



CITY OF FREDERICKSBURG HISTORIC REVIEW BOARD

TUESDAY, OCTOBER 12, 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, OCTOBER 12, 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/UCrhnIFjVfDS1SPBJD2pYKcQ/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 October 12, 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 design charette at HCUC on 14th

6. APPROVAL OF MEETING MINUTES

September 14, 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- #21-107 **206 E Travis**– *Bobby Watson*- relocate storage shed

INDIVIDUAL CONSIDERATION

B. Application- #21-113 **216 W Schubert**– *Marcus Lavin*- re-rate to allow for removal non historic additions, new addition and fencing

C. Application- #21-114 **108 E Schubert**– *Stan Klein*- removal of non historic addition, new addition, new garage

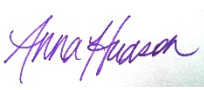
D. Application- #21-116 **306 W Travis**– *Janis Reis*- construction of 5 new houses (STR)

8. OTHER DISCUSSION ITEMS

Demolition by neglect

9. ADJOURN

This is to certify that I, Anna Hudson, posted this Agenda by 11:00 a.m. on Friday, October 8, 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
September 14, 2021
5:30 PM**

On this the 14th day of September 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
LARRY JACKSON
MICHAEL MCCREA
JOE SALINAS, JR

ABSENT JESSICA MITTEL
BARRY KAISER
RICHARD LAUGHLIN

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 August Minutes stand as presented.

STAFF ANNOUNCEMENTS

Jason Lutz, Director of Development Services, provided an update regarding the proposed Short Term Rental Ordinance Update.

Anna Hudson, Historic Preservation Officer, presented the Historic Preservation Officer's report. 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 and guidelines on September 29th to local architects/designers.

CONSENT AGENDA

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

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

INDIVIDUAL CONSIDERATION

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

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to install a metal 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.

Staff recommendation:

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.

Michael McCrea made a motion to Approve Application 21-101, and to allow the HPO to approve the color, as presented. Larry Jackson seconded the motion. All voted in favor and the motion carried.

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

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to build 2 new stand-alone short term rental homes. The proposed exterior of both new structures is comprised of narrow wood half-lap siding and stucco.

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.

The rear unit is a standalone single-story 1-bedroom 1-bath unit designed to reflect the size of a garage or accessory cottage. The applicant would also like to install new coyote fencing around sides and rear of property.

Staff 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.

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.

Matt Guderian with Timber and Stone presented the application.

David Bullion stated he appreciates the applicants attempt at handling the design. He feels as though the proposed layout is too dense for the area as it potentially allows for 18 guests on -stie at one time.

While the property is zoned R2, it is still a residential neighborhood.

Michael McCrea asked the applicant for the number of bedrooms. Matt stated 5 beds were currently purposed on site. Michael agreed with David regarding the heavy density.

David Bullion stated he was comfortable with the existing building as well as the proposed new unit fronting on East Travis. He could not support the addition of the back unit.

David Bullion made a motion to Approve Application 21-103 per staff recommendation excluding item B (new structure in the rear). Larry Jackson seconded the motion. All voted in favor and the motion carried.

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

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to remove non-original enclosed garage, remove enclosed rear porch, add parking in front of structure and construct new STR unit behind house. The applicant would also like to add ADA entrance to rear, remove non-historic shutters and has proposed removal of non-historic aged carport and fencing.

Staff 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 if 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.

Michael McCrea made a motion to Approve Application 21-104 as presented. Joe Salinas seconded the motion. David Bullion voted in opposition and all others voted in favor and the motion carried.

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

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to replace vertical wood siding on front an asbestos siding with horizontal Hardie board (or similar product) on all sides, replace original aluminum windows and screens with vinyl double hung windows, replace front door with oak door and remove screen door, extend storage under carport and small side addition to south, and replace porch (6"x6") and carport (4"x4") posts with roughhewn unpainted wood posts.

Staff 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 def.)

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

Michael McCrea commented that he believes the screen door and posts should be kept.

David Bullion made a motion to approve Application 21-98 with staff recommendations. Michael McCrea seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEMS

Sharron Joseph mentioned that she would like to take a look at Demolition by Neglect cases as she feels there are a few in the district such as the 2-story property on the corner of Creek and Acorn. She would also like to discuss trash issues in the Historic District.

