

CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD

TUESDAY, MAY 14, 2019 ~ 5:30 P.M.

LAW ENFORCEMENT CENTER~1601 E MAIN ST

Sharon Joseph, Chair
Larry Jackson, Vice Chair
David Bullion, Member
Karen Oestreich, Member
Eric Parker, Member

Mike Penick, Member
Jerry Sample, Member
Jessica Davis, Alternate
Richard Laughlin, Alternate
Brad Bertrand, AIA, Alternate

The City of Fredericksburg Historic Review Board will meet in a regular session on May 14, 2019, at 5:30 p.m. in the Law Enforcement Center, 1601 E Main St, Fredericksburg, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on May 9, 2019, before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

(Please turn off all pagers and phones, except emergency on-call personnel.)

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. HISTORIC PRESERVATION OFFICER'S REPORT

List of administrative Certificates of Appropriateness issued
Update on P&Z recommendation for historic district expansion
May is National Historic Preservation Month

5. PUBLIC COMMENTS

This time is for citizens to address the HRB on issues and items of concern not on this agenda.
There will be no action at this time.

6. APPROVAL OF MEETING MINUTES

March 12, 2019, HRB meeting minutes

7. CERTIFICATE OF APPROPRIATENESS APPLICATIONS CONSENT AGENDA

The items under the consent agenda are deemed by the Board to be routine in nature and will be approved by one motion of the Board adopting the staff findings and recommendation as part of the approval. The items on the consent agenda will not be discussed. Any member of the Board or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

- A. Application #19-51 – **325 W Main** – *Pioneer Museum*- addition of wood faux water storage tank to existing structure
- B. Application #19-56 – **420 W Austin**– *Kevin Vinall*- carport and masonry wall demolition,

paint

- C. Application #19-54 – **115 E Austin** – *Jim Carpenter*- partial demolition, new 2 story addition,
new construction of 2 story B&B unit

INDIVIDUAL CONSIDERATION AGENDA

- D. Application #19-57 –**418 W Austin**– *Kevin Vinall*- carport demolition, deck reconfiguration,
paint,non original window/door replacement

- E. Application #19-58 – **705 N. Elk** *City of Fredericksburg*- recommendation of landmark
designation

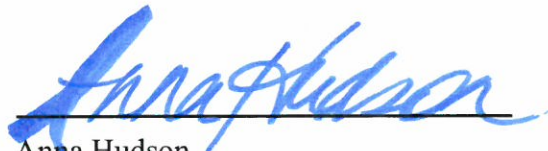
- F. Application #19-55 – **105 N Orange** – *James Schifflett*- new 2 story commercial building

8. DISCUSSION ITEMS

Potential design changes to 705 N Elk

9. ADJOURN

This is to certify that I, Anna Hudson, posted this Agenda at 4:00 p.m. on Thursday, May 9, 2019, on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Anna Hudson
Historic Preservation Officer

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

**HISTORIC REVIEW BOARD
April 9, 2019
5:30 PM**

On this 9th day of April 2019 the Historic Review Board convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

PRESENT: ERIC PARKER
 LARRY JACKSON
 BOBBY WATSON
 RICHARD LAUGHLIN
 MIKE PENICK
 JERRY SAMPLE
 DAVID BULLION

ABSENT: SHARON JOSEPH
 KAREN OESTREICH
 JESSICA DAVIS (alternate)

ALSO PRESENT: ANNA HUDSON – Historic Preservation Officer
 BRIAN JORDAN – Director of Development Services
 DANIEL JONES – City Attorney
 SHELBY COLLIER – Development Coordinator

Larry Jackson called the meeting to order at 5:30 PM.

MINUTES

Jerry Sample moved to approve the minutes presented from the March 2019 meeting. Mike Penick seconded the motion. All voted in favor and the motion carried.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, wanted to provide an update on legislation such as owner consent for landmark designation. The other bill would impact materials that are used, she believes an exception has been listed for historic preservation but will follow up.

APPLICATIONS

CONSENT AGENDA

Application #19-09 – 204 E. Austin – Catey Perkins – demolition of low rated structure

Application #19-10 – 206 E. Austin – Catey Perkins – demolition of low rated structure

The items under the consent agenda are deemed by the Commission to be routine in nature and will be approved by one motion adopting the staff findings and recommendation as part of the approval. The items on the consent agenda will not be discussed. Any member of the Commission or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

Jerry Sample questioned application for consent, ownership is listed as Lindsey group but Fredericksburg Parking LLC is also listed. Mr. Welder stated ownership is LLC but managed by Lindsey group.

Eric Parker moved to approve the consent agenda as presented. Bobby Watson seconded the motion. All voted in favor and the motion carried.

Application # 19-41 – 106 E. Schubert – Randy Stehling – window replacement.

Anna stated the applicant is requesting approval of work already completed: replace wood windows, some of which appear to be original with aluminum clad wood windows with double pane, low-E glass to match existing window size, configuration, and detailing.

Staff Recommendation:

Wood windows are a character defining feature and should be repaired whenever feasible. When windows are beyond repair they should be replaced with in-kind material and design. The applicant is proposing a wood window with exterior cladding. While this type of window has been approved as an adequate replacement window, rehab should always be the preferred option and replacement only on a case-by-case basis when windows are beyond repair.

This recommendation is in keeping with the SOI Standards for Window Rehab (attached) and the City of Fredericksburg Design Guidelines (attached).

The installed windows do appear to match the design, size, and configuration of the replaced windows. However, the low-E glass causes the glass to reflect and is a significant variation from clear glass. Staff recommends, that at a minimum, the glass in the windows on the front façade be changed to clear glass.

Randy Stehling presented the application. He stated this project was approved for an addition a while back and during the construction of the addition Mr. Chris Avery requested to replace the windows of the main house.

Mr. Chris Avery apologized and stated he requested the work to be done without thinking that a COA would be needed. The windows have now been replaced and are as you see in the photos. Randy agreed that Anna's Recommendation would be an agreeable compromise.

Bobby Watson asked if the glass in the windows was replaced, if it would be double pane or single pane. Randy stated it would be double pane but should be clear.

David Bullion asked if they had considered painting the rails Randy stated they had not thought about that but did not feel it would hold up on the metal cladding.

Richard Laughlin asked Daniel Jones if the City Attorney had an opinion. Anna stated a COA has not been issued so project is in violation.

Jerry Sample stated the pediments are not the same and the profile has now been changed. He went on to say above the front porch no pediment is shown and this has also been a change. He wanted to point these out in addition to the glass. Jerry stated this is one of 3 sister houses that were all built from Cross Mountain rock and believes it should be as original as possible.

Eric asked what became of the original windows. Randy stated most of the windows were not salvaged due to the poor condition so about half remain.

Eric made a motion to approve with glass on front changed to clear and pediments on upper three windows on front be removed to match original. Mike Penick seconded.

Jerry Sample stated the pediments he was commenting on are listed in the photos of the application he also commented on the size of the caps encasing the windows.

Eric amended his motion to include the molding on the windows to match the original. Randy asked what moldings needed to match, he pointed out several were different.

Mike asked which windows had been replaced in the 70's. Randy stated several windows were not original. Anna commented that when the father did the renovation he took off the side wing additions and believed those windows were changed.

Randy believes replacing the crown molding is a reasonable request but he wanted to point out that they did vary. Erick amended his motion to utilize the windows under the porch as a reference.

Eric made a motion to approve with glass on front changed to clear and pediments on upper three windows on front be removed to match original and molding on the windows to match the original using the windows under the porch as a reference. Bobby Watson seconded the motion. Jerry opposed. All others in favor and the motion carried.

Application #19-42 – 309 W. Main – Pioneer Museum – roof replacement, structural bracing.

Richard recused himself and left the dias.

Anna stated the applicant is requesting to replace wood shingle roof with standing seam metal roof, lowering grade around building by 18", replace existing foundation of treated sawn timber and repair to match existing appearance, remove 1950's brick flue in the attic of the front house and repair resulting opening in roof and install concealed stabilization strap on west side of front house as well as replace window head and jamb on 2 windows in back house.

Staff Recommendation:

Staff recommends approval of items deemed necessary to mitigate further damage to the house. Staff does not recommend replacement of the roof. The wood shingle roof is one of the character-defining

features of the Kammlah house. The roof should be repaired and if in such condition that it is beyond repair then it should be replaced with like-kind materials and design. This recommendation is in keeping with Secretary of the Interior's Standards for Rehabilitation.

Photos of a metal roof in 1913 and 1936 have been submitted. If it is the intent of the Pioneer Museum to interpret the Kammlah house to a certain time period and wholistic approach should be taken. The house has been altered by the original Kammlah family and by the Pioneer Museum over the decades. The current wood shingle roof has been on the house since the 1960's and may have gained its own significance as the style of roof that's had the longest association with the house.

Case Comments:

The Kammlah House is a Recorded Texas Landmark and as such the Texas Historical Commission authority to comment on exterior changes. All items have been approved by the THC except the roof replacement.

Jeryl Hoover presented the application. He stated 1957 was the last "restoration" of the building and there are several items needing to be addressed with the property. In 1955 when the historical society bought the property they put cedar shingles on the building. The historical society would like to replace with standing seam.

Eric asked if the house had a wood shingle roof originally. Jeryl stated yes.

Jerry asked when the rear house was built. Jeryl stated 1920 and it was metal roof.

Jerry stated it has had a metal roof on the front for 47 years but had wood shingles for 90 years. What is the museums stance, what period are they trying to display the property as. Jeryl stated the "report" stated not to take it to the "original" the intent was to prepare the building for a museum. The report was to take it to the 1950s. the museum is looking at 1910 – 1919. Anna asked if the museum would also remove the stucco, Jeryl stated yes that is the plan. The photo referenced was dated 1936.

Anna also commented that she reached out to Jeryl about a Master Plan. She encourages the board and the Historical Society to visit about the Master Plan.

Larry asked if Jeryl would be in support of that. Jeryl stated yes, the pioneer museum is currently looking at approving a master plan with a timetable and funding schedule.

Eric made a motion to table the application until after a meeting of the two groups.

Daniel commented that the application has a 60 day action time.

Jeryl commented the leaking roof is an urgent matter.

Jerry asked if Jeryl had an idea about roof type, there are lots of different versions is there a true product in mind.

Mike stated the property has an RTHL marker and he asked if the state had approved the project. Anna stated THC has not reviewed the roof.

David asked procedurally, if this application can be denied and resubmit with a new application.

Daniel stated the Board has a few options they may deny as presented or they can table and come back within 60 days.

Jerry asked when was the next board meeting April 15th.

Anna wanted to note there are 5 other items that may be approved aside from roof. Anna stated THC approval could be required for the roof before the board takes option.

Eric withdrew motion.

Eric made motion to approved application except as followed, roof, require repair or replacement of existing wood shingle or with THC approval. Jerry Sample seconded.

Jerry commented on lowering grade around building, Jerry wanted to preserve historic stone steps around home. David asked which brick chimneys are being removed. Photo was shown.

Mike asked about stainless steel plates in the rear windows. Jeryl stated he did not know.

Eric made motion to approve application with exception to the roof. The roof requires repair or if replacement of existing wood shingle is needed then come back with THC approval for change to metal roof. Jerry Sample seconded. Mike Penick opposed the motion and all others voted in favor. The motion carried.

Application #19-31– Properties within Historic Resource Survey Area (map attached) – City of Fredericksburg– expansion of local historic district

Bobby Watson recused himself and stepped down from the dias.

Anna Hudson presented PowerPoint that explained the following:

Landmarks are protected as a property but greater protection is given to a district. Through the survey process a few properties were identified as having potential state significance.

A survey is a snapshot in time. Through the survey process the consultants provided a new database so the information may be updated as needed. The period that was represented is from 1890 to 1968. Significance and integrity are required to have a historic property. She further explained the tiered evaluation of high, medium and low ratings.

Anna went on to explain the Historic Review Board process and the board's chance to make recommendation to Planning and Zoning which will be forwarded to City Council.

Public Comment

Chris Daltrey – family owns property on East San Antonio Street
He does not support the expansion of the district. He believes it to be unamerican.

Sarah Moldenhauer – 616 E. San Antonio

Integrity = property that has not been significantly altered. Sarah went on to comment that this house has been altered and the rating that was given to this property is inaccurate.

Harold Coates – 407 N. Milan – Low

Asked if the property could be torn down. Anna stated if it is a low rated property then yes, in theory it could be removed.

Catherine Cornell – 310 S. Crockett

Two renovations done since 1947 2 bedrooms added in 60's. She stated in 1947 wood was rationed. The property is rated low.

Mark Langerhans – 507 and 509 E. Creek.

The roofline on the house was changed. He asked if the medium designation would affect vacant property behind the house.

504 N. Milam

Mother-in-law's house this house has had a bedroom added on since it was built.

Bill Petmicky – 401 Augusta and 307 S. Washington

He is curious what happens when a property becomes historic. Anna stated no changes are required to make it "more historic" it's only when you desire to make changes that this process starts.

Stevie Lake – 410 N. Pine – rated low

What happens now, if this becomes the district. Anna stated if changes are wanting to be made she would come see Anna. Anna explained procedure, HRB will make suggestion go to P & Z then go to City council.

Corey Pomykal – 221 and 223 W. Centre

Does not support the expansion. When he purchased the property it was not in the district and would not have purchased if it had been in the district.

Julie Moldenhauer – 616 E. San Antonio – Medium

She referenced Atmos Building and disagreed that this is Historic – Anna stated this is a Mid-century commercial building and is a good example of a historic property.

Mike Penick asked if the citizens present had attended HRB previously. He stated that the boards intent is to preserve the district.

Anna stated the board has the map recommendation and the brief.

David made a motion to accept application 19-31 per staff recommendation. Eric Parker seconded the motion. Mike Penick voted against, all others voted in favor. The motion carried.

DISCUSSION ITEMS

ADJOURN

With nothing further to come before the Board, Eric Parker moved to adjourn. Richard Laughlin seconded the motion All voted in favor and the meeting was adjourned at 7:02 p.m.

PASSED AND APPROVED this the 14th day of May 2019.

SHELBY COLLIER, COORDINATOR

SHARON JOSEPH, CHAIRMAN

Fredericksburg Historic Review Board
Application Information

Application Number: 19-51
Date: May 14, 2019
Address: 325 W Main
Zoning: Public
Owner: Pioneer Museum
Applicant: Jeryl Hoover
Rating: low
Proposal: install faux tank feature on existing facsimilie tank house

Request:

The applicant is requesting approval to:

1. install a custom made faux tank to sit on top of existing facsimilie tank house used as the interpretation center. To be made of cedar planks banded with metal strips.

Relevant Secretary of Interior's Standards:

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.

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.

Fredericksburg Design Guidelines:

Recommended for new construction:

1. Designing new construction within the same scale, size, and massing of its surroundings.
2. Using materials, colors, and finishes compatible to the surrounding historic structures.

