

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD**

Tuesday, June 14, 2016

City Hall

City Hall Conference Room

126 W. Main St.

5:30 P.M.

1. Call to Order
2. Approve Minutes of May 2016 Regular Meeting

Pp 1 - 2

APPLICATIONS

3. Application #16-47 by Josh Allen at 206 S. Lincoln to construct addition to existing accessory building

Pp 3 - 9

DISCUSSIONS / UPDATES

4. Historic District Expansion
5. 108 N. Lincoln / 241 E. Austin

Pp 10 - 11

SIGN OFF APPLICATIONS

6. #16-32 – Paint brick, new roof, shutters, windows & door – 109 S. Bowie (Burton)
7. #16-33 – Paint exterior – 405 E. Main (Sawtelle)
8. #16-34 – Paint double door same as building color – 223 E. Main (Karlsville)
9. #16-35 – Paint single door black – 223 E. Main (Karlsville)
10. #16-36 – Add two windows – 515 N. Adams (Reininger)
11. #16-37 – Paint exterior – 300 W. Austin (Allcorn)
12. #16-38 – Construct fence – 205 E. Creek (Starry)
13. #16-39 – Add sail cloth coverings to outdoor areas – 201 S. Washington (Croesus Hotels)
14. #16-40 – Place gazebo over hot tub area – 403 E. Main (Heinen)
15. #16-41 – Pour front walk and construct fence – 312 E. Austin (Washburne)
16. #16-43 – Paint exterior – 210 E. Travis (Hedgpeth)
17. #16-44 – Exterior paint colors – 236 W. Main (Segner)
18. #16-45 – Paint exterior – 342 E. Main (McRae)
19. #16-46 – Paint exterior – 207 E. Schubert (Dobson)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
May 10, 2016
5:30 PM

On this 10th day of May, 2016 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

MIKE PENICK
STAN KLEIN
JOHN MURAGLIA
KAREN OESTREICH
CHARLES SCHMIDT
DAVID BULLION

ABSENT: SHARON JOSEPH
LARRY JACKSON
JERRY SAMPLE
ERIC PARKER

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
PAT MCGOWAN – City Attorney
KENT MYERS – City Manager
KYLE STAUDT – Building Official
BROC SCHULZ – Building Inspector

David Bullion made a motion to appoint Stan Klein as chair for the meeting. Karen Oestreich seconded the motion. All voted in favor and the motion carried.

Stan Klein called the meeting to order at 5:30.

MINUTES

Charles Schmidt moved to approve the minutes from the April, 2016 meeting. Mike Penick seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #16-14 by Joe Cross on behalf of Julie Montgomery at 204 W. Creek to construct privacy fence along south, east, and north side of property – Joe Cross presented the application. Mr. & Mrs. Montgomery were also in attendance. Mr. Cross distributed some photos of the current fence and some examples of architecturally salvaged tin from one of the old structures on the property. Mr. Cross stated they would like to use the tin in a unique way and his thought was for some fencing along the south of the property. Mr. Cross noted they have enough tin to install panels and his thought was to alternate sections of tin and cedar fencing although he now believes he has enough tin to do the entire fence. Charles Schmidt asked what

the height of the fence will be on the south side. Mr. Cross noted it will be approximately 6' high except as they turn the corners, that will be approximately 7 feet. Mr. Cross noted the sections of tin will be approximately 10 feet and David Bullion asked if what was presented is still what he is intending to do, a mixture of tin and cedar. Mrs. Montgomery stated that was true. Mr. Bullion asked the Board if they knew of an example in the district that has a tin fence and no one could recall a property. Mr. Bullion commented there are places in town where materials are re-purposed and this is what the applicants are doing. Mike Penick noted the posts are not emphasized on the side of the house but they are on the front. Mr. Cross noted that is a detail they are working out with their fence contractor. Mike Penick stated using both cedar and tin gives a definition of change in material and noted he believes that will be better than a continuous tin fence. John Muraglia commented the appearance is that the fence is framed. Mr. Bullion stated if the entire fence was wood it would overpower the property, but agreed the two materials break up the mass of the fence. Mr. Klein noted he is a little concerned about pressed metal being introduced as a new material in the historic district but they are framing it which limits its use and they are using a variety of materials.

Charles Schmidt moved to approve Application #16-14 and Mike Penick seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

241 E. Austin Street (108 N. Lincoln) – Brian Jordan, Director of Development Services, noted the Chair has asked about the work being done on this property and City Staff has brought the address files with the applications that have been submitted for the property. Kyle Staudt commented the main items in question are the stucco façade that has been changed to rock with the addition of windows on the same wall. David Bullion noted the stone work is different than what he remembers being approved. Stan Klein noted there were several applications that had modifications from the original approval. There followed discussion and evaluations of applications and it was determined the items that were most in question are the change in stone on the building, the stone that was placed over the stucco and the windows that were added on the east side, changing the balcony to a window on the north side, and the timber structure on the extension of the front was not approved. Karen Oestreich asked the City Attorney what their options were and it was determined a stop work order should be put on the project and the owner told to come into compliance before work may continue.