Michael McCrea mentioned that he favors a CAP for Short Term Rentals as opposed to a Conditional Use Permit.

ADJOURN

With nothing further to come before the Board, Larry Jackson moved to adjourn. David Bullion seconded the motion All voted in favor and the meeting was adjourned at 6:51 p.m.

PASSED AND APPROVED this the 12th day of October 2021.

SHELBY COLLIER, ASSOCIATE PLANNER

SHARON JOSEPH, CHAIRMAN

City of Fredericksburg Historic Review Board
Appilcation Information

Application Number: 21-107
Date: October 12, 2021
Address: 206 E Travis
Zoning: R1
Owner: Bobby & Robin Watson
Applicant: Bobby Watson
Rating: High
Proposal: re-rate outbuilding to relocate on-site, rehab orginal shed

Request:

The applicant is requesting a Certificate of Appropriateness to:

1. Re-rate the original outbuilding with a non-historic addition to medium to allow for relocation on site closer to the original location of the structure.
2. Remove non historic addition and patch wall with salvaged siding to match.

Relevant Sections of Fredericksburg Historic Preservation Ordinance:

Definitions: Low Rating..... Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

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:

(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.

Design Guideines/Standards

3.2.6. Exterior Walls

(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

Staff findings/recommendation

1. The shed in question appears on the 1924 and 1938 Sanborn maps and was moved to in current location in 2005. The orientation of the structure was changed and an addition was built. The shed is in good condition and should be preserved on the original site. A medium rating will protect it from future demoltion but allows the relocation on site.
2. The removal of the addition and patching of the original wall will help rehabiltate the integrity of the strucutre. Staff recommends approval as submitted based on the FBG Design Guidelines/Standards for Exterior Walls. 3.2.6.j

**Bobby & Robin Watson
410 Spruce St.
Fredericksburg, Texas 78624-4234**

MEMO

DATE: 9/17/2021

TO: Anna Hudson

SUBJECT: 206 E. Travis, Certificate of Appropriateness, Scope of Work

Anna,

Our request is to relocate the historic portion of the shed located at 206 E. Travis from its existing location shown on the Current Survey to the location on the Proposed Survey. The shed is currently installed on a concrete slab.

The proposed scope of work is to remove the addition, saving the materials to use for the repair of the original shed, then move to the new proposed location. The shed would be installed on a new concrete slab and repaired. We are planning on using Laughlin Homes & Restoration, Inc. for the work.

I have attached a survey showing the current location of the shed with the addition and a survey with the new proposed location of the original portion of the shed.

I have also attached the 1924 and 1938 Sanborn maps showing the historic shed in its original location, (2) photos from the 2003 Historic Resources Survey and (2) photos showing the shed/addition in its current location.

From my understanding the shed was moved to its current location in 2005 and modified at that time.

Anna, please let me know if you have any questions or need additional info.

Thank you for your consideration and assistance,

Bobby & Robin Watson

**Bobby & Robin Watson
410 Spruce St.
Fredericksburg, Texas 78624-4234**

- Certificate of Appropriateness Application
- Current Survey showing the Historic Portion of the Shed and addition.
- Proposed Survey showing the proposed relocated location of the historic portion of the shed.
- 1924 Sanborn Map
- 1938 Sanborn Map
- (2) Photos from the 2003 Historic Resources Survey showing the Historic Portion of the Shed in its original location.
- (2) Photos showing the Shed in its current location with the addition.



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)

See attached description.

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.



