

CITY OF FREDERICKSBURG

AGENDA

HISTORIC REVIEW BOARD

Tuesday, March 14, 2017

5:30 P.M.

CITY HALL

CONFERENCE ROOM

126 W. MAIN ST.

1. Call to Order
2. Roll Call
3. Chairman's Statement
4. Announcements – Staff submitted CLG application to host regional Historic Board Training
5. Citizens to be Heard

<u>APPLICATIONS</u>	<u>PAGE REF.</u>
6. Application #17-17 by Melissa Estes at 509 W. Austin for Building Addition	Pp 7-34
7. Application #17-20 by Stuart Barron at 401 E. Main for Construction of Deck	Pp 35-42
8. Application #17-15 by Don Nagel at 113 W. San Antonio for Storage Building	Pp 43-49

ACTION ITEMS

9. Demo by neglect -247 E. Main

DISCUSSION ITEMS

10. 755 S. Washington
11. 330 W. Main – Unpermitted Sign, Recently purchased
12. Proposed changes to Historic Preservation Ordinance

SIGN OFF APPLICATIONS

13. #17-13 – Fence – 509 W. Austin – (Estes)
14. #17-14 – Rebuild Rock Wall – 112 E. Schubert – (Schulze)
15. #17-16 – Paint and Repair Wood Siding – 416 & 418 E. Main – (Jedrzejewski)

16. #17-18 – Fence – 112 E. Schubert – (Schulze)

ADJOURN

Members of the Historic Review Board

Sharon Joseph- Chair

Charles Schmidt

Larry Jackson- Vice Chair

Stan Klein

Eric Parker

Mike Penick

David Bullion

Alternates

Jerry Sample

John Muraglia

Karen Oestreich

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

**HISTORIC REVIEW BOARD
February 15, 2017
5:30 PM**

On this 15th day of February, 2017 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

MIKE PENICK
STAN KLEIN
ERIC PARKER
CHARLES SCHMIDT
JOHN MURAGLIA
JERRY SAMPLE
SHARON JOSEPH

ABSENT: KAREN OESTREICH
DAVID BULLION
LARRY JACKSON

ALSO PRESENT: ANNA HUDSON – Historic Preservation Officer
BRIAN JORDAN – Director of Development Services
KYLE STAUDT – Building Official
BROC SCHULZ – Building Inspector
SHELBY COLLIER – Development Coordinator

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

MINUTES

Eric Parker moved to approve the minutes from the January 2017 regular meeting. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #11-10 by Randy Stehling at 301 W. Main for outdoor wall mural.– Brandon Weinheimer presented the application. He began by showing a sketch up of the proposed mural. It is a nature scene that they are requesting to place on the interior wall. Technically, the interior wall is the exterior wall of the neighboring business, Crossroads.

John Muraglia asked the distance from the wall to the sidewalk, is it 40 ft. Brandon replied that the wall with the proposed mural was roughly 60 ft. from the sidewalk. Randy Stehling clarified that the mural was on the wall of Crossroads, which is the interior wall of Altdorf.

Anna Hudson, Historic Preservation Officer for the City of Fredericksburg, stated that upon review of the Ordinance for new construction as well as the proposed mural, there are no

conflicts. She clarified this was not an endorsement of the project, just a statement that per the code of ordinances, there is no conflict.

Mike Penick asked if they were proposing to paint the whole wall. Randy said yes, the whole wall is to be painted. John asked if the upper left portion was to be painted because the sketch up did not show it to be painted. Randy said that due to the location of the upper left hand portion and it not being visible, it is not intended to be painted. However, they plan to soften the ending so it does not look so abrupt.

Stan Klein asked if the outbuilding of Altdorf butted up to the interior wall in question. Brandon agreed that yes, the outbuilding was flush with the interior wall. Mike asked for clarification on the building and the interior wall, is there any space between the building and the interior wall. Brandon clarified that there are mere inches between the two but yes, there is indeed space between the interior wall and building.

Eric Parker moved to approve Application #17-10.

Stan stated that he worries this approval will set the precedent for murals in the City. He worries that this is not a decision the board should take lightly and he cautioned against approving it do to possible future requests

Eric Parker moved to approve Application #17-10. John Muraglia seconded the motion. Stan Klein opposed the motion, the rest of the board voted in favor and the motion carried.

Application #17-12 by John Klein on behalf of Scott Felder at 614 S. Washington for development of Bed and Breakfast Complex.— John Klein presented the application with Scott Felder present. John provided a sketch up and model of the project that includes 4 B&B structures on the lot as well as the proposal of using the Landmark house to provide an additional 4 B&B. Ghost marks of posts for the porch were found, and they are wanting to restore the porch as concrete with columns as well as membrane with an incorporated gutter system. Instead of a rear addition a stairway is proposed for the second floor B&B to have egress. John also mention the desire to have an 8 ft. stone fence and the front of the lot.

Stan asked for clarification when viewing the model that the entire project does not concern the board. He asked John to show him on the model where the Historic Property stopped. John showed on the model the Historic Property line and went on to explain the projects requirement to provide sidewalk and the concern of getting the vehicles off of Washington St. when arriving to the complex. Mike stated the elevations of the model were not correct, he said there is more of a rise. John said that is right there is 8 ft. difference between the landmark and the street.

Sharon Joseph asked how tall the wall in front of the property was. John responded that the proposal is 8 ft. Stan asked what the objective of the wall is. John said he is trying to block the traffic and noise off of Hwy 87. It also offers a since of security to the property. Stan asked if the wall would run the entirety of the lot. John said no, there is fencing around the property but the wall would be in front. Sharon asked if they could move the wall further back so as not to hide the Landmark house. John showed on the model where the wall would go, he said they

could add transparency but the wall needs to stay where it is.

Stan asked if he thought about changing the design of the wall. John again stated they could add transparency with different materials or follow a different path, whatever the board deemed necessary. Scott added that the wall wasn't just for sound that it would also give a strong visual screen and a sense of security. It would also help provide for the gated entry. Stan stated additional plant life, possibly something that is ever green, would help add to the visual screen as well as sound mitigation.

Jerry Sample asked about the height of the fence and how it would look with the elevation difference against the house. Mike stated that he would guess a 3 ft. fence would cover up 8 ft. of the house due to the elevation. John stated the fence would be 8 ft. from the grade.

Stan stated the wall was questionable but the building looked fine. John said that was fine, if he could get approval for the project but table the wall he would come back with another application. Sharron asked if she could get that in a motion.

John asked if they could get integrity windows made and replace all of the windows. Sharon asked if you could get them to match. John stated they would need to be made but he could get them. Anna asked about the materials for the windows and siding. John mentioned the siding would be done to match existing and he wants to go with integrity windows which are wood windows with fiberglass coating. Anna asked for clarification that these windows would only be for the new construction. John said no, it would be throughout the whole project. Anna asked if the windows were a true divided light. John said no, it was a simulated light.

Shelby Collier asked for clarification on the window ruling. John responded that he was going to have to leave the original windows to the Landmark home unless broken and needing repair and use the Integrity windows in the new construction only.

John Klein will bring an application at a later date for colors, porch, and the wall.

Stan Klein moved to approve Application #17-12 and John Muraglia seconded the motion. All voted in favor and the motion carried.

Application #17-09 by Michael Meier at 214 N. Washington for Accessory Building –Michael Meier presented the application. Sharron Joseph stated that Mr. Meier had moved the building onto the lot without a permit or an application. Michel stated that he had the building loaded on a trailer and needed the trailer for something else, so he off loaded the building while in the process of obtaining the permit. He began his presentation by stating the building that is there is not the one he wants there permanently, however, he needs a place to secure his tools and equipment. He said he has no plans for that building to be there longer than a year. He went on to say this is the first time he has asked for permission before he did something to his property.

Stan stated that is not true, he unloaded the building before obtaining the appropriate documents. Sharon asked for someone to educate her on what the Ordinance says about temporary buildings in the Historic District. Brian Jordan said he didn't know what information

she was looking for. The building is in the Historic District therefore it is subject to a building permit as well as a Certificate of Appropriateness, neither of which Michael has. Mike asked if it's a temporary building how temporary. Brian responded that it does not matter.

Mike asked for clarification on the definition of temporary. That temporary referenced the type of structure not the duration of its stay. Brian confirmed that the definition was correct.

Jerry asked how temporary the building was going to be, he said he noticed Michael had been laying rock around the foundation of the building. Michael responded he was only doing that to improve the look of the building he does not intend for the building to be there longer than one year.

Stan asked if there was water and electricity to the property. Michael said there are no utilities on that lot.

Jerry Sample moved to deny Application #17-09 and Eric Parker seconded the motion. All voted in favor and the motion carried.

Application #17-08 by Melissa Estes at 509 W. Austin for Building Addition – Melissa Estes presented the application. She is proposing to do an addition onto the existing '70's addition to the Landmark house. She passed out copies of a hand sketched aerial drawing of the roof line detailing the Landmark home, the 70's addition, and the proposed the addition. Mike Penick asked if there were photos or video available. Kyle Staudt put the images on the projector.

Stan stated that the drawings he is looking at doesn't look right. Andy, Melissa Estes's builder, attempted to explain how the drawings were meant to look. Eric Parker asked for clarification that the new addition taps into the 70's addition. Andy said yes that is correct. Andy tried to show on the video the way the new addition would look.

Mike asked if they had access to anyone who could draw the proposal to scale. He proceeded to tell Andy, that drawing it out with his finger as he was made it very difficult to follow. Stan asked how could they build it if he couldn't see it himself. Melissa stopped the conversation and said since she was not touching the Landmark house she did not want to spend the money to get renderings.

