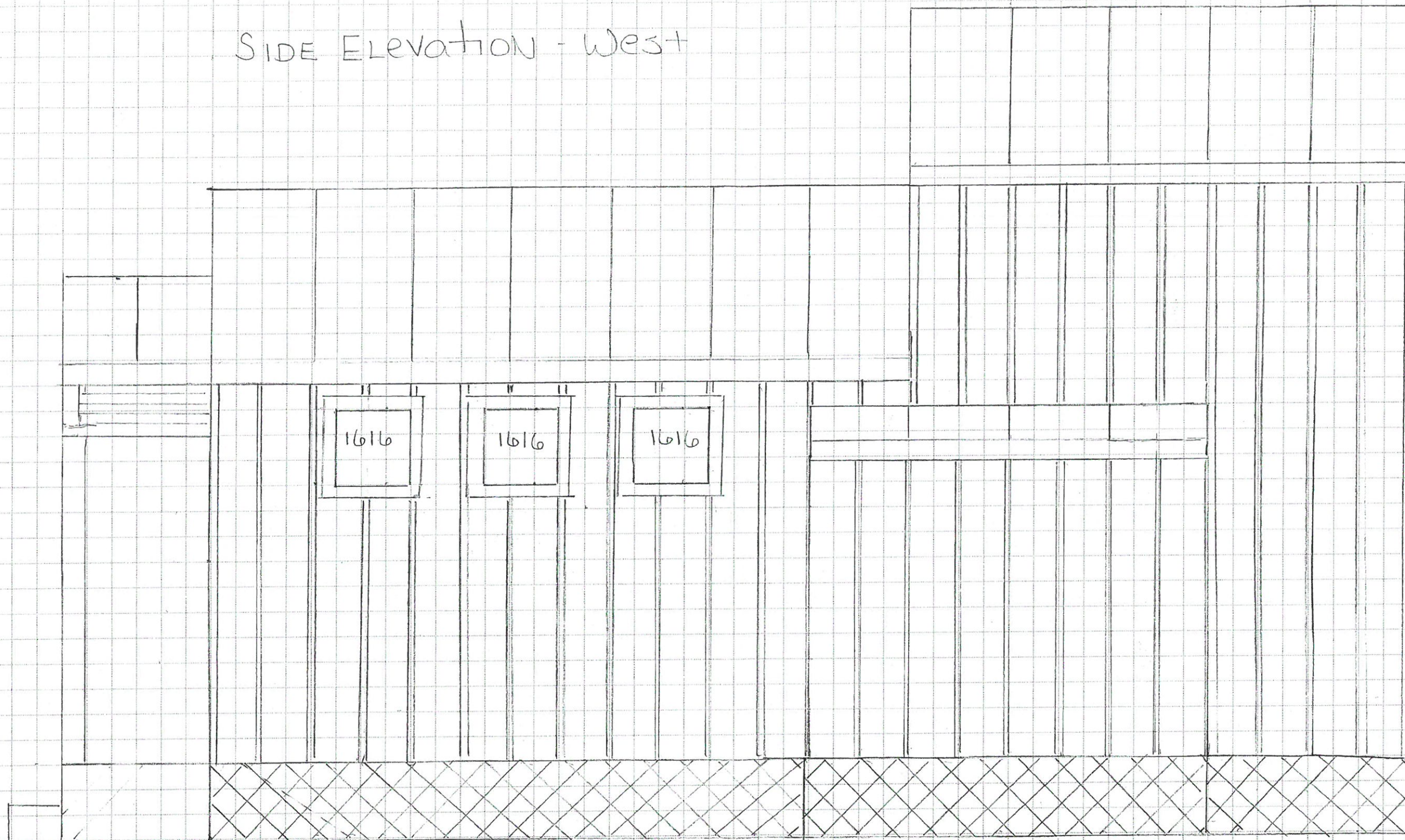
SIDE Elevation - East

Board +
Batten



JOB _____	OF _____
SHEET NO. _____	DATE _____
CALCULATED BY _____	DATE _____
CHECKED BY _____	DATE _____
SCALE _____	

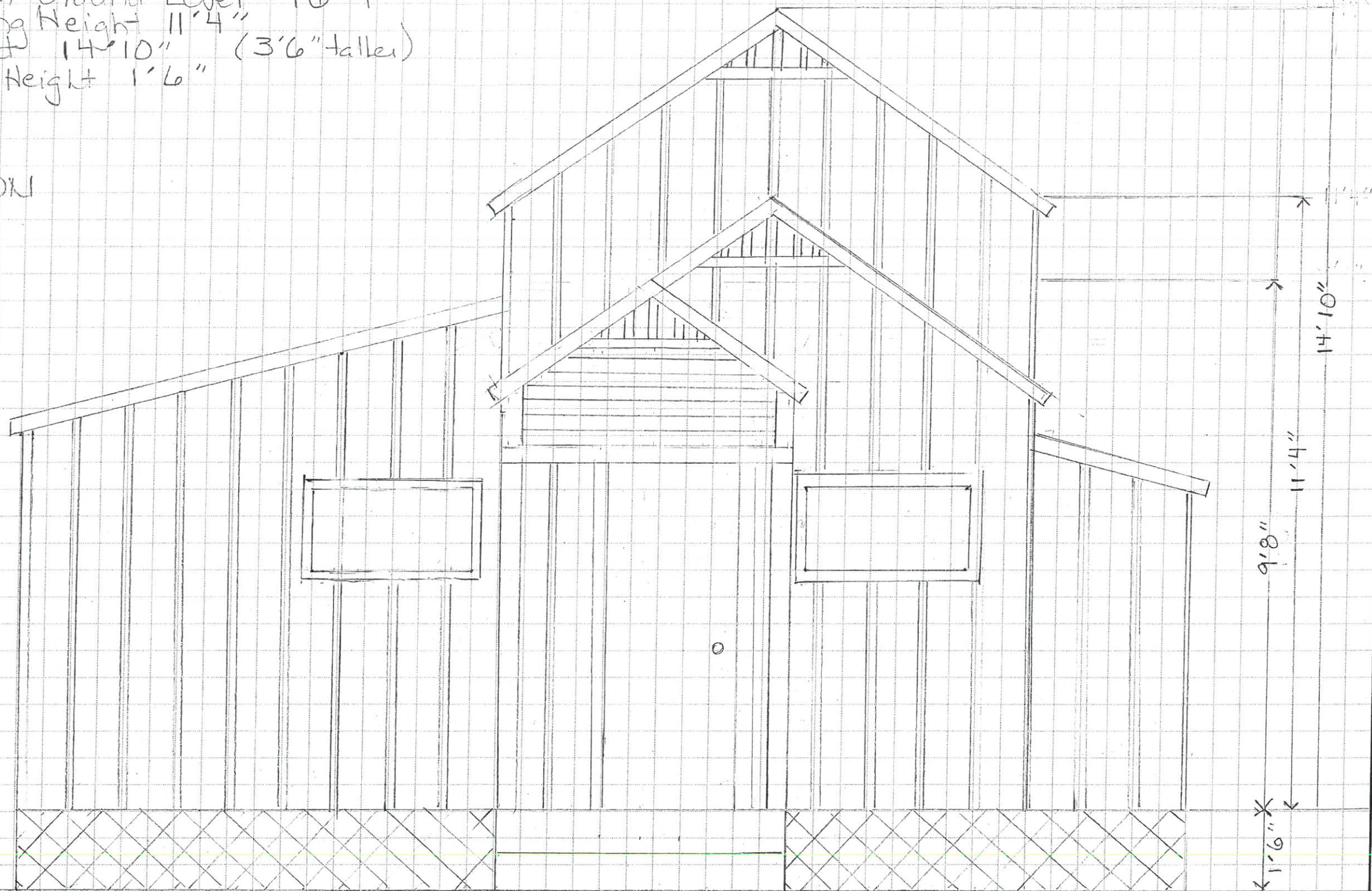
SIDE Elevation - West



JOB _____
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

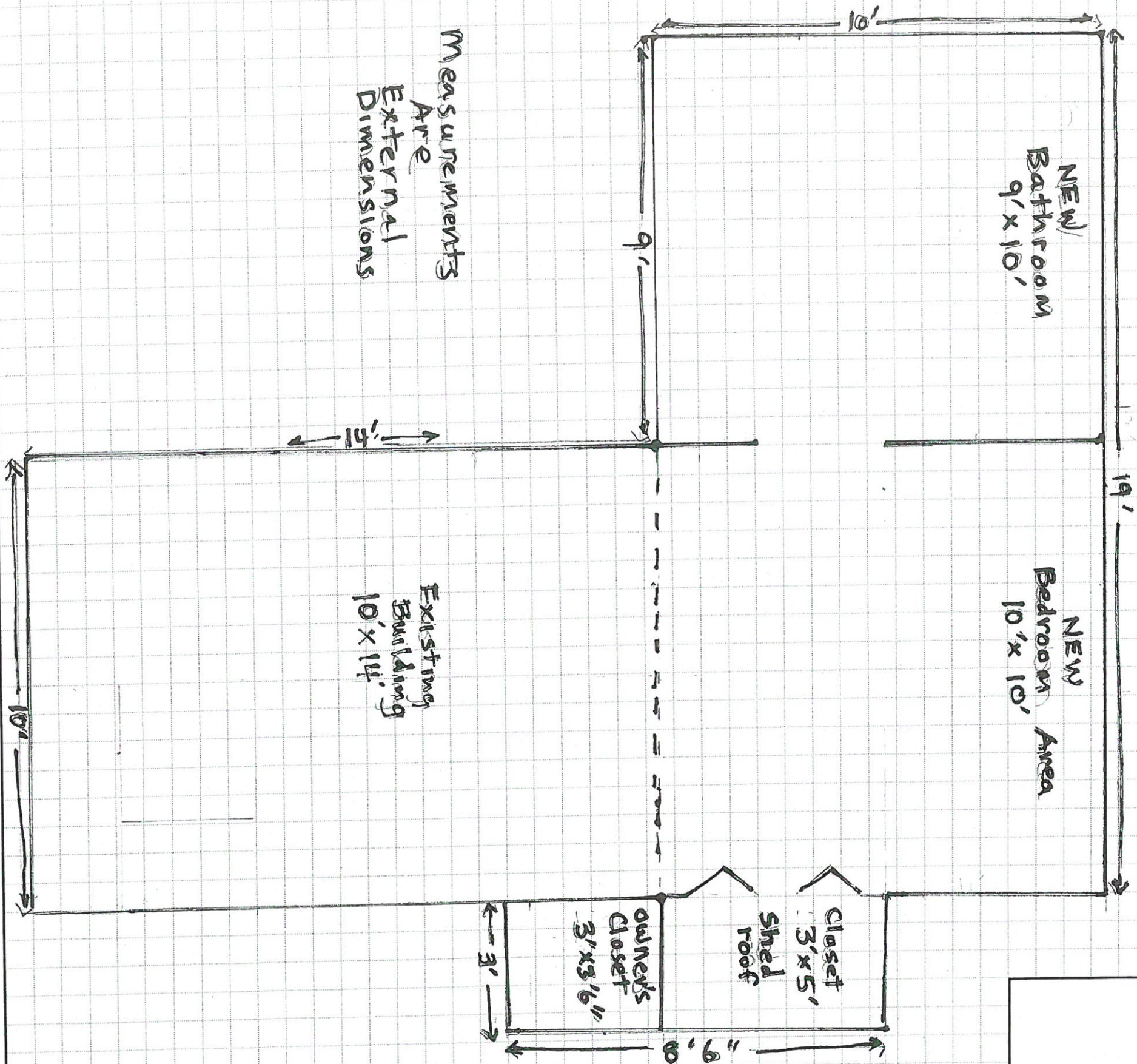
Total height from Ground Level = 16'4"
- Original Building Height 11'4"
- Addition Height 14'10" (3'6" taller)
- Crawl space Height 1'6"

FRONT ELEVATION



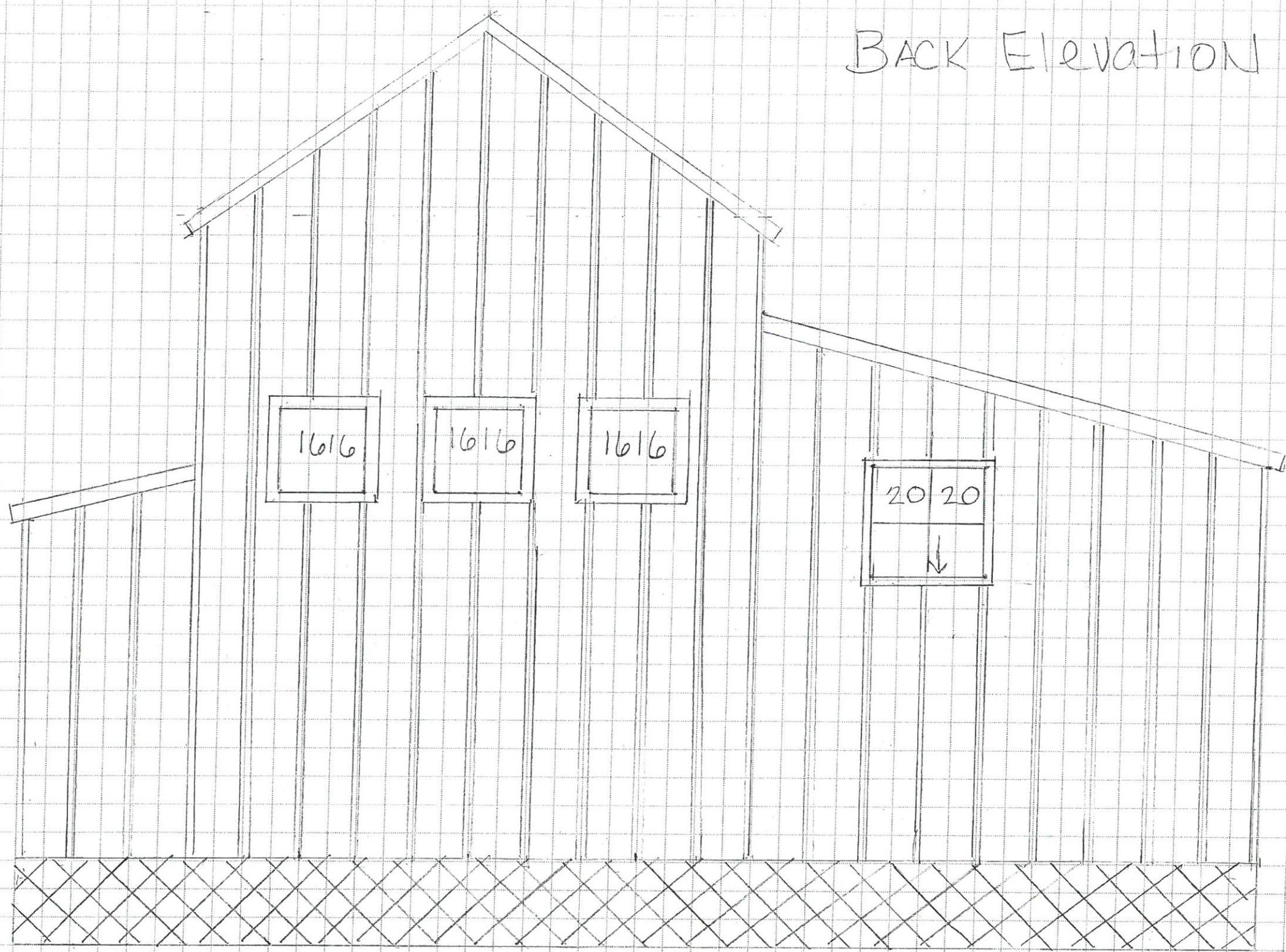
JOB _____
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

Measurements
Are
External
Dimensions

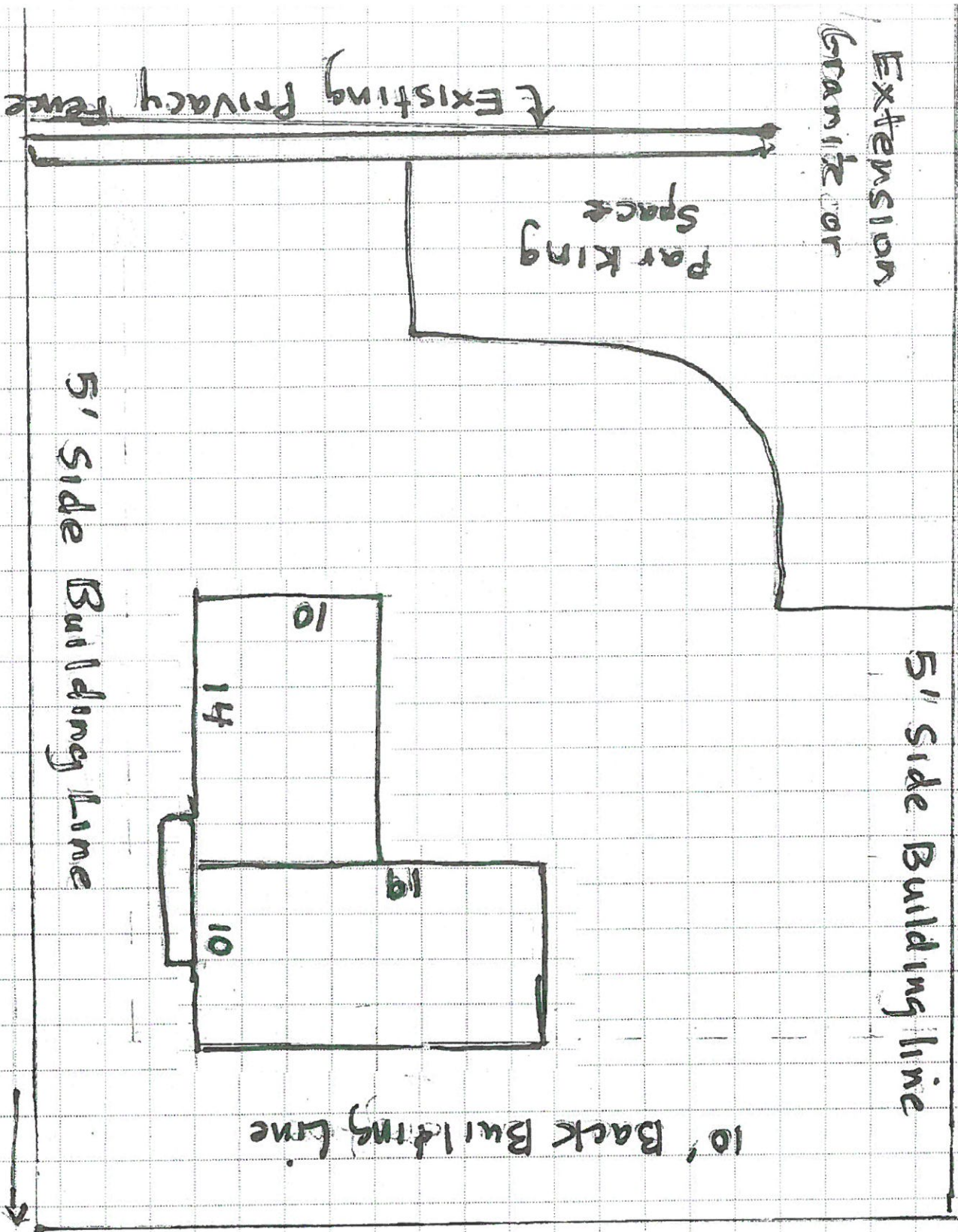


JOB _____
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

BACK Elevation



JOB _____	OF _____
SHEET NO. _____	DATE _____
CALCULATED BY _____	DATE _____
CHECKED BY _____	DATE _____
SCALE _____	



3075 SF -
Unused Property

1710
74
254

JOB _____
SHEET NO. _____
CALCULATED BY _____
CHECKED BY _____
SCALE _____

Fredericksburg Historic Review Board
Application Information

Application Number: 18-06
Date: January 9, 2018
Address: 312 W Schubert
Zoning: C1
Owner: Ricardo Longoria
Applicant: Stan Klein
Rating: High (RTHL)
Proposed Modifications: New 16.6' x 17.5' addition to the northeast corner of the house

Request:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Build an addition of 16.5' x 17.5' with 1wood siding to match existing 1970's addition and metal roof to match existing roof. New addition is on the rear secondary side of the house and will not be readily visible from the street. Paint color to match existing.

Relevant Secretary of Interior's Standards and Fredericksburg Design Guidelines:

SOI 9 - Additions, alterations, and new construction will not destroy historic materials, features, and special relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials.

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

FGB Design Guidelines – New additions 1. ...do not destroy any significant historic materials 2. ...compatible in size and scale with original house 3. Recognizing additions as products of their own time. 4. ...maintain historic alignment of street 5. Preserving original entrances. 6 obscuring from view all additional stories or mechanical equipment.\

FBG Design Guidelines – New Construction 1. Designing new construction within the same scale, size, and massing as its surroundings 2. Using materials, colors, and finishes compatible to the surrounding historic structures 3. Maintaining the same roof lines, setbacks and street and porch orientations as its neighbors 4. Minimizing the visual and physical impact of parking

Staff Recommendation/Findings:

1. The proposed addition is appropriate in massing, scale and material. It will not impact any original material as it positioned against the 1970's addition and will not be readily visible from the street. Staff recommends approval based on SOI #9 and #10.

Case Comments:

Property is designated as a Registered Texas Historic Landmark. Owner must also seek approval for the addition from the Texas Historical Commission.



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 312 W Schubert

Date Submitted 12/27/2017

Owner name: CHERYL and RICARDO LONGORIA

Phone # 956-251-7575

Owner Address: 312 W SCHUBERT

Authorized Applicant: _____

Phone # _____

Applicant Signature: [Signature]

Applicant E-mail: dickielongoria@gmail.com

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

Desired Start Date: ASAP

Desired Completion Date: ASAP

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.

A new wood framed 16.5 x 17.5' addition with 1x6 wood siding to match later 1970's addition and metal roof to match existing. New addition is on the rear secondary side of the house. Paint color to match existing.

(attach another sheet if necessary)

Attach supporting documentation including: ☐ paint color ☐ color photographs ☐ site plan ☐ elevations & floorplans ☐ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application # 18-06

Year Built: 1903

Eligible for Administrative Approval Yes ☐ No ☒

Zoning: R2 RTHL

Historic Review Board Meeting Date Jan 9, 2017

Application Fee \$10 paid

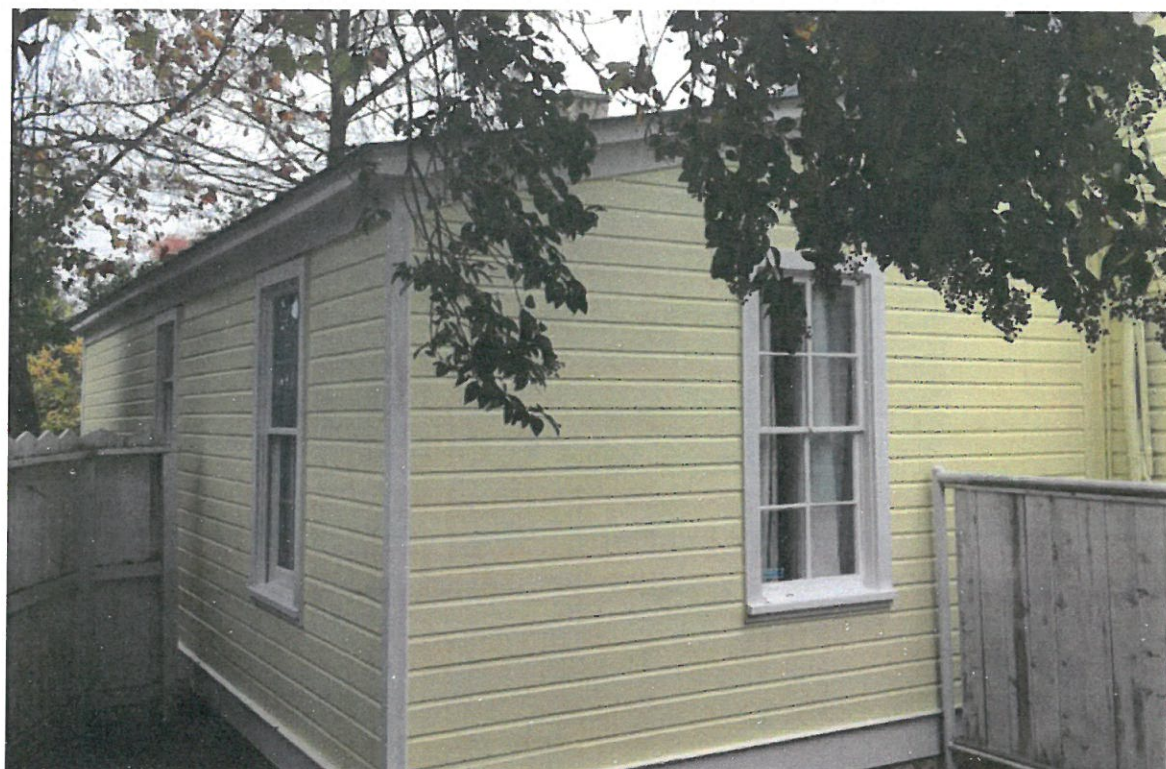
Survey Rating: High Medium Low

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.