2003



2003



206

2021



2021

1924

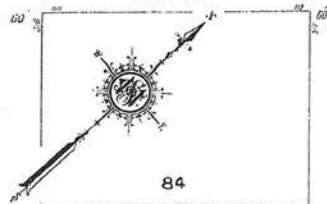
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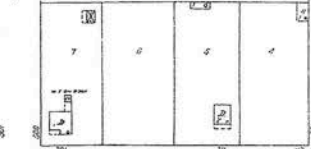
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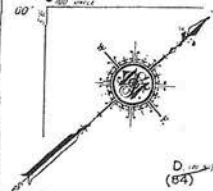
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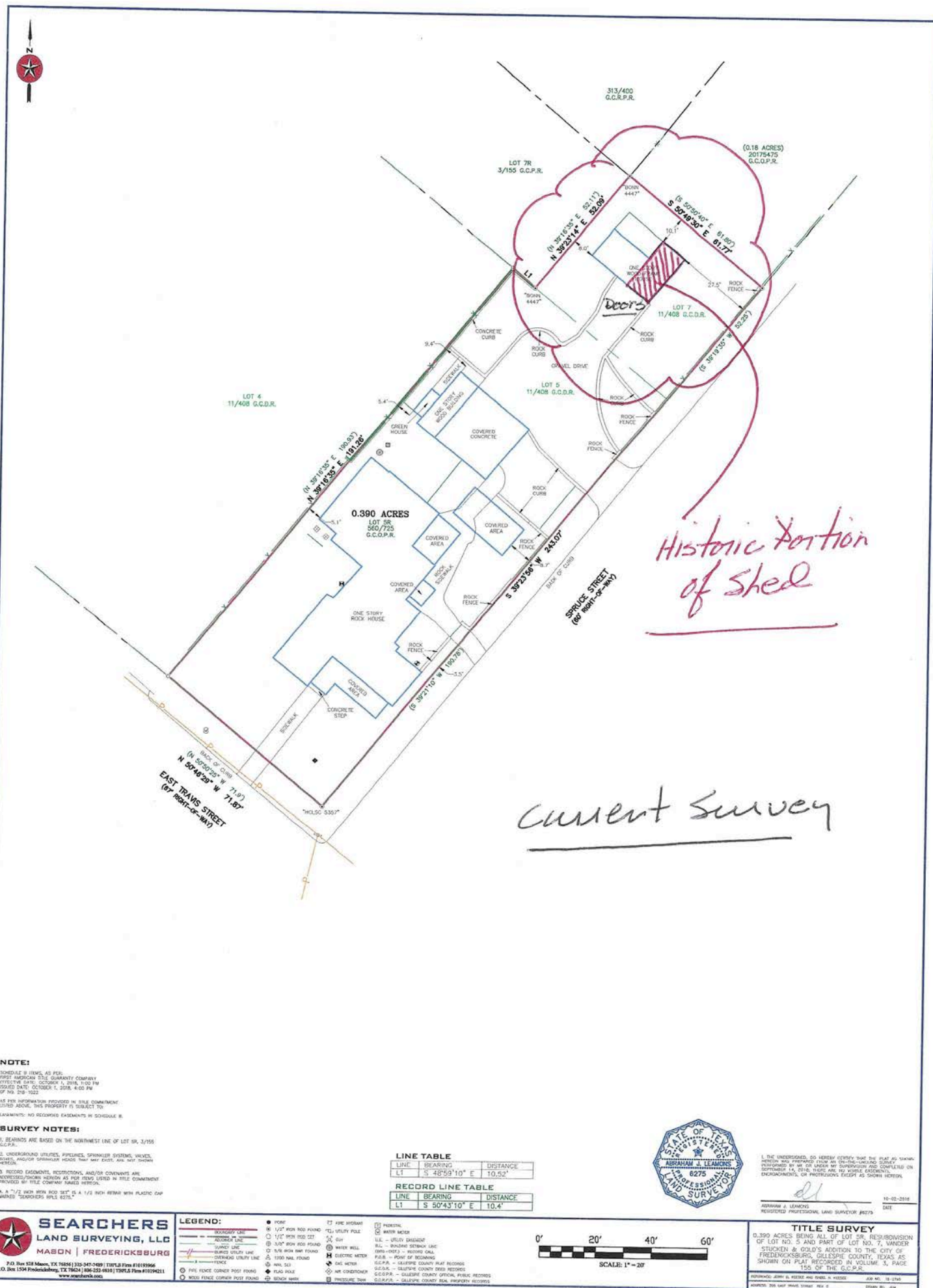
MEXICAN CATHOLIC CHURCH

TERRITORY SHOWN ON THIS SECTION OF
SHEET OUTSIDE OF CORPORATE LIMITS

Scale 100 Ft to One Inch

Copyright ©1998 by the Sengern Map Co.





SCHEDULE B ITEMS AS PER:
FIRST AMERICAN TITLE GUARANTY COMPANY
EFFECTIVE DATE: OCTOBER 1, 2016, 1:00 PM
ISSUED DATE: OCTOBER 1, 2016, 4:00 PM
OF 218-1022

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT
LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:
EASMENTS: NO RECORDED EASMENTS IN SCHEDULE B.

