



CITY OF FREDERICKSBURG HISTORIC REVIEW BOARD

TUESDAY, SEPTEMBER 14, 2021

5:30 P.M.

LAW ENFORCEMENT CENTER at 1601 E. MAIN ST

Sharon Joseph, Chair
Larry Jackson, Vice Chair
David Bullion, Member
Jessica Mittel, Member
Michael McCrea, Member

Mike Penick, Member
Richard Laughlin, Member
Barry Kaiser, Member
Joe Salinas, Jr., Member

The City of Fredericksburg Historic Review Board will meet in a regular session on **Tuesday, SEPTEMBER 14, 2021, at 5:30 p.m. The meeting will be in person at the LAW ENFORCEMENT CENTER AT 1601 E MAIN.** This meeting will be held in person and live stream on our YouTube Channel.

Link to City of Fredericksburg YouTube Channel Fredericksburg, Texas USA - YouTube

<https://www.youtube.com/channel/UCrhnlFjVfDS1SPBJD2pYKcQ/featured>

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. PUBLIC COMMENTS

The Historic Review Board welcomes citizen participation and comments at all HRB Regular Meetings. The Historic Review Board offers citizens the opportunity to address them by signing up to speak prior to the meeting and to limit comments to 3-minutes.

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the Historic Review Board is limited to either a statement of specific information or recitation of existing policy. TEX. GOV'T CODE § 551.042.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on September 14, 2021.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to ahudson@fbgtx.org or

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center in order to comment. You will be limited to 3 minutes to speak.

5. HISTORIC PRESERVATION OFFICER'S REPORT

- STR Ordinance proposed amendments
- Texas Tech University – College of Architecture Studio Class will be in Fredericksburg this semester looking at several sites.
- Staff will give a presentation on the new Standards/Guidelines on Sept 29th to local architects/designers.

6. APPROVAL OF MEETING MINUTES

August 24, 2021, HRB meeting minutes

7. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CONSENT AGENDA

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

A. Application- #21-64 **209 E Morse**– *Sierra Custom Homes*- addition to existing garage

INDIVIDUAL CONSIDERATION

B. Application- #21-101 **106 S Lincoln**– *Michael Potter*- addition of metal railing to second floor balcony railing to make it code compliant

C. Application- #21-103 **213 E Travis**– *Timber & Stone*- two new STR units

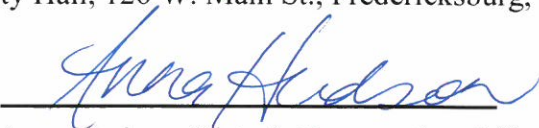
D. Application #21-104 **305 S Washington** – *Mustard Design* – demo of enclosed garage and rear porch, front yard parking, construction of new unit in rear

E. Application- #21-98 **308 S Crockett**– *Rimma Valencia*- changes to siding, porch posts, windows, doors

8. OTHER DISCUSSION ITEMS

9. ADJOURN

This is to certify that I, Anna Hudson, posted this Agenda by 11:00 a.m. on Friday, September 14, 2021, on the bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.


Anna Hudson, Historic Preservation Officer

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

**HISTORIC REVIEW BOARD
August 24, 2021
5:30 PM**

On this the 24th day of August 2021, the Historic Review Board convened in regular session at the Law Enforcement Center at 1601 E. Main St. with the following members present to constitute a quorum:

PRESENT: SHARON JOSEPH
MIKE PENICK
DAVID BULLION
RICHARD LAUGHLIN
LARRY JACKSON
BARRY KAISER
MICHAEL MCCREA

ABSENT JOE SALINAS, JR
JESSICA MITTEL

ALSO PRESENT: ANNA HUDSON – Historic Preservation Officer
DANIEL JONES – City Attorney
SHELBY COLLIER – Associate Planner

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

PUBLIC COMMENTS

MINUTES

The Minutes Stand as presented.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, presented the Historic Preservation Officer's report. She stated the new Historic District Design Guidelines and Standards had been adopted by City Council along with amendments to the Historic Preservation Ordinance that are available online or print copies can be picked up at City Hall. There will be a training opportunity provided by the Texas Historical Commission (THC) on August 26 & 27. There has been a new Code Enforcement Officer hired, Ted Boyer.

CONSENT AGENDA

Application #21-83 306 W. Travis – Janis Reis – demolition of house and outbuildings.

Barry Kaiser made a motion to Approve the Consent Agenda as presented. Larry Jackson seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application- #21-87 116 E. Austin – Dennis Kusenberger – Window Replacement

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to replace original wood windows with Pella Reserve double-hung Wood Aluminum-Clad Exterior. Existing frames to remain

Staff recommendation:

There are two types of windows on the property. A 4/4 divided lite wood window is found in the old tank house. The main house and rear addition have double-hung wood windows without divided lights. The applicant is trying to improve energy efficiency and reduce noise infiltration by installing double-pane wood/aluminum clad windows. The windows in question do not appear to be beyond repair as required by (a) above. The wood/aluminum clad windows are a material that the HRB has approved previously because the dimensions of the wood are the closest match to the original wood windows, as required by (e,f) above.

If approved, the exterior screens should be re-installed (a) and new windows should not have the integrated screens as described as optional feature in the brochure. If the windows in the tank house are replaced too, the replacements should match the 4/4 lite pattern in the current windows.

Larry Jackson made a motion to Approve Application 21-87. Richard Laughlin seconded the motion. All voted in favor and the motion carried.

Application #21-64 420 Plum – City of Fredericksburg – Re-rating of Main Structure

Anna Hudson, Historic Preservation Officer, stated the City of Fredericksburg requests the re-rating of the main house from “low” to “medium”

Staff recommendation:

Staff finds the 2018 low rating of the 1930s house to have been done in error. The Craftsman bungalow style features such as: exposed roof rafters, decorative beams under gables, a front gabled roof, low pitched roof, triangle brackets, triple grouped windows wood siding, original wood windows are intact. The biggest change has been the enclosure of the front porch. The applicant is proposing to rehabilitate the front porch which will enhance the integrity of the structure. The structure deserves preservation and protection from future demolition with a medium rating. Medium properties retain their historic integrity to a good or moderate degree.

The outbuilding does not appear on the 1938 Sanborn and is not considered original to the house. This structure can be removed with the current low rating. Staff does not recommend re-rating the garage/outbuilding.

Larry Jackson made a motion to Approve Application 21-64 as presented. David Bullion seconded the motion. All voted in favor and the motion carried.

Application- #21-62 420 Plum – Mustard Design - Addition and Re-Open Enclosed Front

Porch.

Anna Hudson, Historic Preservation Officer, stated the Applicant is requesting approval to construct a side and rear addition to the house, including master bedroom, closets, and bathroom (west and south of the existing residence), attached garage (behind the house), gym and apartment, south of the garage, as well as pantry, powder room and mudroom in a connector between the garage and the existing residence. Exterior work also includes addition of the dog kennel.

Existing windows to be reused and repaired. Proposing to remove existing non-permanent chicken coop and metal outbuilding, as well as permanent non-original addition to the residence, located in the back of the property. Re-opening front porch and rebuilding columns and railing. Proposed brick color based on existing brick on the home.

Replace with 26 gage flat pan galvalume standing seam roof and keep chimneys. Repaint “Waters edge” for body with “midnight blue” window screens, and “white dove” trim.

Staff recommendation:

The proposed addition while large in square footage is pushed to the back of the property and will not be any taller than the main house. The original footprint will mostly be intact except for the rear wall. The addition is following the design of the main house but will clearly delineated as an addition with cement board siding. Large trees will help screen most of the addition. Staff finds the addition to meet most of the recommendations of the Design Guidelines.

The outbuilding does not appear on the 1938 Sanborn and is not considered original to the house. Staff recommends removal of all outbuildings on the property. The form of the porch is intact, and staff commends the owner for restoring the porch based on other similarly aged bungalows. The proposed phantom screen can be retracted when not in use.

The existing roof is not original. The proposed replacement will tie in with the new construction and is an appropriate replacement for the existing roof. The paint colors selected are appropriate for the age and style of the house.

Richard Laughlin made a motion to Approve Application 21-62. David Bullion seconded the motion. All voted in favor and the motion carried.

Application- #21-85 209 E. San Antonio – Creo Architects – Change Paint Color, Roof Color, Replace Porch Flooring, Re-Rate to Allow Demolition of Rear Addition and Ancillary Structures, Conceptual Approval of New Steel and Wood Pergola, Change Window to Door for Egress

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to Re-rate the following to allow for demolition/removal: open air shed in rear of property, 1950s rear addition, greenhouse (added for florist), water feature.

The main structure's exterior character will be maintained, cleaned (water and non-abrasive soaps) and painted, repair existing wood ceiling on front porch to match existing. Remove existing concrete ramp and railing and replace with ADA compliant concrete ramp in configuration as shown. Replace existing aluminum front porch floor material with T&G cedar decking in similar orientation. Repair existing original windows as needed on front of house including replacing plexi glass pane with single pane glass. Refinish and stain existing front door and side lights, flipping door swing to open out for egress. New pass-thru window from inside bar to outdoor deck in existing window opening. Paint existing house siding and trim as shown. Paint existing metal roof. Replace rear window with door for kitchen access.

Staff recommendation:

The former Schmidt House and later Blumenhandler Flower Shop at 209 E San Antonio has a high rating. The roof, porch flooring, and side/rear windows have been replaced. The carport and greenhouse are not historic age and do not contribute to the integrity of the property. The first rear addition was added as early as the 1950's. The additions proposed for removal is not of historic age/materials. Staff recommends they be re-rated to allow for demolition.

The current ramp does not meet ADA requirements. The front porch was originally concrete. The proposed ramp will meet requirements while re-introducing a 2-step concrete porch. The existing porch flooring is not historic age/material. Staff recommends the proposed replacement which is more in keeping with the original design and material.

Staff recommends approval of the repair and staining of the front door and the changes to the swing to accommodate ADA requirements with minimal change to the door. The window in question is a replacement window. The proposed modification will not impact historic material. Staff recommends approval.

The house appears to be white in the 1940's and is an appropriate field color for the house. The proposed accent color is associated with the business and used minimally. Staff recommends approval.

The metal roof in question is not historic. The proposed color is a common color for metal roofs. Staff recommends approval.

The window in question is not original. The door is needed for life/safety egress. Conceptual Approval of New Construction:

Staff recommends the new pergola/covered trellis is pulled back from the front façade. The height is

compatible, and the openness of the structure is a benefit. More detail is needed on how the pergola will abut the side of the house. As presented staff does not recommend approval based on Section 3.3 a, c, and e.

The site currently has garden loop that should be kept and re-used where fencing is necessary. The fountain/pond has been modified over the years, but a pond feature was present in the 1940's. Other landscaping features include concrete perimeter edging found on the side (east) yard. Staff recommends the design incorporate as many original features as possible. For final approval more detail is needed on the proposed bar and restrooms along with lighting fixtures for the front porch and yard.

David Bullion made a motion to Approve Application 21-85 for the main house and conceptual approval of new construction per Staff Recommendation and to consider adding a rear wall for sound . Larry Jackson seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEMS

Discussion on STR Density in R2 Zoning in Historic District – Jason Lutz, Director of Development Services.

Jason Lutz, Director of Development Services, provided the Board an update regarding potential changes to Short Term Rental Ordinance and invited discussion regarding R2 Zoning, specifically, the densities allowed in that Zone. He encouraged the Board to provide feedback to Staff regarding the number of units or density they were comfortable with in R2.

ADJOURN

With nothing further to come before the Board, Michael McCrea moved to adjourn. Richard Laughlin seconded the motion All voted in favor and the meeting was adjourned at 6:20 p.m.

PASSED AND APPROVED this the 14th day of September 2021.

SHELBY COLLIER, ASSOCIATE PLANNER

SHARON JOSEPH, CHAIRMAN

Fredericksburg Historic Review Board
Application Information

Application Number: 21-94
Date: September 14, 2021
Address: 209 E Morse
Zoning: R1
Owner: Guy Stallings & Bonnie Woods
Applicant: Todd Eidson of Sierra Homes
Rating: landmark
Proposal: rear addition to existing garage

Request:

The applicant is requesting:

A. rear and side additions to existing detached garage

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.4.1 Lot Coverage

(g) In areas zoned R1 and R2, the footprint of any single accessory dwelling building (commonly referred to as “Accessory Dwelling Unit” or “ADU”) shall not cover a larger footprint of the lot than the primary building. (See zoning map in *Appendix C.*)

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

3.4.3 Accessory Buildings

(e) Consistent with historical lot-development patterns, new ADUs should be designed to look like a single, consistent dwelling unit – even if there are multiple units on the interior. The appearance of multiple ADUs on a single property is not consistent with historical development patterns in the district.

High Priority	Medium Priority	Low Priority
Required if visible from the public ROW	Required if visible from the public ROW	Recommended

(i) The palette of exterior materials for new accessory buildings should not use more than two different primary siding materials; a third material may be added if used for trim

only. At least one exterior material on the accessory building must match the primary building on the property.

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(j) Modern materials, such as fiber-cement siding and corrugated metal, may be appropriate for new accessory buildings.

High Priority	Medium Priority	Low Priority
Appropriate	Appropriate	Appropriate

(k) The exterior color palette for new accessory buildings must generally be in the same range as the primary building on the property.

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Staff Findings/Recommendation:

The lot is large, measuring 0.47 acres. The detached garage is not historic. The main house footprint is 1,901 sf and the proposed is 1,421 sf. The proposed addition will not impact the landmark and meets the requirements for Accessory Dwelling Units as noted above. Staff recommends approval.

Case Comments:



STALLINGS GUEST HOUSE 209 East Morse Street

Project Narrative:

Construct a new 1,076 heated square feet, 2-bedroom / 2-bathroom guest house, attached onto an existing detached garage. Maximum ridge height of 14'-0".

Galvalume® standing-seam metal roof with Galvalume® gutters and downspouts

Hardie® fiber-cement board-and-batten cladding, painted Benjamin-Moore "Ice Formations" 973

Hardie® fiber-cement window & door trim, painted Benjamin-Moore "Black Forest Green" HC-187

Marvin Essential® fiberglass windows and french doors, "Stone White"

Masonite Bellville® wood-textured fiberglass half-lite simulated divided lite 2x3 pattern Utility door, painted Benjamin-Moore "Navajo White" OC-95

Existing garage to be repainted to match new guest house

Existing Historic Landmark residence footprint measures 1,901 square feet. New guest house footprint measures 1,421 square feet.

<u>Site Address</u>	<u>Rating</u>	<u>Designated Date</u>
431 S. Lincoln	High	Aug. '05
213 W. Live Oak	High	Aug. '05
408 N. Llano	High	Nov. 03
413 N. Llano	High	Nov. 03
501 N. Llano	Medium	Nov. 03
502 N. Llano	High	Nov. 03
609 N. Llano	High	Nov. 03
711 N. Llano	High	Nov. 03
803 N. Llano	High	Aug. '05
1004 N. Llano	High	Aug. '05
103 W. Lower Crabapple	High	Aug. '05
502 E. Main	High	Jan. '18
511 E. Main	High	Feb. 13
600 E. Main	Medium	Nov. 03
701 W. Main	High	Feb. 13
709 W. Main	High	Nov. 03
714 W. Main	High	Nov. 03
804 West Main	High	Aug. '05
811 W. Main	High	Nov. 03
404 N. Milam	High	Nov. 03
408 N. Milam	Medium	Aug. '04
608 N. Milam	High	Nov. 03
405 S. Milam	High	Aug. '05
410 S. Milam	High	Nov. 03
101 East Morse	High	Aug. '05
209 East Morse	High	Aug. '05
212 W. Morse	High	Nov. 03
406 N. Orange	High	Aug. '05
208 E. Orchard	High	Aug. '05
210 E. Orchard	High	Mar. '07
212 E. Orchard	High	Aug. '05
408 E. Orchard	High	Aug. '05
202 W. Park	High	Nov. 03
510 E. San Antonio	Medium	Nov. 03
517 E. San Antonio	High	Aug. '04
611 E. San Antonio	Low	Nov. 03
714 W. San Antonio	Medium	Nov. 03
410 E. Schubert	High	Nov. 03
507 E. Schubert	Medium	Nov. 03
516 St. Mary's	High	Aug. '05
406 Sycamore	High	Nov. 03
110 W. Travis	Medium	Aug. '04

Removed by Council 02/18/13

BOUNDARY LINE

ADJOINER LINE

ORIGINAL LOT LINE

BURIED UTILITY LINE

OVERHEAD UTILITY LINE

FENCE

⊗ PIPE FENCE CORNER POST FOUND

⊙ WOOD FENCE CORNER POST FOUND

U.E. - UTILITY EASEMENT

B.L. - BUILDING SETBACK LINE

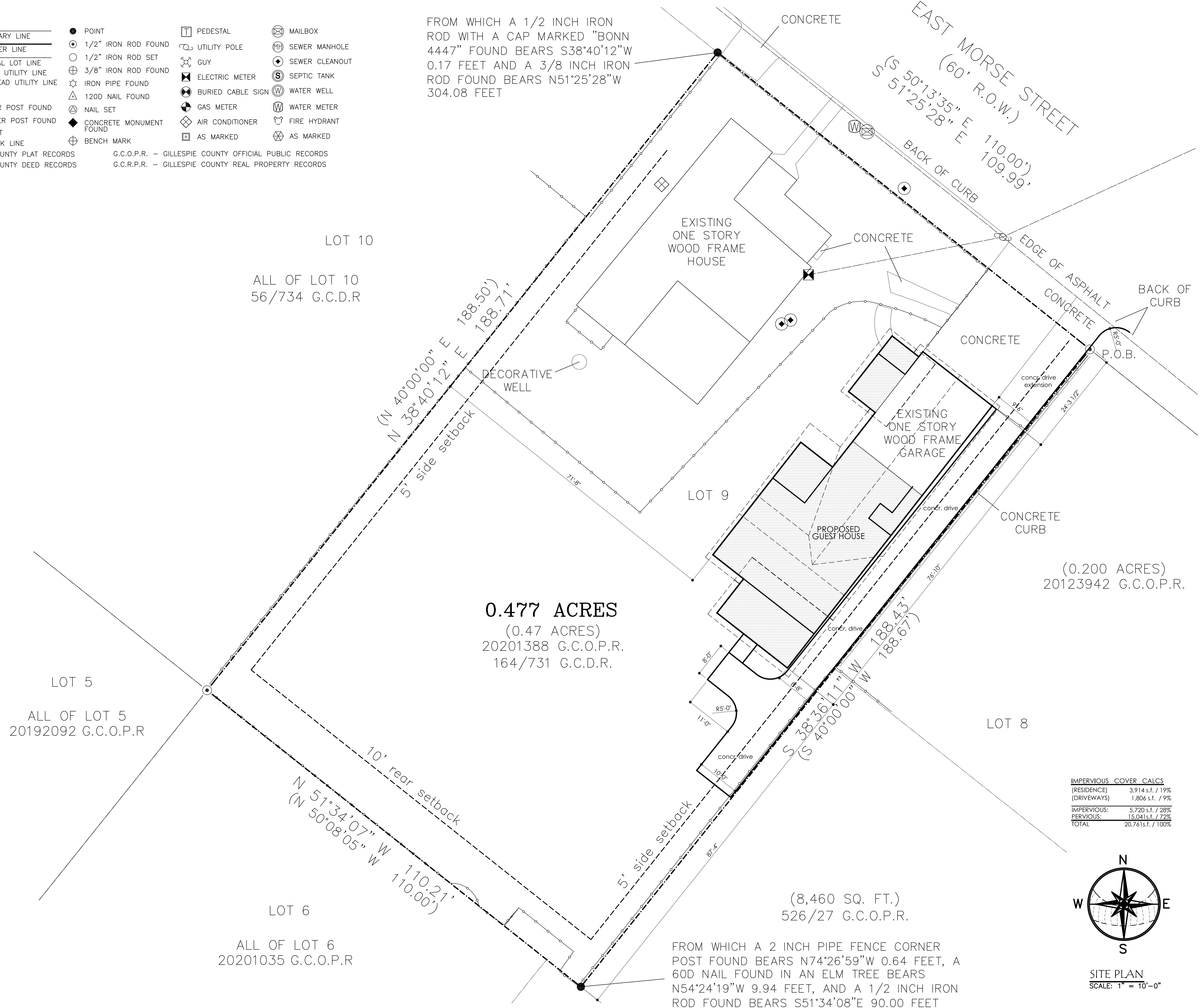
G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS

G.C.D.R. - GILLESPIE COUNTY DEED RECORDS

● POINT	 PEDESTAL	 MAILBOX
⦿ 1/2" IRON ROD FOUND	 UTILITY POLE	 SEWER MANHOLE
⦶ 1/2" IRON ROD SET	 GUY	⬤ SEWER CLEANOUT
⊕ 3/8" IRON ROD FOUND	⚡ ELECTRIC METER	Ⓢ SEPTIC TANK
☼ IRON PIPE FOUND	⦿ BURIED CABLE SIGN	Ⓜ WATER WELL
△ 120D NAIL FOUND	⦿ GAS METER	Ⓜ WATER METER
⊕ NAIL SET	◇ AIR CONDITIONER	⦿ FIRE HYDRANT
◆ CONCRETE MONUMENT FOUND	Ⓜ AS MARKED	⦿ AS MARKED
⊕ BENCH MARK		

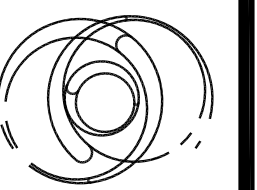
RDS G.C.O.P.R. – GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
 RDS G.C.R.P.R. – GILLESPIE COUNTY REAL PROPERTY RECORDS

FROM WHICH A 2 INCH PIPE FENCE CORNER
POST FOUND BEARS N74°26'59"W 0.64 FEET, A
60D NAIL FOUND IN AN ELM TREE BEARS
N5°24'19"W 9.94 FEET, AND A 1/2 INCH IRON
ROD FOUND BEARS S51°34'08"E 90.00 FEET



stallings guest house
209 e. morse st.
fredericksburg , texas

design visions
unique residential design
830.992.3640 o. 512.565.4981 c.
www.designvisionsfx.com

