



THE CITY OF

Fredericksburg, Texas

HISTORIC REVIEW BOARD

AGENDA

Tuesday, September 11, 2018

5:30 P.M.

LAW ENFORCEMENT CENTER

1601 E. MAIN ST

Members: Sharon Joseph- *Chair* Larry Jackson-*Vice Chair*

Eric Parker David Bullion Mike Penick Karen Oestreich Jerry Sample

Alternates: Jessica Davis Richard Laughlin Bobby Watson

Call to Order

1. Roll Call
2. Chairperson's Statement
3. Citizens to be Heard
4. Approval of August 14, 2018, HRB meeting minutes
5. Staff update: THC hosting CLG training in Austin *Real Places Conference*, upcoming Mid Century Modern training presentation on September 25th in Fire Training Room at City Hall

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CONSENT AGENDA

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.

6. Application #18-80 – **213 E. Schubert** – *Ron Ross*- New construction
7. Application #18-81 – **412 W Austin St.** – *Michael Meek* – new exterior stair

INDIVIDUAL CONSIDERATION

8. Application #18-82 – **513 & 515 W Main** – *Tony Martin Construction*- demolition



THE CITY OF

Fredericksburg, Texas

ACTION ITEMS

9. Discussion and possible action related to rating of 513 W Main and Demolition by Neglect case at 513 W Main.

DISCUSSION ITEMS

10. CLG training update including availability of THC grants – options to apply for matching grant
11. Info on mid-century properties from 2002/2005 survey

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

**HISTORIC REVIEW BOARD
AUGUST 14, 2018
5:30 PM**

On this 10th day of July 2018 the Historic Review Board convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

PRESENT SHARON JOSEPH
 LARRY JACKSON (left meeting at 6:59 p.m.)
 DAVID BULLION
 ERIC PARKER
 MIKE PENICK
 RICHARD LAUGHLIN (voting alternate)
 JESSICA DAVIS (voting alternate until arrival of K.O.)
 BOBBY WATSON (alternate)

ABSENT: KAREN OESTREICH (arrived at 5:55 p.m.)
 JERRY SAMPLE

ALSO PRESENT: ANNA HUDSON – Historic Preservation Officer
 DANIEL JONES – City Attorney

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

MINUTES

Larry Jackson moved to approve the minutes presented from the July 2018 meeting. Jerry Sample seconded the motion. All voted in favor and the motion carried.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, introduced new HRB alternate member, Bobby Watson

APPLICATIONS

Application #18-70 – 404 W Creek – Mardi Zaeske –changes to fenestration and siding

Anna stated that the applicant is requesting a Certificate of Appropriateness for approval to: 1. replace front door 2. replace and widen 2 front windows 3. add wood siding to front 4. replace garage doors 5. repaint trim and beams 6. power wash masonry features

Staff Recommendation/Findings:

The house was last rated in 2002 (survey page included). At that time the mid-century

properties were not given high ratings because of their age. There is a trend now to add contemporary features to mid-century homes to give them more style. The house at 404 W Creek has many characteristics of a

1. The current door is solid wood with what appears to be the original door knob. The proposed door has three horizontal glass panes, a more contemporary interpretation of a midcentury door. Midcentury doors came in a variety of patterns, but a solid door with a substantial door handle was common. The front door in question is not readily visible from the street since it has a side entrance from the stoop, a common design feature of international style homes from this time period. Staff recommends retaining the original door based on FBG Design Guidelines for doors.
2. The two front facing windows on the house are typical aluminum with horizontal lines. The one at the entrance measures 35.5" x 44.5" the proposed: 60" x 44.5" with black frames instead of the typical aluminum color. The window on the front wall currently measures 71.5" x 44.5" and the proposed: 96" x 44.5". Staff recommends the replacement windows also have horizontal muntins and be a traditional aluminum color, not black frames. This recommendation is based on FBG Design Guidelines for windows.
3. The house was designed with vertical board and batten that appears to be in good shape. The applicant is requesting to replace with new wood siding in a horizontal pattern. Staff does not recommend the removal of original wood siding unless it is beyond repair and should be replaced in the same style and pattern. This recommendation is in keeping with FBG Design Guidelines for materials and SOI Standards 3,5 & 6.
4. The current garage doors are traditional solid wood, the proposed garage doors will be the same size but will have frosted glass and black metal trim. Front facing garages became popular during the 1950s. The proposed frosted glass doors are a contemporary take on garage doors and are not period appropriate. This recommendation is in keeping with SOI #3.
5. Grey is a period appropriate trim color for the house. Staff recommends approval as submitted.
6. The original masonry features are character defining. Staff recommends cleaning with the gentlest means possible.

Owner/applicant Mardi Zaeske presented the application. Stated that the front door is a hollow door and not likely the original door. Proposed windows will be about foot wider than the existing windows with different muntin pattern. The applicant clarified that garage doors do not function and are metal and dangerous because of springs. The applicant stated that many of their example photos were from Austin neighborhoods.

Karen Oestreich arrived at 5:55 p.m.

Eric Parker Eric Parker moved to approve Application #18-70 as presented. Mike Penick seconded the motion. All voted in favor and the motion carried.

Application #18-69 – by Randy Stehling of SKT Architects for Masterplan for Bethany Lutheran Church.

The applicant is requesting:

1. approval of a long-range master plan that includes the construction of a new preschool wing and;

2. a new multi-purpose addition

Relevant Secretary of Interior's Standards and Fredericksburg Historic Preservation Ordinance:

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 for New Construction: 1. ..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. Minimize the visual and physical impact of parking.

Staff Recommendation/Findings:

1. The proposed additions are adequately distinguished from the sanctuary and fellowship hall while using a similar material palette (stone, stucco and metal roof) so as to keep a cohesive campus feel. The proposed preschool will be the most visible and will have the most impact on the historic Van der Stucken (RTHL) house and the most impact on the historic district. The height of the preschool structure is appropriate; however, the setback could be pushed back a few feet to help preserve the visibility of the Van der Stucken house. The width of the front of the preschool is greater than that of the Van Der Stucken house, the sanctuary and the fellowship hall. Its size and placement will make it the most prominent building on the block. The parking lot should be screened on Austin & Crockett streets with a landscape buffer.

The location of the back of the pre-school as proposed requires demolition of a barn structure along with a portion of an addition to a fachwerk building. Staff conducted an on-site evaluation several months ago, but the demolition must be evaluated by the HRB as the structure is noted in the 2002 survey (survey sheets attached). Exterior changes to 114 W Austin will need to be presented in greater detail.

This recommendation is in keeping with SOI Standards 9&10 and the Fredericksburg Design Guidelines for New Construction and Landscaping.

2. The Sanctuary of Bethany Lutheran, rated "low" in the last survey, was dedicated in 1954. Given its current age it could be eligible for a new rating. The proposed multi-purpose auditorium space will face the parking lot/rear of the property and will have more contemporary features but will use the same materials. The rear of the church acts as the main entrance to the church sanctuary. The proposed addition is appropriate in massing, scale, height, and style and is clearly delineated from the original building but uses a similar material and color palette. The addition will most impact the rear of the main building. Staff recommends approval of the addition based on SOI Standards 9 and 10 along with FBG Design Guidelines for New Construction.

Randy Stehling of SKT Architects presented the project as a long-range plan and not asking for approval of specific items, rather compatibility of the plan with the historic district. He explained all of the small ancillary structures that would be removed to make room for the new construction. The fechwerk house will be rehabilitated, but the garage attached to it will be removed. The rehabilitation of the Van der Stucken house will be brought back at a later date for more details. For the purposes of the master plan he wants to note that the church plans to

restore the old Van der Stucken house.

Discussion regarding the front setback of the proposed daycare building entailed moving it back so as not to block the view of the Van der Stucken house. The applicant was concerned with the loss of parking spots and stated that the layout of the classrooms has already been reduced in size. He said the face of the daycare is in line with the face of the Van der Stucken porch. The board agreed that the size of the building shouldn't be compromised for parking spots. Anna expressed concern for parking dictating the layout of the site plan and the architecture of the structures. Randy stated he wasn't opposed to moving the building back but that it would require a variance for the parking. David Bullion suggested conditional acceptance if Planning and Zoning would allow the loss of 6 parking spots based on moving the daycare back.

The other item of discussion was the design of the side of the daycare with the main entrance as to enhance the appearance as it is long and readily visible from Austin Street.

The applicant made a case that the garage attached to the fechwerk building was doing damage to the oldest part of the structure. David and Richard agreed.

Mike Penick made a motion to approve and Jessica Davis seconded.

ACTION ITEMS

Anna gave an update on the demolition by neglect status for 411 E. Main. She stated that the owner, Michael Liston, had come into City Hall that day to obtain a Certificate of Appropriateness for exterior maintenance and work has begun. Mr. Liston was present at the meeting and added that the color of the building may change, but he'll present the final selection to staff. The windows still have the original wavy glass. David Bullion expressed the board's appreciation for his attention to the neglect.

DISCUSSION ITEMS

Bobby Watson gave a summary of the CLG training he attended in Gonzalez that was focused on the Texas Freedom Colonies.

Daniel Jones, City Attorney, gave an update on the status of two legal cases involving HRB decisions.

Richard Laughlin asked for list of low rated mid-century properties within the district so the board can better understand the condition and evaluate the ratings.

ADJOURN

With nothing further to come before the Board, Karen Oestreich moved to adjourn Jessica Davis 2nd. All voted in favor and the meeting was adjourned at 7:21 p.m.

PASSED AND APPROVED this the 11th day of September 2018.

SHELBY COLLIER, COORDINATOR

SHARON JOSEPH, CHAIRMAN

Fredericksburg Historic Review Board
Application Information

Application Number: 18-80
Date: September 11, 2018
Address: 213 E Schubert
Zoning: R2
Owner: Ron Ross
Applicant: Eric Mustard, Mustard Design
Rating: Low
Proposal: Construction of new house

Request:

The applicant is requesting:

1. construct a new single family home.

Relevant Secretary of Interior's Standards and Fredericksburg Historic Preservation Ordinance:

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 for New Construction: 1. ..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. Minimize the visual and physical impact of parking.

Staff Recommendation/Findings:

1. The HRB approved the demolition of a low rated structure that made way for new construction on this odd shaped lot that is not readily visible from E Schubert Street. The new house will be placed essentially in the same site as the previous house. The lot has significant tree coverage and floodplain restrictions. The design of the house could be considered traditional Hill Country style with rock veneer, stone, stucco and Hardi board and batten siding. The roof will be a traditional standing seam. The front of the house will have a front-facing gable. The size and location of the lot along with the significant floodplain issues do not allow the house to follow a traditional site and setback standard. The side of this house will be behind 209 and 211 E Schubert, though not readily visible. The style, materials, roof pitch, are appropriate for the historic district. Staff recommends

approval as submitted based on SOI #10 and FBG Design Guidelines for new construction and the fact that the house will not be readily visible from the street. The new construction will not have a negative impact on the historic district.

Case Comments:

The applicant does not have drawings completed for the guest house and garage at this time, just the main house.



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 213 E. SCHUBERT ST.

Date Submitted 8/28/18

Owner name: RON ROSS

Phone # 361-332-2158

Owner Address: 1406 E. MAIN ST #200-206 FBG. TX 78624

Authorized Applicant: ERIC MUSTARD

Phone # 830-992-0237

Applicant Signature: [Signature]

Applicant E-mail: emustard@mustarddesign.net

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

Desired Start Date: 10/1/18

Desired Completion Date: 6/1/19

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.