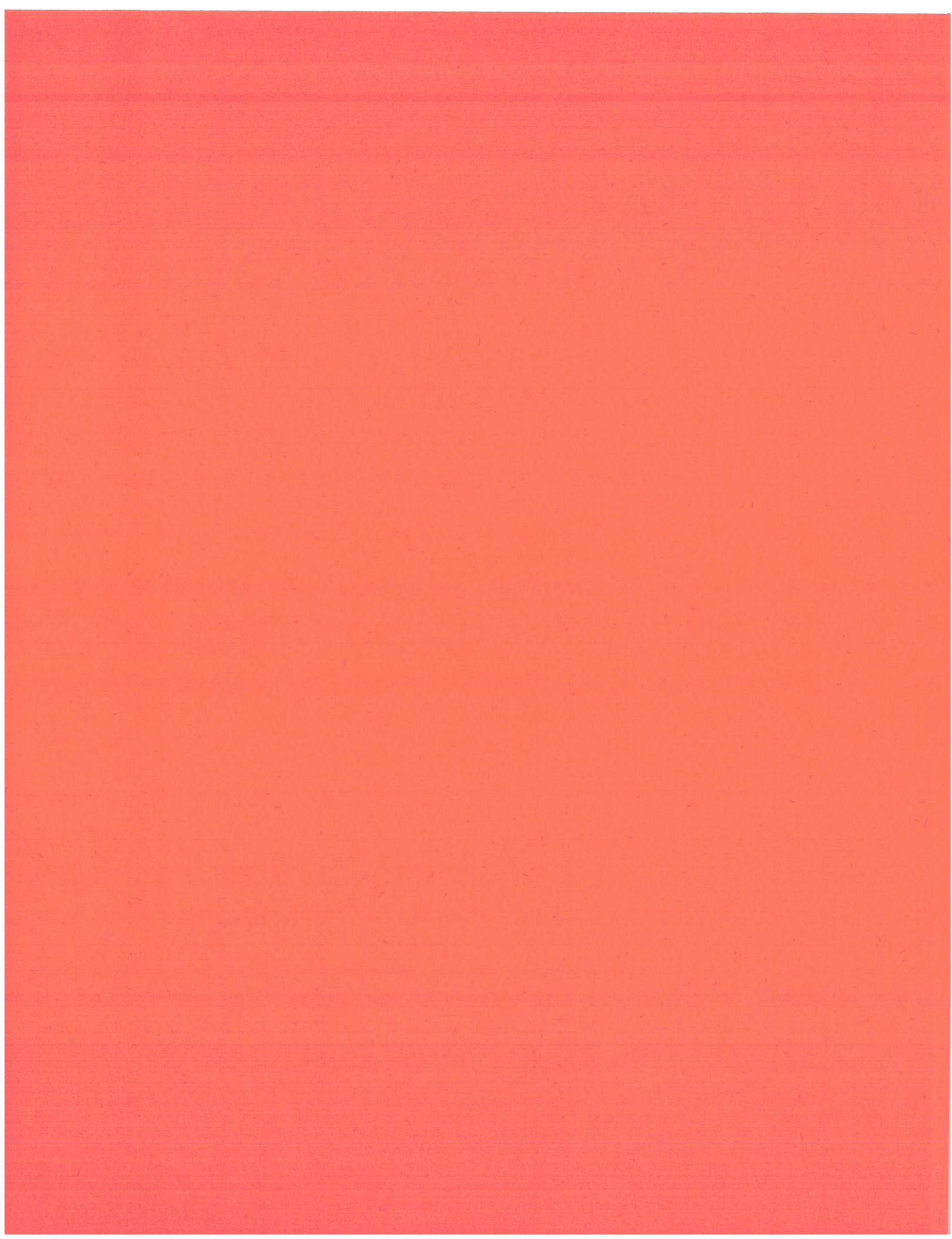
ADJOURN

With nothing further to come before the Board, Karen Oestreich moved to adjourn. David Bullion seconded the motion. All voted in favor and the meeting was adjourned at 6:01 p.m.

PASSED AND APPROVED this the 14th day of June, 2016.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN



**Historic Review Board
Application Information**

Application Number:	16-47
Date:	June 8, 2016
Address:	206 S. Lincoln
Owner:	DHL Holdings
Applicant:	Josh Allen
Rating:	High
Proposed Modifications:	See attached
Neighborhood Characteristics:	The subject property is in the Historic District.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

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

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

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

The advisory functions of the Board include the following:

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

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

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

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

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

16-47

Application for Certificate of Appropriateness

Application Date: _____ Application Complete: _____

Property Address: 206 S Lincoln

Owner: Josh Allen/ DTH Holdings Phone No. 512 589 5081

Address: 805 N Elm Fredericksburg TX 78624

Applicant: Josh Allen Phone No. 512 589 5081

Address: 805 N Elm Fax No. _____

Description of External Alteration/Repair or Demolition: New Build
see plans

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: New build not on the existing business

with no Will be in back yard where there
will ~~not~~ be seen from either view (Creek St or Lincoln)