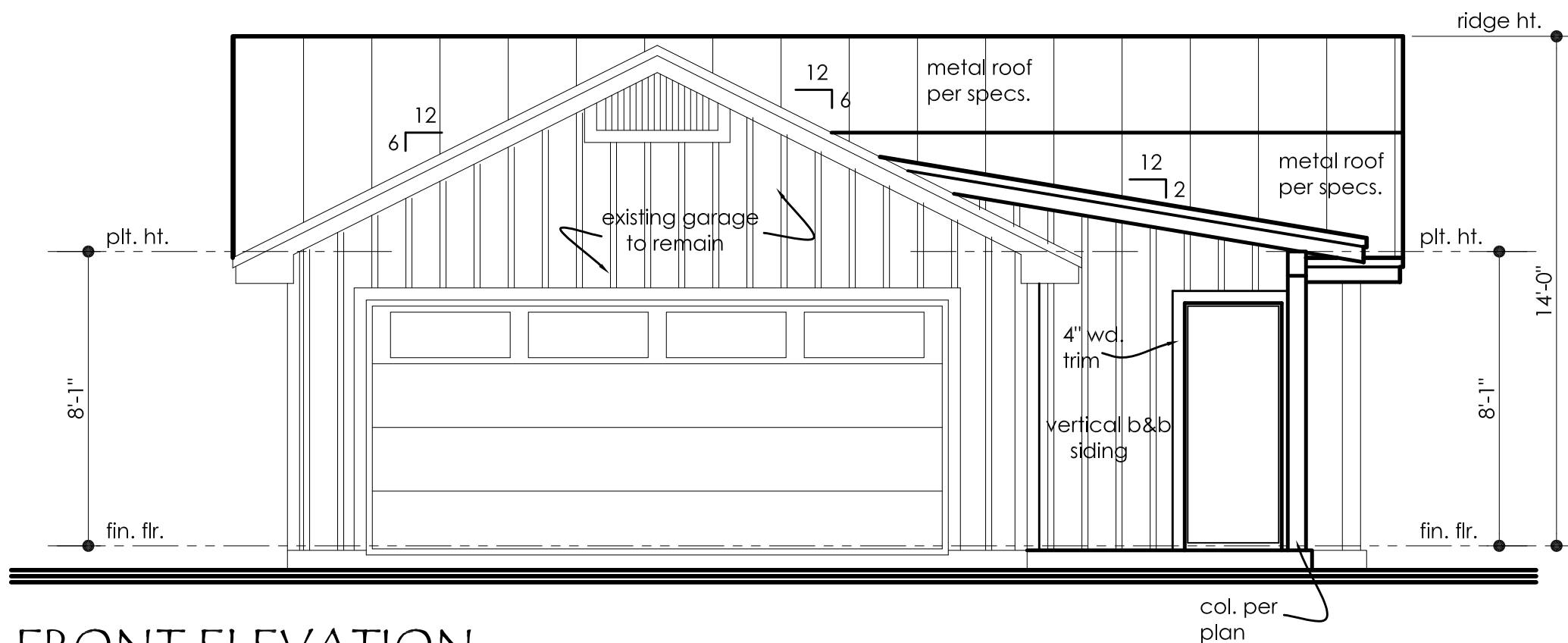


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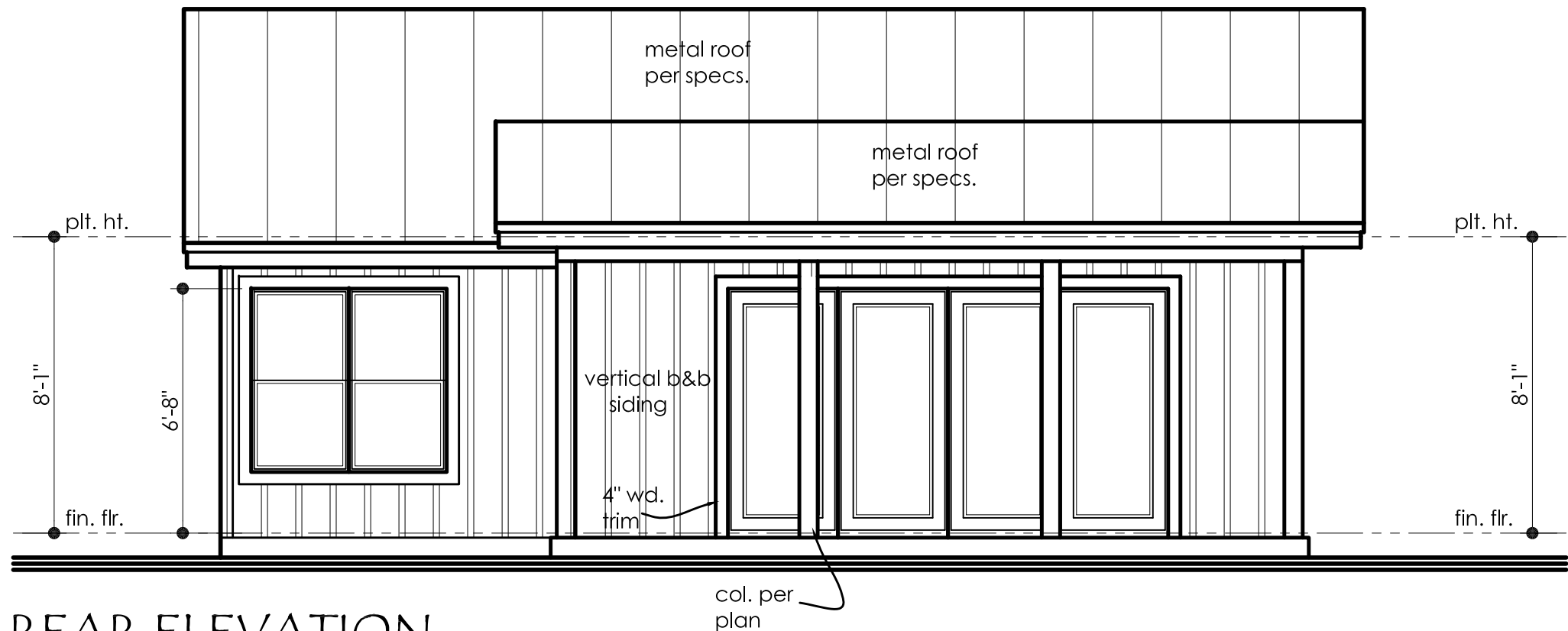
PROJECT:
stallings guest house

A-1
1 of 5

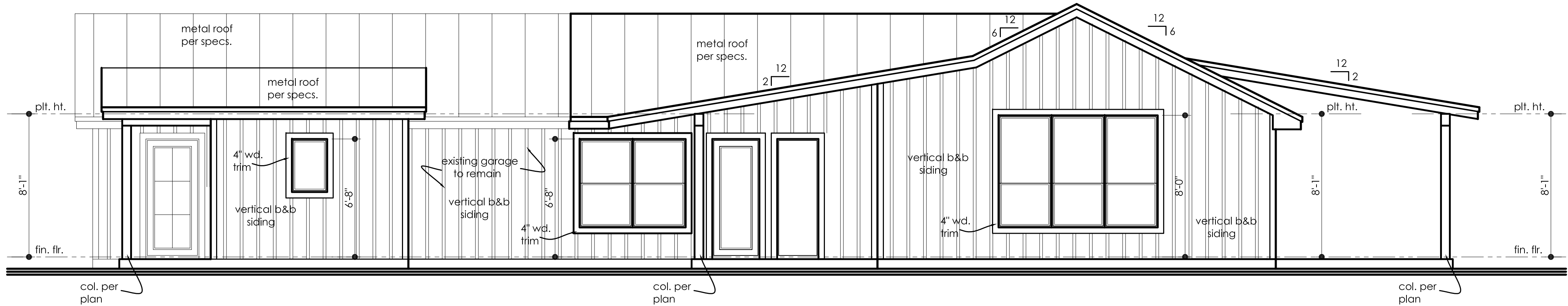
date: 8.10.21
project # 21008



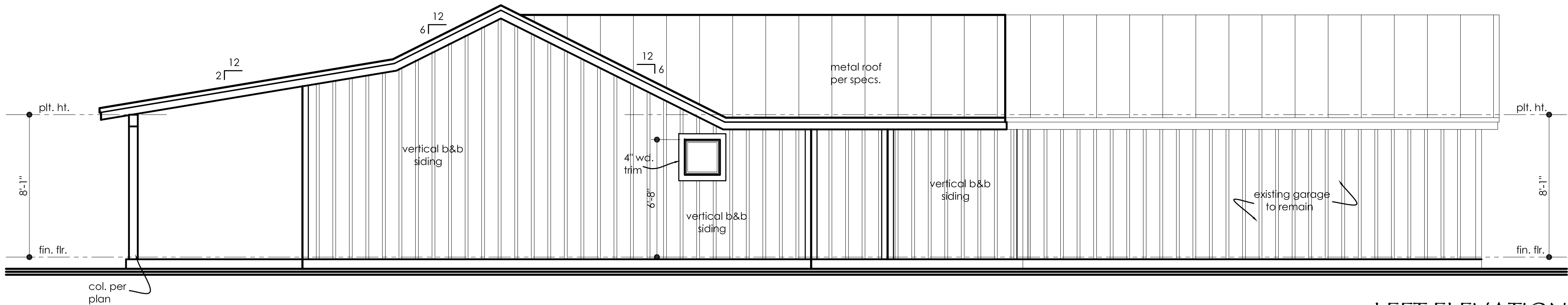
FRONT ELEVATION
SCALE 1/4" = 1'-0"



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



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



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

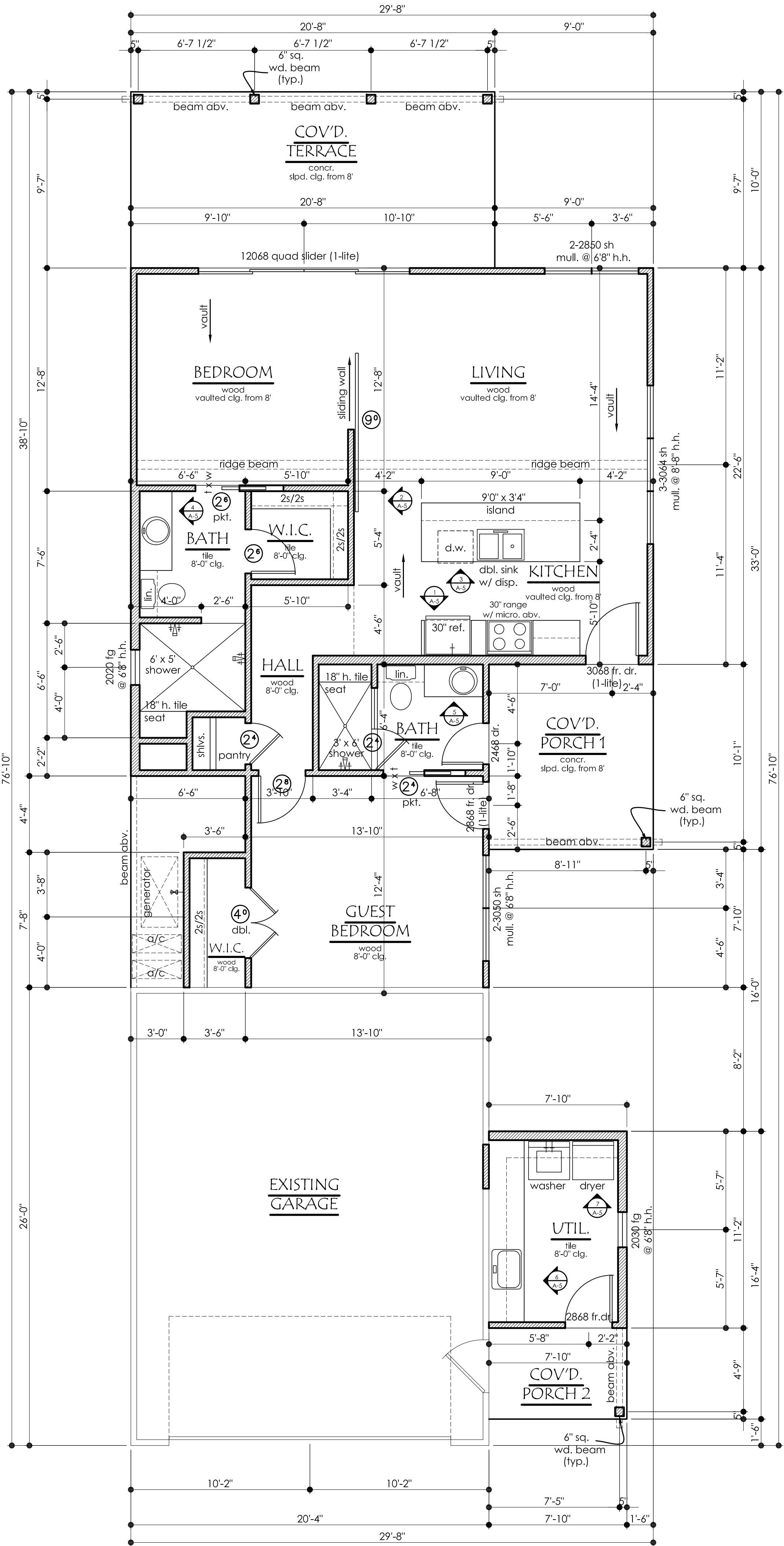
GENERAL ELEVATION NOTES

- 1.0 ALL WINDOW HDR. HTS. LOWER FLOOR TO BE 8'-0" 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.

design visions
unique residential design

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PROJECT:
stallings guest house
A-2
2 of 5
date: 8.10.21
project # 21008



- GENERAL PLAN NOTES:
- 1.0 ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.
 - 2.0 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.
 - 3.0 ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
 - 4.0 WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
 - 5.0 PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
 - 6.0 PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
 - 7.0 BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
 - 8.0 WEATHERSTRIP ATTIC ACCESS DOOR(S).
 - 9.0 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.
 - 10.0 PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILLATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
 - 11.0 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.
 - 12.0 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.
 - 13.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
 - 14.0 PROVIDE WEATHERSEAL AND A 9 1/2" MASONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
 - 15.0 UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVEING 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.
 - 16.0 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.
 - 17.0 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.
 - 18.0 THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
 - 19.0 PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
 - 20.0 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
 - ⌴T SHOWER HEAD
 - † HOSE BIBB

FLOORPLAN

SCALE 1/4" = 1'-0"

SQUARE FOOTAGE CALCS.	
HEATED	
MAIN HEATED	989 s.f.
UTILITY HEATED	87 s.f.
TOTAL HEATED	1,076 s.f.
COV'D. TERRACE	207 s.f.
COV'D. PORCH 1	98 s.f.
COV'D. PORCH 2	40 s.f.
TOTAL COV'D. AREA	1,421 s.f.

- GENERAL PROJECT NOTES
- 1.0 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.
 - 2.0 ANY DISCREPANCIES IN CONTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
 - 3.0 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.
 - 5.0 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.
 - 6.0 THESE DRAWINGS HAVE NOT BEEN DRAWN BY A REGISTERED ARCHITECT.
 - 7.0 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.
 - 8.0 THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.
 - 9.0 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.
 - 10.0 ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.
 - 11.0 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 MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.
 - 12.0 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.
 - 13.0 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.
 - 14.0 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.
 - 15.0 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.
 - 16.0 ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
 - 17.0 THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
 - 18.0 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.
 - 19.0 VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
 - 20.0 IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE DESIGNR OR OWNER BEFORE PROCEEDING WITH THE WORK.
 - 21.0 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.

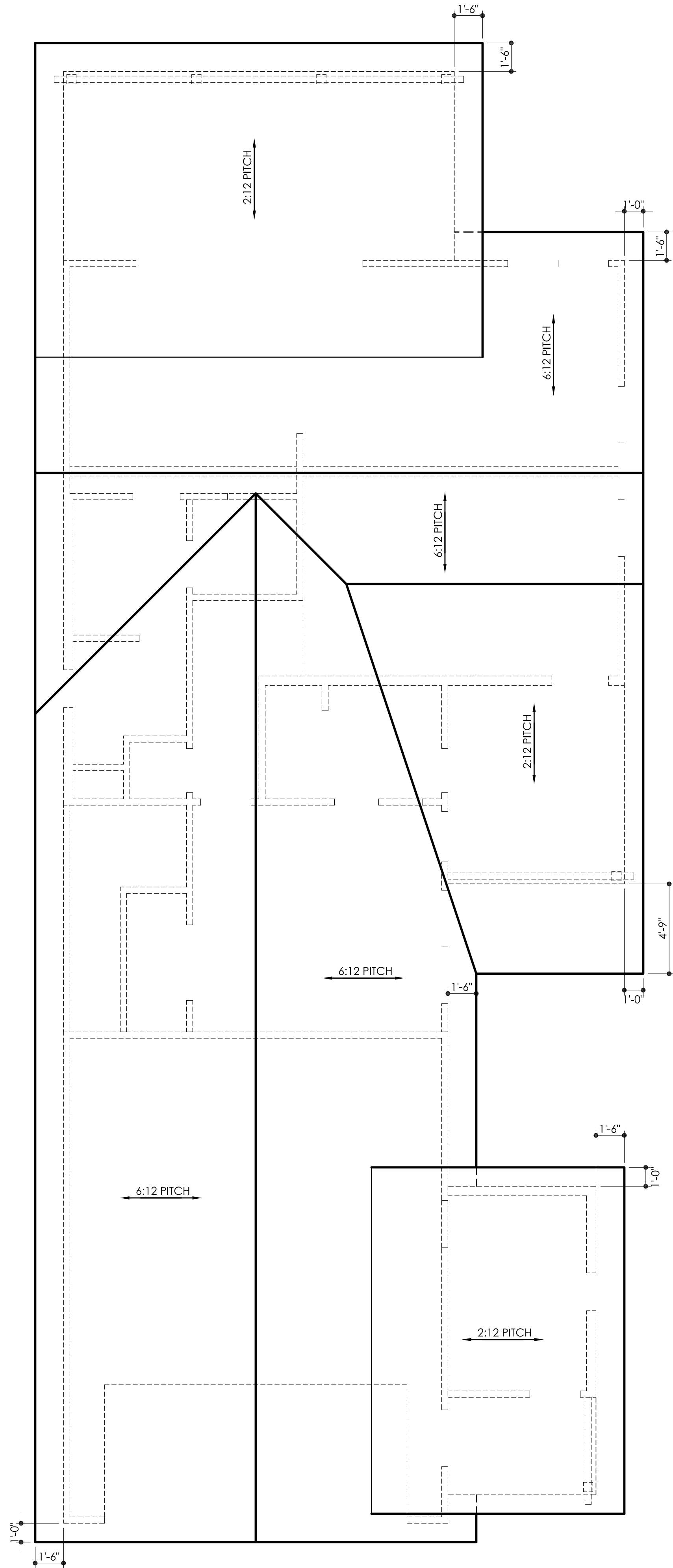
design visions
unique residential design

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PROJECT:
stallings guest house

A-3
3 of 5

date: 8.10.21
project #: 21008



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

GENERAL ROOF LAYOUT NOTES:

- 1.0 PITCHES TO BE AS NOTED ON PLANS.
- 2.0 HIPS, VALLEYS & RIDGES TO BE FRAMED ONE SIZE LARGER THAN RAFTERS.
- 3.0 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.
- 4.0 ALL OVERHANGS TO BE 18" FROM THE FRAMEWALL UNLESS NOTED OTHERWISE.
- 5.0 U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.
- 6.0 HATCHED AREAS INDICATE LOAD BEARING POINTS OR WALLS THAT STACK. ADDITIONAL LOAD BEARING POINTS MAY BE REQUIRED AND MUST BE CALCULATED WHEN FLOOR SYSTEM IS ENGINEERED.
 HATCHING AT STACKING POINTS OR WALLS THAT ARE LOAD BEARING.
- 7.0 ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
- 8.0 WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
- 9.0 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.
- 10.0 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.
- 11.0 ALL LOAD BEARING HEADERS & CONCEALED OR DROPPED BEAMS TO BE DESIGNED PER ENGINEER OR BUILDER.







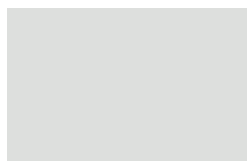
New guest house
at rear



Existing detached
garage remains

209 E Morse
Landmark Property

Standard Colors



Shasta White



Parchment



Almond



Sierra Tan



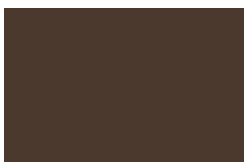
Buckskin



Medium Bronze



Aged Bronze



Copper Brown



Dark Bronze



Terra-Cotta



Deep Red



Colonial Red



Burgundy



Bristol Blue



Royal Blue



Patina Green



Hemlock Green



Teal Green



Forest Green



Evergreen



Hartford Green



Cityscape



Zinc Grey



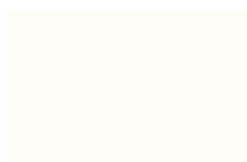
Charcoal Grey



Matte Black

Premium Colors

Premium colors require a nominal surcharge.



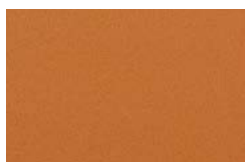
Natural White



Award Blue



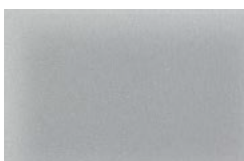
Champagne



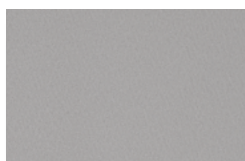
Copper-Cote™



Antique
Copper-Cote



Zinc-Cote™



Lead-Cote™



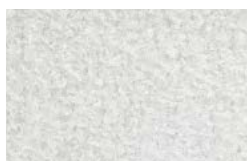
Prewathered
Galvalume®

Metallic Colors

Metallic colors are premium finishes which require a nominal surcharge.

Natural Metal Finish

Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of Galvalume® steel sheet with a clear, organic resin applied to the top side and bottom side of Galvalume® substrate.



Acrylic-Coated
Galvalume®

HardiePanel®

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.



HardiePanel®
Vertical Siding
Evening Blue

HardieTrim®
Batten Boards
Evening Blue

True to your needs of
PERFORMANCE AND BEAUTY.