SURVEY NOTES:

1. BOUNDARIES ARE BASED ON THE NORTHWEST CORNER OF LOT SR, 3/155
G.P.R.

2. UNDERGROUND UTILITY, PIPELINES, SPRINKLER SYSTEMS, WELLS,
DRAINS, AND/OR SIMILAR DEVICES THAT MAY EXIST, ARE NOT SHOWN
HEREON.

3. RECORD EASMENTS, RESTRICTIONS, AND/OR COMMENTS ARE
ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT
PROVIDED BY THE TITLE COMPANY NAMED HEREON.

4. A 1/2" W/16" BORE HOIST PAD IS A 1/2" HOIST RETAIN WITH PLASTIC CAP
MOUNTED TO THE CONCRETE FOUNDATION.

LINE	BEARING	DISTANCE
L1	S 48°59'10" E	10.52'

LINE	BEARING	DISTANCE
11	S. 50°43'10" E.	10.4'



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON SEPTEMBER 14, 2010; THERE ARE NO USABLE EASEMENTS, ENCROACHMENTS, OR INTERFERENCES EXCEPT AS SHOWN HEREON.

10-02-2016

TITLE SURVEY
D.390 ACRES BEING ALL OF LOT 58, RESUBDIVISION
OF LOT NO. 5 AND PART OF LOT NO. 7, VANDER
STUCKEN & GOLD'S ADDITION TO THE CITY OF
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS AS
SHOWN ON PLAT RECORDED IN VOLUME 3, PAGE
368 OF THE PUBLIC RECORDS.

REPORTED: JERRY D. KEESE AND SHELL A. KEESE	ADD NO. 18-2743
COPYED: BUS SAUF BRAND STROET NEW O	DEATH NO. 404



Diagram illustrating the components and installation sequence of a fence:

- BOUNDARY LINE
- ADJOURNER LINE
- STAINED LINE
- EMBED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE

④ PRE-FENCE CORNER POST FOUND

- POLE
- ⊗ 1/2" POLE 500 FOUND
- 1/2" POLE 500 SET
- ⊕ 3/8" POLE 500 FOUND
- ☆ 5/8" POLE 500 FOUND
- ⊙ 1200 NAIL FOUND
- ⊗ NAIL SET
- FLAG POLE

- FIRE HYDRANT
-  UTILITY POLE
-  CURB
-  WATER WELL
-  ELECTRIC METER
-  GAS METER
-  AIR CONDITIONER

F FOOTING
G GROUND WATER
U.E. - UTILITY EXIST
B.L. - BUILDING
(INT-EXT) - INTERIOR
P.O.B. - POINT OF
G.C.P.A. - GILSON
G.C.R. - GILSON
G.C.R. - GILSON