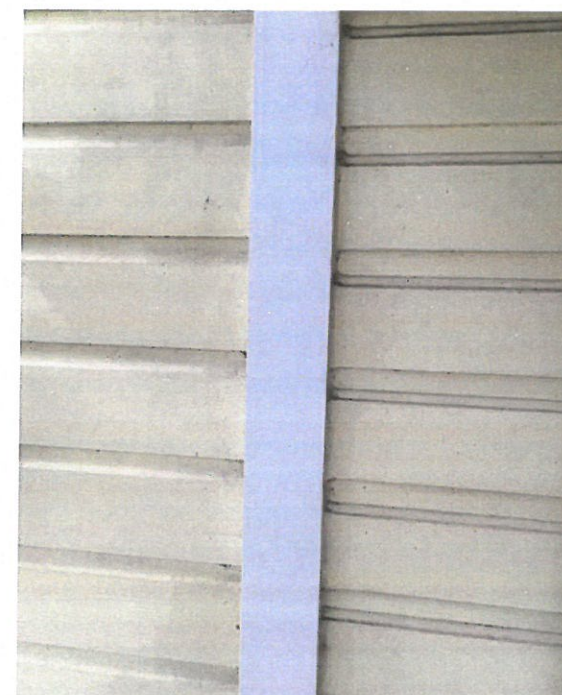
Closeup view of Southwest lean-to addition with original salvaged Window



Looking north at Milam Street and Schubert Street intersection



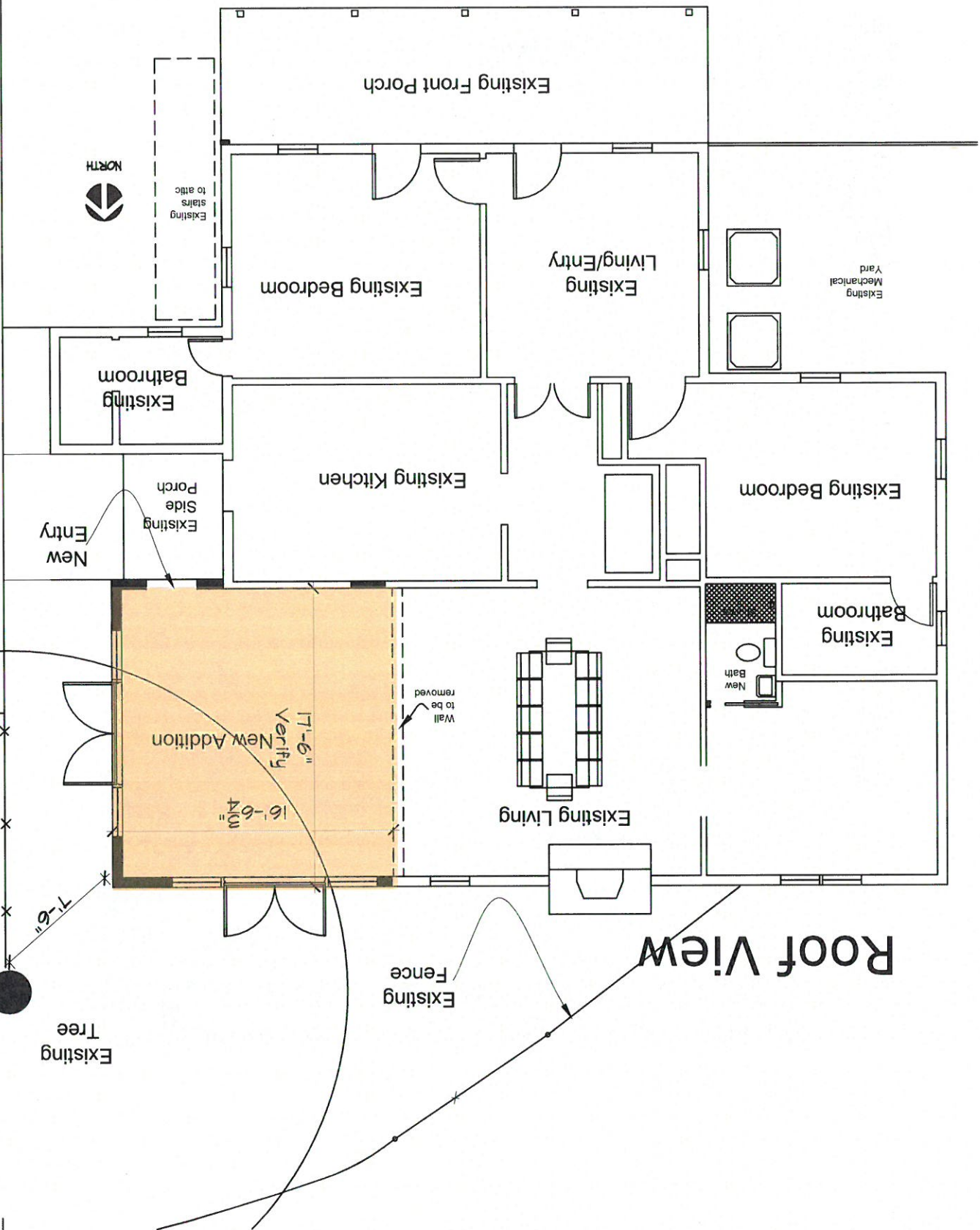
Current siding repair work on later rear addition



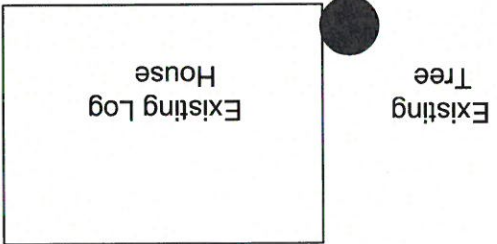
Existing later siding on left and original on right

Longoria
312 W. Schubert
Fredericksburg, TX

Floor Plan
1/8" = 1'-0"



Roof View



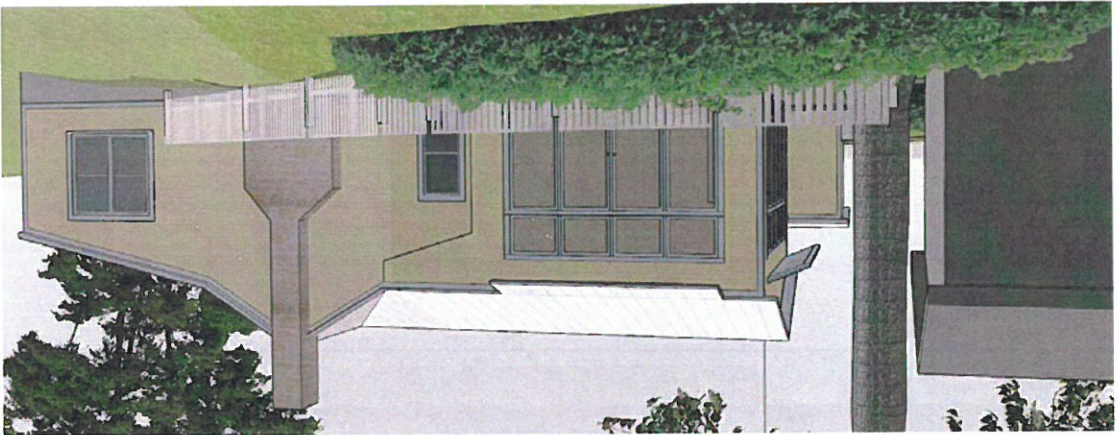
Street View



East Side View



Creek Side View





South Elevation facing Schubert Street



East Elevation facing Carriage House



Northeast view of house where new addition is proposed

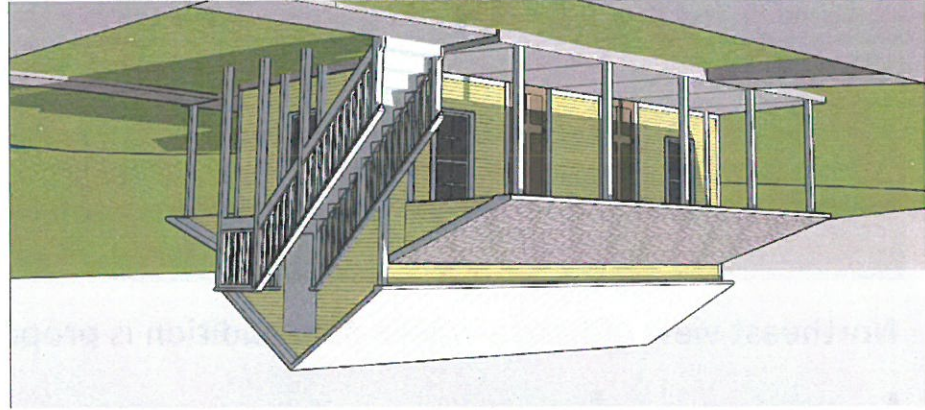
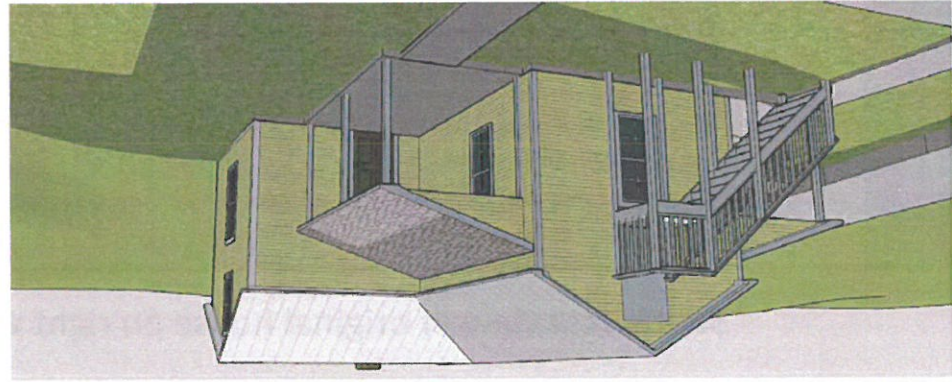


Southwest view of original house on right with later additions to the left

Longoria
312 W. Schubert
Fredericksburg, TX

Architectural Changes

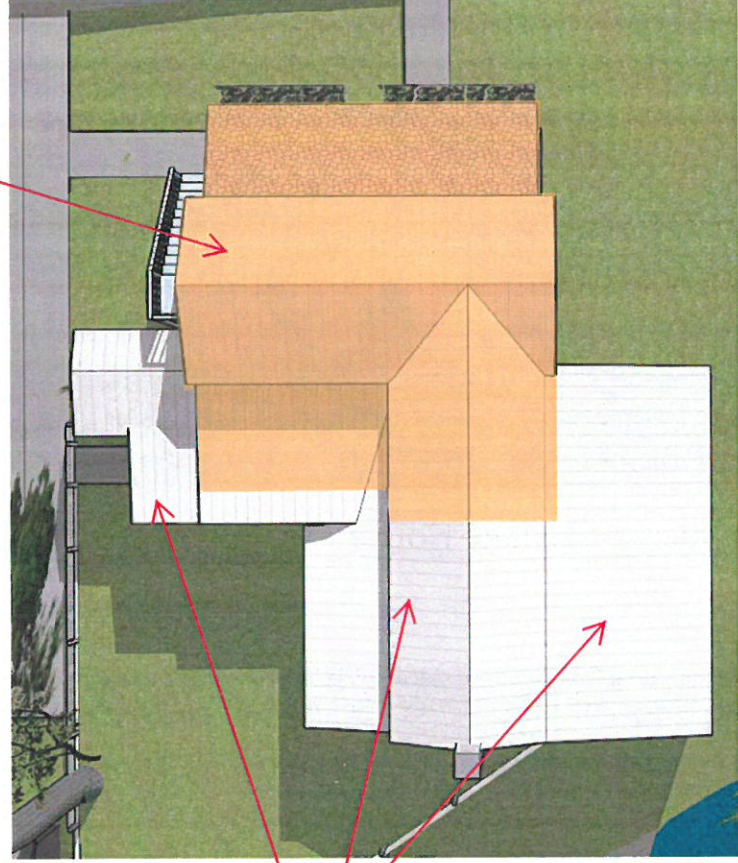
Longoria
312 W. Schubert
Fredericksburg, TX



Original 1903 building form



1977 Additions



1977 or later
additions

Original 1903
house

Roof Plan

SURVEY MAP SHOWING
1.04 ACRE OF LAND, MORE OR LESS, SITUATED IN
THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS,
BEING PART OF TOWNLOT 545 AND ALL OF TWO UNNUMBERED
TOWNLOTS LYING NW OF TOWNLOT 545 AS SAID TOWNLOTS
ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND
ENVIRONS BY THE GERMAN EMIGRATION COMPANY.
SURVEY MADE AT THE REQUEST OF
DAVID E. PLESKO.

Being that 1.04 acre tract of land described in a conveyance to
 Dion Graves Owen by Joseph C. Hawthorn, dated February 12,
 1996, found of record in Volume 301, pages 226-228 of the
 Real Property Records of Gillespie County, Texas.

BORROWER / PROPERTY ADDRESS:
 DAVID E. PLESKO AND
 MEREDITH G. PLESKO
 312 W. SCHUBERT STREET
 FREDERICKSBURG, TEXAS 78624

SCALE 1" = 30'

- LEGEND**
- 1/2" DIA. STEEL BAR FOUND
 - UNMARKED POINT (EXCEPT AS NOTED)
 - x FENCE LINE

NOTE: REFERENCE IS HERETO MADE TO
 ACCOMPANYING FIELD NOTES OF EVEN DATE.

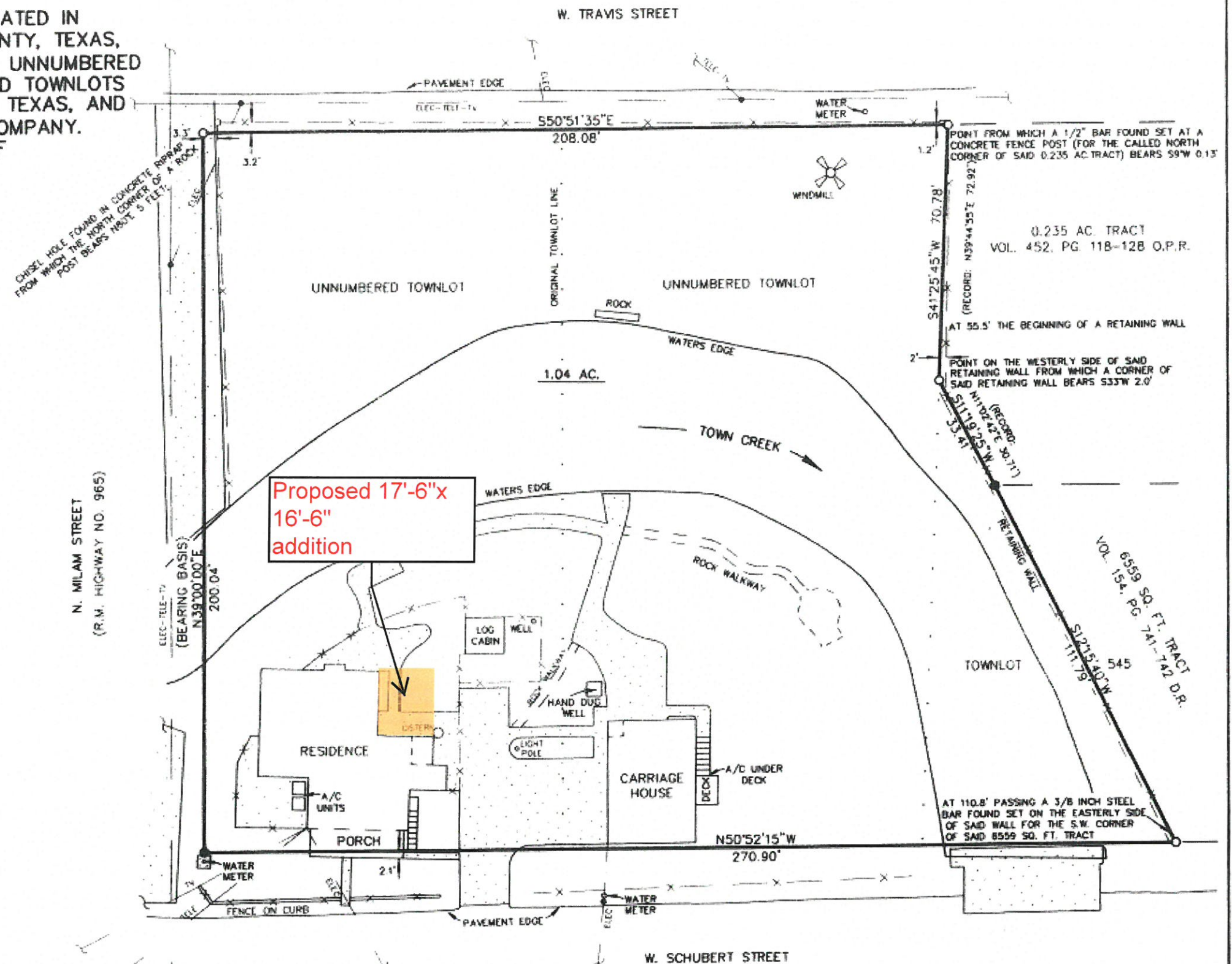
Easements and restrictions as per Hill Country Titles,
 Inc., Commitment for Title Insurance, G.F. No. 202-290,
 dated April 23, 2002:
 None.

I hereby certify that this plat represents a survey made
 on the ground under my supervision and that there are
 no intrusions or protrusions of improvements visible
 or apparent on the ground except as shown hereon.

Surveyed April 30, 2002

Corey Bonn
 Corey Bonn
 Reg. Prof. Land Surveyor No. 4447

BONN SURVEYING
 503 Langhorn St.
 Fredericksburg, TX 78624
 Phone: 830-997-3884
 Fax: 830-997-0972





Existing Street View



Proposed Street View



Roof Plan



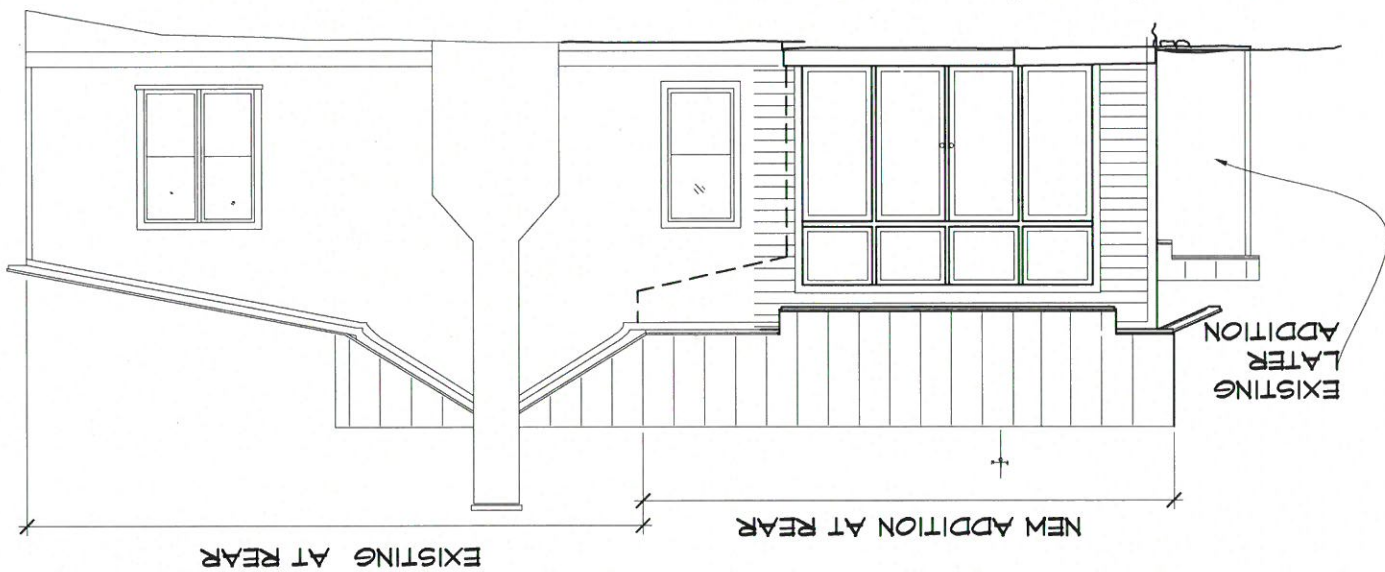
Materials

1 x 6 Wood siding -match 1970's
Roof - Match existing w/crimped
seamed ridge.

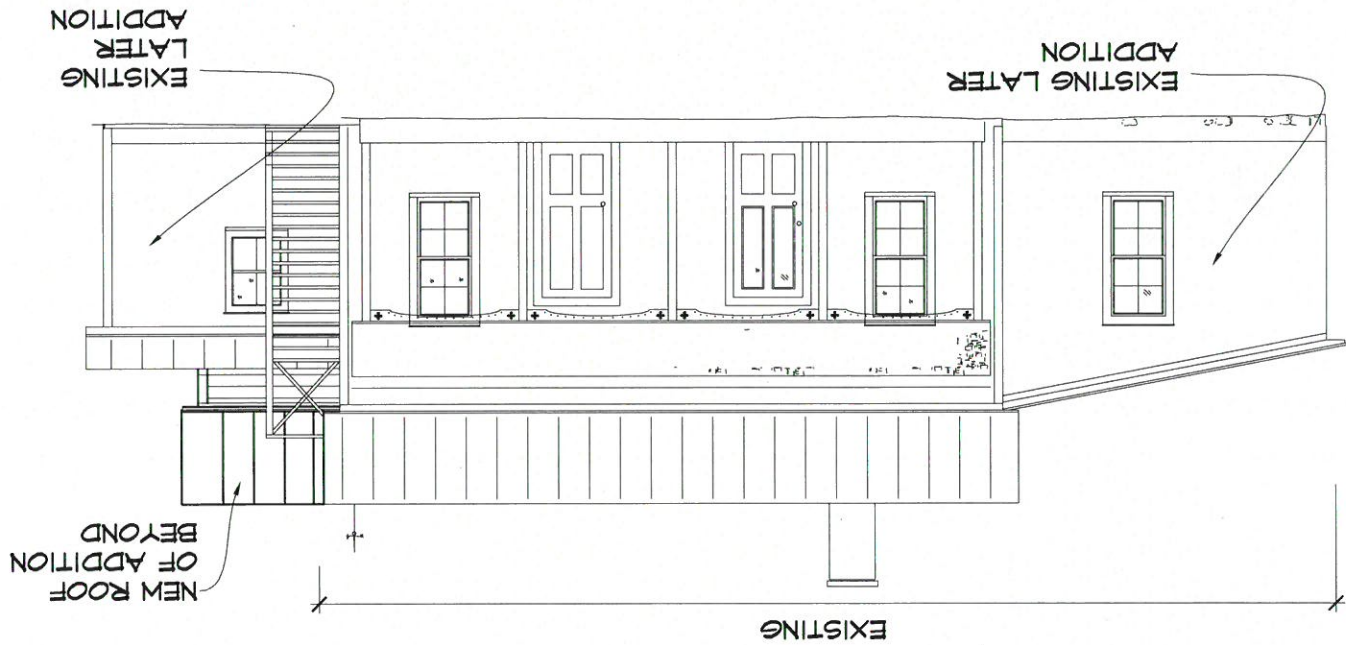
Paint Colors - Match existing Yellow
color match by Behr paint

Longoria
312 W. Schubert
Fredericksburg, TX

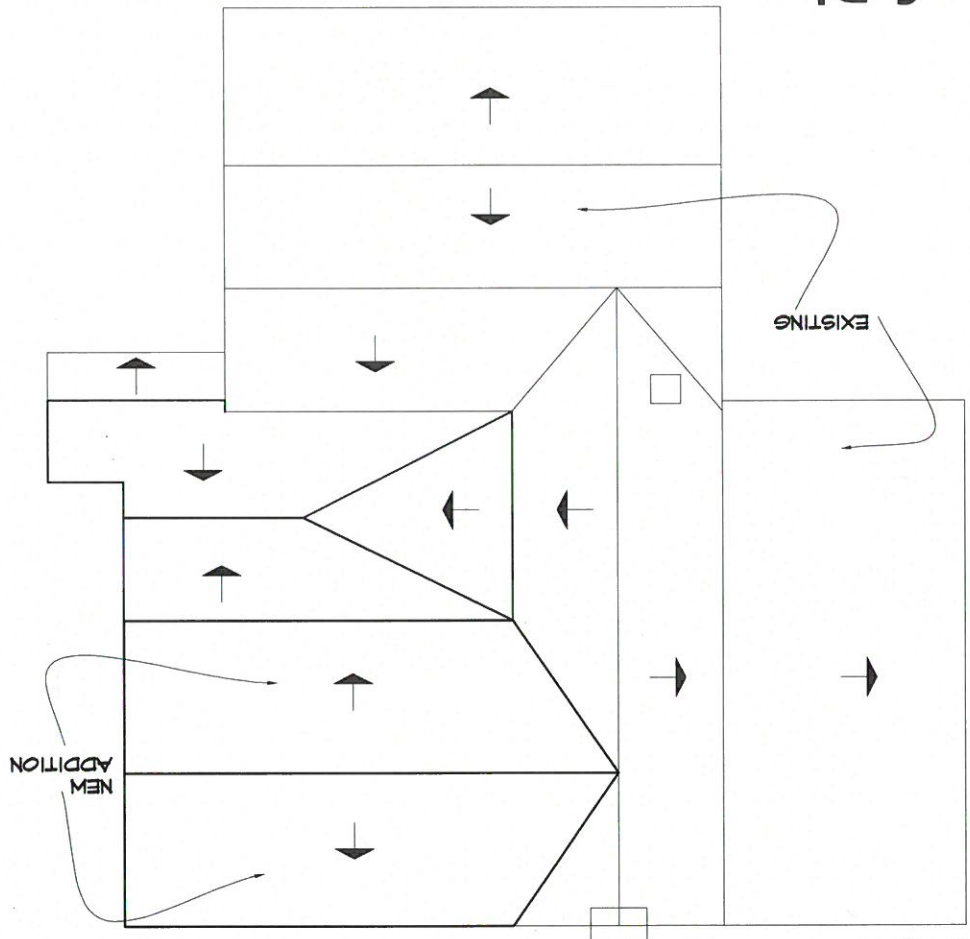
North Elevation
Scale: 1/8" = 1'-0"



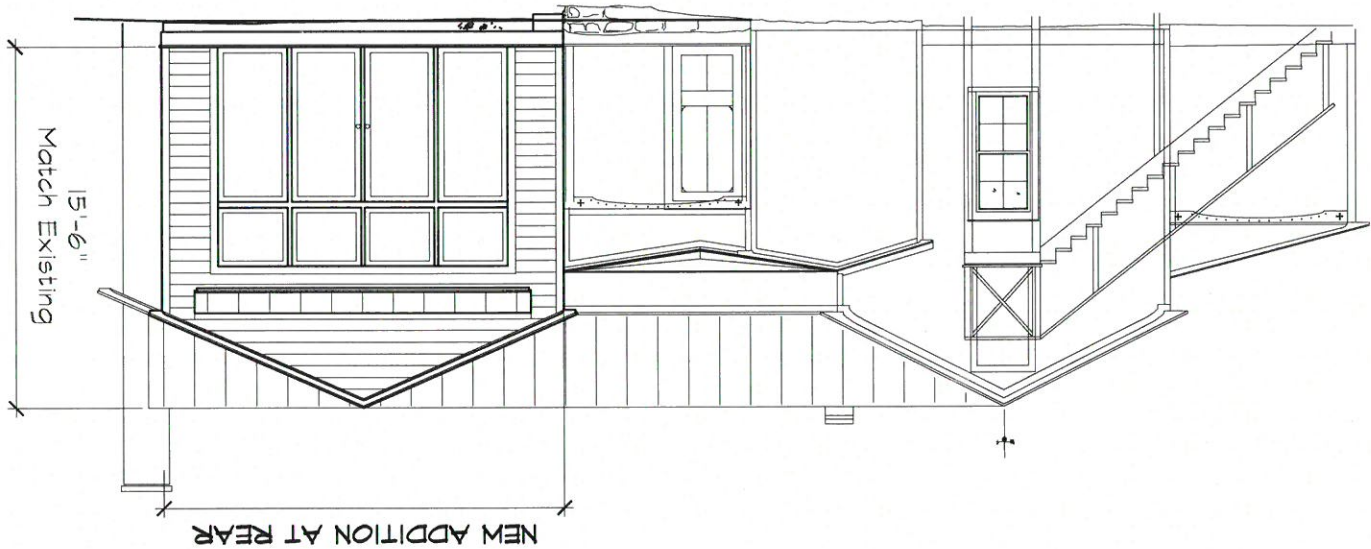
South Elevation at Schubert Street
Scale: 1/8" = 1'-0"



RooF Plan
Scale: 3/32" = 1'-0"



East Elevation
Scale: 1/8" = 1'-0"



12-26-2017
Sian Klein, AIA, NCARB
TEXAS ARCHITECT
REGISTRATION NO. 9757
THIS DOCUMENT IS INCOMPLETE AND CAN NOT BE USED
FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

Fredericksburg Historic Review Board

Application Information

Application Number: 18-07
Date: January 9, 2018
Address: 314 W San Antonio
Zoning: Public Facilities
Owner: Gillespie County Historical Society
Applicant: Jeryl Hoover
Rating: High
Proposed Modifications: Create courtyard with hardscape, landscaping and privacy fence

Request:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Renovate courtyard between the old church and parsonage building by adding sidewalk, hardscaping, landscaping and fencing.