HardiePanel®

Thickness 5/16 in

SELECT CEDARMILL®, SMOOTH, STUCCO & SIERRA 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus Pcs/Pallet	50	—	50
Pcs/Sq	3.2	2.8	2.5

SELECT CEDARMILL®



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			✓
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

SMOOTH



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

STUCCO

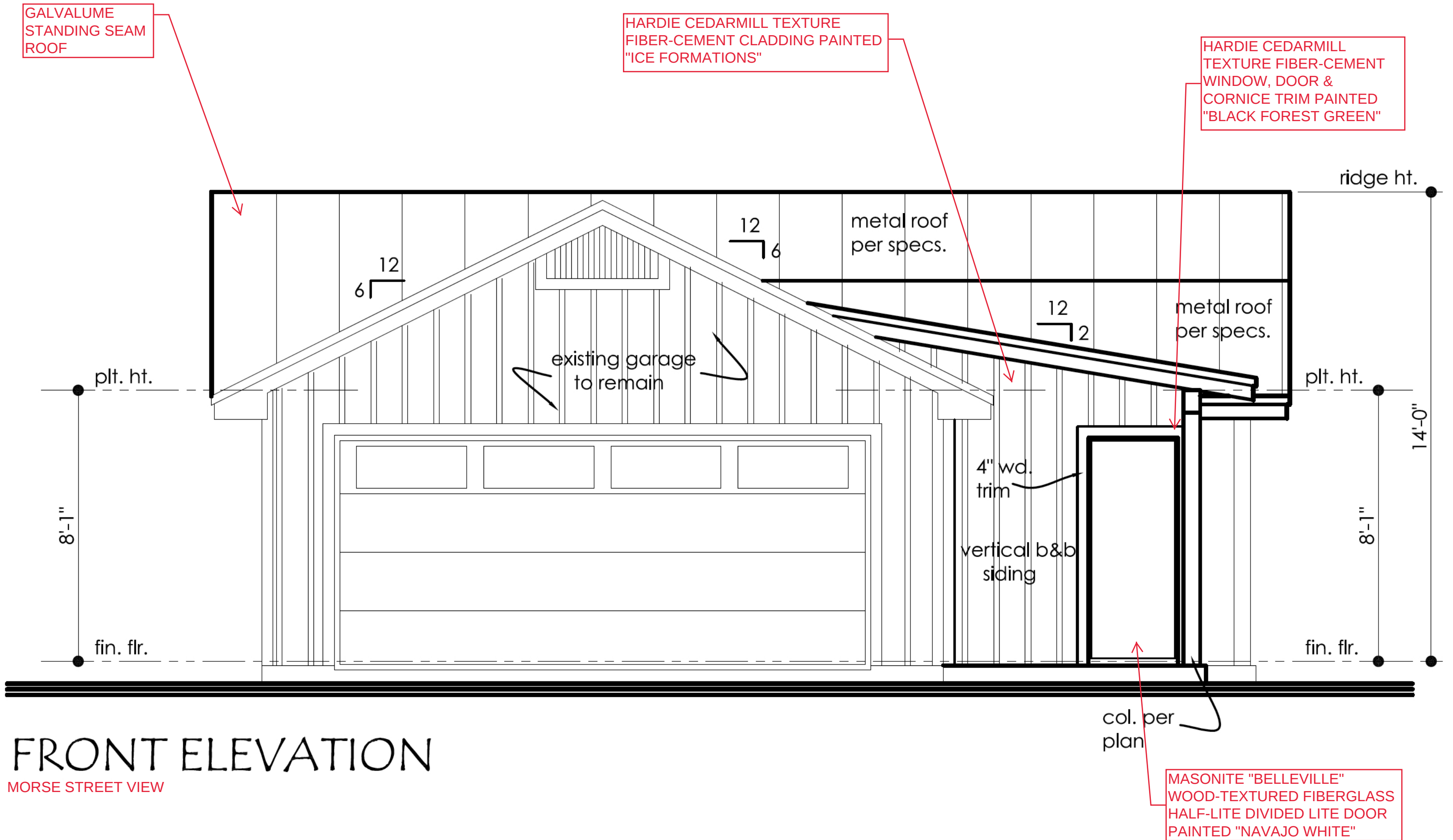


Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

SIERRA 8



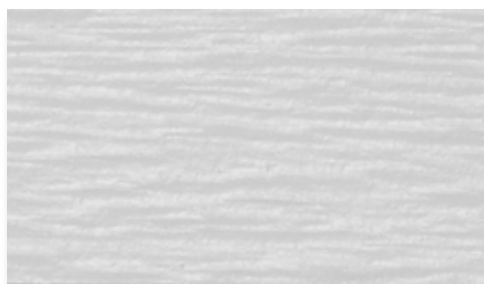
Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™			
PRIME	✓	✓	✓



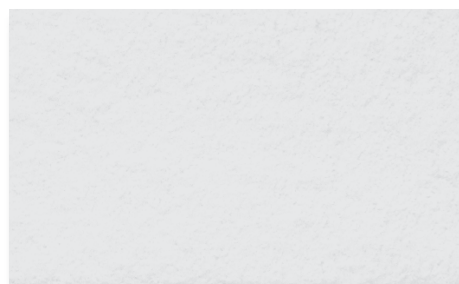
HardieTrim®

Length 12 ft boards

RUSTIC GRAIN®



SMOOTH



4/4 RUSTIC GRAIN®

Thickness	.75 in					
Width	1.65 in	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	405	322	184	138	115	92
ColorPlus Pcs/Pallet	—	322	184	138	115	92
STATEMENT COLLECTION™		✓	✓	✓		
DREAM COLLECTION™		✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

4/4 SMOOTH

Thickness	.75 in					
Width	1.65 in	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	405	322	184	138	115	92
ColorPlus Pcs/Pallet	—	322	184	138	115	92
STATEMENT COLLECTION™						
DREAM COLLECTION™		✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

5/4 RUSTIC GRAIN®

Thickness	1 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	238	136	102	85	68
ColorPlus Pcs/Pallet	238	160	120	100	80
STATEMENT COLLECTION™					
DREAM COLLECTION™	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓

5/4 SMOOTH

Thickness	1 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	238	136	102	85	68
ColorPlus Pcs/Pallet	238	160	120	100	80
STATEMENT COLLECTION™					
DREAM COLLECTION™	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓

BATTEN BOARDS

RUSTIC GRAIN®



RUSTIC GRAIN®

Thickness	.75 in	STATEMENT COLLECTION™	✓
Width	2.5 in	DREAM COLLECTION™	✓
Prime Pcs/Pallet	190	PRIME	✓
ColorPlus Pcs/Pallet	437		

BELLEVILLE®
Fiberglass Entry Doors

BFT-106-S06-2

Belleville Fir Textured 2 Panel Door 6 Lite Simulated Divided Lite with Clear Low-E Glass

The Belleville® Fiberglass Door Collection combines superior beauty and architectural design with maximum flexibility. Belleville doors have a high-definition panel profile.

All Masonite Clear Low-E Glass units are made with tempered glass, dual-sealed, and coated in a Low-E, energy-saving finish.

- The variable depth, straight grain Fir adds real wood authenticity to your door.
- The grain finishes easily and beautifully.
- Our extensive consumer research indicates that Fir is one of the most preferred wood grain textures.

+ [See the Features of a Belleville Door](#)

Painted Benjamin-Moore "Navajo White" OC-37



BLACK FOREST GREEN



Black Forest Green

HC-187



Black Forest Green

LRV: 2.72 

Formerly known as Black Forest Green PM-12. This color is part of the Historic Color collection. A collection of 191 time-honored hues comprises our most popular palette. Steeped in tradition, the refined, elegant colors of the Historical Collection deliver timeless color that can be used in traditional as well as contemporary spaces. Unveiled in 1976 to celebrate the US bicentennial, a collection of 191 colors inspired by America's historic landmarks.

This color is not available in all products, sheens or Pint Samples. For further assistance please contact your local Benjamin Moore retailer.



ICE FORMATIONS



Ice Formations

973



SHADES



SIMILAR

Ice Formations

LRV: 55.51 

This color is part of the Classic Color Collection. Surround yourself with your color favorites. These timeless, elegant, Classic Colors guarantee beautiful, usable color all the time, every time. A collection of 1,680 inspired hues that consumers and professionals have enjoyed for years, the colors in this palette are as timeless as they are forward.



NAVAJO WHITE



Navajo White
OC-95



SIMILAR

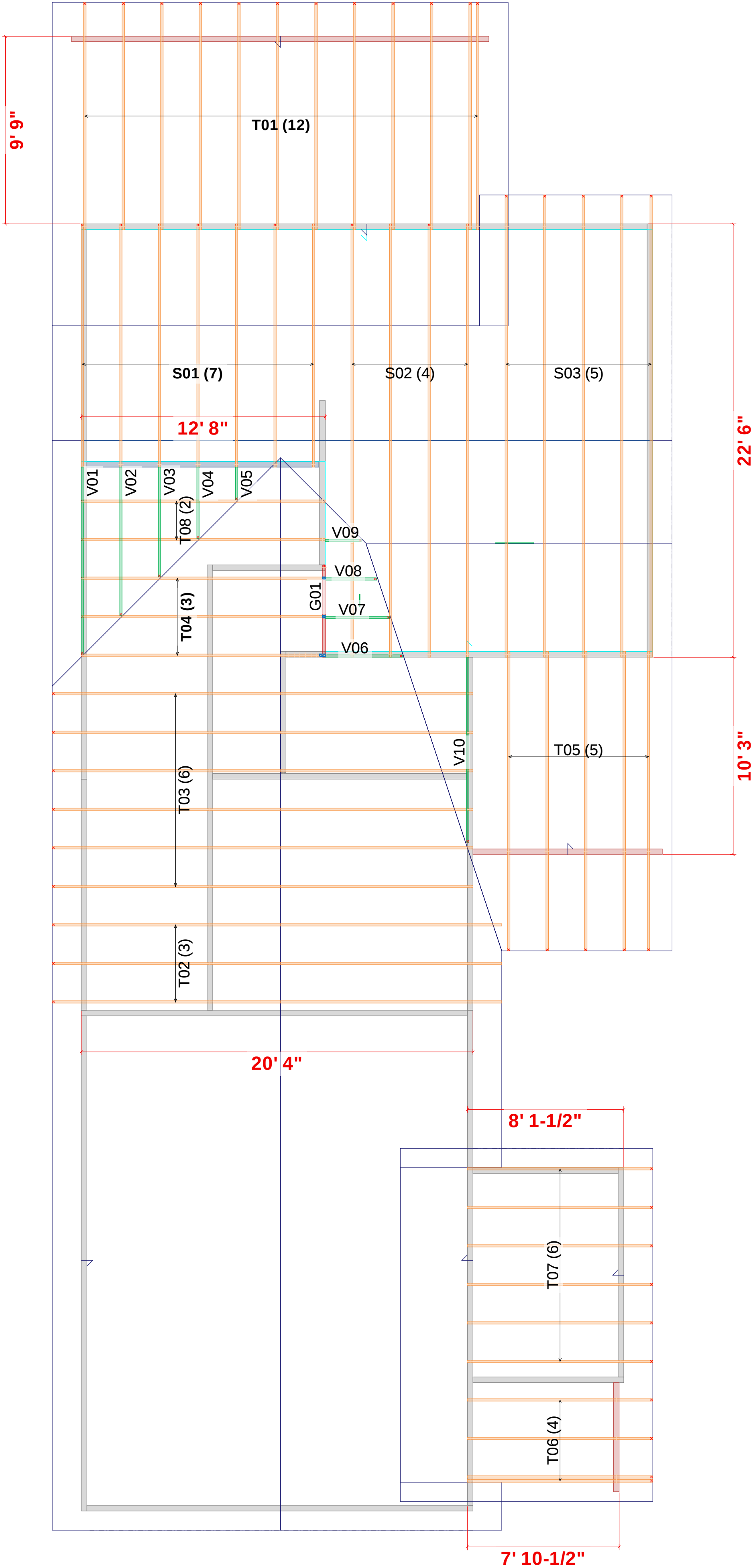
Navajo White

LRV: 79.88



This color is part of the Off-White Color collection. Inherently sophisticated and endlessly versatile, the Off-White collection offers subtle nuances of whites that suit tranquil, serene environments as well as creates color-enhancing accents for dynamic spaces. A compilation of 152 white and off-white colors.

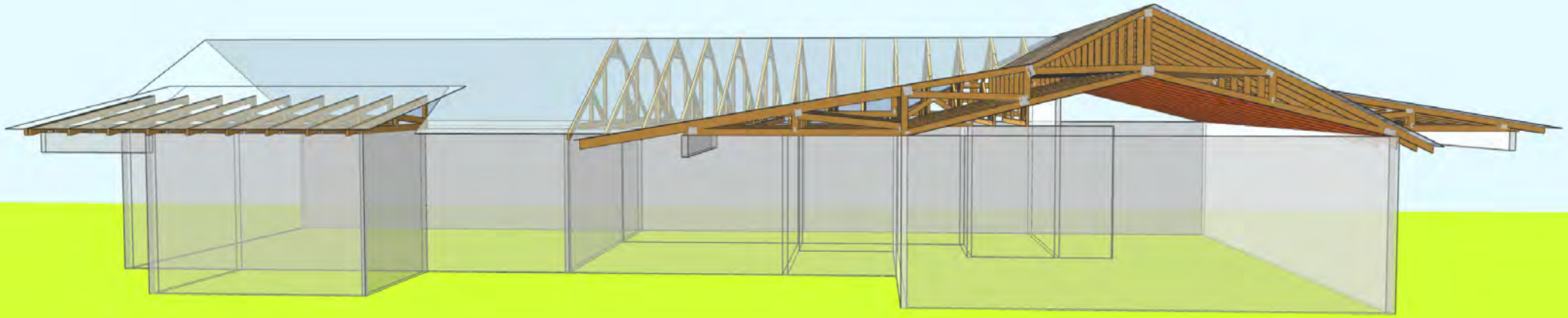
6/12 & 2/12 PITCH ROOF TRUSSES @ 24" O/C

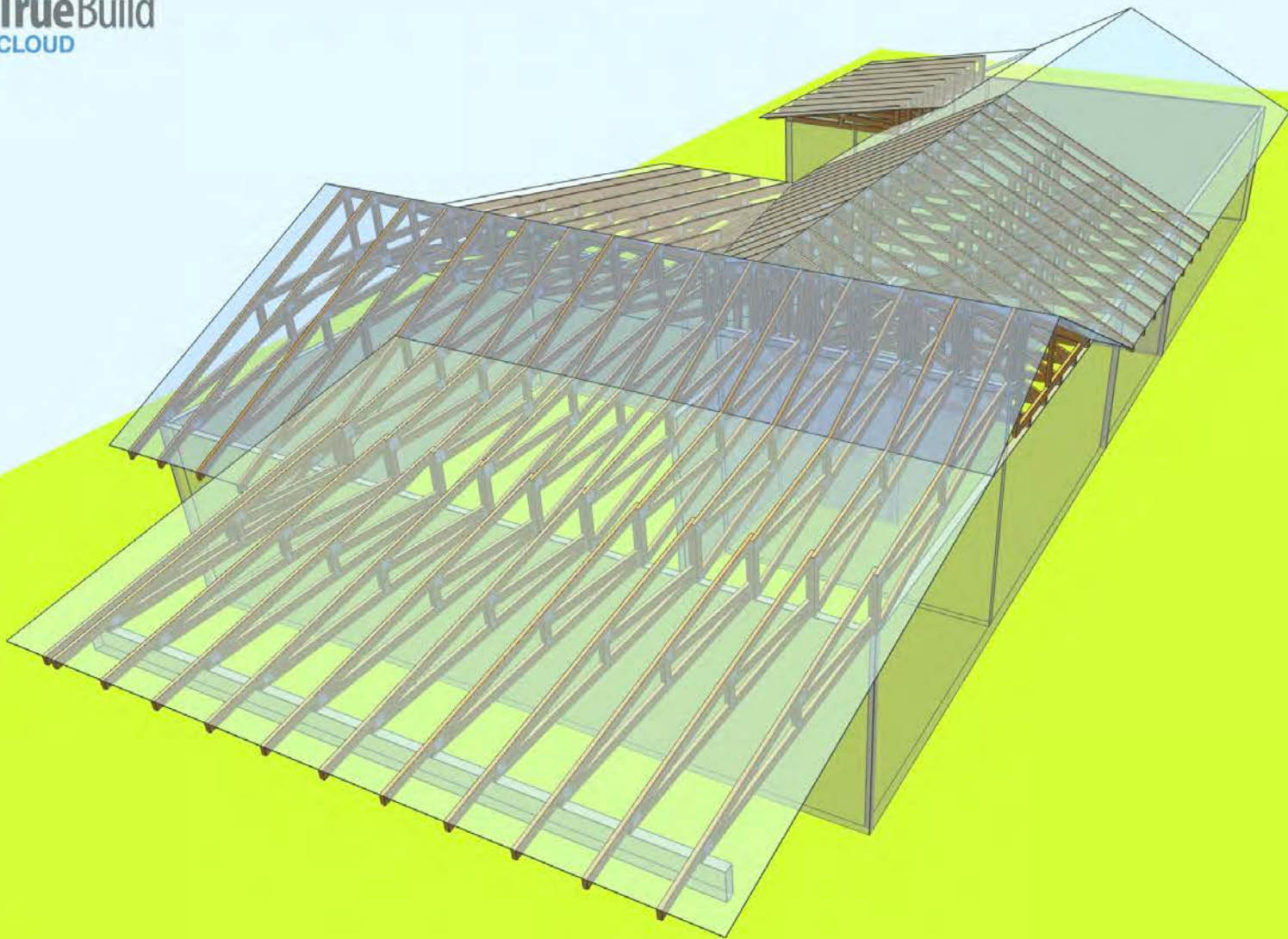


THIS LAYOUT IS NOT A COMPLETE TRUSS BRACING PLAN!!
PLEASE REFER TO THE:
1. INDIVIDUAL TRUSS DRAWINGS
2. SBCI B1 OR B7 BRACING SHEET (INCLUDED IN JOB SITE PACK)
3. STRUCTURAL PLANS
....FOR REQUIRED TRUSS BRACING DETAILS

FLOOR TRUSS LATERAL BRACING REQUIRED
[1] STRONGBACK EVERY 10' OF TRUSS LENGTH

Roof Loads TCLL: 20 psf TCDL: 10 psf BCLL: 0 psf BCDL: 10 psf Total: 40 psf	STALLINGS 209 E MORSE ST FREDERICKSBURG, TX. Job ID: FOX_STALLINGS Designer: Josh Date: 08/20/2021 Scale: 1/4"=1' 0"	QUALITY AUDITED By  Longhorn Truss, LLC Lott, TX - TPI Plant W888 (254) 584 - 2469
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Fredericksburg Historic Review Board
Application Information

Application Number: 21-101
Date: September 14, 2021
Address: 106 S Lincoln
Zoning: CBD
Owner: Esprit Manor LLC
Applicant: Michael Potter
Rating: High
Proposed Modifications: Adding metal rail to 2nd floor balcony rail to make it code compliant

Request:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install rod to the porch rail on the 2nd floor balcony measuring 6" tall for a total rail height of 36" which is the current code height required for railing. The metal railing will be screwed on top of existing wood railing and will be painted white/or black to blend in.

Relevant Fredericksburg Design Guidelines/Standards:

3.2.5 Porches & Exterior Stairs

(d) If historic porch, balcony, or exterior stair railings do not meet current building codes, work with building code officials to determine if an exception may be possible, especially if the porch or balcony is seldom used. For porches and balconies that remain in use, maintain the historic railing and supplement it with a visually unobtrusive higher rail (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Staff Recommendation/Findings:

The building is used for lodging so the balcony is accessed regularly. Staff recommends approval of the white metal bar installed to minimize damage to historic material.



Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to permits@fbgtx.org

Subject Property Address _____

Date Submitted _____

Owner name: _____

Phone # _____

Owner Address: _____

Authorized Applicant: _____ Phone # _____

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

Applicant E-mail: _____

Desired Start Date: _____

Desired Completion Date: _____

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

Attach supporting documentation in jpeg or pdf: ☐ paint color ☐ color photographs ☐ site plan ☐ elevations & floorplans ☐ material specifications. Applications are incomplete without sufficient documentation.

_____ Staff to complete _____

Application # _____

Year Built: _____

Eligible for Administrative Approval ☐ Yes ☒ No

Zoning: _____

Historic Review Board Meeting Date 9-14-21

Application Fee \$10 COA#

Survey Rating:

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.