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

None that I'm aware of

☒ Drawing

☐ Sketch

Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: June

Desired Completion Date: November

SURVEY RATING: ☒ High ☐ Medium ☐ Low ☐ None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Josh Allen

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)

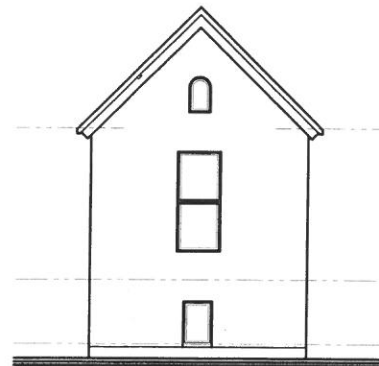
[Signature]
Chairman's Determination

Date 6/7/16 ☐ Insignificant ☒ Significant
(Max 7 days)

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

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

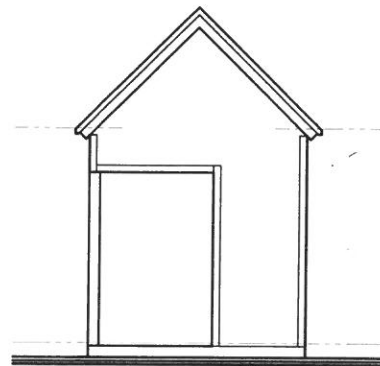




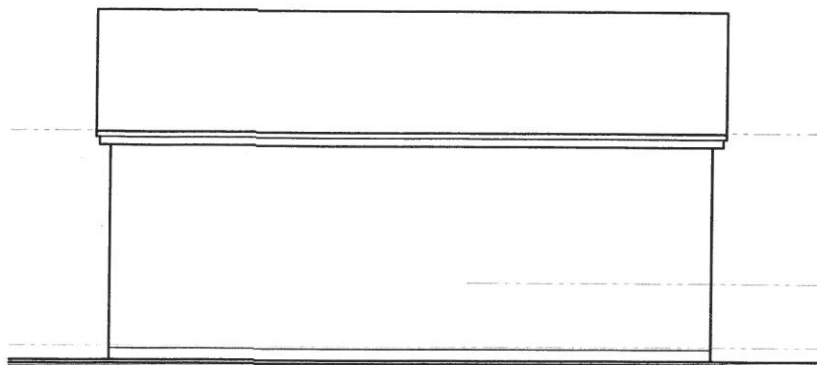
EXIST. FRONT ELEVATION
SCALE 1/4" = 1'-0"



EXIST. RIGHT ELEVATION
SCALE 1/4" = 1'-0"

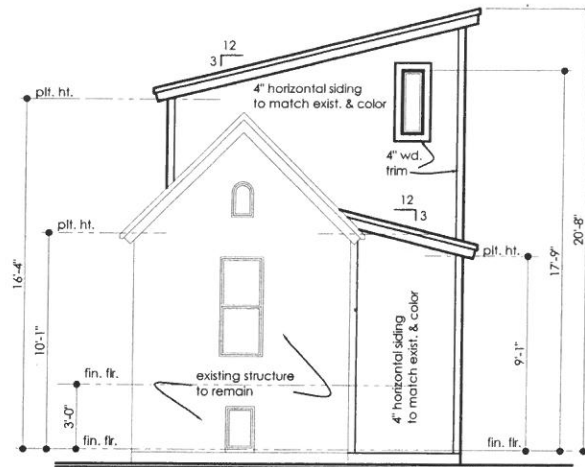


EXIST. REAR ELEVATION
SCALE 1/4" = 1'-0"

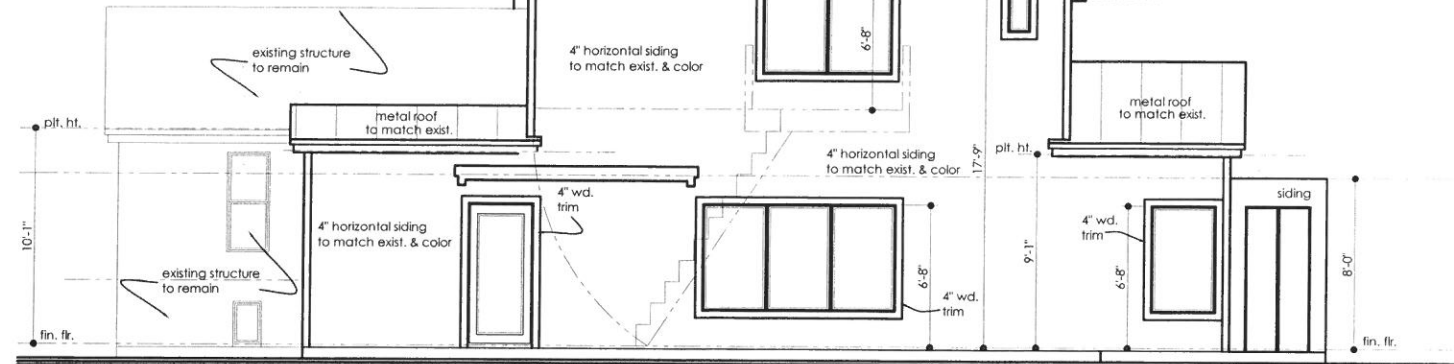


EXIST. LEFT ELEVATION
SCALE 1/4" = 1'-0"