ALL NEW CONSTRUCTION, NOT VISIBLE FROM STREET,
TRADITIONAL HILL COUNTRY STYLE, MAIN HOUSE,
GUEST HOUSE, GARAGE, POOL, CABANA.
FUTURE B & B LODGING. TO BE ADDED LATER

(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 # 18-80

Year Built: VACANT

Eligible for Administrative Approval Yes ☒ No ☐

Zoning: R2

Historic Review Board Meeting Date Sept 11th 5:30 LEC

Application Fee \$10

Survey Rating: High Medium ☒ Low

HRB Fee \$40

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.*

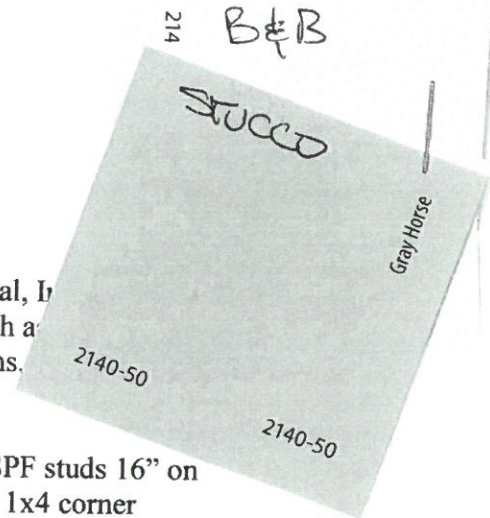
7.28.18

RON ROSS RESIDENCE

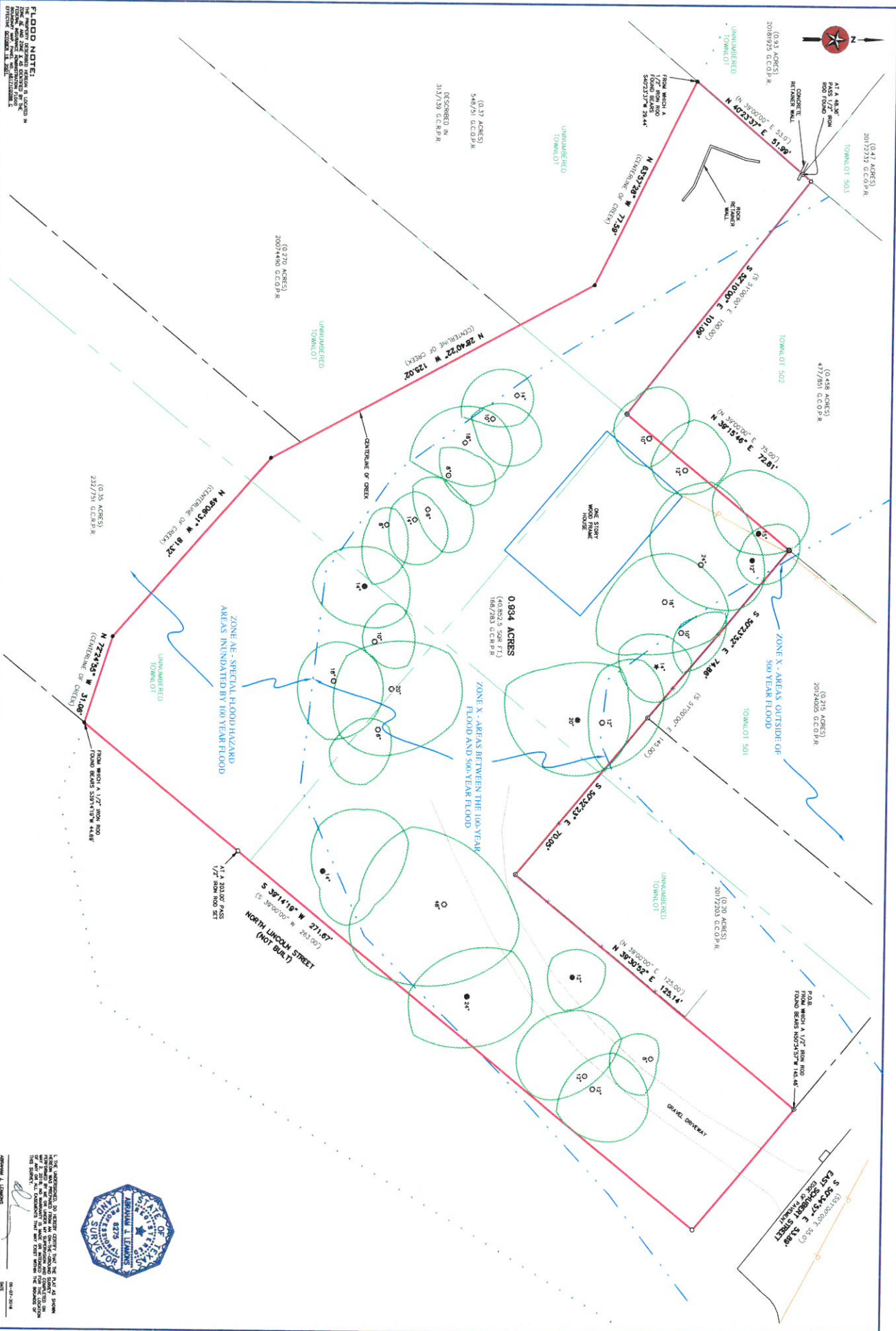
213 EAST SCHUBERT

Specifications

- Excavation:** Down to bearing soil, rock, or caliche.
- Foundations:** Plans to be engineered by Hill Country Structural, Inc. Concrete to have minimum compressive strength as per slab design. Slab engineering supplied with plans.
- Exterior Walls, Siding & Masonry:** Wood frame walls with ceilings per plan. 2x4 SPF studs 16" on Center with 2x4 pressure treated bottom plates. 1x4 corner Bracing. Rock Veneer, Stone and Stucco, per plan with Hardi Board and Batten Siding. Backed by 1/2" OSB sheathing wrapped with Tyvec. Exterior fascia to be 1x10 Hardi. Soffits to be 7/16" hardi board with continuous soffit vents.
- Fireplace:** (3) Full masonry Fireplace in family, Screen Porch and Master.
- Walls:** 2X4 and 1x6 #2SPF Solid Studs on 16" centers.
- Roof & Ceiling Framing:** Conventionally framed roofs or engineered trusses per plan. Vaults, hips, pitch, etc. will be according to plan. #2YP 2x6 rafters and joists are used when trusses are not. Ceiling and roof Bracing per applicable code. Roof decking to be 5/8" OSB with Solar Shield.
- Roofing Gutters:** 24 Gage Standing Seam Metal Roof.
30# Felt underlayment. 24-gauge metal flashing.
- Drywall:** 1/2" sheetrock on walls, 5/8" on ceiling. Ceiling and walls to be Taped, floated, and "Drag" texture. Corners to be rounded.
- Decorating:** Stucco will be Elastomeric Paint Gray Horse BM2140SO, Board and Batten will be Moonshine BM2140-60, Trim and Facia will be Winter White 2140-70, Stone will be Texas White Limestone with Cream Mix, Roof will be Galvalume, Windows and Exterior Doors will be dark Bronze—
Interior wall paint to be selected will be eggshell or satin latex. Ceiling paint to be flat white. Colors chosen from Benjamin Moore. Interior trim will be painted white semi gloss shade TBD.



Winter White



FLOOD NOTE:
THE PROPERTY DESCRIBED HEREIN IS LOCATED IN ZONE AE AND ZONE X AS DETERMINED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. 40121C0208, EFFECTIVE OCTOBER 19, 2001.

SEARCHERS

LAND SURVEYING, LLC
MASON | FREDERICKSBURG

© 2005 Blackwell Publishing Ltd, *Journal of Internal Medicine* 258: 115–122
DOI: 10.1111/j.1365-2796.2005.01542.x

LEGEND:

BOULDER LINE	③ 1/2" RICH NOO TOUN	④ UTILITY PAUL	⑤ WATER METERS	⑥ HATCHMENT INEE
ACROSS LINE	③ 1/2" RICH NOO SET	④ OUT	⑤ U.E. - UTILITY DANGER	⑥ STYCHOR INEE
THREAT LINE	③ 3/4" RICH NOO TOUN	④ WATER WELL	⑤ AL. - BUILDING NETWORK LINE	⑥ CLIMBER INEE
BELVED UTILITY LINE	③ RICH POOL TOUN	④ ELECTRIC METERS	⑤ (PAC-057) - RECORD CALL	⑥ RICH CLIMBER INEE
DANGER UTILITY LINE	③ 1/2" RICH NOO TOUN	④	⑤ P.O.B. - POINT OF REMOVAL	⑥ CHAIN RICHNESS INEE

SURVEY NOTES:

1. BLANKET DISTANCES AS MEASURED FROM CORNER, NOT 80 TO THE CENTERLINE, ZONE 423A.
2. THIS SLURRY WAS PREPARED USING THE BENEFIT OF A CURRENT TITLE SURVEY/COMMITMENT. THERE MAY BE ADDITIONAL RESTRICTIONS OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. A LETTER AND BOUNDARY DESCRIPTION ACCOMPANIES THIS PLAT.
4. A 1/2" INCH IRON ROD SET IS A 1/2" INCH REBAR WITH PLASTIC CAP UNLESS INDICATED OTHERWISE BY ITS DESIGN.
5. ALL IMPROVEMENTS ARE NOT SHOWN HEREON.



0.934 ACRES OUT TOWNLOT 501 AND UNNUM

OWNED IN THE CITY OF FREDERICKSBURG,
GILLESPIE COUNTY, TEXAS AS SHOWN ON THE MAP
OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE
GERMAN EMIGRATION COMPANY

DATE: 10-25-79



1. THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY FURNISHED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON MAY 2, 2018. NO WARRANTY IS MADE OR IMPLIED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

A NEW RESIDENCE FOR:
RON ROSS, SCHUBERT ST
ADDRESS
FREDERICKSBURG, TX 78624

[illegible]

PRELIMINARY
THESE DRAWINGS ARE FOR
INTERIM REVIEW AND NOT FOR
REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION
ERIC MUSTARD
14525
00.00.00

SITE PLAN

Drawn By: _____

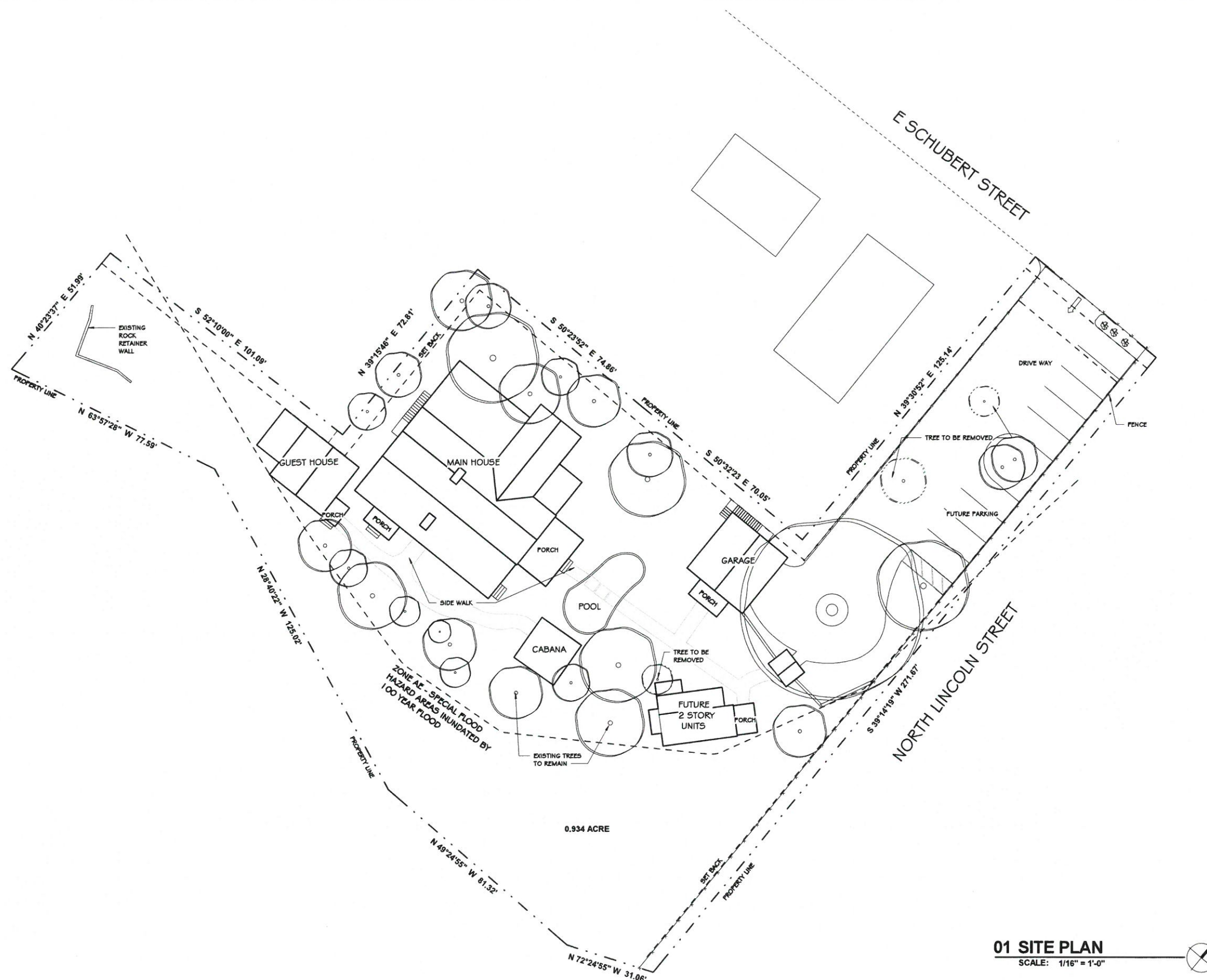
Checked By:	EA
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Approved By: EA

Project No.	##
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Original Issue Date: 00.00.

