

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD**

Tuesday, May 13, 2014

City Hall

Conference Room

126 W. Main St.

5:30 P.M.

1. Call to Order
2. Approve Minutes of April 2014 Regular Meeting

Pp 1 - 2

APPLICATIONS

3. Application #14-29 by Bruce Reeh on behalf of Rob Simpson at 121 E. Main Street to install cover between two existing accessory buildings at rear of building *Pp 3 - 8*
4. Application #14- 30 by Anita Metcalfe at 318 E. Main Street to construct awning on front of building *Pp 9 - 24*

DISCUSSIONS

5. Presentation on the proposed Main Street hotel at 406 E. Main St.
6. Old Methodist Episcopal Church – 600 E. Main Street

SIGN OFF APPLICATIONS

7. #14-28 – Replace bathroom window – 208 E. Orchard (Wieting)
8. #14-31 – Add exterior staircase to rear of garage – 402 W. San Antonio (Schoppe)
9. #14-32 – Replace skirt with rock, repair siding and paint exterior – 301 E. Travis (Clark)
10. #14-33 – Replace roof with standing seam metal 302 E. College (Our Lady of Guadalupe Church)
11. #14-34 – Exterior Paint Colors – 714 W. Main Street (Sawtelle)
12. #14-35 – Paint exterior, construct 2 pergolas and install fence – 119 W. San Antonio (Ricker)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
April 15, 2014
5:30 PM

On this 15th day of April, 2014 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

STAN KLEIN
MIKE PENICK
CHARLES SCHMIDT
KAREN OESTREICH
ERIC PARKER
DAVID BULLION
BURLEIGH ARNECKE

ABSENT: LARRY JACKSON
SHARON JOSEPH

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
PAT MCGOWAN – City Attorney
KYLE STAUDT - Building Official

The Chair and Vice-Chair were not present. Karen Oestreich moved to appoint Stan Klein as Chair Protem and David Bullion seconded the motion. All voted in favor and the motion carried.

The meeting was called to order at 5:30 PM by Stan Klein.

MINUTES

Mike Penick moved to approve the minutes from the March 2014 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #14-27 by Jon Pankratz on behalf of Bruce Nichols at 510 N. Adams to construct a 680 square foot master bedroom wing with a low profile gallery connection, install new garage door and add wood burning masonry fireplace. – Jon Pankratz, architect, Bruce Nichols, owner, and John Akin, contractor, were at the meeting to present the application. Mr. Pankratz noted they are requesting approval of what they believe to be appropriate master suite addition. Mr. Pankratz stated the house is bungalow style and they will construct an addition to the existing structure on the rear. Mr. Pankratz noted the interface will be minimal to the existing structure and all the detailing will be the same as what is existing, the double drip siding, metal roof, and same colors. Stan Klein confirmed the existing roof is a galvanized v-drain metal roof and Mr. Pankratz noted it was. Mr. Pankratz added all the overhang and bracket details will be the same. David Bullion asked if they were changing anything on the garage and Mr. Pankratz noted they may change the door. Mr. Bullion asked if the gallery will

connect to the old structure at the two double windows in the back and Mr. Pankratz confirmed it would. Mr. Klein noted that would be the only penetration to the existing structure. Mr. Bullion asked if they were removing a window at the connection and Mr. Pankratz noted they were. Mr. Bullion asked if the windows on the addition will be identical in style to the existing and Mr. Pankratz stated they would be. Mr. Pankratz noted most of the windows on the existing structure are one light over one light, but there are some on the back left corner of the house that were installed at a later date that are different, and noted they are going to use the one light over one light.

Charles Schmidt moved to approve Application #14-27. Karen Oestreich seconded the motion. Mr. Klein noted the applicant will match the pitch of the roof. Mr. Bullion added it was a nice addition that doesn't overpower the existing structure. Ms. Oestreich stated she liked that the addition is set back. All voted in favor and the motion carried.

DISCUSSIONS

Old Methodist Episcopal Church – 600 E. Main Street – Kyle Staudt, Building Official, stated Bernardo Gomez and Richard Laughlin are both ready to get the repairs done but they need to schedule the time and he has encouraged both parties to get a hold of each other because Mr. Laughlin would like a member of the family present while he is working.

ADJOURN

With nothing further to come before the Board, Charles Schmidt moved to adjourn. Mike Penick seconded the motion. All voted in favor and the meeting was adjourned at 5:48 p.m.

PASSED AND APPROVED this the 13th day of May, 2014.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

**Historic Review Board
Application Information**

Application Number: 14-29

Date: May 9, 2014

Address: 121 E. Main

Owner: Rob Simpson

Applicant: Bruce Reeh

Rating: High

Proposed Modifications: See attached.

Neighborhood Characteristics: The subject property is in the Historic District.

Staff Comments: The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

(1) Removal, addition or modification of architectural detail. The distinguishing historic qualities or character of a building, structure, or site and its environment shall not be destroyed. Removal or modification of any historic material or distinctive architectural features may be accomplished upon issue of certificate of appropriateness; however, this should be avoided when possible. Architectural features include but are not limited to exterior wall materials, windows, railings, decorative woodwork, masonry, or stone elements.

(2) Paint color and application. Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The building official shall determine whether or not the proposed color is within the approved list of colors. Base colors such as vibrant or "hot" shades, dark deep shades, and black shades are not acceptable. If one wishes to use these colors, a certificate of appropriateness must be granted in advance of paint application. The painting of existing historic buildings composed of materials such as unpainted stone or unpainted masonry is prohibited.

(3) New construction in historic districts. The board will review all new construction plans within Historic Districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to height, gross volume, proportion, design harmony and setback.

The advisory functions of the Board include the following:

- (1) The effect of the proposed change on the general historic, cultural, and architectural nature of the historic district or landmark.
- (2) The appropriateness of exterior architectural features which can be seen from a public street, alley, or walkway.
- (3) The general design, arrangement, texture, color, and material of the building, or structure, and the relation of such factors to similar features of buildings, or structures, in the district. This consideration shall not be the aesthetic appeal of the structure to the board nor the proposed remodeling, but rather its conformity to the general character of the particular historic area involved.
- (4) Conformance of signage to the general historic, cultural, and architectural character of the historic district or landmark.
- (5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
- (6) The general and specific Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as issued by the secretary of the interior.
- (7) The importance of finding a way to meet the current needs of the property owner and the importance of approving plans that will be economically reasonable for the property owner to carry out.