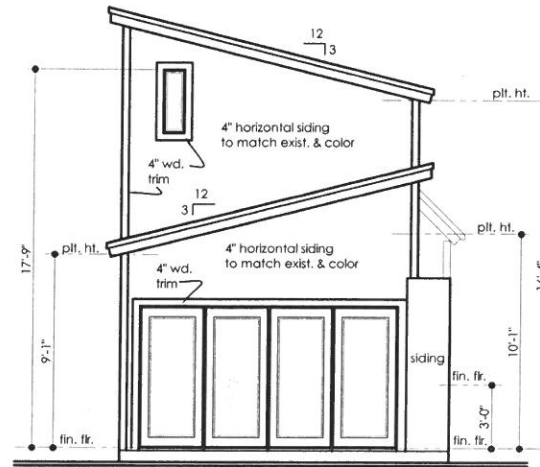
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NEW FRONT ELEVATION
SCALE 1/4" = 1'-0"



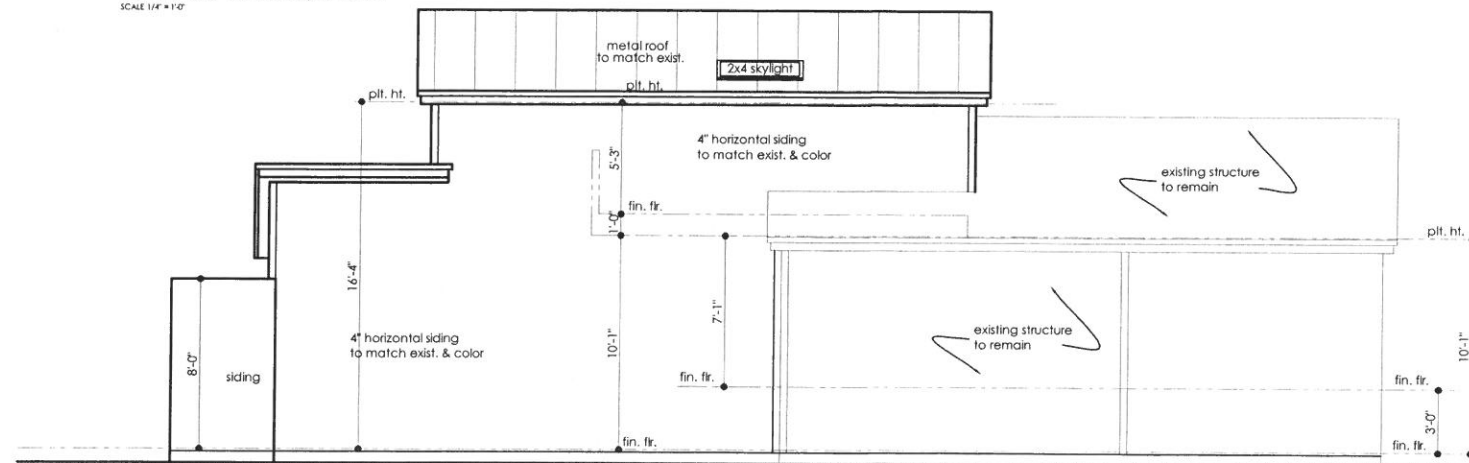
NEW RIGHT ELEVATION
SCALE 1/4" = 1'-0"



NEW REAR ELEVATION
SCALE 1/4" = 1'-0"

GENERAL ELEVATION NOTES

- 1.0 ALL WINDOW HDR. HTS. LOWER FLOOR TO BE 6'-8" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS. ALL WINDOW HDR. HTS. UPPER FLOOR TO BE 6'-8" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS.
- 2.0 MAXIMUM 12" EXPOSED FOUNDATION ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS.
- 3.0 GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSTRUED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE.
- 4.0 ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
- 5.0 ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.
- 6.0 CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAW FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.



NEW LEFT ELEVATION
SCALE 1/4" = 1'-0"

Jack & Adams Bike shop Addition
206 S. Lincoln St.
Fredericksburg, tx 78624
Gillespie County

design visions
unique residential design
830.992.3440
www.designvisionstx.com



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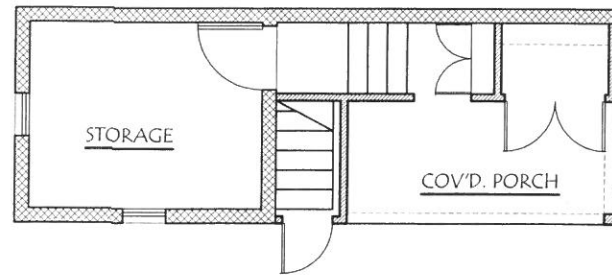
PROJECT:
jack and adams
A-1
1 of 3
date: 4.15.15
project #