A-001



01 SITE PLAN

SCALE: 1/16" = 1'-0"



SITE NOTES:

1. CONTRACTOR SHALL VERIFY HOUSE LOCATION AND ORIENTATION WITH OWNER/ARCHITECT
2. PROTECT ALL TREES TO REMAIN.

A NEW RESIDENCE FOR:

[illegible]

PRELIMINARY
THESE DRAWINGS ARE FOR
INTERIM REVIEW AND NOT FOR
REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

ERIC MUSTARD
14525
00.00.00

FLOOR PLAN

Drawn By: _____ IN _____

Checked By: _____ EAM

Approved By: EAM

Project No. ###

Original Issue Date: 00.00.0

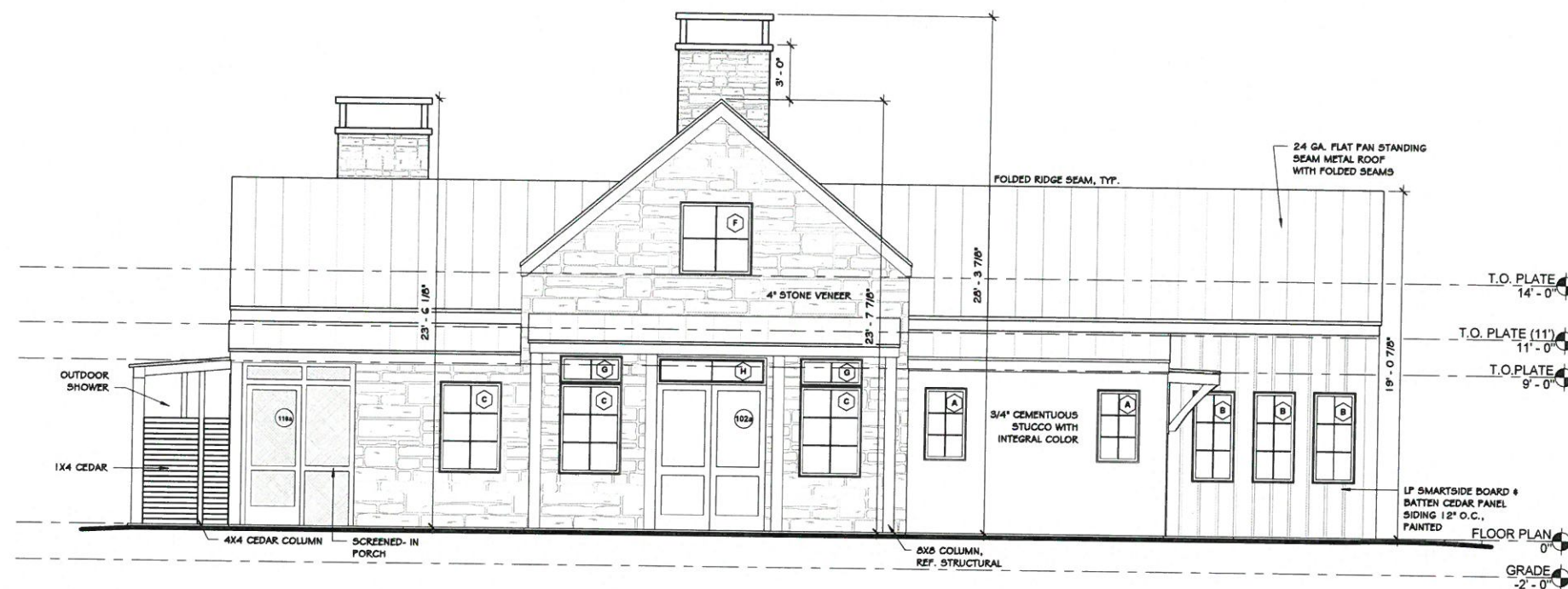
A-101



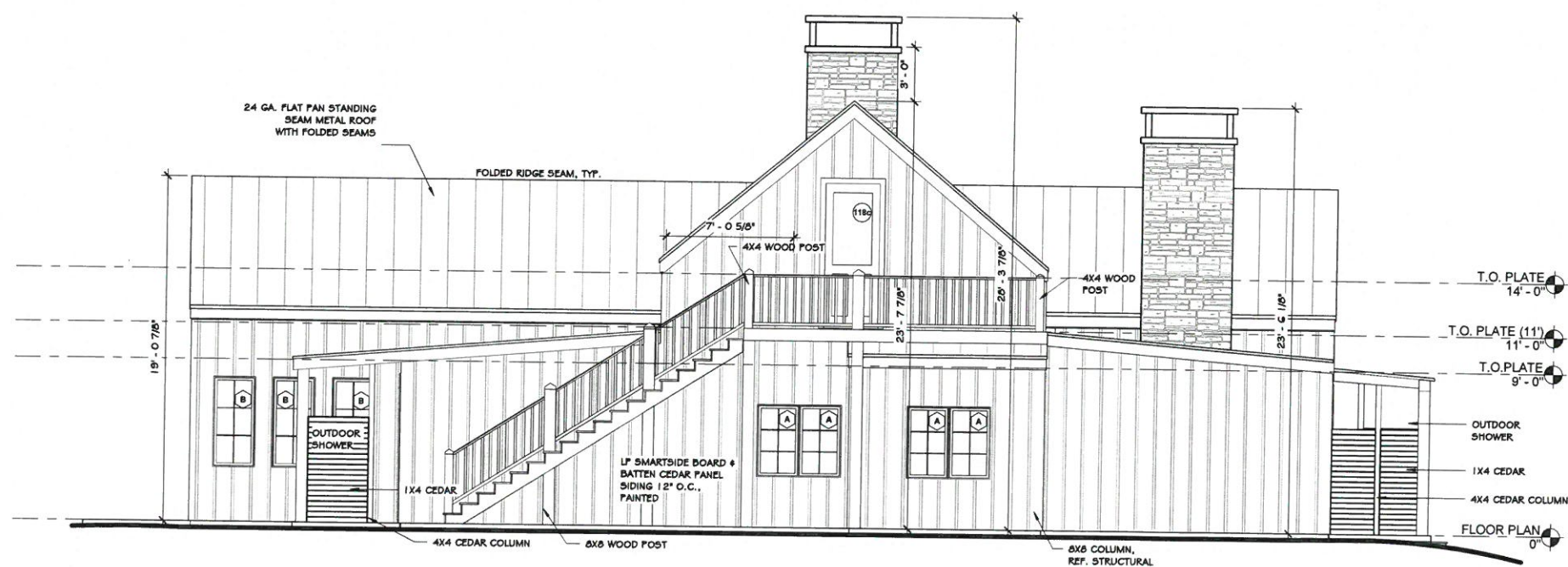
1 FLOOR PLAN

SCALE: 1/4" = 1'-0"





02 EAST ELEVATION
SCALE: 1/4" = 1'-0"



01 WEST ELEVATION
SCALE: 1/4" = 1'-0"

A NEW RESIDENCE FOR:
RON ROSS, SCHUBERT ST
ADDRESS
FREDERICKSBURG, TX 78624

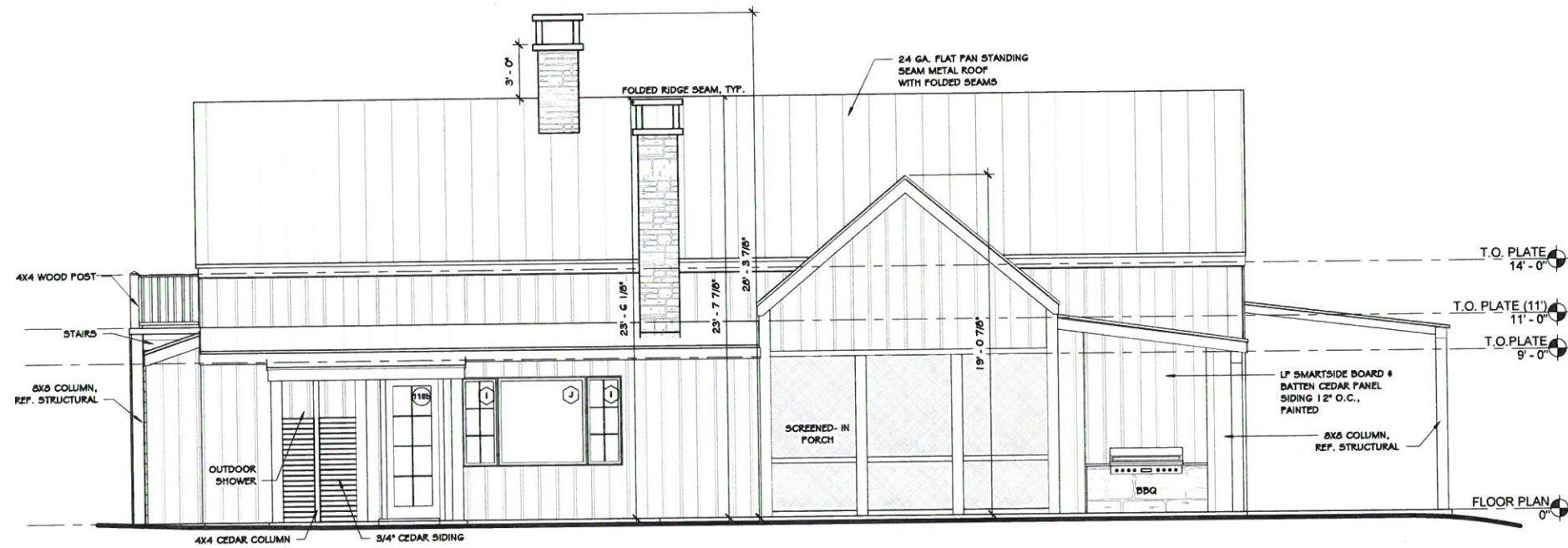
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PRELIMINARY
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INTERIM REVIEW AND NOT FOR
REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION
ERIC MUSTARD
14525
00.00.00

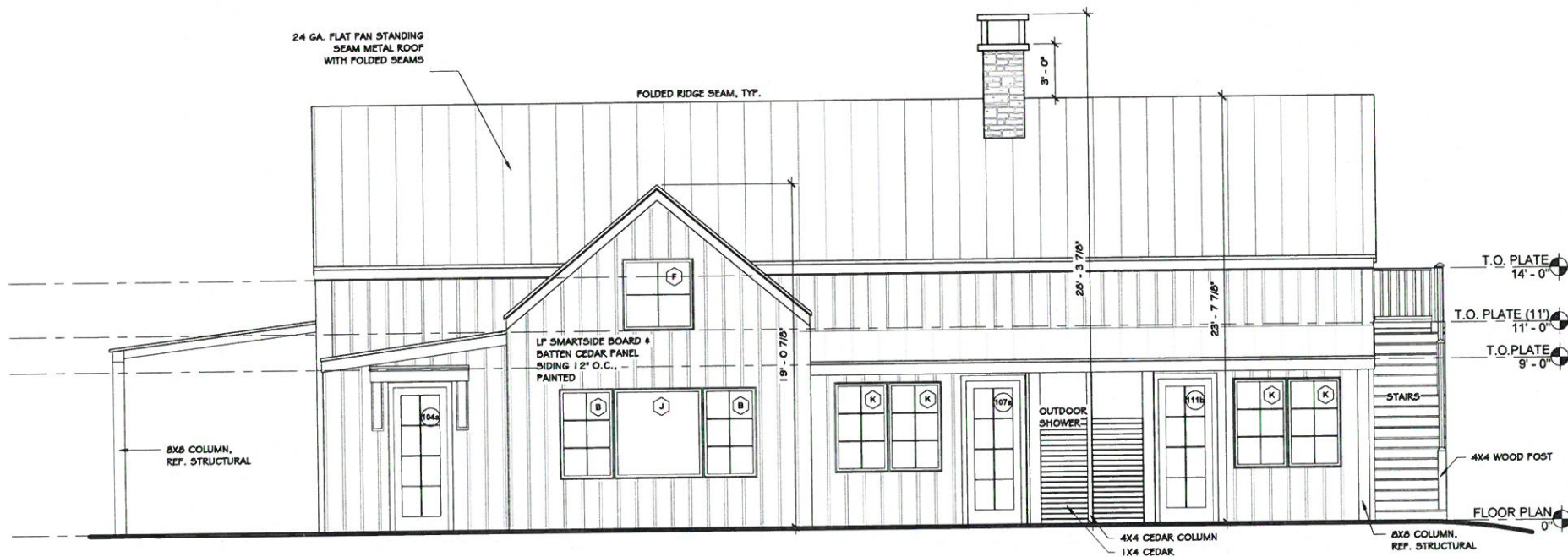
EXTERIOR ELEVATIONS

Drawn By:	INT
Checked By:	EAM
Approved By:	EAM
Project No.	####
Original Issue Date:	00.00.00

\\NAS\current projects file\Current Projects File\2018\1817 - RON ROSS, SCHUBERT ST\02 - Drawings\03 - Construction documents (CD)\1817 - RON ROSS, SCHUBERT ST CD-4.rvt