John asked for clarification that they would not be touching the roofline of the original house. Andy agreed that yes, the landmark would remain untouched. Jerry said in order to make an informed decision the board needs scaled drawings. Melissa said she is not touching the original structure. Jerry said he understood that, but the point he is trying to make is her application is incomplete. What they are proposing to do is not made clear in the application.

Melissa said this is the second time she has been to the board and she is still not getting her approval. Stan said he is not trying to discourage her from her project, but the board needs accurate information to make an informed decision. Eric said the board needs information like materials as well as the full layout of scaled drawings such as elevations.

Melissa explained she purchased the property in November and has encountered nothing but

issues, this board being one of them. Jerry said he understood her frustrations but if she was presenting a project in San Antonio she would at least present a site plan. Melissa stated she presented a Site Plan in the first application which was denied, she went on to say that she has been doing this since the 80's and back then this additional paperwork was never required.

Mike cut in and used the drawings provided by Melissa to ask if it was truly 4 solid walls that made up her addition, no windows and no doors. Melissa said no of course there are windows.

Andy said he understood the point that was trying to be made.

Eric Parker moved to deny Application #17-08 and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

ACTION ITEMS

DISCUSSION ITEMS

Unpermitted Signage Downtown – Kyle stated the arrow sign that was brought before the board last time, has been removed. Also, the signage issue at 330 W. Main where the tenant cut into the stone is currently at the City Attorney's office. The winery sign was taken to court, they plead guilty and have paid the fine. They have submitted a sign application that will be coming before the board for a Certificate of Appropriateness.

Demolition by Neglect 402 S. Adams - Keller House – Kyle spoke with Kenneth Keller, he is going to submit an application for funds by the deadline of Friday February 17th. If the application is not received by then the City will get quotes and have the work done then file liens on the property. Charles Schmidt asked if the actual owner was ever determined. Kyle confirmed the mother, Irene Keller is still the legal owner.

Demolition by Neglect 247 E. Main – Nimitz Birthplace - Kyle stated he went by and this property needs a Demo by Neglect letter sent. Sharon stated the renters brought to the boards attention that the railing has been cut out and replaced with new wood, as well as rotting around the windows. Eric Parker made a motion to send a Demo by Neglect Letter to the owner, Stan Klein seconded the motion. All voted in favor and the motion carried.

Demolition by Neglect 251 E. Main – Brian wanted to inform the board about the active legal action being perused against Dan Pfeiffer at this property. He has been issued several letters and is claiming all of his violations are art.

Demolition by Neglect at 110 E. Creek Street - Kyle said Holy Ghost is expected to close on the property March 3rd. The City Staff has already been contacted by the church and a copy of the original Demo by Neglect Letter has been provided to the Church.

312 E. Austin – Sharon stated this was on the list due to door coverings that had not been approved per David Bullion. Kyle said the application showed that this application had been received and approved. Will wait to see what David Bullion has to add to this inquiry.

ADJOURN

With nothing further to come before the Board, Stan Kelin moved to adjourn. Eric Parker seconded the motion. All voted in favor and the meeting was adjourned at 7:18 p.m.

PASSED AND APPROVED this the 14th day of March, 2017.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

Fredericksburg Historic Review Board

Application Information

Application Number:	17-17
Date:	March 14, 2017
Address:	509 W. Austin St
Zoning:	R2
Owner:	Melissa Estes
Applicant:	Melissa Estes
Rating:	Medium
Proposed Modifications:	New addition, roof repair, paint windows, widen driveway approach
Neighborhood Characteristics:	Located in Historic District

Request:

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

1. Remove brick chimneys that no longer connect to internal fire places
2. Construct an addition connected to existing 1970's addition. New construction will be brick with windows of similar size and design as windows in original home.
3. Paint windows and door in original home dark gray.
4. Replace original roof and integrated gutter system with pre-weathered galvalume
5. Expand driveway approach from 8 to 12 feet and driveway from 8 feet to 10 feet
6. Repair front porch columns, fascia, and windows

Staff Recommendation:

1. Staff does not recommend approval of the removal of the original chimneys based on the Secretary of the Interior's Standards #2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided and SOI # 6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The chimneys have already been removed. The bricks are still on site.

2. Staff recommends approval of the addition since it is attached to an existing addition, uses a similar material as the original, but is clearly new construction, and has massing and height that do not distract from the main house. This recommendation is based on SOI # 9 new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment and SOI # 10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
3. Staff does not recommend changing the color of the windows based on the Historic Preservation Ordinance Sec. 23-61.(a) (2) - Paint color and application. Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The building official shall determine whether or not the proposed color is within the approved list of colors. Base colors such as vibrant or "hot" shades, deep dark shades, and black shades are not acceptable. If one wishes to use these colors, a certificate of appropriateness must be granted in advance of paint application. The painting of existing historic buildings composed of materials such as unpainted stone or unpainted masonry is prohibited.
4. Staff does not recommend approval of the replacement of roof, rather the roof should be repaired and the integrated gutter system should be retained in keeping with SOI #2; the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided and SOI # 6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
5. Given the grade change at the driveway staff recommends a 12' apron and 10' driveway to be paved to the current pave line.
6. Staff recommends approval of the repair of all original features including columns, fascia, and wood windows in accordance with the Secretary of the Interior's Standard number 6; deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. And number 7; chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Case Comments:

Application was denied at Feb. 15, 2017, HRB meeting due to lack of sufficient documentation.

17-17

Application for Certificate of Appropriateness

Application Date: Feb 27 2017

Application Complete: Yes

Property Address: 509 W. Austin St

Owner: Melissa Estes

Phone No. 940 781 7970

Address: 509 W. Austin St.

Applicant: Melissa Estes

Phone No. 940 781 7970

Address: _____ Fax No. _____

Description of External Alteration/Repair or Demolition: Addition - Repair roof -

Addition will have brick exterior

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: Landmark house will be focal point

of residence with new addition to complement property.

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

None. See drawings attached with application.

☒ Drawing

☐ Sketch

Date Submitted: Feb 27 17 ☐ Historic Photograph

Desired Starting Date: _____

Desired Completion Date: ASAP

SURVEY RATING: _____

☐ High

☒ Medium

☐ Low

☐ None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Melissa Estes

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

Building Official's Determination

Date _____

☐ Insignificant ☐ Significant

(Max 7 days)

Chairman's Determination

Date _____

☐ Insignificant ☐ Significant

(Max 7 days)

Meeting Date (40 days max. after complete application) _____

Notice to Applicant: _____

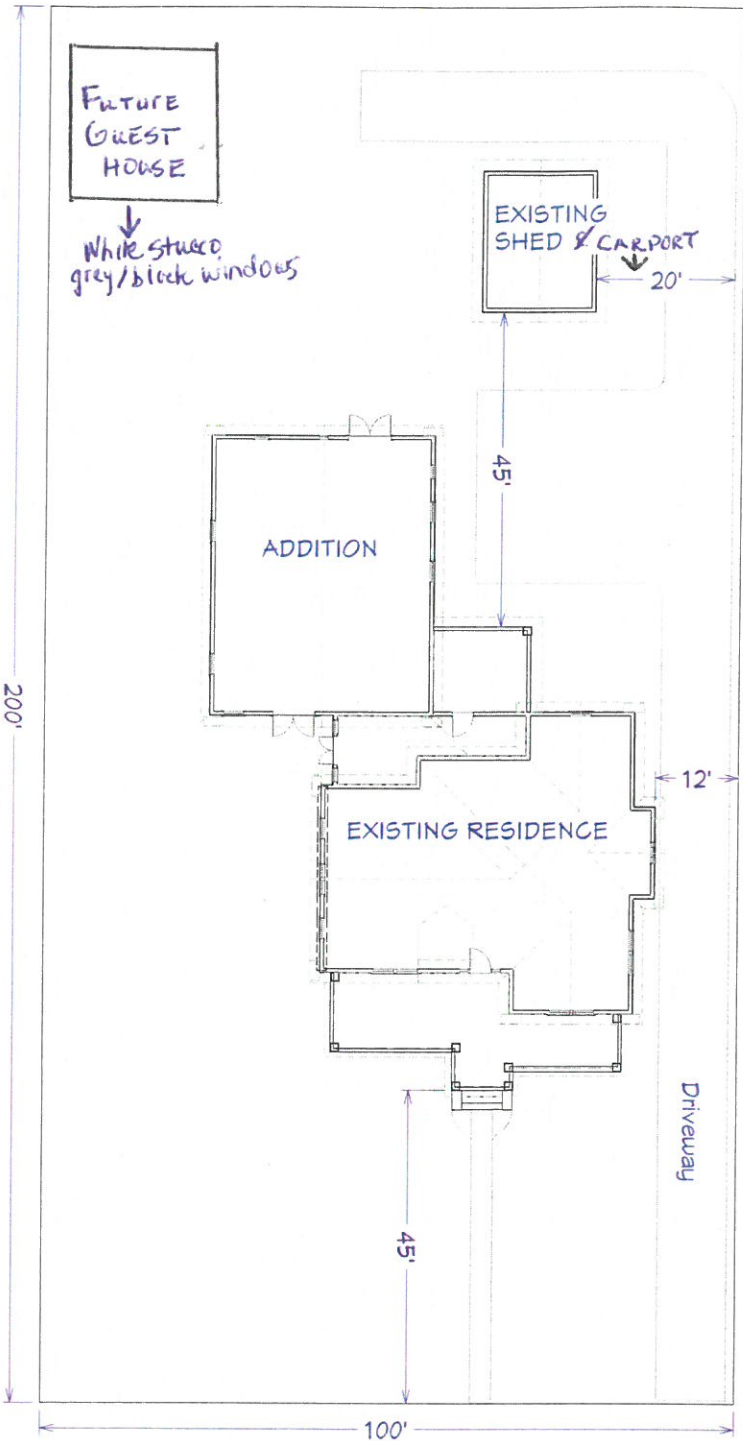
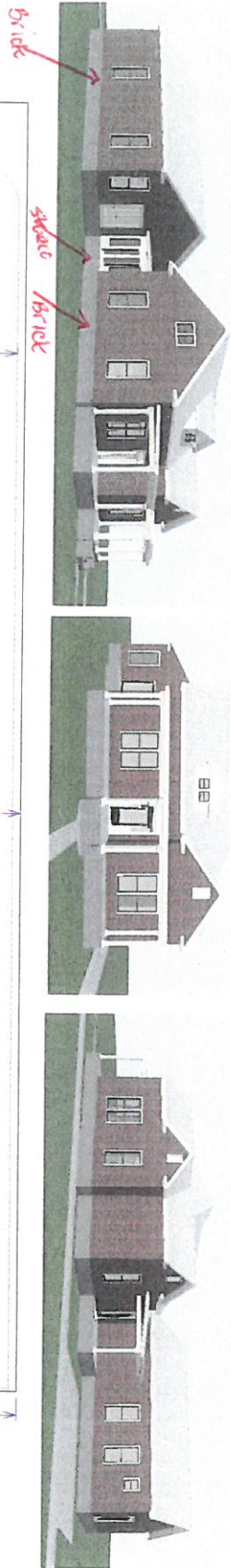
APPLICATION FEE: -\$10.00 plus ☐ Board Review; CERTIFICATE OF APPROPRIATENESS-\$40.00