Relevant Secretary of Interior's Standards and Fredericksburg Design Guidelines:

SOI 9 - Additions, alterations, and new construction will not destroy historic materials, features, and special relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials.

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

FGB Design Guidelines – New additions 1. ...do not destroy any significant historic materials 2. ...compatible in size and scale with original house 3. Recognizing additions as products of their own time. 4. ...maintain historic alignment of street 5. Preserving original entrances. 6 obscuring from view all additional stories or mechanical equipment.\

FBG Design Guidelines – New Construction 1. Designing new construction within the same scale, size, and massing as its surroundings 2. Using materials, colors, and finishes compatible to the surrounding historic structures 3. Maintaining the same roof lines, setbacks and street and porch orientations as its neighbors 4. Minimizing the visual and physical impact of parking

Staff Recommendation/Findings:

1. The applicant uses the old church as an event space and the old parsonage are used as offices. They are currently connected with a crushed granite path. The proposed fence will screen the view of the adjacent parking lot. The proposed design does not impact any original historic material and will make the space usable for special events. Staff recommends approval as submitted based on SOI # 9 and #10.

Case Comments:







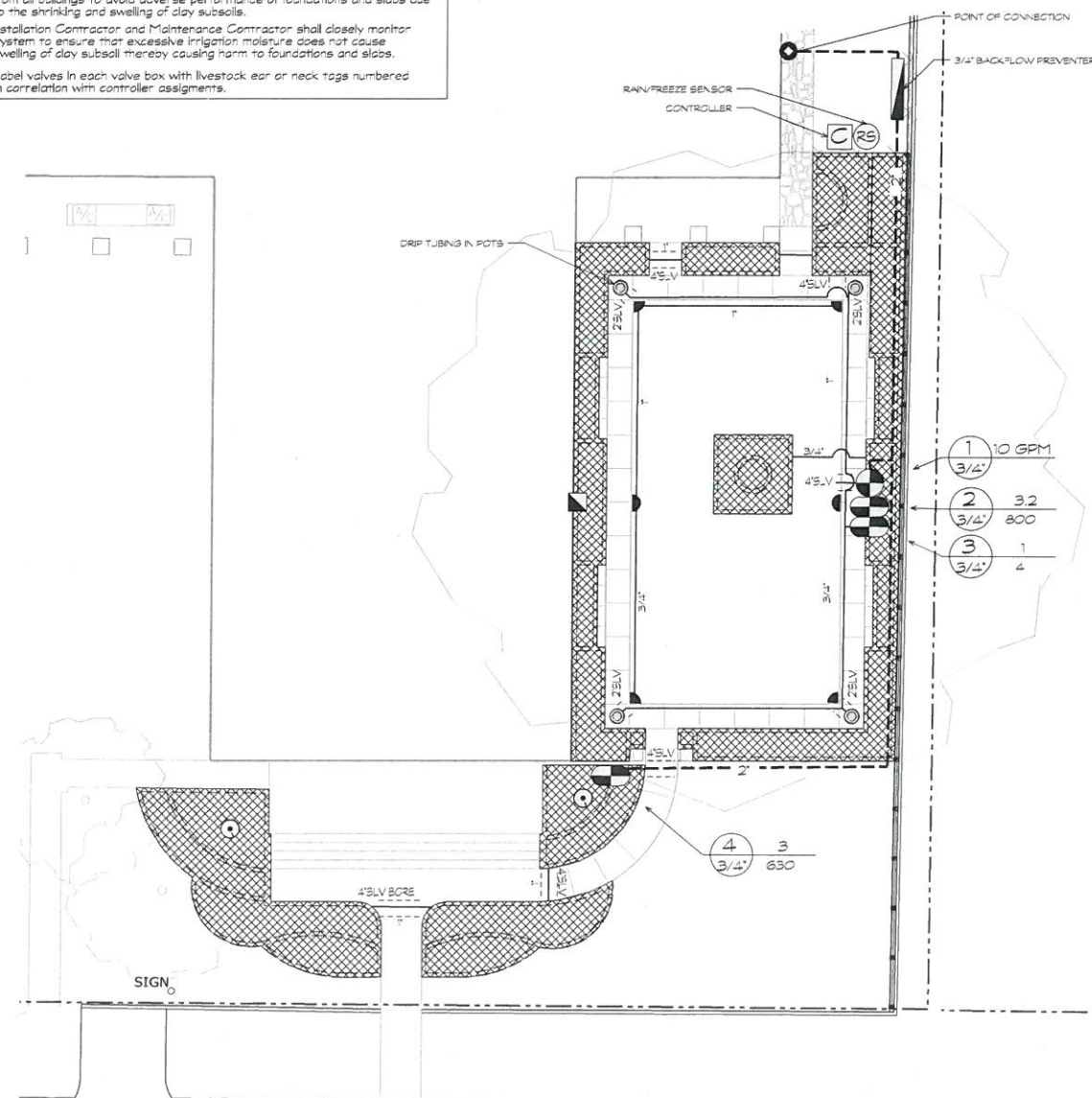


- 1) Install all irrigation components as per manufacturer's requirements.
- 2) Components are shown for design purposes. Exact location shall be field verified prior to construction.
- 3) Mainline and laterals may be shown diagrammatically. Contractor shall locate all mainline along sidewalks, within curbsides, and inside property lines. Sleeves shall be provided for all mains wherever mainline or lateral lines cross under sidewalks or roadways even if not indicated on plan. Mainline and laterals may be shown diagrammatically near sleeves and should be located inside sleeve. Sleeve sizes are to be 6" for mainline and 4" for lateral lines unless otherwise indicated. Additional sleeves may be indicated on plans to carry control wires.
- 4) Valve No. Square Footage of Drp Irrigation coverage
- 5) Install ball valve before each valve. Group valves as much as possible. Provide a control wire to each valve and each outlet. Provide 6" base of Pea Gravel for all valve boxes installed. Install a ball valve before each valve or group of valves.
- 6) All controller wires should be located underneath mainline piping inside trenches to avoid possible cutting of wires if lines are dug up in the future. Contractor shall also run spare control wires in each direction from controller to farthest valves to serve as backup wires.
- 7) All unburied areas are to receive four inches of topsoil, seed, mulch, or sod and watered until a healthy stand of grass is obtained.
- 8) Contractor shall field verify best possible location to mount Rain Sensor within 25 feet of the controller. Avoid interference from trees, buildings, and other structures for optimum accuracy.
- 9) All trenching within the dripline of existing trees is to be done by hand. No mechanical trencher shall be used in these areas and no roots larger than 1 1/2" in diameter shall be cut. Contact the Landscape Architect if a problem arises.
- 10) Irrigation heads and components shall be located a MINIMUM of 24 inches from all buildings to avoid adverse performance of foundations and slabs due to the shrinking and swelling of any subsols.
- 11) Installation Contractor and Maintenance Contractor shall closely monitor system to ensure that excessive irrigation moisture does not cause swelling of dry subsoll thereby causing harm to foundations and slabs.
- 12) Label valves in each valve box with livestock ear or neck tags numbered in correlation with controller assignments.

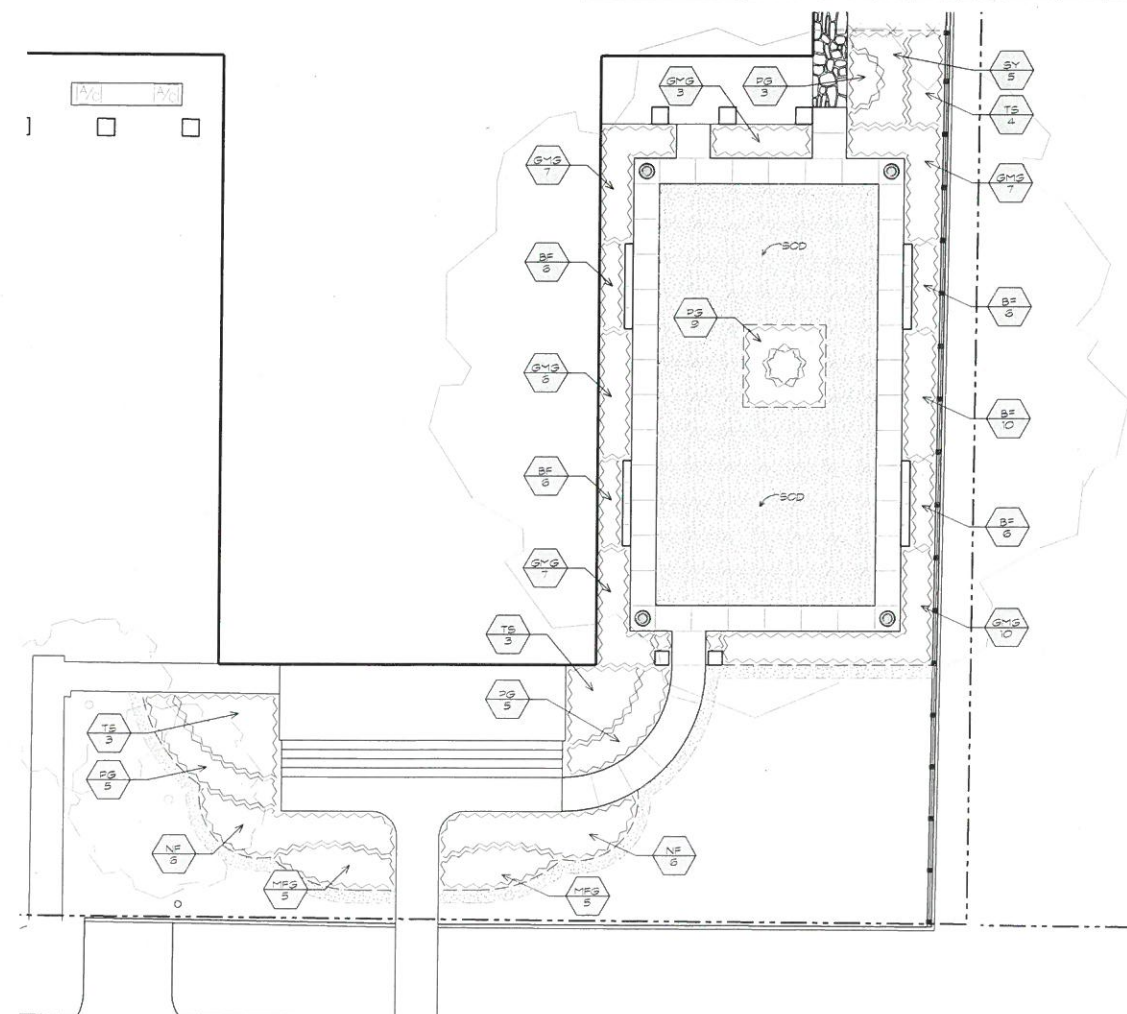
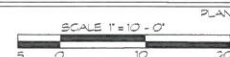
SYMBOL	MANUFACTURER/ MODEL NUMBER
	CONTROLLER, HUNTER XC HYBRID XCH-600 BATTERY OPERATED CONTROLLER
	RAIN/FREEZE SENSOR - HUNTER RAIN-GLN WRF-GLN "CONTRACTOR" C INSTALL ALL WIRING IN HARD CONDUIT TO ROOF.
	POINT OF CONNECTION
	BACKFLOW PREVENTOR - FERCO T85 ONE INCH PRESSURE VACUUM BREAKER AS ALLOWABLE BY PREVAILING CODE TO BE PROVIDED AND INSTALLED BY IRRIGATION CONTRACTOR
	CONTROL ZONE KIT- NETARM CONTROL ZONE KIT WITH DISC FILTER LVZ25500075-LF (0.25 GPM @ 4.5GPM)
	LANDSCAPE DRIPLINE TUBING - NETARM TUBING- FREEZE/RECOMPENSATING DRP - PRIMA 2 KIN 2-5 SHUTTER - BE B-REG-2-0-31N-65 SEE S.D.W. SPECIFICATION
	TREE RING IRRIGATION - SEE DETAIL THIS PAGE OR DETAIL SHEET NEW TREE CIRCLES SHOWN IN GRAY
	QUICK COUPLING VALVE - LINE SIZE - SEE SPECIFICATIONS - PRIMA 2 KIN 2-5 SHUTTER
	MAINLINE - SEE SPECIFICATIONS
	LATERAL LINE - (SEE SPECIFICATIONS)
	SCHEDULE 40 PVC SLEEVES, 4" & 6"

	SHRUBS/GROUND COVERS
	SOLID BOD COMMON BERMUDA GRASS

	BOTANICAL NAME/ COMMON NAME	HEIGHT	SPREAD	MIN. ROOT	REMARKS
SHRUBS					
LH	LANTANA HORRIDA NATIVE LANTANA	22'	22'	5 GAL	FULL WELL ROOTED 38' O.C.
PG	SAURAU INDIHEIMERI PINI. SAURAU	15'	15'	3 GAL	FULL WE... ROOTED 30' O.C.
SY	YUCCA REGINARIA SOFTLEAF YUCCA	22'	22'	5 GAL	FULL WELL ROOTED 38' O.C.
TS	LEUCOPHYLLUM FRUTESCENS 'SILVERADO' SILVERADO TEXAS SAGE	22'	22'	5 GAL	FULL WELL ROOTED 35' O.C.
GRASSES					
SMG	MUHLENBERGIA INDIHEIMERI GIANT MUHLY GRASS	22'	22'	5 GAL	FULL WELL ROOTED 38' O.C.
MFG	STIPA TENISSISSIMA MEXICAN FEATHER GRASS	12'	12'	1 GAL	FULL WELL ROOTED 15' O.C.
GROUND COVER					
BF	DIETES VEGETA BUTTERFLY RIBS	15'	10'	3 GAL	FULL WE... ROOTED 18' O.C.
NE	LANTANA VIRENS GOLD TRAILING LANTANA	15'	15'	1 GAL	FULL WE... ROOTED 30' O.C.
SOD					
	CYNODON SPECIES BERYLLA GRASS				SOLD SOD



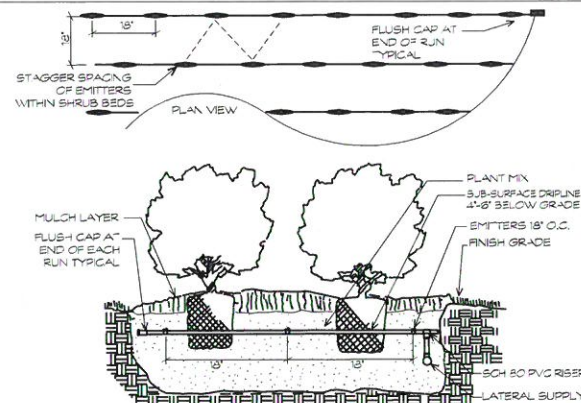
② IRRIGATION



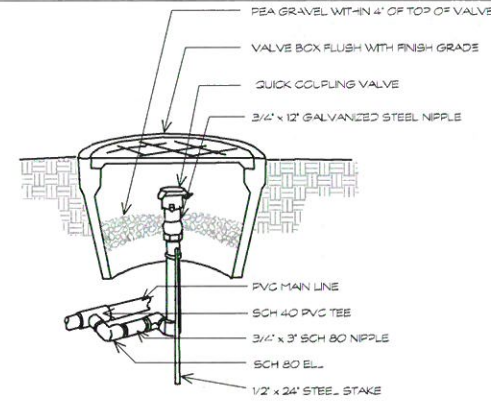
① PLANTING



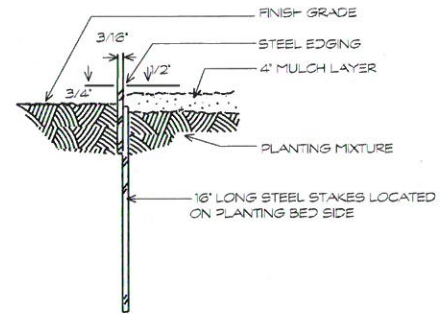
SHEET NUMBER
3.01



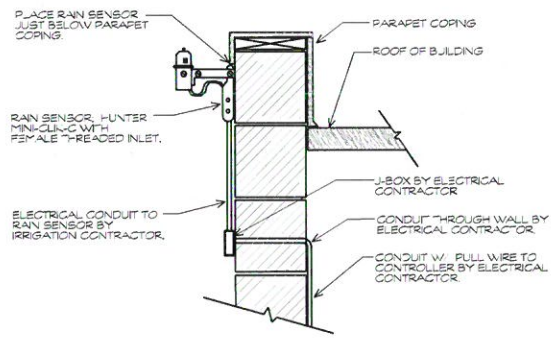
12 12' X 15' SUB-SURFACE DRIP IRRIGATION DETAIL
NO SCALE



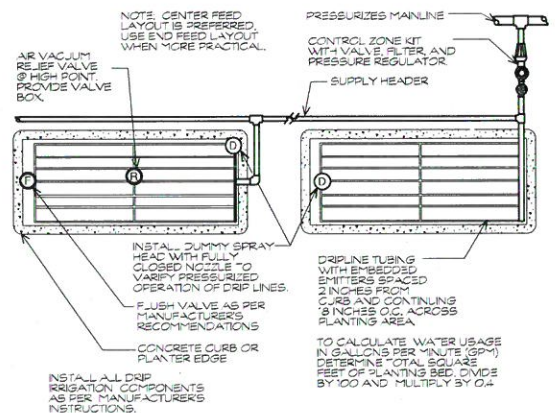
8 QUICK COUPLING VALVE DETAIL
NO SCALE



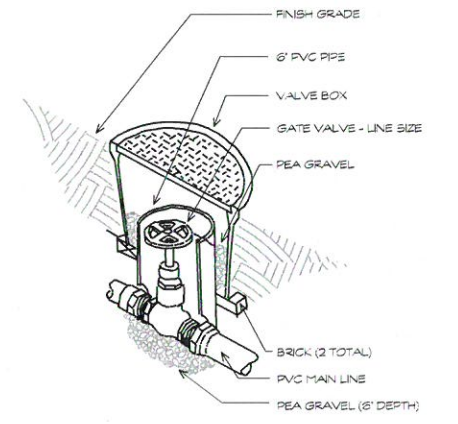
4 STEEL EDGING DETAIL
NOT TO SCALE



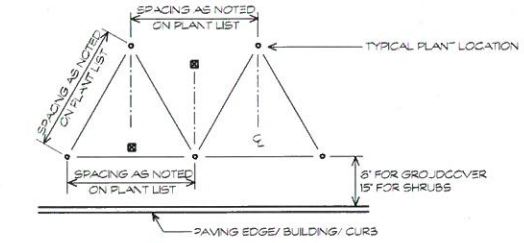
15 RAIN SENSOR
NO SCALE



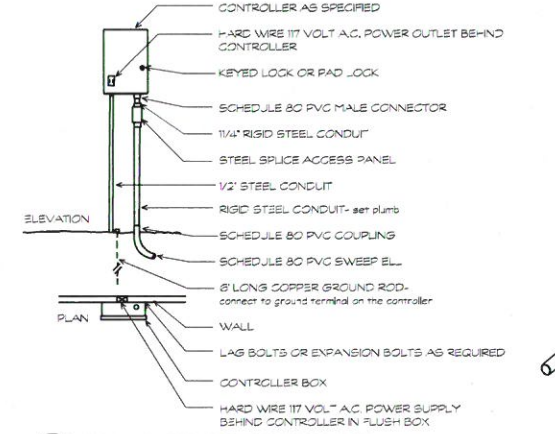
11 MULTIPLE BED DRIP IRRIGATION
NO SCALE



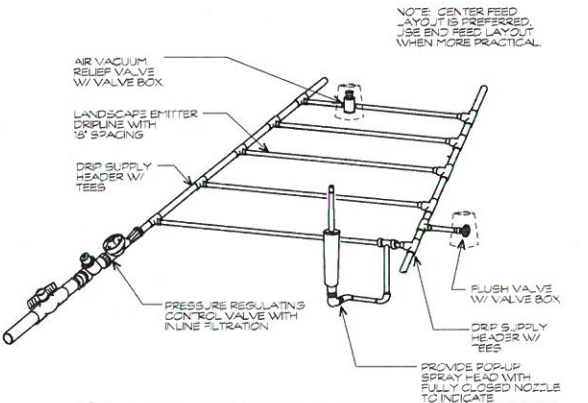
7 GATE VALVE DETAIL
NO SCALE



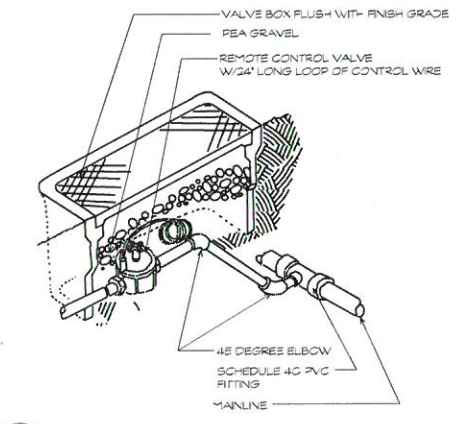
3 TRIANGULAR SPACING DIAGRAM
NOT TO SCALE



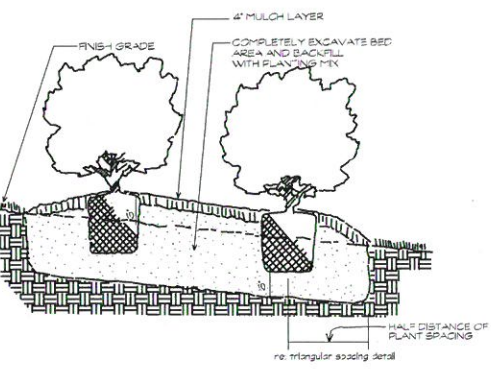
14 WALL MOUNTED CONTROLLER
NO SCALE



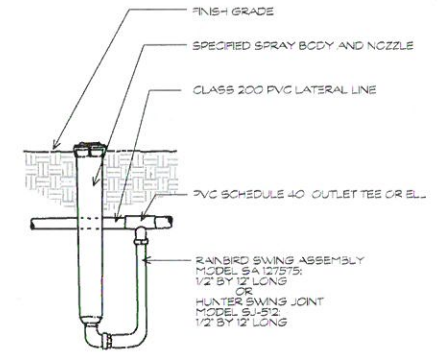
10 TYPICAL DRP IRRIGATION
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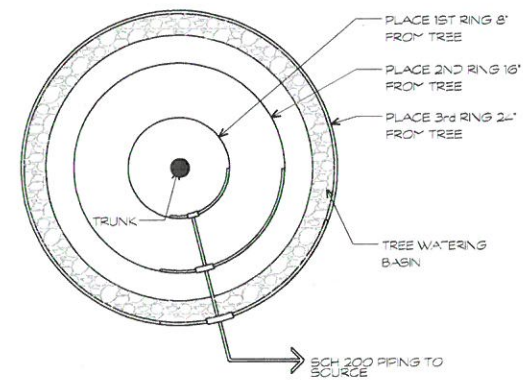
6 REMOTE CONTROL VALVE DETAIL
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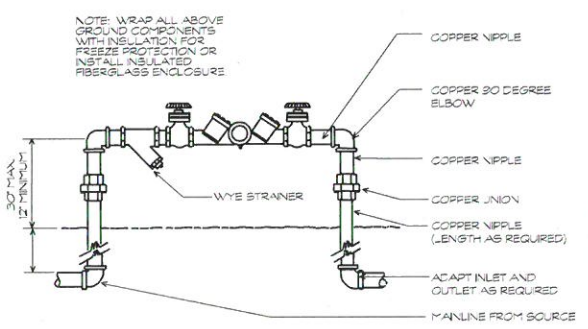
2 SHRUB/ GROUND COVER PLANTING
NOT TO SCALE