02 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



01 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

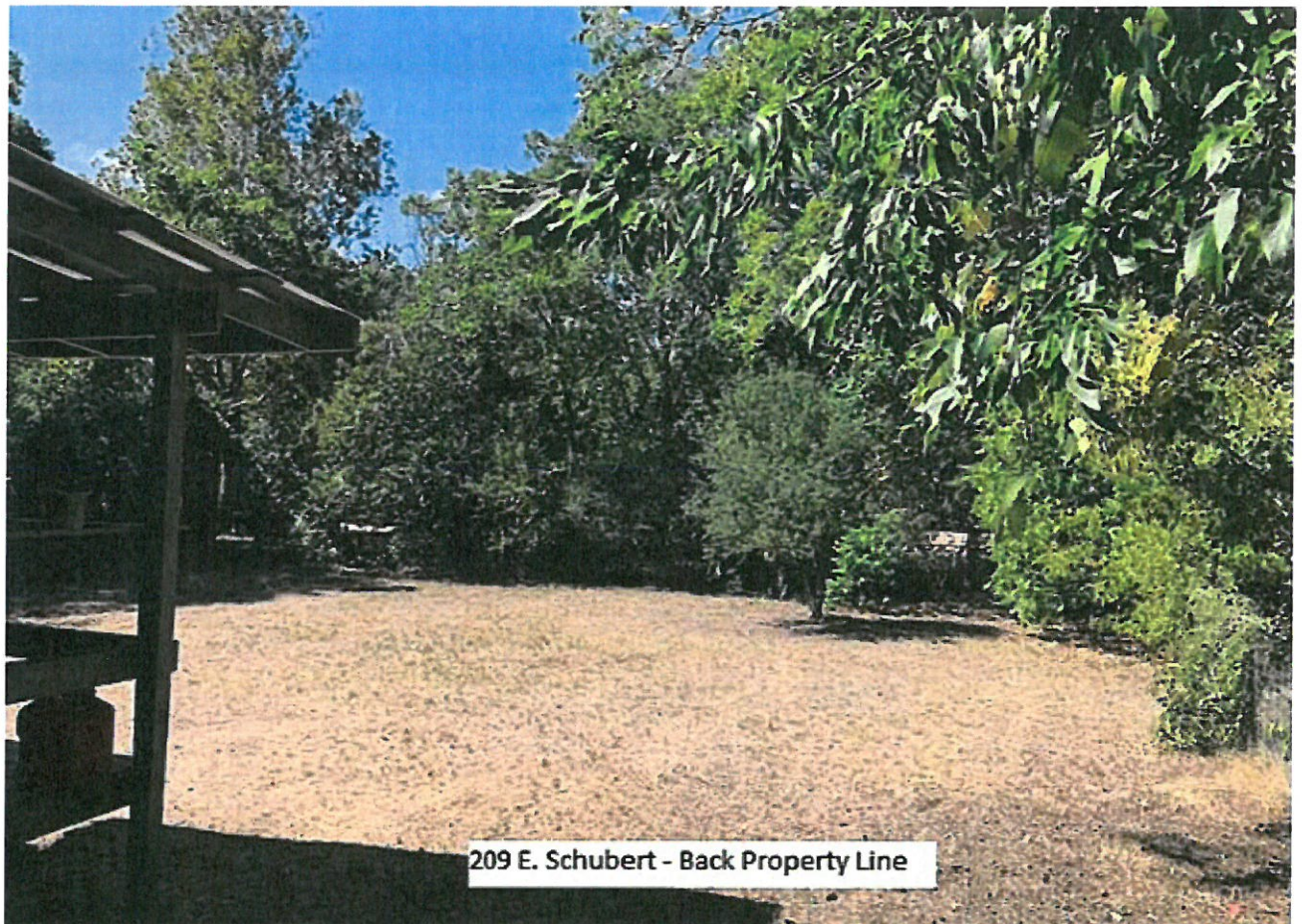
A NEW RESIDENCE FOR:
RON ROSS, SCHUBERT ST
ADDRESS
FREDERICKSBURG, TX 78624

REVISIONS	NO.	DATE
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PRELIMINARY
THESE DRAWINGS ARE FOR
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REGULATORY APPROVAL
PERMITTING, OR CONSTRUCTION
ERIC MUSTARD
14525
00.00.00

EXTERIOR ELEVATIONS

Drawn By: INT
Checked By: EAM
Approved By: EAM
Project No. ###
Original Issue Date: 00.00.00



209 E. Schubert - Back Property Line



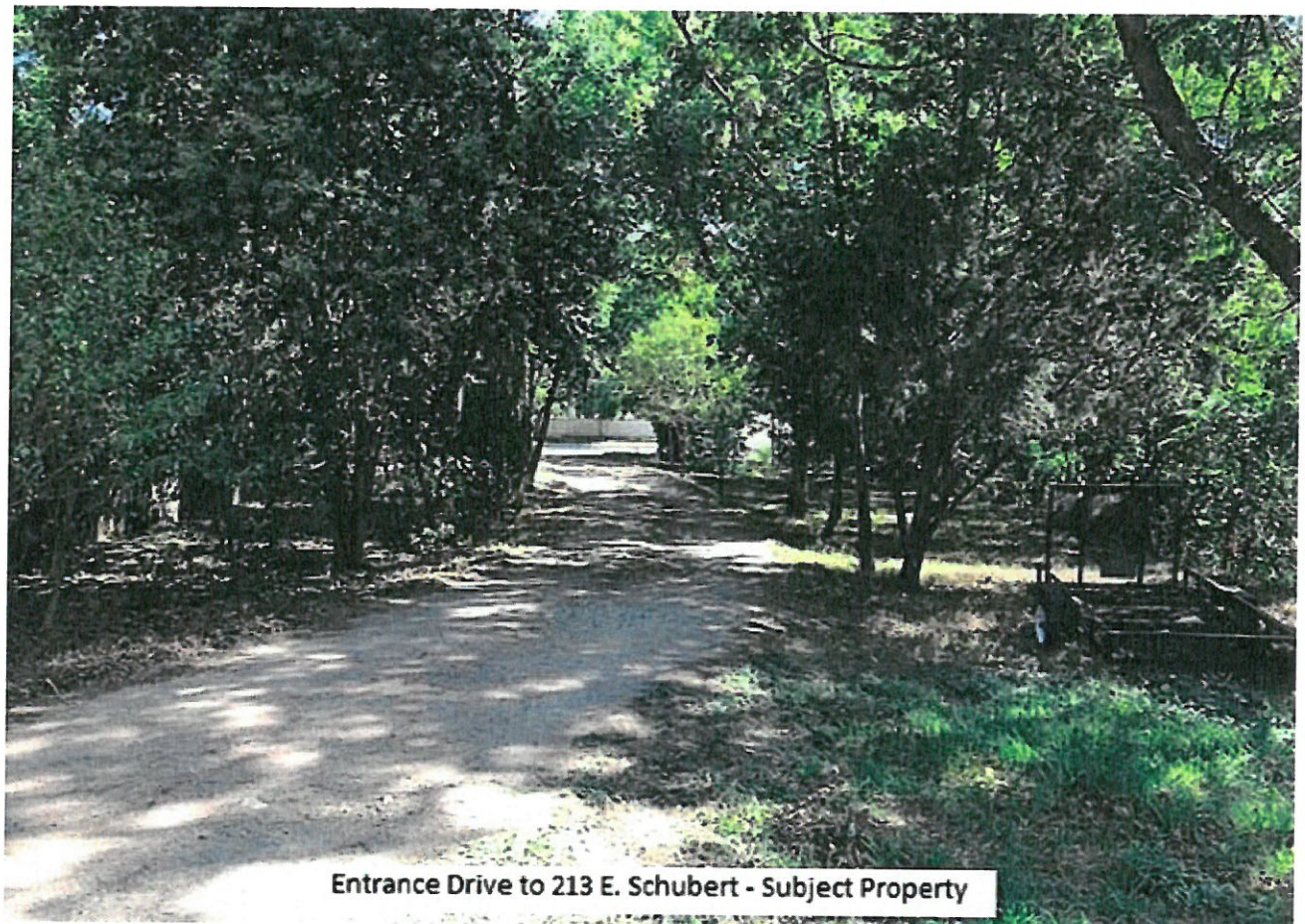
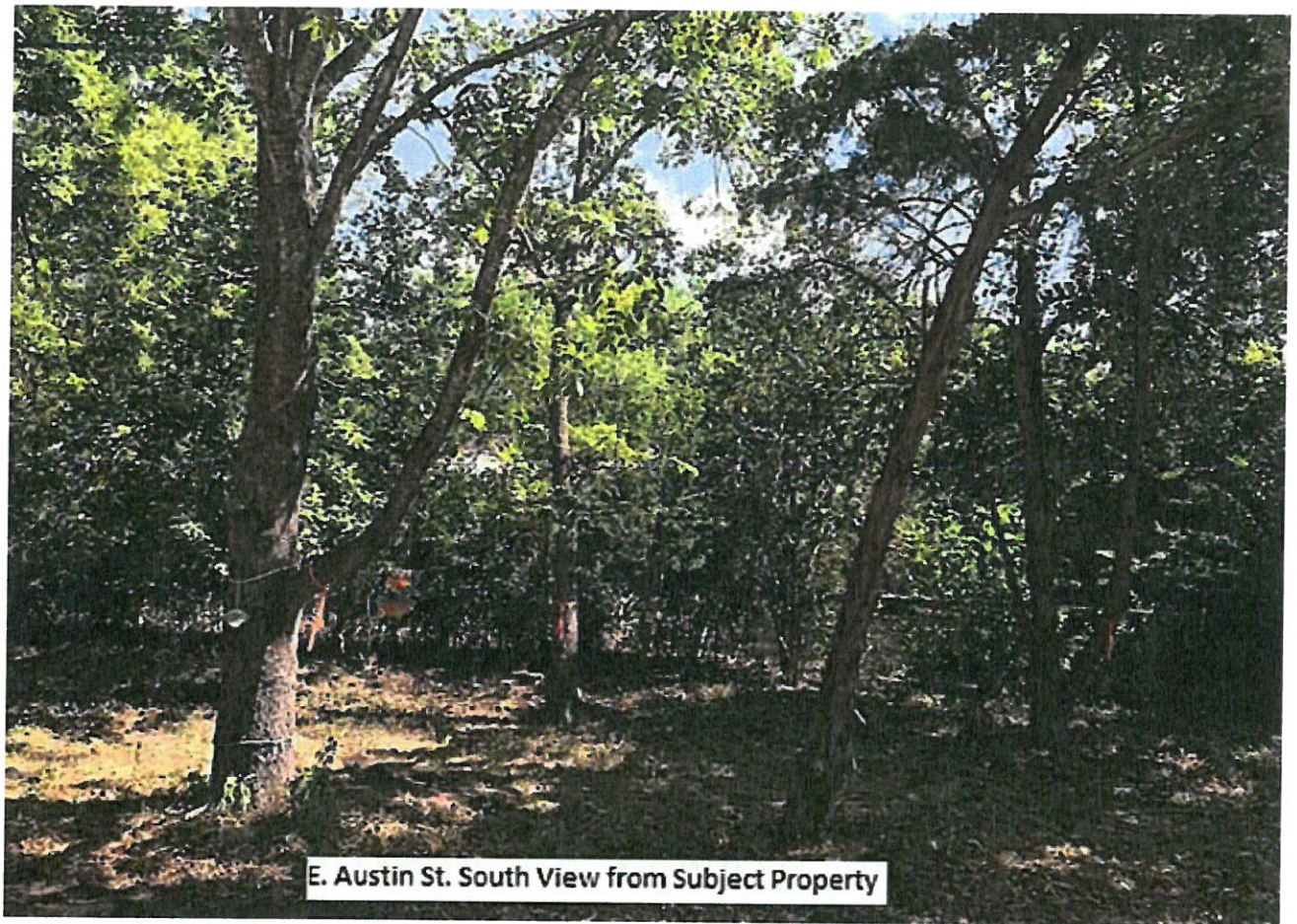
211 E. Schubert - Rear Property Line



211 E Schubert - Side Yard



213-209 E Schubert Property Line





211 E. Schubert - Street View - Next Door Nieghbor to the West



View of 211 E. Schubert from Subject Property



View of Home Location of Subject Property
(note: same location of prior home)



View of Visitor Center Parking Lot from Subject Property



207 E. Schubert - Rear Property Line



209 E. Schubert - Street View

Fredericksburg Historic Review Board
Application Information

Application Number: 18-81
Date: September 11, 2018
Address: 412 W Schubert
Zoning: C1
Owner: John and Rachel Corcorran
Applicant: Michael Meek
Rating: High
Proposal: Relocation of rear exterior stair

Request:

The applicant is requesting:

1. relocate rear exterior (non original) stair.

Relevant Secretary of Interior's Standards and Fredericksburg Historic Preservation Ordinance:

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/Findings:

1. The house currently has a rear deck over a rear addition with a wooden stair with switchback. The applicant is requesting approval to relocate the stair to the other side of the porch. Staff recommends approval as submitted based on SOI #10 and FBG Design Guidelines for additions. The materials are appropriate and will not be visible from the street.

Case Comments:

The owner has plans for new B&B units on the site plan, but does not have sufficient drawings to request approval at this time.



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 412 W. AUSTIN ST. Date Submitted 8.28.18
Owner name: John & Rachel Concorran / WJW Endeavors Phone # 830-496-5000
Owner Address: 409 E. Main St. Llano, TX 78643
Authorized Applicant: Michael Meek Phone # 210-410-9456
Applicant Signature: Michael Meek Applicant E-mail: mmeek320@vme.com
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property. Desired Start Date: OCT. 8, 2018
Desired Completion Date: FEB 28, 2019

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.