Hager Construction

321 Lois St

Kerrville, TX 78028

February 27, 2017



1.0.0 Site Plan - rotated 90°

1/4" = 1'0"

Fredericksburg Historic Home Addition

1.0

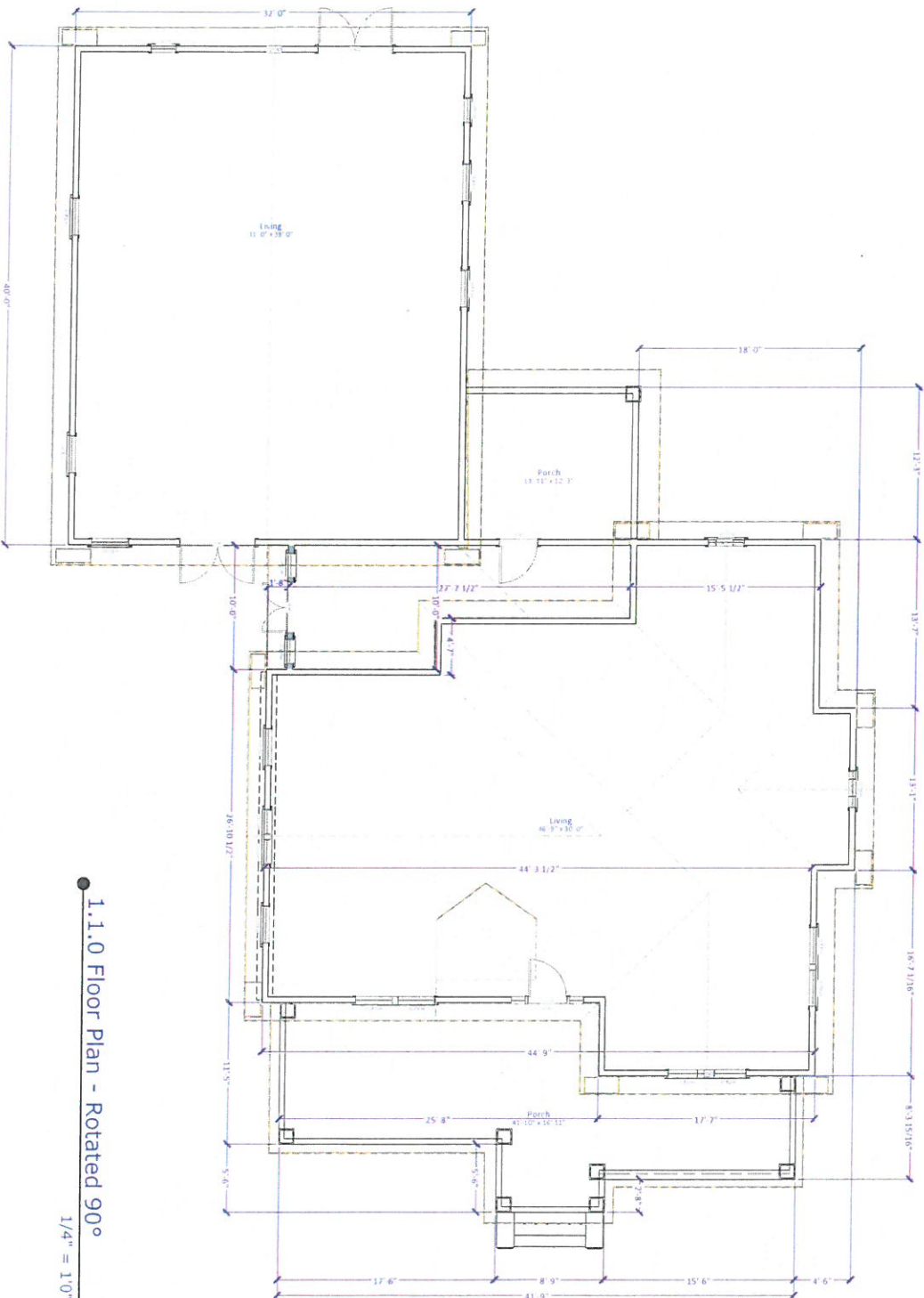


TELDWEN
WINDOWS
CHESTNUT
BRONZE

Hager Construction

321 Lois St Kerville, TX 78028

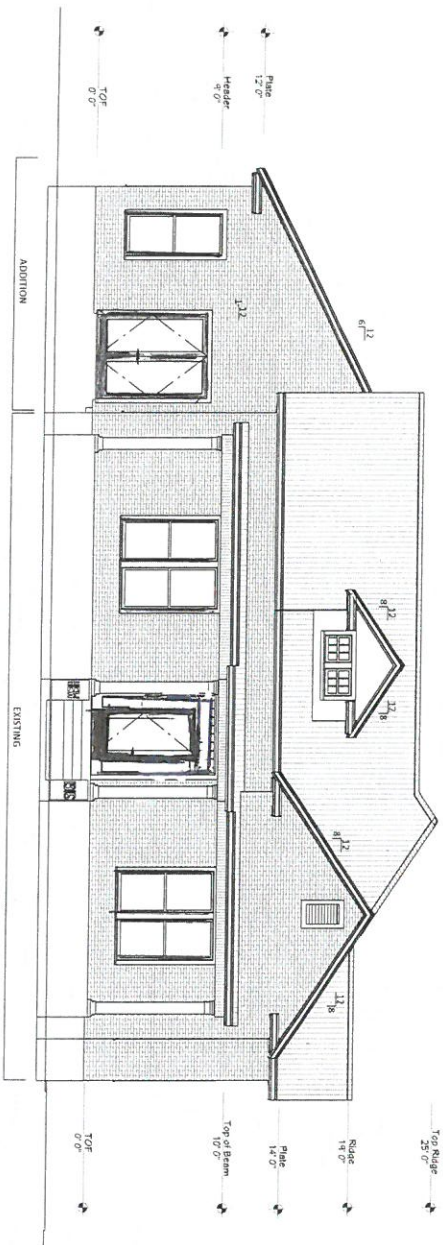
February 27, 2017



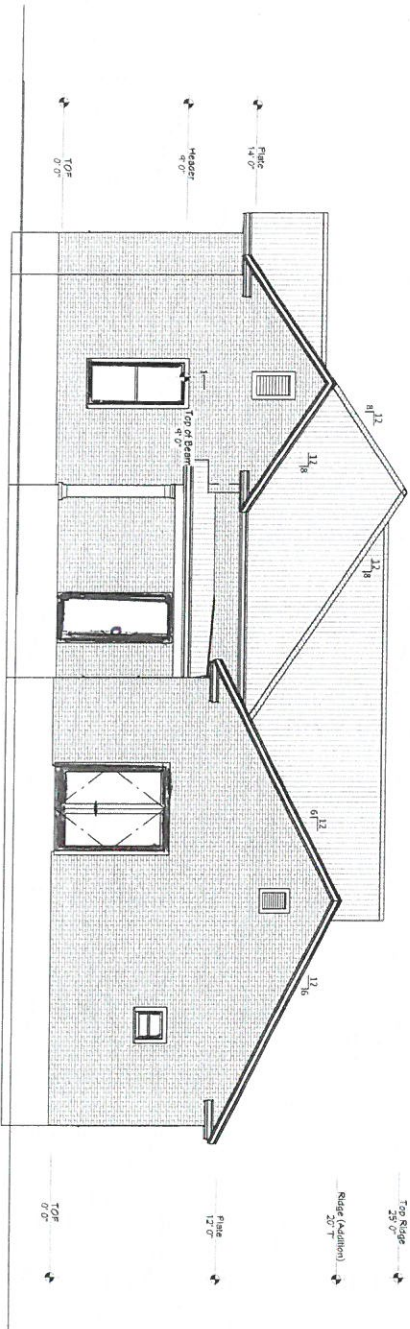
1.1.0 Floor Plan - Rotated 90°
1/4" = 1'0"