Not Recommended

4. Designing new buildings with inaccurate interpretations of original styles, thus distorting the perception of genuine historic buildings.

Staff Recommendation:

The proposed faux tank will relate to the water collection theme the museum has begun to interpret with numerous windmills and existing faux tank house. Staff recommends approval with the stipulation that interpretive signage be installed to clarify that the tank and tankhouse are not historic.

This recommendation is in keeping with the SOI Standards for additions and new construction #9 and #10 and the City of Fredericksburg Design Guidelines for new construction.



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 325 W MAIN

Date Submitted 04/23/2019

Owner name: Gillespie County Historical Society

Phone # 990-0441

Owner Address: 325 W MAIN

Authorized Applicant: Jeryl Hoover E.D.

Phone # 990-0441

Applicant Signature: [Signature]

Applicant E-mail: jhoover@pioneer-museum.net

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

Desired Start Date: ASAP

Desired Completion Date: ASAP

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you.

INSTALLING CUSTOM-MADE FAUX TANK FEATURE ON OUR FACSIMILE
TANK HOUSE VIDEO INTERPRETATION CENTER. MATERIAL (AS SHOWN)
IS METAL RINGS WITH ALUMINUM PIPE SUPPORT-STRUCTURE INSIDE.
EXTERIOR TO BE RINGED W 6" CEDAR PLANKS, BANDED W/METAL
STRIPS. (attach another sheet if necessary)

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

Staff to complete

Application # 19-51

Year Built: _____

Eligible for Administrative Approval Yes ☒ No ☐

Zoning: _____

Historic Review Board Meeting Date 5-14

Application Fee \$10 paid

Survey Rating: High Medium Low

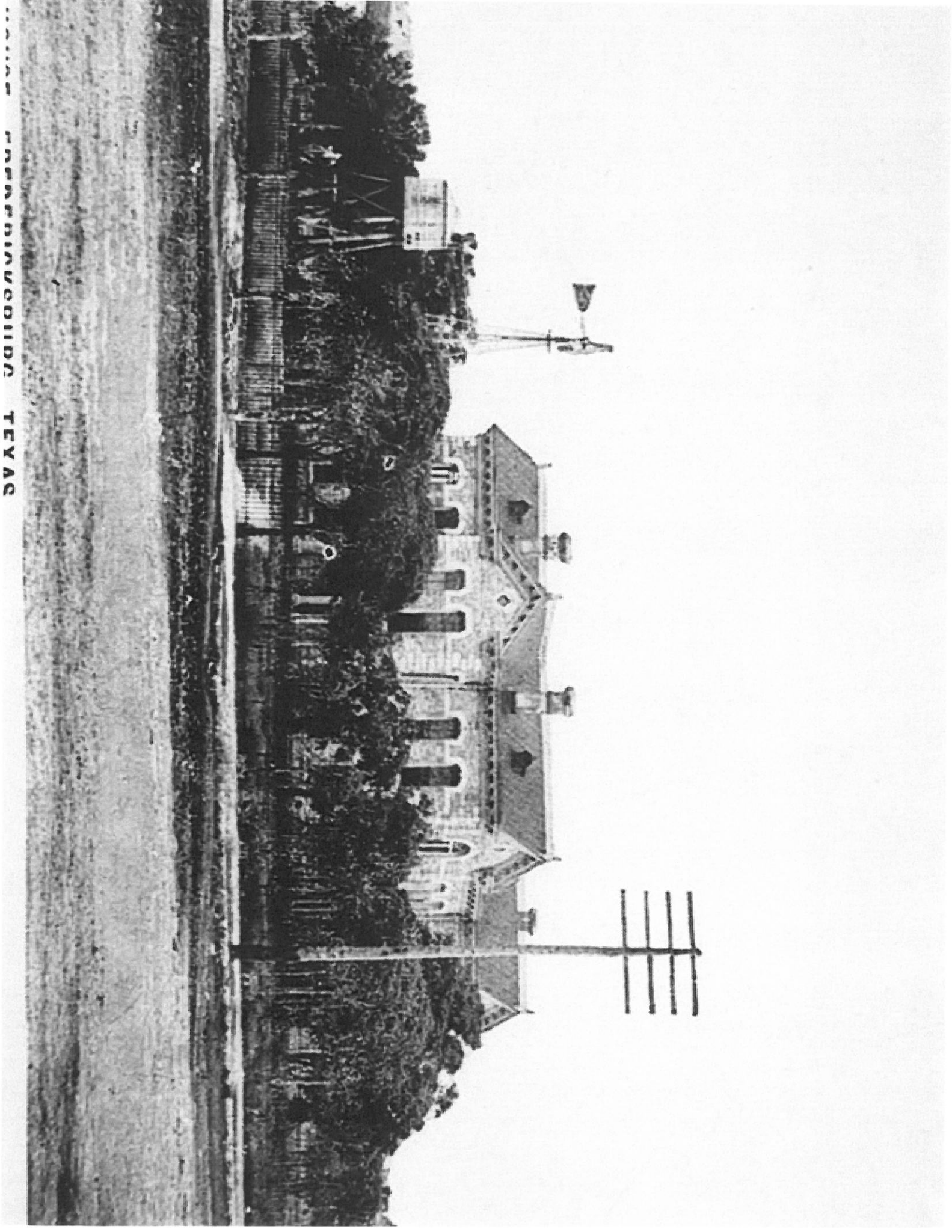
HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

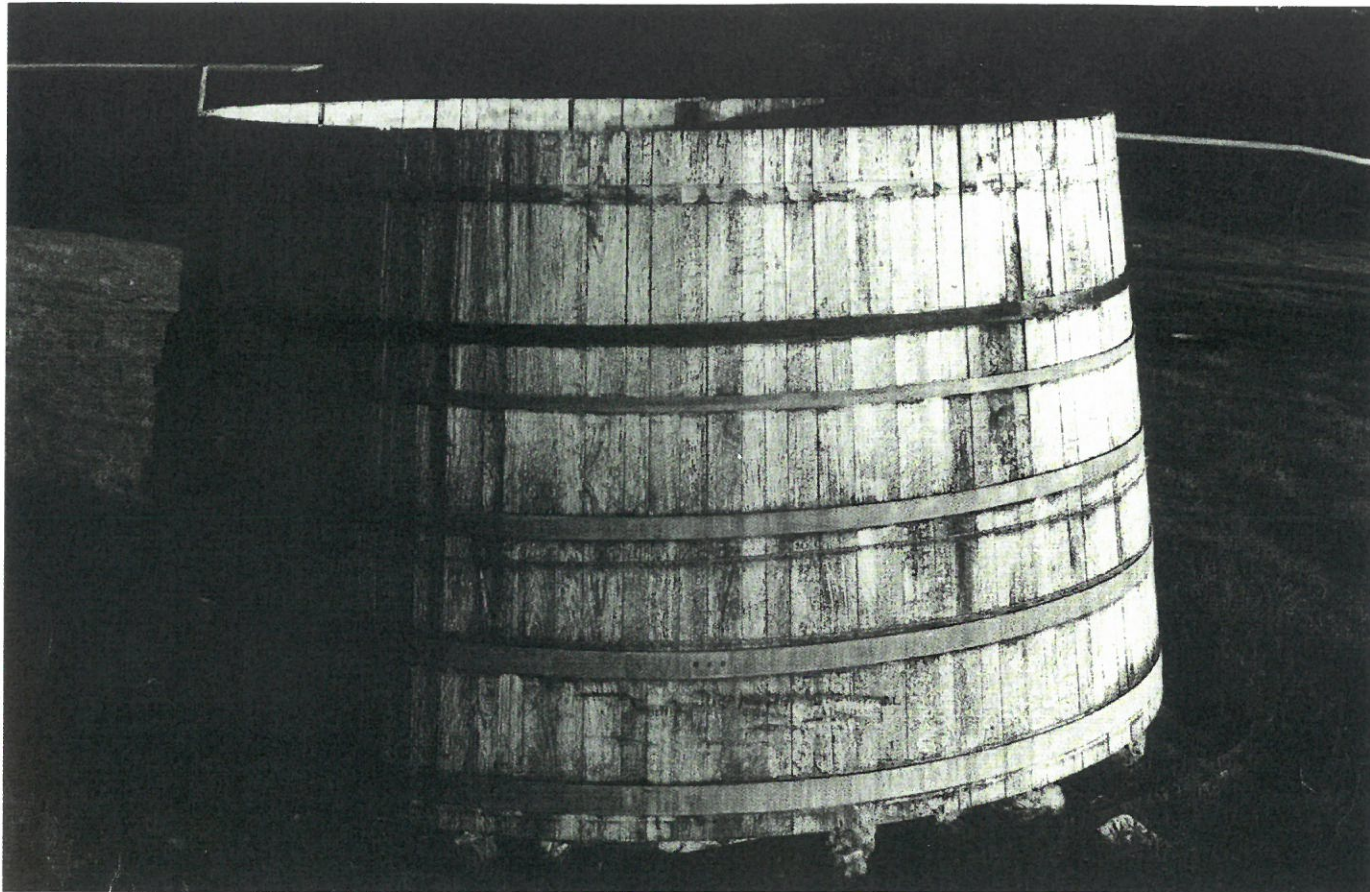
Certificates of Appropriateness must be displayed on site along with building permits
and do not take the place of building permits.





... .. TEXAS

Copyright 2014



Description

Framed Print in Room 207

Unframed print on shelf in Room 207, Unit 17, Shelf B.

Photo on p. 103 in Our Way of Life



Fredericksburg Historic Review Board
Application Information

Application Number: 19-57
Date: May 14, 2019
Address: 420 W Austin
Zoning: C1
Owner: Z Towers REIP
Applicant: Kevin Vinall
Rating: High
Proposal: demolish carport, demolish masonry wall

Request:

The applicant is requesting approval to:

1. Paint exterior siding, fascia, windows, trim
2. remove concrete wall between tank houses and side property line
3. remove carport and concrete pad

Staff recommendation:

1. The colors are in keeping with existing colors. Staff recommends approval.
2. The concrete wall does not appear to be a historic feature. Staff recommends removal.
3. The carport and concrete pad are modern features and do not contribute to the integrity of the property. Staff recommends approval.



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 420 W. Austin

Date Submitted 5-1-19

Owner name: Robert Zarnora, Z-Towers, LLC

Phone # 832-275-2774

Owner Address: 1007 Grand Estates Dr. Richmond TX 77468

Authorized Applicant: Kevin Vinall

Phone # 210 378 6331

Applicant Signature: [Signature]

Applicant E-mail: Kevin @ Ztowers.net

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

Desired Start Date: 5-7-19

Desired Completion Date: 6-7-19

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you.

(attach another sheet if necessary)

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

Staff to complete

Application # 19-57

Year Built: 1870

Eligible for Administrative Approval Yes ☒ No ☐

Zoning: C1

Historic Review Board Meeting Date 5.14.19

Application Fee \$10 paid

Survey Rating: High Medium Low HH Sage bell home

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

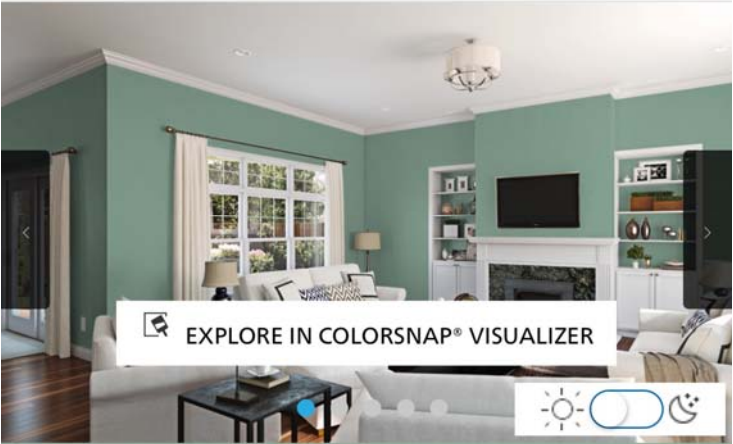
Historic Preservation Officer Signature _____

Certificates of Appropriateness must be displayed on site along with building permits and do not take the place of building permits.





Homeowners → Color → Find & Explore Colors → Explore All Paint Colors → Restful SW 6458



EXPLORE IN COLORSnap® VISUALIZER



SW 6458
Restful

Interior / Exterior
Locator Number: 159-C3

Feedback

SHERWIN-WILLIAMS®

☰

What can we help you find?

🔍

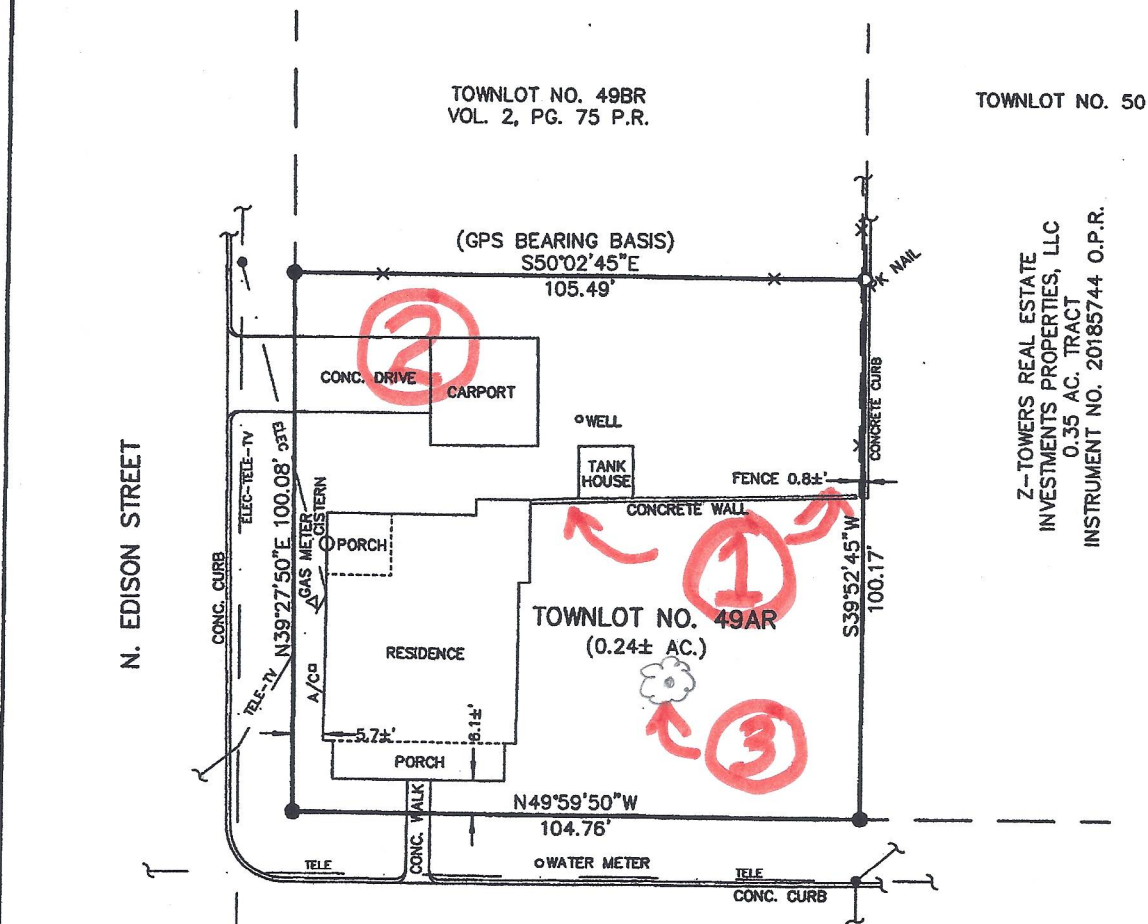
Homeowners → Color → Find & Explore Colors → Explore All Paint Colors → Greek Villa SW 7551

SW 7551
Greek Villa

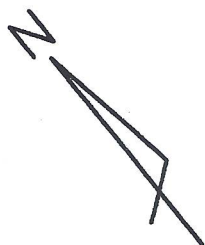
Interior / Exterior
Locator Number: 254-C1



MAP SHOWING
TOWNLOT NO. 49AR, SITUATED IN THE CITY OF FREDERICKSBURG,
GILLESPIE COUNTY, TEXAS, RESUBDIVISION PLAT FOUND OF RECORD
IN VOLUME 2, PAGE 75 OF THE PLAT RECORDS OF
GILLESPIE COUNTY, TEXAS,
PREPARED AT THE REQUEST OF
Z-TOWERS REAL ESTATE INVESTMENTS PROPERTIES, LLC.