Preservation Priority Rating. Three-tier rating system used in the 2002 *Fredericksburg Historic Resource Survey* to evaluate all properties within, and adjoining to, the City's Historic District. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change.

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

MEDIUM rating. Properties that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the Historic District's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the Historic District or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

LOW rating. Properties that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual fifty (50) year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than fifty (50) years of age, but which nevertheless may have relative value within the Historic District, meriting preservation. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

14-29

Application for Certificate of Appropriateness

Application Date: 4 April 2014 Application Complete: _____

Property Address: 121 E. Main

Owner: Rob Simpson Phone No. 997-7969

Address: 208 E. Distance View

Applicant: Bruce Reeh Phone No. 830-889-2422

Address: 2845 R. R. 1376 F-136 TX 78024 Fax No. 990-9191

Description of External Alteration/Repair or Demolition: Install cover between
The two existing buildings (entire distance)

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: will use the same building materials used
through out the back side of building in this block

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: _____
None

☒ Drawing ☐ Sketch Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: 14 April 2014 Desired Completion Date: 16 April 2014

SURVEY RATING: ☐ High ☐ Medium ☐ Low ☐ None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Bruce Reeh

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

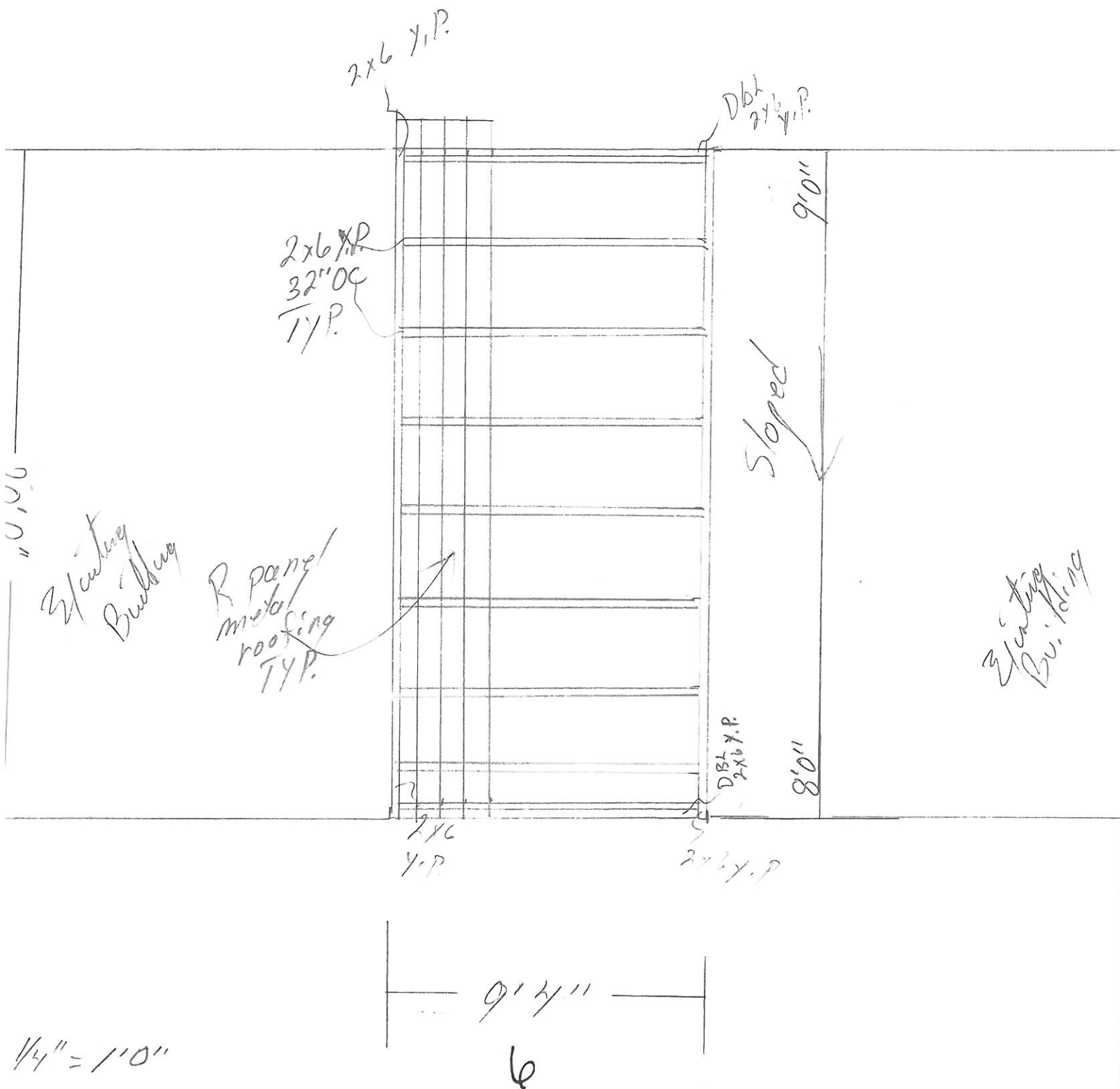
Building Official's Determination Date _____ ☐ Insignificant ☐ Significant
(Max 7 days)

Joseph
Chairman's Determination Date 4/22/14 ☐ 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

RECEIVED
APR - 4 2014





Inventory of Properties

121 E. Main



2002-05 Re-evaluation

☒ High ☐ Medium ☐ Low

Site ID No. 273

Address 121 E. Main

Date 1900

Stylistic Influence

GCAD Hyperlink [R25551](#)

Owner YTURRIA, FAUSTO JR ETAL

Historic District Yes Historic District

Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Resource displays distinctive stylistic elements.

