

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD**

Tuesday, May 14, 2013

City Hall

Conference Room

126 W. Main St.

5:30 P.M.

1. Call to Order
2. Approve Minutes of April 2013 Regular Meeting

Pp 1 - 4

APPLICATIONS

3. Application #13-39 by Tony Martin on behalf of John & Anna Bradberry to construct new single family residence at 101 East Schubert.
4. Application #13-40 by Security State Bank & Trust to demolish vacant furniture building and carport structures at 118 S. Crockett to allow for construction of a parking lot.

Pp 5 - 10

Pp 11 - 25

DISCUSSIONS

5. Demolition by Neglect property located at 600 E. Main Street, known as the Christian Methodist Episcopal Church

ACTION ITEMS

6. Discuss and consider taking Demolition by Neglect action on property located at 412 W. San Antonio Street.

SIGN OFF APPLICATIONS

7. #13-31 Replace roof on accessory building – 404 N. Adams (Boerner)
8. #13-32 Paint exterior and replace canopy cover – 107 S. Llano (Bedford)
9. #13-33 Install 6' picket fence – 619 S. Washington (Smith)
10. #13-34 Demo garage – 316 E. Austin (Grove House)
11. #13-35 Paint exterior – 210 E. Orchard (Money)
12. #13-36 Redesign courtyard/install statue of Admiral Nimitz – 340 E. Main (Admiral Nimitz Foundation)
13. #13-37 Paint exterior and install wood fence – 319 E. Main (Rios)
14. #13-38 Paint colors for new B&B Cottage – 207 N. Edison (Konuma)
15. #13-41 Construct wire fence – 205 W. Austin (Solbrig)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
April 9, 2013
5:30 PM

On this 9th day of April, 2013 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

SHARON JOSEPH
J. HARDIN PERRY
CHARLES SCHMIDT
ERIC PARKER
BURLEIGH ARNECKE
RICHARD LAUGHLIN
DAVID BULLION
MIKE PENICK
STAN KLEIN
LARRY JACKSON

ABSENT:

ALSO PRESENT: BRIAN JORDAN - Director of Development Services
KYLE STAUDT - Building Inspector
TAMMIE LOTH - Development Coordinator

The meeting was called to order at 5:30 PM by Sharon Joseph.

MINUTES

David Bullion moved to approve the minutes from the March 2013 regular meeting. J. Hardin Perry seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #13-09 by Frances Money at 210 E. Orchard to close in existing porch for living room and add level above porch for bedroom and bathroom addition. – Frances Money presented the application and noted they would like to close in the back porch and add a bedroom above that. Ms. Money commented the change will not be visible from the street and it will not affect the footprint of the building. Ms. Money stated the roofline will match the current roofline. Eric Parker asked if there would be any changes to the front of the house and Ms. Money noted there would not, they are only shoring up the front columns. Mike Penick asked what type of finishes will be used and Ms. Money commented the addition will match the wood that is currently on the house and they will replicate the siding. It was noted the elevation drawing is not accurate as far as the finishes to be used. Sharon Joseph asked what colors will be used and Ms. Money stated they are still deciding, but they are looking at using Benjamin Moore historical colors and considering using a color that is a little more green than is on the house now or a rose color and the trim will be off white. Ms. Joseph directed the applicant to present the

colors for approval once they are selected. Stan Klein verified the gable will not be removed from the front porch as the elevation suggests and Ms. Money noted the gable will not be removed. Richard Laughlin asked if the fireplace will be brick and Ms. Money noted it would be brick with plaster covering it. Richard Laughlin moved to approve Application #13-24 and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Application #13-27 by Andy Bray of Mustard Design on behalf of Sandra K. Dorris at 203 N. Llano Street to paint exterior and repair stairs on the existing house and carriage house and to add nine new bed and breakfast units on site. – Andy Bray of Mustard Design

presented the application and noted the two existing structures were previously brought before the Board and were approved to be painted and they are now bringing the addition of the new bed and breakfast units before the Board. Mr. Bray noted the property has been vacant for approximately eight years and the Planning & Zoning Commission has approved a Conditional Use Permit for the development. Mr. Bray noted there are four different styles of single story units all under 400 square feet and three styles of two story units under 400 square feet. Mr. Bray noted they will only lose a couple of trees from the site due to construction because they are building the units between the trees. Mr. Bray noted they are proposing a stone wall along Llano Street to help define the development and also to be used as a buffer from the street noise. Mr. Bray noted they will use a mixture of materials and colors on the buildings to tie them all together and the materials consist of stone, galvalume metal roof, pre-finished hardi board siding, and a hearty cedar shake pattern.