106 S. Lincoln Street - Balcony Modification - Submission - Certificate of Approval



Guidance of a previously approved balcony railing modification at Albertina House 252 E Main Street

**Close-up of previously approved balcony railing
Modification/Detail at Albertina House 252 E Main
Street**





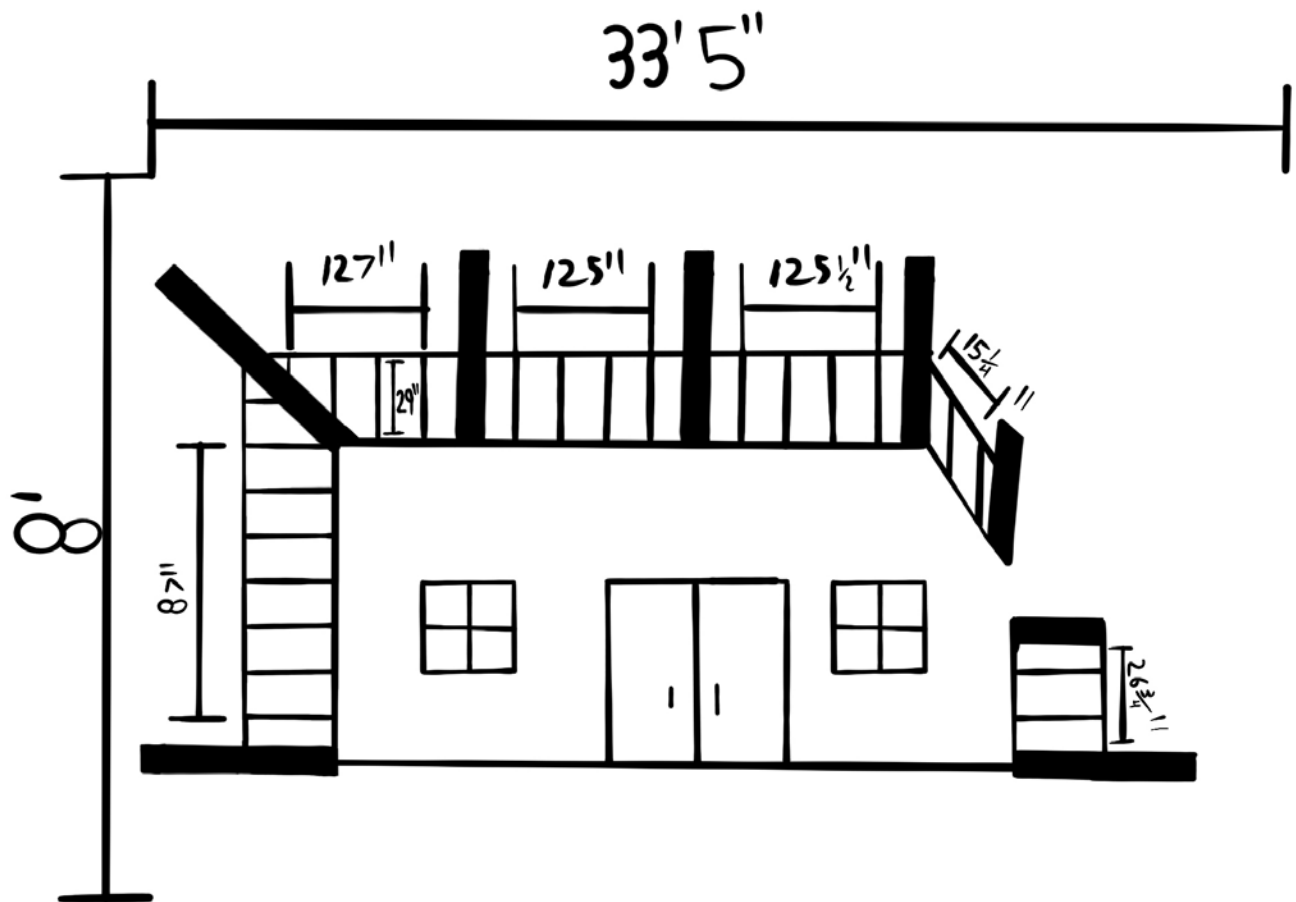
Existing condition at 106 South Lincoln - Not compliant with safety & building code

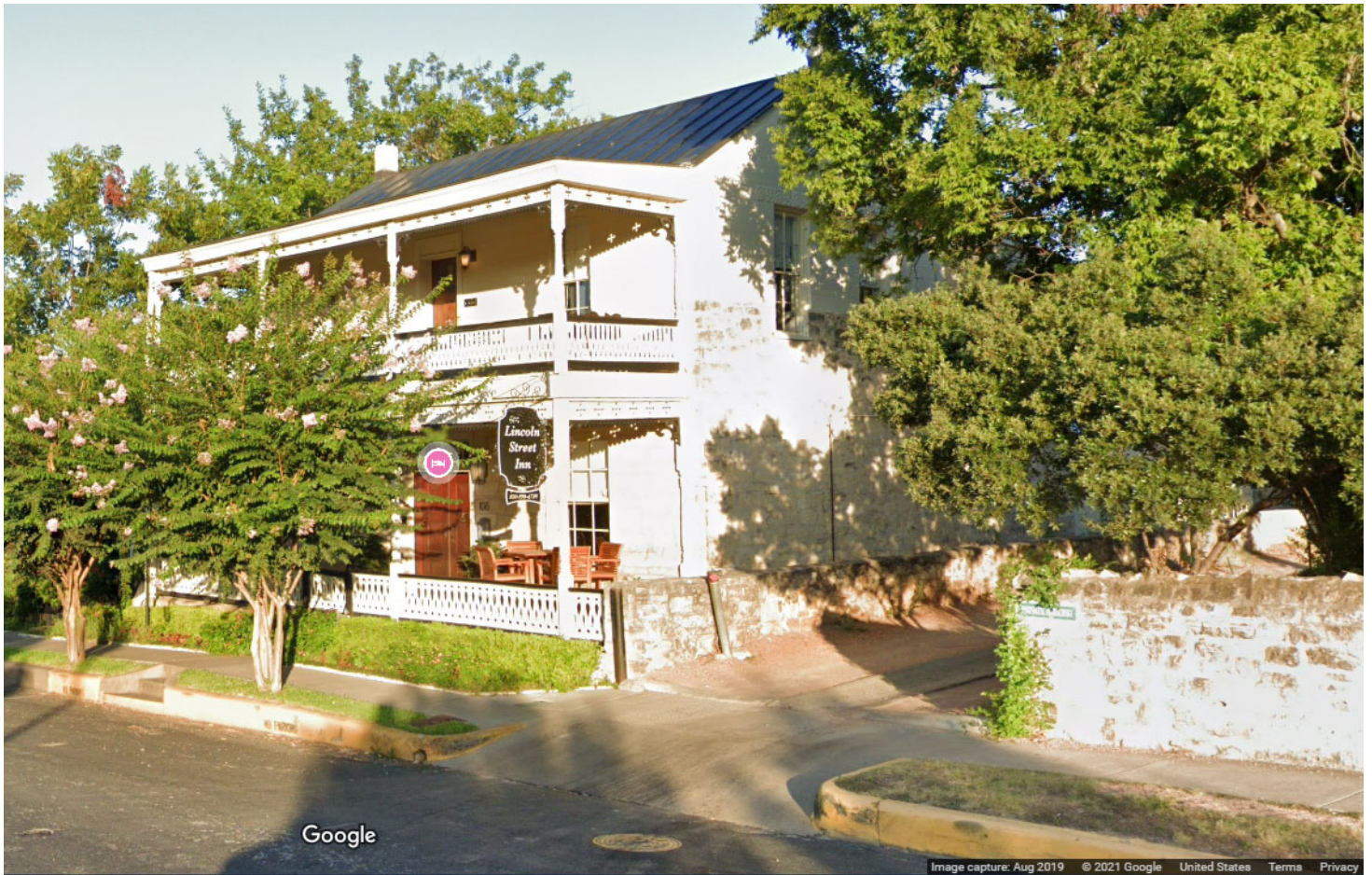


Option One - Metal Railing in White to Provide 36 inch high safety Bar



Option Two - Metal Railing in White to Provide 36 inch high safety Bar





Fredericksburg Historic Review Board
Application Information

Application Number: 21-103
Date: September 14, 2021
Address: 213 E Travis
Zoning: R2
Owner: Santiano
Applicant: Timber & Stone Builders
Rating: medium
Proposal: 2 new STR structures

Request approval to:

1. Build 2 new standalone short term rental homes. The proposed exterior of both new structures is comprised of narrow wood half-lap siding and stucco.

a. Stone will be the same stone as neighboring historic rock structure and used as accents on the new structure. Facia, soffit & trim colors will be selected to match the existing home. The design consists of a 1-story with siding, vintage beams and use of rocks in the design are intended to highlight the focal point of the historical structure without overpowering it.

b. The rear unit is a standalone single-story 1-bedroom 1-bath unit designed to reflect the size of a garage or accessory cottage.

2. New coyote fencing around sides and rear of property

Fredericksburg Design Guidelines & Standards:

3.2.12 Landscape & Site Features

Maintenance

(a) Preserve and maintain historic fences and walls and treated materials according to accepted preservation Standards (SOI Standards 2, 5, 6,7).

High Priority	Medium Priority	Low Priority
Required	Required if visible from the ROW	Recommended

Historic Front Yards: Open versus Fenced

While there are some historic front-yard fences and walls, they are the exception rather than the norm. For most of Fredericksburg’s historic district, continuous, open front yards are a character-defining landscape feature.

Alterations

(b) Do not construct front-yard fences where they were not present historically, unless necessitated by a safety issue or an adjacent noxious use (SOI Standard 3).

(c) If a safety issue or adjacent noxious use necessitates adding a new front-yard fence, it must be period-appropriate, minimize obstruction of views of character-defining features of the building, and be a maximum of 3 feet tall; opaque walls are not appropriate for front yards in residential blocks (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Defining “Front Yard” versus “Back Yard” Fences

For the purpose of these standards, a “front-yard fence” is any fence that extends forward from the front façade of the main building toward the primary public street. A “back-yard fence” is any fence that recedes behind the front façade of a main building. A side fence extending forward from the front façade of the main building toward the public street must follow the standards for a front-yard fence. (See fig. 3-42).

(d) For residential uses/blocks, a new back-yard fence may be added, provided that it is a maximum of 6 feet tall unless additional height is justified by an adjacent noxious use (SOI Standard 9). Heights are measured from the grade plane to the highest point on the fence.

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(e) Select the style of fence to be compatible with the style and era of the main building on the property (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(f) Potentially appropriate materials for fences include rough-hewn posts, wood pickets, metal pickets, wood lattice, or wood posts with rails; solid metal siding is never appropriate for fencing (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Required	Recommended	Recommended

3.4.1 Lot Coverage

(e) Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district, unless granted an exception due to small lot size. (See fig. 3-58.)

High Priority	Medium Priority	Low Priority
Maintain at least a 15-foot setback	Maintain at least a 10-foot setback	Required if visible from the public ROW; maintain at least a 10 foot setback

(g) In areas zoned R1 and R2, the footprint of any single accessory dwelling building (commonly referred to as “Accessory Dwelling Unit” or “ADU”) shall not cover a larger footprint of the lot than the primary building. (See zoning map in *Appendix C.*)

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(j) Locate off-street parking to the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances.

High Priority	Medium Priority	Low Priority
Required	Required	Required

(k) Always use landscaping as a buffer between service areas/parking lots and streets or buildings, as well as to break up the visual effect of a parking lot – regardless of the location of the service area or parking lot.

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

3.4. 2. Primary Buildings

Orientation

(e) New construction must have the same street-front orientation as the contributing buildings on the same block.

Setbacks

(f) Appropriate setbacks must be consistent with the surrounding context: front- and side-yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; this may allow setbacks that are deeper or shallower than the base zoning.

Height and Massing

(h) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings.

(i) New construction must have floor-to-floor heights similar to those on contributing buildings on the block (within 3 feet of the tallest floor-to-floor heights found on a contributing building on the block).

(k) Front porches are recommended on new primary residential buildings; recommended front porch dimensions are at least 6 feet deep, with an area of at least 60 square feet.

(l) Design new buildings to be compatible with the historic building but differentiated enough so that they communicate their actual date of construction and do not create a false sense of history.

(m) Balance compatibility with differentiation among the following aspects of the new building's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette (as shown in *Appendix G.6*).

(o) Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have a contemporary roof form, fenestration pattern, and style, if it maintains a compatible footprint shape, materials, and color palette (as shown in *Appendix G.6*).

Materials

(r) The palette of materials for new residential construction should not use more than two different primary siding materials; a third material may be added if used for trim only.

(s) Modern materials, such as fiber-cement siding, are appropriate for residential buildings, provided that the overall design balances compatibility with differentiation.

(t) If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using true load-bearing masonry walls with stone, brick, or stucco is also encouraged.

Staff Findings /Recommendation:

The lot in question is oversized and has R2 zoning. The style of the structures are modern interpretations using historic and common materials. The design has been changed to give more space between the existing house and the proposed new house to the west. The new design meets the Design Guidelines/Standards for materials, height, massing, orientation, and setbacks. Staff recommends approval of the new units.

2. The material of the proposed fencing is common for the historic district. Staff recommends approval with the stipulation that the fencing stop at the front facade of the house so there is no fencing in the front yard. The existing rock wall will be retained.



Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to ahudson@fbgtx.org

Subject Property Address _____

Date Submitted _____

Owner name: _____

Phone # _____

Owner Address: _____

Authorized Applicant: _____ Phone # _____

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

Applicant E-mail: _____

Desired Start Date: _____

Desired Completion Date: _____

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

Attach supporting documentation in jpeg or pdf: paint color ☐ color photographs ☐ site plan ☐ elevations & floorplans ☐ material specifications. Applications are incomplete without sufficient documentation.

_____ Staff to complete _____

Application # _____

Year Built: _____

Eligible for Administrative Approval ___Yes ___ No

Zoning: _____

Historic Review Board Meeting Date _____

Application Fee \$10 COA#

Survey Rating:

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.



213 E. Travis St. - Historic District Construction Narrative

Date: September 1, 2021

Attention: Anna Hudson – Historic Presentation Officer

The Santiano Family and Timber & Stone Builders are pleased to present our design for 2 new short-term rental structures at the location of 213 E. Travis St. Fredericksburg, TX 78624. The design intent of this proposed infill construction is to highlight the historical home that resides on this same property while still maintaining Fredericksburg's overall historical character with construction of 2 new short term rental units.

The 2 short term rental units are both designed for single family/group occupancy. The front unit is a 2-bedroom 2-bath standalone unit. The rear unit is a standalone 1-bedroom 1-bath unit designed to reflect the size of a garage or accessory cottage.

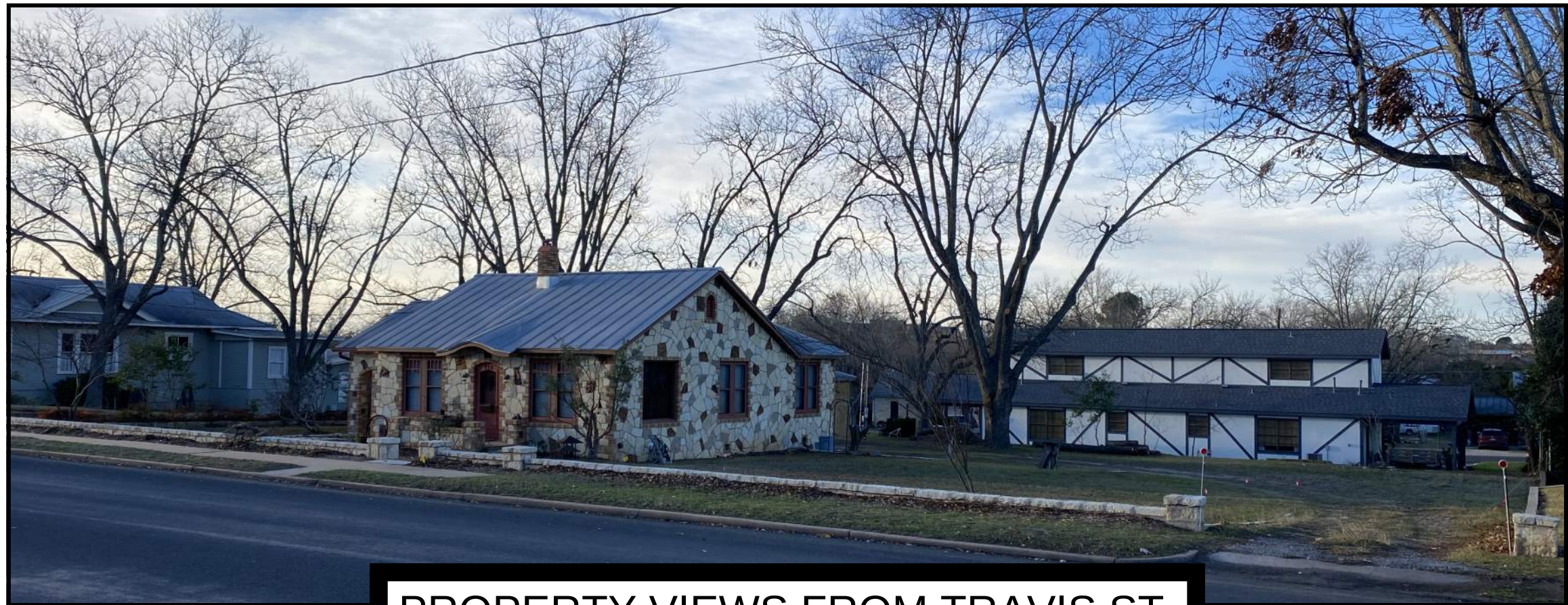
When comparing the proposed new construction to the historical home that shares the property, there are multiple design aspects that are comparable. The roof form and height are designed to match the historical home. The footprint of the front structure is compatible with that of the historical home, while the rear structure is compatible in size and shape to the historical home's garage. Windows, trim color, and stone cladding also accent those of the historical home.

There also items that differentiate the new proposed structures when compared to the historical structures. First, the proposed exterior of both new structures is comprised of narrow wood half-lap siding and stucco. Both elements fit within the Historical District but help differentiate the new construction from that of historical significance. Second, the new structures are designed to utilize vintage timbers to support their porches while the historically significant home utilizes stone columns to support its carport. Again, vintage timbers are an element that can be found within the Historical District. Lastly, while the windows are of similar shape and size, they differ in stylistic detailing. We believe that the proposed design for new construction highlights and accents the historically significant home without overshadowing it in any way.

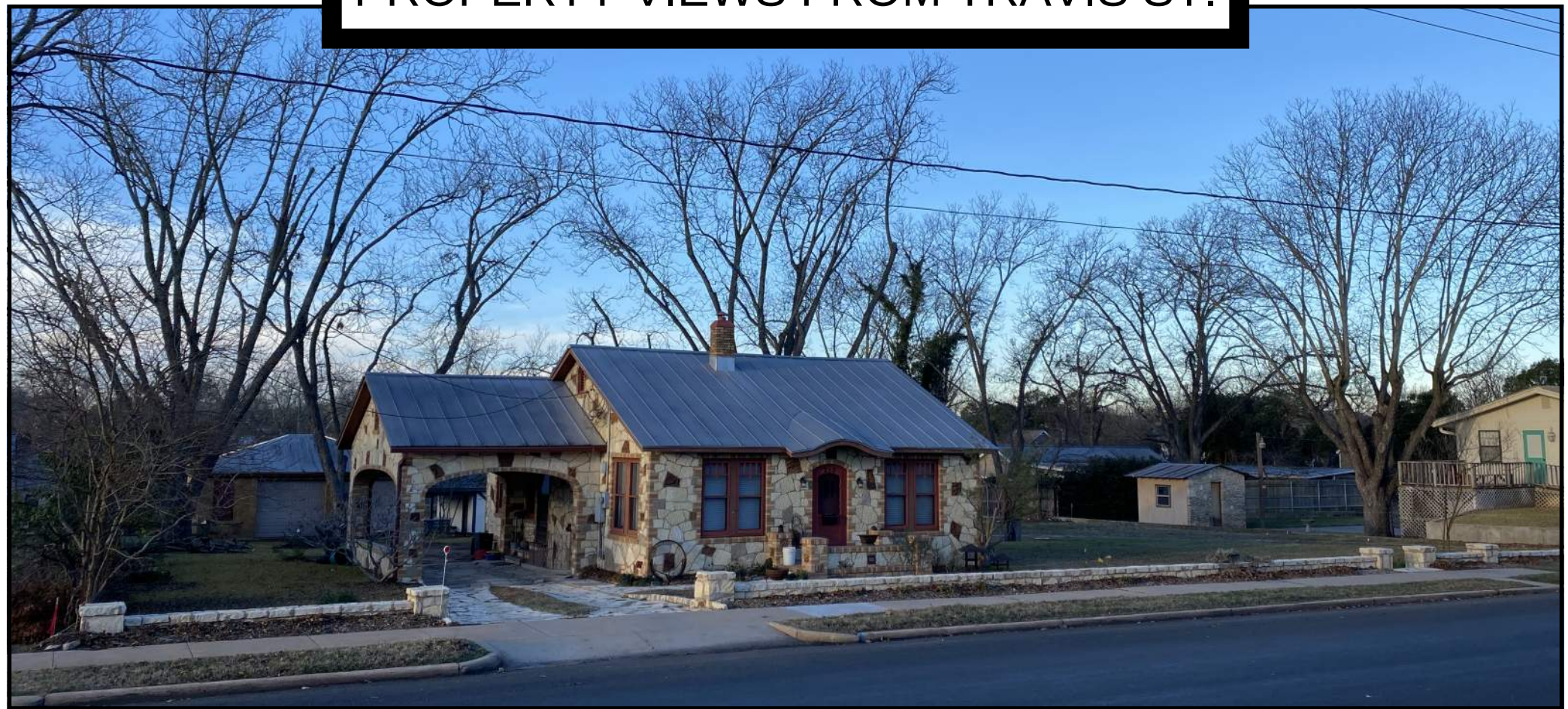
Lot Coverage was also taken into consideration for this proposed design. The design avoids the removal of all historical resources. The proposed site plan mimics the site of other neighboring residential lots found in the surrounding area. The setbacks on the front, side and rear of the property are consistent with the area while still incorporating a front porch to the design. The distance between the primary (front) structure and the accessory (rear) structure also closely resembles that of the East neighboring property as shown on the site plan. Please see attached R2 Zoning Ordinance – Proof of Compliance spreadsheet for actual calculations concerning setbacks, densities, and coverages.

Garage Conversion

The garage conversion construction is not intended to be constructed or to be permitted at the same time of construction as Units 2 and 3. It is shown on the plans for future planning purposes and to ensure vehicle parking counts are accounted for in this phase of design and construction.



PROPERTY VIEWS FROM TRAVIS ST.