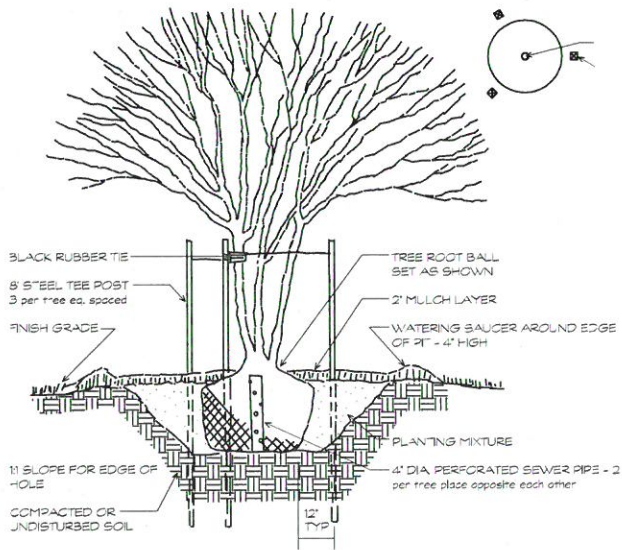
13 HIGH-POP SPRAY HEAD DETAIL
NO SCALE



9 TREE RING IRRIGATION
NO SCALE



5 REDUCED PRESSURE BACKFLOW PREVENTOR
NO SCALE



1 MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE

PIONEER MUSEUM: COURTYARD

312 W MAIN ST
FREDERICKSBURG, TX 78624

DATE/ISSUE
22 DECEMBER 2017 ISSUED FOR PERMIT

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
12/22/17

KW KUDELA & WEINHEIMER

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

7155 OLD KATY ROAD
SUITE 270
HOUSTON, TEXAS 77024
713-869-6987
713-869-0908 FAX
WWW.KWTEXAS.COM

PROJECT NUMBER
GCH-751

SCALE 1" = 10' - 0"

NORTH

SHEET TITLE
COURTYARD: PLANTING & IRRIGATION

SHEET NUMBER
L3.02

PIONEER MUSEUM:
COURTYARD

312 W MAIN ST
FREDERICKSBURG, TX 78624

DATE/ISSUE

22 DECEMBER 2017 ISSUED FOR PERMIT



LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

7155 OLD KATY ROAD
SUITE 270
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713-869-6987
713-869-0908 FAX
WWW.KWTEXAS.COM

PROJECT NUMBER
GCH-751

SCALE 1" = 10' - 0"



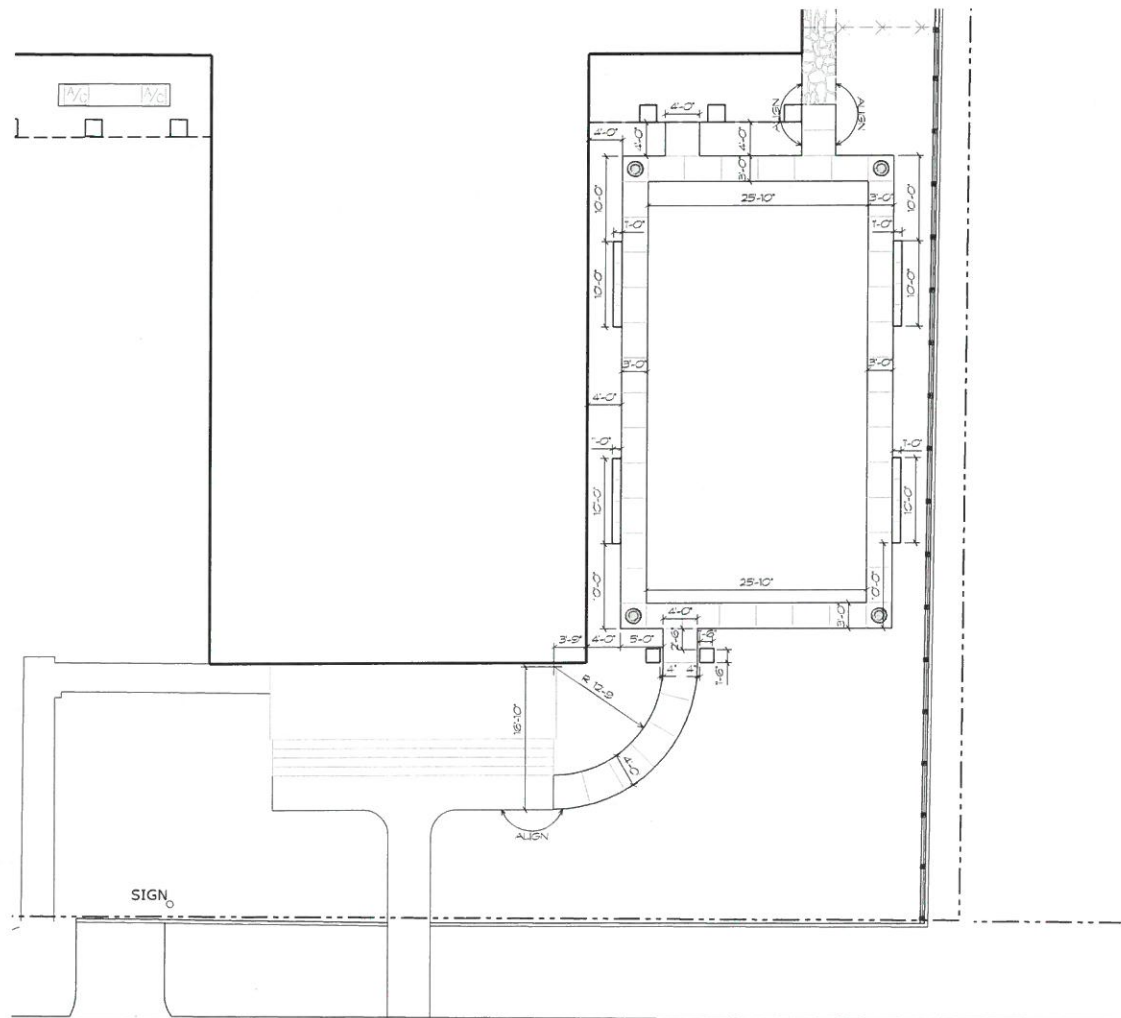
SHEET TITLE

COURTYARD:
MATERIALS &
LAYOUT

SHEET NUMBER
L1.01

MATERIALS LEGEND

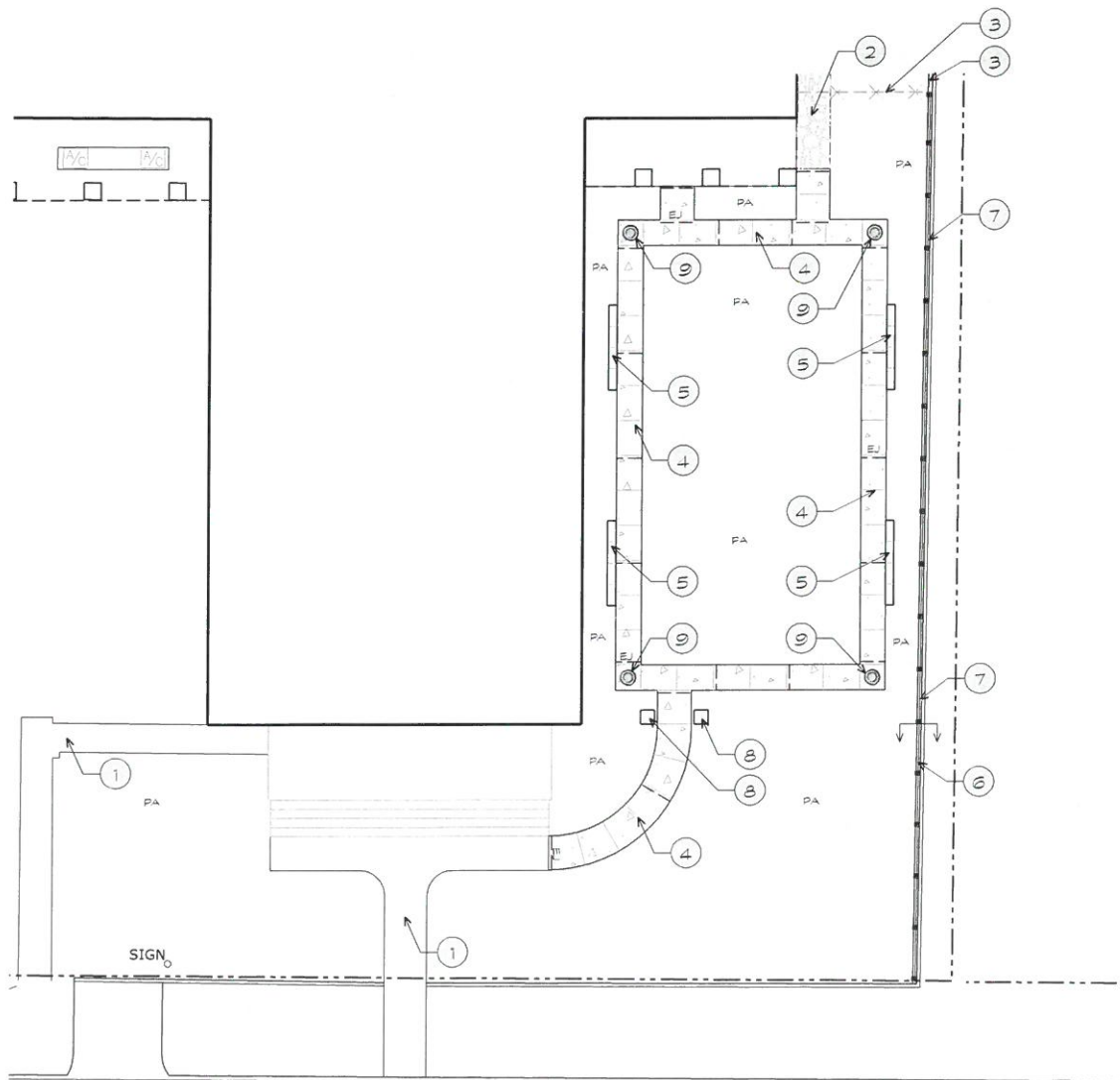
1	EXISTING SIDEWALK TO REMAIN
2	EXISTING FLAGSTONE TO REMAIN
3	EXISTING FENCE TO REMAIN
4	CONCRETE SIDEWALK, SEE DETAIL V.1.2.01
5	16" STUCCO BENCH WITH CAST STONE CAP, SEE DETAIL 2-4.1.2.01
6	4" WOOD FENCE, SEE DETAIL T-5.1.2.01
7	8" WOOD FENCE, SEE DETAIL 8-5.1.2.01
8	4" STUCCO COLUMN WITH CAST STONE CAP, SEE DETAIL 5.1.2.01
9	POTS, BY OWNER
PA	PLANTING AREA
EE	STEEL EDGING, SEE PLANTING PLAN
EJ	EXPANSION JOINT



W. SAN ANTONIO ST.

2 LAYOUT

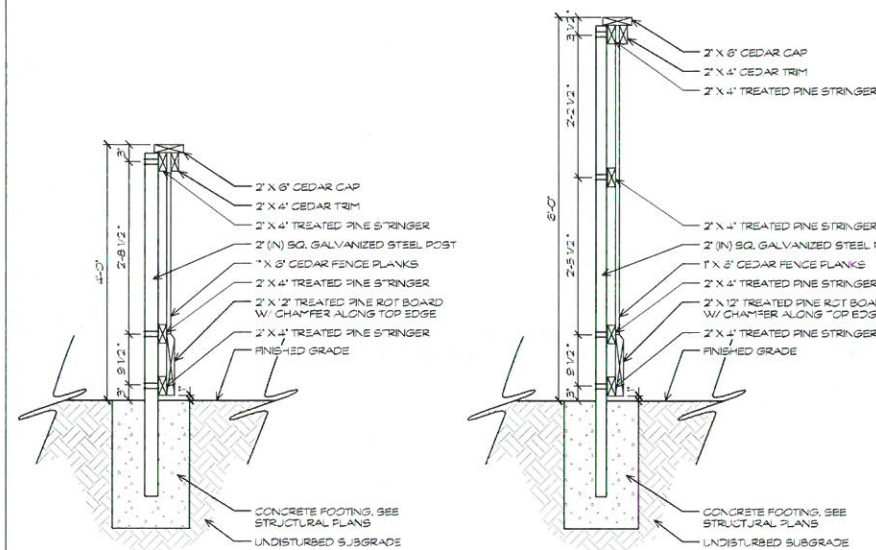
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PLAN



W. SAN ANTONIO ST.

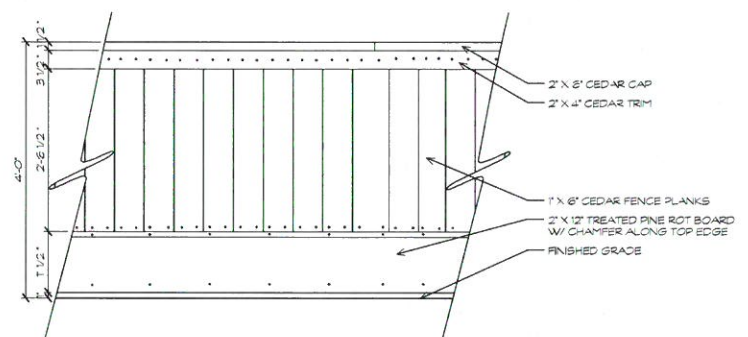
1 MATERIALS

SCALE 1" = 10' - 0"
PLAN

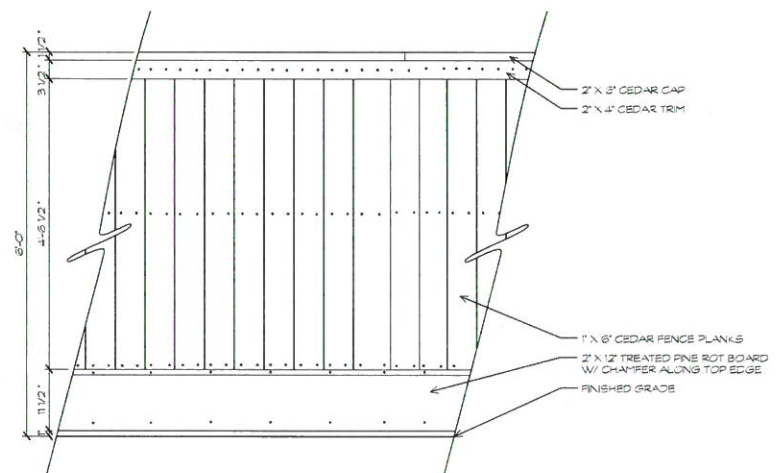


9 4' WOOD PRIVACY FENCE
SCALE: 3/4" = 1'-0"

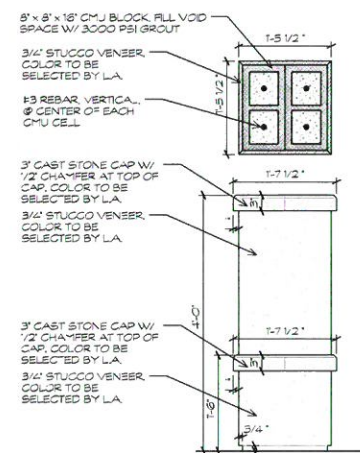
8 6' WOOD PRIVACY FENCE
SCALE: 3/4" = 1'-0"



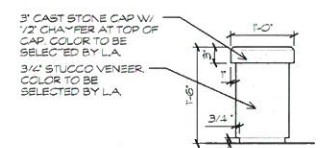
7 4' WOOD PRIVACY FENCE
SCALE: 3/4" = 1'-0"



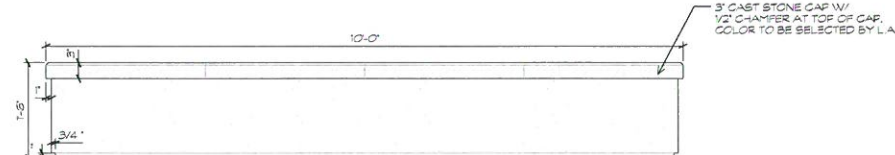
6 6' WOOD PRIVACY FENCE
SCALE: 3/4" = 1'-0"



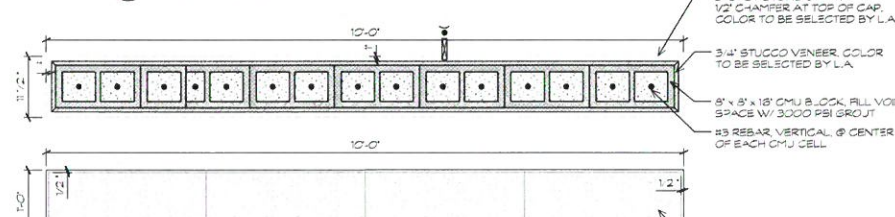
5 STUCCO COLUMN
SCALE: 3/4" = 1'-0"



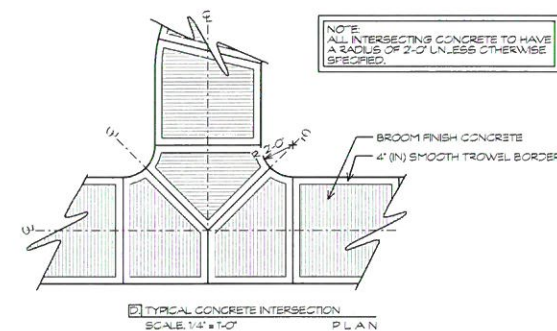
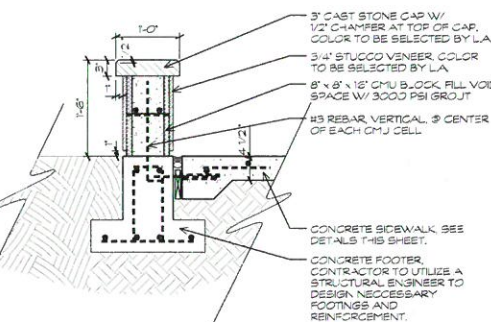
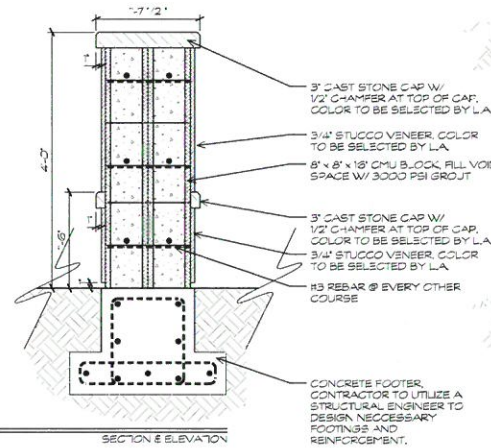
4 RAISED SEAT WALL
SCALE: 3/4" = 1'-0"



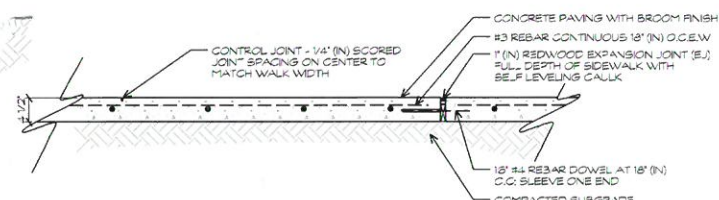
3 RAISED SEAT WALL
SCALE: 3/4" = 1'-0"



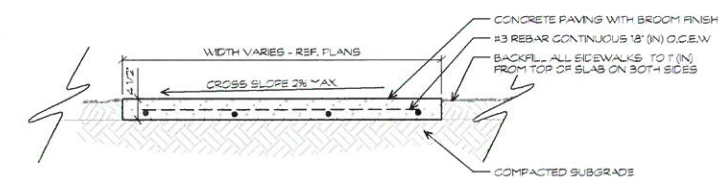
2 RAISED SEAT WALL
SCALE: 3/4" = 1'-0"



TYPICAL CONCRETE INTERSECTION
SCALE: 1/4" = 1'-0"

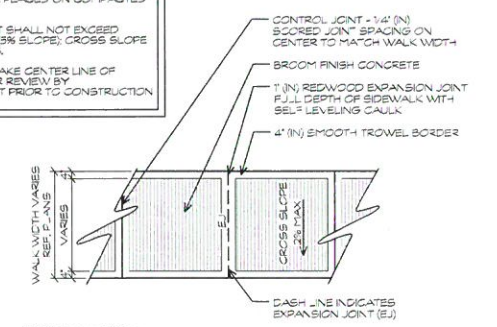


TYPICAL CONTROL JOINT/EXPANSION JOINT
SCALE: 3/4" = 1'-0"



TYPICAL SIDEWALK
SCALE: 3/4" = 1'-0"

GENERAL SIDEWALK NOTES:
1. EXCAVATE FOR SIDEWALK AS NECESSARY TO PROVIDE FOR POSITIVE DRAINAGE ACROSS TOP OF WALK. SLOPE OF SURROUNDING LANDSCAPE AREA VARIES.
2. SIDEWALK SHALL BE PLACED ON COMPACTED SUBGRADE.
3. SIDEWALK GRADIENT SHALL NOT EXCEED 1.0% RISE IN 20'-0" RUN (5% SLOPE); CROSS SLOPE SHALL NOT EXCEED 2%.
4. CONTRACTOR TO STAKE CENTER LINE OF SIDEWALK IN FIELD FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF SIDEWALKS.



SIDEWALK FINISH
SCALE: 1/4" = 1'-0"

1 CONCRETE SIDEWALK
SCALE: AS INDICATED



Fredericksburg Historic Review Board
Application Information

Application Number: 17-107
Date: January 9, 2018
Address: 616 E Main
Zoning: C2
Owner: Jimmy Penick
Applicant: City of Fredericksburg
Rating: Not Previously Surveyed
Proposed Modifications: Recommendation for historic landmark designation

Request:

The applicant is requesting a recommendation to City Council to designate the property as an individual landmark with a "high" rating.

Staff Recommendation/Findings:

The former gas station at 616 E Main Street was built in the early 1960s as a Gulf Oil Station. It was originally operated by Max Wahl and was referred to in advertisements as Max Wahl's Gulf in South Heights. In 1965 Werner Weber took over operation and it became known as Weber Gulf. It retains an association with autos in its current use as a car dealership.

The minimal stylistic detailing and an emphasis on the horizontal suggest a restrained Modern or International Stylistic influences. The sloping eaves and rounded corners and edges along with white porcelain enamel panels over most of the exterior. Metal poles to support the canopy, multiple service bays are all Gulf signature features for stations built between 1937-1964. The gabled canopy is the most obvious change to the structure. The building today retains a high level of integrity.

Staff finds the property meets 5 of the 8 criteria used to evaluate historic significance:

- a. **Character, interest, or value as a part of the development, heritage, or cultural characteristics of the city;** speaks to the height in popularity of car-related services along Main Street. Filling stations became prominent and common along corners of Main Street.
- c. **Embodiment of distinctive characteristics of an architectural type or specimen;** The distinctive Gulf Oil Company features remain making it easily identifiable as a 1960's Gulf station.
- d. **Relationship to other distinctive buildings, sites, districts, or structures which are historically significant;** Best example of distinctive 1960's stations remain in the City limits, especially with such high integrity.

- e. **Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city;** It has long been a landmark along Main Street.
- h. **Value as protective of a historical resource.** While many historic homes were lost along Main Street due to the rise in popularity of filling and gas stations, the best examples of the change to a car-centric society should be preserved to help tell the story of the evolution of both pre and car-centric development patterns.













Gulf

c. 1960 – c. 1975

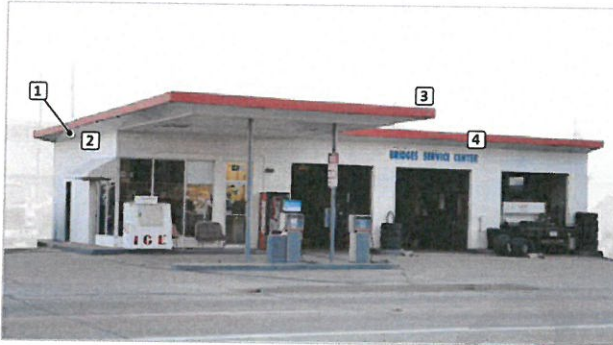


Figure 10-21. Constructed c. 1965; located at 110 Avenue F NW, Childress, Childress County.

Minimal stylistic detailing and an emphasis on the horizontal suggest restrained Modern or International stylistic influences.

1. Extended overhanging eaves
2. Inward-sloping eaves on canopy
3. Squared corners and edges
4. Orange-colored trim along fascia

Alterations: None.

Post-1975

Gulf stations in Texas rebranded as Chevron; Gulf brand reintroduced in Texas in 2010 but on a limited basis.

Gulf

c. 1937 – c. 1960

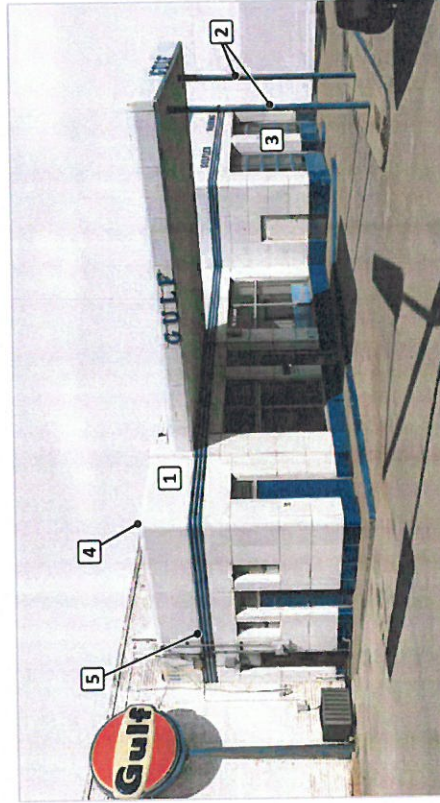


Figure 10-19. Constructed c. 1940; located at 301 North Locust Street, Denton, Denton County.

A horizontal emphasis suggests Streamlined (Moderne) stylistic influences.

1. White porcelain enamel panels over most of exterior; blue porcelain enamel panels along base, continued to 1975
2. Metal poles support canopy, continued to 1975
3. Multiple service bays, continued to 1975
4. Rounded corners and edges, continued to early 1960s
5. Three blue bands between window/door openings and roof, continued to early 1960s

Alterations: Some doors replaced, pumps removed.

c. 1940 – c. 1960

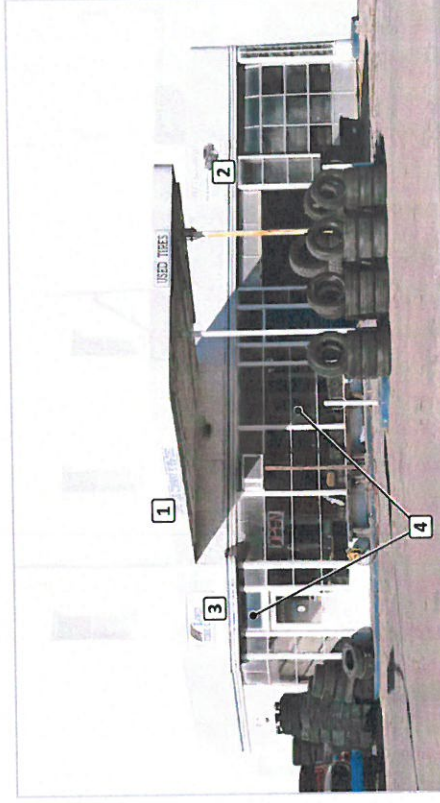


Figure 10-20. Constructed c. 1950; located at 121 North Waco Street, Hillsboro, Hill County

Long, low form and emphasis on the horizontal suggests Streamlined (Moderne) stylistic influences.