David Bullion asked what the height difference is between the two story units and the carriage house and Mr. Bray stated they were almost equal, possibly one foot difference but very close. Mr. Bray also noted the carriage house has a second story. J. Hardin Perry noted there is a distinct change in the pitch of the roof on one of the buildings and asked what the intent of that was. Mr. Bray stated it was to obtain some variation in what they are developing because they are trying to create a village type setting, where a collection of appropriate buildings are used, as opposed to an apartment type setting where everything looks the same. Mike Penick stated it is a cute project but the buildings are smaller than anything in the district, and while that is the opposite direction of what they normally look at for scale, it is out of scale. Mr. Penick also noted proportion is part of scale and the proportion is all off. Mr. Penick noted there are four building styles in a compact space and greater uniformity would be more appropriate. Mr. Penick noted the width of the porch on Unit F has none of the scale, proportion or dimension normally seen in a craftsman style house. Mr. Penick stated if proportions like those presented are used, it would be better to come up with a style that is not a duplication of something already existing. Mr. Penick noted he suggested at the last presentation some of the buildings be joined to make a more cohesive design which would create a more compatible scale with the houses in the area. Mr. Penick stated the applicants have gone to a negative scale and he has concerns with the scale, but not in the same way it is usually considered. Mr. Penick commented unit A and G are not out of scale and the design is appropriate. Stan Klein noted the buildings are whimsical interpretations of styles of houses seen in the community. David Bullion commented his issue with the project is the density and asked if there are any other projects similar to this in the Historic District. Ms. Joseph noted density was not part of the Board's purview. Richard Laughlin asked if the buildings were 16 feet wide and Mr. Bray confirmed they are. Mr. Bullion stated the project is architecturally blending 50 years of home styles. Mr. Bray commented the

structures are all similar and three are almost identical. Mr. Bray added the materials are the same and the scale works well along the street. Mr. Bray acknowledged they were designed at a smaller scale than normally seen, but they are proportionally correct. Mr. Bullion commented he does not believe the units should be joined together. Mr. Klein noted the challenge is compatibility when building new structures in the Historic District and noted there is separation between the historic buildings and the new, which is good. Mr. Klein commented the animation of the forms is unique. Mr. Bray noted they are trying to create a destination appropriate for Fredericksburg and the buildings in the development are positioned in a way that it creates a community within itself. Mr. Bray commented there will not be a clear view into the development from the street. Mr. Klein asked what the height of the stone wall will be and Mr. Bray noted it will be six feet. Ms. Joseph commented she believes demolition by neglect is the most important function of the Board and if there is not a viable reason to preserve buildings, they will not be taken care of. Ms. Joseph also commented different styles were constructed in historic times as owners added buildings to their property. Ms. Joseph questioned the dark red color proposed and there followed discussion about that color being used in the historic district. There then followed more discussion about individual thoughts on the design of the buildings and Mr. Bray noted units A & G are almost identical, units E, B and D are almost identical, and units C and F are almost identical, so there are not that many forms on the site. Mr. Bullion stated he believes the designs are acceptable with the exception of units D and F. The Board then asked for different measurements and heights and stated their individual concerns about the different styles presented.

Charles Schmidt moved to approve Application #13-27 as presented and David Bullion seconded the motion. Stan Klein made a recommendation the motion address the color, Unit C, and Unit F. All voted in opposition and the motion was denied.

Mr. Bray suggested removing Unit C from the project and replacing it with Unit A or G, and replacing Unit F with either Unit G or C and added Unit F was a specific request from his client. Mr. Bullion stated he believes the only concern with Unit C was the color. Ms. Joseph noted she believes replacing Unit C with A or G is a good modification. Mr. Jackson stated by replacing Unit C with Unit A, a pattern will be created and it will look like an apartment. Eric Parker commented he believes the only one that doesn't match is the craftsman style home. Mr. Laughlin suggested dropping the gable on Unit F and taking the little porch off and instead extending it all the way across the front. Mr. Perry commented the height of Units B and E look massive in scale with the historic structure. Mr. Perry also noted replacing Unit C with A or G is fine and an even easier change would be changing the pitch of the roof. Mr. Bullion suggested changing the color of C and changing the porch on F.

Richard Laughlin moved to approve Application #13-27 with the following conditions:

1. Unit F have a full porch across the front.
2. The pitch on Unit E be dropped to 8 on 12.

Larry Jackson seconded the motion. Mr. Penick noted he would like Unit B to be modified to eliminate the bump out and put a shed roof on. Mr. Bray asked for clarification why that would be necessary. Mr. Bullion verified the structures across the creek are not included and that was

confirmed. Larry Jackson, Richard Laughlin, David Bullion, and Stan Klein voted in favor. Mike Penick and J. Hardin Perry voted in opposition. The motion carried.

ACTION ITEMS

Discuss and consider taking Demolition by Neglect action on property located at 600 E. Main Street, property known as the Old Methodist Episcopal Church. – Sharon Joseph noted the name on the plaque is the Christian Methodist Episcopal Church. Bernardo Gomez was at the meeting to discuss the property in question. Ms. Joseph noted the Board wants to save the building at it's current location and wants to work with Mr. Gomez in any way possible to help him accomplish that. Mr. Gomez stated the foundation has been stabilized and the interior has a new sub-floor, but he is out of funds to do anything else. Ms. Joseph asked what the next step is to keep the property from demolition by neglect. Ms. Joseph mentioned the Council is considering designating funds for demolition by neglect properties and Mr. Jordan clarified that is true, but it will be included in the budget for approval next year and those funds will be available October 1, 2013. Charles Schmidt asked what needed to be done to the building to save it from demolition by neglect. Kyle Staudt, Building Inspector, showed video of the building that depicted areas that need to be repaired. The work noted as needing to be done to save the property from demoliton by neglect was to repair the rotten wood, at a minimum prime the exterior, and secure the windows and doors.