Z-TOWERS REAL ESTATE
INVESTMENTS PROPERTIES, LLC
0.35 AC. TRACT
INSTRUMENT NO. 20185744 O.P.R.



SCALE 1" = 30'

0 30 60

LEGEND

- 1/2" DIA. REBAR FOUND
- PK NAIL FOUND
- UTILITY POLE
- × FENCE

BONN SURVEYING
 503 LONGHORN ST.
 FREDERICKSBURG, TX 78624
 PHONE: 830-997-3884
 FAX: 830-997-0972
 EMAIL: bonnsurveying@verizon.net
 FIRM REG. NO. 10055800

Reviewed By:

[Signature] 4/8/19



I HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ACROSS THE BOUNDARY LINES OF THIS LOT OR INTO ANY OF THOSE DEFINED EASEMENTS OR BUILDING SETBACKS LISTED IN FREDERICKSBURG TITLES, INC., COMMITMENT FOR TITLE INSURANCE G.F. NO. 2019045, ISSUED MARCH 29, 2019, AND AS PROVIDED TO ME BY FREDERICKSBURG TITLES, INC., VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.

FIELD MEASUREMENTS COMPLETED APRIL 3, 2019

[Signature]

CAREY BONN
 REG. PROF. LAND SURVEYOR NO. 4447

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 54

Address 420 W. Austin

Parcel Number 25377

GCAD Valuation (as of 2017; where available) \$303,680

Year Built 1870

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority High

Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Outstanding decorative features contribute to the resource's significance.

2002 Photo



Photo Information & Notes

Image Name 0054_1.JPG

Photo References 0054_*.jpg

Notes The H.H. Sagebeil Home.

2002 SURVEY DATA (continued)

Property Description

Function	Domestic: Single-Family	No of Stories	1.5
Style	vernacular	Construction	load-bearing masonry
Plan	irregular	Foundation	stone
Exterior Walls	stone	Roof	gable
Porches	flat	Windows	casement wood sash
Outbuildings	cistern	Doors	single-leaf door
Alterations	not provided		

1983 SURVEY DATA

1983 Survey Site No	92	1983 Survey Ranking	1
1983 Photo References			

Fredericksburg Historic Review Board
Application Information

Application Number: 19-54
Date: May 14, 2019
Address: 115 E Austin
Zoning: CBD
Owner: David Scully Family Trust
Applicant: Jim Carpenter
Rating: low
Proposal: replace roof, remove existing addition, construct new 2-story addition, construct new 2 story B&B

Request:

The applicant is requesting:

1. replace the metal standing seam roof with new standing seam “paint grip” color roof
2. remove non-historic rear addition and replace with new 2-story addition that will be made of stucco
3. construct new 2-story B&B behind existing structure to match proposed new addition with stucco siding and metal roof. Colors will match existing structure
4. Create courtyard with 8’ horizontal wood plank fence between the new rear addition and new structure.
5. remove existing fence and canopy on left side of main house and replace with fence to match new courtyard fence

Relevant Secretary of Interior’s Standards:

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.
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.

Fredericksburg Design Guidelines:

Recommended for additions:

1. Designing additions so that they do not destroy any significant historical material.

2. Designing additions so that they are compatible in size and scale with the original structure.
3. Recognizing additions as products of their own time.
4. Designing additions so that they maintain historic alignments that may exist on the street.
5. Preserving original entrances.

Recommended for new construction:

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

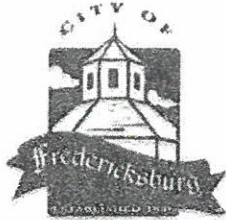
Not Recommended

1. Removing historic site features or buildings that are important elements to the historic area.
2. Designing a building as a style, scale, or proportions that never occurred in the area.
3. Designing the building with materials, colors, and finishes not compatible with its neighborhood.
4. Designing new buildings with inaccurate interpretations of original styles, thus distorting the perception of genuine historic buildings.

Staff Recommendation:

The existing structure was given a low rating in the 2005 survey update. The additions do not contribute to the integrity of the property. While a 2 story rear addition may not normally be appropriate for such a small structure, the location in the Central Business District behind Main Street lends itself to more dense, vertical development. The materials match the existing and the style of the addition is non-descript and is appropriate for the district. Staff recommends approval as submitted.

This recommendation is in keeping with the SOI Standards for additions and new construction #9 and #10 and the City of Fredericksburg Design Guidelines for new construction and additions.



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 115 EAST AUSTIN

Date Submitted 5-1-19

Owner name: DANIEL SCULLY FAMILY TRUST

Phone # 805-444-2888

Owner Address: 1701 PACIFIC AVENUE, DUNEDIN, FL 33523

Authorized Applicant: DANIEL J. SCULLY, III

Phone # 805-444-2888

*Jim
Carpenter*

Applicant Signature: [Signature]

Applicant E-mail: DAN@SCULLYFAMILYTRUST.COM

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

Desired Start Date: Upon Approval

Desired Completion Date: 5/15/19

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you.

See Attached

(attach another sheet if necessary)

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

Staff to complete

Application # 19-54

Year Built: _____

Eligible for Administrative Approval Yes ☒ No ☐

Zoning: CBD

Historic Review Board Meeting Date 5-14-19

Application Fee \$10

paid

Survey Rating: High Medium Low

HRB Fee \$40

paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness must be displayed on site along with building permits and do not take the place of building permits.

Scope of Work:

Four (4) new B&B Units to be constructed in the form of a two story, two-unit addition to the rear of the existing building and a second, identical two story, two-unit building constructed further back on the lot. The space between them will be a double courtyard enclosed with a privacy fence. The existing building is currently a B&B facility.

Our intent is for the new structures to blend with, and compliment, the existing building rather than contrast with it. The new structures will be stucco with standing seam, paint-grip metal roofs. They will be painted in the same color scheme as the existing structure. The existing structure will receive a new roof; also standing seam, paint-grip metal.

new horizontal
siding

to be
removed





Roof to be
Replaced

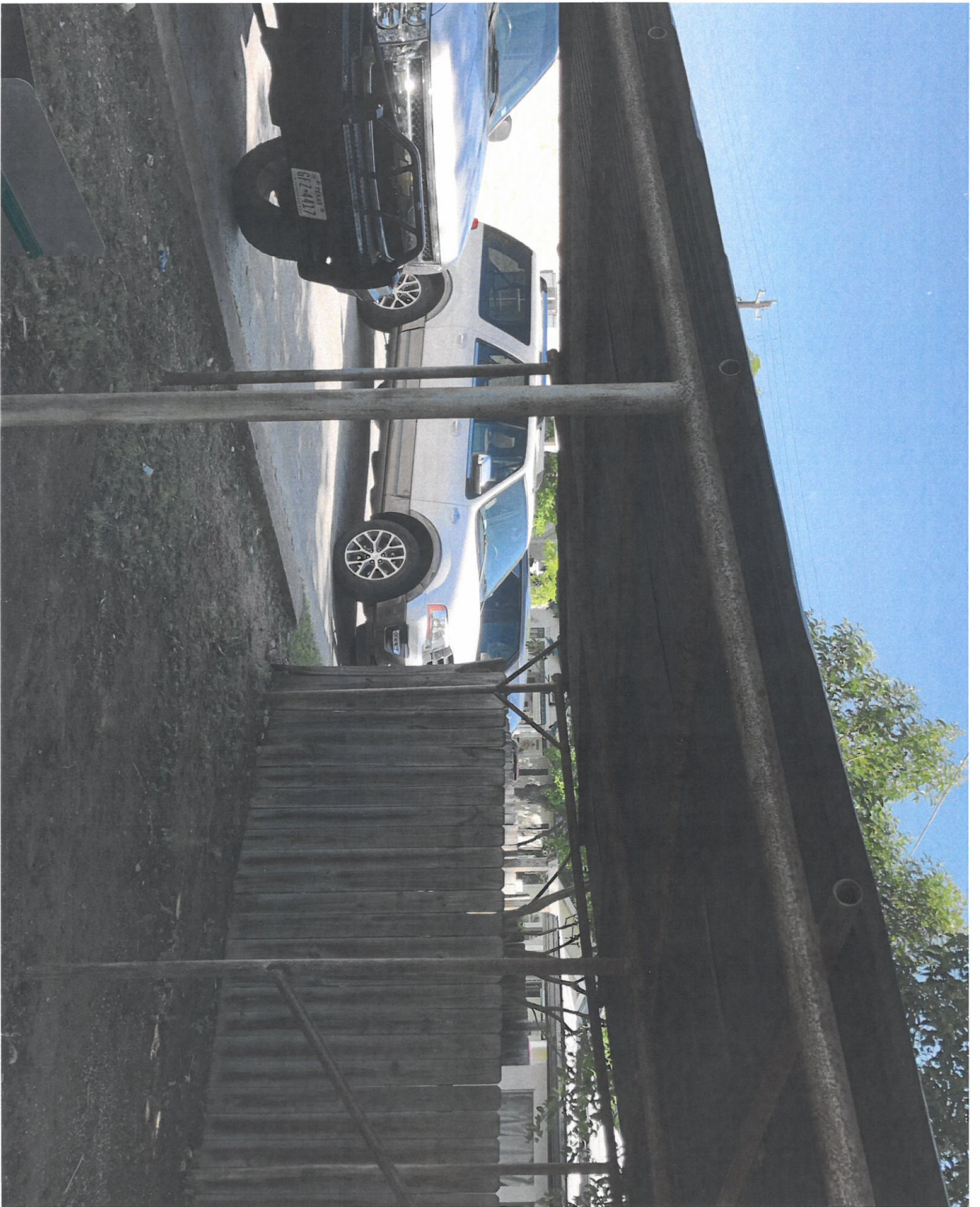
To be
demolished





new addition
and porch
to be shed



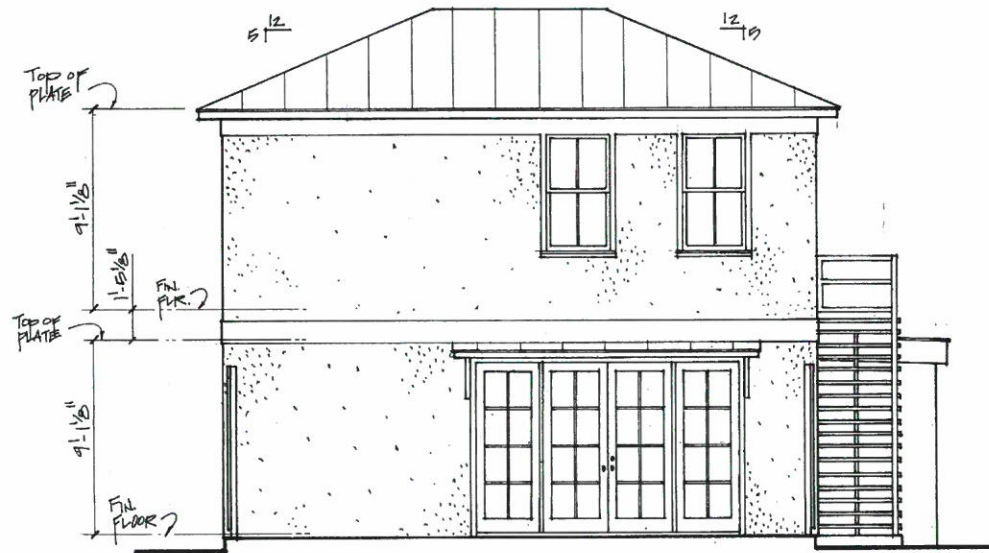






FRONT (NORTH) ELEVATION

1/4" = 1'-0"



COURTYARD (SOUTH) ELEVATION

1/4" = 1'-0"



REAR (SOUTH) ELEVATION

1/4" = 1'-0"

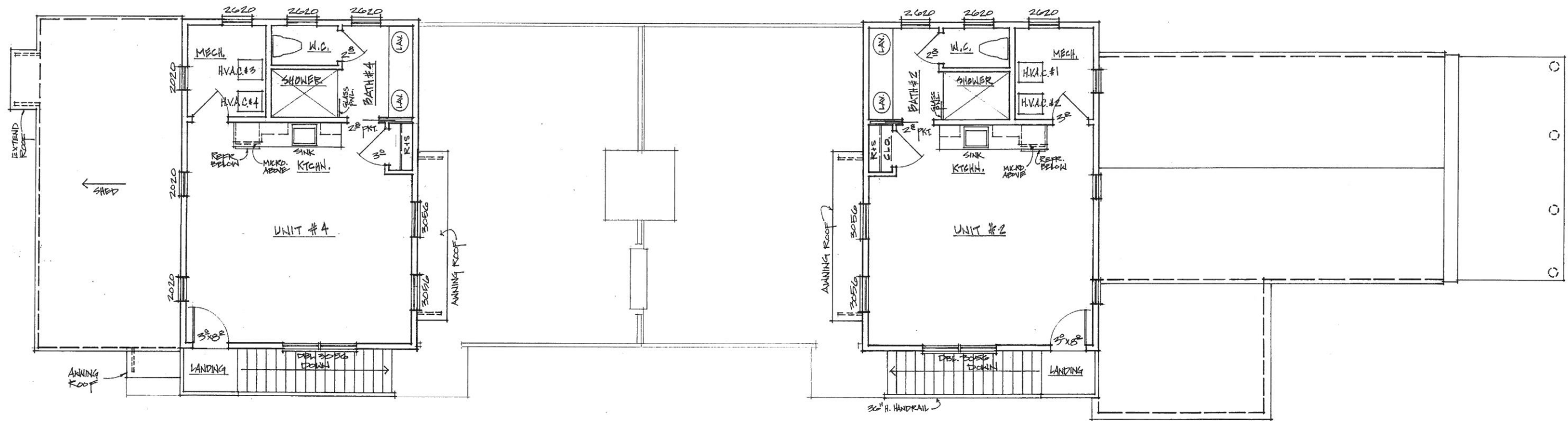


RIGHT SIDE (WEST) ELEVATION

1/4" = 1'-0"