Fredericksburg Historic Home Addition

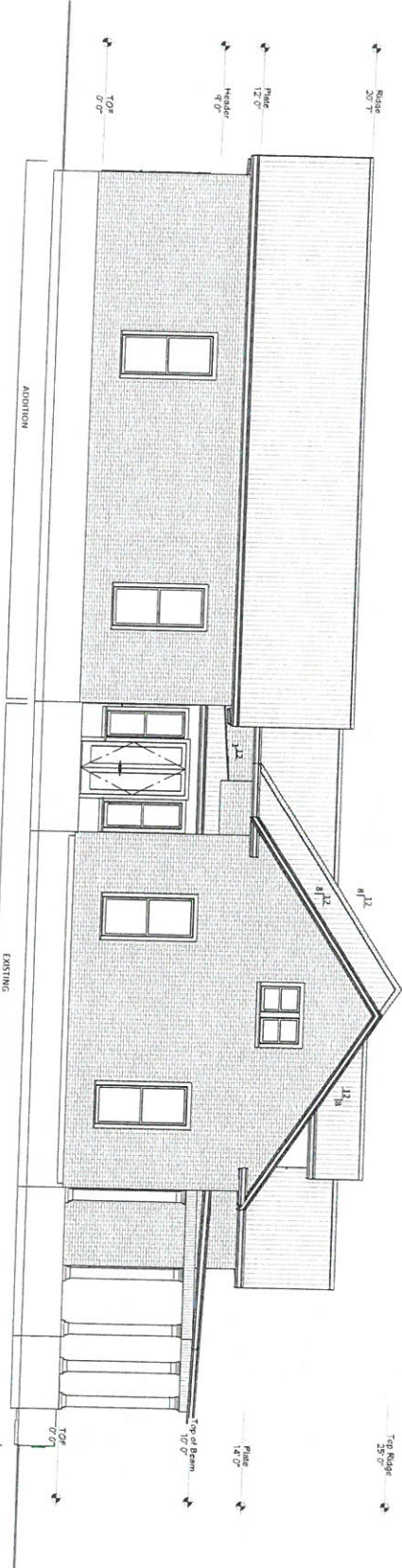
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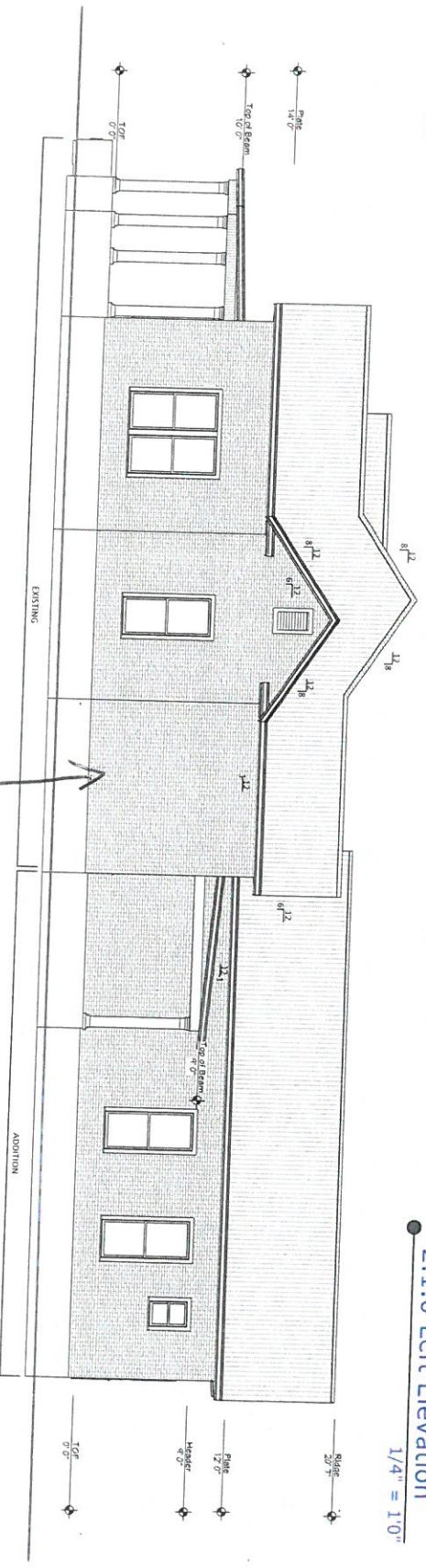
2.0.0 Front Elevation
1/4" = 1'0"



2.0.1 Rear Elevation
1/4" = 1'0"



2.1.0 Left Elevation
1/4" = 1'0"



2.1.1 Right Elevation
1/4" = 1'0"

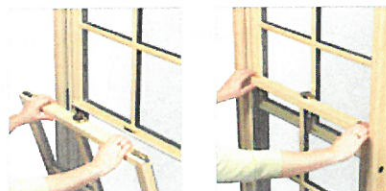
Fredericksburg Historic Home Addition

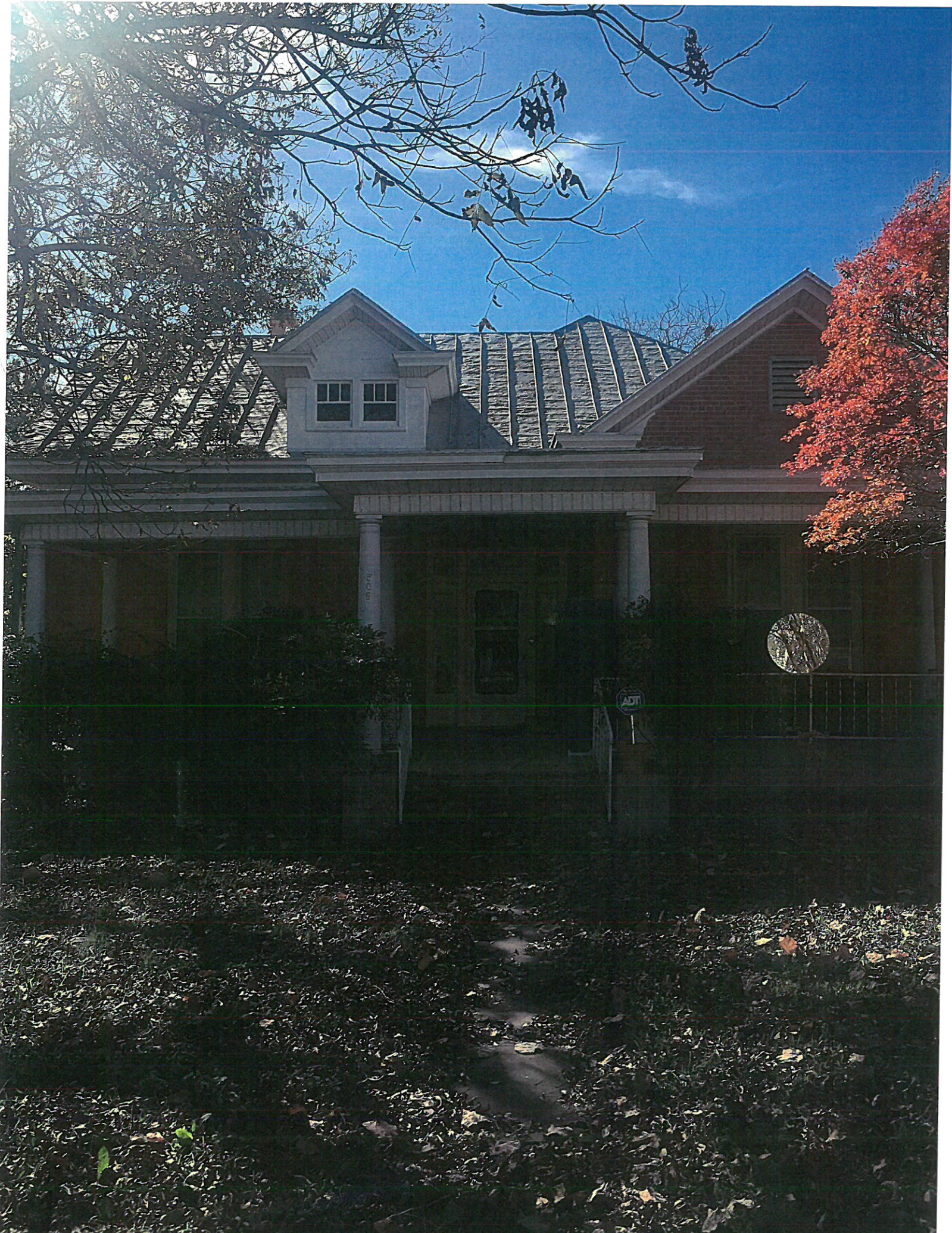


Concealed Jamb Liner
provides a clean
uniform appearance

TILT FEATURE

Ease of maintenance is built right into our double-hung windows. Simply slide in the tabs and tilt the sash in. No more climbing ladders to wash the windows.