SANTIANO BED & BREAKFAST

213 E. Travis St., Fredericksburg, TX 78624



CONTACT INFORMATION

TABBERTSON ARCHITECTS
1937 W. ROYALE DRIVE
MUNCIE, IN 47304-3229

SQUARE FOOTAGE CALCULATIONS

PROPERTY	17,408 sq ft
EXISTING HOUSE—Unit 1 (Yellow)	1,333 sq ft
CARPORT	300 sq ft
NEW HOUSE—Unit 2 (Red)	1,240 sq ft
NEW HOUSE—Unit 3 (Blue)	582 sq ft
EXISTING GARAGE— Unit 4 (Green)	598 sq ft
Unit 4A	299 sq ft
Unit 4B	299 sq ft

INDEX OF DRAWINGS

SHEET: DESCRIPTION:

T1	TITLE SHEET
CE1	SITE PLAN
CE2	SITE PLAN
A1	EXTERIOR VIEWS
A2	UNIT 2
A2.1	UNIT 2 DETAILS
A3	UNIT 3
A3.1	UNIT 3 DETAILS
A4	UNIT 4

TABBERTSON

1937 W Royale Dr,
Muncie, Indiana 47304-3229
Phone: 317.371.3692
Email: billtabbertson@tabbertsonarchitects.com
Website: www.tabbertsonarchitects.com

Santiano Bed & Breakfast

Rode Walker
213 E Travis St.
Fredericksburg, TX 78624
5431 EAST HWY 290 • FREDERICKSBURG, TEXAS 78624 • 830.997.2280 • www.timberandstonebuilders.com

TIMBER & STONE
— BUILDERS —

5431 EAST HWY 290 • FREDERICKSBURG, TEXAS 78624 • 830.997.2280 • www.timberandstonebuilders.com

SUBMITTAL LOG

PREVIOUS DRAWING RELEASES:

- 01.27.21-DRAWING SET 1
OWNER REVIEW
- 03.03.21-DRAWING SET 2
OWNER REVIEW
- 04.06.21-DRAWING SET 3
OWNER REVIEW
- 05.25.21-DRAWING SET 4
OWNER REVIEW
- 07.15.21-DRAWING SET 5
OWNER REVIEW
- 08.04.21-DRAWING SET 6
OWNER REVIEW

DRAWING SET 7:

DESIGN REVIEW

AUGUST 30, 2021

William Tabbertson, AIA
NCARB Certification No. 484118
Indiana Certification No. 19700041

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TITLE
PAGE

T1

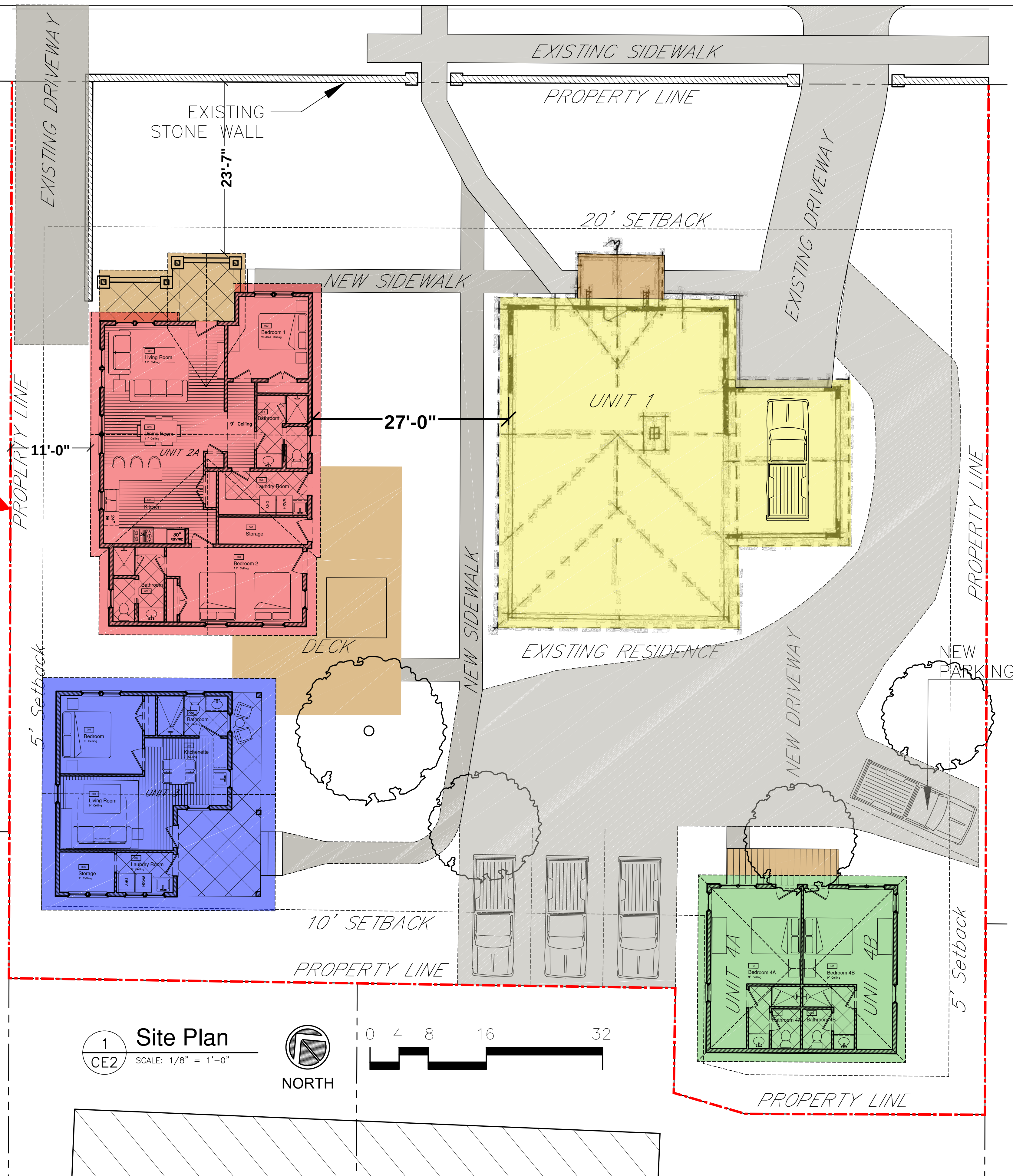
DRAWING NUMBER:

August 30, 2021
DRAWING ISSUE DATE:
20.764 SANTIANO B&B
PROJECT FILE NUMBER:

ETRAVIS ST



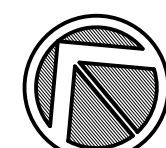
CEDAR COYOTE FENCING
AROUND PERIMTER



1
CE2

Site Plan

SCALE: 1/8" = 1'-0"



NORTH

TABBERSON
architects

1937 W Royale Dr,
Muncie, Indiana 47304-3229
Phone: 317.371.3692
Email: billtabberson@tabbersonarchitects.com
Website: www.tabbersonarchitects.com

Santiano Bed & Breakfast

Rode Walker

213 E Travis St.

Fredericksburg, TX 78624 • 830 997 2280 • www.timberland.com



William Tabberson, AIA
NCARB Certification No. 48418
Indiana Certification No. 19700041

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SITE PLAN

CE2

RAWING NUMBER:

August 30, 2021
DRAWING ISSUE DATE:
0.764 SANTIANO B&B
PROJECT FILE NUMBER:



TABBERTSON

1937 W Royale Dr,
Muncie, Indiana 47304-3229
Phone: 317.371.3692
Email: billtabberson@tabbersonarchitects.com
Website: www.tabbersonarchitects.com

Santiano Bed & Breakfast

Rode Walker
213 E Travis St.
Fredericksburg, TX 78624
5431 EAST HWY 290 • FREDERICKSBURG, TEXAS 78624 • 830.997.2280 • www.timberandstonebuilders.com



William Tabberson, AIA
NCARB Certification No. 46419
Indiana Certification No. 19700541

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EXTERIOR VIEWS

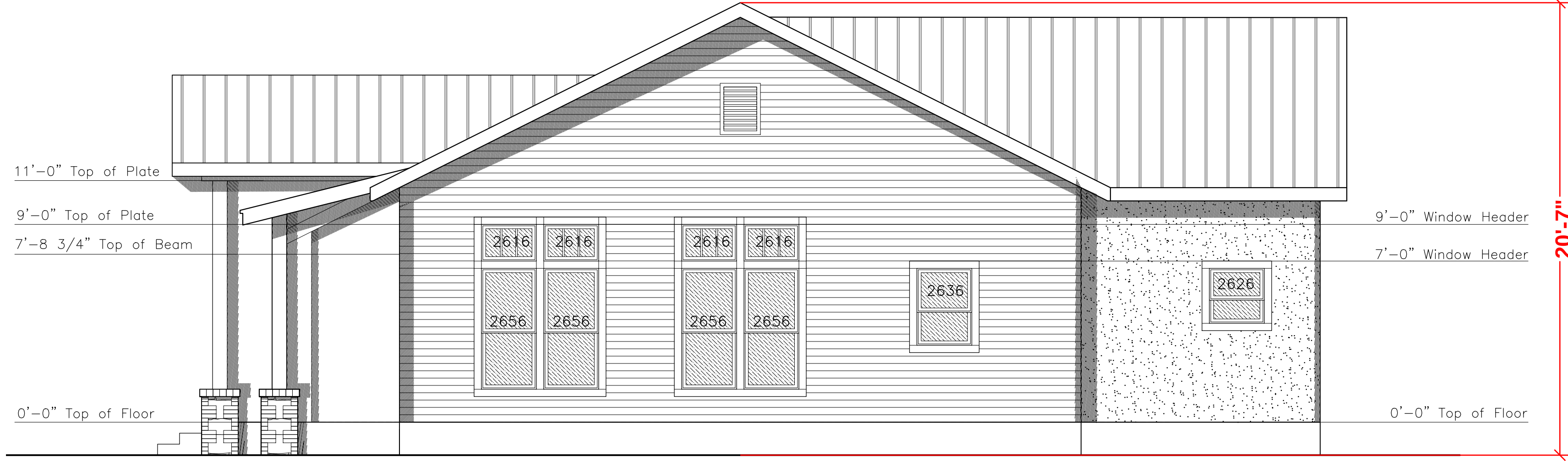
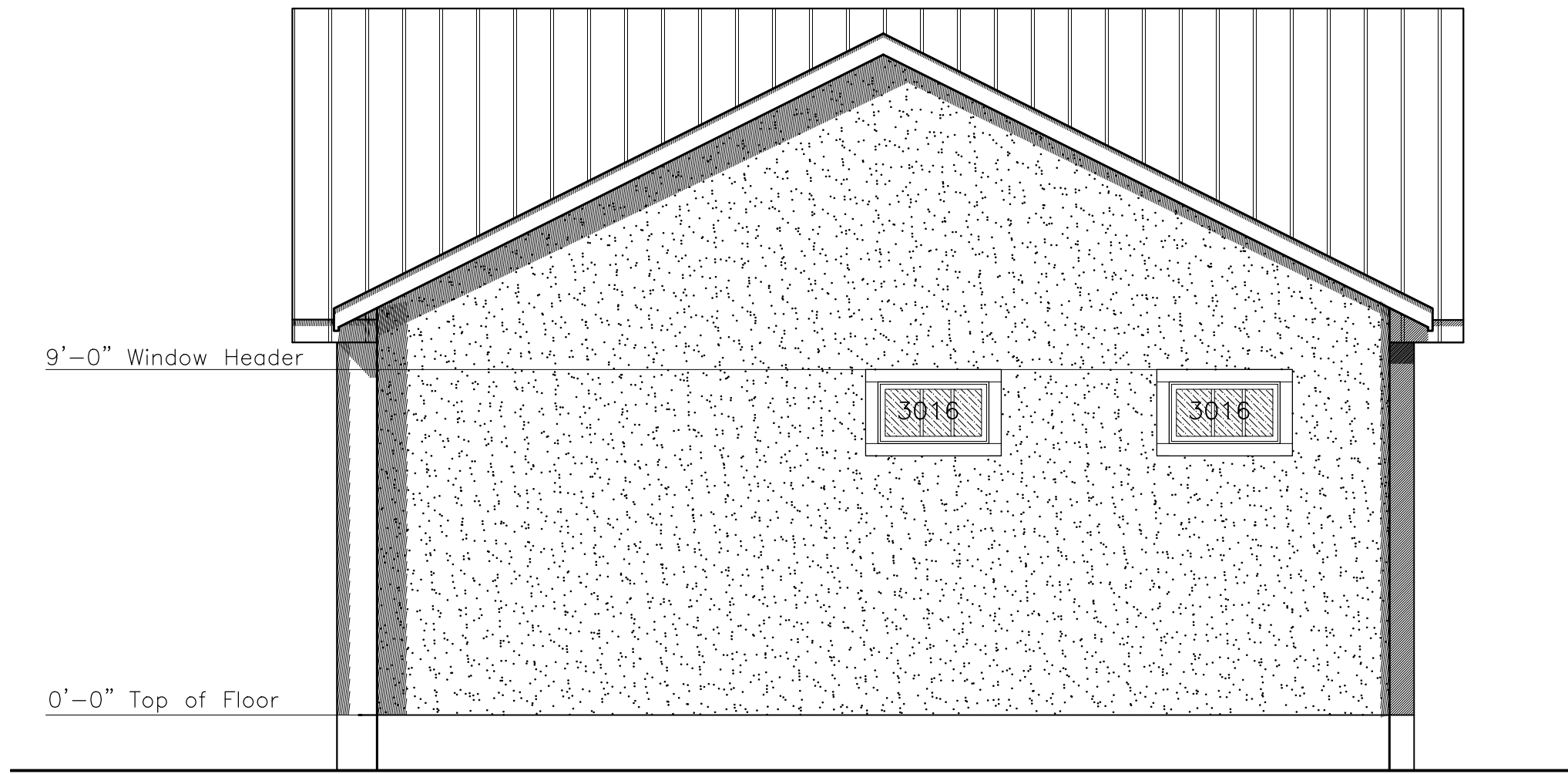
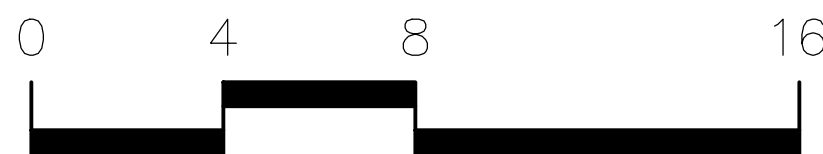
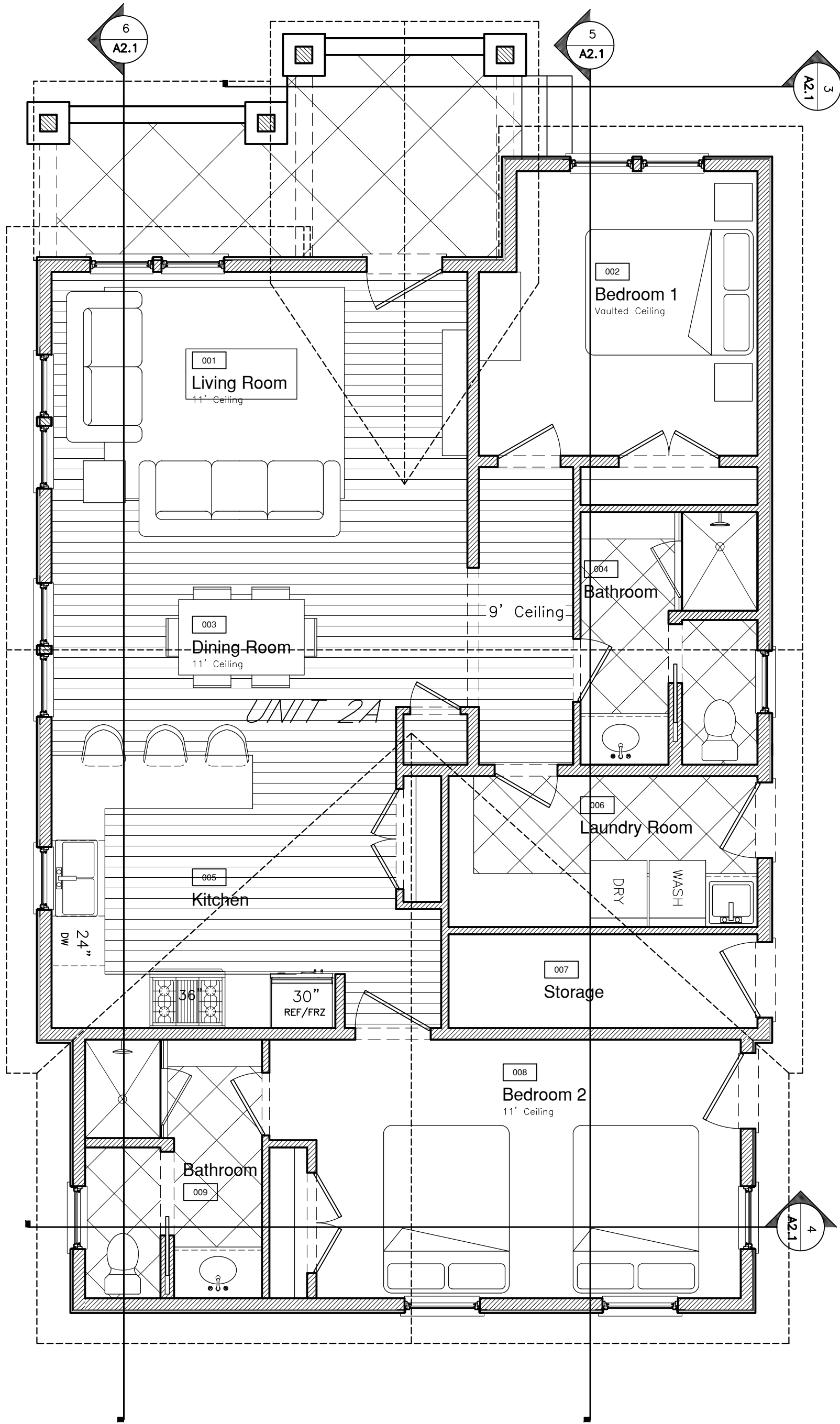
A1

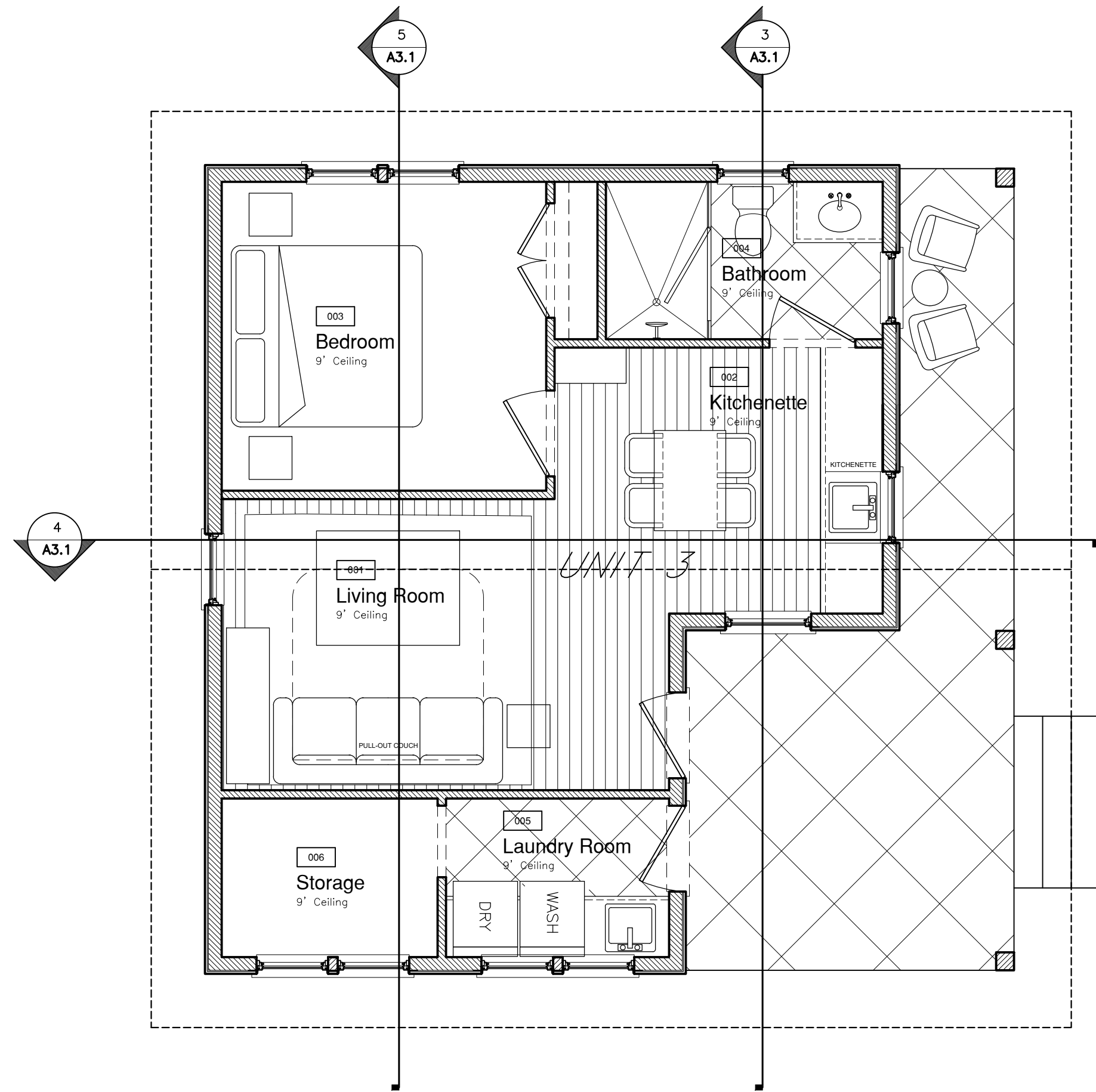
DRAWING NUMBER:

August 30, 2021
DRAWING ISSUE DATE:
20.764 SANTIANO B&B
PROJECT FILE NUMBER:

UNIT 2: ROOM SCHEDULE		
ROOM NO.	ROOM NAME	DIMENSIONS SQ. FT.
001	LIVING ROOM	16'-6" x 11'-9" 195 SQ. FT.
002	BEDROOM 1	7'-0" x 10'-0" 119 SQ. FT.
003	DINING ROOM	16'-6" x 7'-10" 129 SQ. FT.
004	BATHROOM	7'-0" x 10'-0" 70 SQ. FT.
005	KITCHEN	15'-6" x 10'-6" 152 SQ. FT.
006	LAUNDRY ROOM	10'-0" x 6'-6" 65 SQ. FT.
007	STORAGE	10'-0" x 5'-6" 55 SQ. FT.
008	BEDROOM 2A	16'-10" x 10'-3" 173 SQ. FT.
009	BATHROOM 2A	7'-0" x 10'-3" 72 SQ. FT.
*Room Dimensions listed here are approximate, see dimension plans		

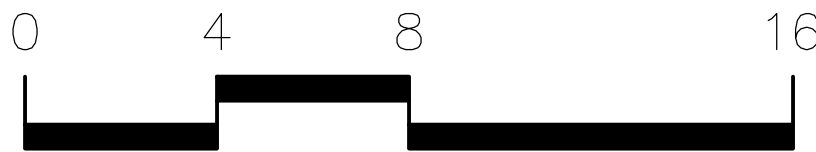
1 Unit 2
A2 SCALE: 1/4" = 1'-0"