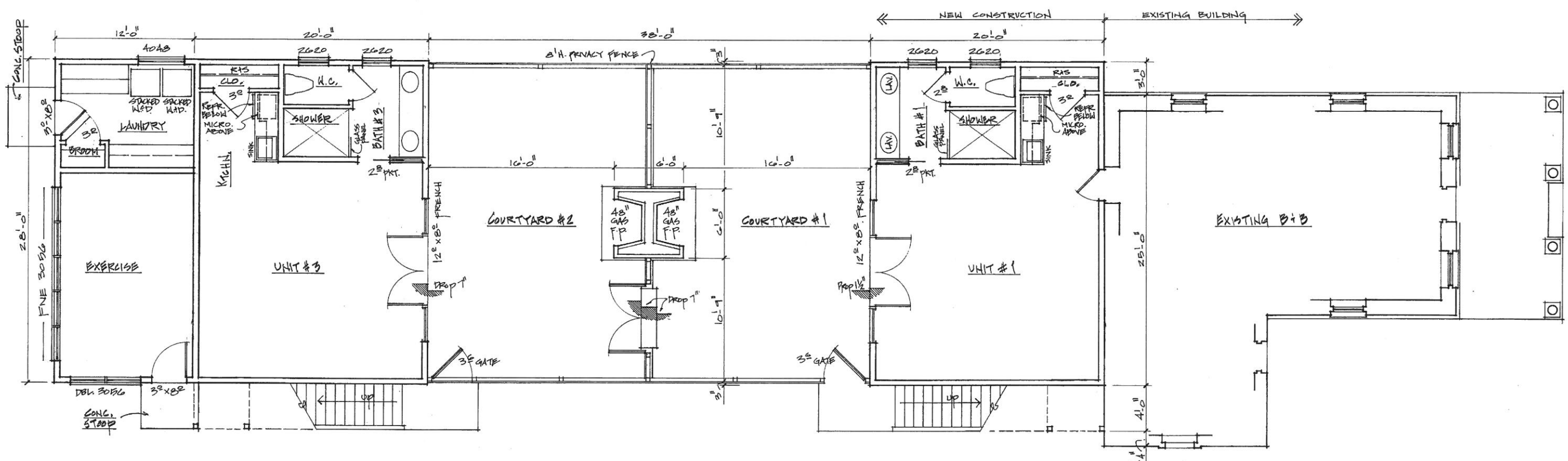
PRELIMINARY DRAFT #2
BIB UNITS FOR THE SCULLY TRUST - 115 E. AUSTIN ST.
4.30.19 SHT. 3 of 3

W. CASS PHILLIPS
PLANNING & DESIGN
1000 HILL ST. FREDERICKSBURG, TX 78624
cphillips@scullytx.com
C 530 987 0199 H 530 987 5738



UPPER FLOOR PLANS

1/4" = 1'-0"



MAIN FLOOR PLANS

1/4" = 1'-0"

115 E Austin



City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID

171

Address

115 E. Austin

Parcel Number

26848

GCAD Valuation (as of 2017; where available)

\$279,410

Year Built

1920

Year Altered

Area

Historic District

Historic District

Yes

Recommendation

Priority

Low

Assessment

Typical example of a common building form, architectural style, or plan type that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.

2002 Photo



Photo Information & Notes

Image Name

0171_5.JPG

Photo References

0171_*.jpg

Notes

The exterior material on the front façade has been changed to stucco. An addition was added at the rear.

2002 SURVEY DATA (continued)

Property Description

Function	Domestic: Single-Family	No of Stories	1
Style	not provided	Construction	wood-frame
Plan	square	Foundation	slab
Exterior Walls	wood siding	Roof	gable
Porches	flat	Windows	double-hung wood sash
Outbuildings	not provided	Doors	single-leaf door
Alterations	exterior materials		

1983 SURVEY DATA

1983 Survey Site No	57	1983 Survey Ranking	4
1983 Photo References			

Fredericksburg Historic Review Board
Application Information

Application Number: 19-56
Date: May 14, 2019
Address: 418 W Austin
Zoning: C1
Owner: Z Towers REIP
Applicant: Kevin Vinall
Rating: High (RTHL)
Proposal: demolish carport/storage building, repaint house, reconfigure existing deck and stairs, install concrete walkway

Request:

The applicant is requesting approval to:

1. Paint exterior siding, fascia, windows “extra white”, front door and trim “Bohemian Black”
2. replace front stepping stones with concrete walkway
3. remove carport and storage building
4. install 6’ privacy fence around deck
5. reconfigure deck and exterior stair
6. replace windows on addition with French doors

Relevant Secretary of Interior’s Standards:

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.

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.

Staff recommendation:

1. The pressed metal has been painted many times since installed in the early 1900’s.

2. The rock walkway is present in the RTHL nomination photo. However, the property's use as a STR makes the uneven surface a liability. Staff recommends approval of the change in material.
3. The carport and storage building do not appear to be of historic age and do not add to the integrity of the property. Staff recommends approval of demolition.
4. The deck was added in 1984. Staff recommends the reconfiguration and addition of privacy fence.
5. The house had an exterior stair or access to the sleeping quarters when it was used as a Sunday house by the Vogels. The existing stair was added in 2003. The current design is not the traditional simple stair commonly found on Sunday houses. Staff recommends the new design be more in keeping with simple stair with code required pickets, but not enclosed like the current stair and landing.
6. Staff has not been able to definitively date the addition in question, but it was present when the RTHL nomination was written in 1978. It is likely a very early addition to the house. It has the same pressed metal as the main house. Staff recommends the windows remain intact and the door in the newer wood siding addition be enlarged instead.



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 418 W. Austin Date Submitted 5-1-2019
Owner name: Robert Zamora, ZTOWERS REIP, LLC Phone # 832-275-2774
Owner Address: 1007 Grand Estates Dr. Richmond TX 77469
Authorized Applicant: Kevin Vinall Phone # 210 378 6331
Applicant Signature: [Signature] Applicant E-mail: Kevin@ztowers.net
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property. Desired Start Date: 5-7-19
Desired Completion Date: 6-7-19

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you.

(attach another sheet if necessary)

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

Staff to complete

Application # 19-56

Eligible for Administrative Approval Yes ☒ No ☐

Historic Review Board Meeting Date 5.14.19

Survey Rating: ☒ High ☐ Medium ☐ Low Vogel Sunday

Staff Comments regarding Administrative Approval: House RTHL

Year Built: 1880

Zoning: C1

Application Fee \$10 paid

HRB Fee \$40 paid

Historic Preservation Officer Signature _____

**Certificates of Appropriateness must be displayed on site along with building permits
and do not take the place of building permits.**



Window to become door





Carport and outbuilding to be demolished







Rock walkway to be concrete
walkway



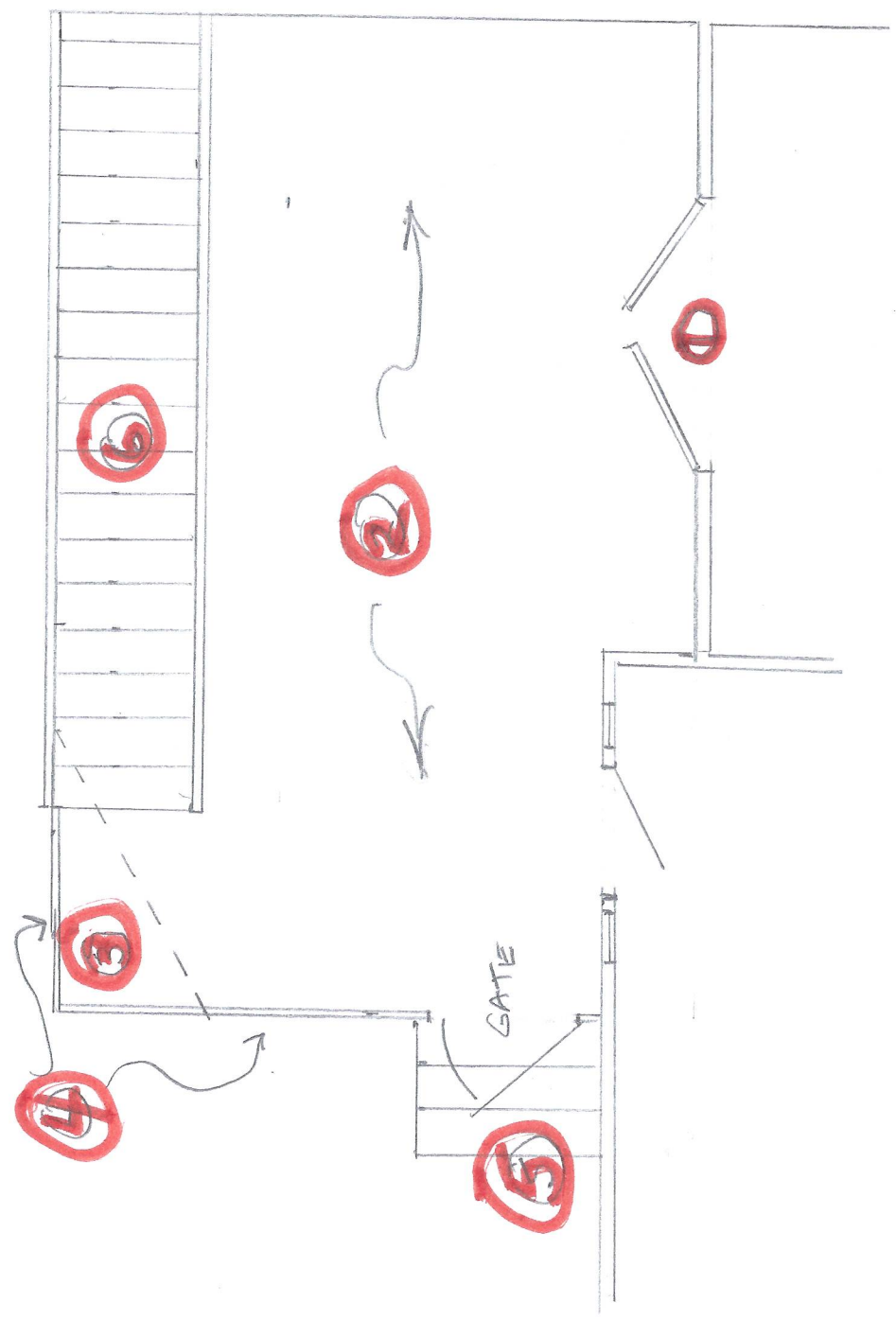
RTHL nomination photo of east
side

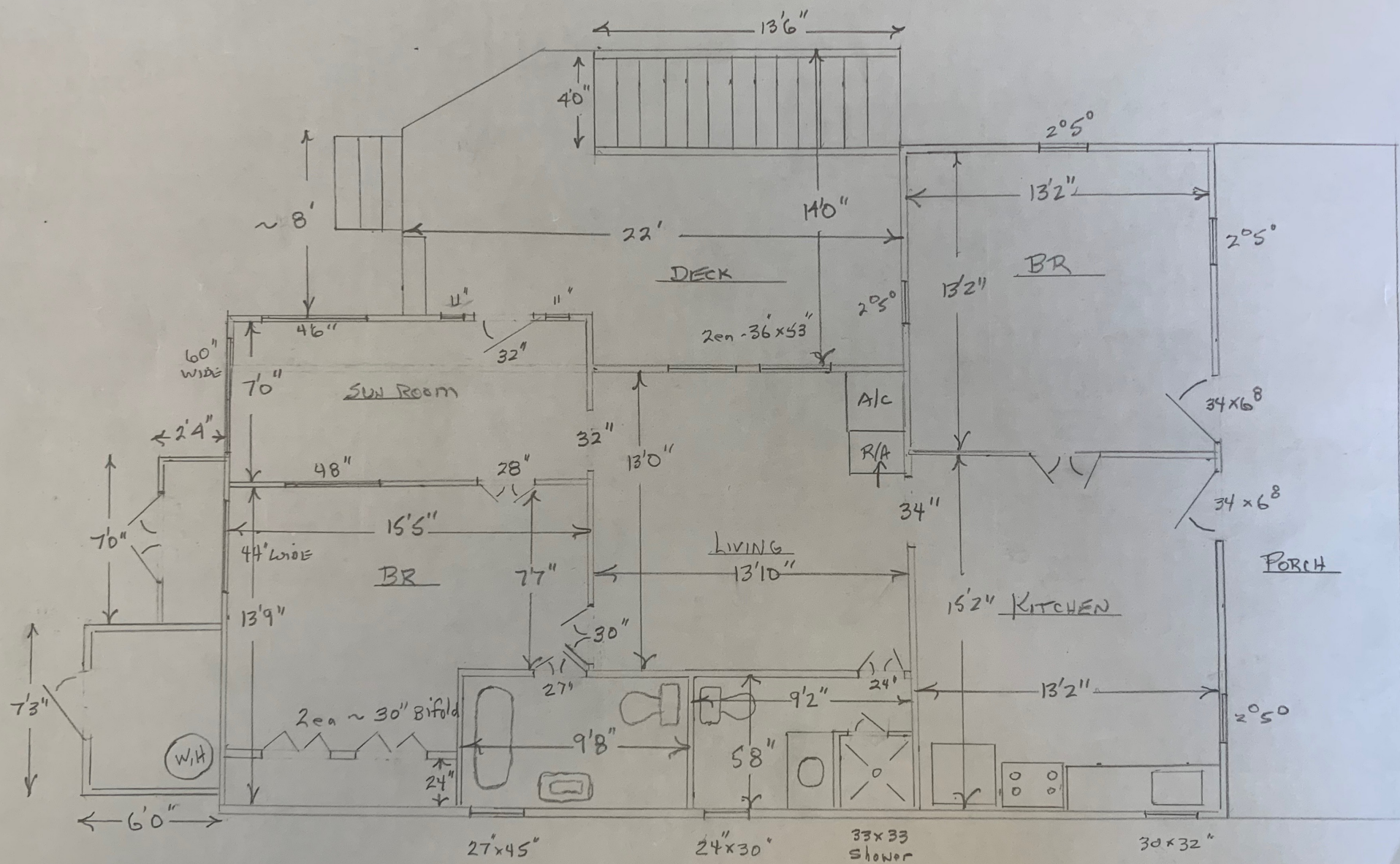


RTHL nomination front an rear elevations

(B)

PROPOSED CHANGES TO REAR DECK AREA
418 W. AUSTIN





A

MAP SHOWING
A 0.35 ACRE TRACT OF LAND SITUATED IN THE CITY OF
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING PART
OF TOWNLOT NO. 50, AS SAID TOWNLOT IS SHOWN ON THE MAP
OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN
EMIGRATION COMPANY, PREPARED AT THE REQUEST OF
Z-TOWERS REAL ESTATE INVESTMENTS PROPERTIES, LLC.