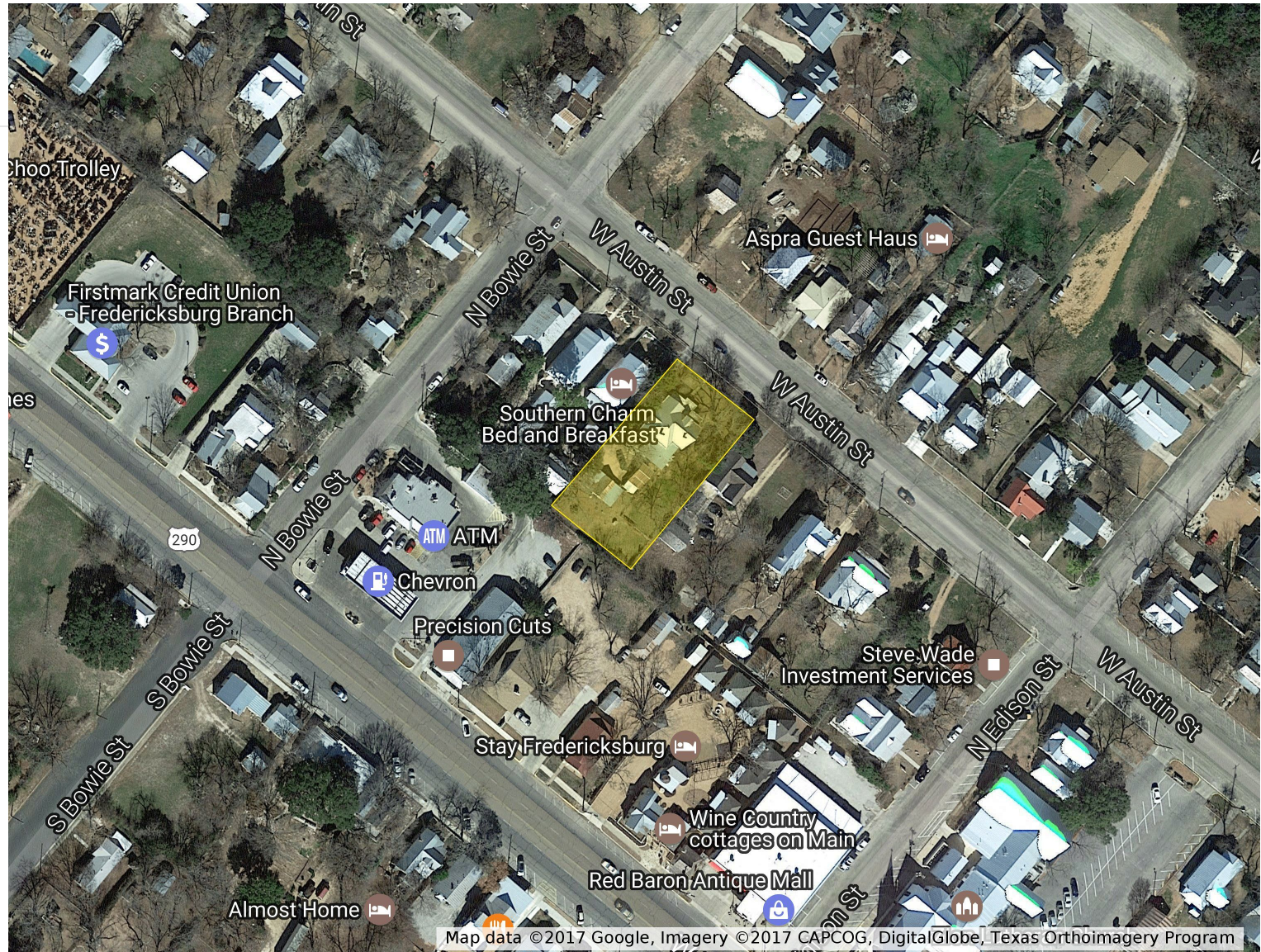


Fredericksburg

Untitled layer

 509 W Austin

Downtown Historic
Fredericksburg

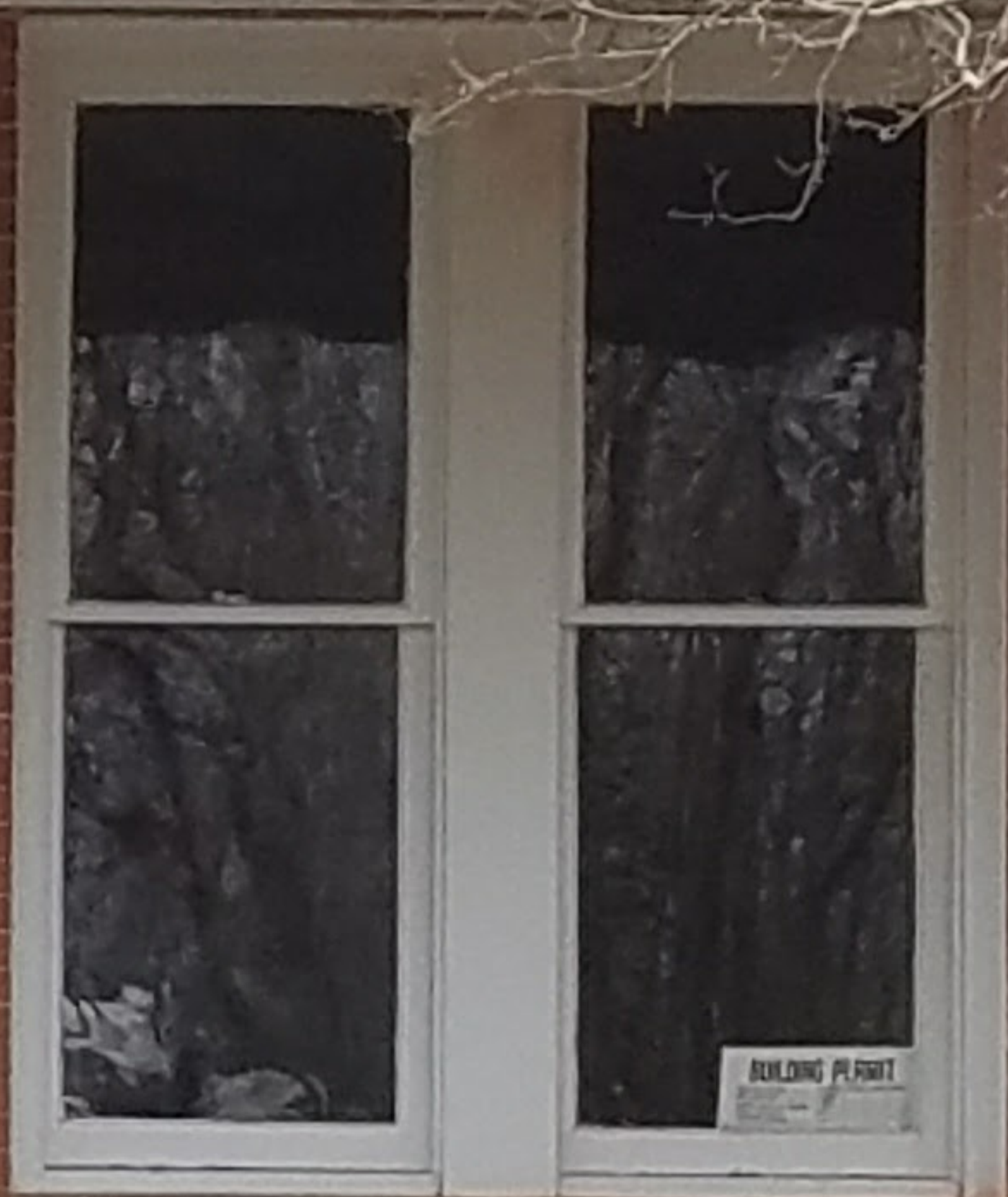
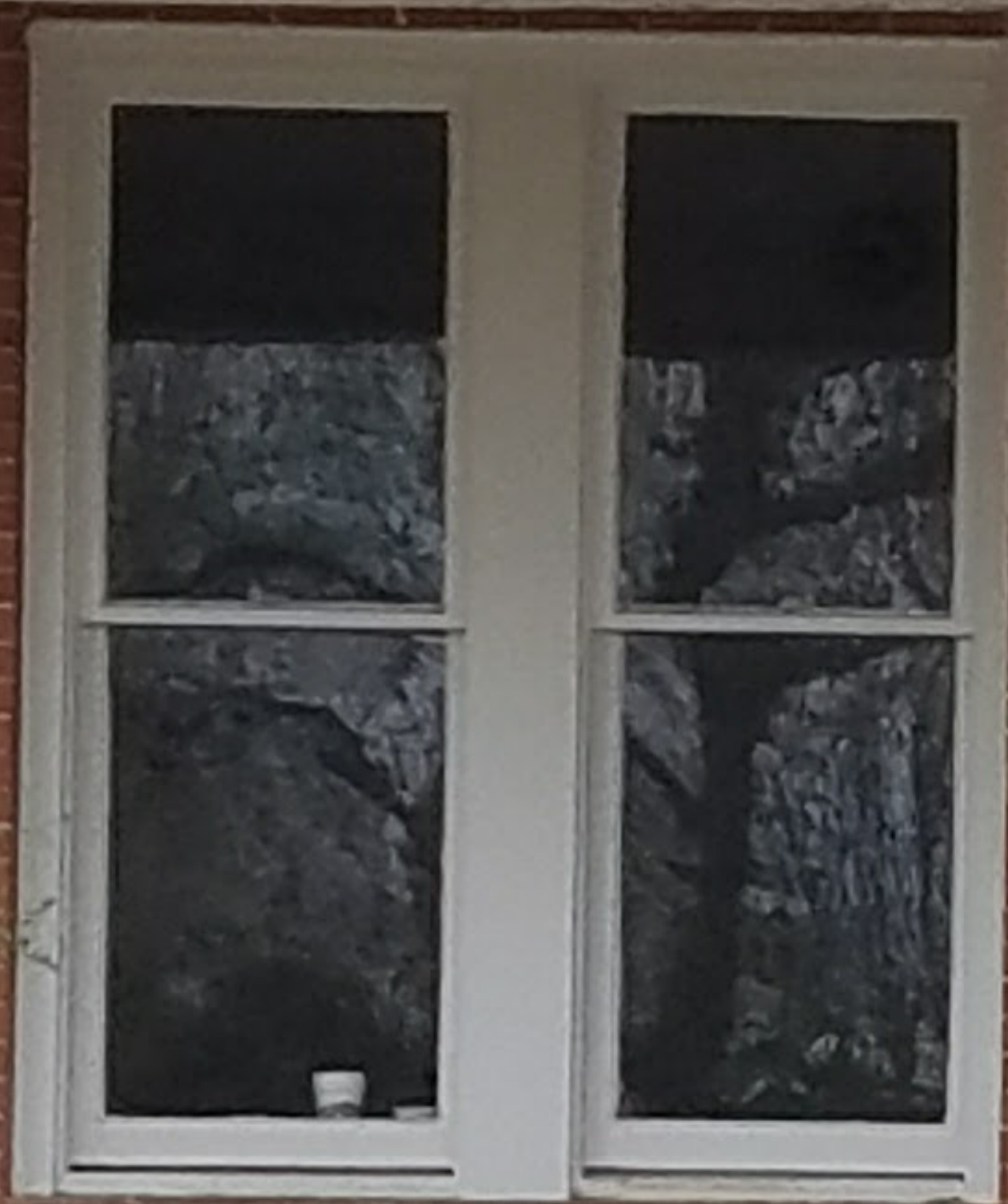






White lines show proposed driveway width





1916



HEW

1916



1316



to be removed

to stay with
new
fenestration



bricks from chimneys







to be removed

to say with new fenestration









across the street



507 W. Austin



500 block of W Austin



503 & 505 W Austin St



112 N. Edison address at 500 block of W. Austin



500 block of W Austin

Fredericksburg Historic Review Board

Application Information

Application Number:	17-20
Date:	March 14, 2017
Address:	401 E Main
Zoning:	CBD
Owner:	Keidel Korner LLC
Applicant:	Stuart Barron
Rating:	Low (New Construction)
Proposed Modifications:	Construction of new deck
Neighborhood Characteristics:	Located in Historic District

Request:

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

1. Construct a new deck/stage on the north side of the building. Deck will be set back from the building by 2.5 feet and will be made of either treated pine or cementitious planks.