Notes

1983 Historic Resources Survey

Previous Site No. 388

Previous Ranking 3

Previous Photo References

Roll 17

Frame 21

122 E. Main



2002-05 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 372

Address 122 E. Main

Date 1930

Stylistic Influence

GCAD Hyperlink [R65008](#)

Owner KOWERT EXCHANGE & REAL ESTATE

Historic District Yes Historic District

Assessment Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.

Notes

1983 Historic Resources Survey

Previous Site No.

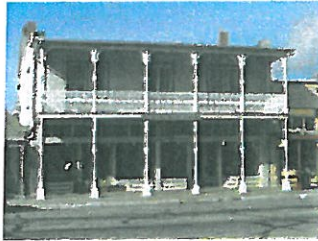
Previous Ranking

Previous Photo References

Roll

Frame

123 E. Main



2002-05 Re-evaluation

☒ High ☐ Medium ☐ Low

Site ID No. 274

Address 123 E. Main

Date 1850

Stylistic Influence vernacular

GCAD Hyperlink [R26007](#)

Owner SCHNEIDER, DAVID D ETAL %O W SCHNEIDER
CHILDREN'S PRTR

Historic District Yes Historic District

Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

Notes

1983 Historic Resources Survey

Previous Site No. 389

Previous Ranking 1

Previous Photo References

Roll 17 17

Frame 19 20

124 E. Main



2002-05 Re-evaluation

☒ High ☐ Medium ☐ Low

Site ID No. 373

Address 124 E. Main

Date 1905

Stylistic Influence vernacular

GCAD Hyperlink [R27138](#)

Owner RIVERA, SUZAN TYNG

Historic District Yes Historic District

Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

Notes Old Central Drugstore

1983 Historic Resources Survey

Previous Site No. 390

Previous Ranking 2

Previous Photo References

Roll 34

Frame 20

The first part of the paper discusses the importance of the research and the objectives of the study. It then presents a literature review of the existing research on the topic. The next section describes the methodology used in the study, including the data sources and the statistical techniques employed. The results of the study are then presented, followed by a discussion of the findings and their implications. Finally, the paper concludes with a summary of the main points and suggestions for future research.

The research was conducted using a quantitative approach, with data collected from a large sample of participants. The results show a significant positive correlation between the variables studied, indicating that the hypothesis was supported. The findings have important implications for the field and suggest that further research is needed to explore the underlying mechanisms.

In conclusion, the study provides valuable insights into the relationship between the variables and highlights the need for continued research in this area. The results are consistent with previous findings and offer new perspectives on the topic.

**Historic Review Board
Application Information**

Application Number: 14-30

Date: May 9, 2014

Address: 318 E. Main

Owner: Anita Metcalfe

Applicant: Anita Metcalfe

Rating: Medium

Proposed Modifications: Construct awning on front of building.

Neighborhood Characteristics: The subject property is in the Historic District.

Staff Comments: The scope of the project justifies Board review.

General Notes:

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Application for Certificate of Appropriateness

Application Date: April 4, 2014 Application Complete: _____

Property Address: 318 E Main, Fredericksburg, TX 78624

Owner: Anita Metcalfe Phone No. 830-998-5800

Address: 1142 Eckert Rd Willow City, TX 78675

Applicant: Anita Metcalfe Phone No. 830-998-5800

Address: 1142 Eckert Rd Willow City, TX 78675 No. None

Description of External Alteration/Repair or Demolition: Construct awning on front of building

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

See attached page

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

☒ Drawing ☒ Sketch Date Submitted: 4/4/2014 ☒ Historic Photograph

Desired Starting Date: 2014 Desired Completion Date: 2014

SURVEY RATING: ☐ High ☐ Medium ☐ Low ☐ None

☐ RTHL Estimated Date of Construction _____

APPLICANT SIGNATURE: Anita Metcalfe

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)

Joseph
Chairman's Determination Date 4/22/14 ☐ 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-\$20.00

RECEIVED
APR - 7 2014

Construction of an awning on the front of 318 E Main with materials consisting of a tin roof, canvas skirting and cedar post supports will be in keeping with the architectural theme of other buildings in this city block and the City of Fredericksburg.

Anita Metcalfe

830-998-5800

RE: 318 E Main

Fredericksburg, TX 78624

Awning size 41.6' long x 10.6' wide

Front height 9'

Back height 10'