BEING THAT TRACT OF LAND DESCRIBED IN A WARRANTY DEED
TO KARL W. RITTER BY GORDON R. KING, ET UX, DATED MAY 11, 2001,
FOUND OF RECORD IN VOLUME 420, PAGES 920-923 OF THE OFFICIAL
PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

ARTHUR A. DANZ, ET UX
0.41 AC. TRACT
VOL. 175, PG. 306-307 D.R.

UNNUMBERED TOWNLOT

UNNUMBERED TOWNLOT

JOHN GRAHAM, JR., ET UX
0.64 AC. TRACT
VOL. 173, PG. 594-596 D.R.

TOWNLOT NO. 49BR
VOL. 2, PG. 75 P.R.

TOWNLOT NO. 49AR
VOL. 2, PG. 75 P.R.

TOWNLOT NO. 50

0.35 AC.

SURVEY REVIEWED AND ACCEPTED BY

DATE



SCALE 1" = 30'

0 30 60

LEGEND

- 1/2" DIA. REBAR FOUND
- UTILITY POLE
- × FENCE

BONN SURVEYING
503 LONGHORN ST.
FREDERICKSBURG, TX 78624
PHONE: 830-997-3884
FAX: 830-997-0972
EMAIL: bonnsurveying@verizon.net
FIRM REG. NO. 10055800

I HEREBY CERTIFY THAT THIS MAP AND ACCOMPANYING FIELD NOTES
REPRESENT A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION
AND THAT THERE ARE NO INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS
ACROSS THE BOUNDARY LINES OF THIS TRACT OF LAND OR INTO ANY OF
THOSE DEFINED EASEMENTS OR BUILDING SETBACKS LISTED IN HILL COUNTRY
TITLES, INC., COMMITMENT FOR TITLE INSURANCE G.F. NO. 218-1044, ISSUED
OCTOBER 8, 2018, AND AS PROVIDED TO ME BY HILL COUNTRY TITLES,
INC., VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.

FIELD MEASUREMENTS COMPLETED SEPTEMBER 27, 2018

Carey Bonn
CAREY BONN
REG. PROF. LAND SURVEYOR NO. 4447

[Historic Marker Application: Sunday Houses] Page: 3 of 44

VOGEL SUNDAY HOUSE ON TOWN LOT #50.

After acquiring the property on July 19, 1873, the one room Sunday House was constructed during the 1880's.

Its construction was "board and bat" with the boards being 1"x9½" wide rough sawed and applied vertically. The boards were placed on a 2"x4" frame resembling "fackwerk". The house was given a coat of pale green paint.

It had a front porch with the traditional "wooden lace" and four turned posts supported the porch roof. On the front was a door and a double hung window with "four above four" whose glass was hand rolled and full of flaws. On the opposite wall was the back door which assured cross ventilation. On the east wall was a window and following tradition, no window on the west.

The stairs to the sleeping loft were on the outside on the east wall.

The rafters are exposed and are 2"x7½" rough cut timbers holding up the floor of the sleeping loft. Through this ceiling-floor is a rough cut on the west side giving evidence that the cook - heating stove was located on the left side of the room.

The interior walls are made of "beaded ceiling" and installed vertically and have only been painted twice. The original paint was a putty color and the Bolins painted it white, as it is today.

To "redecorate" each succeeding tenant painted the trim of the two doors and windows. As many as seven coats of paint, ranging from canary yellow, fire engine red to purple were used.

Theresia Vogel Nebgen, the fourth child of Amandus and Elizabeth

Related Items

Other items on this site that are directly related to the current text.

Has Part : [Sunday Houses Photograph #1]

[Historic Marker Application: Sunday Houses] Page: 5 of 44

Vogel was born October 13, 1890 and told her son, Alois Nebgen, that the house was here before she was born. She remembers staying at the Sunday House with her mother to attend the instructions required for Solemn Holy Communion. She stated that downstairs was a large bed, table and chairs used for meals and a cook stove completed the furnishings. The sleeping loft was used by the six Vogel children.

This information was given by Mr. Nebgen as he was "adding on out back" two bathrooms, a bedroom, keeping room and an enclosed porch for the Coxes in June and July 1978.

The Sunday House was doubled in size in 1902 and the new room was added by applying the boards in a horizontal manner to the 2"x4" frame. The boards are 1" tongue and grooved 8" boards of pine.

Three turned porch columns were added of a similar design but not exact match to the original four. The porch now covers a formal balance of two doors and two windows. However, the door and window trim does not match the "add on" as the original is a 1"x4" board while the "new trim" is a 1"x5½" board.

The "bats" were removed from the east wall as well as the stairs to the sleeping loft. The hole in the ceiling-floor was patched and the stairs were placed inside on the west wall.

A new opening on the east wall was cut through the ceiling-floor to accomodate a smoke stack. An opening was cut through the wall to "T" into the pipe so as to have heat in the new room.

The two loft rooms had to be insulated and sealed for present occupancy. The rafters of the original room are rough cut 2"x4" and on 24" centers.

The loft has four windows of 24" square locating two front and two on back for cross ventilation. A double hung "four over four"

Related Items

Other items on this site that are directly related to the current text.

Has Part : [Sunday Houses Photograph #1]

[Historic Marker Application: Sunday Houses] Page: 7 of 44

window is located in each end of the structure.

The "bats" had to be removed from the outside of the original wall upstairs and it was noted that the boards were vertical and came from the foundation up and are from 16' to 18' long and so it is impossible to remove this weight supporting wall. The "loft" now affords a delightful sitting room and a private bedroom.

When the "new room" was added, the horizontal boards were never painted. It is suspected that the embossed metal, which is its present covering, was placed on it.

The tax value in 1901 and '02 was \$80.00 and with the addition, the tax was \$200.00 in 1903.¹

The tax evaluation excellerated to \$400.00 in 1907 and some speculate that the metal siding was added at that time.

In making it a liveable 20th Century home, my wife and I have been able to find old wooden windows with imperfect glass, wooden doors as of the period, even handmade bricks, to make our addition compatable with the original Sunday House. Our addition is "out back" and is not noted from the street to a great extent, thus surprising those who come into our little two room Sunday House.

¹Gillespie County Tax Records, starting 1900.

Related Items

Other items on this site that are directly related to the current text.

Has Part : [Sunday Houses Photograph #1]

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 55

Address 418 W. Austin

Parcel Number 14250

GCAD Valuation (as of 2017; where available) \$206,580

Year Built 1880

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority High

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

2002 Photo



Photo Information & Notes

Image Name 0055_1.JPG

Photo References 0055_*.jpg

Notes Vogel Sunday House. Building is a RTHL.

2002 SURVEY DATA (continued)

Property Description

Function	Domestic: Single-Family	No of Stories	1.5
Style	vernacular	Construction	wood-frame
Plan	square	Foundation	pier and beam
Exterior Walls	wood siding	Roof	gable
Porches	flat	Windows	double-hung wood sash
Outbuildings	garage	Doors	original
Alterations	not provided		

1983 SURVEY DATA

1983 Survey Site No	91	1983 Survey Ranking	1
1983 Photo References			

Fredericksburg Historic Review Board
Application Information

Application Number:	19-58
Date:	May 14, 2019
Address:	705 N Elk
Zoning:	R1
Owner:	Celine and Justin Ord
Applicant:	City of Fredericksburg
Rating:	Not Previously Surveyed
Proposed Modifications:	Recommendation for historic landmark designation

Request:

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

Staff Recommendation/Findings:

The iconic house at 705 N. Elk was built for Reuben Eckhardt in 1964-1965. It was designed by San Antonio architect Ed Nicholson, AIA who also designed the Community Savings and Loan in 1962 at 300 W Main Street. Mr. Eckhardt was VP of the Savings and Loan at the time Mr. Nicholson was hired and likely employed him to design his personal residence after the experience of working with him at the Savings and Loan. The house embodies many of quintessential design feature of mid-century modern homes and retains a high level of integrity. The way it is oriented on the lot around mature live oak trees, the way it interacts with the landscape, the use of modern materials and angles all create a landmark house that is well known throughout the community.

Reuben Hugo Eckhardt (1916-1990) was born and raised in Fredericksburg. He went to college at Southwest Texas University in San Marcos, earning a BA in math and business administration. He taught for three years at Willow City. He joined Community Savings in 1939 before joining the Air Force where he served as a B-17 pilot in the European Theatre, earning the rank of major. His plane was shot down by German fighter planes while flying over Pas-DeCalaise, France. He was listed as MIA in December of 1943. He made his way to England in March of 1944. He was then assigned to Roswell NM as an instructor on B-17's and B-29s. He was discharged in 1946 from San Antonio. He rejoined Community Savings in 1953. He and his wife Irene Bergmann had four children. Mr. Eckhardt was a prominent member of Fredericksburg as a businessman and member of different boards and associations. He served as a councilman and treasurer at Bethany Lutheran Church, he was a member of the Jaycees, Historical Society, and supervised Community Chest drives. He also sat on the Board of Directors for Hill County Memorial Hospital, was a member of the Chamber of Commerce and first vice president of the State Hermann Sons Bowling Association.

Hubert Edwin (Ed) Nicholson, AIA (1924-2009) was an architect and engineer based out of San Antonio, Tx. He practiced architecture for over 50 years designing everything from private residences to shopping centers, to track homes to warehouses. He was best known for his church designs. He obtained his professional architecture license in 1951 after getting a bachelors in architectural engineering and degree in architecture from the University of Texas at Austin.

Mid Century Modern architecture refers to the time period between the 1930s and 1960s. It was a movement away from traditional and classical styles. The contemporary styles focused on function and downplayed ornamentation. There are three dominant characteristics of mid-century modern homes: a clean, minimalist aesthetic, an emphasis on bringing the outdoors in, and angular structures.

The residence at 705 N Elk exhibits all three of these characteristics. The brick work is a combination of three colors reminiscent of pink granite. The long thin brick is not a common size and measures approximately 2 5/16" x 15 5/8" is laid in a ¼ off set running bond. The house has little ornamentation but lots of angles. It was designed around 2 large live oak trees with large expanse of glass, bringing the outside in. The lot is on the edge of the city limits and tucked away from the rest of the neighborhood. It is not oriented in a traditional lot development. The front door is diminutive with a simple concrete stoop. The awning windows allowed for cross ventilation as the house was not designed with central air. The house is rare for Fredericksburg in that it has a basement garage with living quarters above.

Based on A Field Guide to American Houses by Virginia and Lee McAlester this house would be categorized as Contemporary with gabled roof. One of the most notable features is the "pointed" front gable supported by a pier. The house boasts extra wide 42" overhanging eaves. The aluminum awning windows with horizontal muntins re-enforce the horizontal focus with the extra long brick. The basement garage also makes this house a split level in that one goes up a half a flight of stairs to go to the bedrooms from the kitchen or down half a flight of stairs to go to the garage.

The house has significance and retains an incredibly high level of integrity and has virtually been unchanged. Staff recommends the property be given a survey rating of "high". The current owners are only the second family to own the house.

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

Staff finds the property meets 7 of the 8 criteria used to evaluate historic significance:

- a. **Character, interest, or value as a part of the development, heritage, or cultural characteristics of the city;** post war development by a WWII vet
- c. **Embodiment of distinctive characteristics of an architectural type or specimen;** modern contemporary gabled residence
- d. **Relationship to other distinctive buildings, sites, districts, or structures which are historically significant;** relationship to 300 W Main Street
- e. **Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city;** orientation on large lot on the edge of the City limits, designed around large live oak trees

- g. Identification with a person or persons who significantly contributed to the development or culture of the city, the state or the nation;** Reuben Eckhardt was a WWII pilot that was shot down and returned home becoming a successful businessman and important member of local society.
- h. Value as protective of a historical resource.** a one-of-a-kind house



View from E Centre Street looking north



South elevation

Low gabled roof, wide eaves, large expanse of glass looking into courtyard



Cantilevered projecting gable

Integrated planter



Front door as viewed from N. Elk

PBU—corrugated metal panel roof

Chimney intersected by roof flanked by triangular windows



Rear elevation as seen from driveway



3 bay garage with bedrooms above
V groove pine siding



View from courtyard



Aluminum awning windows



Side view showing acute angles created with windows and brick pattern



Sliding glass doors from kitchen into courtyard



Interior: exposed beams, brick fireplace (matches exterior brick), vaulted ceiling



Living room with original light fixture and windows

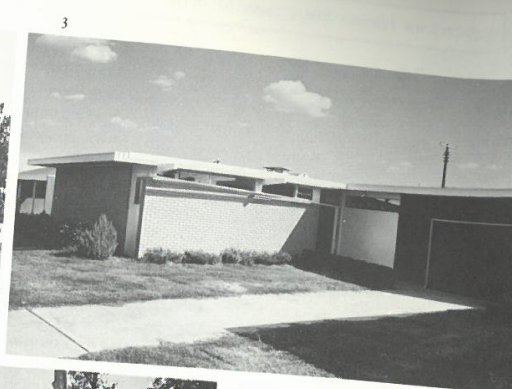
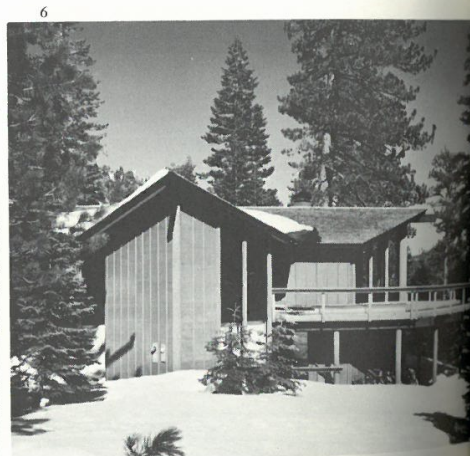


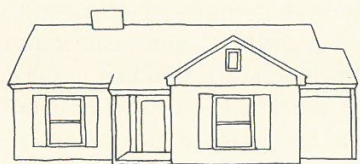


CONTEMPORARY (ca. 1940-80)

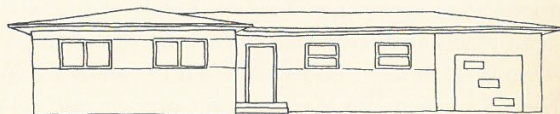
This style was the favorite for architect-designed houses built during the period from about 1950 to 1970. It occurs in two distinctive subtypes based on roof shapes: flat or gabled. The flat-roofed subtype is a derivation of the earlier International Style and houses of this subtype are sometimes referred to as American International. They resemble the International in having flat roofs and no decorative detailing, but lack the stark white stucco wall surfaces, which are usually replaced by various combinations of wood, brick, or stone. Landscaping and integration into the landscape are also stressed, unlike the pristine white International house that was meant to be set upon the landscape as a piece of sculpture.