Staff Recommendation:

1. The building in question faces S. Washington Street. Staff recommends approval of the new construction. The size, setback, and material are appropriate for the district. This recommendation is in keeping with the Historic Preservation Ordinance Section 23-61-(a) (3)- Scale of new construction in historic districts. The board will review all new construction plans within historic districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to height, gross volume, proportion, and setback.

Case Comments:

Deck will be built over property line (same owner).

HRB March 14th

17-20

Application for Certificate of Appropriateness

Application Date: 2-15-17 Application Complete: _____

Property Address: 401 E MAIN

Owner: KEIDEL ~~LAW~~ KORNER LLC Phone No. 830-990-2592

Address: 146 KEIDEL LANE FBG TX 78624

Applicant: STUART BARRON Phone No. 830-459-4881

Address: 146 KEIDEL LANE FBG TX 78624 Fax No. _____

Description of External Alteration/Repair or Demolition: BUILD A NEW DECK,
Hardy board

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: THE FEEL OF FREDERICKSBURG IS SLOW RELAX PACE.

THIS DECK WILL BE A GATHERING PLACE WHICH WILL ALLOW
PEOPLE TO ACHIEVE THAT GOAL. THE DECK WILL LOOK SIMILAR TO THE UNDER
SIDE OF OUR AWNINGS.

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

DECK WILL BE BUILT OVER THE PROPERTY LINE, BUT
KEIDEL KORNER OWNS BOTH PROPERTIES.

need Photos + site plan
☒ Drawing ☐ Sketch Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: 4-1-17 Desired Completion Date: 5-1-17

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

APPLICANT SIGNATURE: [Signature]

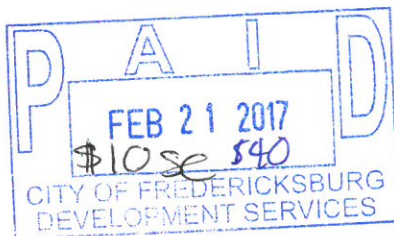
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

Building Official's Determination Date _____ ☐ Insignificant ☒ Significant
(Max 7 days)

Chairman's Determination Date _____ ☐ Insignificant ☐ Significant
(Max 7 days)

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

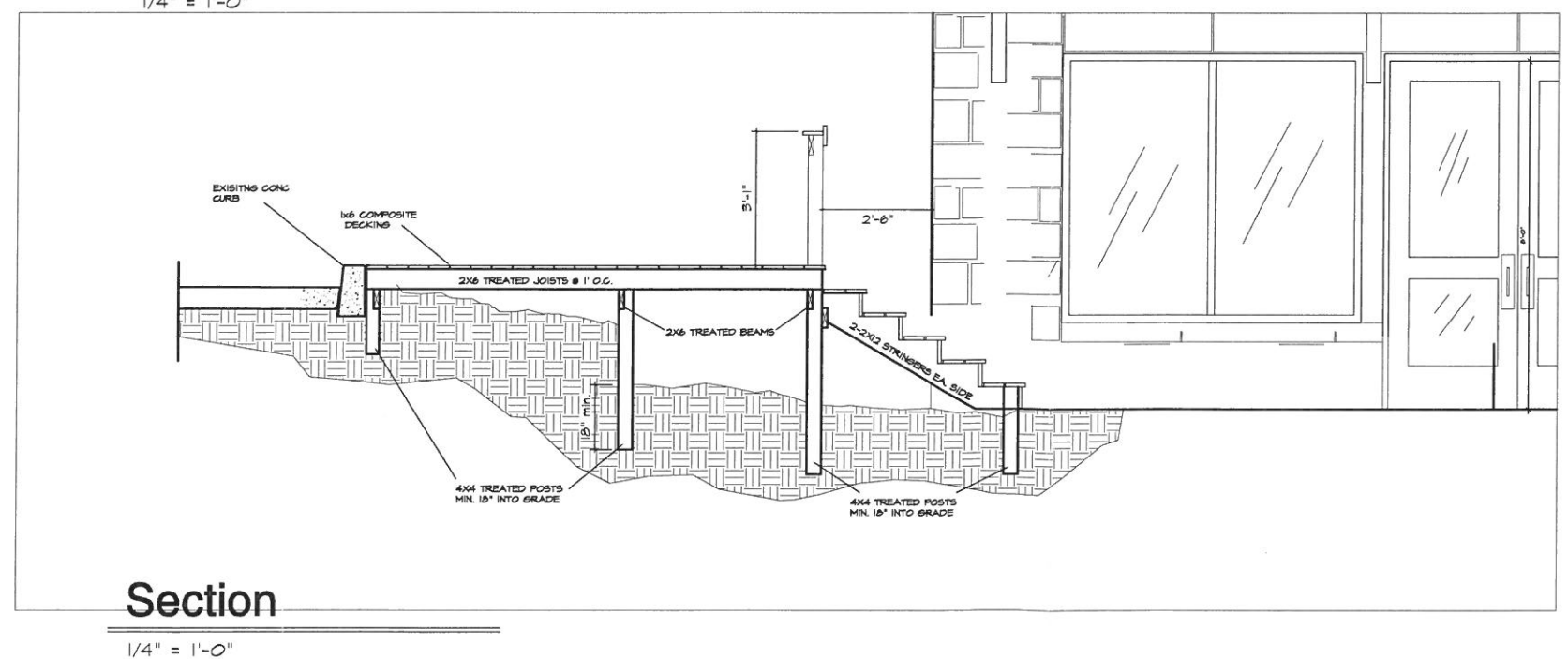
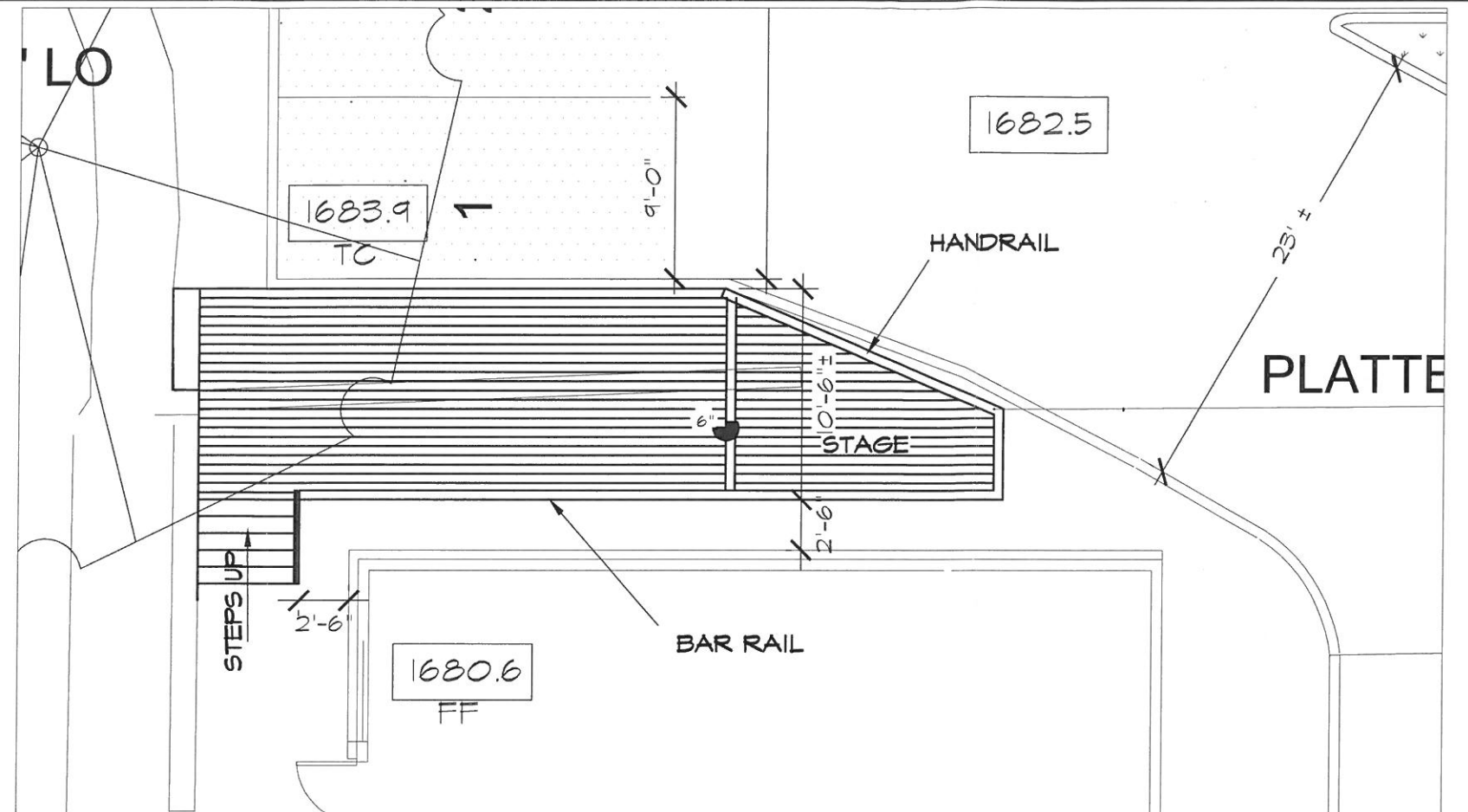
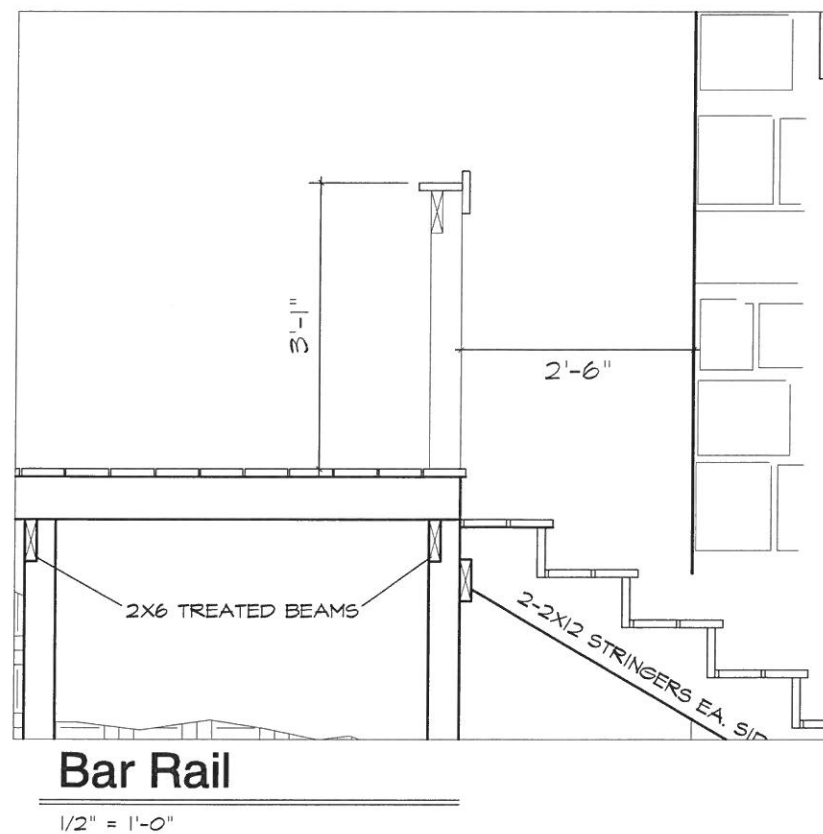
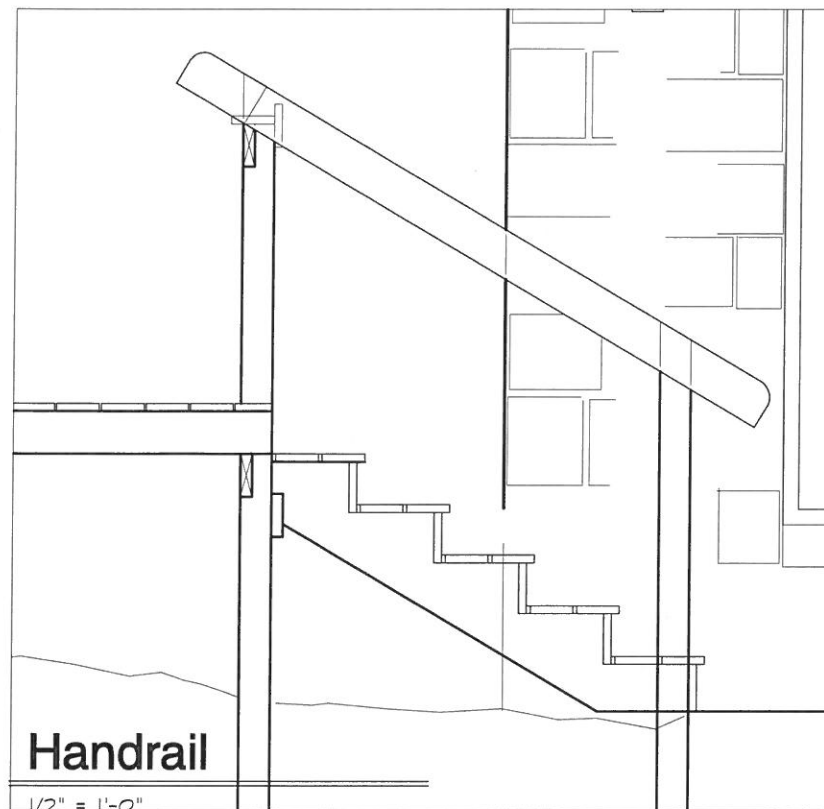
APPLICATION FEE: -\$10.00 plus ☐ Board Review; CERTIFICATE OF APPROPRIATENESS-\$40.00