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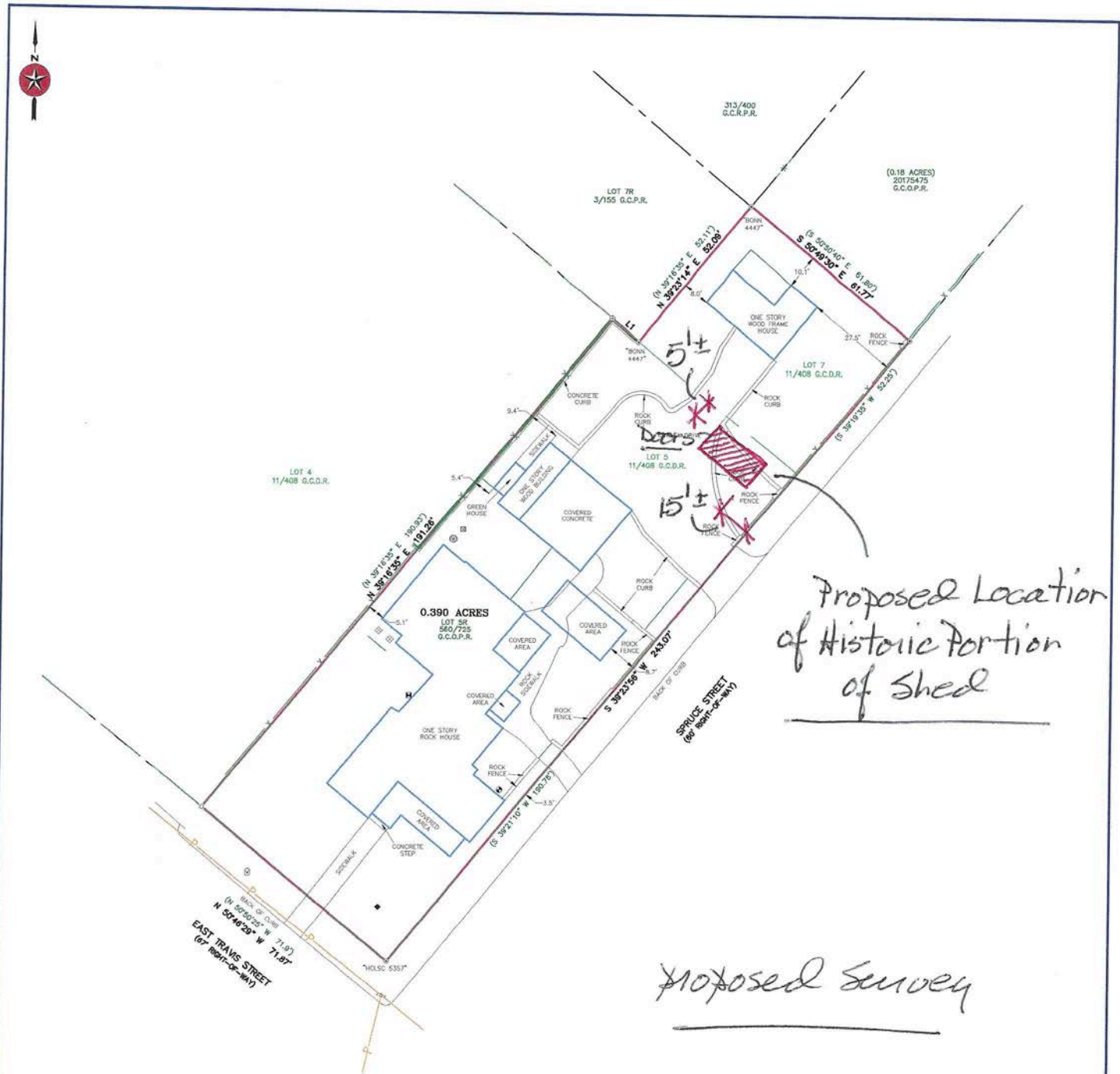
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SCALE: 1" = 20'

REPORTED: JERRY D. KEESE AND EMIL H. KEESE	ACC NO. 15-2745
ADDRESS: 705 EAST BRANT STREET NEW O	CHARGE NO. 404



TITLE SURVEY
D.390 ACRES BEING ALL OF LOT 5R, RESUBDIVISION
OF LOT NO. 5 AND PART OF LOT NO. 7, VANDER
STUCKEN & GOLD'S ADDITION TO THE CITY OF
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS AS
SHOWN ON PLAT RECORDED IN VOLUME 3, PAGE
155 OF THE G.C.P.R.

Fredericksburg Historic Review Board
Application Information

Application Number: 21-113
Date: October 12, 2021
Address: 216 W Schubert
Zoning: R2
Owner: McCrea Restorations
Applicant: Marcus Levin
Rating: Medium
Proposal: re-rate additions to allow for removal rear additions, build new addition, new fencing, rehab windows, siding, replace roof

Request for Certificate of Appropriateness:

The original portion of the historic home will be preserved and fully restored, including the windows, screens and round-top entry awning.

Modification Request to Existing Structure/Site:

1. Re-rating of series of non-historic, non-original additions to the original home to allow for demolition. The tear-drop siding and other historic materials will be salvaged, as possible, and re-used in the project.
2. Re-rating to allow for demolition of outbuilding/garage.
3. Request replacement of front door with a period-authentic door and repair existing screens to add supports.
4. Request replacement of roof with galvalume turned-top (seam ridge) standing seam and 6½ inch seamless galvalume half-round matching gutters.
5. Request replacement of broken concrete front porch.

Proposed New Work:

6. Request approval for 1,024 sq.ft. rear addition to the historic home. Siding will be smooth plaster and Marvin windows will be installed that match light pattern of windows in historic home.
7. Request approval for horizontal cypress fence on north (8 foot) and west (6 foot) boundaries.