REMOVE THE EXISTING NON-COMPLIANT CEDAR EXTERIOR STAIRS ACCESSING THE SECOND FLOOR ROOM (REAR OF BUILDING). RELOCATE EAST (SWTH?) REAR SIDE EXTERIOR WALL OF REAR ADDITION TO STRUCTURE APPROXIMATELY 48" TO ALLOW INSTALLATION OF A NEW STRAIGHT STAIR ACCESS TO THE SECOND FLOOR WITHIN THE BUILDING FOOTPRINT (NOT PROJECTING INTO THE DRIVEWAY). (attach another sheet if necessary)

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

Staff to complete

Application # 18-0081

Eligible for Administrative Approval Yes No

Historic Review Board Meeting Date 9-11-18

Survey Rating: High Medium Low

Staff Comments regarding Administrative Approval:

Year Built: _____

Zoning: C1

Application Fee \$10

HRB Fee \$40

paid
paid

Historic Preservation Officer Signature _____

Certificates of Appropriateness must be displayed on site along with building permits

Akin Construction

246 Galle/Holt Rd.

Fredericksburg, Texas 78624

830-456-5870

jakin1223@gmail.com *akin-construction.com*

August 29, 2018

Re: 412 W. Austin St.
Stairway materials

Mr. Meek-

Per the request of the Historic Review Board, the proposed stairway replacing the current stairway will be constructed of treated pine for the main framing members (stringers) and treads, steel support posts, cedar rails and pickets to meet current code requirements. Cedar can be sealed with natural (clear) sealer or stained any color with an opaque stain.

John Akin

GENERAL NOTES

NO.	REVISION/ISSUE	DATE

ORIENTATION	STAMP
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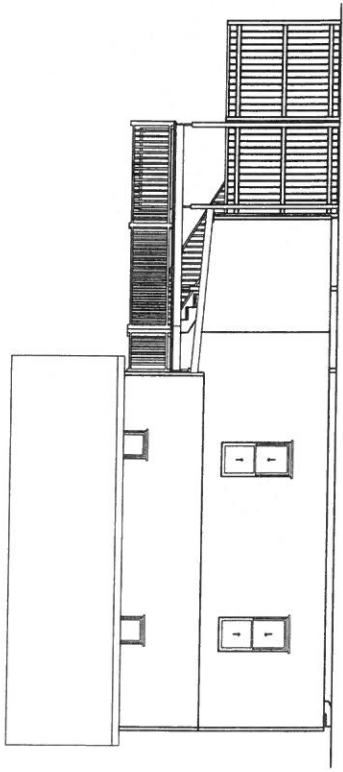
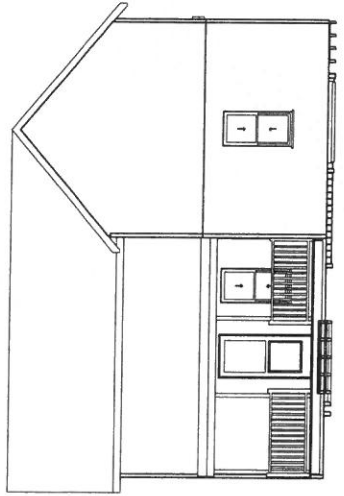
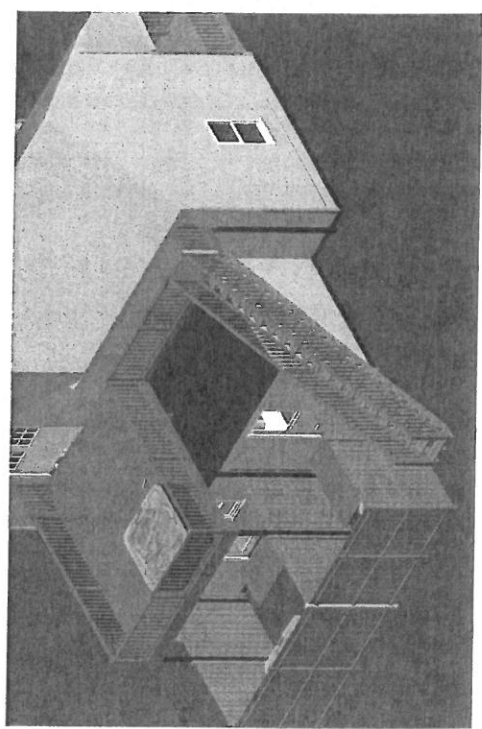
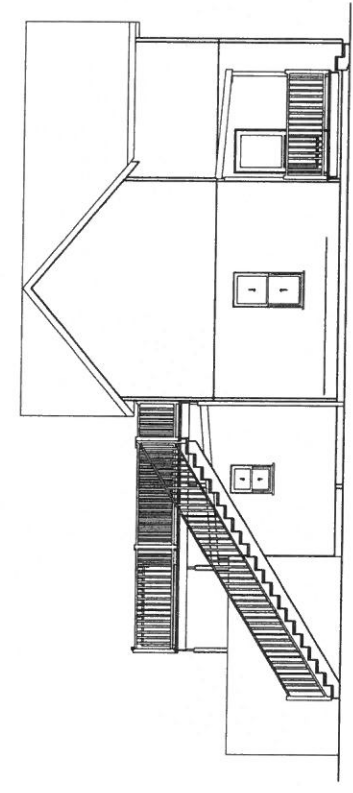
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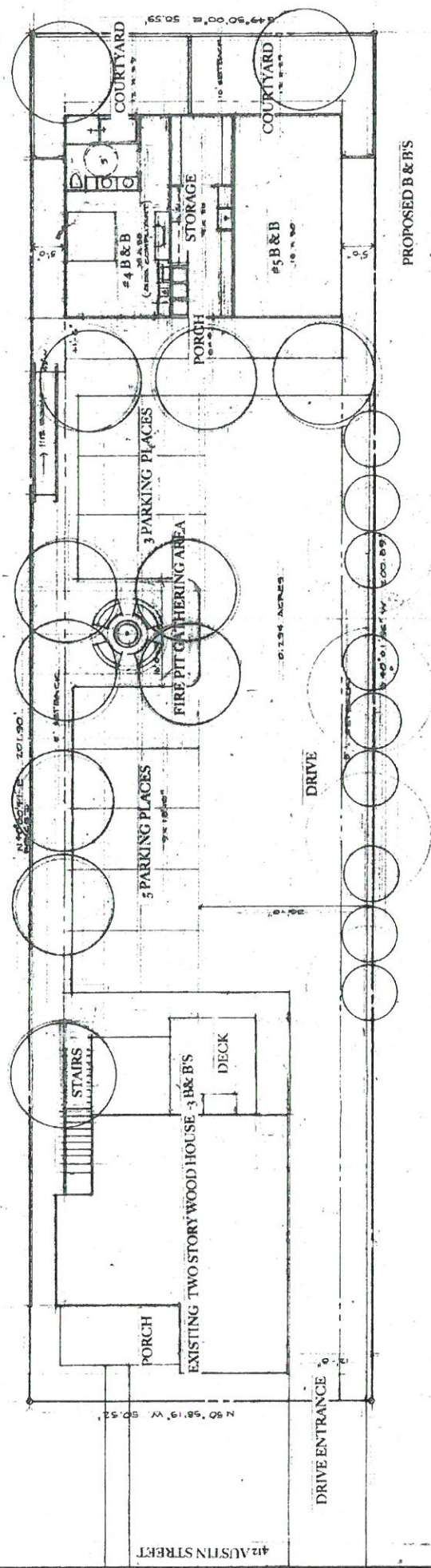
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CLIENT:
#CLIENT

DRAWING:
ELEVATIONS
DRAWING SUB NAME
SCALE: 3/4" = 1'-0" DATE: #AUG, 2016

SHEET:
DRAWN BY: #DRAWN BY
CHECKED BY: #CHECKED BY
APPROVED BY: #APPROVED BY
A2





PROPOSED B&B'S

BED & BREAKFAST #1	= 480 sq ft HVAC
BED & BREAKFAST #2	= 480 sq ft HVAC
STORAGE	= 270 sq ft HVAC
TOTAL HVAC	= 1230 sq ft
PORCH	= 240 sq ft

EXISTING BED & BREAKFAST #1 & 2

EXISTING BED & BREAKFAST #1	= 994 sq ft HVAC
EXISTING BED & BREAKFAST #2	= 702 sq ft HVAC
TOTAL HVAC	= 1696 sq ft HVAC
TOTAL HVAC NOW ALL	= 2326 sq ft



SITE PLAN
1" = 10'-0"

DAWSIE & MICHAEL MECK BED & BREAKFAST DEVELOPMENT		GALLE G DESIGN FREDERICKSBURG, TX 78624	
412 AUSTIN STREET		78624	
date AUG 14 2008	scale 1" = 10'	sheet	









Fredericksburg Historic Review Board
Application Information

Application Number: 18-82
Date: September 11, 2018
Address: 513/515 W Main
Zoning: CBD
Owner: Rebecca's Rentals
Applicant: Tony Martin Construction
Rating: Low (515) No rating (513)
Proposal: Demolition

Request:

The applicant is requesting:

1. demolish the connected structures at 513 (formerly a residence) and 515 W. Main Street.

Relevant Secretary of Interior's Standards and Fredericksburg Historic Preservation Ordinance:

FBG Historic Preservation Ordinance Sec. 23-63. - Demolition/removal. (b) In addition to the criteria specified in section 23-62, the Board shall use the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district:

(1) The demolition, removal or relocation of an historic Resource with a rating of "high" or the demolition or removal of an historic Resource with a rating of "medium" in the Fredericksburg Historic Resource Survey is strictly prohibited.

(2) The demolition, removal or relocation of a Resource with a rating of "low," or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose. Refer to section 23-55 and the Fredericksburg Historic Resource Survey for a more detailed definition of the preservation priority rating system.

(c) As an exception to (b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.

(d) As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building, or that the requirements of Sec. 23-64, economic hardship, below are met.

(e) In the case of a removal application, the Board shall affirmatively find that:

(1) Reasonable measures could not be taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;

(2) The Resource is no longer significant to the area in which it is situated;

(3) Reasonable measures have been taken to relocate the Resource within the same property, and that the same cannot reasonably be done;

(4) Reasonable measures have been taken to relocate the Resource within the historic district (if applicable), or that it will be relocated to an area that will be enhanced by the resource and where the goals of this article will be furthered; and

(5) That the condition is not due to demolition by neglect.

(f) In making the determination to permit demolition or removal of an historic Resource, the Board may place reasonable conditions on the same even if such conditions are not related to the mandatory requirements of this article but which are related to the demolition or removal, and to ensure compliance with the plans approved by the Board. The same may include, but is not limited to, the requirement that all conditions be fulfilled prior to issuance of a building permit for the original Resource's location.

(g) Prior to demolition, the Historic Preservation Officer may, as a condition of approval of a certificate of appropriateness for demolition or removal, require the owner, at the owner's expense, to provide documentation of the subject Resource's in accordance with the standards of the Historic American Building Survey. Such documentation may include photographs, floor plans, measured drawings, an archeological survey, or other information specified.

Staff Recommendation/Findings:

An on-site meeting with City Staff and three members of the HRB is scheduled for September 10th. A report will be given at the HRB meeting.

The owner was granted approval in October of 2014 to demolish the unsafe structure at 515 W. Main but was required to keep 513 W. Main. The structure known as the old Dodds Nursery at 515 W. Main was given a *low* rating and appears to be a life safety threat given its proximity to the Main Street sidewalk. The building is unsecured and poses a hazard. At this time there are no replacement plans for approval. Staff recommends approval of the demolition of 515 W. Main as it is a low rated structure and poses a public safety risk.

The structure at 513 is a former residence and appears to be of the same vintage as the other houses on the block at 511 and 507 W. Main. It continues to contribute to the historic district and speaks to the residential development pattern along W. Main which is distinct from East Main.