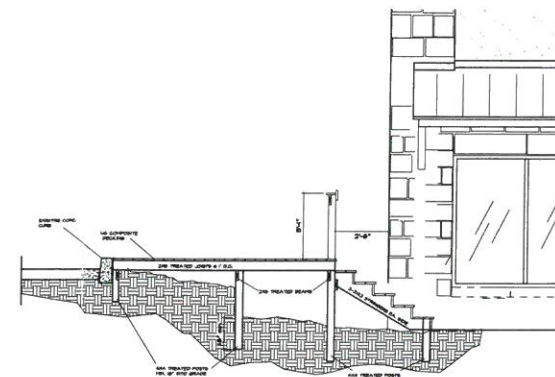
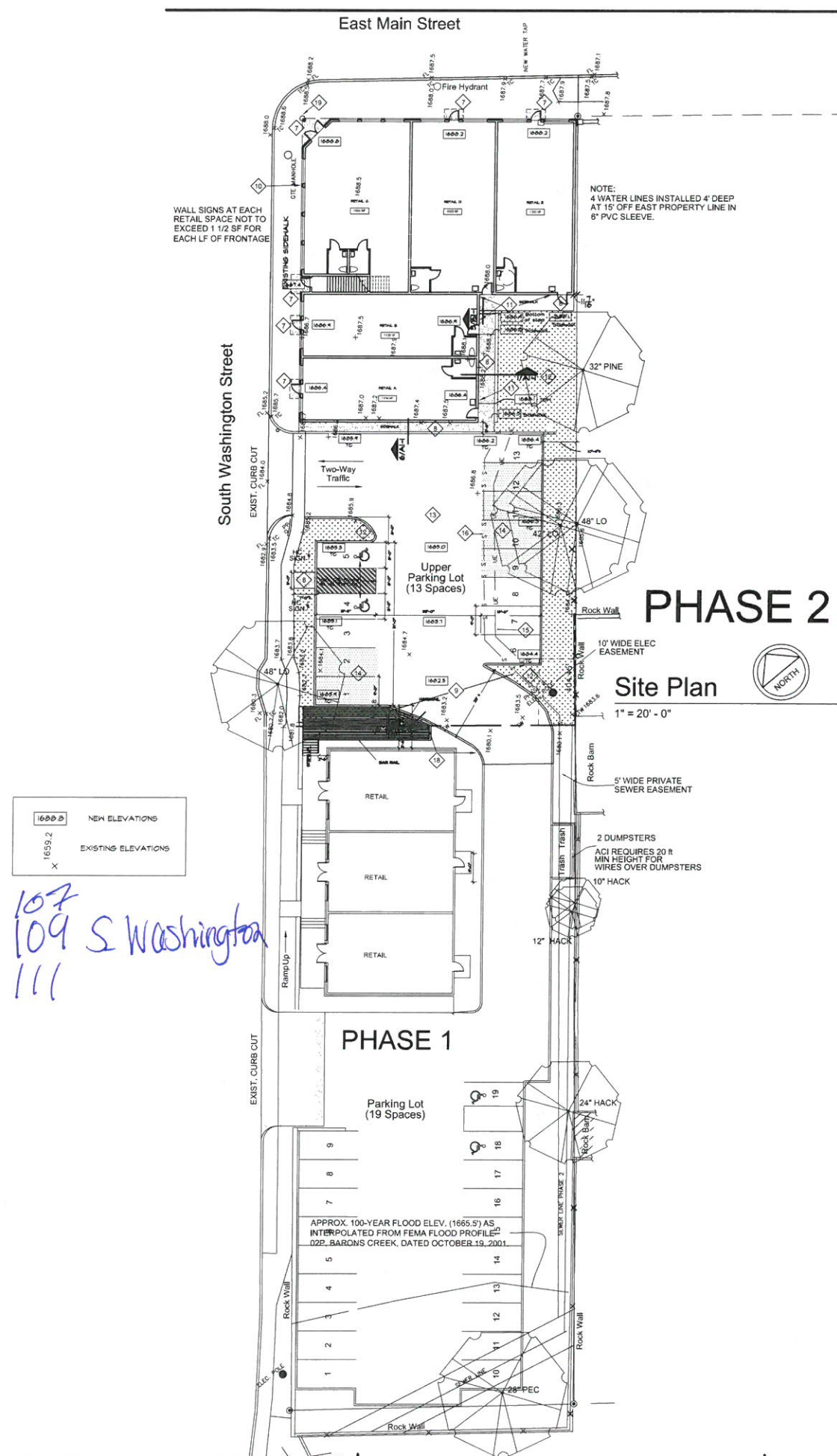