Relevant Sections of Historic Preservation Ordinance:

Sec. 23-63. - Demolition/removal....

(b) In addition to the criteria specified in section 23-62, 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 a historic Resource with a rating of "high" or the demolition or removal of a 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 section 23-64, economic hardship, below are met.

(e) The Design Guidelines for the City of Fredericksburg, The Secretary's Standards for Rehabilitation and The Secretary's Guidelines for Rehabilitating Historic Buildings will be used to guide the Board in decisions regarding issuance of a certificate of appropriateness for demolition or removal of a Resource, historic landmark or within the historic district when permitted.

(f) In the case of a demolition 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) Reasonable measures have been taken to relocate the Resource to a new site first within the same property, secondly within the historic district (if applicable), or thirdly to an area that will be enhanced by the Resource or where the goals of this article will be furthered and that the same cannot reasonably be done;

(3) The condition of the Resource building or structure is such that it has been so altered or deteriorated that it has lost its value for promoting the goals of this article, and is no longer significant, and in such event that the condition is not due to demolition by neglect or action of the owner or another related person or entity;

(4) Plans for proposed new construction or other reuse of the property, and their effects on the historical, cultural, social, or architectural identity of the surrounding area will be positive and promote the goals of this article.

Fredericksburg Design Guidelines/Standards

3.2.4 Roofs

(i) Original or historic-age metal roofs should be maintained; if deteriorated beyond repair, match the original dimensions, turned or crimped joints, and ridge capping (SOI Standard 6).

Medium – Required

(n) When replacing failing integrated gutters, using half-round external gutters may help preserve the historic profile of the cornice (SOI Standard 6).

Medium Priority- Appropriate

3.2.8 Windows

New shutters and/or screens may be added in some instances, provided that they generally suit the style and time period of the building, are reversible, and do not damage or obscure historic character-defining features (SOI Standard 9).

Medium Priority- Appropriate

3.2.12 Landscape and Site Features

(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.

Medium Priority- Required

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

Medium Priority-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).

Medium Priority – Required

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.

3.3. Additions

Height and Massing

(d) For rear additions, consider using hyphens, breezeways, insets, or offsets to connect the addition to the historic building differentiating the massing from the original main house. (See fig. 3-48.)

Medium Priority- Recommended

(e) Set back new additions from the historic building so that the historic building retains visual emphasis.

Medium Priority -Required setback a minimum of 15 feet measured from the front (street-facing) wall of the historic building (excluding the porch)

Design

(k) Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building.

Medium Priority - Required if visible from the public ROW

(l) Design new additions to be compatible with the historic building but differentiated enough so that they are not confused as historic or original to the building.

Medium Priority – Required if visible from the public ROW

(m) Balance compatibility with differentiation among the following aspects of the addition's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette.

Medium Priority- Required if visible from public ROW

(n) Contemporary architectural styles are appropriate for additions provided that compatibility is retained among other building aspects; for example, an addition may have a contemporary roof form, fenestration pattern, and style if it maintains a compatible footprint shape, materials, and color palette.

Medium Priority -Required if visible from public ROW

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

Medium Priority - Allowed

(t) Limiting the materials palette for additions to two materials is recommended.

Medium Priority- Recommended

Staff Findings/Recommendation:

1. The rear additions are not historic in nature and do not contribute to the significance of the structure. Staff recommends re-rating and demolition.

2. The garage while historic aged (appears on 1938 Sanborn) it has undergone significant alterations and lacks structural Integrity.

Staff recommends demolition in keeping with HP Ordinance Sec. 23-63. -
Demolition/removal (d) and (f) 1 & 2

3. The current door is not original. The proposed is more period appropriate. Staff recommends approval. The screens are in need of repair. One intact screen has a more decorative pattern that the applicant would like to replicate. Since it already exists it can be re-created for other windows as it is period appropriate for the style and age of the house.

4. The proposed metal roof replacement is an appropriate material and style. Staff recommends approval based on section 3.2.4 Roofs

5. Repairing existing material on the porch is appropriate. 3.2.5 Porches
6. The proposed addition is sufficiently compatible and differentiated with material and fenestration, roof and footprint as required by section 3.3 Additions of the Design Guidelines.
7. Vertical wood fences are common in the historic district. 6' is the tallest unless a noxious use is being screened. Staff recommends a vertical wood fence instead of horizontal fence that does not intrude into the front yard. This recommendation is on keeping with Design Guidelines/Standards Section 3.2.12 Landscaping & Site Features.