Stan Klein moved to direct Staff to send a Demolition by Neglect letter to the property owners. Larry Jackson seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Stan Klein moved to adjourn. Larry Jackson seconded the motion. All voted in favor and the meeting was adjourned at 6:54 p.m.

PASSED AND APPROVED this the 14th day of May, 2013.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

**Historic Review Board
Application Information**

Application Number:	13-39
Date:	May 9, 2013
Address:	101 E. Schubert
Owner:	John & Anna Bardberry
Applicant:	Tony Martin
Rating:	Not rated
Proposed Modifications:	Construct new residence.
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.

13 - 39

Application for Certificate of Appropriateness

Application Date: 4-29-13 Application Complete: _____

Property Address: 101 East Schubert

Owner: John Anna Bardberry Phone No. _____

Address: _____

Applicant: Tony Martin Phone No. 830-685-3622

Address: 12321 RR 12321 Fax No. 830-685-3622

Description of External Alteration/Repair or Demolition: _____

new construction

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

new house

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

no

☒ Drawing

☐ Sketch

Date Submitted: 4-29-13 ☐ Historic Photograph

4-29-13 to

Desired Starting Date: _____

Desired Completion Date: _____

SURVEY RATING: ☐ High ☐ Medium ☐ Low ☐ None

☐ RTHD: Estimated Date of Construction _____

APPLICANT SIGNATURE: Bryce Ma

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

[Signature]
Building Official's Determination

Date 4/30/13 ☐ Insignificant ☒ Significant
(Max 7 days)

[Signature]
Chairman's Determination

Date 4/30/13 ☐ 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 29 2013

COPYRIGHT 2013 ©
ALL COPYRIGHTS RESERVED
NO REPRODUCTION OR
TRANSMISSION IN ANY FORM OR BY
ANY MEANS, ELECTRONIC, OR
MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR BY
ANY INFORMATION STORAGE OR
RETRIEVAL SYSTEM, WITHOUT
PERMISSION IN WRITING FROM THE
DESIGNER OR FROM THE DESIGN
ENTITY.

OWNER:
John & Anna Bradberry Residence
101 EAST SCHUBERT STREET
FREDERICKSBURG, TEXAS



Issued For	Date
Drawn By	<i>JAC</i>
Date	04/26/13
Project #	
Phase	PRELIMINARY
Sheet	