BARRY A. WAGNER AIA
508 NORTH MILAM STREET
FREDERICKSBURG, TEXAS 78624
PH. 830/ 997-9525
CELL 830.456.7484

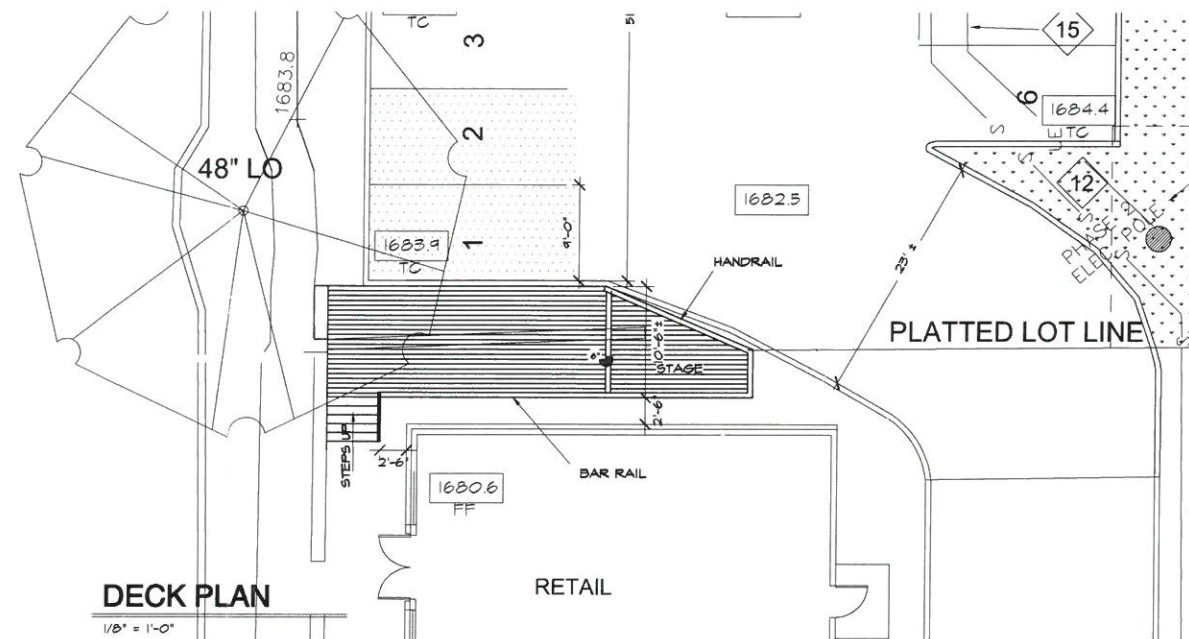
TITLE

KEIDEL'S KORNER
OUTDOOR DECK
Fredericksburg, Texas

DATE	11-18-2016
JOB NO.	12-08
DETAIL NO.	DTL. D1



DECK SECTION



DECK PLAN



DECK ELEVATION



BARRY A. WAGNER AIA
ARCHITECT & PRESERVATION CONSULTANT
508 NORTH MILAM STREET
FREDERICKSBURG, TEXAS
PHONE: (830) 997-9525
CELL: (830) 456-7484

KEIDEL'S KORNER OUTDOOR DECK
401 EAST MAIN STREET
Fredericksburg
Texas

DATE	03-02-201
PROJECT NUMBER	12-0
REVISION	

SITE PLAN
SHEET NUMBER
A1-O
1 of 1









Fredericksburg Historic Review Board

Application Information

Application Number:	17-15
Date:	March 14, 2017
Address:	113 W. San Antonio
Zoning:	CBD
Owner:	Don Nagel
Applicant:	Don Nagel
Rating:	Low
Proposed Modifications:	Construction of new storage shed
Neighborhood Characteristics:	Located in Historic District

Request:

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

1. Construct a new 12'x18' storage shed at the rear of the property. Structure to be 12' tall and made of hardy board siding with a tin roof.

Staff Recommendation:

1. Staff recommends approval of the new construction. The size, setback, and material are appropriate for the district. This recommendation is in keeping with the Historic Preservation Ordinance Section 23-61-(a) (3)- Scale of new construction in historic districts. The board will review all new construction plans within historic districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to height, gross volume, proportion, and setback.

Case Comments:

Construction began without a C of A or building permit.

17-15

Application for Certificate of Appropriateness

Application Date: FEB 8 JAN 17 Application Complete: _____

Property Address: 113 W. SAN ANTONIO ST.

Owner: DON A. NAGEL Phone No. 997-3357

Address: 113 W. SAN ANTONIO ST.

Applicant: DON A. NAGEL Phone No. 997-3357

Address: 113 W. SAN ANTONIO ST. Fax No. _____

Description of External Alteration/Repair or Demolition: STORAGE BUILDING - 18'x12'

HARDY BEARD SIDING - TIN ROOF @ 12' TALL
yellow front facing
gable

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: WILL BLEND IN

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

☒ Drawing

☐ Sketch

Date Submitted: FEB 8 JAN 17 ☐ Historic Photograph

Desired Starting Date: _____ Desired Completion Date: _____

SURVEY RATING: ☐ High ☐ Medium ☒ Low ☐ None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: [Signature]

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

Building Official's Determination Date _____ ☐ Insignificant ☐ Significant
(Max 7 days)

Chairman's Determination Date _____ ☐ Insignificant ☐ Significant
(Max 7 days)

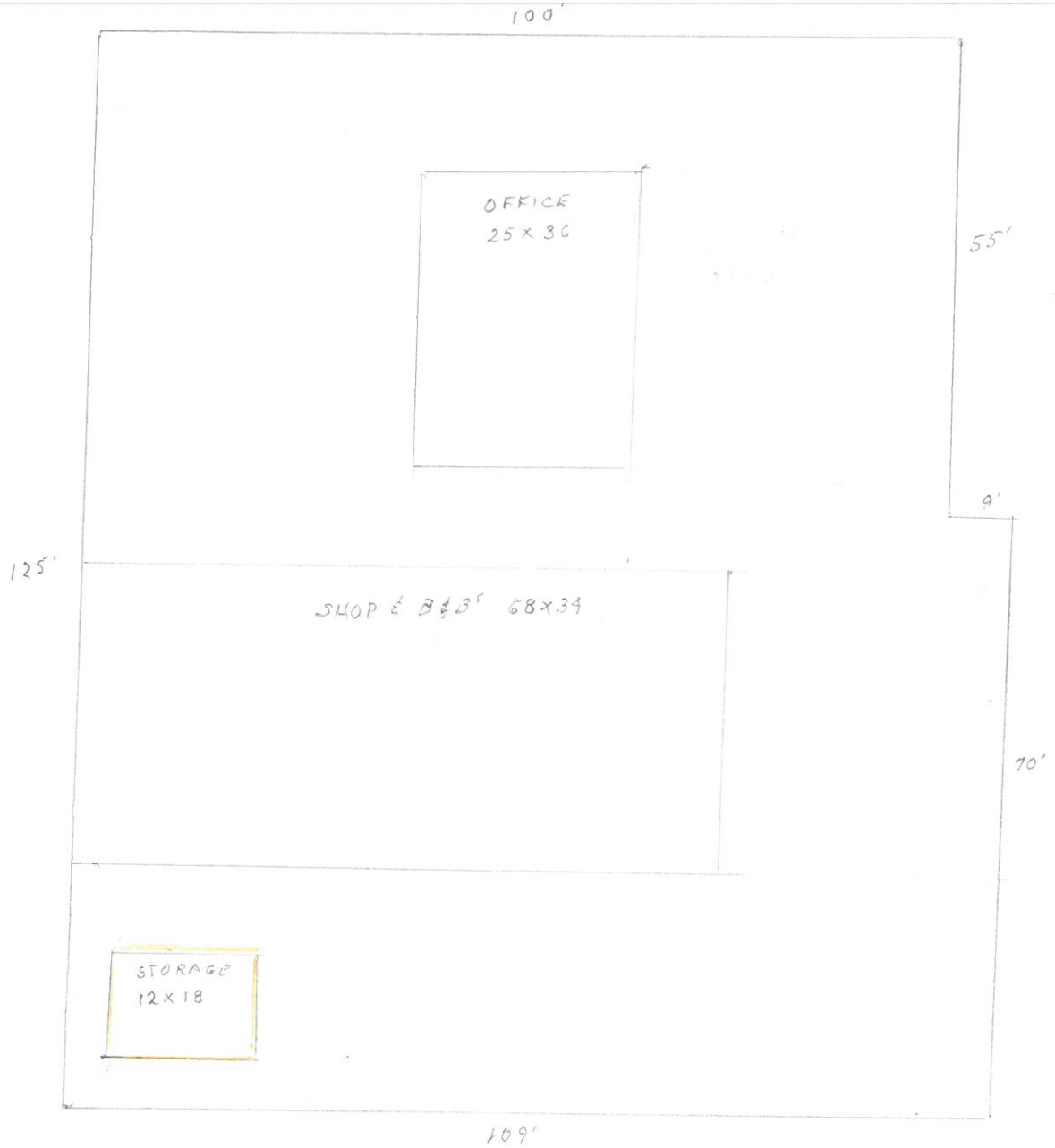
Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

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



DON A. NAGEL
113 W. SAN ANTONIO ST.
997-3357

SAN ANTONIO ST.



FBG ADDITION BLK 37 LOT 351 RR-REPLAT-







New Construction as seen
through 2 story building