1. Canopy extends from top of roofline
2. Vertical column of fixed, multi-light windows between service bays
3. Angled corner with single-door entrance
4. Glass wall with windows and transoms with horizontal muntins create sense of openness

Alterations: Pumps removed.

**FILLING STATION
BURGLARIZED FRIDAY NIGHT**

The Max Wahl Gulf Station in South Heights was burglarized during the night Friday.

City Policeman David Nehr said entrance to the building was gained by forcing the lock on the front door of the establishment. The only item noticed missing was the coin box on a cigarette machine.

A neighboring dog that started barking is believed to have disturbed the burglars.

Burglary of Max Wahl Gulf Station

Clipped By:



ahudson

Thu, Dec 7, 2017

at the services.

Max L. Wahl

Max L. (Prince) Wahl, 68, died Thursday, Dec. 9, 1976, at 6:15 a.m., in Brown Nursing Home where he had been a patient for 10 months. Funeral services were held Saturday, Dec. 11, at 10 a.m., in the chapel of Schaetter Funeral Home, Fredericksburg, with the Rev. Perry Woerner officiating. Burial followed in the Greenwood Cemetery.

Mr. Wahl was born Nov. 5, 1908, in Fredericksburg, the son of Gustav V. Wahl and Henrietta Kast Wahl. He was a retired service station operator.

He is survived by one son and a daughter-in-law, Mr. and Mrs. Terry Wahl, Fredericksburg; two grandchildren; and three sisters, Laura, Mrs. George Schroeders, San Antonio; Mrs. Hetty Winkler, San Antonio; Lina, Mrs. Henry Kneese, Fredericksburg.

Preceding him in death were the following brothers, Edwin, Hugo, Herbert, Alex, Monroe and George Wahl.

Pallbearers were Ruben Wahl, Raymond Wahl, Will Wahl, Paul Lang, Douglas Seelig and Francis Stehling.

Obituary for Max L. Wahl

Clipped By:



ahudson

Thu, Dec 7, 2017

Fredericksburg Historic Review Board

Application Information

Application Number: 17-105
Date: January 9, 2018
Address: 612 S Washington
Zoning: C2
Owner: Jimmie and Linda Langerhans
Applicant: Linda Langerhans
Rating: Not Previously Surveyed
Proposed Modifications: Recommendation for historic landmark designation

Request:

The applicant is requesting a recommendation to City Council to designate the property as an individual landmark with a “high” rating.

Staff Recommendation/Findings:

The property at 612 S Washington was originally part of the Ascencio Vaca land grant then sold to 640 acres to Edward Watkins on October 6, 1845. Watkins sold the same 640 acres to Otfried Baron Meusebach on November 2, 1845. The property was subsequently subdivided into Outlot No. 49 measuring 88' x 290'. In 1914 it was sold by Henry Ochs to Felix and Kurt Keidel. August (1842 – 1919) and Anna Matern Grote (1856-1950) are believed to have built this house shortly after they purchased the land from the Keidel brothers in 1917. August Grote immigrated from Detmold, Germany after the Civil War. August and Anna wed in 1877 and ranched in northwestern Blanco county until 1915. August died shortly after in 1919 when the house was probated to Anna. Alex Grote (1878 – 1966) received the house and land from his mother, Anna in 1946 (the year she turned 90) Alex rented the house out as he and his wife lived on a ranch in Blanco County and were active members of the Willow City Community. Helen Grote received the property in 1952 from her father Alex Grote. Helen Grote Green and Joy Green (residents of San Antonio) sold the house in 1959 to Noble Jobes and his wife Blanche Duderstadt Jobes. This was the first time the house was not owned by a Grote. The Jobes sold the property to Gottlieb Wolf (1899-1981) in 1966. G.F. Gottlieb was the pastor at Bethany Lutheran which was his last church. He became an ordained Lutheran pastor in 1924 and celebrated his 50th year as a pastor in 1974 at Bethany Lutheran. Linda and Jimmie Langerhans purchased the house in 1990 from the Gottlieb and Ida Wolf Estate. Mrs. Langerhans has served as a City Council member and Mayor from 1992 to 2002 and was re-elected in 2014.

The house is built of D'Hanis red brick. The railroad came to Fredericksburg in 1913 which increased the materials available to construct buildings. There were thought to be 13 homes built with D'Hanis brick in similar bungalow and cottage styles popular in the early 20th century. The D'Hanis kiln was opened in 1905 in the small town southwest of San Antonio. The house can be described as a cross gable bungalow with projecting front gabled roof. It retains a high level of

integrity. Some of the few alterations to the 100 year old house include windows added to the upstairs along with a traditional exterior stair. The main form of the house is intact with few material changes. The front windows have been replaced with in windows of the same design. Staff recommends the property be given a survey rating of "high" as part of the landmark designation.

- (1) High rating. The most significant Resources identified in the 2002 Fredericksburg Historic Resource Survey. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

Staff finds the property meets 6 of the 7 criteria used to evaluate historic significance:

- a. **Character, interest, or value as a part of the development, heritage, or cultural characteristics of the city;** D'Hanis brick marked the arrival of the railroad to Fredericksburg and the availability of building materials other than local limestone and timber.
- c. **Embodiment of distinctive characteristics of an architectural type or specimen;** The American version of the bungalow appeared around the turn of the 20th century. First built in southern California, where most landmark examples of the style are found, it was the dominant style in the United States between 1905 and 1930.
- d. **Relationship to other distinctive buildings, sites, districts, or structures which are historically significant;** Development pattern along old "Comfort Hwy"
- e. **Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city;** the handful of D'Hanis brick houses mark a specific boom time in Fredericksburg
- g. **Identification with a person or persons who significantly contributed to the development or culture of the city, the state or the nation;** August Grote was a German immigrant who, like many immigrants, ranched in the Hill Country and later in life moved to town. The house he and his wife built is a visual reminder of the development of Fredericksburg over generations of German immigrants and their decedents. As Mayor, Linda Langerhans has had a significant influence on the development of the City. She has lived in the house during her terms as Mayor.
- h. **Value as protective of a historical resource.**
612 S Washington is an important piece of the residential development along S. Washington Street. The street is now a commercial corridor and the house is one of the few houses that is still used as a residence.



612 S Washington front elevation



Front porch side entrance



"1917" inscribed in old sewer cover



Rear elevation with tank house to left



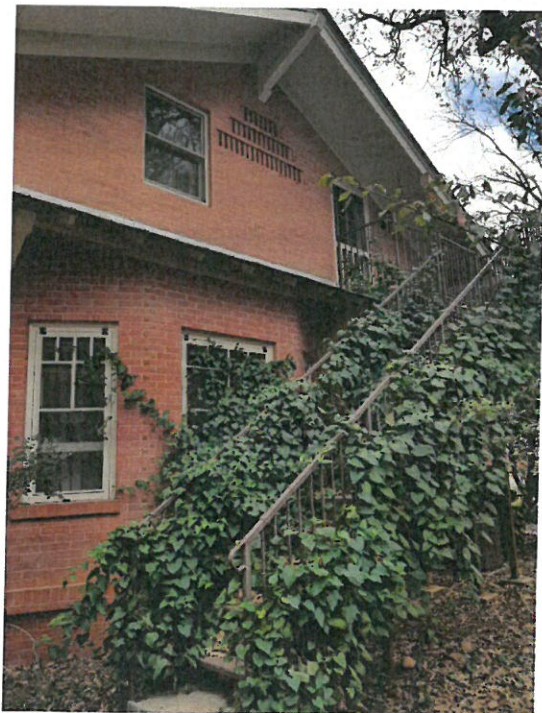
Tank house and tank



Right (north) elevation

1st floor windows replace, 2nd floor windows added

Entrance modified

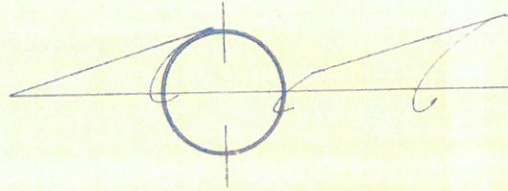


Left (south) elevation with stair and second floor fenestration added



Rear oblique view showing 2nd floor pop up

N



Survey Map Showing
0.57 acre of land Situated in the City
of Fredericksburg, Gillespie County, Texas

Survey made at the request of

Gottlieb F. Wolf Estate, et al

Scale 1" = 50'

Surveyed February 12, 1990

WILLIAM OTTUMBERS SURVEYORS

William Ottumbers

Reg. Prof. Surveyor No. 1318

bor(E) -----

U.S. Highway No. 87
(S. Washington Street)

Overhead utility lines

Steel bar

elec. tel. TV
paved drive

N 89° 24' E 284.2'

drive

traveled drive

bor. set

North
87.65

bor. set old
post

S 89° 23' 30" W 284.2'

bor. set
S. side of post

OUTLOT No. 49

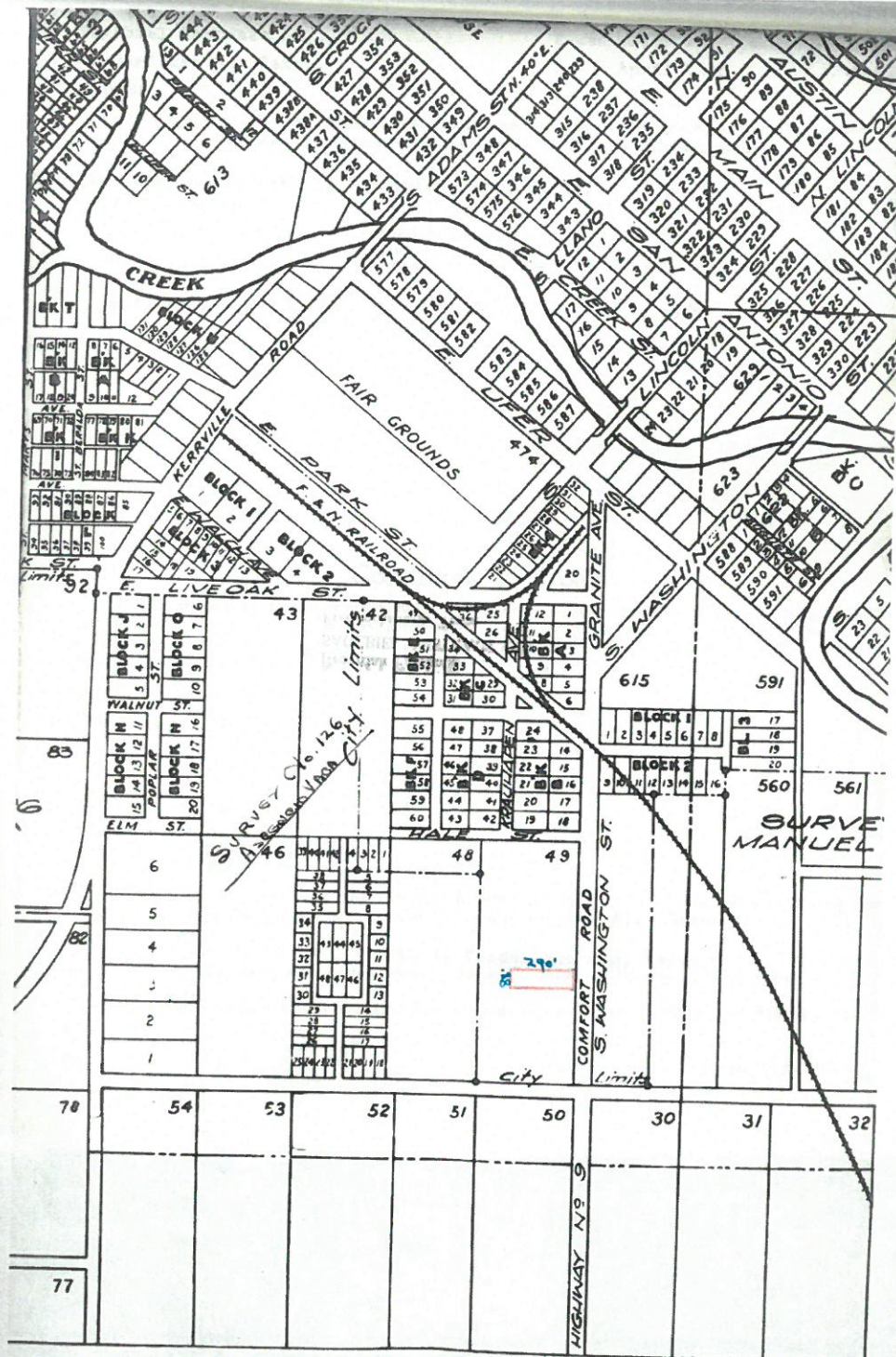
Being that certain tract to
Gottlieb F. Wolf, et al from
Noble Jones, et al, May 16, 1966,
Vol. 88, pg. 611-613, Deed Record,
is found taxed and/or used on
the ground.

CONC. MON

br. South 435.6

South 87.67

1394



COMPLETE ABSTRACTS
OF TITLE TO ALL LANDS
AND TOWN LOTS
IN THIS COUNTY

NO. 1426

Abstract of Title
TO

Eighty-eight (88) feet by two hundred ninety (290) feet of Outlot No. 49, laid out by
the German Emigration Company on Survey No. 126, Ascencio Vaca, in the City of Fredericks-
burg, Gillespie County, Texas.

PREPARED FOR

Mrs. Helen Green

COMPILED BY
SAGEBIEL ABSTRACT COMPANY
ABSTRACTERS
FREDERICKSBURG, TEXAS

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Our Pioneers: Mrs. August Grote, Soon To Observe 90th Birthday, Reminences

Mrs. August Grote, who will be 92 on October 23, recalls days in her youth when she herded sheep on her father's ranch in addition to trying to obtain an education from her parents.

Mrs. Grote, nee Anna Elizabeth Matern, was born in Burnet County, near the present town of Marble Falls. Her parents were Carl Andreas Matern and Ulrika Fuchs Matern. Mrs. Grote was the second oldest of eight children, three boys and five girls. Her father died when she was eleven years old.

Mrs. Grote has one brother living. He is Ivo Matern, age 87, of Marble Falls.

Her childhood days were spent in Llano and Burnet Counties. Here she and her brother Adolf, next in age, herded their father's flock of sheep on the open range.

In speaking of the value of land in the old times, Mrs. Grote said that a common saying was that 2000 acres could be bought for an old bonnet. It was so cheap they made fun of it, she added.

Mrs. Grote's father, who had been a ranger in the old country, brought his tools along. His knowledge enabled him to build log houses. Mrs. Grote added that the early houses fire-places made of green wood which was plastered. These fire-places were often in the center of the houses.

As an example of pioneer ingenuity, Mrs. Grote said that her father made bread pans from old tin water containers.

Her grandmother who in her later years became crippled from the hard work, would wear capes to hide the marks of the hard work that went into mak-

ing a home in a new land.

Mrs. Grote explained that the life in this country was not as hard on the children as it was on the parents, who were used to the comforts and conveniences of their homes in the "old country."

In reference to her own life as a young woman, Mrs. Grote said that by saving and wise use of what they had, and art learned from her parents, they always had enough.

On November 11, 1877, she married August Grote. Mr. Grote came to this country from Detmold, Germany, several years after the Civil War ended. Their wedding trip culminated in the northwestern part of Blanco County where they engaged in sheep raising and in later years in cattle raising as they acquired more land and pastures were enclosed with barbed wire.

The August Grotes lived on their ranch until 1915. After spending a year in San Diego, California, they moved to Fredericksburg. Mrs. Grote's children are Hattie Grote of Johnson City and Alex R. Grote of Fredericksburg.

Mrs. Grote has eight living grandchildren and three great-grandchildren.

A remarkable fact about Mr. and Mrs. Grote, as revealed by their son Alex, is that in the first twenty-five years of their married life they never needed a doctor. Only a few are able to make that claim.

Mrs. Grote said that as children they were always anxious to learn and would always go to their father and mother to be taught. Their mother, she said, taught them English and the

(Continued on page 4, sec. 2)

Anna Grote 90th birthday memories pg 1

Clipped By:



ahudson

Thu, Jan 4, 2018

After 50 Years In The Pulpit

Rev. Wolf To Mark Ordination Anniversary Sunday

The 50th anniversary of his ordination as a Lutheran pastor will be observed Sunday, July 14, by the Rev. Gottlieb Friedrich Wolf in Bethany Lutheran Church, the congregation he currently serves as pastoral assistant.

To celebrate the occasion a special Thanksgiving service will be held at 10:30 a.m., and a program is set for 4 p.m. in the church.

The celebrant in the 10:30 a.m. service will be the Rev. Vernon F. Rabel, his son-in-law, who is pastor of First Lutheran Church, Galveston. The preacher for the day will be the Rev. Raymond W. Wolf, oldest son of Rev. and Mrs. Wolf, who recently moved from Hallettsville to Mason. The main

speaker at the afternoon program will be his nephew, Dr. Victor Gold, son of Mrs. H. C. Gold and the late Rev. Gold, who is a seminary professor in Berkeley, Calif.

Friends and relatives are invited to join the members of Bethany in attending either or both of the services planned for the day.

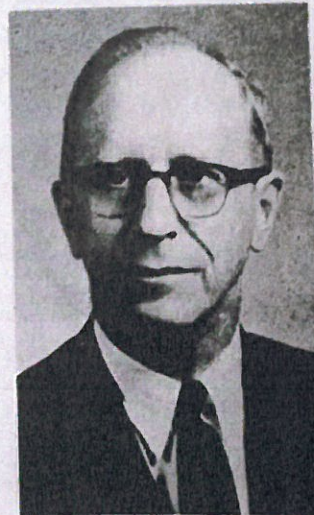
Rev. Wolf was born April 21, 1899, in Bastrop County near McDade, the fourth child of nine born to Frank Friedrich Wolf and Anna Voigt Wolf. He was baptized May 21, 1899, and confirmed April 8, 1912, in Siloah Lutheran Church, McDade. Rev. Wolf's parents were native Texans. His four grandparents came from Germany in the early 1840's to

settle in Bastrop County in a German community near McDade.

Rev. Wolf received his early education in the public schools of Bastrop and Bell Counties, and later attended Texas Lutheran College, Seguin, as a pre-theological student. He entered Wartburg Theological Seminary in Dubuque, Iowa in 1921, and was graduated from there as the only Texan in a class of 17.

He was ordained as a Lutheran pastor July 13, 1924, in St. John Lutheran Church, Bartlett. Officiating were his pastor and district president, the Rev. Theodor Bogisch, who was assisted by Pastors Ander and Haag.

Continued on page 4, sec. 1



Rev. G. F. Wolf

Clipped By:



ahudson

Thu, Jan 4, 2018

Fredericksburg Historic Review Board
Application Information

Application Number: 18-02
Date: January 9, 2018
Address: 325 W Main
Zoning: Public Facilities
Owner: Gillespie County Historical Society
Applicant: Jeryl Hoover
Rating: High
Proposed Modifications: Relocate main entrance along Main Street, build perimeter wall and gate along Main Street

Request:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a new limestone rock wall along Main Street starting at the East at the end of the existing picket fence and continuing west to a relocated entrance at the . Wall to measure 42" tall except for area recessed 15' from the sidewalk, wall height to be 54" with columns and a 12' tall metal gate with sign for the museum.
2. Relocate main property entrance by 20' to the east. Materials to match existing paving, fencing, and planting.

Relevant Secretary of Interior's Standards and Fredericksburg Design Guidelines:

SOI 9 - Additions, alterations, and new construction will not destroy historic materials, features, and special relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials.

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

FGB Design Guidelines – New additions 1. ...do not destroy any significant historic materials 2. ...compatible in size and scale with original house 3. Recognizing additions as products of their own time. 4. ...maintain historic alignment of street 5. Preserving original entrances. 6 obscuring from view all additional stories or mechanical equipment.\

FBG Design Guidelines – New Construction 1. Designing new construction within the same scale, size, and massing as its surroundings 2. Using materials, colors, and finishes compatible to the surrounding historic structures 3. Maintaining the same roof lines,

setbacks and street and porch orientations as its neighbors 4. Minimizing the visual and physical impact of parking

Staff Recommendation/Findings:

1. The applicant received Conceptual approval at the September 12, 2017, HRB meeting. A committee then met on site to get a better understanding of the site. The applicant is requesting final approval for the previous design of the rock wall and entry gate. The proposed addition of a rock wall will not impact any historic features and if removed in the future will not impair the integrity of the property. Staff recommends approval based on SOI #9 and #10.
2. The existing gate is not historic. The garden loop fencing material is a common material and style and is appropriate for the site. Relocating the property entrance will not impact the integrity of the site.

Case Comments:

The proposed signage is not allowed by zoning code and chapter 29. As designed the sign will require a variance from the Board of Adjustment.

The Gillespie County Historical Society owns and runs the Pioneer Museum at 325 W Main.

SUMMARY

We are applying for approval to construct a 36"-42" high rock wall fence along our Main Street frontage with a special events personnel gate approximately in the center. We have 300' frontage along the sidewalk from the west corner of the Kammlah House. The rock wall fence would follow the straight property line as closely as possible to enclose our property while enhancing the street appeal of the grounds.

WHAT IS THERE NOW

Looking at the property from east to west beginning at the western edge of the Kammlah House porch, there is a section of rock fence interrupted by a small pedestrian cedar post gate comprising approximately 60'. Next is a 53'6" section of pickets in front of the historic Fassel-Roeder House. Next is a 185' section of historic "granny loop" wire supported by steel stakes. There is a 16' ranch gate in the wire fence section aligning with a curb cut that was there when the Society acquired the property.

WHAT WE WOULD LIKE TO DO

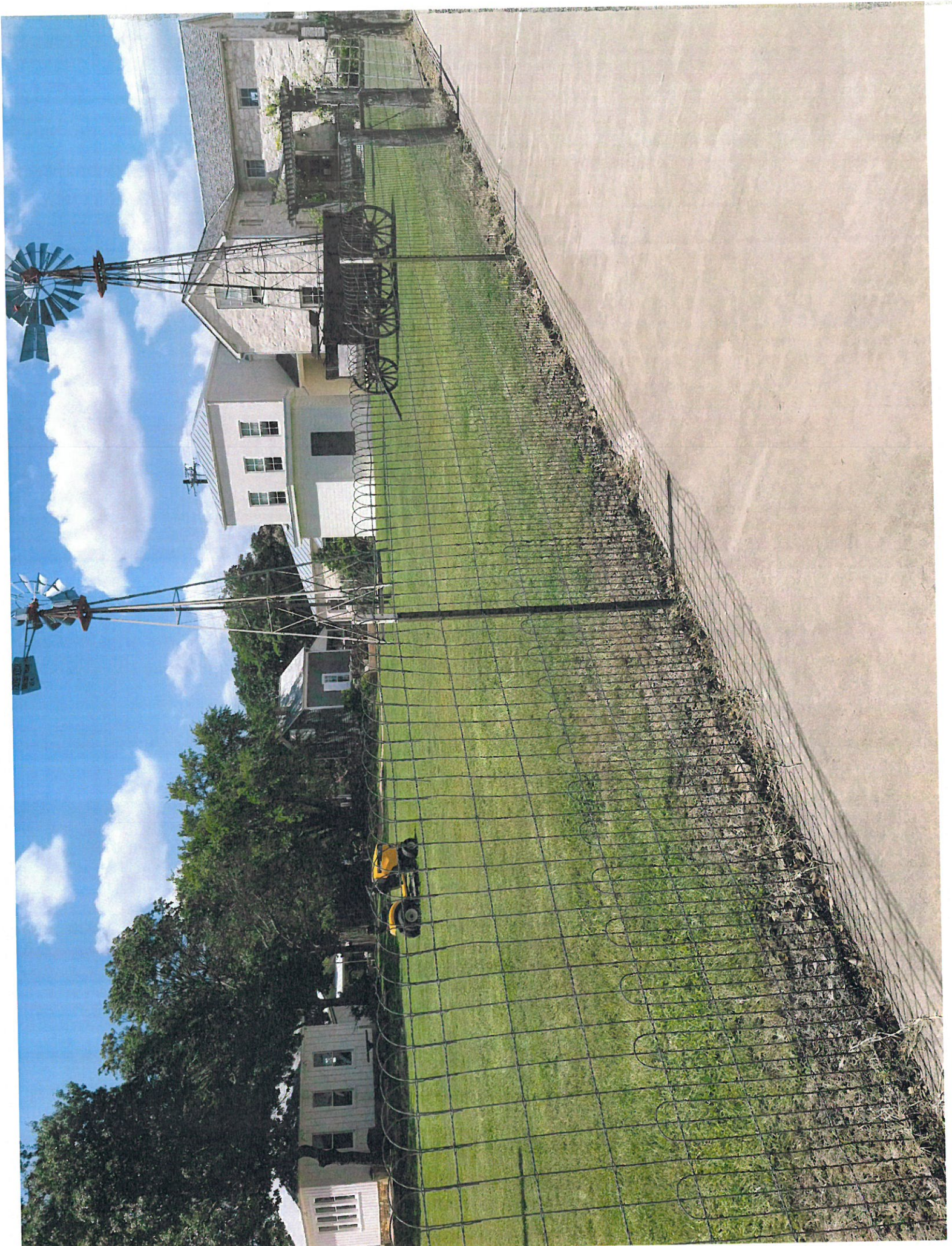
We will keep the picket fence, although replace what is there with new construction under the guidelines of the HRB in style and materials. The proposed new rock wall construction will begin at the west end of the picket fence. It will be essentially the same materials as the rock wall around the Kammlah House, therefore matching in appearance what already exists. It will extend 185' toward the Main/Milam customer entrance to the Museum, in 34' sections interrupted by pointed accent columns. Height will be 3'6" except for the wall around the gate feature, which will be 42". The gate feature, including a 15' setback, is designed for insertion at the approximate midway point of the frontage. The specially-designed metal gate will include an arch with the words "Pioneer Museum" across the top.