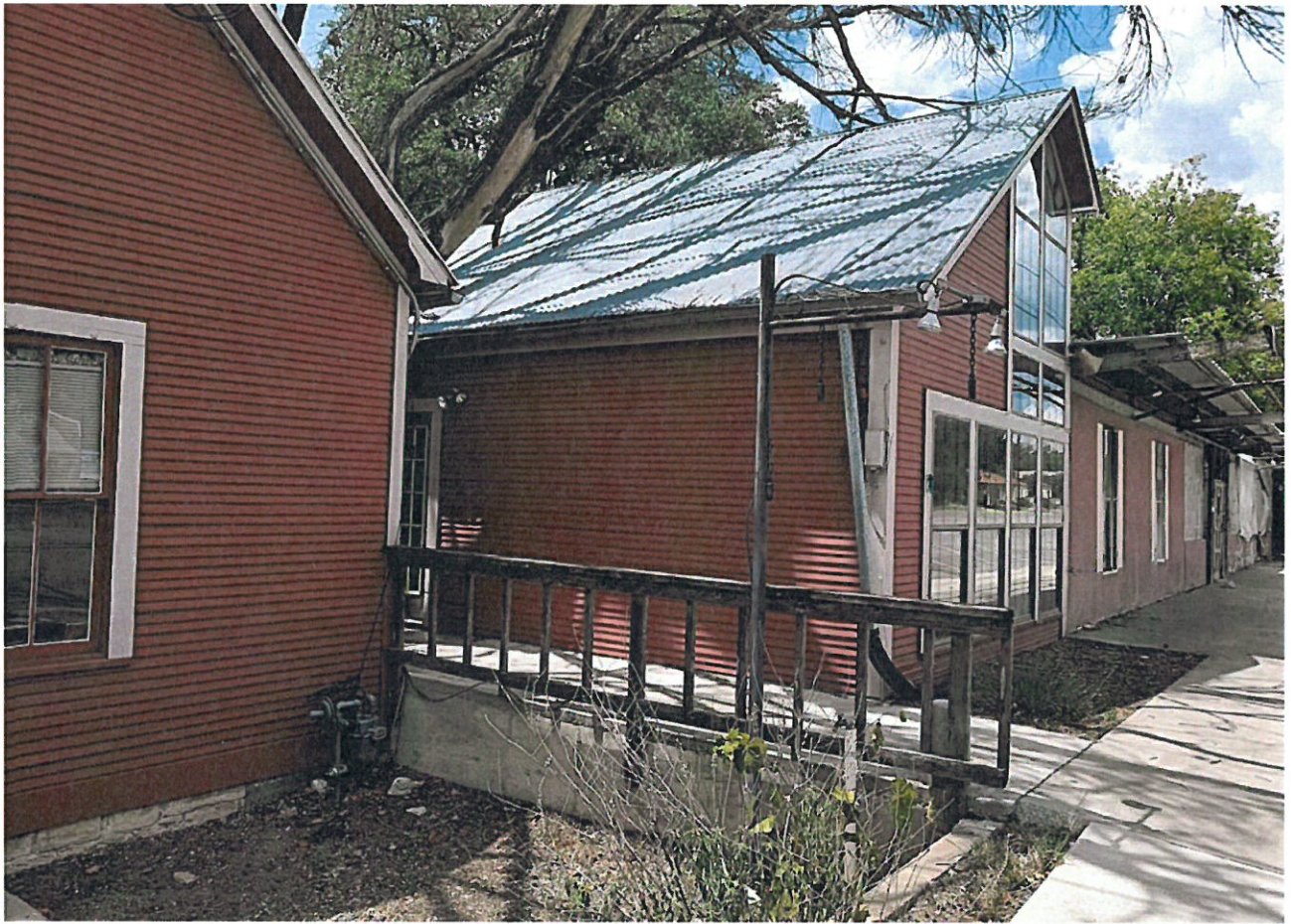
Application #14-87 by Sarah Eckert on behalf of Becky Brickner to demolish all buildings located on property at 515 W. Main – Sarah Eckert presented the application and noted the owners would like to tear down all the buildings located on the property. It was noted part of the property is addressed as 513 W. Main but that address is not listed as a separate property on the Historic Resource list. Ms. Eckert commented the buildings located on the property are connected in the rear and that may be why it is considered one address. Mike Penick noted an application to tear down the building on the left side (513 W. Main) has been brought to the Board before and that was denied. David Bullion stated the 1920s structure should be saved, but he believes everything else could be removed. Ms. Eckert noted the building is barely salvageable, the floor is not level and there are holes throughout the building. The Board was in agreement that the connector and everything besides the 1920s structure could be taken down and directed Ms. Eckert to close up the house once the connector is taken off to preserve the historic structure. Stan Klein noted the historic district is made up of a lot of small buildings and although it is not known what will happen to the remainder of the property, this building could be fixed to compliment any new construction. Mr. Klein added the building adjacent to this property needed attention and that was done and is now being used and that could be the case with this structure, especially when something new is proposed that could incorporate the historic structure.

John Muraglia moved to approve demolition of everything west of the alley and directed the applicant to stabilize the historic building to protect it from moisture until a final plan for the property is proposed and approved. Stan Klein seconded the motion. All voted in favor and the motion carried.

Mike Penick stepped down from the Board for the consideration of Application #14-58 citing a conflict of interest.

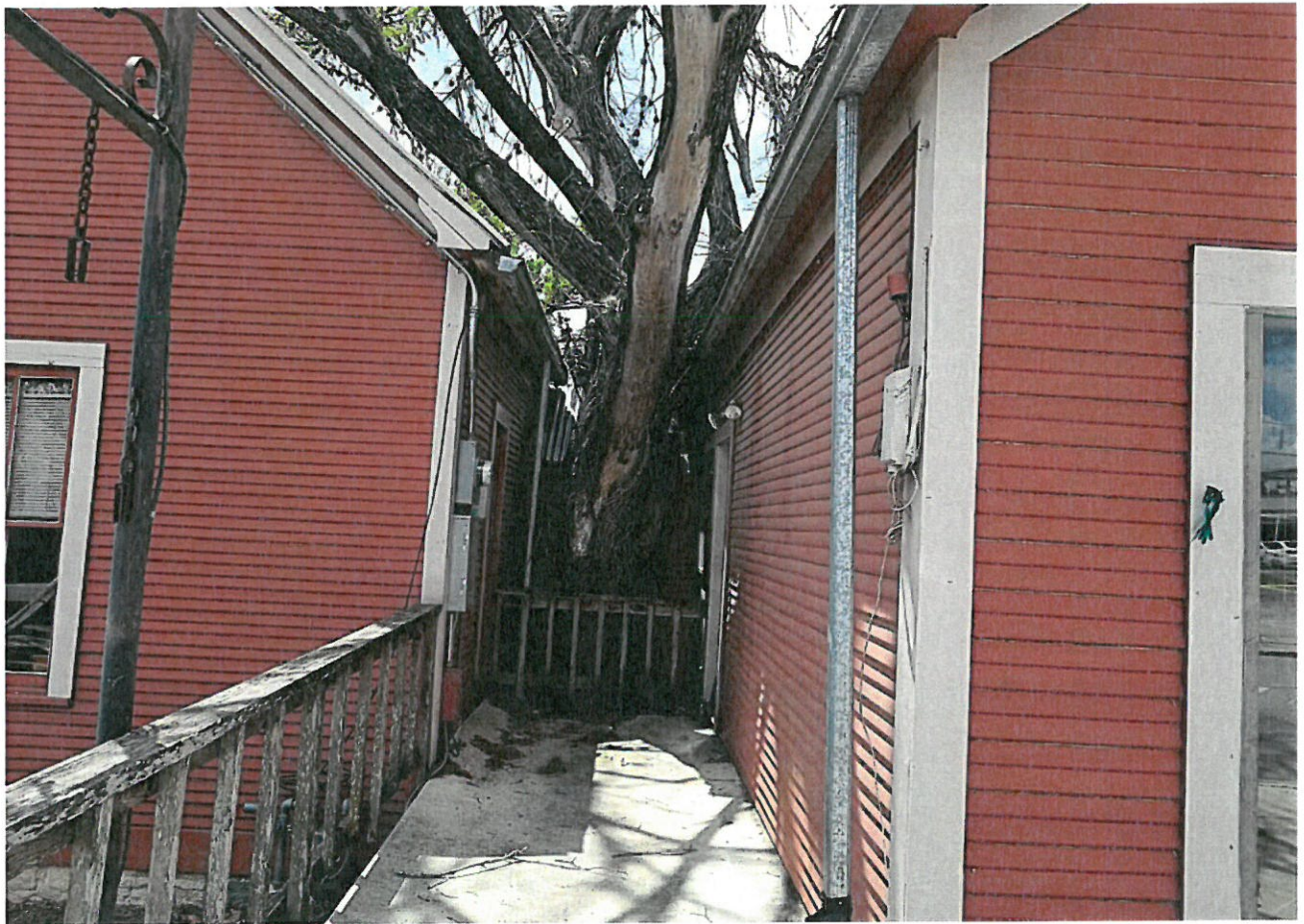
Application #14-58 by H&H Vinyl Fencing on behalf of Melvin and DeLana Littleton to replace approximately 215 linear foot of wood privacy fence with simulated stone vinyl fencing at 202 S. Bowie. – Theresa Pinnell with H & H Vinyl Fencing presented the application and noted the cedar privacy fence is a portion of what will be removed and replaced with the proposed fence. Ms. Pinnell noted the rock wall on the front of the property will remain and the fence on the left side would be replaced with a six foot simulated stone vinyl fence. John Muraglia noted the vinyl fence will pop up above the columns located on the front of the property. Charles Schmidt asked if the wall is rock on both sides and Ms. Pinnell noted it is. David Bullion asked if this type fence is installed anywhere in Fredericksburg and Ms. Pinnell noted it is not to her knowledge. Mr. Bullion stated the guidelines governing the Board direct them to not allow material in the district that is not historic. Sharon Joseph questioned if that applies to items that are not part of the residence. John Muraglia noted the synthetic material doesn't work in the historic district. Mr. Bullion noted a fence is a hardscape and that is included in the guidelines. Mr. Muraglia and Stan Klein agreed and Mr. Klein added he is relieved the proposed fence won't run to the face of the house. Charles Schmidt asked if the San Antonio street side would be left open and Ms. Pinnell noted it would. Mr. Muraglia stated he would have a hard time approving the material without an opinion from the neighbor and noted allowing synthetic material in the historic district opens Pandora's box. Mr. Muraglia suggested tabling the application to speak to the neighbors. Mr. Schmidt commented if the

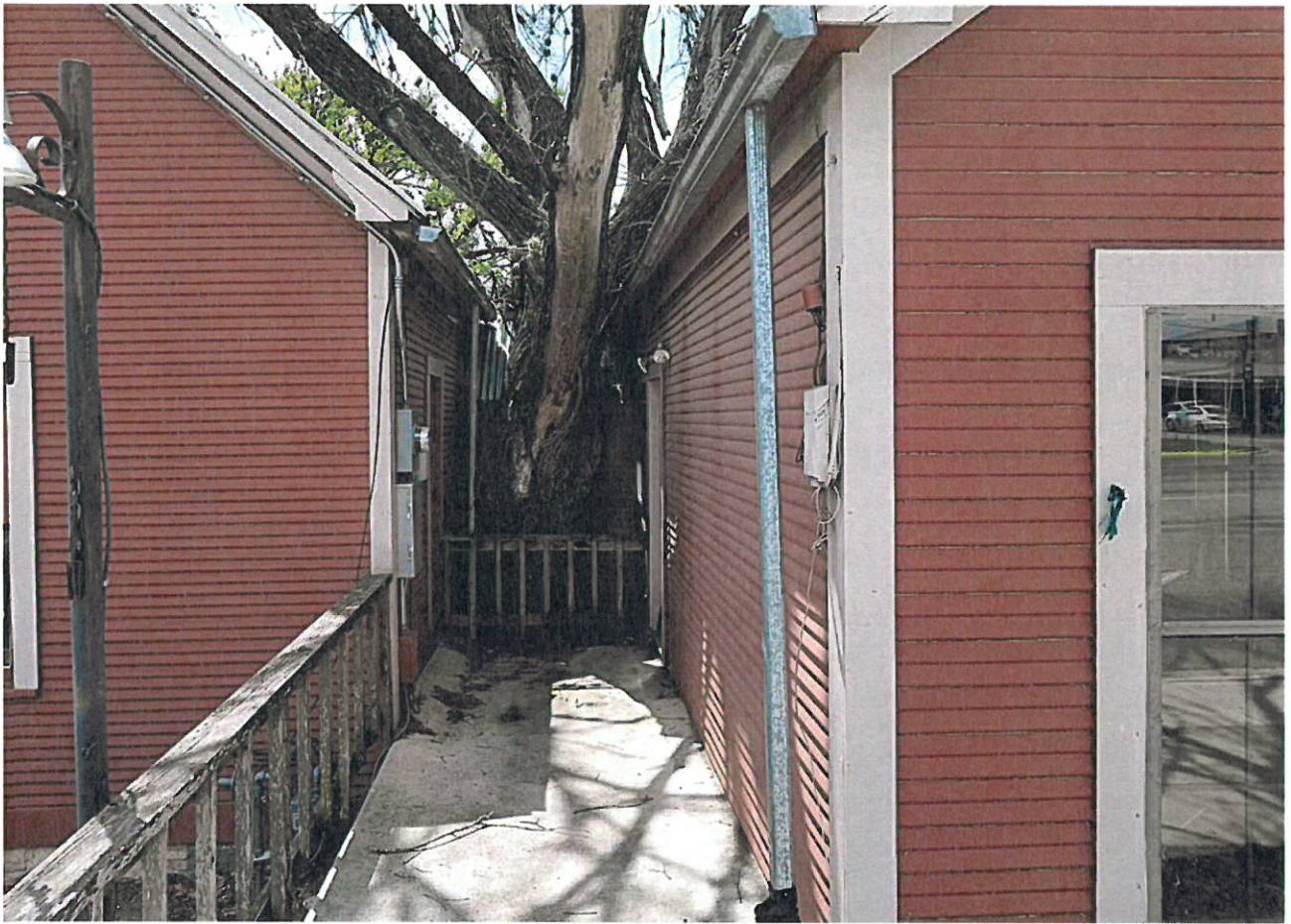




















Sec. 23-65. - Prevention of demolition by neglect.