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	216 West Schubert St	Date Submitted	512-468-1313
Owner name:	McCrea Restorations, LLC	Phone #	210-310-4133
Owner Address:	216 West Schubert St		
Authorized Applicant:	Marcus Lavin	Phone #	210-310-4133
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.	Applicant E-mail: lavinconstructionservices@gmail.com		
	Desired Start Date:	October 13, 2021	
	Desired Completion Date:	April 13, 2022	

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)

See attached pages

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: High Medium	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.

Certificate of Appropriateness Application

Subject Property: 216 West Schubert St

Application Date: 09/29/2021

Zoning: R2 (surrounded by high occupancy str's)

Owner: McCrea Restorations, LLC

Authorized Applicant: Marcus Lavin, Lavin Construction Services

General Description of Work:

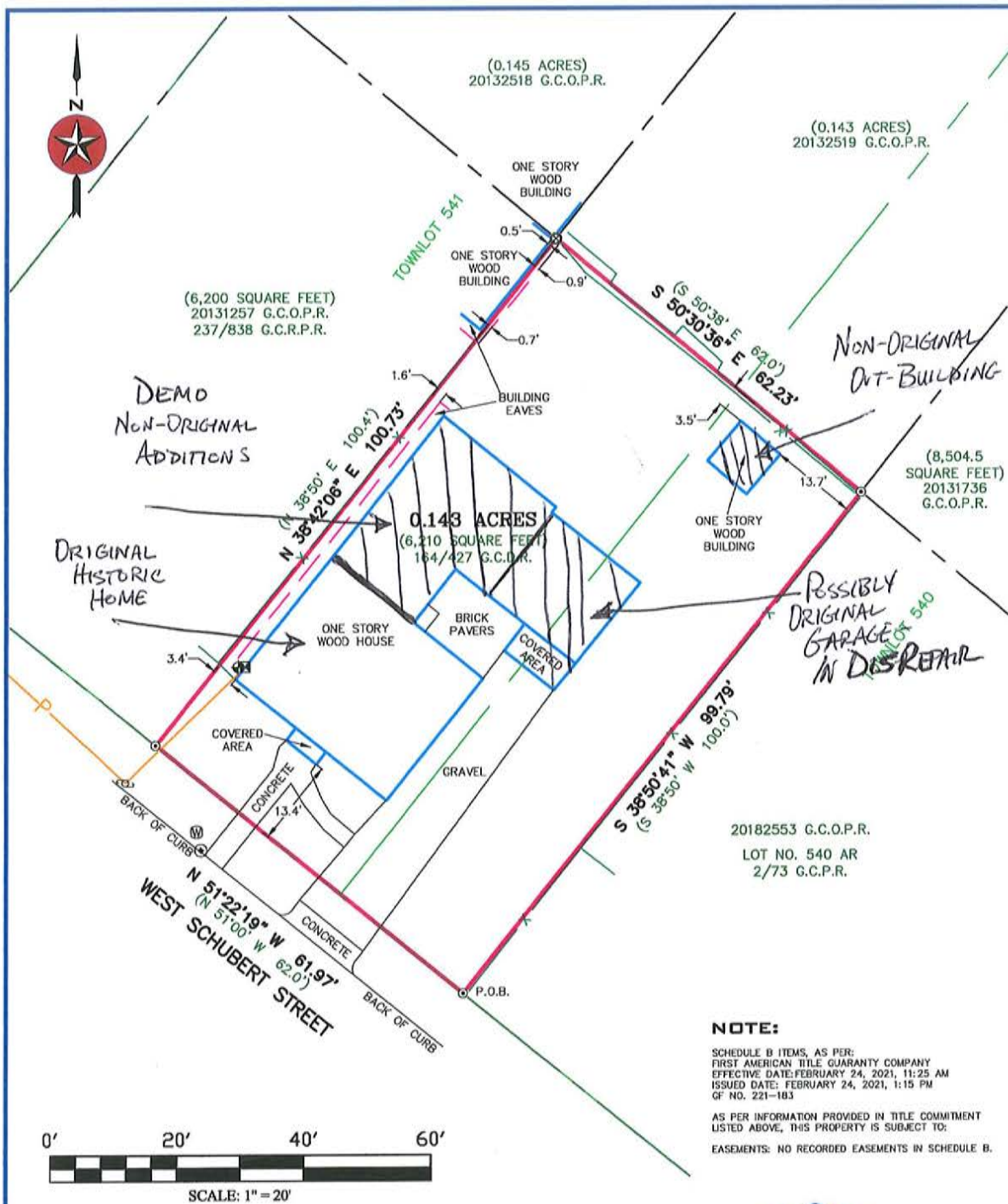
The original portion of the historic home will be preserved and fully restored, including the windows, screens and round-top entry awning. The historic siding will be preserved, repaired and re-painted with Benjamin Moore—Dove White. The non-original door will be replaced with a historically accurate front door. There will be a rear addition to the original home with same height (or below) roof lines. Additional off-street parking will be added. Horizontal cypress board fence will be constructed on north & west sides.