SITE
PLAN

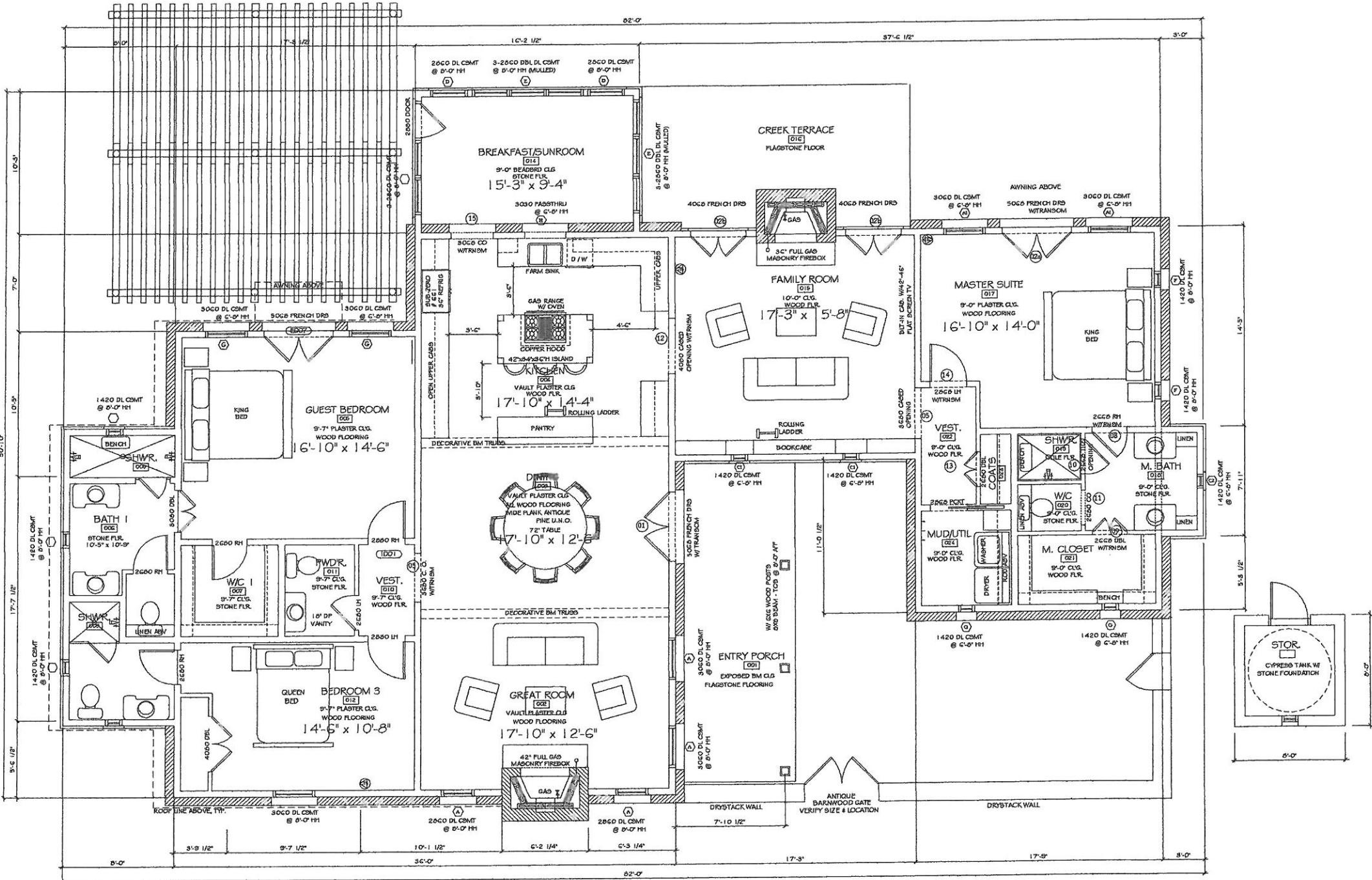


2103 a.f.

NOTE:
SEE PLAN PREPARED BY LICENSED CIVIL ENGINEER
FOR ALL GRADING AND DRAINAGE INFORMATION.
FINISH GRADES SHALL SLOPE AWAY FROM FOUNDATION, TYPE

PRELIMINARY - NOT FOR CONSTRUCTION

CONTRACTOR SHALL NOTIFY TONY MARTIN, Inc. IMMEDIATELY OF ANY DISCREPANCIES IN THE CONSTRUCTION DRAWINGS OR CHANGES THAT WOULD DEPART FROM THE CONSTRUCTION DRAWINGS.



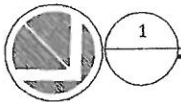
NOTES

EXTERIOR MATERIALS TO BE:

1. MASONRY
2. 1X ANTIQUE BARNWOOD SIDING W/BATTENS
3. WOOD 'ENDURA' SHAKES
4. 4X4 ANTIQUE HAND HEWN OAK RAFTER TAILS @ 32" O.C.
5. 4X4 ANTIQUE HAND HEWN OAK KNEE BRACES
6. 4X4 ANTIQUE HAND HEWN OAK BEAMS AT KNEE BRACES
7. 1X LAPPED BARNWOOD PLANKS AT SOFFITS
8. CONTINUOUS RIDGE VENT
9. 4X6 ANTIQUE HAND HEWN OAK FASCIA BD. AT GABLES
10. DRYDEN STONE @ ENTRY PORCH
11. STONE WINDOW SILLS
12. CUSTOM WOOD DOORS
13. WOOD WINDOWS W/BASS MESH SCREENS
14. 1/2 OZ. COPPER FLASHING AT ALL CHIMNEYS, VALLEYS, OPENINGS & MATERIAL TRANSITIONS
15. DECORATIVE WD. POSTS & RAILINGS

SQUARE FOOTAGE CALCS.

MAIN HEATED	2,633 SF
ENTRY PORCH	188 SF
CREEK TERRACE	170 SF
TOTAL FOOTPRINT	2,991 SF



FLOOR PLAN

1/4" = 1'-0"



John A. Courter - Architect
110 W. Live Oak
Fredericksburg, TX 78624
TX Lic. #16,594

Issued For: _____ Date: _____
Drawn By: JAC
Date: 04/26/13
Project #: _____
Phase: PRELIMINARY
Sheet: _____

A1.1

FLOOR
PLAN

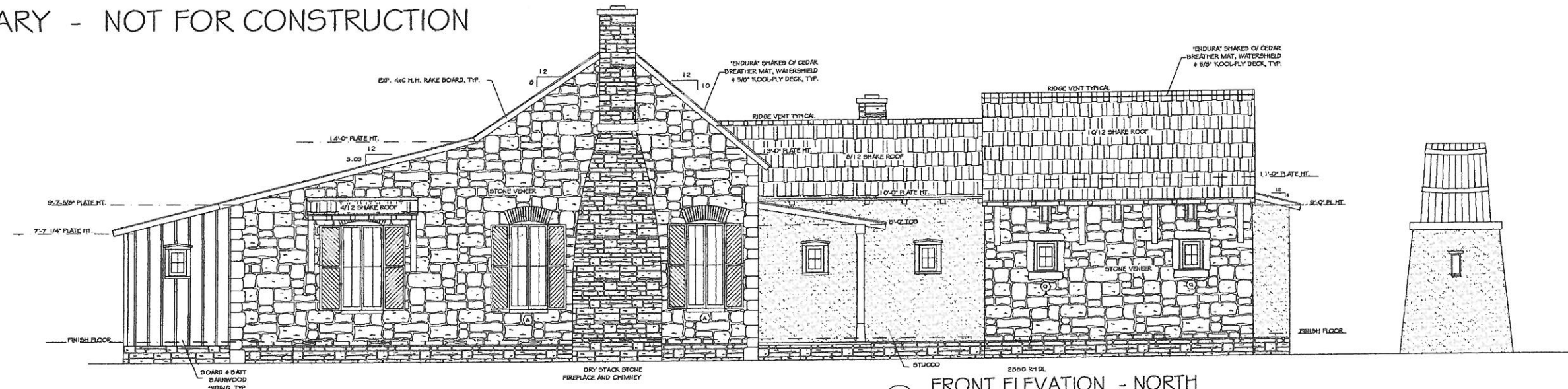
PRELIMINARY - NOT FOR CONSTRUCTION

DESIGN FIRM
TONY MARTIN INC.
DESIGNED BY: TONY MARTIN
320 West Main Street
FREDERICKSBURG, TEXAS 78624
STUDIO: 979.697.3100 • FAX: 979.697.3211