GENERAL PLAN NOTES:

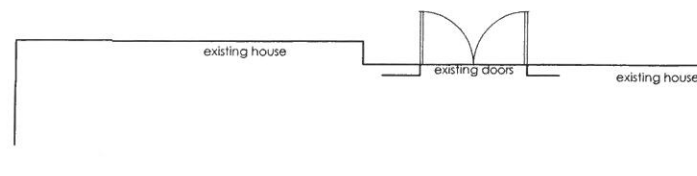
- ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.
- ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
- ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS. WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
- PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
- PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
- BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
- WEATHERSTRIP ATTIC ACCESS DOOR(S).
- CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
- PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILLATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
- IF PLATE HEIGHT IS 10'-0" OR HIGHER, ALL DOORS AND CASED OPENINGS TO BE 8'-0" HT. UNLESS NOTED OTHERWISE. IF PLATE HEIGHT IS 9'-0" OR LESS, ALL DOORS AND CASED OPENINGS TO BE 6'-8" HT. UNLESS NOTED OTHERWISE. EXCEPTION...IF A 7'-0" HT. DOOR IS USED ADJUST WINDOWS TO 7'-0" HEADER HT.
- ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
- PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- PROVIDE WEATHERSEAL AND A 9 1/2" MASONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
- UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVING TO BE AS FOLLOWS:
LOWEST 2 SHELVES TO BE 16" D. WITH HEIGHT SPACING OF 14" CLEAR.
REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.
- ALL WALLS OVER 10'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 10'-0" IN HEIGHT ARE NOT BUILT WITH 2x6 STUDS THEY MUST BE BUILT WITH DOUBLE 2x4 STUDS AT 12" O.C.
- THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
- THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
- SQUARE FOOTAGE CALCULATIONS GIVEN ARE BASED ON THESE CONSTRUCTION DRAWINGS NOT THE ACTUAL FINISHED BUILDING(S). ARCHITECT IS NOT RESPONSIBLE FOR ANY ADDITIONS OR CHANGES TO SQUARE FOOTAGES THAT ARE HANDLED IN THE FIELD DURING CONSTRUCTION.

LEGEND:

GAS
 GAS KEY
 SHOWER HEAD
 HOSE BIBB

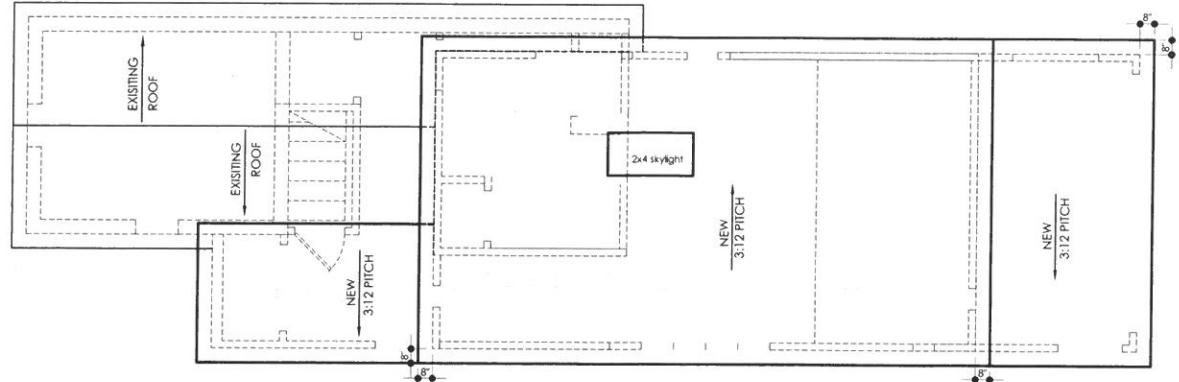


EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"

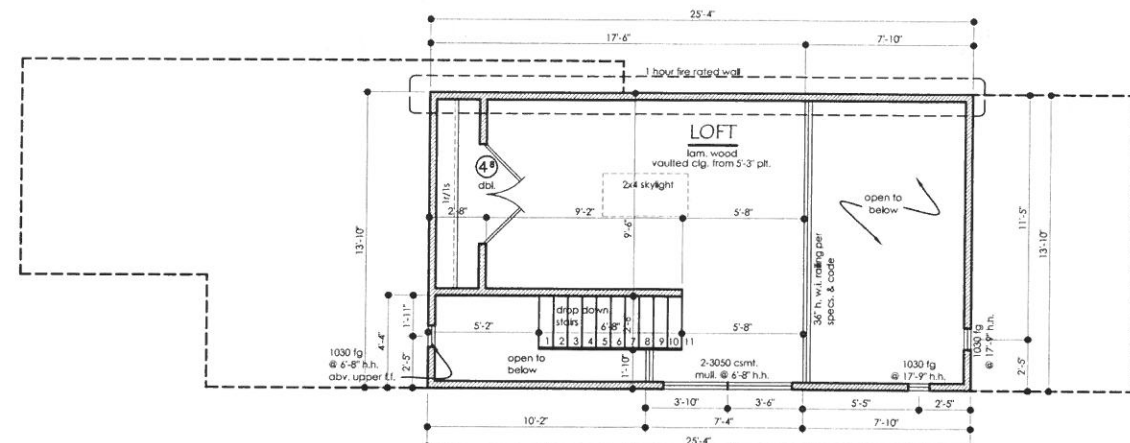


GENERAL PROJECT NOTES:

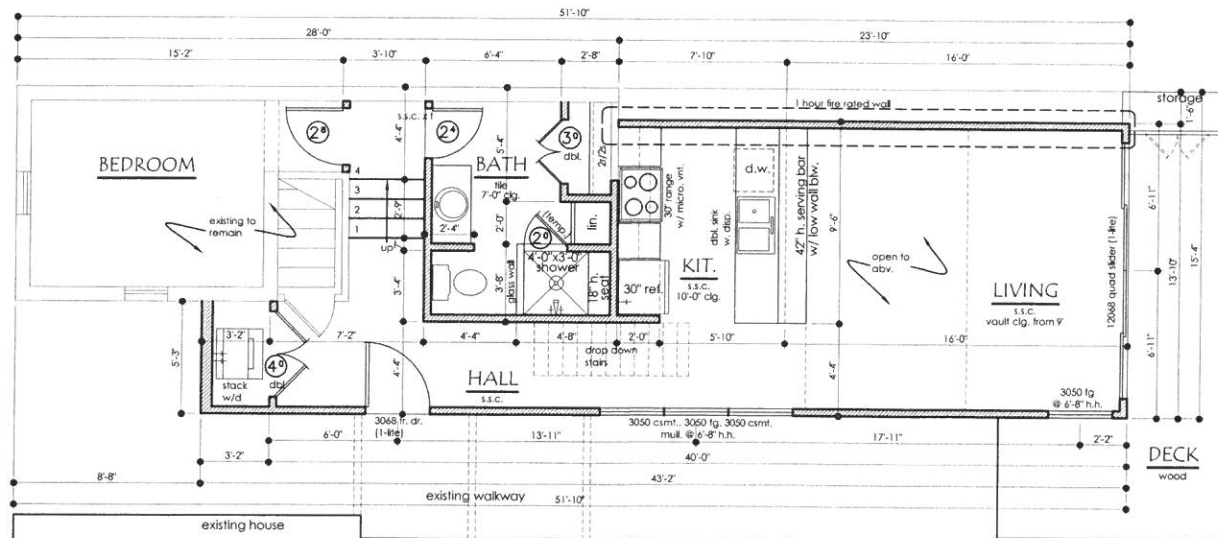
- THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
- ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
- WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE DESIGNER IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.
- THESE DRAWINGS HAVE NOT BEEN DRAWN BY A REGISTERED ARCHITECT.
- THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS DESIGNER.
- THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.
- THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
- ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.
- DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS.
- ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT. IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY, CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
- ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
- THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
- VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
- IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE DESIGNER OR OWNER BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL CLEAN UP CONSTRUCTION AREAS AFFECTED BY DAILY WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS TO APPROVED DUMP SITES ONLY.



NEW ROOF PLAN
SCALE 1/4" = 1'-0"



NEW UPPER FLOOR PLAN
SCALE 1/4" = 1'-0"



NEW LOWER FLOOR PLAN
SCALE 1/4" = 1'-0"

EXISTING SQUARE FOOTAGE CALCS.	
STORAGE/ STAIR	211 S.F.
COV'D. PATIO	72 S.F.
TOTAL COVD.	283 S.F.
ADDED SQUARE FOOTAGE CALCS.	
HEATED	
LOWER HEATED	550 S.F.
UPPER HEATED	203 S.F.
TOTAL HEATED	753 S.F.