The gabled subtype is more strongly influenced by the earlier modernism of the Craftsman and Prairie styles. It features overhanging eaves, frequently with exposed roof beams. Heavy piers may support gables. As in the flat-roofed subtypes, various combinations of wood, brick, and stone wall cladding are used and traditional detailing is absent. Both subtypes are most commonly one-story forms although two-story versions are not infrequent.

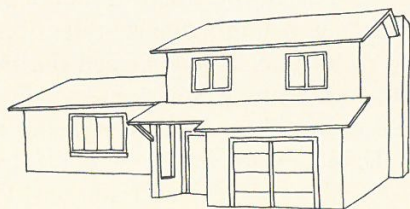




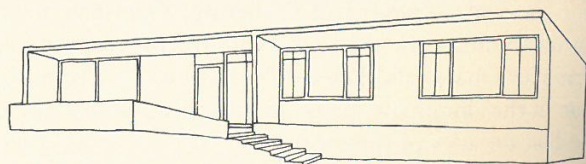
MINIMAL TRADITIONAL



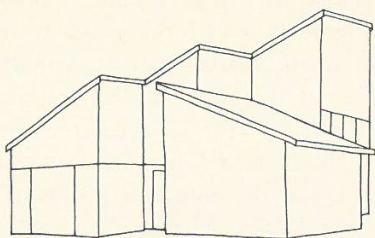
RANCH



SPLIT-LEVEL



CONTEMPORARY



SHED

AMERICAN HOUSES SINCE 1940

Modern

ca. 1935 to present

Most domestic building ceased between 1941 and 1945 as the United States prepared for and fought World War II. When construction resumed in 1946, houses based on historical precedent were largely abandoned in favor of new variations of the modern styles that had only begun to flourish in the pre-war years. The earliest of these, the Minimal Traditional style, was a simplified form loosely based on the previously dominant Tudor style of the 1920s and '30s. Like Tudor houses, these generally have a dominant front gable and massive chimneys, but the steep Tudor roof pitch is lowered and the facade is simplified by omitting most of the traditional detailing. These houses first became popular in the late 1930s and were the dominant style of the post-war '40s and early '50s. By the early 1950s they were being replaced by the Ranch style, which dominated American domestic building through the '60s and is still popular in many parts of the country. These are one-story houses with very low-pitched roofs and broad, rambling facades. Some lack decorative detailing, but most have decorative shutters, porch-roof supports, or other detailing; these are usually loosely based on colonial precedents. Also during the 1950s the closely related Split Level style, with half-story wings and sunken garages, began to emerge. These generally have some traditional decorative detailing but their unusual form clearly marks them as modern houses. A somewhat less common modern style, the Contemporary, completely eschews traditional form and detail, and was particularly favored in architect-designed houses of the 1950s, '60s, and early '70s. These generally have wide eave overhangs and either flat roofs or low-pitched roofs with broad, low, front-facing gables. Exposed supporting beams and other structural members are common. Contrasting wall materials and textures, and unusual window shapes and placements are also typical features. The most recent of the modern styles is the Shed style. Like the Contemporary, this style eschews traditional detail and is most common in architect-designed houses of the late 1960s and '70s. It is characterized by one or more shed-roofed elements, usually of moderate to high pitch, which dominate the facade and give the effect of several geometric forms shoved together.

The five styles described above are by far the most common modern styles built since 1940. Many additional modern designs have, however, appeared through this period. Some have been dominated by regional design considerations or legacies, while others have been inspired by energy-conservation considerations or by new and experimental advances in building technology.

Fredericksburg Historic Review Board
Application Information

Application Number: 19-55
Date: May 14, 2019
Address: 105 N Orange
Zoning: CBD
Owner: Jim Penick
Applicant: James Schifflett
Rating: empty lot
Proposal: construct new 2-story commercial building on empty lot

Request:

The applicant is requesting approval:

1. new 2-story commercial building made to look like 2 distinct commercial buildings using red brick, white stone, and smart siding.

Relevant Secretary of Interior's Standards:

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.

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.

Fredericksburg Design Guidelines:

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

Not Recommended

1. Removing historic site features or buildings that are important elements to the historic area.

2. Designing a building as a style, scale, or proportions that never occurred in the area.
3. Designing the building with materials, colors, and finishes not compatible with its neighborhood.
4. Designing new buildings with inaccurate interpretations of original styles, thus distorting the perception of genuine historic buildings.

Staff Recommendation:

The massing and scale of the proposed new construction are appropriate for the empty lot in the Central Business District. However, the proposed design is not in keeping with design guidelines #4, designing new buildings with inaccurate interpretations of original styles, thus distorting the perception of genuine historic buildings. The building should be designed to look of its time and place. Traditional building materials such as brick and stone are appropriate, but the proposed design incorporates a wide variety of design features from different time periods. Staff recommends a simplified approach.



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 105 N. ORANGE ST

Date Submitted 05-01-19

Owner name: JIM PENICK

Phone # 830-997-5684

Owner Address: 204 WEST MAIN ST

Authorized Applicant: JAMES SHIFFLETT Phone # 830-992-1338

Applicant Signature: [Signature]

Applicant E-mail: JLSHIFFLETT@MSN.COM

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

Desired Start Date: JUNE 1, 2019

Desired Completion Date: JUNE 1, 2020

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you.

RED BRICK + WHITE STONE, ROCK ON WATER TOWER w/ AGED WOOD
SMART SIDING ON REAR OF BLDG

(attach another sheet if necessary)

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

Staff to complete

Application # 19-55

Year Built: empty lot

Eligible for Administrative Approval Yes ☐ No ☒

Zoning: CB0

Historic Review Board Meeting Date 5-14-19

Application Fee \$10

paid

Survey Rating: High Medium Low - new construction

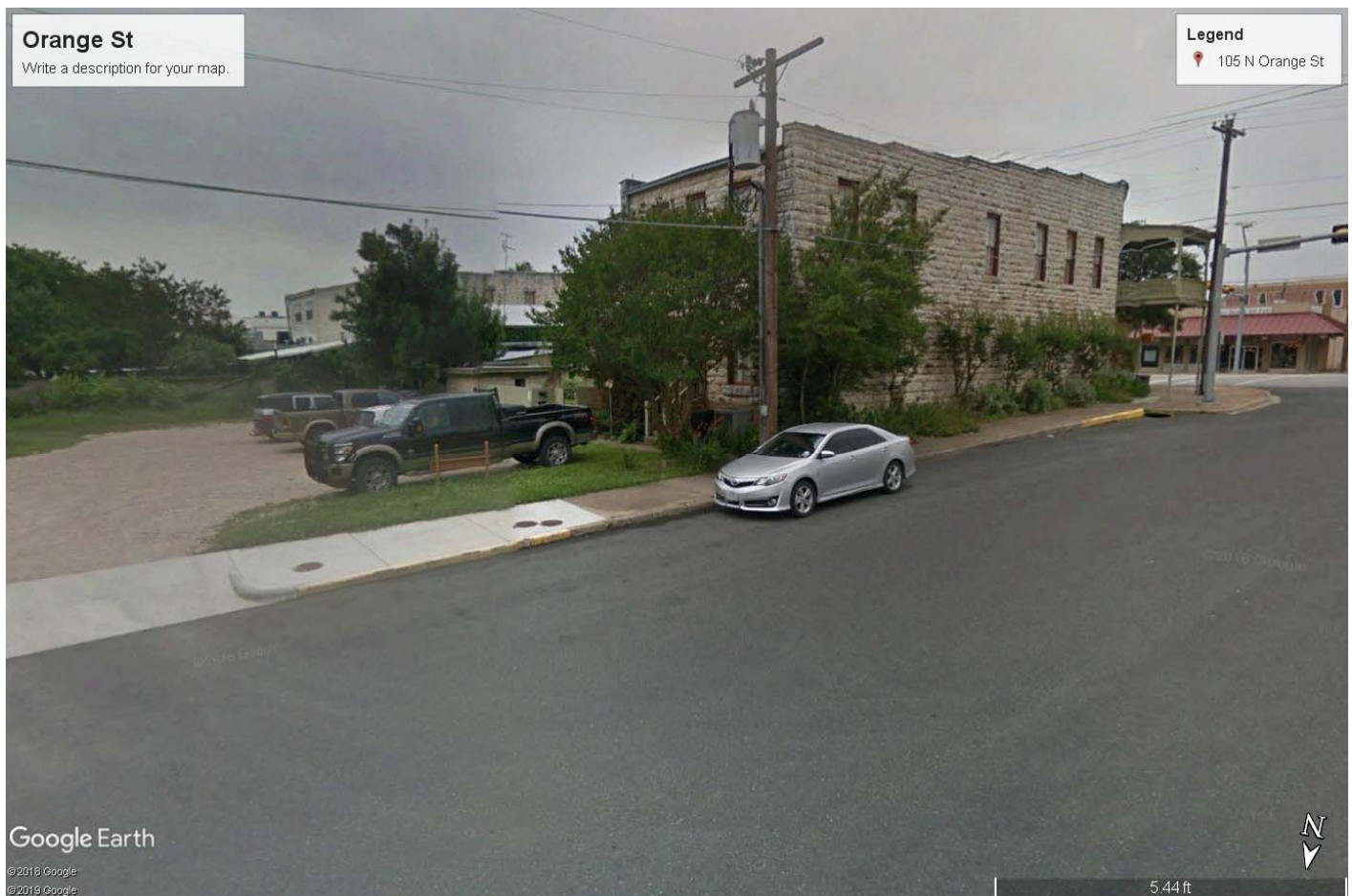
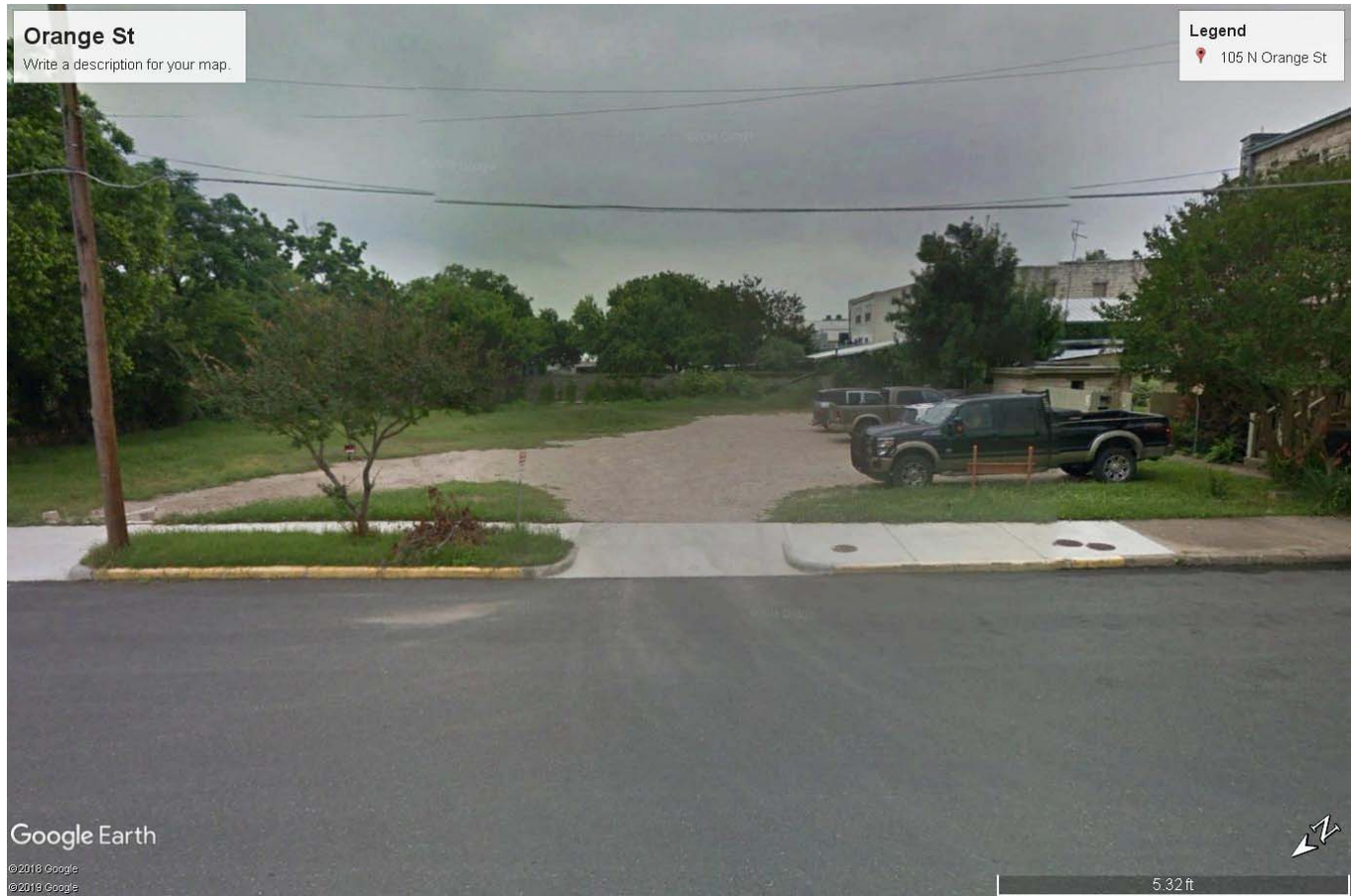
HRB Fee \$40

paid

Staff Comments regarding Administrative Approval: on empty lot

Historic Preservation Officer Signature _____

Certificates of Appropriateness must be displayed on site along with building permits
and do not take the place of building permits.