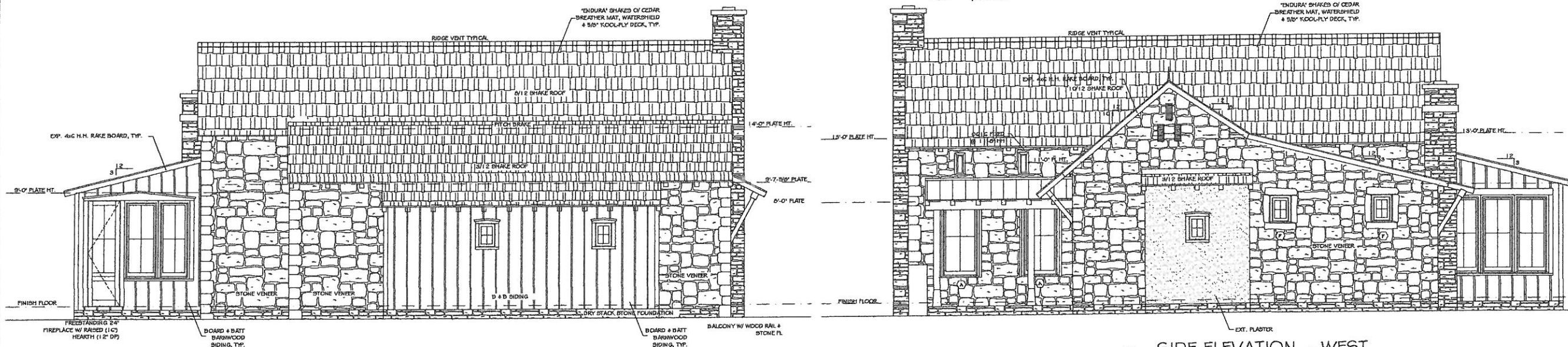
OWNER
John & Anna Bradberry Residence
101 EAST SCHUBERT STREET
FREDERICKSBURG, TEXAS

COPYRIGHT 2013 ©
ALL COPYRIGHTS RESERVED
NO REPRODUCTION OR
TRANSMISSION IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING
PHOTO COPYING, RECORDING, OR BY
ANY INFORMATION STORAGE OR
RETRIEVAL SYSTEM, WITHOUT
PERMISSION IN WRITING FROM THE
DESIGNER OF THIS DRAWING.

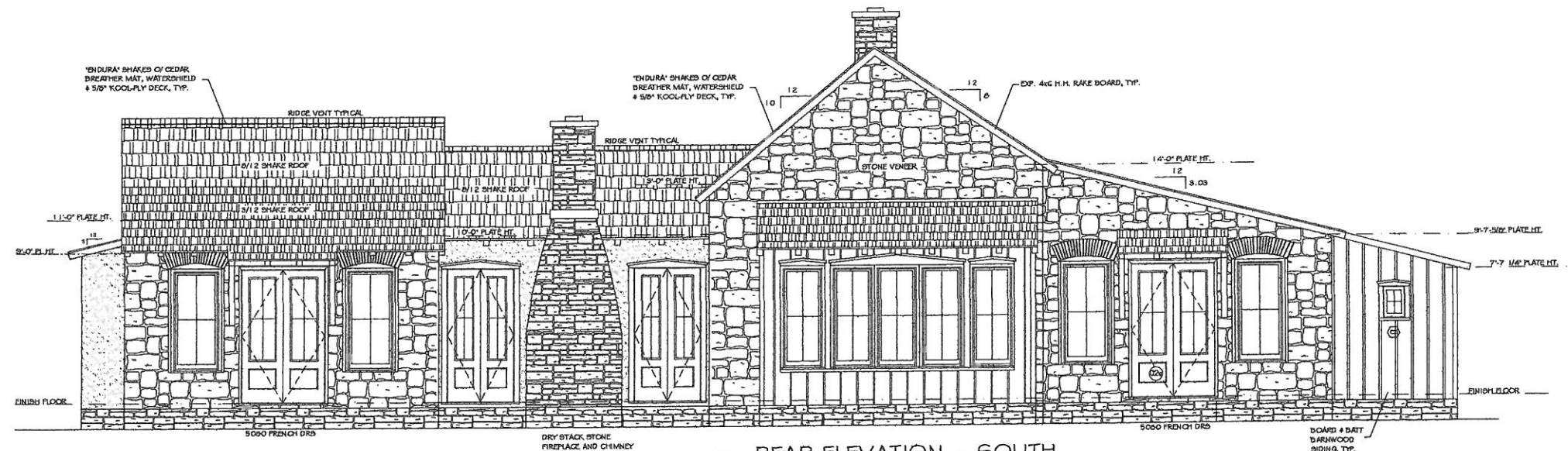
PRELIMINARY - NOT FOR CONSTRUCTION



FRONT ELEVATION - NORTH

 $1/4^2 = 1/16$ 

SIDE ELEVATION - WEST

$$1/4^{\text{th}} = 150^{\text{th}}$$


REAR ELEVATION - SOUTH

$$1/4^2 = 1/16$$

CONTRACTOR SHALL NOTIFY TONY MARTIN, Inc. IMMEDIATELY OF ANY DISCREPANCIES IN THE CONSTRUCTION DRAWINGS OR CHANGES THAT WOULD DEPART FROM THE CONSTRUCTION DRAWINGS.