Roofing-corrugated tin with bacon board

Exterior lighting on cedar

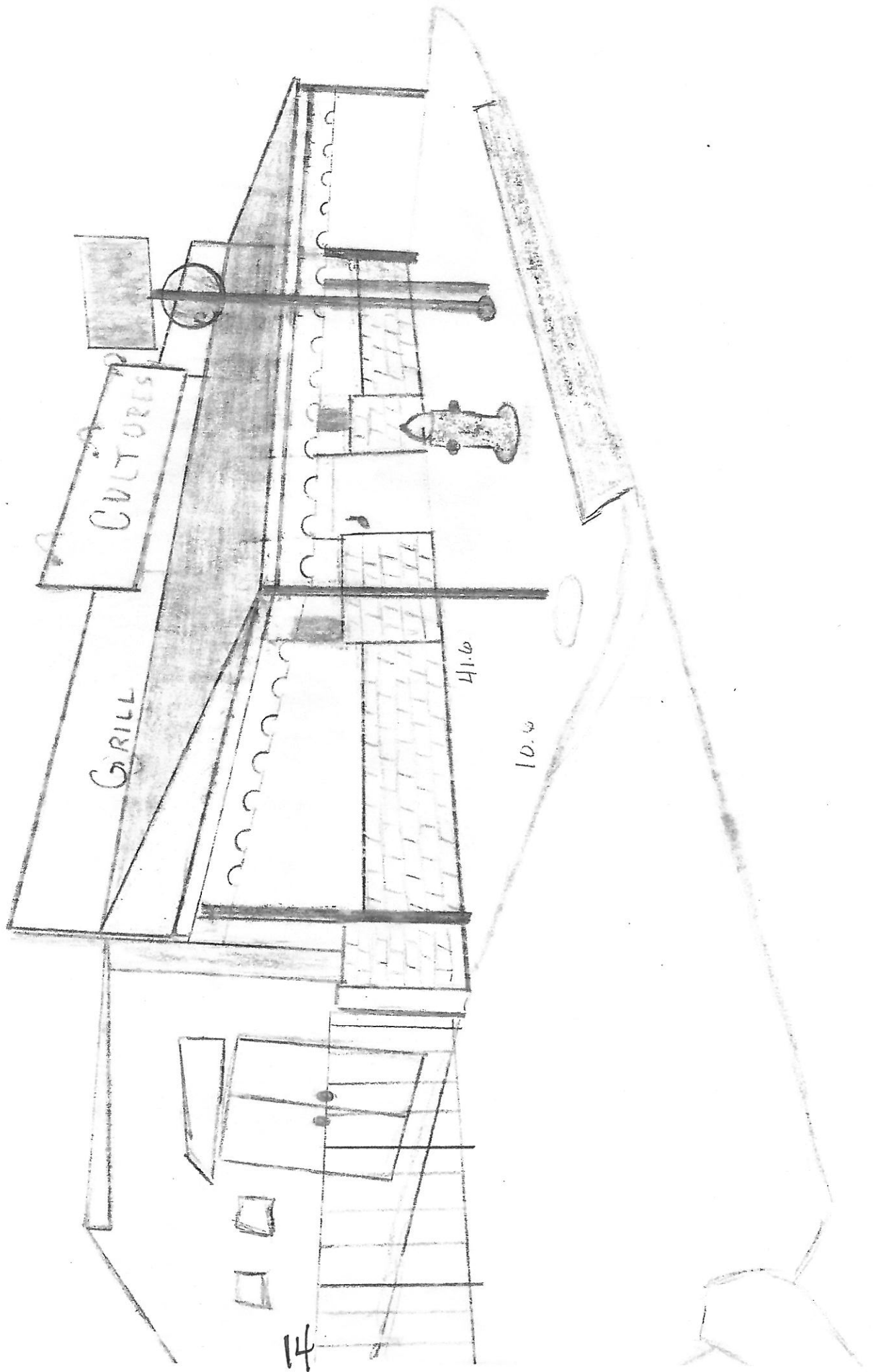
Interior lighting on 2x4 support beams

Support poles-cedar poles (5 to 7)

Rigid skirting on both short sides (10.6")

Loose skirting on all 3 sides

Shades on front only (only if needed to block sun)