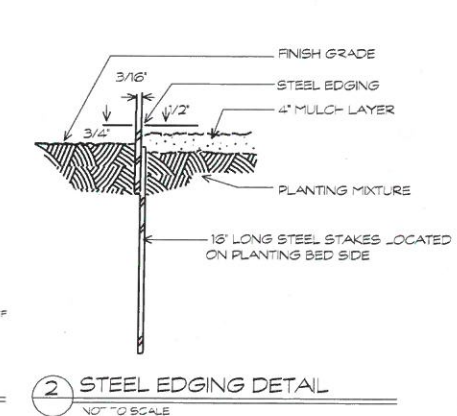
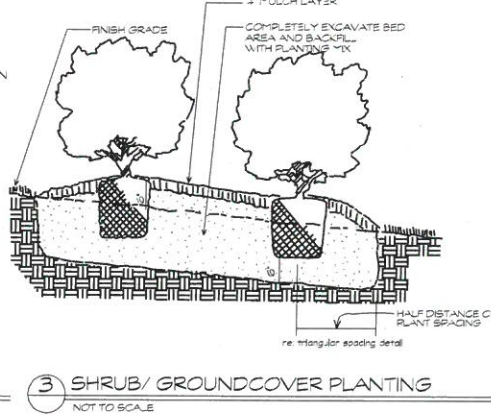
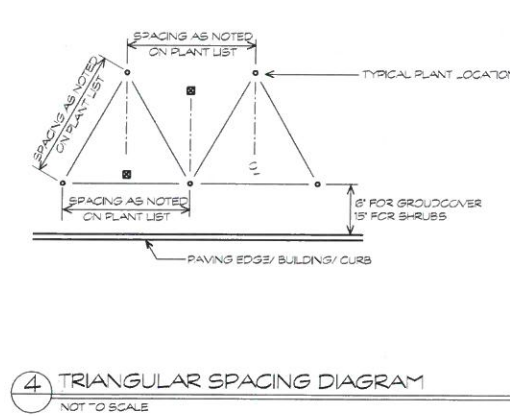
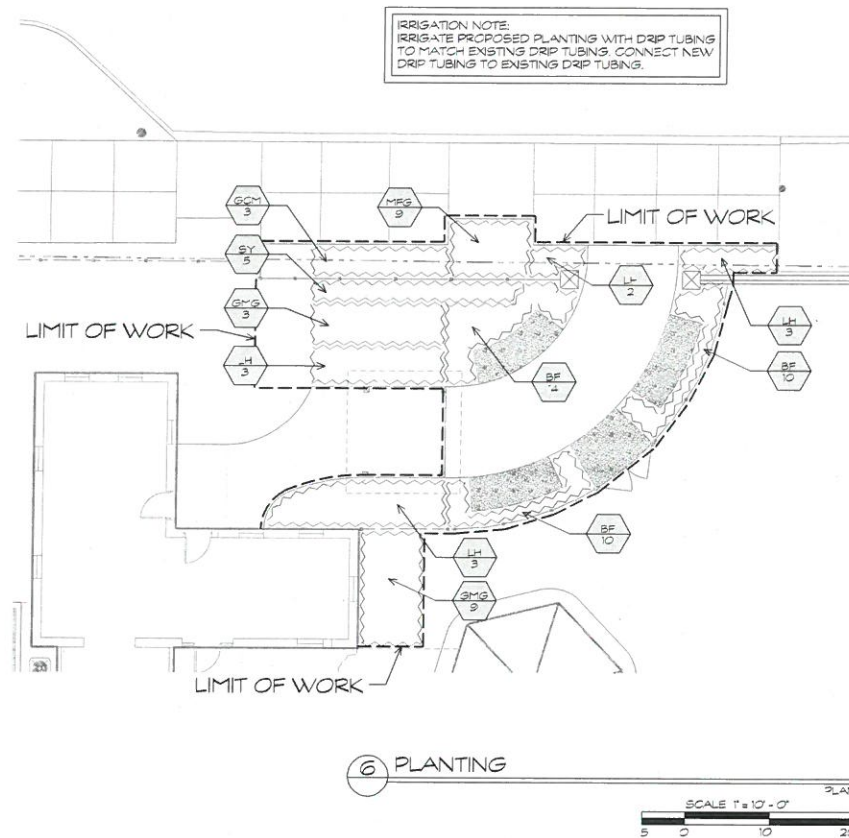
We are also altering the main customer access to the Dambach-Besier building by extending the pavestone walkway from the sidewalk by approximately 16'. This is to create more space away from the front door of the Gift Shop, create more plant beds, and accent landscape features to beautify this busy corner.











PLANT LEGEND

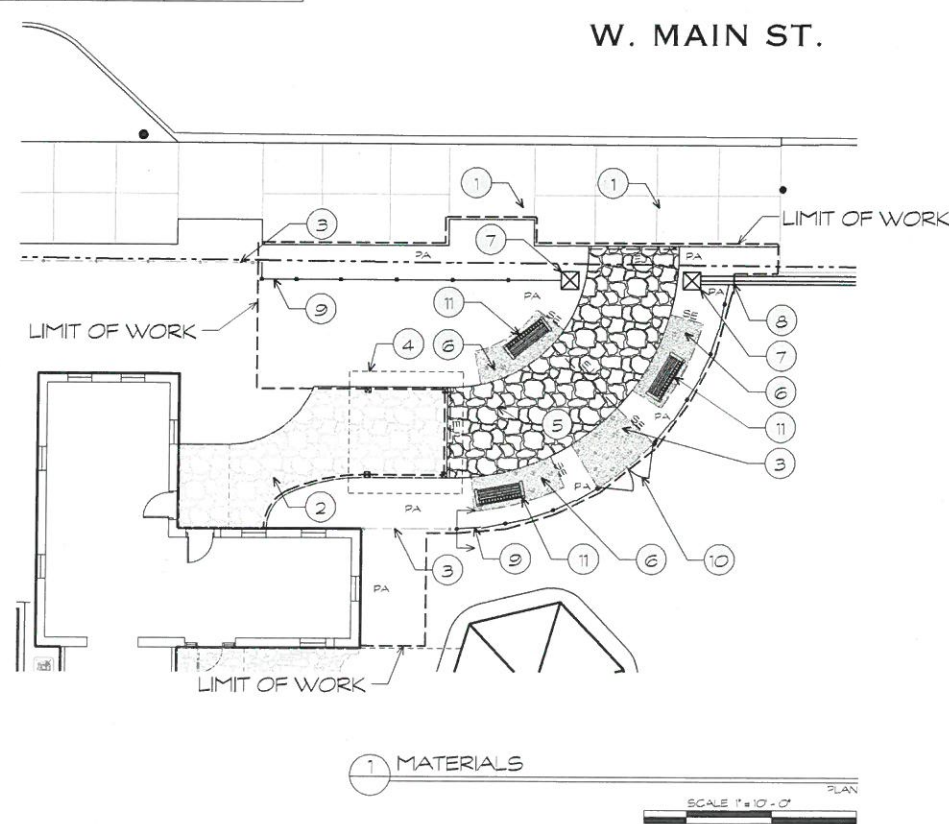
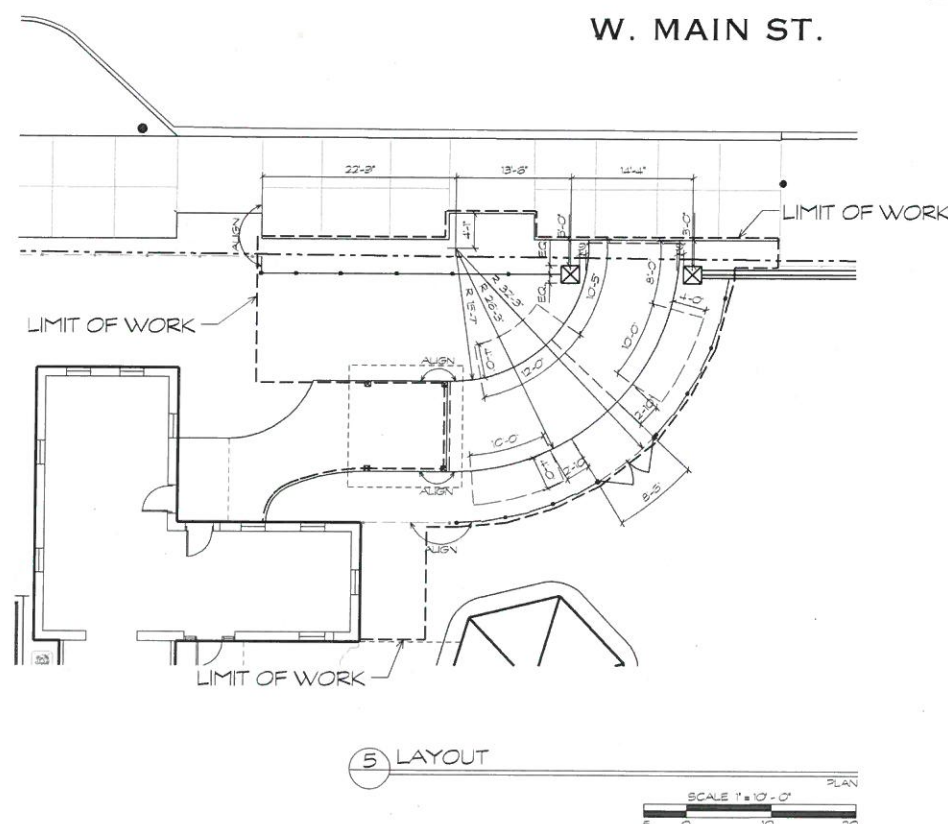
[Symbol]	SHRUBS/ GROUNDCOVERS
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PLANT LIST

BOTANICAL NAME/ COMMON NAME	HEIGHT	SPREAD	MIN. ROOT	REMARKS
SHRUBS				
LF LANTANA HORRIDA NATIVE LANTANA	22'	22'	5 GAL.	FULL WELL ROOTED 36" O.C.
SY YUCCA RECURVIFOLIA SOFTLEAF YUCCA	22'	22'	5 GAL.	FULL WELL ROOTED 36" O.C.
GRASSES				
GM MULLENBERGIA LINDHEIMERI GIANT MUHLY GRASS	22'	22'	5 GAL.	FULL WELL ROOTED 36" O.C.
YF STIPA TENUISSIMA MEXICAN FEATHER GRASS	12'	12'	1 GAL.	FULL WELL ROOTED 18" O.C.
GROUND COVER				
BF DIETES VEGETA BUTTERFLY RIS	16"	10"	3 GAL.	FULL WELL ROOTED 8" O.C.
NF LANTANA X NEW GOLD TRAILING LANTANA	18"	18"	1 GAL.	FULL WELL ROOTED 30" O.C.
SOD				
CYNODON SPECIES BERMUDA GRASS				SOLID SOD

MATERIALS LEGEND

1	EXISTING SIDEWALK TO REMAIN
2	EXISTING FLAGSTONE PAVING, TO REMAIN
3	EXISTING FENCE TO REMAIN
4	EXISTING SHADE STRUCTURE TO REMAIN
5	FLAGSTONE PAVING, TO MATCH EXISTING; SEE DETAIL 3/12.02
6	4" (N) THICK DECOMPOSED GRANITE WITH FILTER FABRIC AND 3/8" (N) 6" STEEL EDGING; SEE DETAIL 3/12.02
7	COLUMN BY ARCHITECT
8	WALL BY ARCHITECT
9	OMAS FENCE, MATCH EXISTING; SEE DETAIL 1/2/12.02
10	10' WIDE ENTRANCE GATE; SEE DETAIL 2/12.02
11	BENCH DONATED BY OTHERS
2A	PLANTING AREA SEE STEEL EDGING, SEE PLANTING PLAN
EL	EXPANSION JOINT



PIONEER MUSEUM:
ENTRANCE

325 W MAIN ST
FREDERICKSBURG, TX 78625

DATE/ISSUE
22 DECEMBER 2017 ISSUED FOR PERMIT

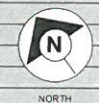


LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

7155 OLD KATY ROAD
SUITE 270
HOUSTON, TEXAS 77024
713-869-6987
713-869-0908 FAX
WWW.KWTEXAS.COM

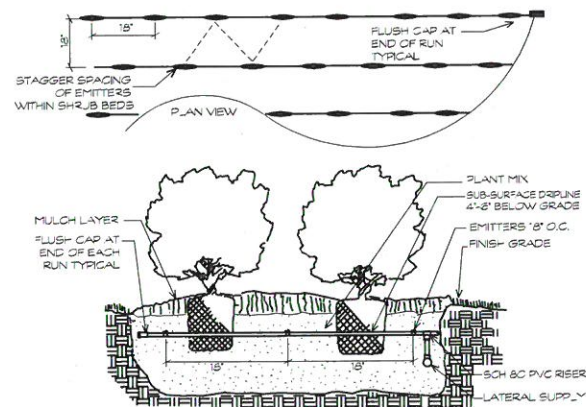
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GCH-751

SCALE 1" = 10' - 0"

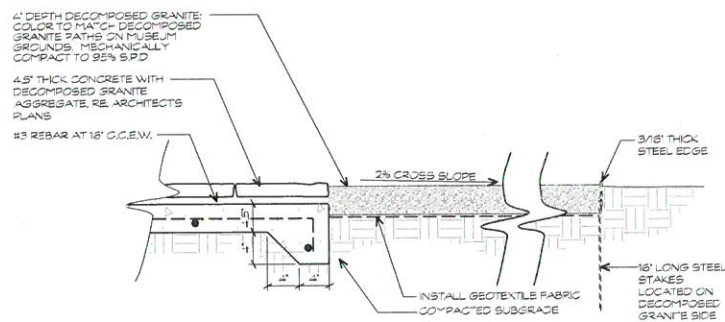


SHEET TITLE
MATERIALS,
LAYOUT &
PLANTING

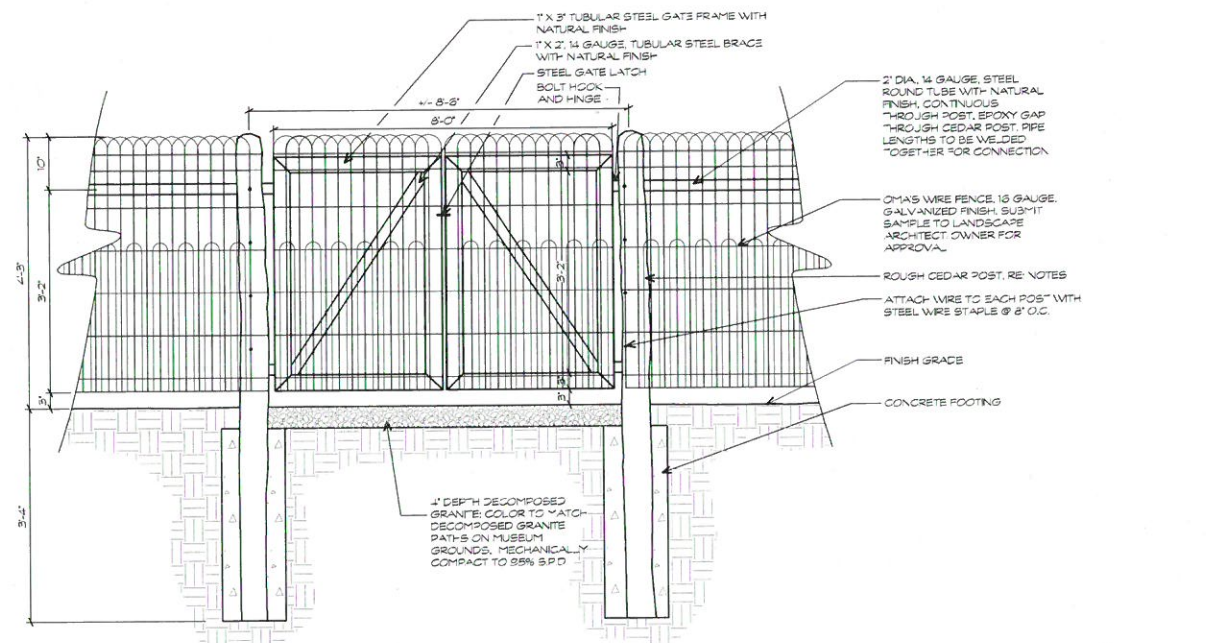
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L1.01



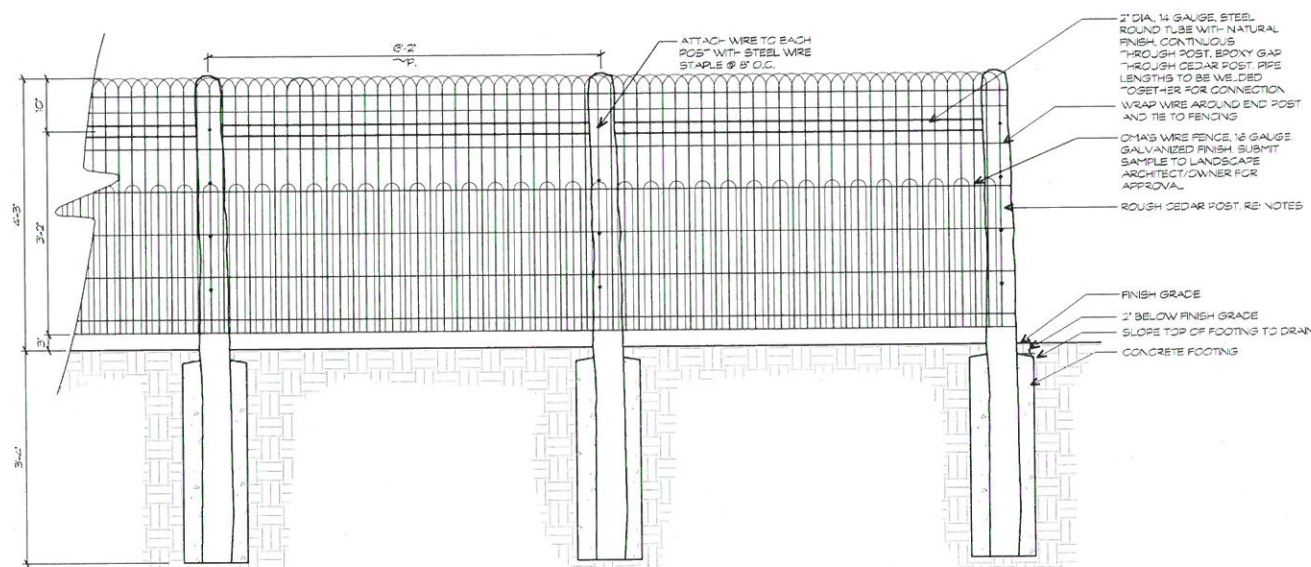
4 18' X 18' SUB-SURFACE DRIP IRRIGATION DETAIL
NO SCALE



3 COMPACTED DECOMPOSED GRANITE
SCALE: 1/4\"/>



2 8'-0\"/>



1 OMA'S FENCE ELEVATION
SCALE: 3/4\"/>

GENERAL NOTES

- METAL FABRICATION, PREPARATION, AND COATINGS**
1. ALL METAL COMPONENTS TO BE STEEL OR ALUMINUM AS INDICATED.
 2. STANDARDS: SUBMIT SPECIFICATIONS ON ALUMINUM OR STEEL GRADE QUALITY FOR APPROVAL.
 3. WELDS TO BE CONTINUOUS AND NEAT. GRIND SMOOTH AND FLUSH. GRIND INSIDE CORNERS TO SMOOTH ROUNDED FORM.
- CEGAR NOTES**
1. ALL CEDAR FENCE POSTS TO BE STRAIGHT MOUNTAIN CEDAR, 1/2\"/>
- GENERAL SIDEWALK NOTES**
1. EXCAVATE FOR SIDEWALK AS NECESSARY TO PROVIDE FOR POSITIVE DRAINAGE ACROSS TOP OF WALK. SLOPE OF SURROUNDING LANDSCAPE AREA VARIES.
 2. WALK SHALL BE PLACED ON UNDISTURBED SOIL OR COMPACTED SUBGRADE.
 3. SIDEWALK GRADIENT SHALL NOT EXCEED 1-0\"/>
 4. CONTRACTOR TO STAKE CENTER LINE OF SIDEWALK IN FIELD FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF WALKS.

PIONEER MUSEUM: ENTRANCE

325 W MAIN ST
FREDERICKSBURG, TX 78625

DATE/ISSUE

22 DECEMBER 2017 ISSUED FOR PERMIT



LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

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713-869-6987
713-869-0908 FAX
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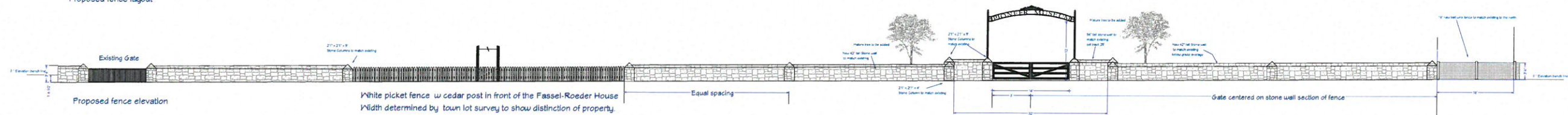
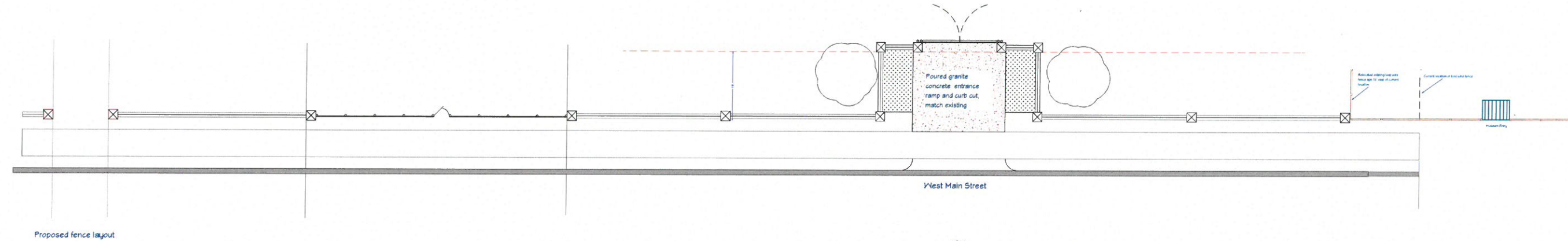
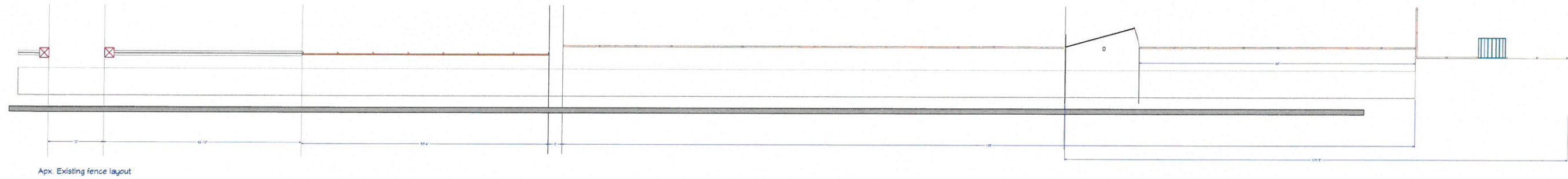
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SCALE 1\"/>

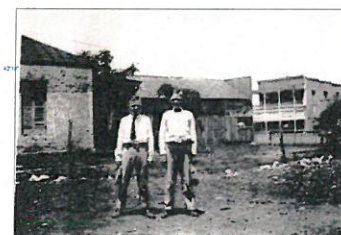


SHEET TITLE
DETAILS

SHEET NUMBER
L2.01



Kamillah House, Date unknown, Current rock fence not present



Fassel-Roeder House w picket fence circa 1925

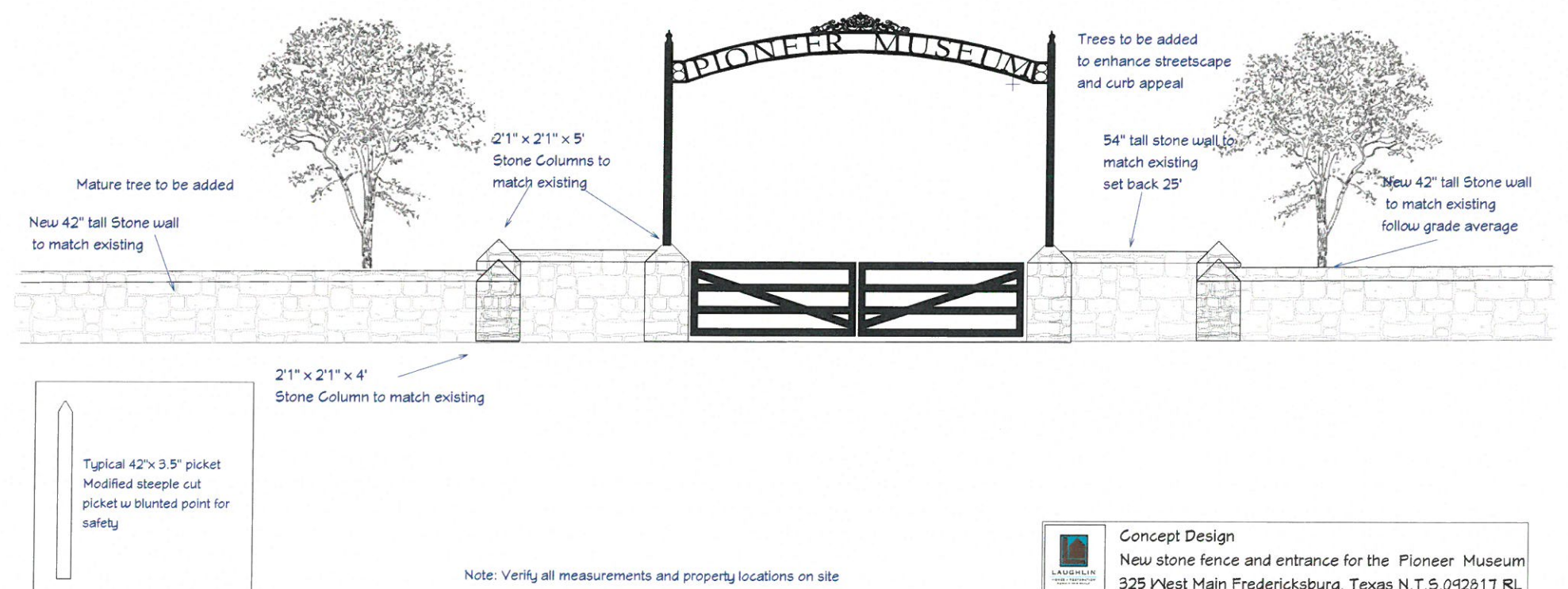


Historic Public School Entrance - circa 1931



Historic Catholic Cemetery Entrance

Examples of Historic Entrances in Fredericksburg



Concept Design
New stone fence and entrance for the Pioneer Museum
325 West Main Fredericksburg, Texas N.T.S. 092817 RL

Fredericksburg Historic Review Board
Application Information

Application Number:	18-04
Date:	January 9, 2018
Address:	209 E Main
Zoning:	CBD
Owner:	Carroll Bryla
Applicant:	Jamie Reeh
Rating:	Low
Proposed Modifications:	Add freestanding 9' x 14' bar in front of building with roll up doors

Request:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct exterior bar under existing porch awning with concrete foundation. The west wall to be SP Smartsiding. Bar to measure 9' x 14' using 6"x 6" steel posts and will have roll up metal doors.