COPYRIGHT 2015 ©
ALL COPYRIGHTS RESERVED
NO REPRODUCTION OR
TRANSMISSION IN ANY FORM OR BY
ANY MEANS, ELECTRONIC, OR
MECHANICAL, INCLUDING
PHOTOCOPIING, RECORDING, OR BY
ANY INFORMATION STORAGE OR
RETRIEVAL SYSTEM, WITHOUT
PERMISSION IN WRITING FROM THE
DESIGNER, OR FROM THE DESIGN
ENTITY.

DESIGN FIRM:
TONY MARTIN INC.
DESIGNED BY: TONY MARTIN
320 West Main Street
FREDERICKSBURG, TEXAS 78624
STUDIO: 830.665.3100 • FAX: 830.665.3211

OWNER:
John & Anna Bradberry Residence
101 EAST SCHUBERT STREET
FREDERICKSBURG, TEXAS



John A. Courter - Architect
110 W. Live Oak
Fredericksburg, TX 78624
TX Lic. #16,594

Issued For	Date
------------	------

1998 OCT 01 11 1997

Drawn By JAG

Date 04/26/13

Project #

Phase _____

Sheet

421

A2.1

[illegible]

1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 26

EXTERIOR

ELEVATIONS

www.elsevier.com/locate/jmb



**Historic Review Board
Application Information**

Application Number: 13-40

Date: May 9, 2013

Address: 118 S. Crockett

Owner: Security State Bank & Trust

Applicant: Security State Bank & Trust

Rating: Low

Proposed Modifications: Demolition of building.

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.

13-40

Application for Certificate of Appropriateness

Application Date: 04.29.13 Application Complete: 04.29.13

Property Address: 118 S. Crockett Street, Fredericksburg, TX 78624

Owner: Security State Bank & Trust Phone No. James Kemp: 997.7575

Address: 201 W Main St, Fredericksburg, TX 78624

Applicant: Security State Bank & Trust Phone No. 997.7575

Address: 201 W Main St, Fredericksburg, TX 78624

Description of External Alteration/Repair or Demolition: _____

Demolition of a vacant furniture building and carport structures to allow for the construction of a parking area.

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

Existing structures are low rated. The proposed parking area will be landscaped and provide for needed off street parking. Demolition of the low rated structures will provide for the renovations to the existing funeral home proposed to serve as a motor bank.

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

None.

☒ Drawing

☐ Sketch

Date Submitted: 04.29.13

☒ Historic Photograph

Desired Starting Date: Summer 2013

Desired Completion Date: Summer 2013

SURVEY RATING: ☐ High ☐ Medium ☒ Low ☐ None

☐ RTM: Estimated Date of Construction _____

APPLICANT 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)