Window and door samples





Roof sample



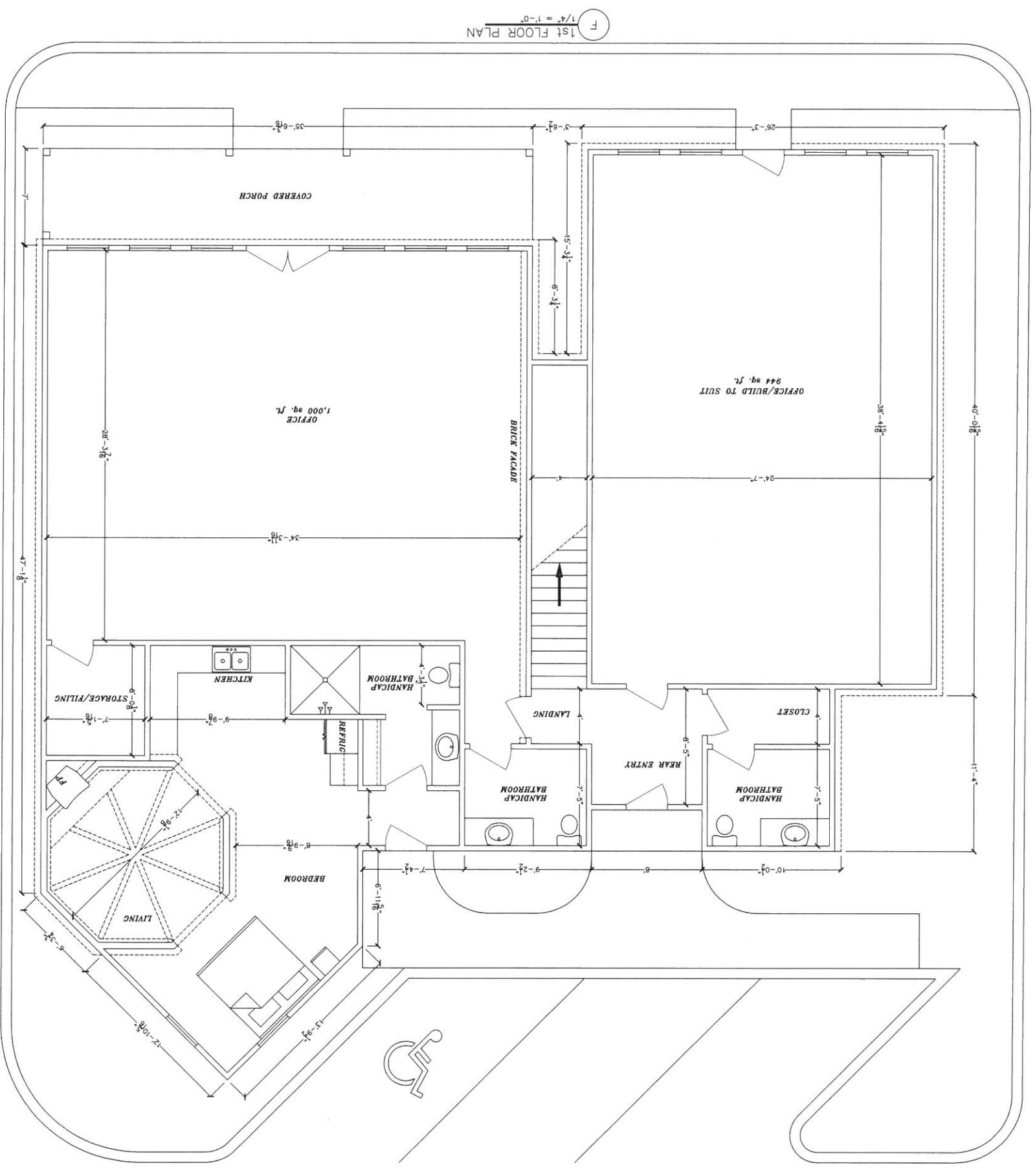
Red brick sample

Smart siding sample





ALLEY



1st FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN SYMBOL LEGEND:

- H.B. = HOSE BIB, FAUCET
- WTR = WATER CONNECTION
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- + = LOG LIGHTER # KEY
- SECTION OR DETAIL
- LOIST ABOVE W/ SPACING
- SLOPE 2" = SIZE OF FLOOR OR CEILING

FOR BIDS ONLY

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Project Name and Address
Keller's Kitchens
Federal Building
105 N. Orange Street
Fredericksburg, VA 22404
J.L. Shiffert Construction LLC
General Contractor/Builder

Design Date
January 9, 2018

Scale
1/4" = 1'-0"

Sheet No.
A2

PROJECT NUMBER
SHEET NO. 1
DATE
DESIGN DATE
SCALE
1/4" = 1'-0"

Project Name and Address
A Custom Designed Building for
Jim Perini
105 N. Crane Street
Frederick, MD 21704
General Contractor/Builder
LL Shiffert Construction LLC

Designer Name and Address
Keller's Concepts
Frederick Building Center
P.O. Box 1806
Frederick, MD 21704
(301) 609-1155
Fax (301) 609-1155

No.	Revision/Issue	Date

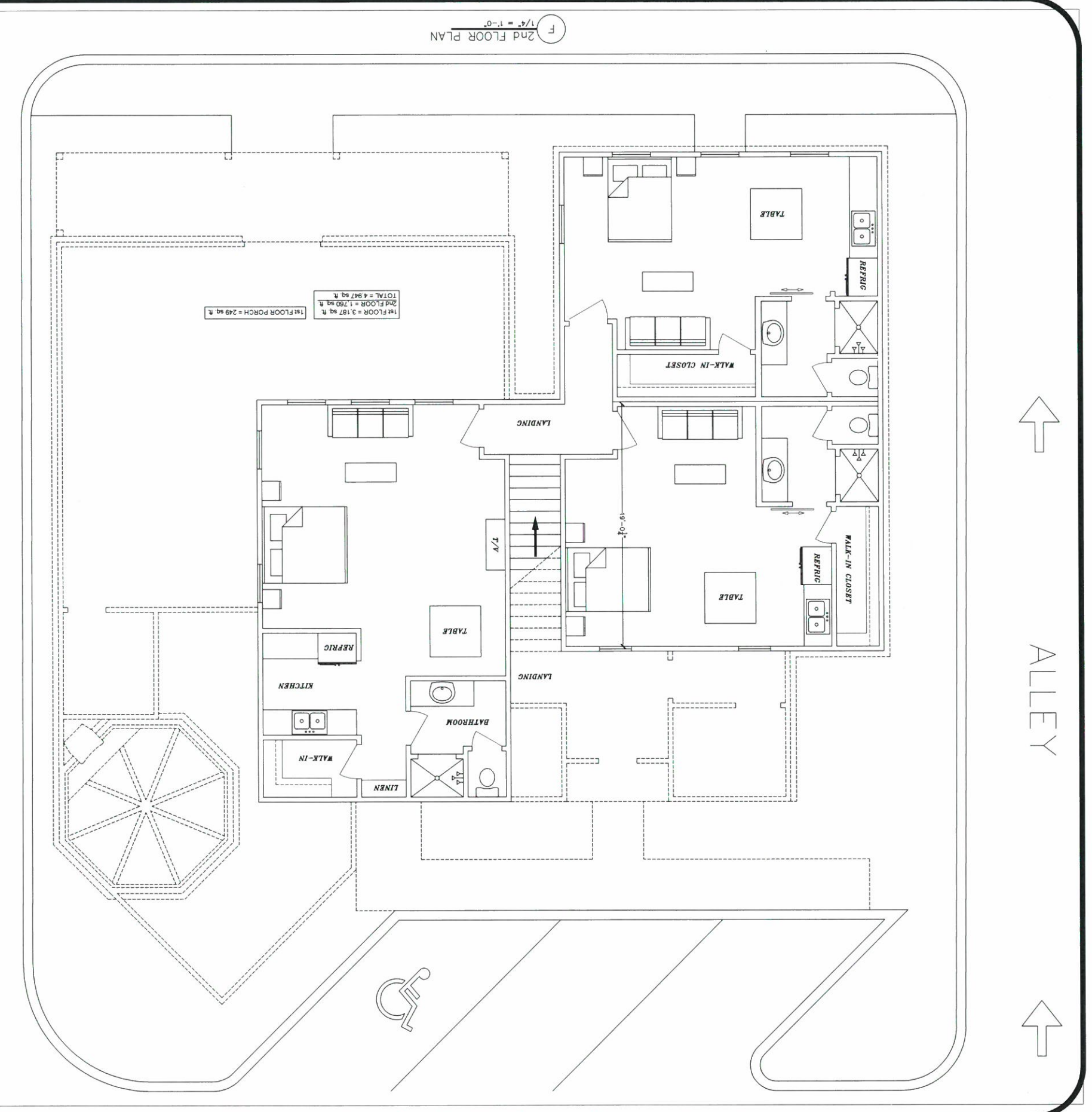
General Notes
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DRIVE ESM'T



PROJECT NUMBER
ELEVATIONS
DATE
SCALE
SHEET NO.

General Contractor/Builder
Frederickburg, Texas
105 N. Crane Street
Jim Penick
A Custom Wood Building for

Designer Name and Address
Keller's Concepts
Frederickburg, Texas
P.O. Box 1806
(800) 809-1159

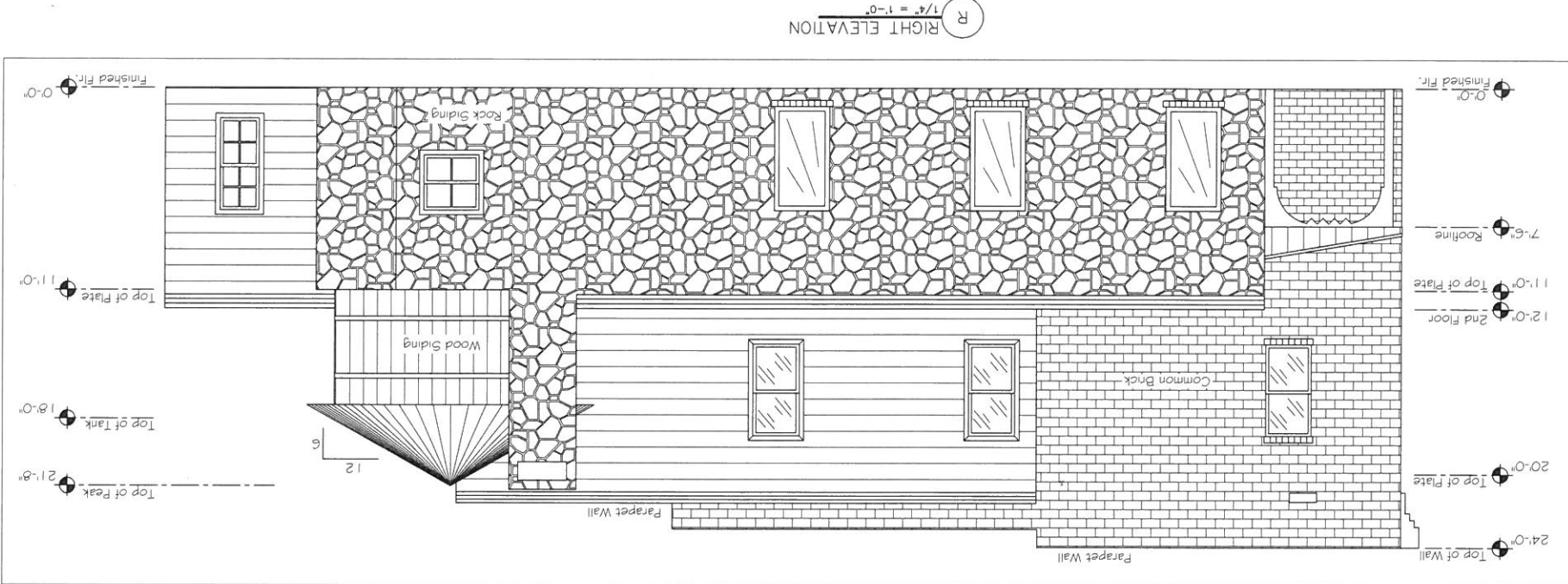
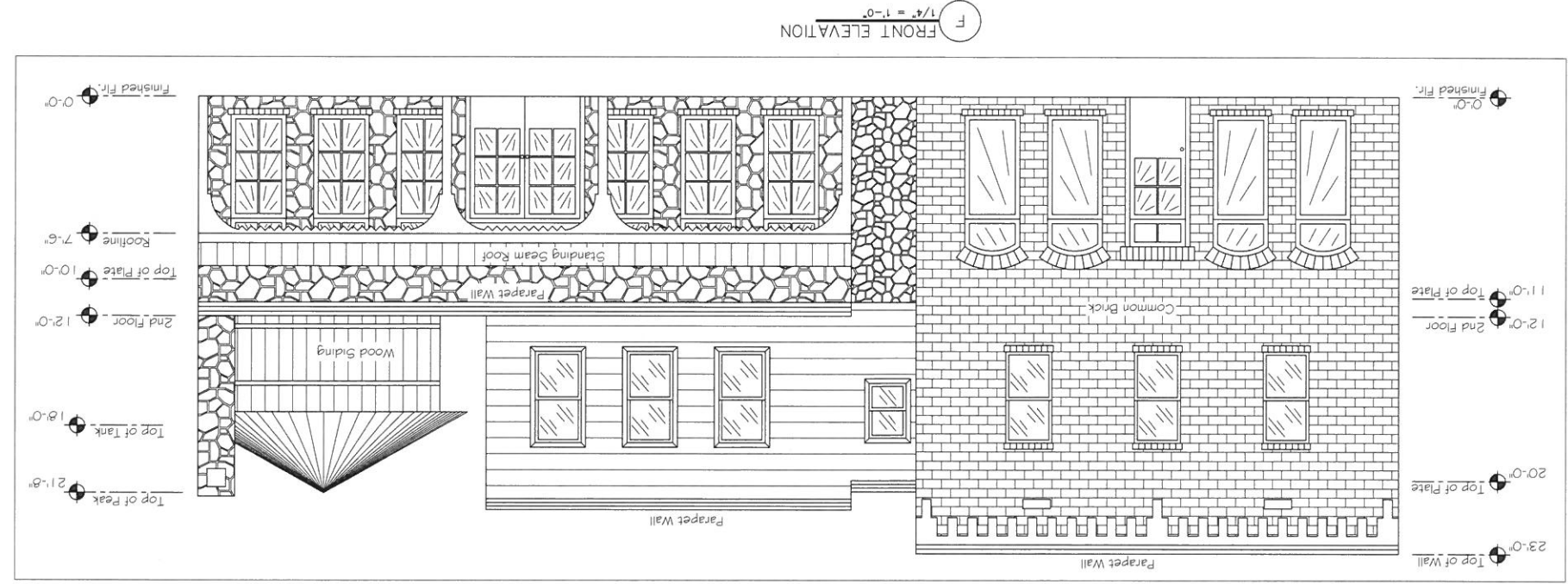
No.	Revision/Issue	Date

General Notes
1. OWNER / ARCHITECT / GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THESE PLANS FOR CONSTRUCTION PURPOSES AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT / GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT / GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

FOR BIDS ONLY

THESE PLANS AND SPECIFICATIONS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

GENERAL ELEVATION NOTES:
1. ALL WINDOW HEADERS HEIGHTS LOWER FLOOR TO BE 8'-0" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS.
2. MAXIMUM 18" EXPOSED FOUNDATION ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS.
3. GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSTRUCTED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE.
4. ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
5. ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE CHANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.
6. CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAIN FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.