Relevant Secretary of Interior's Standards and Fredericksburg Design Guidelines:

SOI 9 - Additions, alterations, and new construction will not destroy historic materials, features, and special relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials.

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

FGB Design Guidelines – New additions 1. ..do not destroy any significant historic materials 2. ...compatible in size and scale with original house 3. Recognizing additions as products of their own time. 4. ...maintain historic alignment of street 5. Preserving original entrances. 6 obscuring from view all additional stories or mechanical equipment.\

FBG Design Guidelines – New Construction 1. Designing new construction within the same scale, size, and massing as its surroundings 2. Using materials, colors, and finishes compatible to the surrounding historic structures 3. Maintaining the same roof lines, setbacks and street and porch orientations as its neighbors 4. Minimizing the visual and physical impact of parking

Staff Recommendation/Findings:

1. The building in question is low rated, but in the middle of one of the busiest blocks of Main Street. The front façade is set back significantly from the Main Street sidewalk. The proposed bar is replacing an existing bar with the intent of leaving product out over night. The proposed metal rolling doors are not appropriate for the building or district. Another option with more transparency so as not to block the front façade of the building when closed.

Case Comments:

Property is designated as a Registered Texas Historic Landmark. Owner must also seek approval for the addition from the Texas Historical Commission.

5:30 Jan 9, 2018



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 209 E. Main St.

Date Submitted 12-27-17

Owner name: Carroll Bryla - NYC APT LLC

Phone # 830-456-3720

Owner Address: 105 W. San Antonio St. FBG. Tx 78624

Authorized Applicant: Jamie Reeh

Phone # 830-456-1287

Applicant Signature: [Signature]

Applicant E-mail: jamierreeh@gmail.com

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

Desired Start Date: 1-2-18

Desired Completion Date: 2-13-18

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.

See Attached

(attach another sheet if necessary)

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

Staff to complete

Application # 18-04

Year Built: CBD

Zoning: CBD

Eligible for Administrative Approval Yes No

Historic Review Board Meeting Date Jan 9, 2018

Application Fee \$10 paid

Survey Rating: High Medium Low

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.

12-26-2017

REEH CONTRACTING

209 E MAIN ST. FREDERICKSBURG TX
BURGER BURGER RESTAURANT
PATIO BAR ADDITION

EXTERIOR BAR TO BE CONSTRUCTED IN THE FRONT PATIO AREA, UNDER EXISTING PORCH AWNING. BRICK PAVERS WILL BE REMOVED AND REPLACED WITH CONCRETE FOUNDATION (SLOPED 1/4" FOR EVERY LINEAR FOOT RUNNING AWAY FROM EXISTING BUILDING FRONT, TO PREVENT WATER POOLING).

WALL TO BE BUILT UNDER FAR WEST SIDE OF EXISTING AWNING, FROM EXISTING BUILDING FRONT TO EXISTING 6"X6" STEEL SUPPORT POST (SEE FIG. 3A & 4A). WALL WILL BE FRAMED WITH 2X4 TREATED LUMBER, AND SIDED WITH LP SMARTSIDE LAP SIDING. SIDING WILL BE PAINTED TO MATCH EXISTING GRAY PAINT OF PORCH CEILING AND SUPPORT POSTS. ROOF PITCH WILL REMAIN UNCHANGED AND UNDISTURBED.

BAR ITSELF WILL BE LOCATED 9' OUT FROM EXISTING BUILDING FRONT, AND RUN 14' IN LENGTH FROM THE EXISTING 6"X6" STEEL SUPPORT POST (SEE FIG. 1A). BAR BASE WILL BE CONSTRUCTED OF WELDED STEEL, WITH A SOLID PLATE STEEL FRONT. BAR WILL BE PAINTED BLACK TO MATCH EXISTING EXTERIOR BLACK PAINT AT THE PROPERTY. ONE WOOD PORCH POST WILL BE REMOVED, AND REPLACED WITH A 6"X6" STEEL SUPPORT POST (PAINTED GRAY). BAR COUNTERTOP WILL BE MADE OF DEKTON, AND WILL BE GRAY IN COLOR. BAR FRONT WILL HAVE FULL LENGTH ROLL UP WINDOWS, MOUNTED TO EXISTING PORCH BEAM. THE BAR DOOR WILL ALSO BE A ROLL UP STYLE DOOR. ALL ROLL UPS WILL BE MUELLER INC. ROLL UP DOORS, IN THE COLOR GRAY.

A STORAGE CABINET WILL BE ADDED IN FRONT OF 15 LIGHT DOORS TO STORE ANY AND ALL LIQUOR AND GLASSES, FOR SANITARY REQUIREMENTS (SEE FIG. 6A & 7A). CABINET WILL BE 5'6" WIDE AND 7' TALL, WITH LOCKABLE DOORS. CABINET WILL BE BLACK, TO MATCH EXISTING BLACK PAINT COLORS.

PLEASE CONTACT ME WITH ANY OTHER QUESTIONS OR CONCERNS YOU MAY HAVE. THANK YOU FOR YOUR TIME AND CONSIDERATION.

JAMIE REEH, CONTRACTOR

(830) 456-1287

jamiereeh@gmail.com



1A



2A



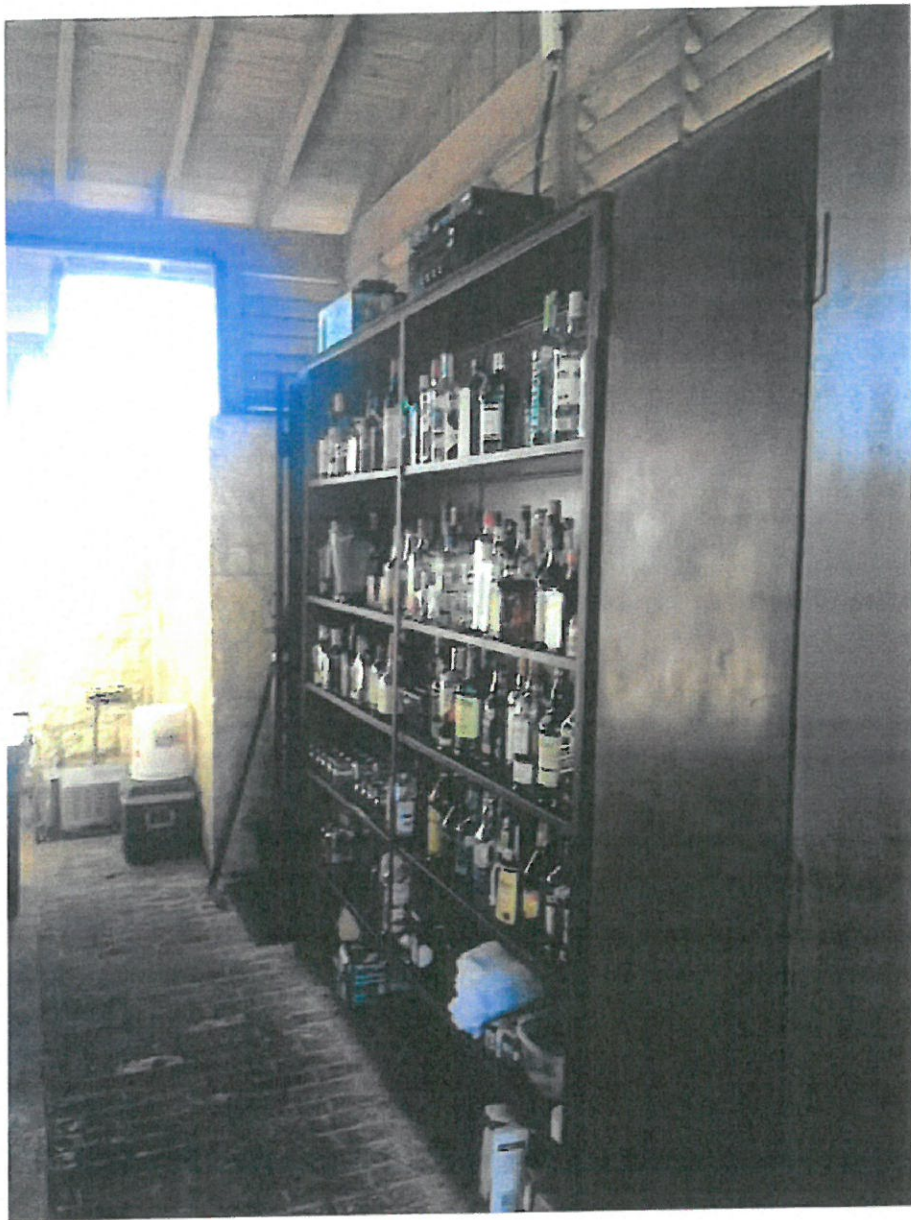
3 A



4A



5A



6A



7A



Closed at 12:00pm on Fri, Dec. 22nd
Open at 7:30am on Tue, Dec. 26th
Closed at 12:00pm on Fri, Dec. 29th
Open at 7:30 a.m. on Tue, Jan. 2nd

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Roll-Up Doors

Everything you want in a metal roll-up door – durable construction, quiet operation, and long-lasting performance – you'll find in the Roll-Up doors from Mueller. Every door comes practically pre-assembled, with the steel bottom bar and locks already in place. Once you install the mounting bracket, you're well on your way to completion. We offer several types, including mini-doors, low-profile, commercial or heavy commercial doors. Select from a wide range of sizes and designer colors so your building can maintain a uniform look while still providing accessibility to meet your needs. Mounting hardware is also included.

Available Sizes:

- 4' x 7' • 8' x 8' • 8' x 10' • 10' x 8' • 10' x 10'
- 10' x 12' • 12' x 10' • 12' x 12' • 12' x 14' • 14' x 14'
- 16' x 8' • 16' x 16'

* Additional sizes can be special ordered.

Accessories:

- Electric Roll-Up Door Opener
- Radio Control Kit
- Electric Operator Kit

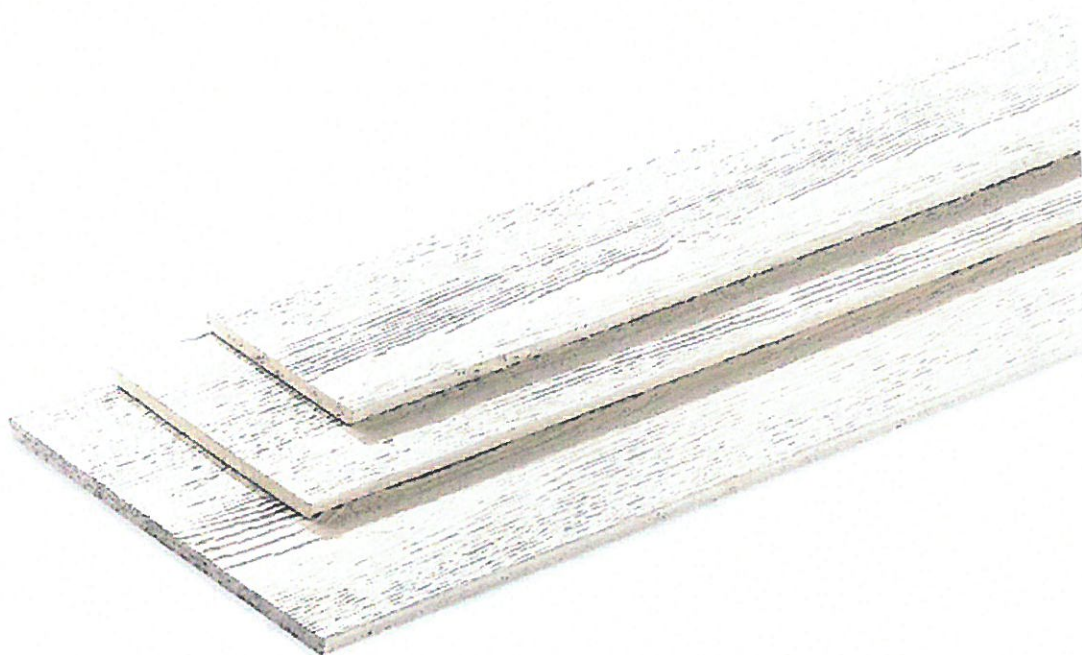
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Features & Benefits

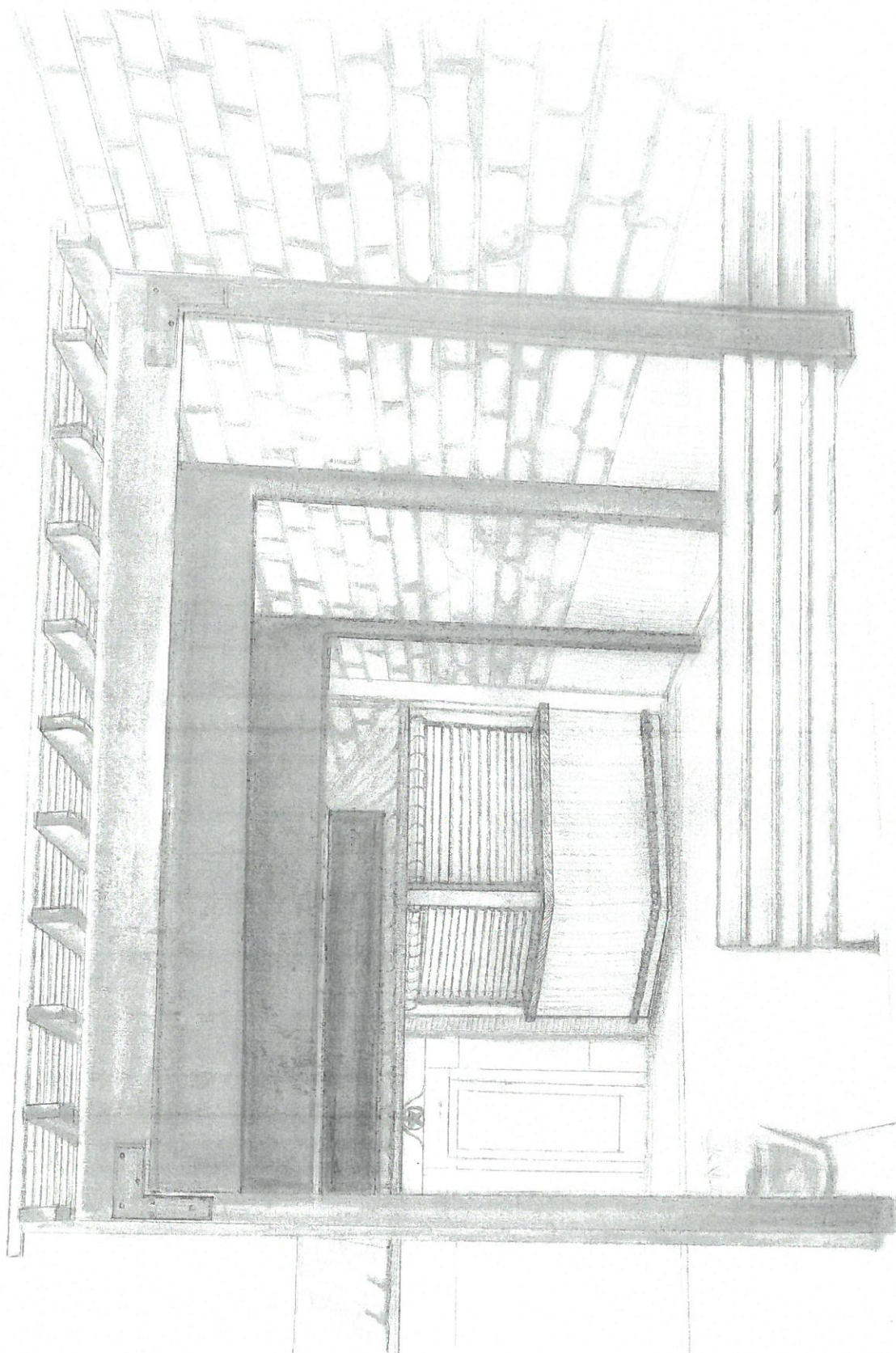
- One of the most durable lap siding options in the market today
- 16' length can result in faster installation
- May create fewer seams than traditional 12' siding
- Pre-primed for exceptional paint adhesion
- Treated engineered wood strand or fiber substrate

Industry-Leading Warranty

Choose LP SmartSide products with confidence.









Fredericksburg Historic Review Board

Application Information

Application Number: 18-05
Date: January 9, 2018
Address: 305 S Bowie
Zoning: R1
Owner: Garry & Donna Francis
Applicant: Shayna Thompson
Rating: Low
Proposed Modifications: New 2 story addition with garage

Request:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Build a 2177 sf addition to existing 1940s minimal traditional house of 695 sf. The addition will connect to the existing with a 1 story section and then step back for a 2 story addition with attached garage and living space over the garage. The materials for the addition will be Hardi Board and Batten with windows and trim influenced by the existing house.
2. Repaint existing asbestos siding and add a support bracket to the left entry door to support the sagging overhang.

Relevant Secretary of Interior's Standards and Fredericksburg Design Guidelines:

SOI 9 - Additions, alterations, and new construction will not destroy historic materials, features, and special relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials.

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

FGB Design Guidelines – New additions 1. ...do not destroy any significant historic materials 2. ...compatible in size and scale with original house 3. Recognizing additions as products of their own time. 4. ...maintain historic alignment of street 5. Preserving original entrances. 6 obscuring from view all additional stories or mechanical equipment.

FBG Design Guidelines – New Construction 1. Designing new construction within the same scale, size, and massing as its surroundings 2. Using materials, colors, and finishes compatible to the surrounding historic structures 3. Maintaining the same roof lines,

setbacks and street and porch orientations as its neighbors 4. Minimizing the visual and physical impact of parking

Staff Recommendation/Findings:

1. The proposed addition is appropriate in material and style, however the massing and scale overwhelm the small cottage. The applicant has tried to minimize the mass by using a one story connector, but new addition dominates the site. Staff does not recommend approval based on FBG Design Guidelines for new additions and new construction.
2. Staff recommends approval of the alterations to the existing house. The paint color is appropriate and the proposed bracket is a minimal design change to extend the life roof.

Case Comments:

R1 doesn't allow a secondary B&B unit under 10,000 sf lot. This lot measures 8,320 sf. Proposed addition is 35% of lot with a max of 40% allowed in R1.



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 305 S. Bowie

Date Submitted 12/27/17 **AH**

Owner name: Garry & Donna Francis

Phone # 806 323 3363

Owner Address: 941 Wireless Ave., Kerrville, TX 78028

Authorized Applicant: Shayna Thompson

Phone # 830 998 1673

Applicant Signature: Shayna Thompson

Applicant E-mail: fbgdesign@hotmail.com

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

Desired Start Date: 1-2018

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.

The original 1945 bungalow cottage will keep its look inside & out keeping the asbestos siding. The only change will be a fresh coat of paint & adding a bracket on the left side of the entry door to help support the sagging overhang. The new addition will be behind the existing structure stepping away from Bowie St. & San Antonio St. New construction will be painted Hardi Board & Batten and the two story sections are pushed back away (attach another sheet if necessary) from the existing house. The complementary windows & trim details help to tie into the existing structure while possessing more modern lines to differentiate the new addition.

Attach supporting documentation including: ☒ paint color ☒ color photographs ☒ site plan

☒ elevations & floorplans ☒ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application # 18-05

Year Built: _____

Eligible for Administrative Approval Yes ☐ No ☒

Zoning: R1

Historic Review Board Meeting Date Jan 9, 2018

Application Fee \$10

paid

Survey Rating: High Medium ☒ Low

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.



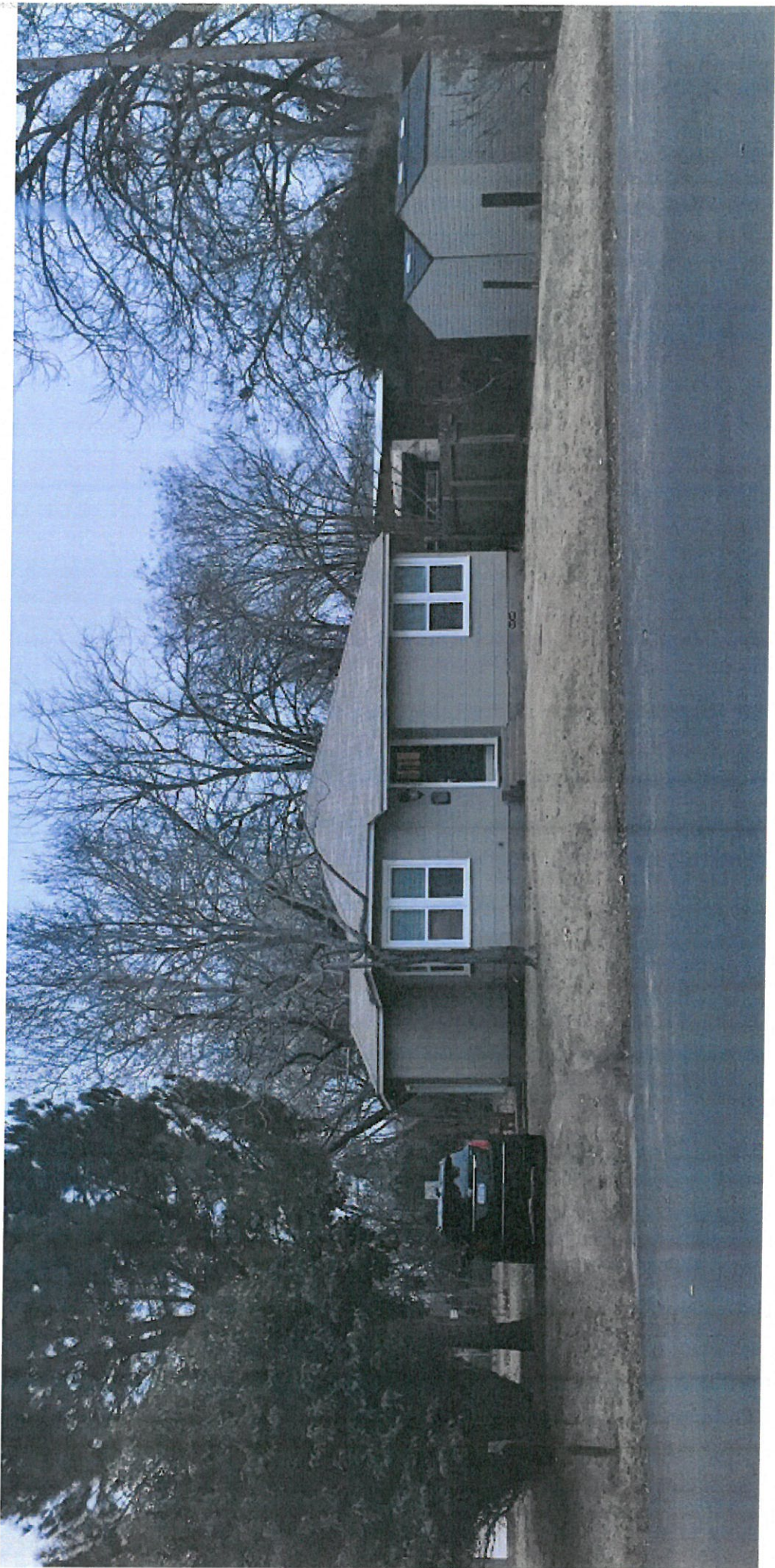












Behr - Ivory Palace - PPU 1014u

Trim on existing house, board & battons siding on new addition
and trim

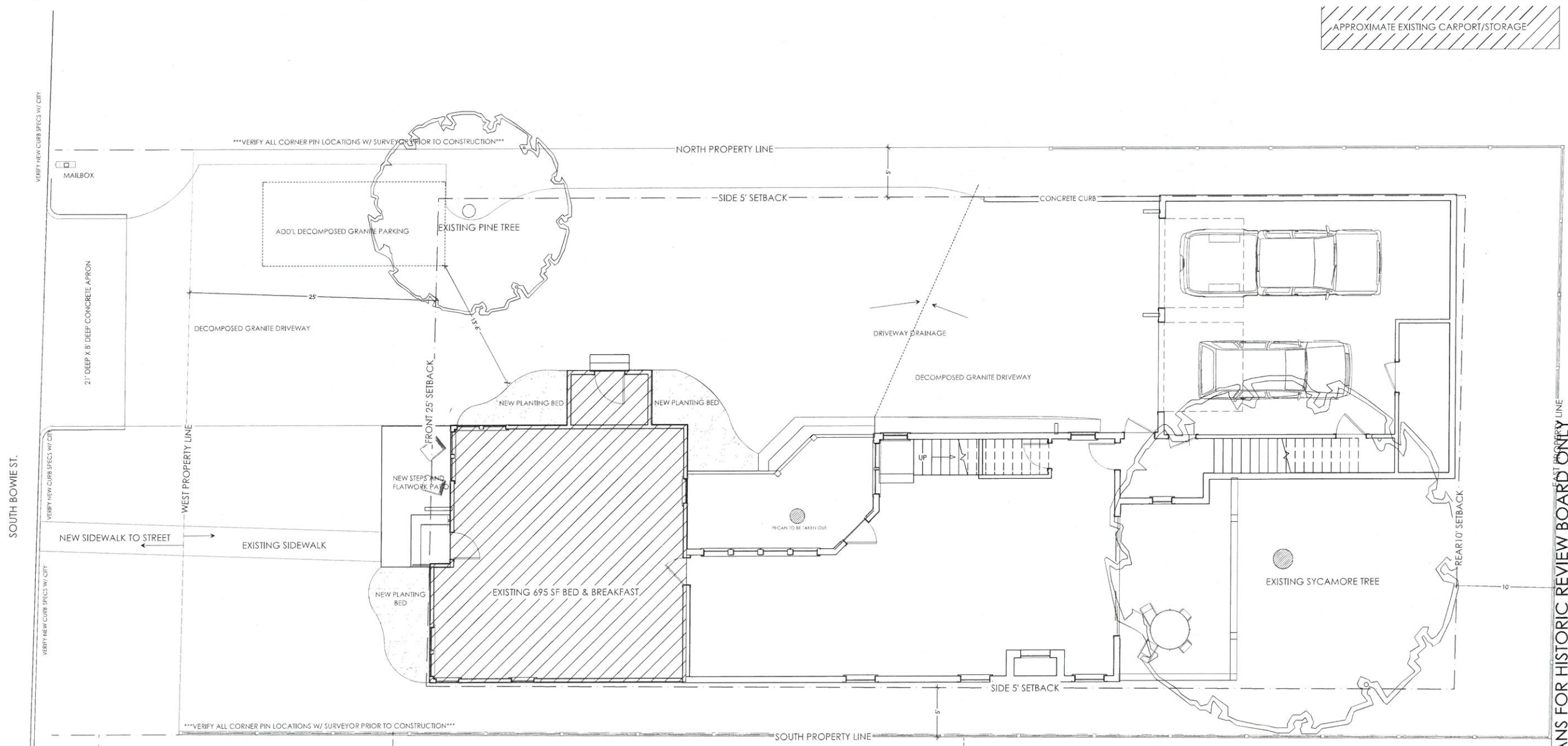
Behr - Tru Taupewood - PPU 24-09m

walls on existing house

walls and trim on garage

Behr - Chinchilla - PPU 24-03d

**Stained cedar porch posts and rafters & awning framing



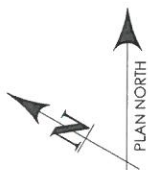
Existing Street View nts



Street View Perspective nts



Site Plan 1" = 5'-0"