S. J. Deppa
Chairman's Determination

Date 4/30/13 ☐ 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

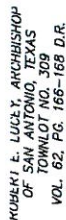
RECEIVED

APR 29 2013

13



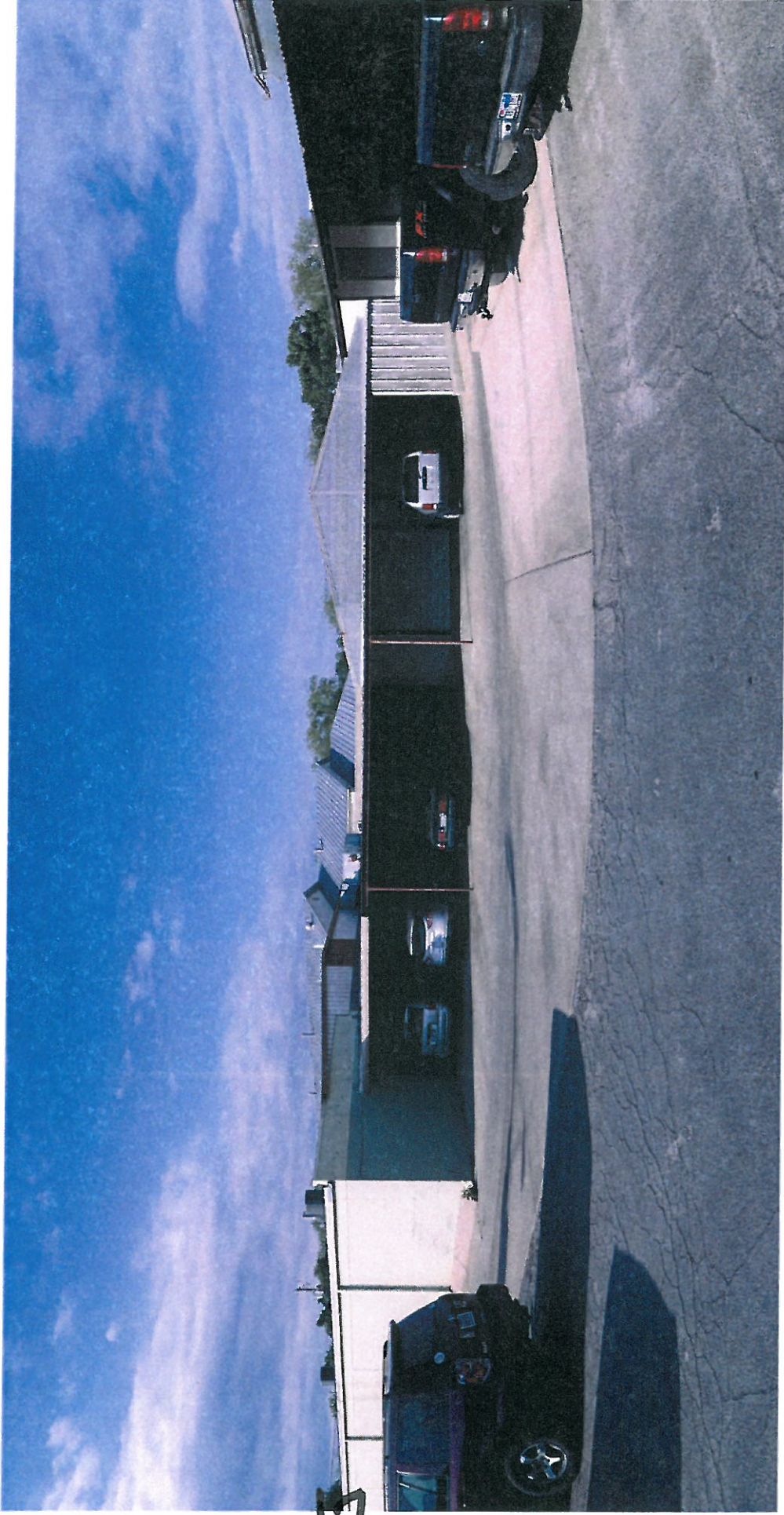
EXISTING BUILDING: Current view along Crockett Street





VIEW A

EXISTING BUILDING: Current conditions with addition



VIEW B

EXISTING BUILDING: carport cover behind the furniture building



VIEW C

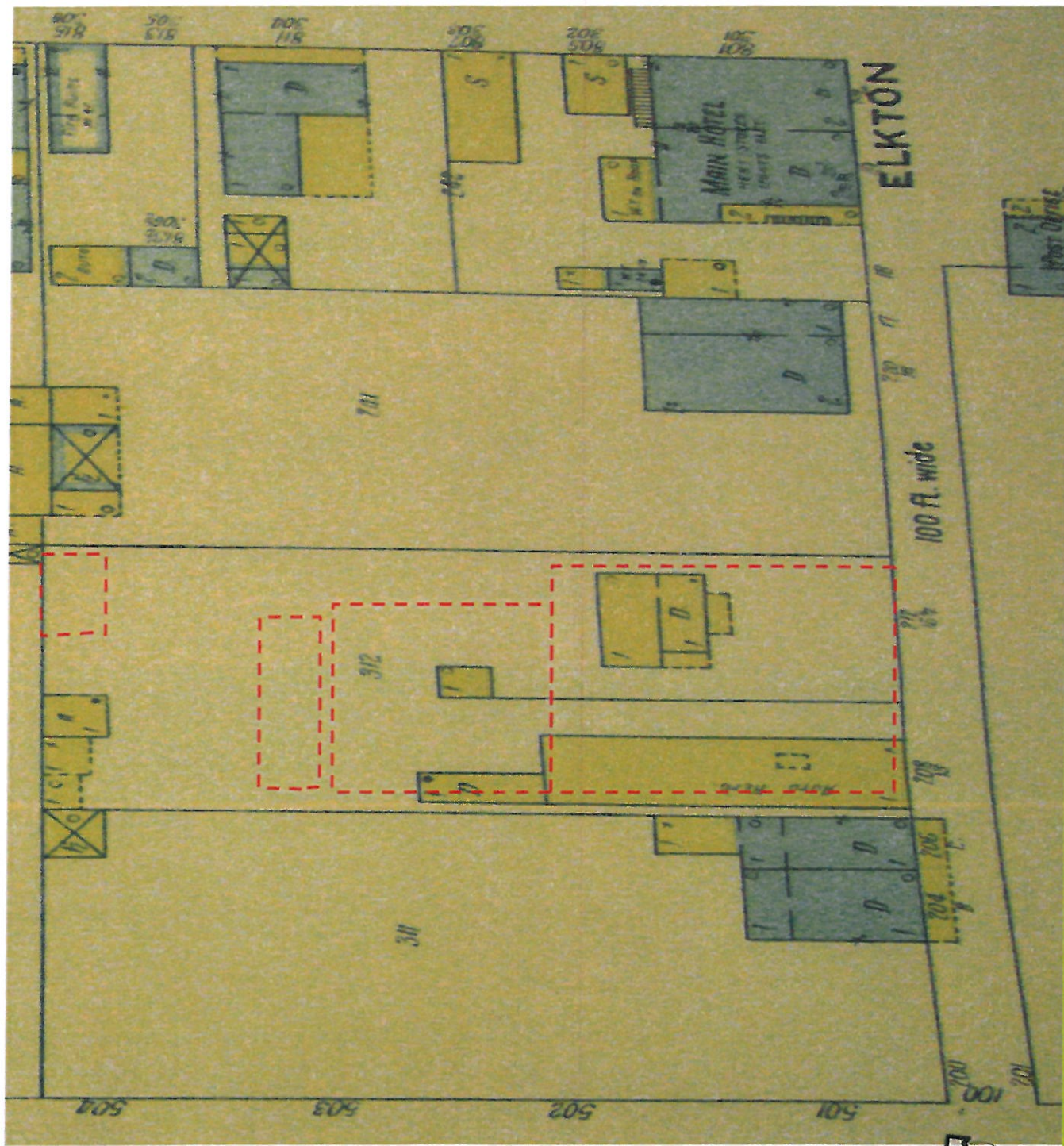
EXISTING BUILDING: shed roof metal storage building