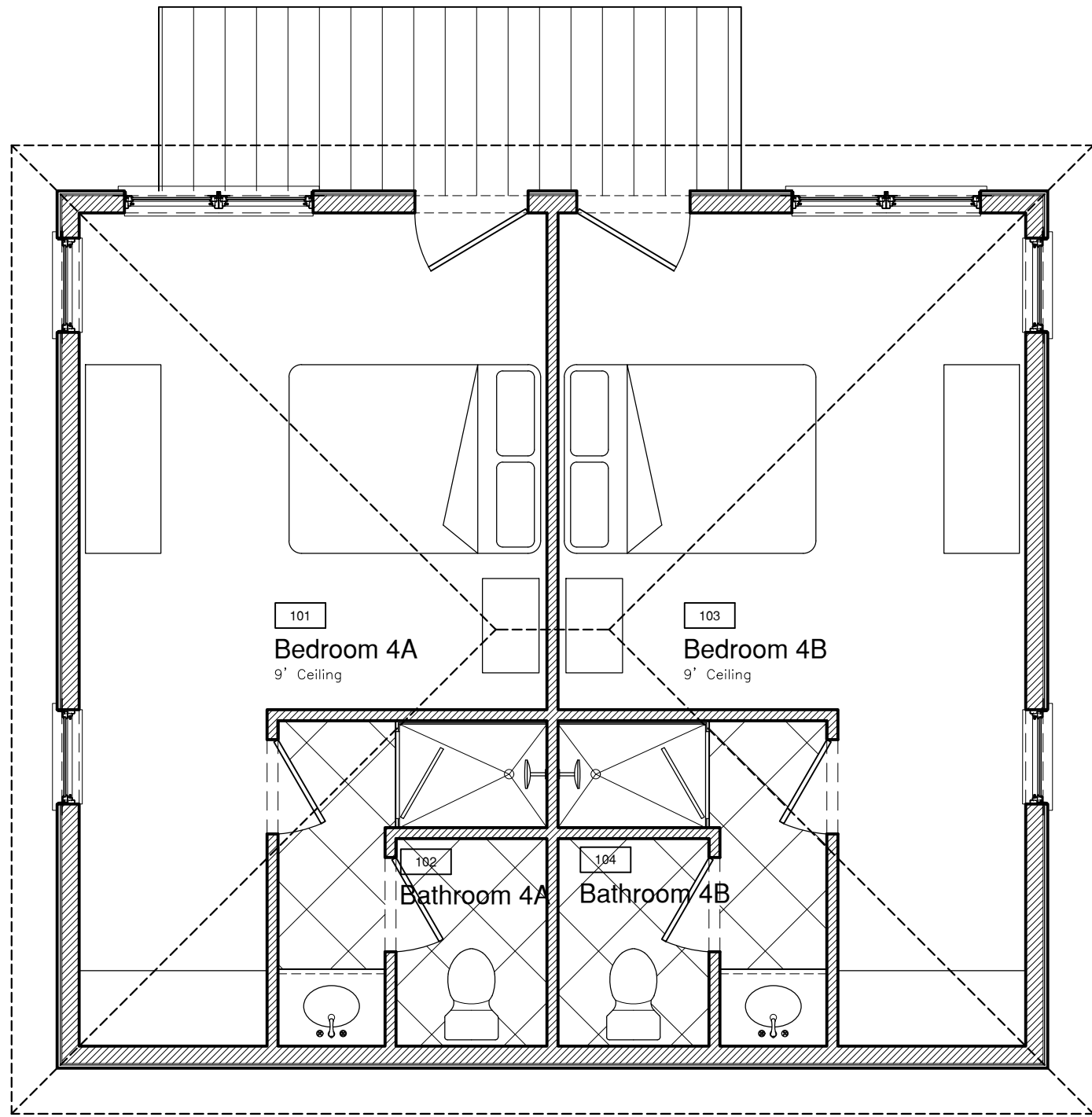


UNIT 3: ROOM SCHEDULE		
ROOM NO.	ROOM NAME	DIMENSIONS SQ. FT.
001	LIVING ROOM	15'-7 1/2" x 10'-0" 156 SQ. FT.
002	KITCHENETTE	11'-5 1/2" x 9'-3 1/2" 91 SQ. FT.
003	BEDROOM	11'-4" x 10'-9 1/2" 122 SQ. FT.
004	BATHROOM	9'-8" x 5'-6" 53 SQ. FT.
005	LAUNDRY ROOM	5'-6" x 7'-9 1/2" 39 SQ. FT.
006	STORAGE	5'-6 1/2" x 7'-6 1/2" 41 SQ. FT.
*Room Dimensions listed here are approximate, see dimension plans		

1 Unit 3
A3 SCALE: 1/4" = 1'-0"

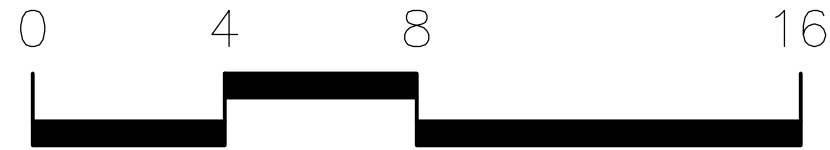


1
A4
Unit 4
SCALE: 1/4" = 1'-0"

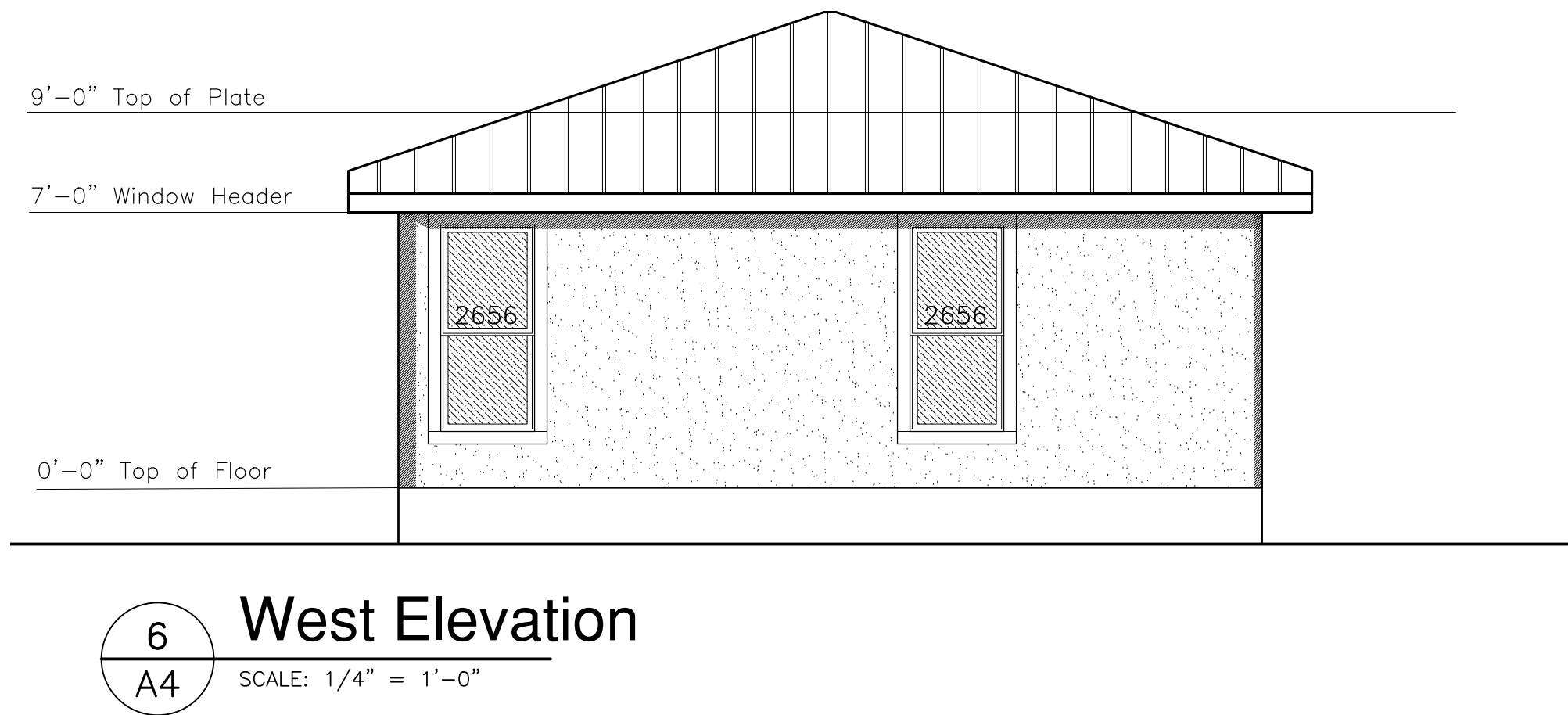
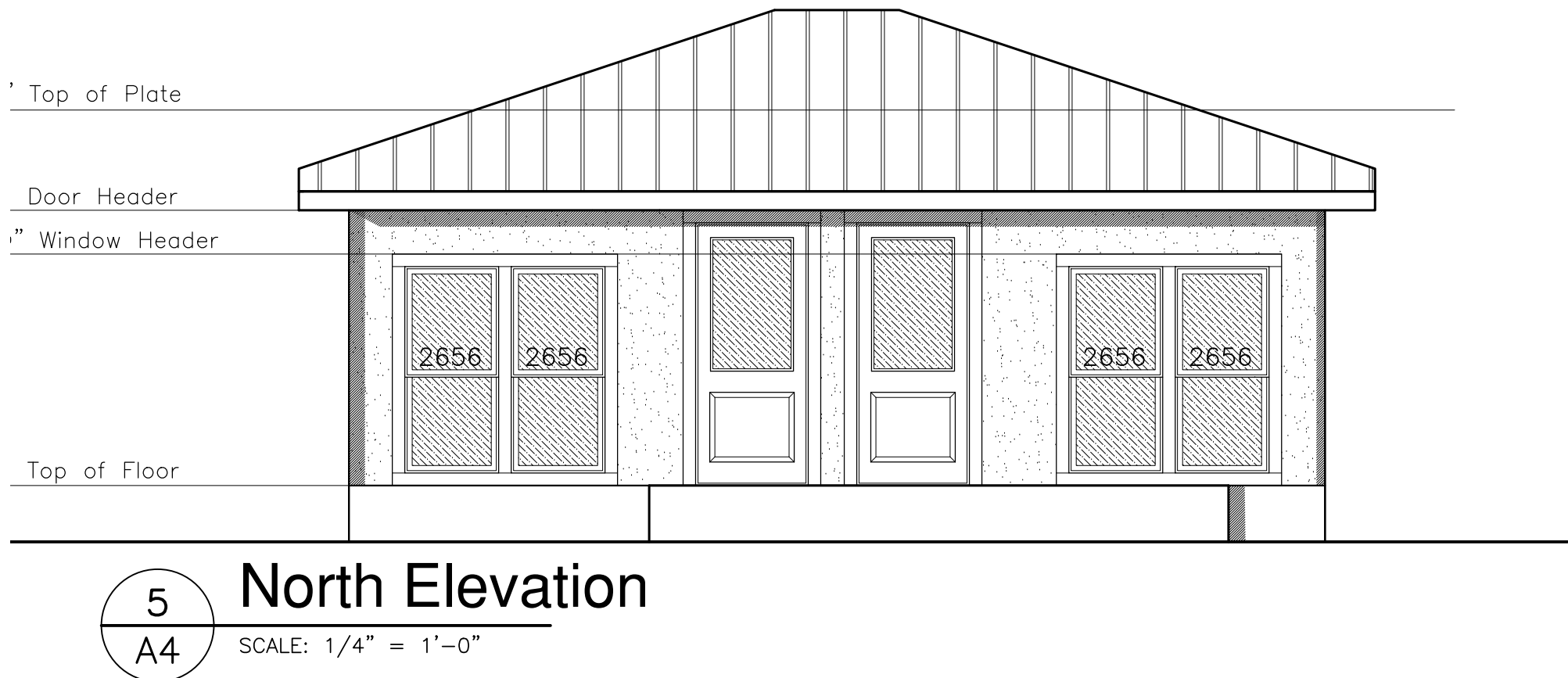
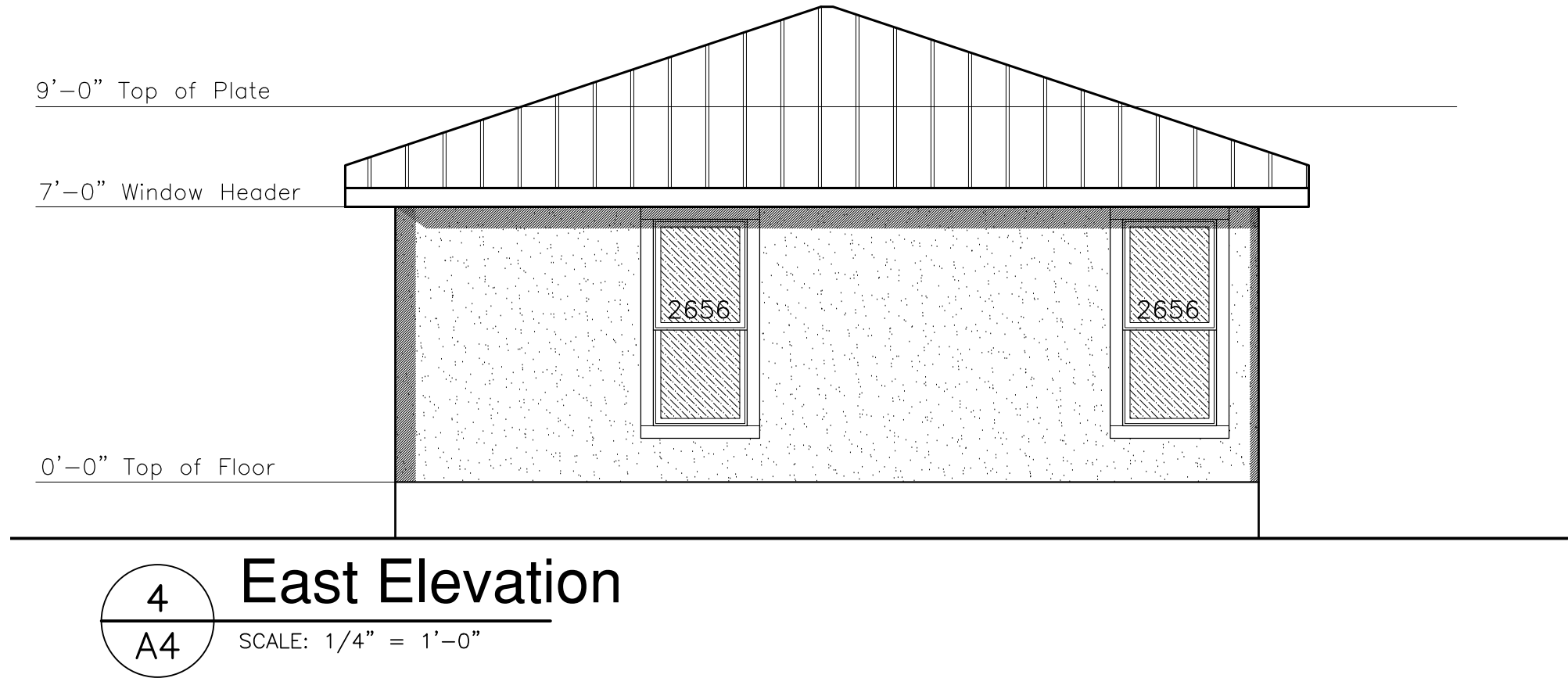
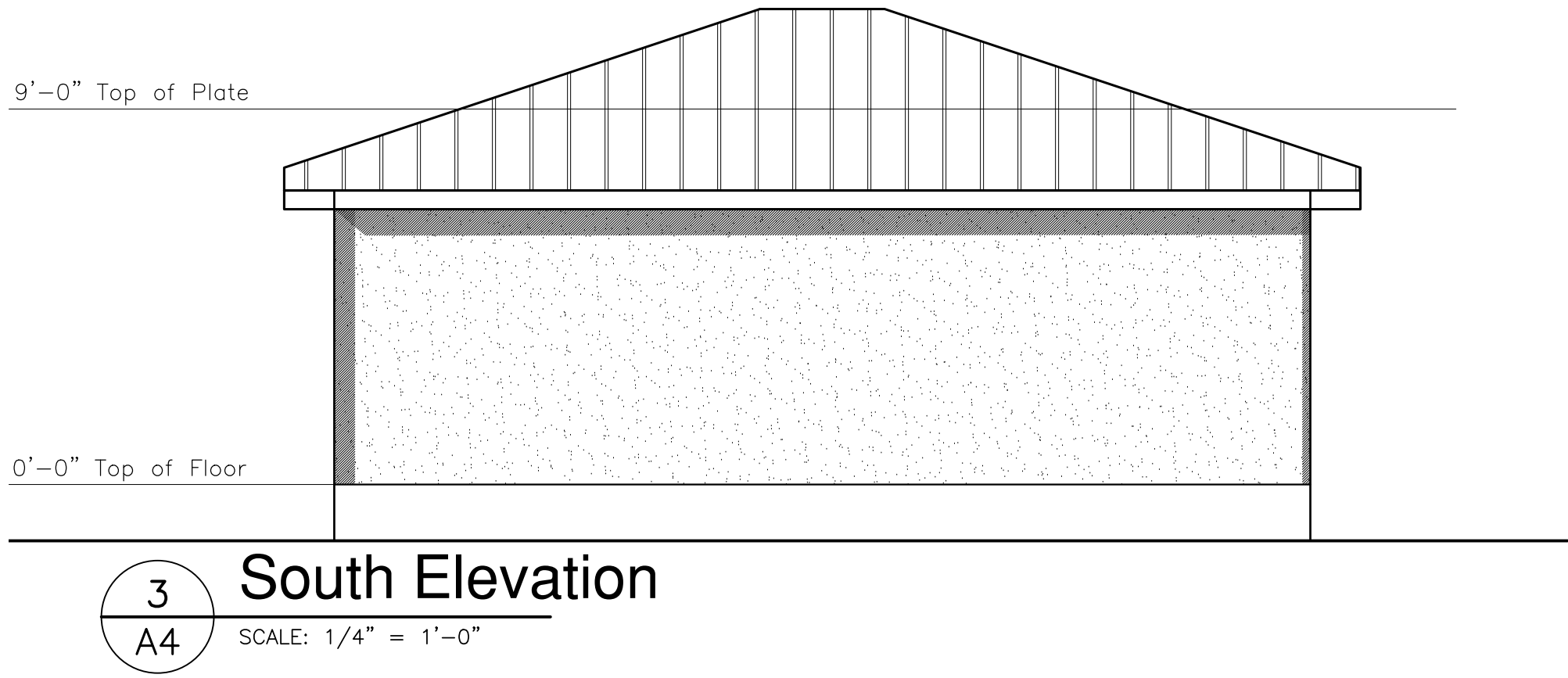
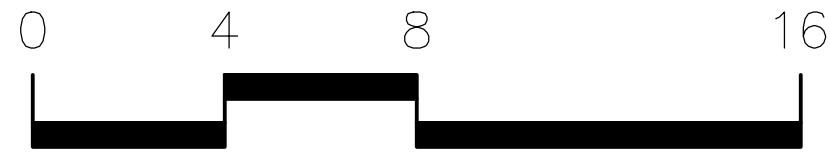
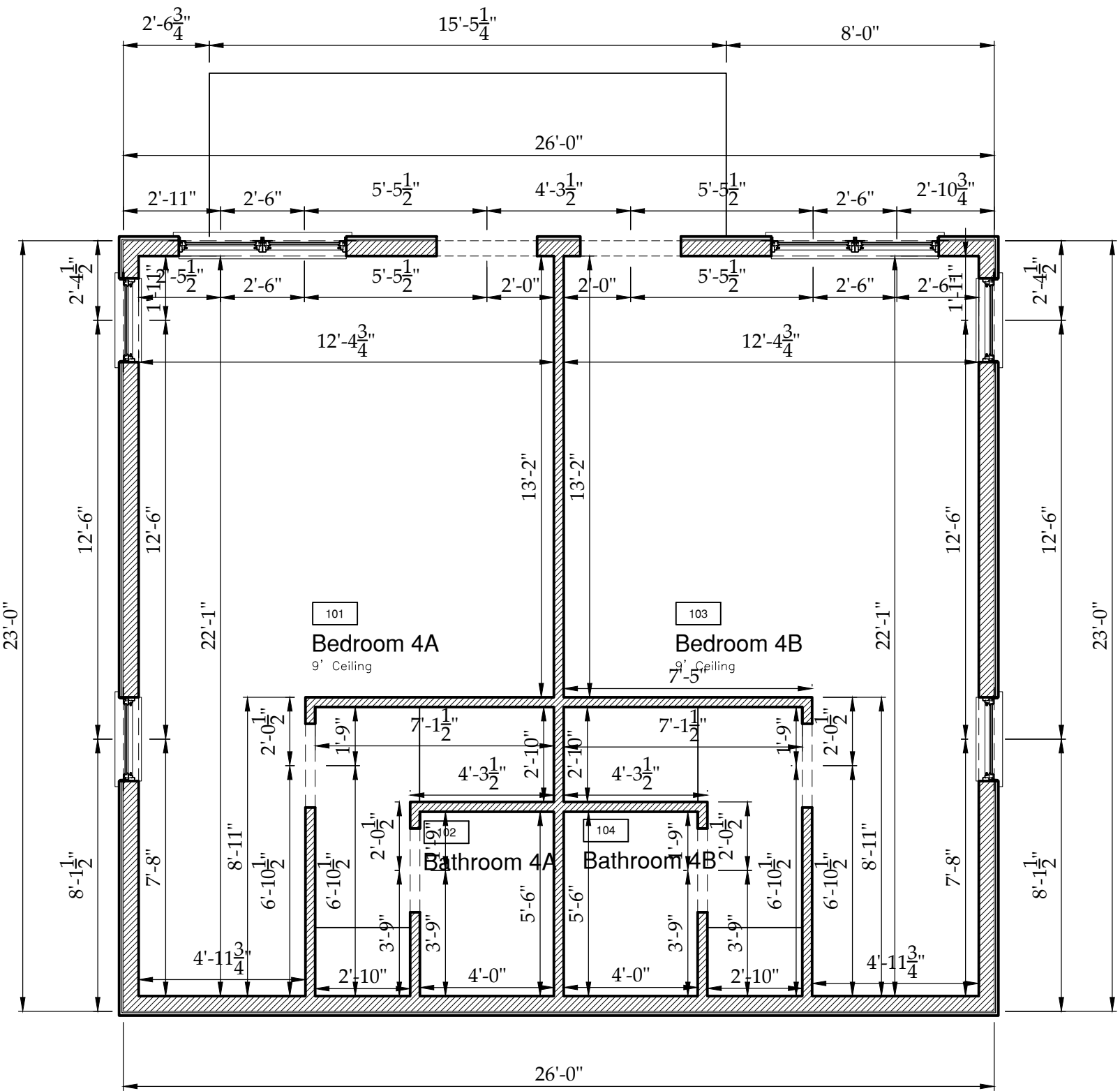


UNIT 4: ROOM SCHEDULE		
ROOM NO.	ROOM NAME	DIMENSIONS SQ FT
001	BEDROOM 4A	12'-4" x 21'-1" 208 SQ FT
002	BATHROOM 4A	7'-1" x 8'-7" 61 SQ FT
003	BEDROOM 4B	12'-4" x 21'-1" 208 SQ FT
004	BATHROOM 4B	7'-1" x 8'-7" 61 SQ FT

*Room Dimensions listed here are approximate, see dimension plans



2
A4
Unit 4 Dimensions
SCALE: 1/4" = 1'-0"



R-2 Mixed Residential - 213 E. Travis St.		
Feature	Regulation	213 E. Travis St. (Actual)
Lot Size	Minimum Lot Area - 5,000 sqft	Lot Area - 17,719
Lot Width	Minimum Lot Width - 50 feet	Lot Width - 134 feet
Height	2-1/2 Stories or 28 feet	Front STR - 20'-7" Back STR - 18'-2"
Front Yard	Minimum Required Setback - 15 feet	Setback - 23'-7"
Street Side Yard	Minimum Required Setback - 15 feet	N/A
Interior Side Yard	Minimum Required Setback - 5 feet	Front STR - 11'-0" Back STR - 5'-0"
Rear Yard	Minimum Required Setback - 10 feet	Back STR - 10'-0"
Residential Density	Minimum Site Area per Dwelling Units	Total sqft Required- 15,500 Actual sqft - 17,719
- Residential Density	Efficiency: 2,500 sqft	(2) Efficiency Units 5,000 sqft
- Residential Density	1 Bedroom: 3,000 sqft	(1) 1 Bedroom Home 3,000 sqft
- Residential Density	2 Bedroom: 3,500 sqft	(2) 2 Bedroom Homes 7,000 sqft
Maximum Impervious Coverage	65%	<u>TOTAL Impervious Coverage</u> <u>22.87%</u> Existing House - 1,333 sqft Existing Carport - 300 sqft Existing Garage - 598 sqft Prop. Front STR - 1,240 sqft Prop. Rear STR - 582 sqft
Maximum Building Coverage	Percent of Lot Area - 55%	<u>TOTAL Building Coverage</u> <u>22.87%</u> Existing House - 1,333 sqft Existing Carport - 300 sqft Existing Garage - 598 sqft Prop. Front STR - 1,240 sqft Prop. Rear STR - 582 sqft
Minimum Required Parking	(1) Off Street Parking Space for each Bed and Breakfast unit in addition to those required for other uses.	Total Proposed Parking Spaces - 5

PAINT & STUCCO EXAMPLES



Fredericksburg Historic Review Board
Application Information

Application Number: 21-104
Date: September 14, 2021
Address: 305 S Washington
Zoning: C2
Owner: Paul Kudlre
Applicant: Whitney Koch of Mustard Design
Rating: medium
Proposal: removal of non-original sections (garage and infilled rear porch), parking in front, new construction in rear

Request:

The applicant is requesting to:

- A. remove non-original enclosed garage
- B. remove enclosed rear porch
- C. add parking in front of structure
- D. construct new STR unit behind house
- E. add ADA entrance to rear
- F. remove non-historic shutters
- G. removal of non-historic aged carport and fencing

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.2.5 Porches & Exterior Stairs

(h) Additions of ramps to comply with ADA standards should consider minimizing damage to historic fabric (SOI Standards 9, 10; see fig. 3-16).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

3.2.6 Exterior Walls

Alterations

(e) Do not remove historic wall fabric to create new openings (SOI Standards 2, 9).