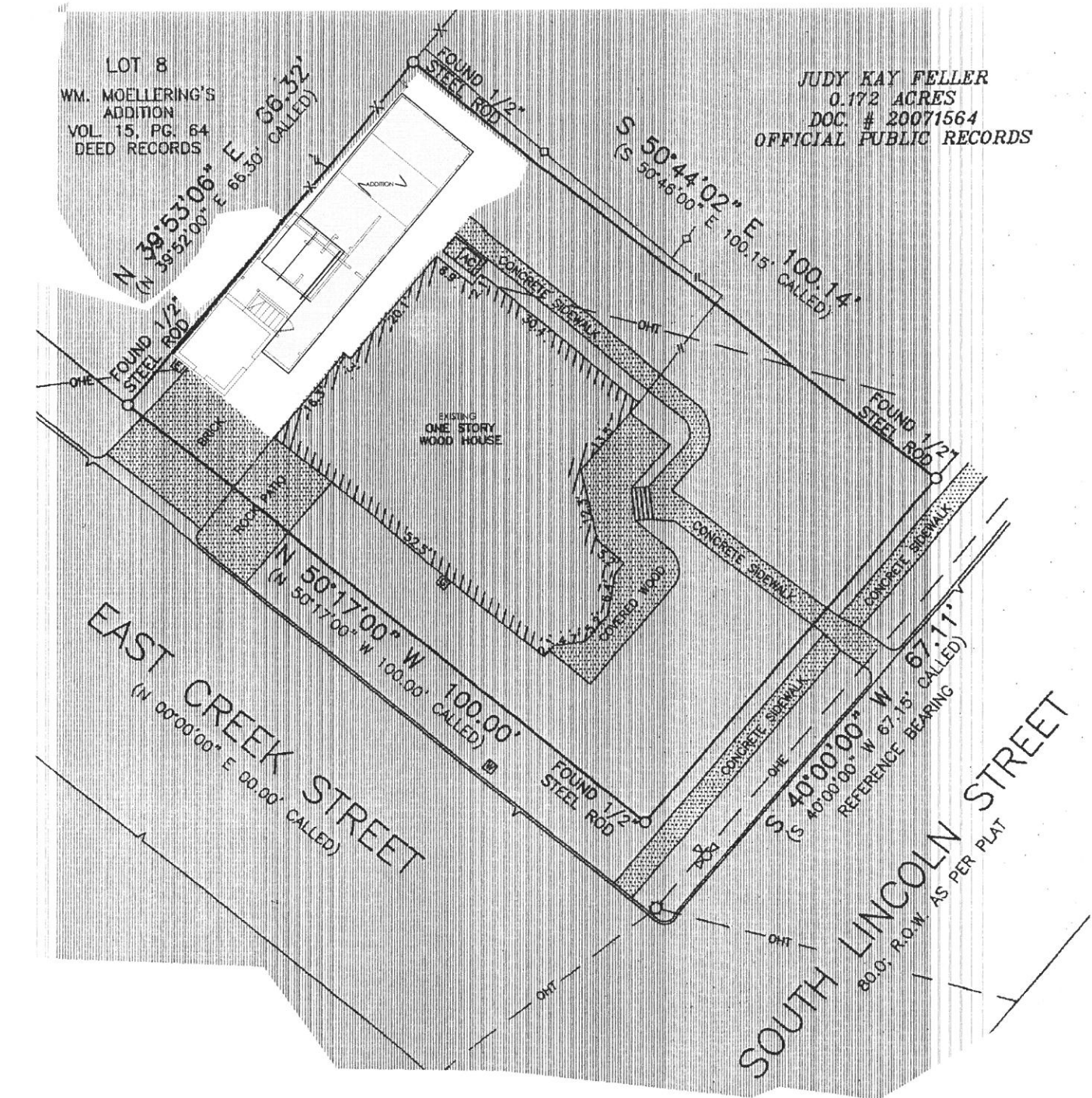
design visions
unique residential design

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PROJECT:
jack and adams

A-2
2 of 3

date: 4.14.15
project #:



design visions
unique residential design

PROJECT:
jack and adams

A-3
3 of 3

date: 4.14.15
project #:

Inventory of Properties

108 S. Lincoln



2002-05 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 421

Address 108 S. Lincoln

Date 1960

Stylistic Influence

GCAD Hyperlink [R18070](#)

Owner HEINEN, MAYNIE C

Historic District Yes Historic District

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

Notes

1983 Historic Resources Survey

Previous Site No. _____

Previous Ranking _____

Previous Photo References _____

Roll _____

Frame _____

111 S. Lincoln



2002-05 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 611

Address 111 S. Lincoln

Date 1949

Stylistic Influence

GCAD Hyperlink [R19676](#)

Owner KEIDEL, FAMILY TRUST %EMILY KEIDEL

Historic District Yes Historic District

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.

Notes Primary entrance like a recent addition.

1983 Historic Resources Survey

Previous Site No. 346

Previous Ranking 4

Previous Photo References _____

Roll 30

Frame 31

203 S. Lincoln



2002-05 Re-evaluation

☐ High ☒ Medium ☐ Low

Site ID No. 897

Address 203 S. Lincoln

Date 1930

Stylistic Influence

GCAD Hyperlink

Owner

Historic District Yes Extension of Historic District

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

Notes Rear shed-roof addition constructed circa 1950.

1983 Historic Resources Survey

Previous Site No. 347

Previous Ranking 3

Previous Photo References _____

Roll 13

Frame 19

204 S. Lincoln



2002-05 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 891

Address 204 S. Lincoln

Date 1970

Stylistic Influence

GCAD Hyperlink [R17591](#)

Owner WALSH, JERRY B

Historic District Yes Extension of Historic District

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

Notes

1983 Historic Resources Survey

Previous Site No. _____

Previous Ranking _____

Previous Photo References _____

Roll _____

Frame _____

206 S. Lincoln



2002-05 Re-evaluation

☒ High ☐ Medium ☐ Low

Site ID No. 892

Address 206 S. Lincoln

Date 1910

Stylistic Influence vernacular; Queen Anne

GCAD Hyperlink [R25791](#)