19

VIEW D

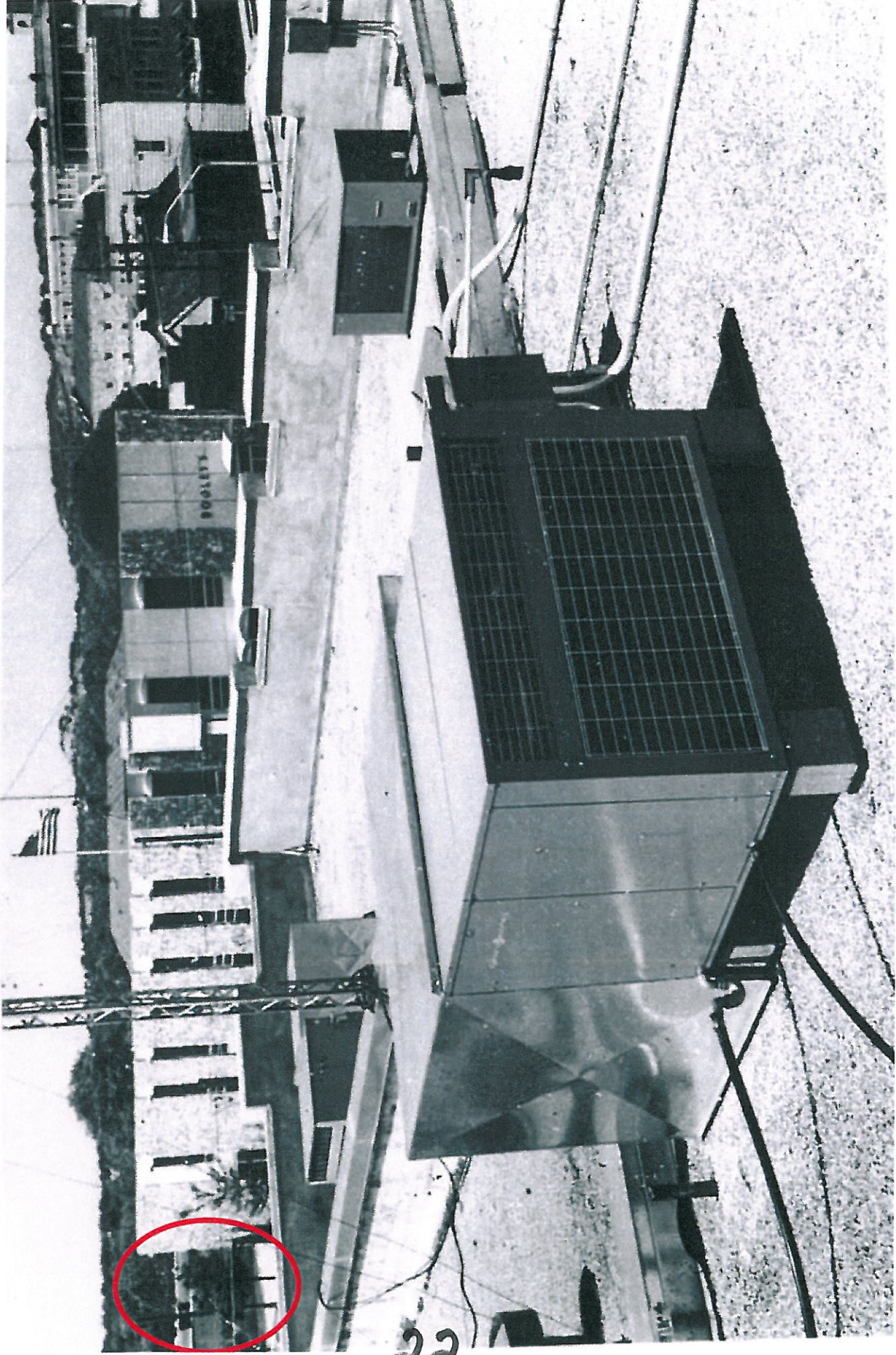
EXISTING BUILDING: back building



1924 SANBORN MAP: Corner of San Antonio & Elkton (present day Crockett)



EXISTING BUILDING: Estimated construction early 1960's



EXISTING BUILDING: View from City Hall looking West



23

EXISTING BUILDING: Crockett Street elevation with existing & addition



VIEW A

EXISTING BUILDING: Crockett Street elevation