High Priority	Medium Priority	Low Priority
Required for all exterior walls	Required if visible from the public ROW	Recommended

(j) If replacement of historic exterior wall materials is necessary, choose a material identical in dimensions, profile, reveal, and texture to the historic material as closely as possible given available options (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

3.4.1 Lot Coverage

Service Areas and Parking

(i) Locate service areas at the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances.

High Priority	Medium Priority	Low Priority
Required	Required	Required

(j) Locate off-street parking to the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances.

High Priority	Medium Priority	Low Priority
Required	Required	Required

(k) Always use landscaping as a buffer between service areas/parking lots and streets or buildings, as well as to break up the visual effect of a parking lot – regardless of the location of the service area or parking lot.

High Priority	Medium Priority	Low Priority
Required	Required	Required

3.4.2.2 New Commercial Construction

Height & Massing

(i) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings.

(h) New construction must have floor-to-floor heights similar to those on contributing buildings on the block (within 3 feet of the tallest floor-to-floor heights found on a contributing building on the block).

(j) Design new buildings to be compatible with the historic building but differentiated enough so that they communicate their actual date of construction and do not create a false sense of history.

(k) Balance compatibility with differentiation among the following aspects of the new building's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic

(q) The palette of exterior materials for new buildings should not use more than two different primary siding materials; a third material may be added if used for trim only.

Staff Findings/Recommendation:

The boundary of the historic district ends at the rear of this lot. The project includes the lot behind 305 S. Washington. The Woerner House at 305 S Washington will be converted to commercial use, in line with the C2 base zoning. Staff has visited the site with the applicant.

A. The enclosure on the right of the house is made of different materials and is clearly non-original. Staff recommends the removal to expose the original side of the house. (3.2.6. j)

B. The existing rear addition covers original windows that will be uncovered when the addition is removed. Staff recommends removal of the addition. An existing door will be enclosed. The rear access will be the ADA ramp. (3.2.6 e)

C. Adding parking to the front is not appropriate for this small front yard. Parking is required to be in the rear. (3.4.1.j & k)

D. The new STR unit is appropriate in size, height, material, and design. Staff recommends approval. (3.4.2.2)

E. Adding an ADA entrance to the rear is the preferable location. Staff recommends approval. (3.2.5.h)

F. The 2 shutters on the front porch do not appear to be original and are not proportional to the window size. Staff recommends approval. (3.2.8)

G. These features are not historic aged and do not contribute to the significance of the property. (per HP ordinance non-historic accessory structures can be approved by the HPO)

Case Comments:

This site plan has not received final approval from the DRC. If final DRC approval requires significant changes to the project it will need to return to the HRB.



Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to ahudson@fbgtx.org

Subject Property Address _____

Date Submitted _____

Owner name: _____

Phone # _____

Owner Address: _____

Authorized Applicant: _____ Phone # _____

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

Applicant E-mail: _____

Desired Start Date: _____

Desired Completion Date: _____

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

Attach supporting documentation in jpeg or pdf: paint color ☐ color photographs ☐ site plan ☐ elevations & floorplans ☐ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application # 21-104

Year Built: ca 1940

Zoning: C2

Application Fee \$10

COA#

HRB Fee \$40

paid

Eligible for Administrative Approval ☐ Yes ☒ No

Historic Review Board Meeting Date Sept 14, 2021

Survey Rating:

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.



Certificate of Appropriateness Application – Back-up documentation

Subject Property: 305 S. Washington

Application Date: 09.01.2021

Owner: Paul Kudrle

Authorized Applicant: Whitney Koch, AIA, NCARB
Mustard Design Architects

General description of work:

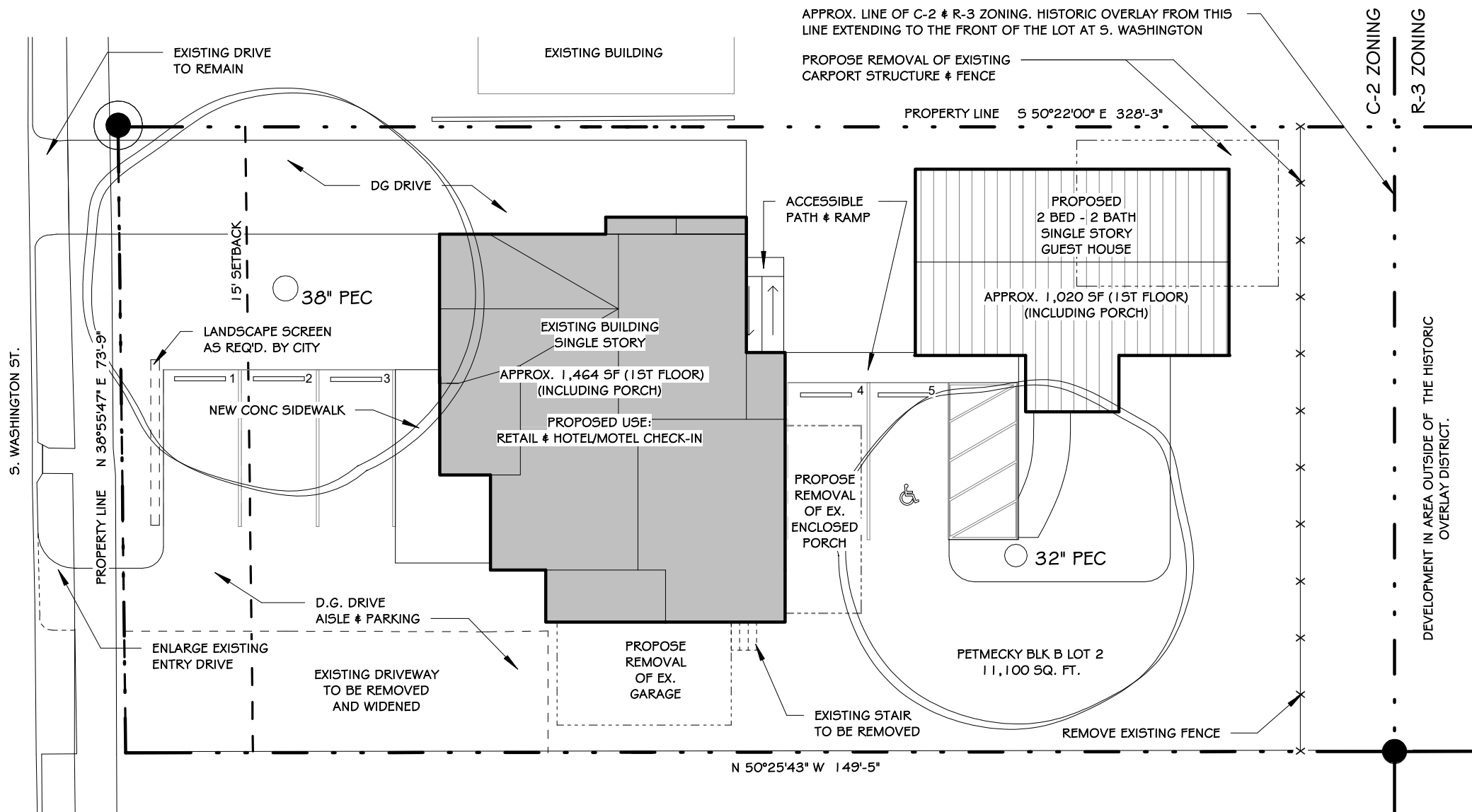
The existing residence shall be converted from a residence into a retail/business location consistent with adjacent properties uses. We are requesting to add a guest house to the rear of the property that will be part of a larger hotel/motel development on the remainder of the lots outside of the historic district. The requested demolition of the garage is to allow for access to the rear of the house/property, and the rear porch removal will provide space for required parking at the rear of the house so that existing heritage trees will not be removed.

Modification request to existing structure/site:

1. Request demolition of the existing garage.
 - a. At this time it is unclear if the garage is original to the house. There are no first-hand accounts or photographs to clarify the date of the garage portion.
 - b. In order for the planned work behind the existing house and on the remaining lot to be viable, access is required through this route.
 - c. The route has already been preliminarily reviewed by the City through pre-app DRC and approved by the Fire Marshal for fire access to the site. All other development conforms to City zoning and development standards.
 - d. The design team has explored other options for access to the site and no access easements are viable at this time and no other access to the rear of the property is available or provided.
2. Request demolition of the existing rear enclosure/porch. Existing entry porch and basement access stairs are to remain, see drawings for clarification.
 - a. This area's floor has been built over/above the basement windows as shown in our design document photos, and the original exterior windows have been covered over by the addition.
 - b. Removal of the addition seeks to open back up the rear of the building returning it back to its original look and will allow for the required parking to be provided.
3. Request demolition of an existing carport and fence at the rear of the house. The carport and fence appear to be non-original (i.e. it does not match any other fencing on site) and the area will need to be for future development.
4. Request removal of existing shutters at entry porch.

Proposed new work:

1. Request approval of site plan layout and parking as shown
 - a. Parking shown at the front and rear of the building is required for the retail use of the existing structure and for the proposed guest house all located on Lot 2.
 - b. All parking shown meets the City's parking requirements.
2. Request the addition of one (1) secondary building
 - a. Use: Guest House as part of a larger hotel/motel development
 - b. Single story, two bedroom guest house
 - c. Exterior paint/stain, window, and door finishes are to be submitted for approval at a later date.
 - d. Full site plan with areas outside of the historic district overlay has been provided for reference.



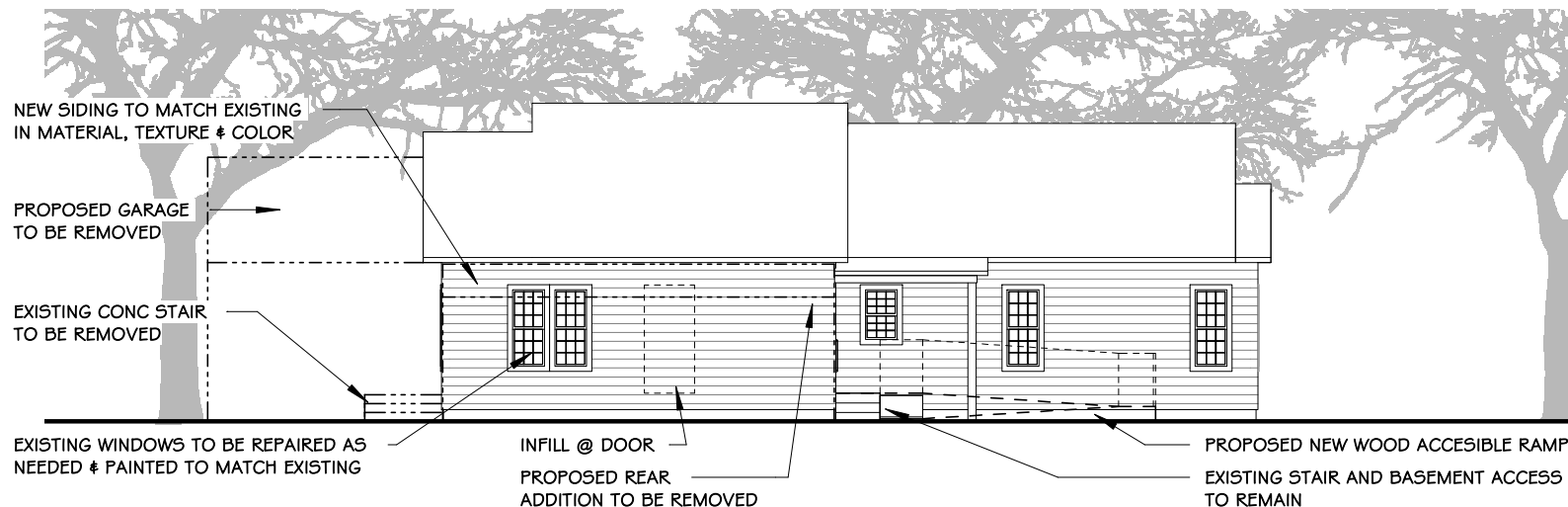
305 S. WASHINGTON

HRB - SITE PLAN



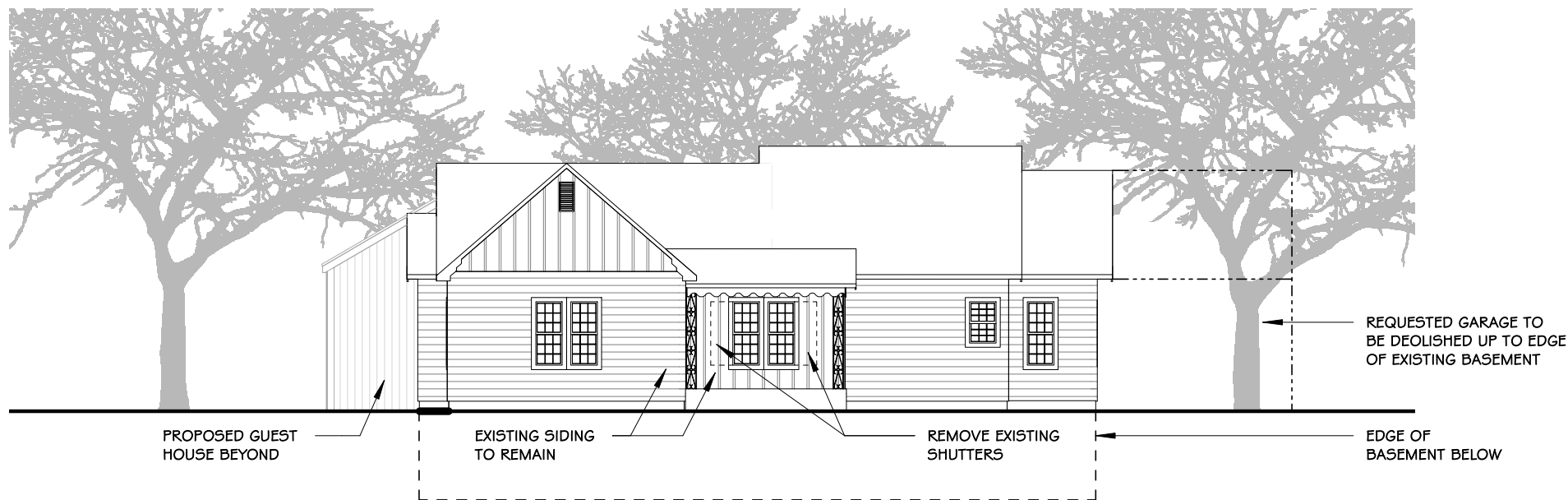
SCALE: 1/16" = 1'-0" 08.30.2021

mustard
DESIGN
architects



02 EAST ELEVATION - EXISTING HOUSE

SCALE: 3/32" = 1'-0"



01 WEST ELEVATION - EXISTING & GUEST HOUSE

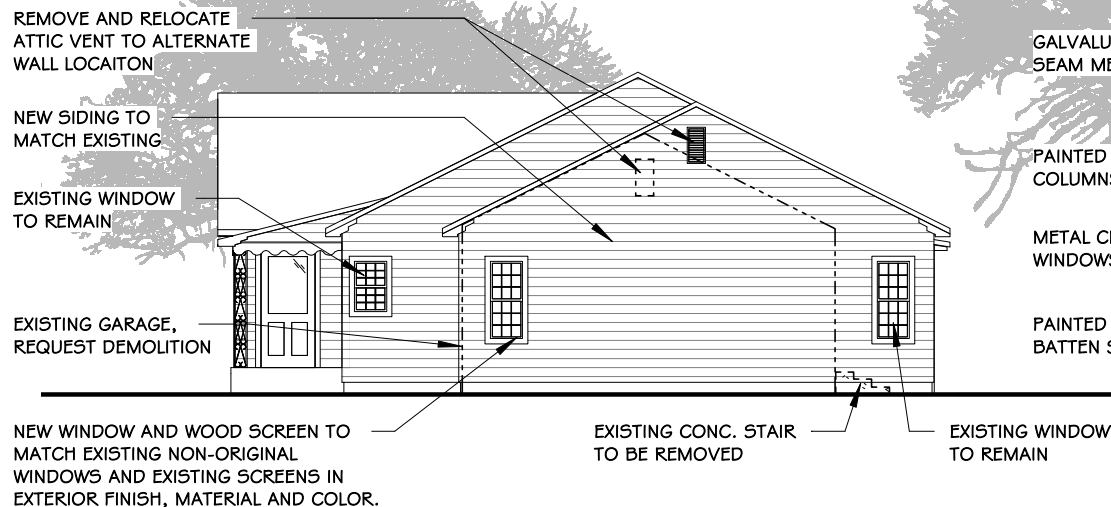
SCALE: 3/32" = 1'-0"

305 S. WASHINGTON

HRB - ELEVATIONS

SCALE: 3/32" = 1'-0" 09.01.21

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architects



GALVALUME STANDING
SEAM METAL ROOF

PAINTED 6X6
COLUMNS

METAL CLAD
WINDOWS, TYP.

PAINTED BOARD &
BATTEN SIDING

36' - 6"

10' - 0"
16' - 4"

02 SOUTH ELEVATION - EXISTING & GUEST HOUSE

SCALE: 3/32" = 1'-0"

PROPOSED NEW GUEST HOUSE

GALVALUME STANDING-SEAM
METAL ROOF

PAINTED BOARD &
BATTEN SIDING

EXISTING HOUSE

EDGE OF
BASEMENT BELOW

01 NORTH ELEVATION - EXISTING & GUEST HOUSE

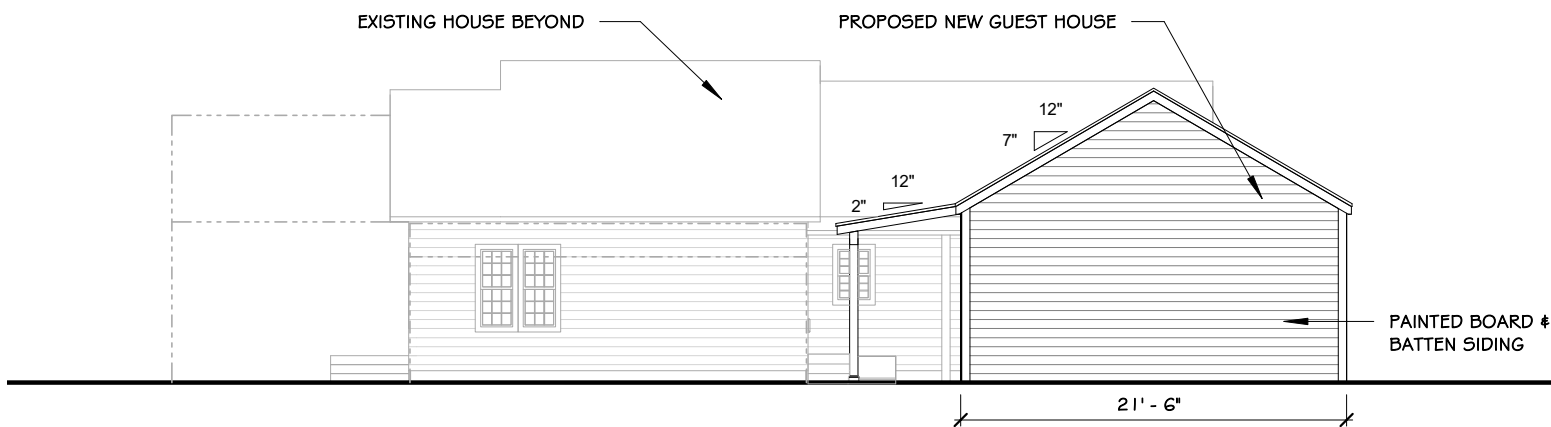
SCALE: 3/32" = 1'-0"

305 S. WASHINGTON

HRB - ELEVATIONS

SCALE: 3/32" = 1'-0" 09.01.21

mustard
DESIGN
architects



01 EAST & WEST ELEVATION - EXISTING & GUEST HOUSE

SCALE: 3/32" = 1'-0"

305 S. WASHINGTON

HRB - ELEVATION

SCALE: 3/32" = 1'-0" 09.01.21

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DESIGN
architects



FRONT OF EXISTING BUILDING



FRONT OF GARAGE WITH CEMENT BOARD SIDE AT FRONT AND SIDE (DOES NOT MATCH RESIDENCE)



SIDE OF EXISTING GARAGE



REAR OF EXISTING BUILDING SHOWING GARAGE AND REAR ADDITION

305 S. WASHINGTON

HRB - PHOTO VIEWS

SCALE: NTS

09.01.21

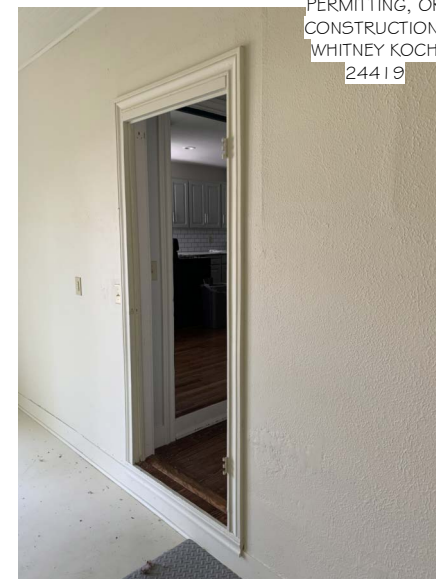
mustard
DESIGN
architects



REAR ADDITION FROM BACK , CARPORT AND FENCE REQUESTED FOR REMOVAL



DOOR BETWEEN GARAGE AND MAIN RESIDENCE. FLOORS DO NOT MATCH



WINDOWS THAT HAVE BEEN COVERED OVER/ENCAPSULATED BY REAR ADDITION



305 S. WASHINGTON

HRB - PHOTO VIEWS

SCALE:

09.01.21

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201 S. WASHINGTON

NOT IN
HISTORIC
OVERLAY

R-3 ZONING

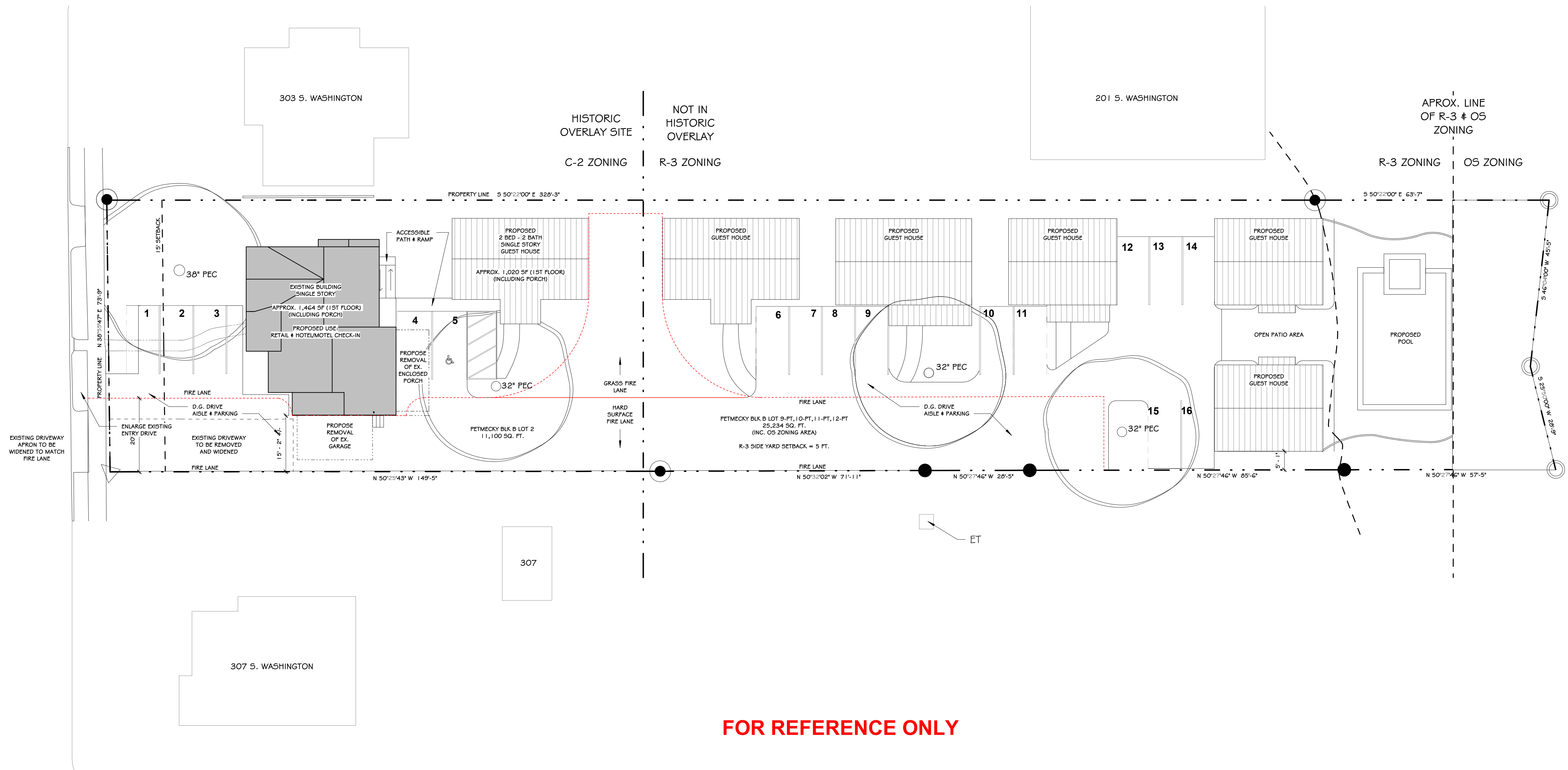
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13

15

1

ET



01 SITE PLAN
SCALE: 1/16" = 1'-0"

Fredericksburg Historic Review Board
Application Information

Application Number: 21-98
Date: September 14, 2021
Address: 308 S Crockett
Zoning: R1
Owner: Rimma Valencia
Applicant: Rimma Valencia
Rating: Low
Proposal: replace siding, replace windows, replace door, side addition, extend storage under attached carport

Request:

The applicant is requesting to:

- A. replace vertical wood siding on front an asbestos siding with horizontal Hardi board (or similar product) on all sides
- B. replace original aluminum windows and screens with vinyl double hung windows
- C. replace front door with oak door and remove screen door
- D. extend storage under carport and small side addition to south
- E. replace porch (6"x6") and carport (4"x4") posts with rough hewn unpainted wood posts

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.2 Alterations to Historic Properties

3.2.1.1 Structural Systems

Alterations

(g) If replacing deteriorated visible historic structural elements, the new materials should match the historic profile, dimensions, and finish (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

3.2.5 Porches & Exterior Stairs

Alterations

(b) Do not add new porch features or ornamentation where not historically present (SOI Standard 3; see fig. 3-15).

High Priority	Medium Priority	Low Priority
Required for all exterior porches	Required if visible from the public ROW	Recommended

(c) If replacing deteriorated historic porch materials or features, patch the smallest area possible, matching the materials, dimensions, profile, texture, and configuration of existing historic porch features (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for all exterior porches	Required if visible from the public ROW	Recommended

3.2.6 Exterior Walls

Alterations

(j) If replacement of historic exterior wall materials is necessary, choose a material identical in dimensions, profile, reveal, and texture to the historic material as closely as possible given available options (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

3.2.7 Doors & Door Openings

Alterations

(e) If the historic main entry door is deteriorated beyond repair, replicate the design and look of the new door exactly as the original historic door (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Required for main entrance only	Required for main entrance only	Recommended

3.2.8 Windows & Window Openings

Alterations

(d) Do not enlarge, alter, or relocate window openings, or add new window openings (SOI Standards 2, 3).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

(e) If replacement of deteriorated historic windows is necessary, use windows that match the dimensions, profile, and configuration of the historic windows (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

(f) If replacement windows are required, install the new windows so that they maintain the same spatial relationships (including depth and dimension) as existed historically relative to window frames, exterior wall planes, and other exterior features. Substitute materials and clad windows may be appropriate if the above mentioned requirements (e & f) in can be met. (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

Staff Findings/Recommendation:

The house was given a low rating in the 2018 survey. It retains many mid-century elements. Staff recommends approval of replacement materials that keep the same appearance as the original prominent features.

- A. Asbestos siding presents health concerns. The replacement should match (as close as possible) the dimensions of the asbestos and be installed horizontally. (3.2.6 j)
- B. Original aluminum windows are inefficient and not repairable. The replacement should keep the same dimensions as the existing openings (unless enlargements are needed for egress in bedrooms) and should have the same muntin/lite pattern. (3.2.8 d,e,f)
- C. The proposed door is not period or style appropriate. If the original door is intact and repairable staff recommends it be retained, same for the screen door, which were common features for this time period. If a replacement is approved it should be period appropriate in style and color. (3.2.7. e)
- D. The extension of the storage under the carport and the small extension on the south elevation will not impact the look from the street. Staff recommends approval.
- E. The metal porch posts are typical of the time period as are the thin carport posts. The proposed rough wood are not period appropriate. If the posts are to be replaced they should be with a post that is period appropriate in style, dimension and finish. (3.2.1 g)

Case Comments:

At the time of production the applicant had not provided specs on proposed windows.



Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to ahudson@fbgtx.org

Subject Property Address _____

Date Submitted _____

Owner name: _____

Phone # _____

Owner Address: _____

Authorized Applicant: _____ Phone # _____

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

Applicant E-mail: _____

Desired Start Date: _____

Desired Completion Date: _____

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

Attach supporting documentation in jpeg or pdf: paint color ☐ color photographs ☐ site plan ☐ elevations & floorplans ☐ material specifications. Applications are incomplete without sufficient documentation.

_____ Staff to complete _____

Application # _____

Year Built: _____

Eligible for Administrative Approval ___Yes ___ No

Zoning: _____

Historic Review Board Meeting Date _____

Application Fee \$10 COA#

Survey Rating:

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.

City of Fredericksburg, Texas | Historic Resources Survey

SURVEY ID# 5

Surveyed by Cox|McLain Environmental Consulting, Inc. 2018

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 308 S CROCKETT ST **LAT/LON** 30.273219 -98.87701
ALTERNATE ADDRESS N/A **PARCEL #** 256.
LEGAL DESCRIPTION G E CO #613 LOT C-B, .14
OWNER NAME JHR FAMILY TRUST **2017 GCAD VALUATION** \$162,6

PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION None

2018 RECOMMENDATION ☐ Local landmark ☐ NRHP indiv. eligible ☐ High ☐ Medium ☒ Low ☐ within rec. district expansion

If recommended eligible: **CRITERIA (local)** N/a

CRITERIA (NRHP) N/a

HISTORICAL INFORMATION

Per aerial review, this resource was constructed between 1963 and 1976.

PHYSICAL DESCRIPTION

YR. BUILT c.1965 **YR. SOURCE** Estimate

TYPE Building

FORM Rectangular

PRIMARY STYLE Ranch

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling



PHYSICAL DESCRIPTION, CONT.

308 S CROCKETT ST SURVEY ID#

**VISIBLE
ANCILLARY
RESOURCES**

1. none

ALTERATIONS Roof replaced w/ incomp. materials
Awning(s) added

**GENERAL
NOTES**

SOURCES USGS aerials

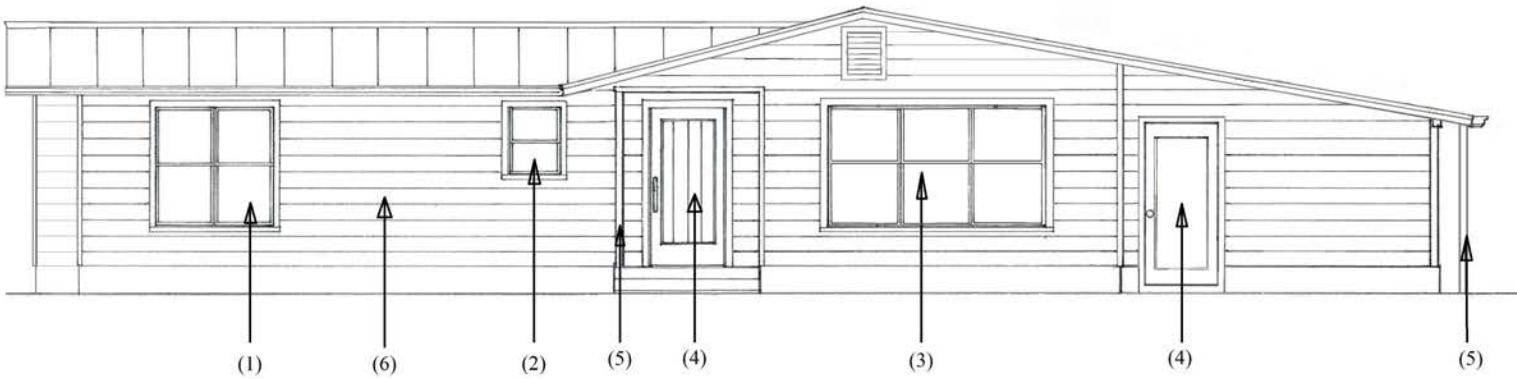








308 South Crockett



Windows

(1) Two windows

35.5 x 59.5 x 4.688

Pella 150 Series Jamb Vinyl
Egress New Construction
White Single Hung Window
or similar



(2) One window

21.5 x 32.5 x 2.906

JELD-WEN V-2500 Jamb
Vinyl New Construction
White Single Hung Window
or similar



(3) Three windows

35.5 x 59.5 x 4.688

Pella 150 Series Jamb Vinyl
Egress New Construction
White Single Hung Window
or similar



(4) Exterior Doors

Paneled Solid Wood Finish Door 36-in x 80-in
or similar



(5) Wood Posts

Porch Post: 6-in x 6-in x 10-ft Douglas Fir Lumber
Carport Posts: 4-in x 4-in x 8-ft Douglas Fir Lumber
or similar

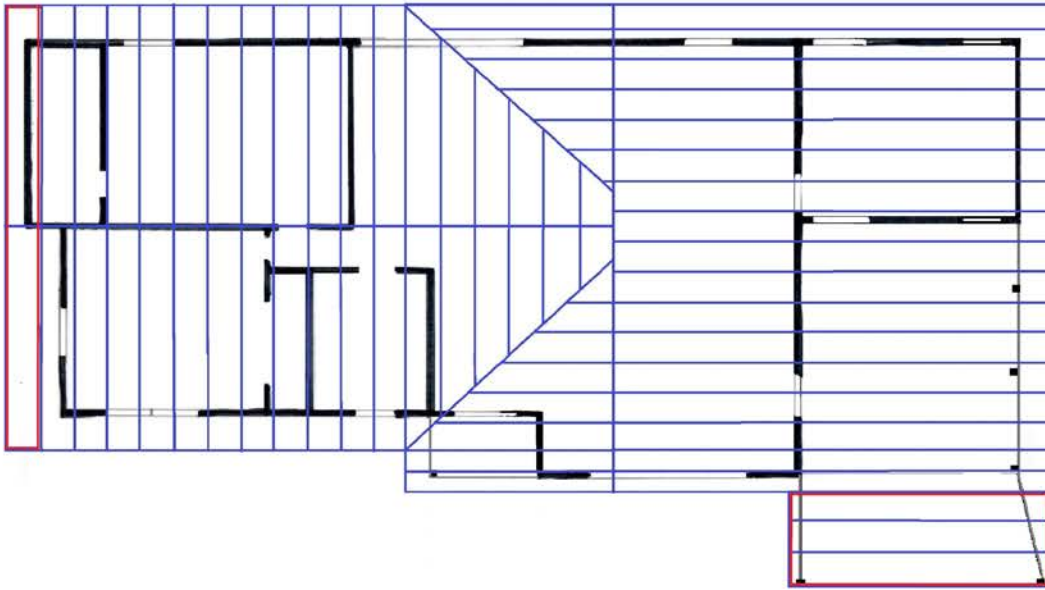
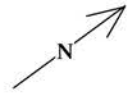


(6) Siding

James Hardie 8.25-in x 144-in HardiePlank
Woodgrain Fiber Cement Lap Siding
or similar

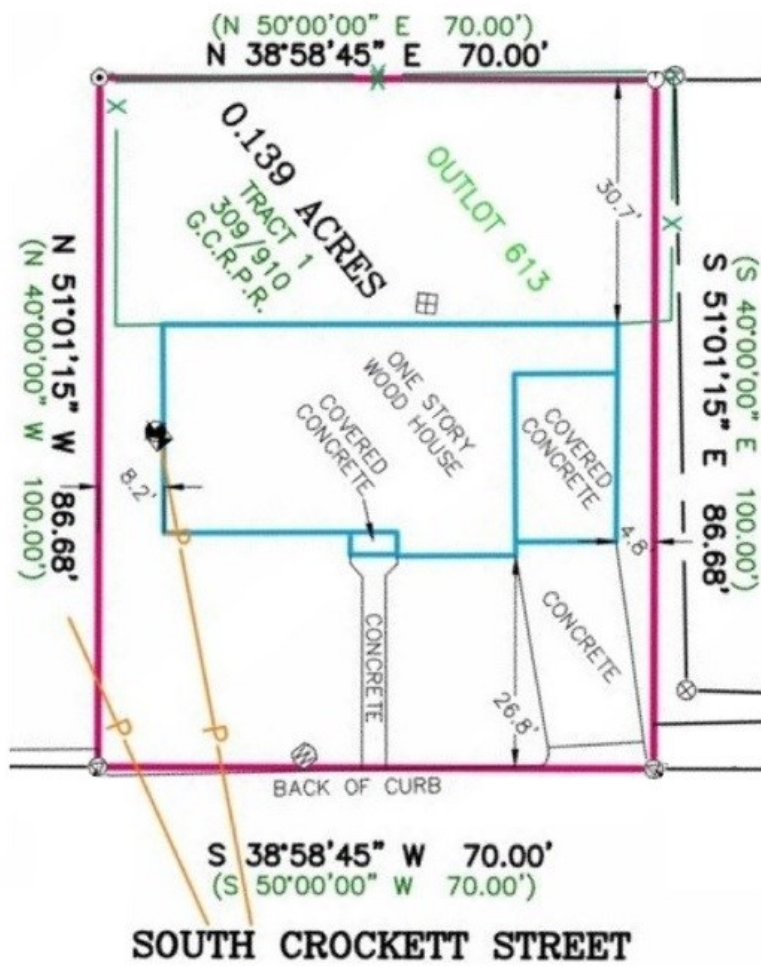


308 South Crockett

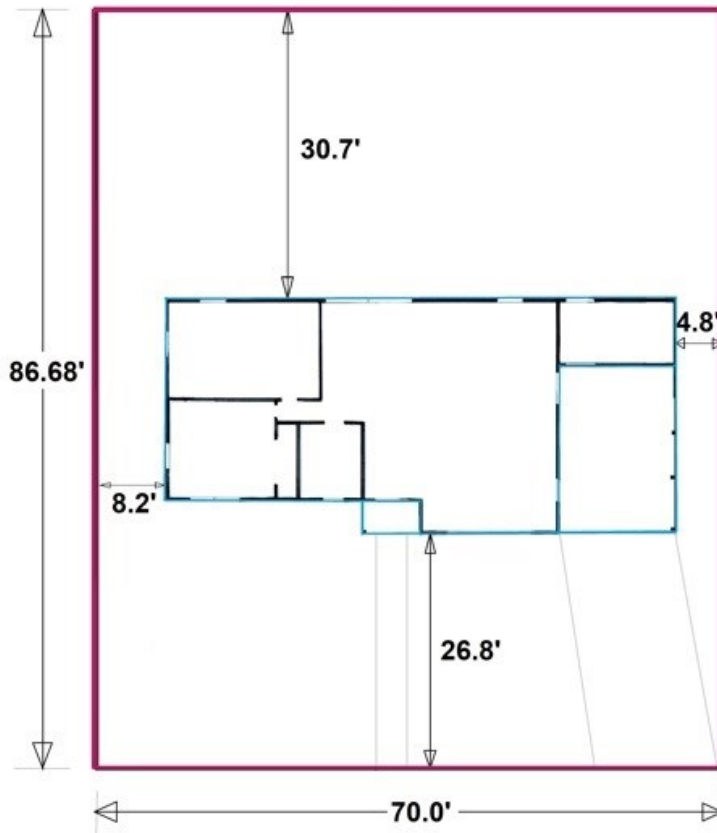


SCOPE OF WORK

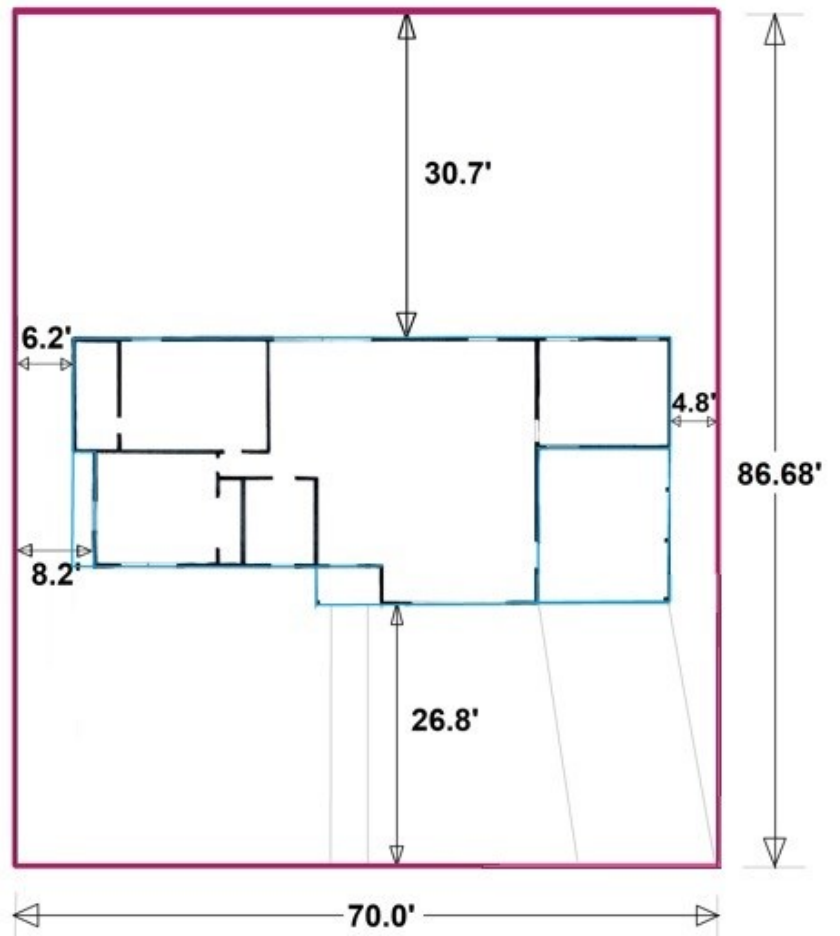
- Removing asbestos from the exterior siding and updating with 8.25 smooth Hardie siding to improve the safety of the house while maintaining the historical look.
- Updating the doors and windows to fit the historical look of the house.
- Extending the south-west side wall about 2 ft while keeping the roofline unchanged with minimal impact to the overall historical look of the house.
- Extending the utility room about 12 ft inside the carport; the extension will not have any impact on the overall historical look of the house.
- Extending the carport roof line about 12 ft forward; the extension will follow the existing roof slope to make the addition fit more subtly into the current historical look of the house.
- Trimming the hanging branches (over the roof and backyard) to open up the space for more lit-up and cleaner look while preserving the nature around the house.
- Add landscaping details (flower beds, hanging vines and dwarf shrubs) to the facade and walkways.



Current View



Proposed View



308 South Crockett

Carport Design

Current View



Inspiration



308 South Crockett

Front Door and Porch

Current View



Inspiration