Owner IRWINE, JAMES E & JANET C

Historic District Yes Extension of Historic District

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

Notes

1983 Historic Resources Survey

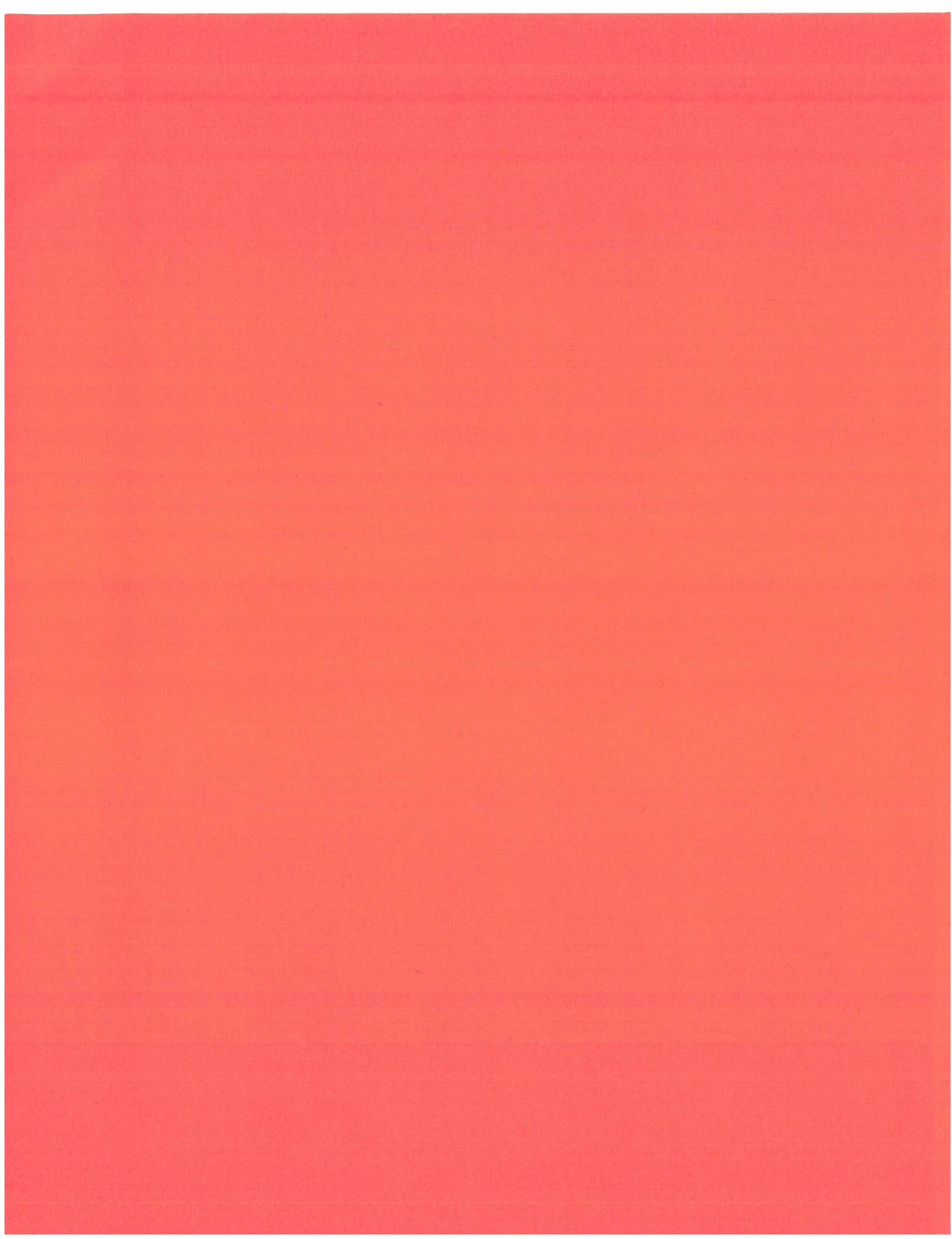
Previous Site No. 348

Previous Ranking 3

Previous Photo References _____

Roll _____

Frame _____





Date: June 9, 2016

To: Historic Review Board

From: Brian Jordan, AICP, Director of Development Services

Subject: Expansion of the Historic District.

On April 12, 2016, the Historic Review Board recommended the expansion of the historic district as shown on the attached map. On May 25, 2016 the City Council had a retreat and discussed the recommendation by the board. Given the size of the expansion area and the number of properties involved, the council asked that the board consider expanding the district in sectors or smaller areas based on prioritization, that the board determine their level of participation in the evaluation necessary for each property, or whether the board recommends hiring either a full-time Historic Preservation Officer or an intern, and finally, assist the Council in developing a communication plan to inform property owners of their inclusion into the district.

We have included an item on the June agenda to discuss these issues. Please review the map along with the items requested by the Council prior to the meeting.

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

The City of Fredericksburg, Texas Historic District Expansion Map

Legend

-  City Limit Boundary
-  Historic Property
-  Edge of Pavement
-  ROW / Property Line
-  Existing Historic District
-  Proposed Historic District Expansion

City of Fredericksburg
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Not to Scale