PROJECT NUMBER
A5
SHEET NO.
1 of 1
SCALE
1/4" = 1'-0"
DESIGN DATE
June 9, 2019

Project Name and Address
A Custom Designed Building for
Jim Patrick
105 N. Orange Street
Fredericksburg, Texas
General Contractor/Builder
JL Shifflett Construction LLC

Designer Name and Address
Keller's Concepts
Fredericksburg, Texas
P.O. Box 1806
Fredericksburg, TX 78624
(830) 609-1155

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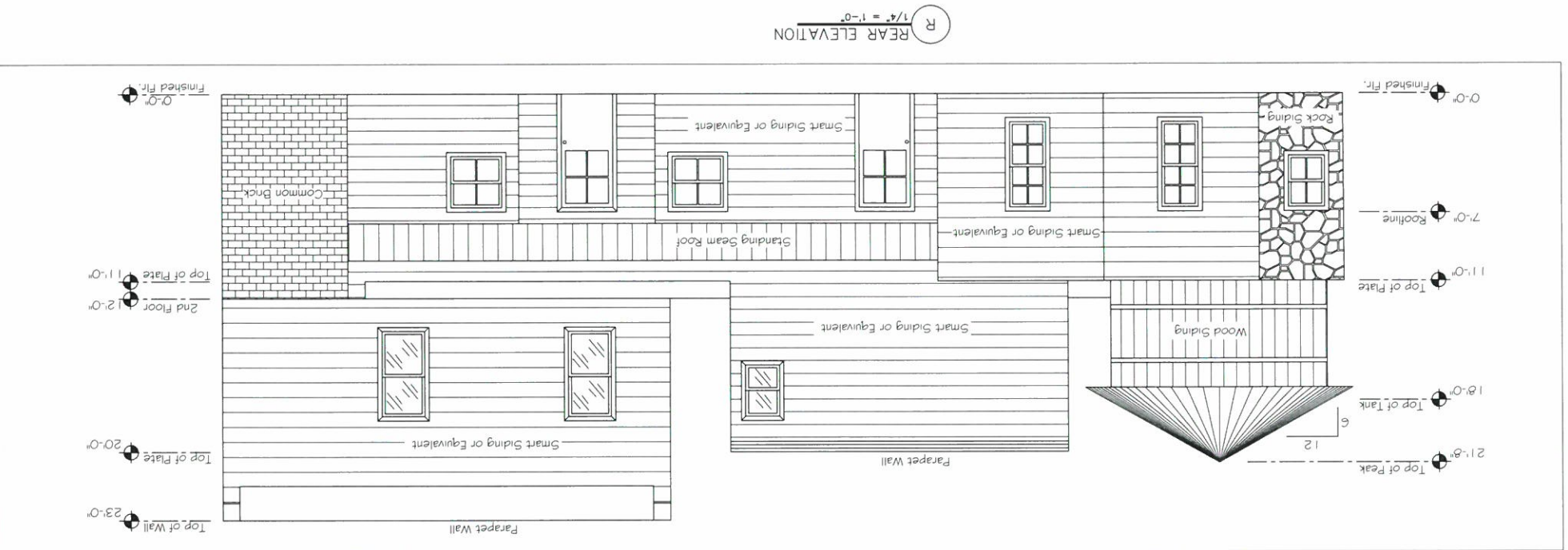
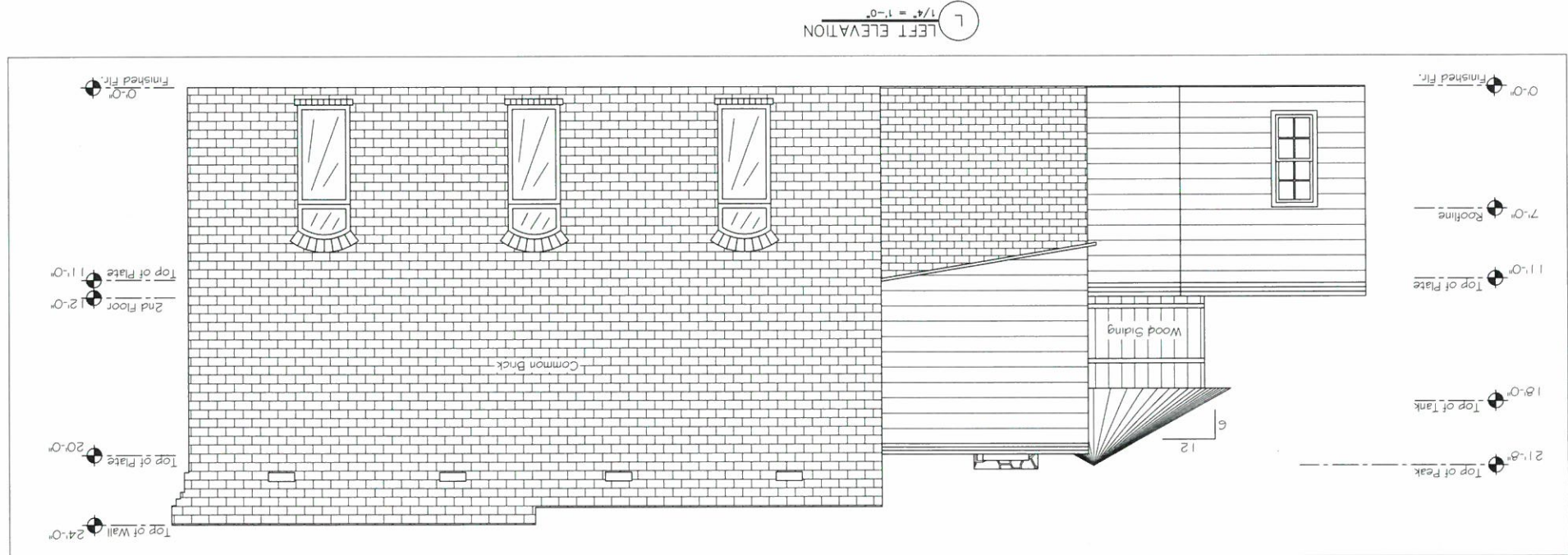
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FOR BIDS ONLY

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

GENERAL ELEVATION NOTES:

1. ALL WINDOW HEADERS HEIGHTS LOWER FLOOR TO BE 8'-0" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS. ALL WINDOW HEADERS HEIGHTS UPPER FLOOR TO BE 6'-8" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS.
2. REQUIREMENTS EXPOSED FOUNDATION ABOVE FINISHED GRADE OR PER SUBDIVISION.
3. GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSIDERED TO REPRESENT ACTUAL FINISH GRADES. VERTICAL FINISH GRADE ON JOB SITE.
4. ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
5. ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE RAN TO THE FINEST POSSIBLE CHIMNEY/TILE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE.
6. FOR REPLACEMENT BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/TILE TO ENSURE PROPER DRAINAGE.

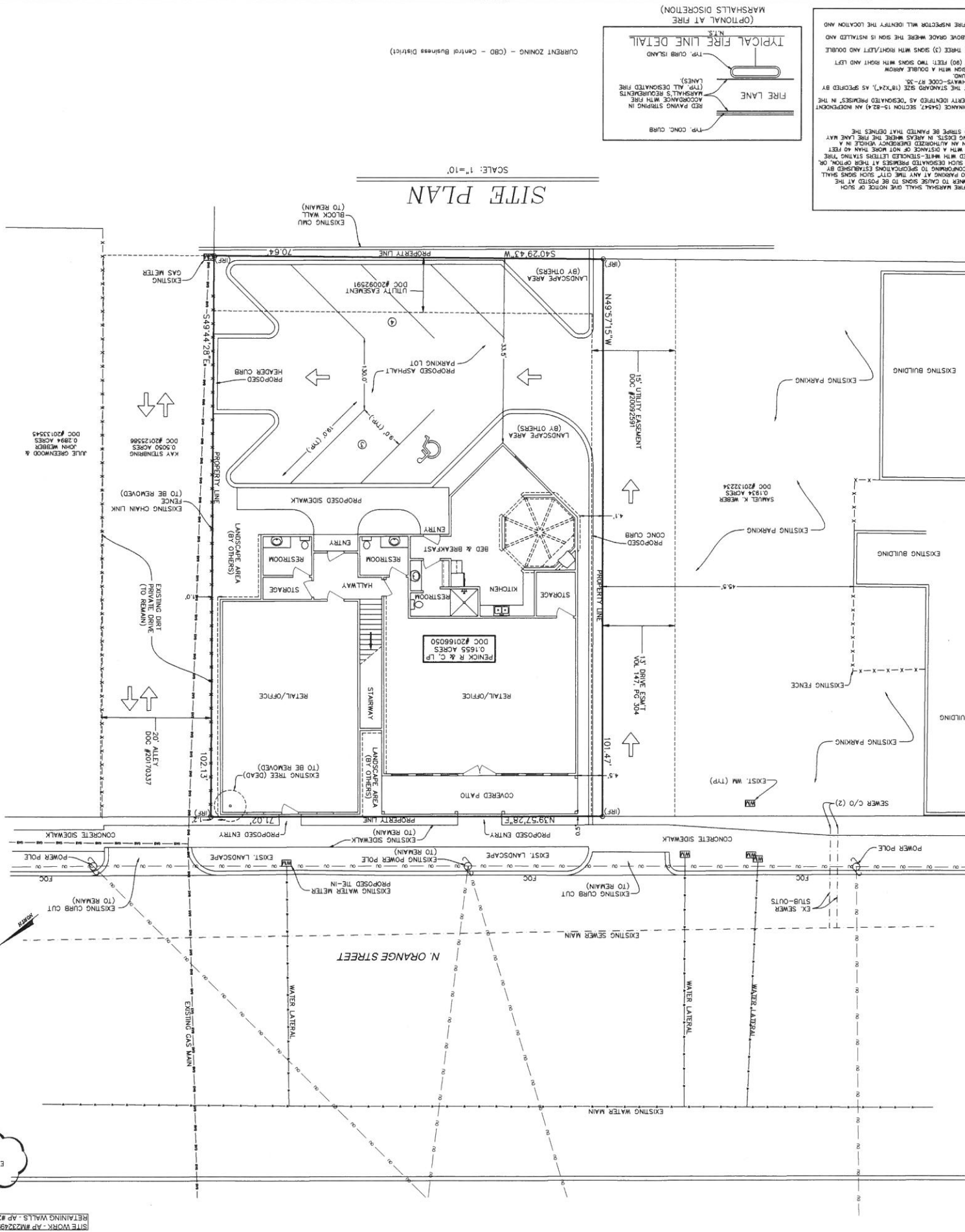


[illegible]

PARKING COUNT	REGULAR	6
	COMPACT	0
	HANDICAP	1
	TOTAL	7

[illegible]

CAUTION
EXISTING UTILITIES IN THE VICINITY OF THE
PROPOSED CONSTRUCTION AREA

[illegible]

SIGN NOTES:

1. ALL CONSTRUCTION SHALL MEET CITY OF FREDERICKSBURG STANDARDS FOR PUBLIC WORKS CONSTRUCTION AND THE CURRENT TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. CONTRACTOR WILL BE RESPONSIBLE FOR ALL INSPECTIONS FOR SIGN INSTALLATION.

GRAPHIC SCALE

1 inch = 10 ft

(IN FEET)

20 10 0 5 10 20

CAUTION

EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED CONSTRUCTION AREA

③ = 14' G.E.I.T.V. EASEMENT (VOL. 9598, PG. 40-44) D.P.R.B.C.
④ = VARIABLE WIDTH DRAINAGE ESM'T (VOL. 9598, PG. 40-44) D.P.R.B.C.

C = COMPACT PARKING
 OU = OVERHEAD UTILITIES
 GCD = HILL COUNTRY GATEWAY CORRIDOR
 FOC = FACE OF CURB
 BOC = BACK OF CURB
 B-E = BUILDING EXTERIOR
 B-B = BACK TO BACK (CURB)

EXISTING FIRE HYDRANT
PROPOSED FIRE DEPARTMENT CONNECTION
PROP. REMOTE FIRE DEPARTMENT CONN.
LIGHT POLE
POWER POLE
EXISTING MANHOLE
PROPOSED MANHOLE
MISC TRAFFIC SIGN
GUARD POST
GRATE
PARKING SPACE COUNT
ACCESSIBLE PARKING
CONCRETE AREAS
STAIR WALKWAY
ELECTRICAL
EXISTING CONCRETE CURB
PROPOSED CONCRETE CURB
PROPOSED CONCRETE CURB
SAMTWOOTH CONCRETE CURB
RETAINING WALL (BW)

*****CAUTION*****
UTILITIES IN THE VICINITY OF THE
PROPOSED CONSTRUCTION AREA

Issue:	AS SHOWN
Designed by:	MRK
Drawn by:	MRK
Checked by:	MRK
Date:	MARCH 2019
Project No.	18-076

SITE PLAN
LOT 163-AR, BLOCK 34

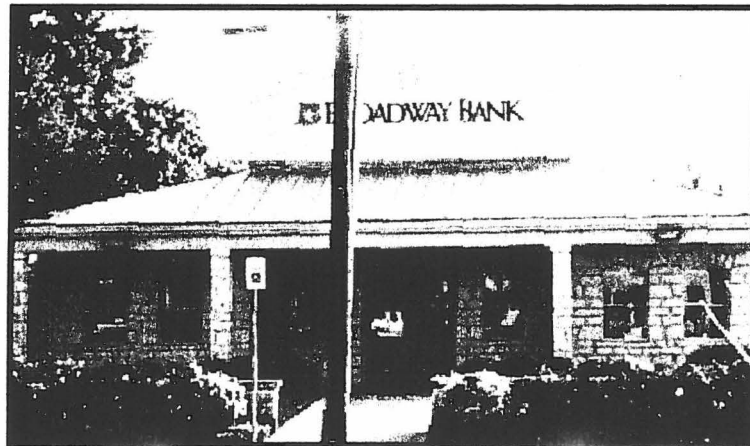
PENICK COMMERCIAL
105 N. ORANGE ST.
FREDERICKSBURG, TEXAS

McKELLER
CONSULTING, LLC

PO. BOX 1805
401 S. COLUMBUS ST.
FREDERICKSBURG, TEXAS 78624
PH. (830) 609-7753

NEW CONSTRUCTION

New Construction, if done correctly, can make a positive impact in a historic district, whether the district is commercial or residential. As with all changes that must be made to or around historic district, it is essential to preserve the integrity and character of the area. New construction should always respect the scale of its surroundings while maintaining its own individuality. However, it should not be obtrusive to the original structures in the district. All new construction should reinforce the visual character of the historic neighborhood.



✓ Figure 70: Commercial, West Main. An example of a new building that blends well with its environment.

Recommended

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

Not Recommended

1. Removing historic site features or buildings that are important elements to the historic area.
2. Designing a building as a style, scale, or proportions that never occurred in the area.
3. Designing the building with materials, colors, and finishes not compatible with its neighborhood.
4. Designing new buildings with inaccurate interpretations of original styles, thus distorting the perception of genuine historic buildings.