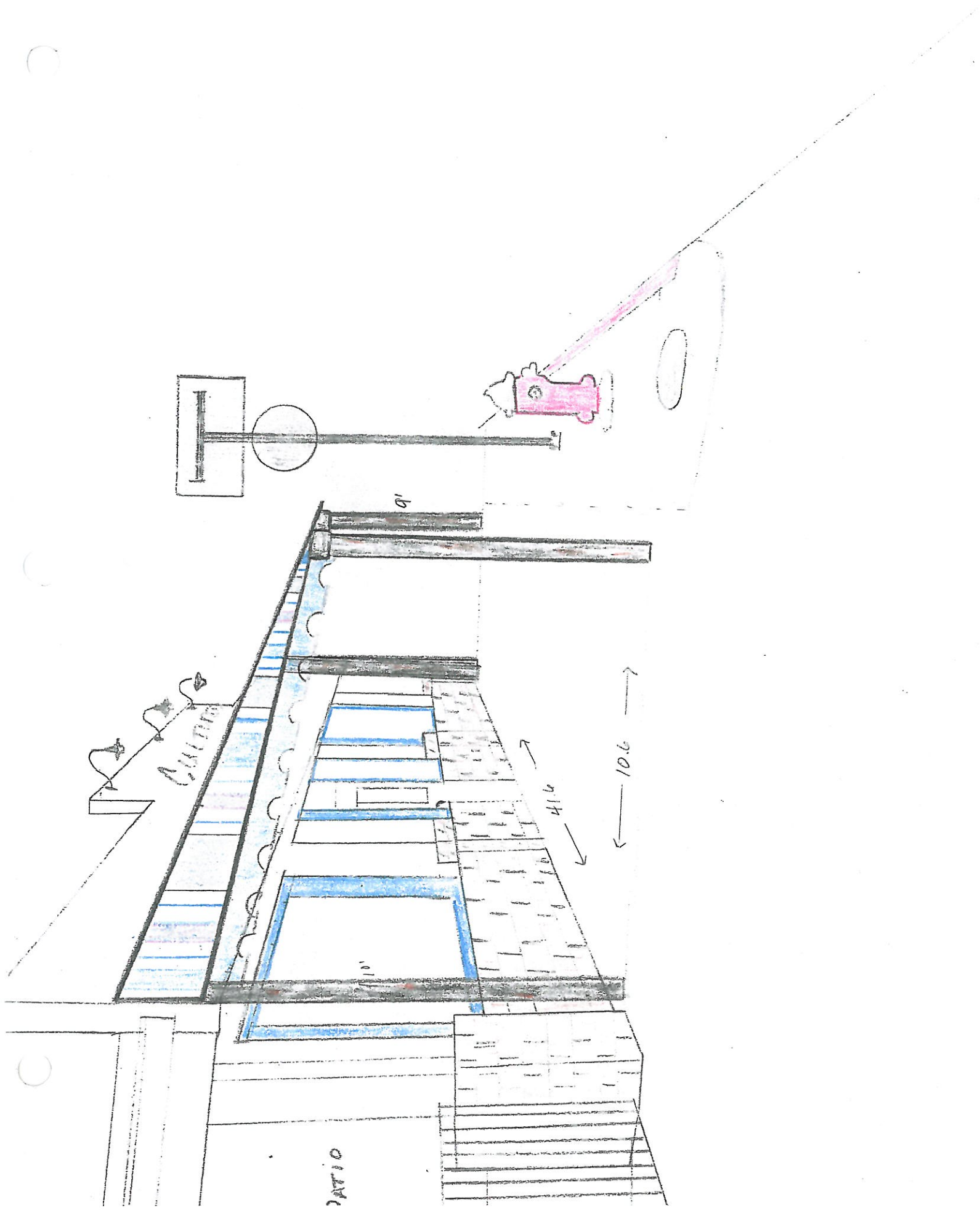
CUTTERS

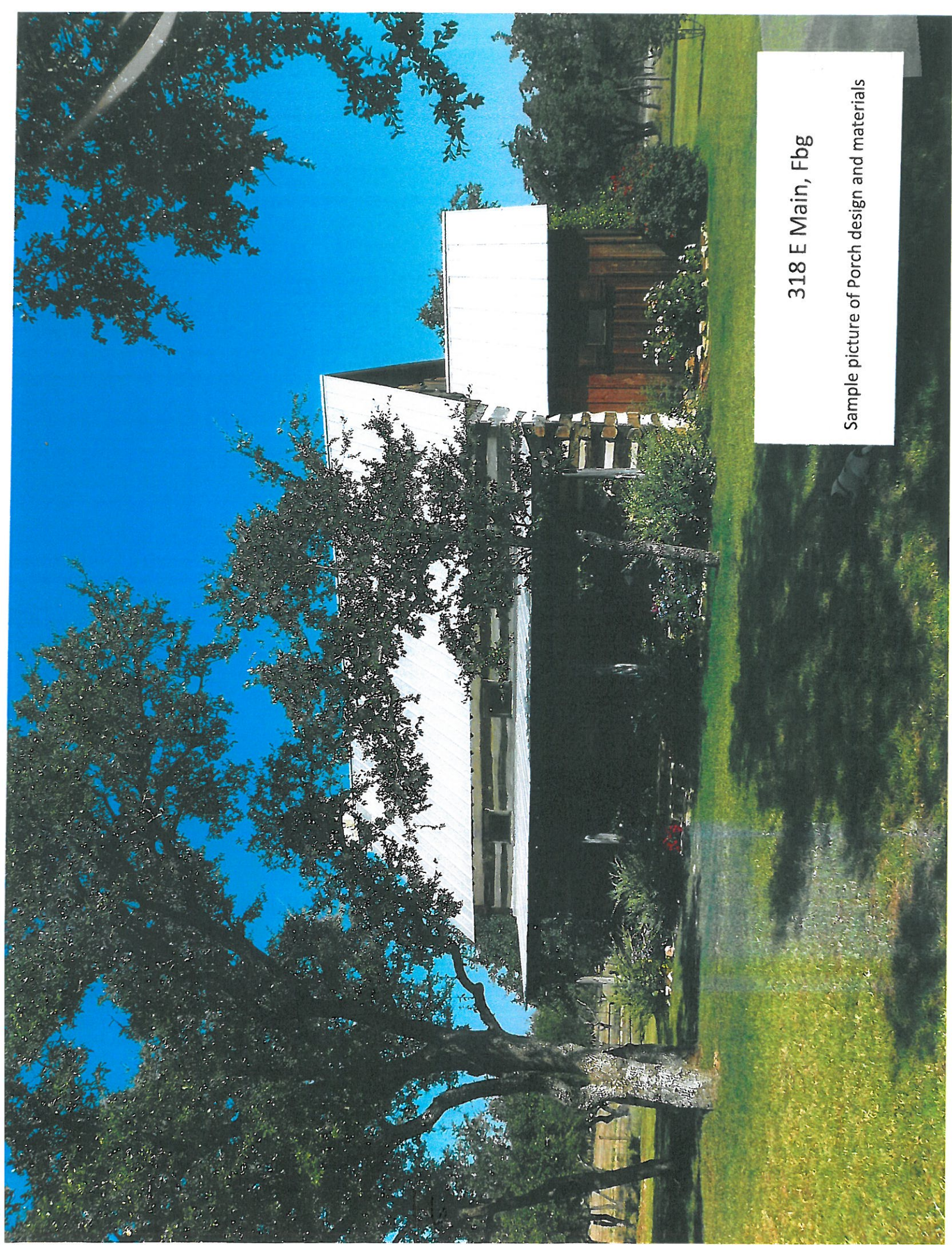
Grill

318

PAID

15



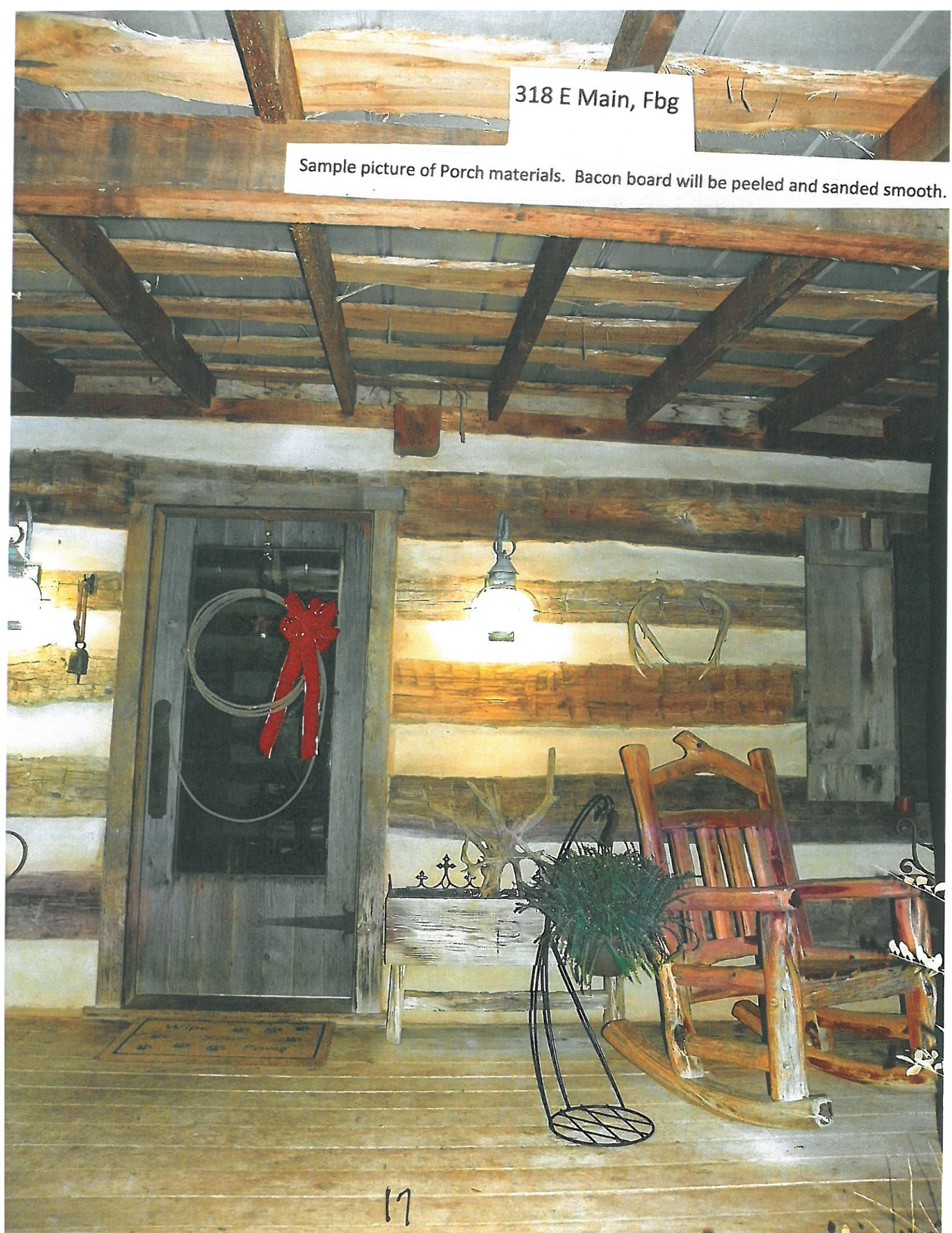