(a) Duty to maintain. All historic Resources landmarks and all significant buildings, objects, sites, and structures located in the historic district, shall be preserved against decay, deterioration, and kept free from certain structural defects by the owner thereof or such person, persons, or entities who may have custody or control thereof. Such owners, or other persons shall repair such building, object, site, or structure if it has any of the following defects:

- (1) Deteriorated or inadequate foundations;**
- (2) Defective or deteriorated flooring or floor supports of insufficient size to carry imposed loads with safety;**
- (3) Members of walls or other vertical supports that split lean, list, or buckle due to defective material, workmanship, or deterioration;**
- (4) Members of walls or other vertical supports that are insufficient to carry imposed loads with safety;**
- (5) Members of ceilings, roofs, and their support system, or other horizontal members which sag, split, or buckle due to defective material, workmanship, or deterioration;**
- (6) Members of ceiling and roof supports or other horizontal members that are insufficient to carry imposed loads with safety;**
- (7) Fireplaces or chimneys which list, bulge, or settle due to defective material, workmanship, or deterioration;**
- (8) Deterioration or defects in paints, coating systems, or flashing resulting in destructive moisture penetration or rot;**
- (9) Any fault, defect, or condition in the building which renders the same structurally unsafe or not properly watertight.**

(b) Neglect

(1) Determination of neglect. If the Board upon recommendation or presentation by the Historic Preservation Officer or a building official of the City or his or her designee, makes a determination that a Resource is being demolished or deteriorated by neglect, it shall direct the Historic Preservation Officer to notify the owner or owners of the Resource of this preliminary determination, stating the reasons therefor, and shall give the owner of record 30 days from the date of such notice to correct the defects or present to the Board a plan for remediation if the defect cannot be remedied within such 30 days period.

(2) Subsequent determination. If, within 30 days following such initial determination, the Board shall again determine that the resource is being demolished or deteriorated by neglect, it may direct the Historic Preservation Officer to file a complaint for a violation of a zoning ordinance of the City, against the owner or owners if the necessary repairs are not completed within 90 days of the second determination by the Board that the subject building or structure is being demolished or deteriorated by neglect.

(3) City stabilization. Additionally, the Historic Review Board may direct the Historic Preservation Officer to accomplish the repairs necessary to stabilize and protect the Resource. The City shall then pay therefor, and charge the expenses incurred in doing such work or having such work done or improvements made to the record owner of such Resource. If such work is done or improvements made at the expense of the City, then such expenses shall be assessed as a lien on the real estate, lot or lots upon which such expense was incurred except as prohibited by law. The City, and the City's authorized assistants, employees, contracting agents, or other representatives, are hereby expressly authorized to enter upon private property at all reasonable hours for the purpose of completing repairs necessary for the stabilization and repair of a Resource. Any court having jurisdiction over such cases including the municipal court of the City shall have authority to issue all orders necessary to enforce this article. Neither the City nor its employees, agents or contractors shall be answerable in damages or otherwise for damage to property due to the enforcement of this article.

(4) Lien establishment. The City Manager or other person authorized to act on behalf of the City shall file a statement of such expenses incurred by filing the amount of such expenses, the date on which said work was done or improvements made, with the county clerk of Gillespie County, Texas in the Real Property Records of such county. The City shall have a privileged lien on such lot, lots or real estate upon which said work was done or improvements made to secure the expenditures so made. Said lien amount shall bear interest per annum from the date said statement was filed at the greater of the maximum rate published by the state Board of control, or the rate of 10 percent. For any such expenditures, and interest, as aforesaid, suit may be instituted and recovery and foreclosure of said lien may be had in the name of the City. The statement of expenses so made, as aforesaid, shall be a prima facie proof of the amount expended for such work or improvements.



TEXAS HISTORICAL COMMISSION
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[Home](#) > [Preserve](#) > [Projects and Programs](#) > [Certified Local Government](#) > Grant Information

Grant Information

Certified Local Government (CLG) Grants

CLG grants provide funding to participating city and county governments to develop and sustain an effective local preservation program critical to preserving local historic resources. Activities eligible for CLG grant funding must be tied to the statewide comprehensive preservation planning process. A copy of the Texas Historical Commission Statewide Preservation Plan can be found [here](#).

Priority for funding shall be given to those projects that directly relate to the following work categories

- Architectural, historical, archeological surveys/inventories
- Preparation of nominations to the National Register of Historic Places
- Preparation of a local preservation plan
- Writing or amending preservation ordinance
- Development of local design guidelines
- Research and development of local preservation incentive program
- Travel/training expenses for hosting a regional preservation-related workshop



In 2013, repairs were made to the Paris City Hall using a CLG grant.



The City of Tyler hosted a regional historic preservation education event using a 2014 CLG grant.

Matching Requirement

All CLG grants require a local match budgeted on a one-to-one (dollar for dollar) match equal to a 50-50 ratio for the total cost of the project. Proposed projects utilizing all or partial matches of verifiable in-kind services or goods may also qualify as long as the local match equals a 50-50 ratio for the total cost of the project. Only non-federal monies may be used as a match, with the exception of Community Development Block Grants.

In This Section

- [Participating CLG Communities](#)
- [How to Become a CLG](#)
- [Requirements for CLGs](#)
- CLG Grants
 - [FY18 Grant Round](#)
 - [Preparing the CLG Grant Application](#)
 - [Apply for a CLG Grant](#)
 - [Past CLG Funded Grant Projects](#)
- [Training](#)
- [FAQs](#)
- [CLG Reference Center](#)

HISTORIC SITES ATLAS

The Atlas features nearly 300,000 site records, including markers, historic places, courthouses, cemeteries, museums, and sawmills across the state.

[Learn More »](#)

Who Can Apply?

Cities and county governments that have been individually "certified" by the National Park Service as CLGs and are in good standing with the CLG P are eligible to apply for CLG grants. County CLGs may apply to assist non-CLG cities within their jurisdiction. CLGs may also partner together to facilitate larger projects such as public workshops or hiring a consultant to perform services for multiple CLGs. The grants may also be sponsored by CLGs by delegating a third-party organization such as another unit of local government, a commercial firm, a non-profit entity, or educational institution to administer the grant project.

Review Process

Applications are reviewed by an interdisciplinary panel of agency staff based on specific criteria outlined in the application manual and approved by the THC.

Source of Funding

CLG grants are provided by the Texas Historical Commission (THC), the state agency for historic preservation, annually to assist CLGs through grants from the Historic Preservation Fund of the National Park Service, U.S. Department of the Interior. At least ten percent of this annual allocation is set aside by THC for distribution solely to CLGs.

Funding Amount

Typically, grants range from \$2,000 to \$30,000.

How to Apply

The FY19 CLG Grants Manual and Application will be posted [HERE](#) in September 2018.

For more information, email the [CLG coordinator](#) or call 512.463.9063.

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TEXAS HISTORICAL COMMISSION

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CERTIFIED LOCAL GOVERNMENT PROGRAM: GRANT PROGRAM

The Certified Local Government (CLG) Program helps to promote local preservation efforts through a partnership between the National Park Service, the Texas Historical Commission (THC) and local governments by providing technical and financial assistance. The program is designed to help cities and counties develop high standards of preservation to protect a wide range of important historic properties—from ornate courthouses to working-class neighborhoods.

CLG grants provide funding to city and county CLGs to develop and sustain effective local preservation activities. To qualify for a CLG grant, a city or county government must be certified as a CLG, and must be in good standing with the THC. Activities eligible for CLG grant funding must be tied to the statewide comprehensive preservation planning process.

The CLG grant program can provide financial assistance for a wide variety of preservation activities, including:

- ☐ Architectural, historical, and archeological surveys/inventories
- ☐ Preparation of nominations to the National Register of Historic Places
- ☐ Preparation of a local preservation plan or survey plan
- ☐ Writing or amending a preservation ordinance
- ☐ Development of local design guidelines *1997 last guidelines*
- ☐ Research and development of a local preservation incentive program
- ☐ Development of educational publications and activities, slide shows, videos, websites, etc.
- ☐ Development and publication of walking/driving tours
- ☐ Preparation of facade studies or condition assessments
- ☐ Rehabilitation or restoration of properties individually listed in the National Register of Historic Places or contributing to a National Register historic district
- ☐ Travel/training expenses for hosting a regional preservation-related workshop

Typically, grant amounts range from \$2,000 to \$30,000. All CLG grants require a local cash match budgeted on a one-to-one (dollar for dollar) match equal to a 50-50 ratio for the total cost of the project. Proposed projects utilizing all or partial matches of verifiable in-kind services and/or goods may also qualify as long as the local match equals a 50-50 ratio for the total cost of the project. Only non-federal monies may be used as a match, with the exception of Community Development Block Grants. Grants are awarded annually.

For more information, contact :

Madeline Clites, CLG Coordinator at Madeline.Clites@thc.texas.gov or (512) 463-9063; or,
Lorelei Willett, CLG Program Specialist at Lorelei.Willett@thc.texas.gov or (512) 463-7812.

2002 Survey Info for buildings constructed between 1945 and 1968

Address	Year Built	Notes	Ranking	Windows	2002_Assessment	Doors	Exterior Walls	Foundation	Image Ref#
100 E. Austin	1960	Original exterior materials and windows replaced.	Low	single-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	double-leaf door	wood siding	slab	722
102 E. Austin	1960	Original exterior materials and windows replaced.	Low	single-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	double-leaf door	wood siding	slab	732
104 S. Edison	1950		Low	single-hung aluminum sash	Typical example of a common building form, architectural style, or plan type that has suffered minor or no alterations.	single-leaf door	stucco	slab	7871
105 E. Creek	1965	Exterior walls re clad with vertical plywood panels. Original windows replaced with aluminum sash units.	Low	single-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	double-leaf door	stone	slab	5152
105 S. Adams	1945	Original entrance replaced with aluminum frame door. Resource has two rear wings that may predate its c.1945 portion.	Medium	double-hung wood sash	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.	single-leaf door	stucco	slab	5871
106 N. Acorn	1955		Low	single-hung aluminum sash	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.	single-leaf door	wood siding	slab	7591

2002 Survey Info for buildings constructed between 1945 and 1968

Address	Year Built	Notes	Ranking	Windows	2002_Assessment	Doors	Exterior Walls	Foundation	Image Ref#	
107 E. Travis	1950		Low	single-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	stone	stone	1815	
108 E. Creek	1945		Low	fixed metal sash	Example of a more recent common local building form, architectural style or plan type with no known historical associations.	single-leaf door	wood siding	pier and beam	5101	
108 N. Lincoln	1955		Low	double-hung wood sash	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.	single-leaf door	stucco	slab	1757	
108 S. Lincoln	1960		Low	fixed wood sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	not provided	not provided	slab	4211	
108 W. Main	1955	demolished for Marktplatz Redevelopment	Low	fixed wood sash	Example of a more recent common local building form, architectural style or plan type with no known historical associations.	single-leaf door	brick	slab	3651	
109 N. Llano	1950		Medium	single-hung metal sash	Example of a distinctive building type or architectural style that has undergone alterations or deterioration. Resource displays distinctive stylistic elements.	original	brick	slab	5994	

2002 Survey Info for buildings constructed between 1945 and 1968

Address	Year Built	Notes	Ranking	Windows	2002_Assessment	Doors	Exterior Walls	Foundation	Image Ref#
109 S. Bowie	1950		Low	double-hung wood sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	brick	pier and beam	5331
110 W. Austin	1954	Bethany Lutheran Church.	Low	fixed metal sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	double-leaf door	stone	slab	704
111 E. Creek	1950		Low	double-hung wood sash	Example of a more recent common local building form, architectural style or plan type with no known historical associations.	not provided	corrugated metal	slab	5131
111 S. Lincoln	1949	Primary entrance likely a recent addition.	Low	fixed metal sash	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.	single-leaf door	stucco	slab	6111
112 N. Orange	1950		Low	fixed metal sash	Example of a more recent common local building form, architectural style or plan type with no known historical associations. Resource has undergone alterations.	single-leaf door	brick	slab	8021
112 W. Schubert	1945		Low	double-hung wood sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	synthetic siding	pier and beam	233

2002 Survey Info for buildings constructed between 1945 and 1968

Address	Year Built	Notes	Ranking	Windows	2002_Assessment	Doors	Exterior Walls	Foundation	Image Ref#	
113 E. San Antonio	1961		Low	single-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	double-leaf door	cast concrete, concrete block	slab	4741	
114 W. Creek	1965		Low	single-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	synthetic siding	pier and beam	5041	
116 N. Crockett	1950		Low	casement metal sash	Example of a more recent common local building form, architectural style or plan type with no known historical associations.	double-leaf door	brick	slab	8081	
118 S. Crockett	1960	DEMOLISHED for Security State Bank	Low	fixed metal sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	wood siding	slab	8113	
1201 E. Main	1945	"Vapo Propane" building; original front doors likely replaced; Quonset hut	Medium	fixed wood sash	Example of a common building form, architectural style, or plan type that has suffered minor or no alterations. Resource is a good example of its type.	double-leaf door	stucco	slab	10061	
155 E. Main	1965		Low	fixed aluminum sash	Example of a more recent common local building form, architectural style or plan type with no known historical associations.	single-leaf door	stucco	slab	2832	

2002 Survey Info for buildings constructed between 1945 and 1968

Address	Year Built	Notes	Ranking	Windows	2002_Assessment	Doors	Exterior Walls	Foundation	Image Ref#
201 S. Adams	1955	Most original window openings infilled w/brick.	Low	fixed aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority. Resource has undergone alterations.	double-leaf door	stone	slab	5883
201 W. Main	1968		Low	fixed aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	double-leaf door	stucco	slab	2641
202 E. Creek	1959	Rear loading dock has been enclosed, some window openings have been enclosed, and a rear concrete block wing was constructed c. 1970.	Low	fixed aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	double-leaf door	stucco	not provided	6072
202 N. Milam	1960	Madelyn's	Low	fixed aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	double-leaf door	brick	slab	7932
202 S. Orange	1960	St. Mary's Catholic School	Low	fixed aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	double-leaf door	brick	slab	2127
202 W. Austin	1960		Low	fixed wood sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	double-leaf door	stone	stone	675