Plan Data
~ 695 SF Existing B & B
~ 887 SF First Flr. Cond'd
~ 605 SF Second Flr. Cond'd
~ 540 SF Garage Guest Cond'd
~ 145 SF Mud Rm./Stairs Cond'd
~ 750 SF Garage & Storage
~ 399 SF Front & Back Porches
~2177 SF ADDED Cond'd Space
~1149 SF ADDED Misc. Slab
~3326 SF ADDED Total SF

R-1 ZONING
Historical District: Low Rated
Lot Size : 8,320 SF
Lot Building Coverage 2,876SF - 35%
(40% Max)

Shayna Thompson
1603 D East Main St.
Fredericksburg, Texas
830.998.1673
tbgdesign@hotmail.com

Willow Creek
DESIGNS

Garry & Donna Francis
305 South Bowie St.
Fredericksburg, Texas

Notes Plan
Front Elevation

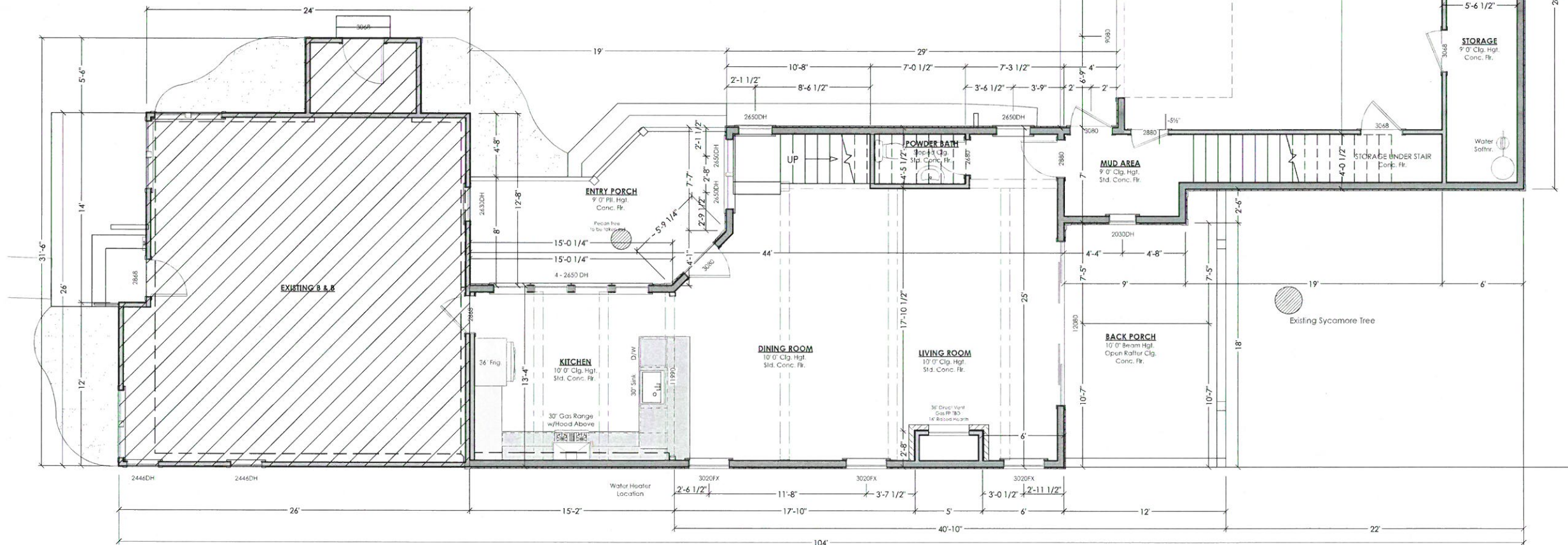
Scale:
1/4" = 1'-0"

Date:
12-27-17

Revisions:



Driveway Perspective nts



Existing Street View Perspective nts



Street View Perspective nts

PLANS FOR HISTORIC REVIEW BOARD ONLY

Garry & Donna Francis
 305 South Bowie St.
 Fredericksburg, Texas

Floor Plan
 Elevation Views

Scale:
 1/4" = 1'-0"

Date:
 12-27-17

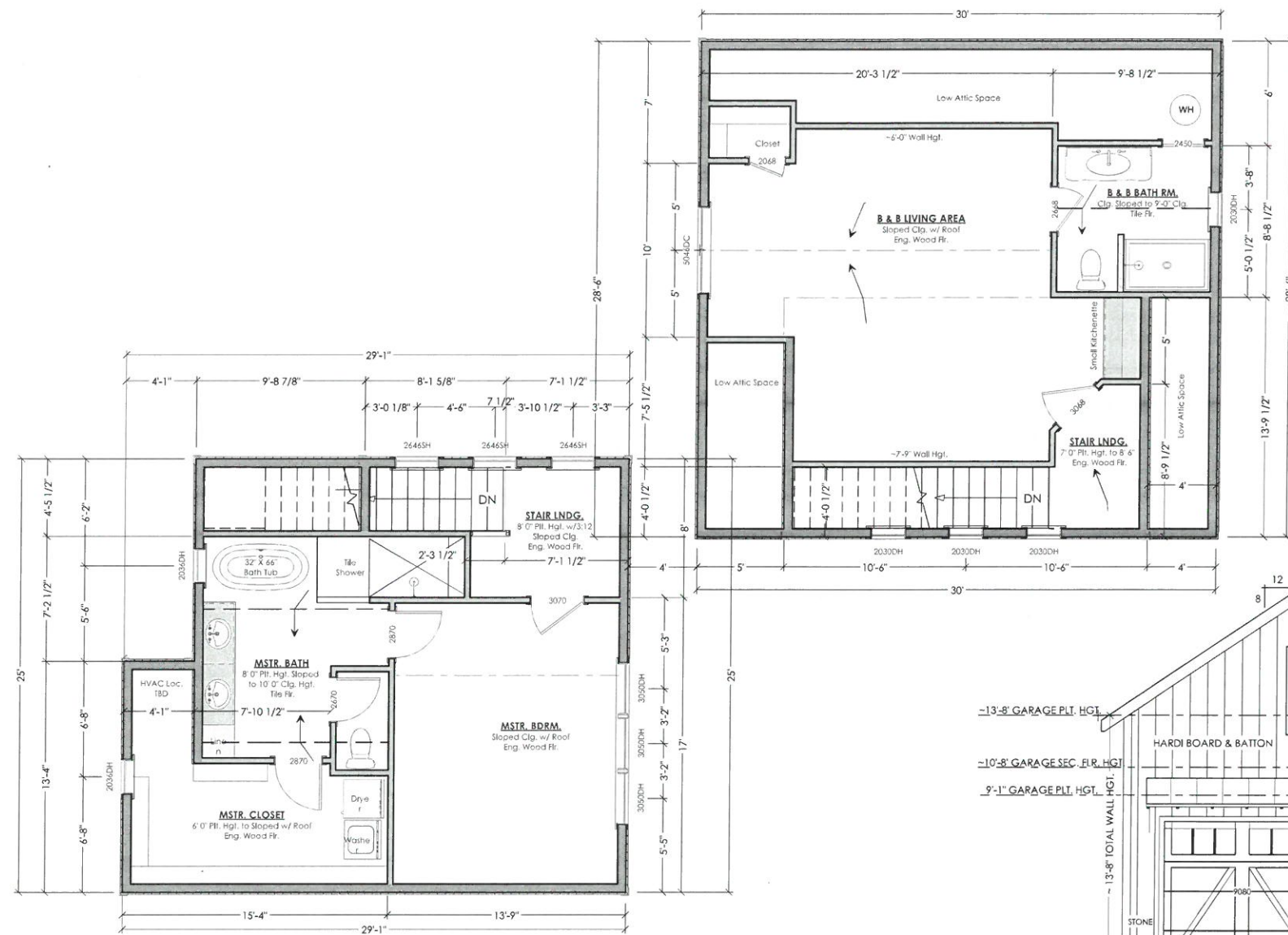
Revisions:

A-2

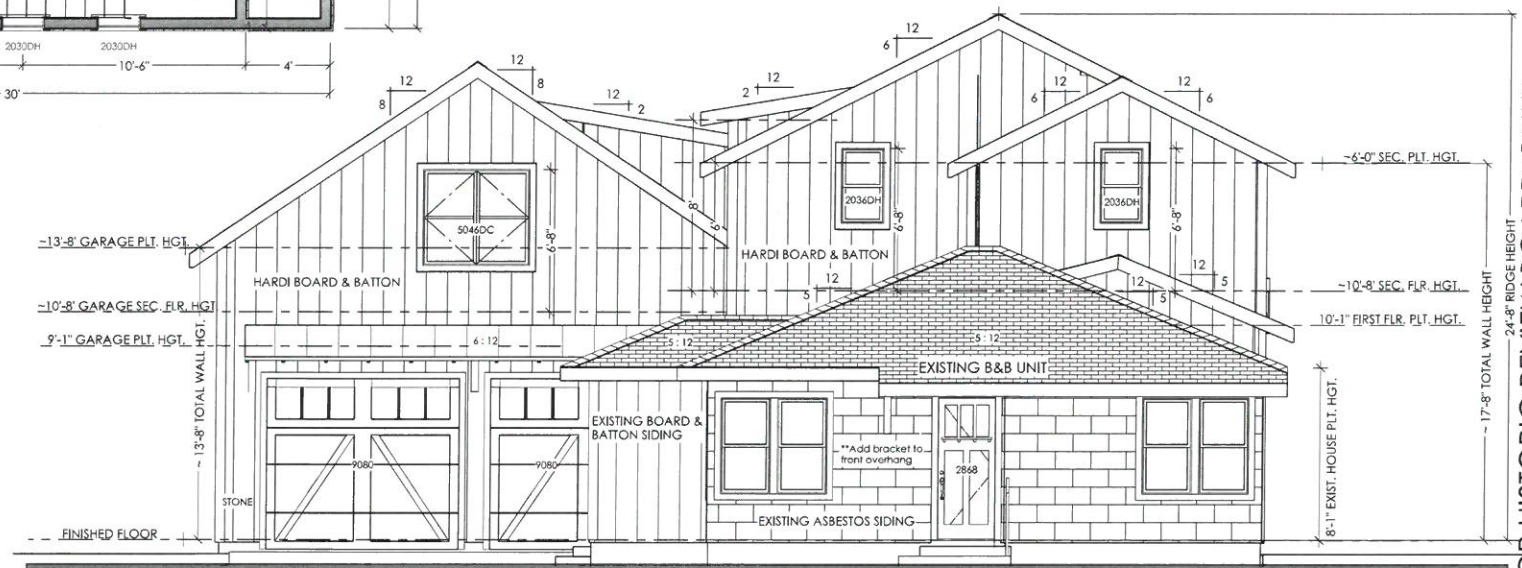
Shayna Thompson
 1603 D East Main St.
 Fredericksburg, Texas
 830.998.1673
 tbgdesign@hotmail.com



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Second Floor Plan 1/4" = 1'-0"



West Bowie St. Elevation 1/4" = 1'-0"



North Elevation 1/4" = 1'-0"

PLANS FOR HISTORIC REVIEW BOARD ONLY

Garry & Donna Francis

305 South Bowie St.
Fredericksburg, Texas

Elevations

Scale:
1/4" = 1'-0"

Date:
12-27-17

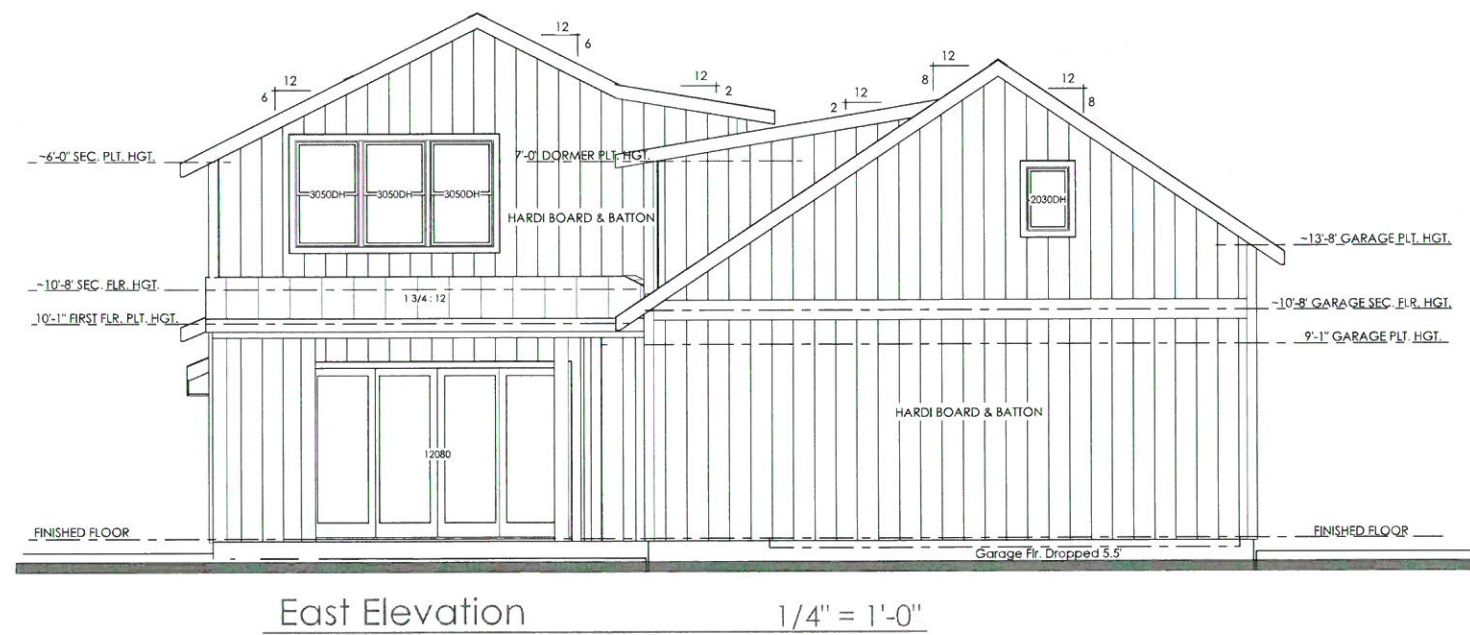
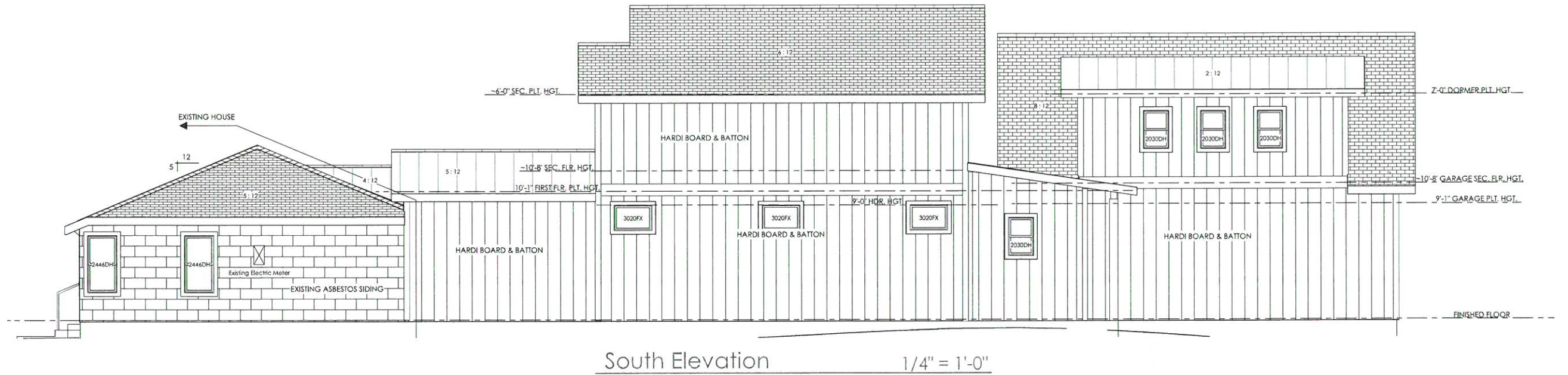
Revisions:

A-3

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830.958.1673
fbgdesign@hotmail.com



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View to South End of Property



View to SE Corner of Property

PLANS FOR HISTORIC REVIEW BOARD ONLY

Garry & Donna Francis
305 South Bowie St.
Fredericksburg, Texas

Elevations

Scale:
1/4" = 1'-0"

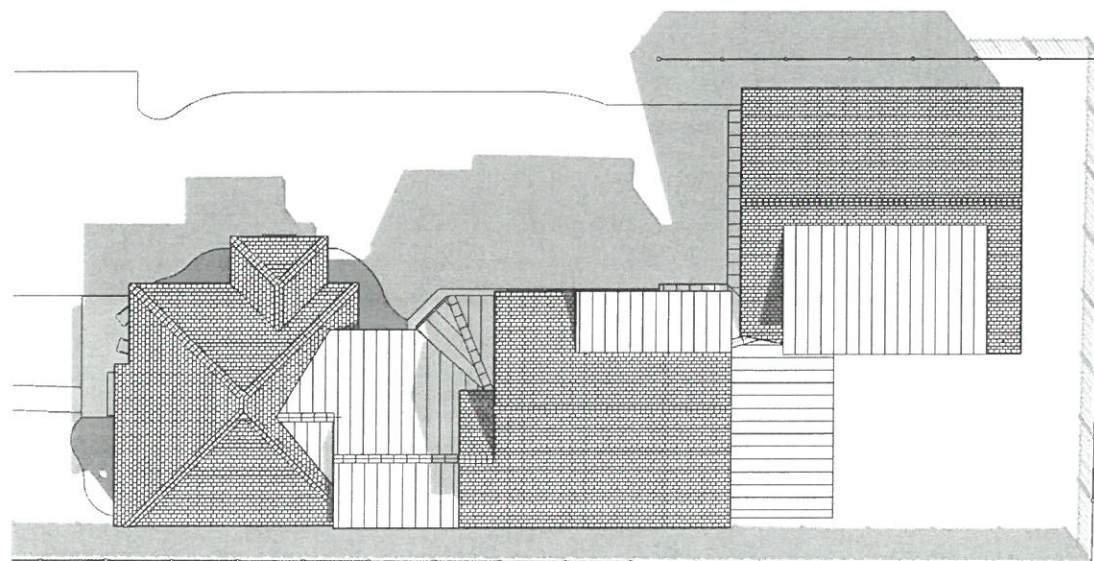
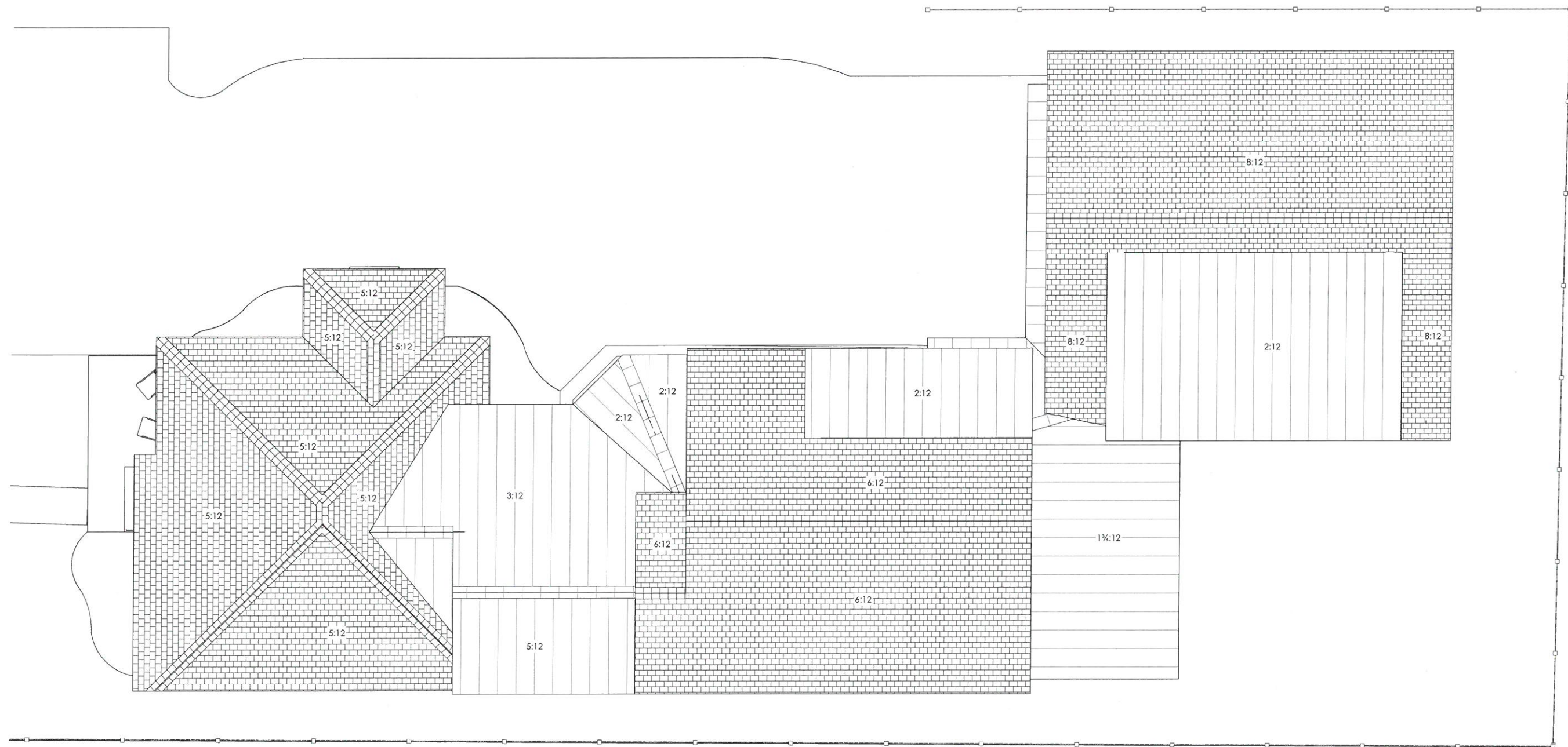
Date:
12-27-17

Revisions:

A-4

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1603 D East Main St.
Fredericksburg, Texas
830.958.1673
fbgdesign@hotmail.com

Willow Creek
DESIGNS



Roof Overview

NTS

Roof Plan

1/4" = 1'-0"

PLANS FOR HISTORIC REVIEW BOARD ONLY

ROOF PLAN NOTES:

- 1.0 ROOF TO BE COMPOSITION ROOF ON MAIN ROOF PLANES AND GALVALUME STANDING SEAM ROOF ON ACCENT ROOF AREAS (AS SHOWN).
- 2.0 ALL PLUMBING AND APPLIANCE VENTS TO VENT TO REAR OF ROOF RIDGE WHERE POSSIBLE.
- 3.0 ALL OVERHANGS TO BE 18" FROM STUD WALL UNLESS OTHERWISE NOTED OR REQUIRED.
- 4.0 VERIFY WITH ENGINEER FOR FRAMING PLANS, HEADERS AND BEAMS.
- 5.0 VERIFY CANTILEVERED AWNING DESIGN WITH ENGINEER.

Garry & Donna Francis

305 South Bowie St.
Fredericksburg, Texas



Shayna Thompson
1603 D East Main St.
Fredericksburg, Texas
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I, GARRY & DONNA FRANCIS, ARCHITECTS, CERTIFICATE THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. WE HAVE NOT BEEN ADVISED OF ANY OTHER INFORMATION THAT WOULD AFFECT THE ACCURACY OF THE INFORMATION PROVIDED. WE HAVE NOT BEEN ADVISED OF ANY OTHER INFORMATION THAT WOULD AFFECT THE ACCURACY OF THE INFORMATION PROVIDED. WE HAVE NOT BEEN ADVISED OF ANY OTHER INFORMATION THAT WOULD AFFECT THE ACCURACY OF THE INFORMATION PROVIDED.

Roof Plan

Scale:
1/4" = 1'-0"

Date:
12-27-17

Revisions:

A-5