318 E Main, Fbg

Sample picture of Porch design and materials

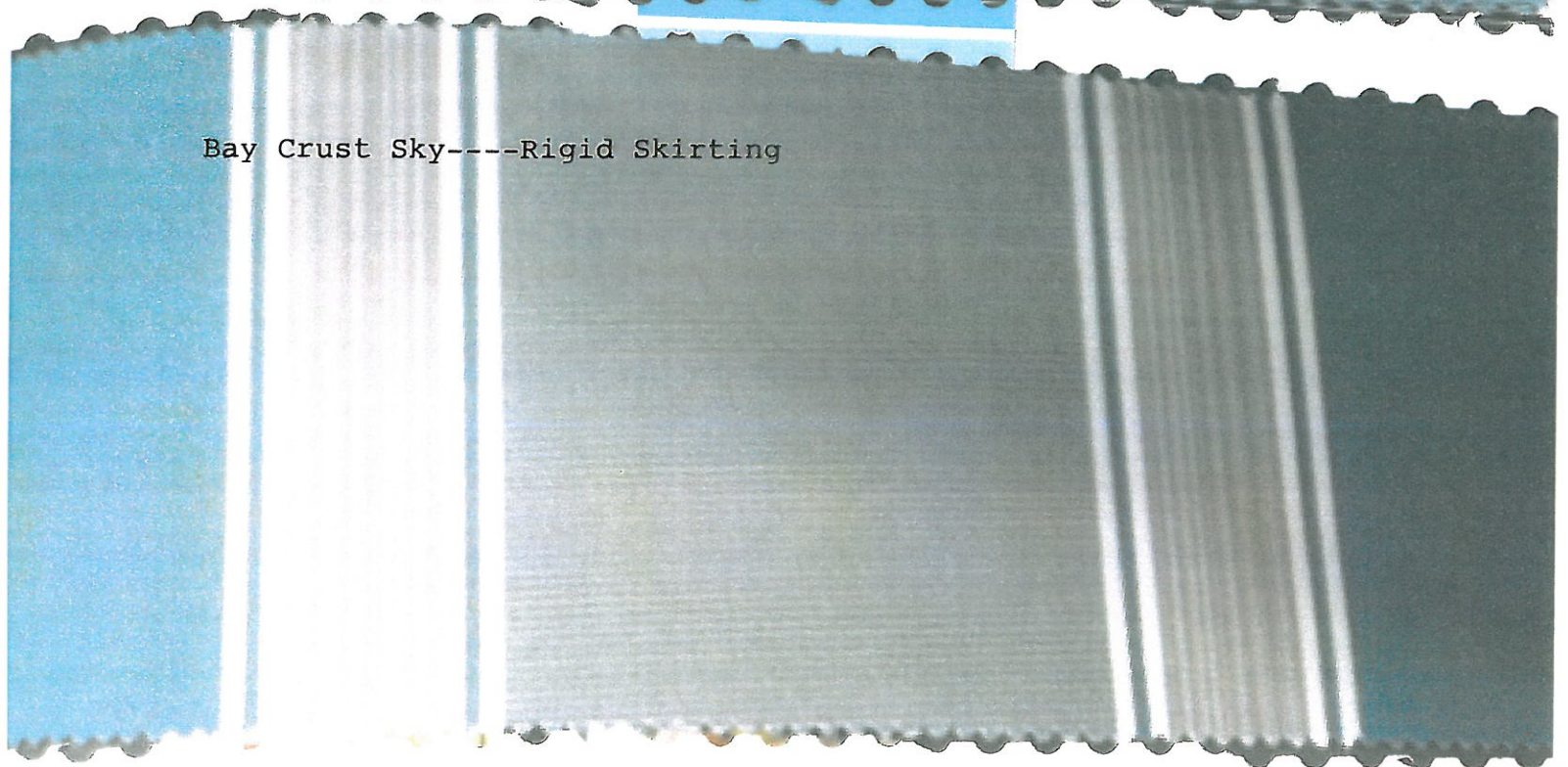
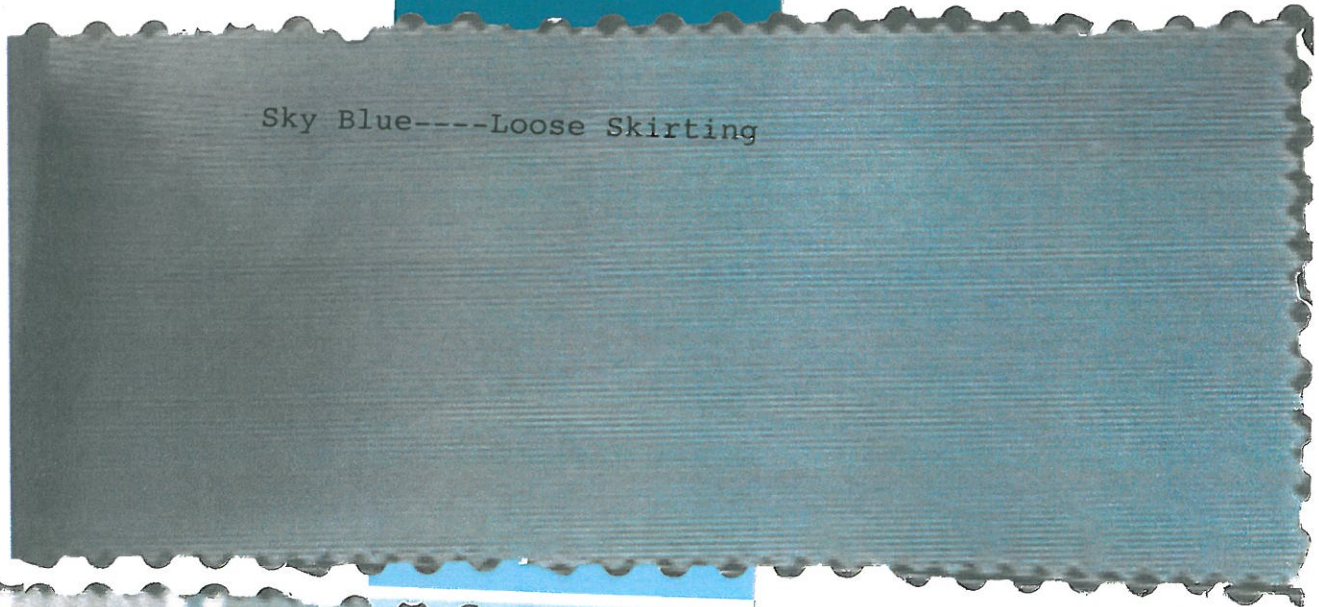
318 E Main, Fbg