2002 Survey Info for buildings constructed between 1945 and 1968

Address	Year Built	Notes	Ranking	Windows	2002_Assessment	Doors	Exterior Walls	Foundation	Image Ref#	
203 E. San Antonio	1960	2018 August E's	Low	fixed wood sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	concrete block	slab	4701	
203 E. San Antonio	1960	2018 Larry Jacksons	Low	fixed wood sash	Example of a more recent common local building form, architectural style or plan type with no known historical associations.	single-leaf door	concrete block, ribbed metal	slab	4711	
203 N. Milam	1955	One front façade window replaced.	Low	single-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	synthetic siding	pier and beam	5471	
206 Mistletoe	1950		Low	single-hung aluminum sash	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.	single-leaf door	wood siding	slab	1291	
206 N. Acorn	1950		Low	not provided	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.	single-leaf door	synthetic siding	slab	7541	
207 N. Milam	1965		Low	single-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	synthetic siding	slab	5452	

2002 Survey Info for buildings constructed between 1945 and 1968

Address	Year Built	Notes	Ranking	Windows	2002_Assessment	Doors	Exterior Walls	Foundation	Image Ref#
207 S. Acorn	1945	Exterior walls re clad with vinyl siding.	Low	double-hung wood sash	Example of a more recent common local building form, architectural style or plan type with no known historical associations. Resource has undergone alterations.	single-leaf door	synthetic siding	pier and beam	5292
207 S. Milam	1945	Exterior walls re clad with asbestos shingles.	Low	double-hung wood sash	Example of a distinctive building plan that has undergone alterations or deterioration.	single-leaf door	synthetic siding	pier and beam	5531
207 S. Orange	1960		Low	single-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	brick	stone	5701
208 N. Edison	1960		Low	double-hung aluminum sash	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.	single-leaf door	synthetic siding	slab	7824
208 N. Washington	1960		Low	single-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	double-leaf door	wood siding	slab	8331
208 S. Bowie	1950		Low	single-hung aluminum sash	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.	single-leaf door	wood siding	slab	7774

2002 Survey Info for buildings constructed between 1945 and 1968

Address	Year Built	Notes	Ranking	Windows	2002_Assessment	Doors	Exterior Walls	Foundation	Image Ref#
209 N. Orange	1945		Low	double-hung wood sash	Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.	single-leaf door	wood siding	pier and beam	5571
209 S. Orange	1965		Low	single-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	wood siding	pier and beam	5711
210 N. Edison	1950		Low	not provided	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.	not provided	synthetic siding	pier and beam	7815
210 S. Bowie	1945	Exterior walls reclad with vinyl siding, all original windows replaced w/aluminum sash units, original porch posts replaced with metal columns, and garage enclosed. Also small wing added to garage.	Low	single-hung aluminum sash	Example of a distinctive building plan that has undergone alterations or deterioration.	single-leaf door	wood siding	pier and beam	5363
211 Mistletoe	1950	The exterior siding was changed to asbestos siding. A car port was added onto the east side.	Medium	single-hung wood sash	Typical example of a distinctive building plan that has suffered minor or no alterations.	single-leaf door	synthetic siding	pier and beam	1231



2002 Survey Info for buildings constructed between 1945 and 1968

Address	Year Built	Notes	Ranking	Windows	2002_Assessment	Doors	Exterior Walls	Foundation	Image Ref#
212 E. Austin	1950		Low	double-hung wood sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	wood siding	pier and beam	851
217 W. Creek	1950	Front-gabled portion is a recent addition.	Low	not provided	Example of a more recent common local building form, architectural style or plan type with no known historical associations.	not provided	wood siding	slab	7352
300 W. Main	1965		Low	fixed wood sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	original	stone	slab	3531
302 N. Bowie	1950	extensive remodel approved 2018	Low	Awning, AS	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.	single-leaf door	brick	slab	7674
303 E. San Antonio	1952	Schaetter Funeral Home	Low	single-hung aluminum sash	Example of a more recent common local building form, architectural style or plan type with no known historical associations. Resource has undergone alterations.	single-leaf door	wood siding	pier and beam	4641
303 W. Main	1950		Low	fixed aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	stone	slab	2522

2002 Survey Info for buildings constructed between 1945 and 1968

Address	Year Built	Notes	Ranking	Windows	2002_Assessment	Doors	Exterior Walls	Foundation	Image Ref#	
304 W. Schubert	1960		Low	fixed wood sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	wood siding	slab	161	
305 W. San Antonio	1950		Low	single-hung wood sash	Example of a more recent common local building form, architectural style or plan type with no known historical associations. Resource has undergone alterations.	single-leaf door	synthetic siding	slab	2111	
306 E. San Antonio	1945	Exterior walls reclad with asbestos shingles.	Low	double-hung wood sash	Example of a distinctive building plan that has undergone alterations or deterioration.	single-leaf door	synthetic siding	pier and beam	4231	
307 E. Main	1960	Crenwolge Buick	Low	fixed aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	double-leaf door	stucco	slab	4501	
307 W. San Antonio	1948		Medium	double-hung wood sash	Typical example of a distinctive building plan that has suffered minor or no alterations.	single-leaf door	stone	pier and beam	2101	
308 W. Austin	1955	Extensively altered former two-room dwelling, according to current owner.	Low	double-hung wood sash	Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.	single-leaf door	wood siding	stone	631	
308 W. San Antonio	1945		Low	double-hung wood sash	Example of a distinctive building plan that has undergone alterations or deterioration.	single-leaf door	stone	pier and beam	3212	

2002 Survey Info for buildings constructed between 1945 and 1968

Address	Year Built	Notes	Ranking	Windows	2002_Assessment	Doors	Exterior Walls	Foundation	Image Ref#
312 E. San Antonio	1950		Low	double-hung wood sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	wood siding	pier and beam	4251
312 S. Acorn	1960		Low	casement metal sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	stone	pier and beam	7663
316 E. Austin	1965	Former house that now functions as a business. Front façade windows altered.	Low	fixed wood sash	Extensively altered. Now Otto's restaurant	single-leaf door	wood siding	slab	931
323 W. Main	1950	DEMOLISHED	Low	fixed aluminum sash	land now part of Pioneer Museum grounds	single-leaf door	pressed tin, cast concrete block	slab	2381
401 Cora	1945	Resource has a small rear addition.	Medium	double-hung wood sash	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.	single-leaf door	stone	pier and beam	5931
404 N. Adams	1960		Low	fixed aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	stucco	slab	8691
404 W. Creek	1965	Extensive façade/fenestration alterations allowed 2018	Low	single-hung wood sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	wood siding	pier and beam	4912

2002 Survey Info for buildings constructed between 1945 and 1968

Address	Year Built	Notes	Ranking	Windows	2002_Assessment	Doors	Exterior Walls	Foundation	Image Ref#	
405 N. Adams	1960		Low	Awning w/aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	synthetic siding	pier and beam	6711	
408 E. Austin	1955	Building's exterior walls have been reclad with vinyl siding.	Low	double-hung wood sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	synthetic siding	slab	983	
408 W. Creek	1950	Exterior walls reclad with asbestos shingles.	Low	double-hung wood sash	Typical example of a common building form, architectural style, or plan type that has suffered minor or no alterations.	original	synthetic siding	pier and beam	4923	
409 E. Main	1957		Low	fixed aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	stone	slab	4372	
410 Cora	1950		Medium	casement metal sash	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.	single-leaf door	stone	slab	8773	
412 E. Main	1960		Low	single-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	concrete block	slab	4051	

2002 Survey Info for buildings constructed between 1945 and 1968

Address	Year Built	Notes	Ranking	Windows	2002_Assessment	Doors	Exterior Walls	Foundation	Image Ref#
412 W. Creek	1955	Original windows replaced with aluminum sash units. Exterior walls reclad with asbestos shingles.	Low	single-hung aluminum sash	Example of a more recent common local building form, architectural style or plan type with no known historical associations. Resource has undergone alterations.	single-leaf door	synthetic siding	pier and beam	4932
413 W. Main	1950	Old Crenwelge Chrysler	Medium	fixed aluminum sash	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.	single-leaf door	brick	slab	2341
416 E. Main	1965		Low	fixed wood sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	wood siding	slab	4071
501 W. Schubert	1950		Low	single-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	wood siding	slab	1051
502 W. Austin	1945	Building's exterior walls have been reclad with asbestos shingles.	Low	double-hung wood sash	Example of a distinctive building plan that has undergone alterations or deterioration.	single-leaf door	synthetic siding	pier and beam	531
504 W. Main	1950		Low	fixed metal sash	Example of a more recent common local building form, architectural style or plan type with no known historical associations.	single-leaf door	stucco	slab	3381

2002 Survey Info for buildings constructed between 1945 and 1968

Address	Year Built	Notes	Ranking	Windows	2002_Assessment	Doors	Exterior Walls	Foundation	Image Ref#	
505 N. Adams	1950	Original exterior materials, windows, and porch posts replaced.	Low	single-hung aluminum sash	Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.	single-leaf door	wood siding	pier and beam	6672	
507 N. Adams	1945	Original widows and exterior materials replaced; garage enclosed and connected to house.	Low	single-hung aluminum sash	Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.	single-leaf door	wood siding	pier and beam	6664	
508 W. Creek	1955	Original exterior materials covered with asbestos shingles and original porch posts replaced.	Low	double-hung wood sash	Example of a more recent common local building form, architectural style or plan type with no known historical associations. Resource has undergone alterations.	single-leaf door	synthetic siding	reinforced concrete piers	4852	
509 N. Adams	1965	Extensive alterations to siding an fenestration approved 2018	Low	single-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	stone	pier and beam	6651	
509 W. San Antonio	1950		Low	single-hung aluminum sash	Example of a distinctive building plan that has undergone alterations or deterioration.	single-leaf door	synthetic siding	slab	1911	
511 Cora	1945		Low	double-hung wood sash	Example of a more recent common local building form, architectural style or plan type with no known historical associations.	single-leaf door	wood siding	slab	6731	

2002 Survey Info for buildings constructed between 1945 and 1968

Address	Year Built	Notes	Ranking	Windows	2002_Assessment	Doors	Exterior Walls	Foundation	Image Ref#
514 W. Creek	1955	Exterior walls reclad with asbestos shingles.	Low	not provided	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	original	synthetic siding	continuous perimeter beam w/ interior piers	4831
516 W. Austin	1950		Low	single-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	stone	slab	471
516 W. Creek	1955	House was drastically altered c. 2001.	Low	fixed aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority. Resource has undergone alterations.	single-leaf door	stucco	pier and beam	4821
517 N. Adams	1965	Original front porch has been infilled; rear addition constructed circa 1960; original exterior materials replaced; and some original windows replaced w/casement units.	Low	double-hung wood sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	wood siding	pier and beam	6631
519 W. Main	1950		Low	Horizontal sliding w/aluminum sash	Example of a more recent common local building form, architectural style or plan type with no known historical associations. Resource has undergone alterations.	single-leaf door	wood siding	pier and beam	2231

2002 Survey Info for buildings constructed between 1945 and 1968

Address	Year Built	Notes	Ranking	Windows	2002_Assessment	Doors	Exterior Walls	Foundation	Image Ref#
520 W. Main	1960	Stucco and fixed-framed windows added to central, gabled-roof mass.	Low	fixed wood sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority. Resource has undergone alterations.	single-leaf door	stucco	pier and beam	3342
522 W. Main	1953	Stone front façade added recently, front façade windows added.	Low	fixed wood sash	Example of a more recent common local building form, architectural style or plan type with no known historical associations. Resource has undergone alterations.	single-leaf door	stucco	slab	3331
601 W. Creek	1960	St. Barnabus Episcopal Church	Low	double-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	double-leaf door	wood siding	slab	7092
601 W. Creek	1964	associated with Lyndon B and Lady Bird Johnson	Low	not provided	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	double-leaf door	stone	cast concrete block	7116
603 W. Austin	1960		Low	single-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	wood siding	slab	1391
603 W. Schubert	1950		Low	single-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	not provided	synthetic siding	slab	1021



2002 Survey Info for buildings constructed between 1945 and 1968

Address	Year Built	Notes	Ranking	Windows	2002_Assessment	Doors	Exterior Walls	Foundation	Image Ref#
607 W. Main	1950		Low	double-hung wood sash	Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.	single-leaf door	wood siding	slab	2191
610 W. Schubert	1960	Building has an attached garage.	Low	single-hung aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	wood siding	slab	21
611 W. San Antonio	1960	Small addition between double garage and main house.	Low	fixed aluminum sash	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	single-leaf door	brick	pier and beam	1862
612 W. San Antonio	1960	House to the rear of 612 W. San Antonio (see site ID# 302).	Low	double-hung wood sash	Example of a more recent common local building form, architectural style or plan type with no known historical associations.	single-leaf door	wood siding	slab	6271
702 W. Main	1960		Low	casement metal sash	Typical example of a common building form, architectural style, or plan type that has suffered minor or no alterations.	single-leaf door	wood siding	pier and beam	3253