Sample picture of Porch materials. Bacon board will be peeled and sanded smooth.



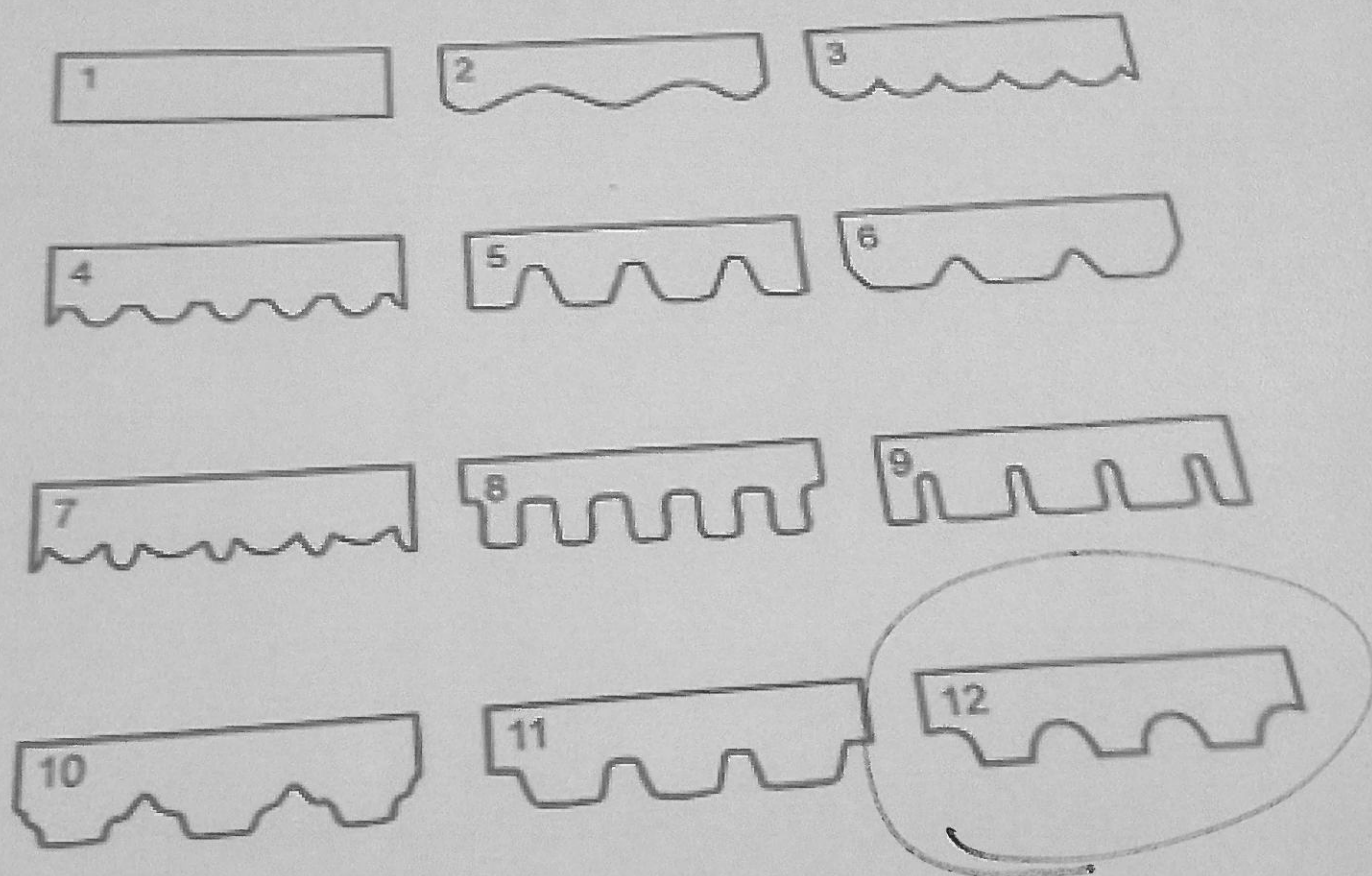
318 E Main, Fbg

Skirting design, colors and patterns



* Note - These colors are not true representations.
Original colors will be at meeting

Valance Selection Chart



Note: Conceptual drawings only. Actual valance appearance may vary dependent upon awning

Interior Lighting along 2x4 support beams

(Cultures Grill is open for evening dining—ample lighting is required for dining and Customer/pedestrian safety)



DIY Furniture & Awning

See more of [Designal71's handiwork](#) on Rate My Space.

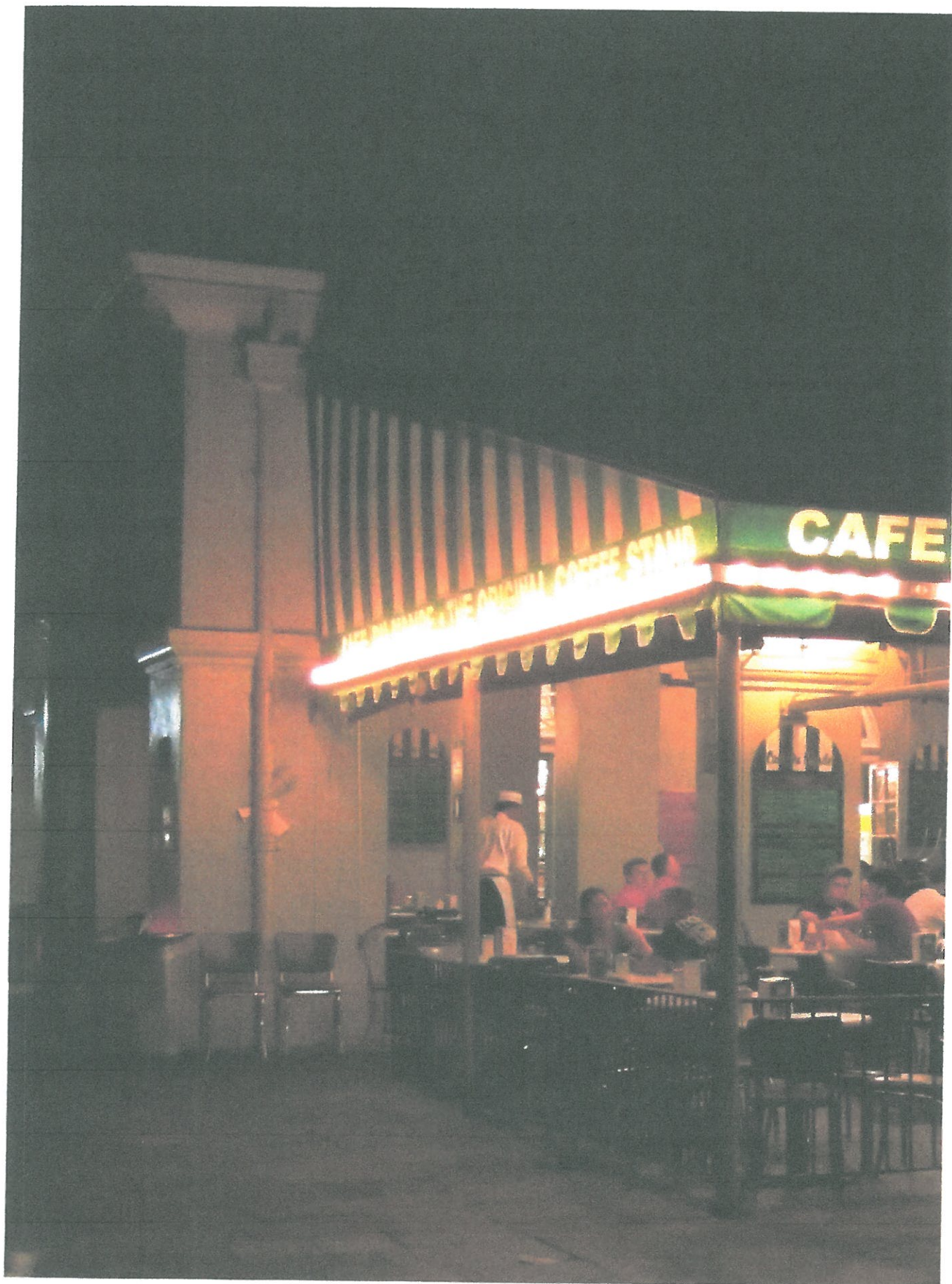
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Sample pictures of Exterior Lighting





22



23

Inventory of Properties

320 -322 E. Main



2002-05 Re-evaluation

☐ High ☒ Medium ☐ Low

Site ID No. 398

Address 320 -322 E. Main

Date 1930

Stylistic Influence

GCAD Hyperlink [R26831](#)

Owner BROWN, LARRY D & BARBARA

Historic District Yes Historic District

Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes Front façade transom windows infilled and porch added to west façade.

1983 Historic Resources Survey

Previous Site No. 427

Previous Ranking 4

Previous Photo References

Roll 35

Frame 17

321 E. Main



2002-05 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 447

Address 321 E. Main

Date 1985

Stylistic Influence

GCAD Hyperlink

Owner

Historic District Yes Historic District

Assessment The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

Notes

1983 Historic Resources Survey

Previous Site No.

Previous Ranking

Previous Photo References

Roll

Frame

323 E. Main



2002-05 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 446

Address 323 E. Main

Date 1900

Stylistic Influence

GCAD Hyperlink [R1987](#)

Owner ALT, THOMAS E & ALETHIA

Historic District Yes Historic District

Assessment Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.

Notes Exterior walls partially reclad with stone veneer, east façade stucco portion added c.1985, balustrade added to awning, some original windows and original primary entrance covered with stone veneer.

1983 Historic Resources Survey

Previous Site No. 429

Previous Ranking 4

Previous Photo References

Roll 34

Frame 14

324 E. Main



2002-05 Re-evaluation

☒ High ☐ Medium ☐ Low

Site ID No. 399

Address 324 E. Main

Date 1860

Stylistic Influence vernacular

GCAD Hyperlink [R29699](#)

Owner HOHENBERGER, PALMER

Historic District Yes Historic District

Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

Notes Maier-Alberthal Building. Property is an Recorded Texas Historic Landmark.

1983 Historic Resources Survey

Previous Site No. 428

Previous Ranking 3

Previous Photo References

Roll

Frame