Modification Request to Existing Structure/Site:

1. Request demolition of the series of non-historic, non-original additions to the original home.
 - a. As seen from the attached photos, there was a series of additions over the years to the original historic home. Although older materials were sometimes incorporated in the various additions, the underlying materials, as a whole, suggest building dates in last few decades.
 - b. None of the additions were well-designed nor well-built, and all of the additions are unsafe/dangerous and do not/cannot restored to meet existing codes.
 - c. The foundation of what appears to have been an axillary structure is completely cracked through and cannot be salvaged, preserved or restored. In addition, its removal will enable off-street parking away from the street.
 - d. The tear-drop siding and other historic materials will be salvaged, as is possible, and re-used in the project.
2. Request demolition of the non-historic, non-original outbuilding.
 - a. Once again, older materials (tear-drop siding) was mixed in to build a fairly recent structure on the property. The foundation of the structure is only concrete blocks.
 - b. The studs and other materials reveal that it is not a historic/original structure.
 - c. The historic materials will be salvaged, as is possible, and re-used in the project.
3. Request replacement of front door with a period-authentic door and repair existing screens to add supports.
4. Request replacement of roof with galvalume turned-top (seam ridge) standing seam and 6½ inch seamless galvalume half-round matching gutters.
5. Request replacement of broken concrete front porch.

Proposed New Work:

1. Request approval for 1,024 sq.ft. rear addition to the historic home. Siding will be smooth plaster and Marvin windows will be installed that match light pattern of windows in historic home.
2. Request approval for horizontal cypress fence on north (8 foot) and west (6 foot) boundaries.



NOTE:

SCHEDULE B ITEMS, AS PER:
FIRST AMERICAN TITLE GUARANTY COMPANY
EFFECTIVE DATE: FEBRUARY 24, 2021, 11:25 AM
ISSUED DATE: FEBRUARY 24, 2021, 1:15 PM
OF NO. 221-183

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT
LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

EASEMENTS: NO RECORDED EASEMENTS IN SCHEDULE B.

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.
4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."

LEGEND:

BOUNDARY LINE	● POINT	PEDESTAL	MAILBOX
ADJOINER LINE	○ 1/2" IRON ROD FOUND	UTILITY POLE	SEWER MANHOLE
SURVEY LINE	○ 1/2" IRON ROD SET	GUY	SEWER CLEANOUT
BURIED UTILITY LINE	⊕ 3/8" IRON ROD FOUND	ELECTRIC METER	SEPTIC TANK
OVERHEAD UTILITY LINE	✱ IRON PIPE FOUND	BURIED CABLE SIGN	WATER WELL
FENCE	△ 1200 NAIL FOUND	GAS METER	WATER METER
PIPE FENCE CORNER POST FOUND	⊙ NAIL SET	AIR CONDITIONER	FIRE HYDRANT
WOOD FENCE CORNER POST FOUND	◆ CONCRETE MONUMENT FOUND	AS MARKED	AS MARKED
U.E. - UTILITY EASEMENT	⊕ BENCH MARK		
B.L. - BUILDING SETBACK LINE			
G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS	G.C.O.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS		
G.C.D.R. - GILLESPIE COUNTY DEED RECORDS	G.C.R.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS		



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON FEBRUARY 22, 2021; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

Abraham J. Leamons
ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

02-24-2021
DATE



SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG

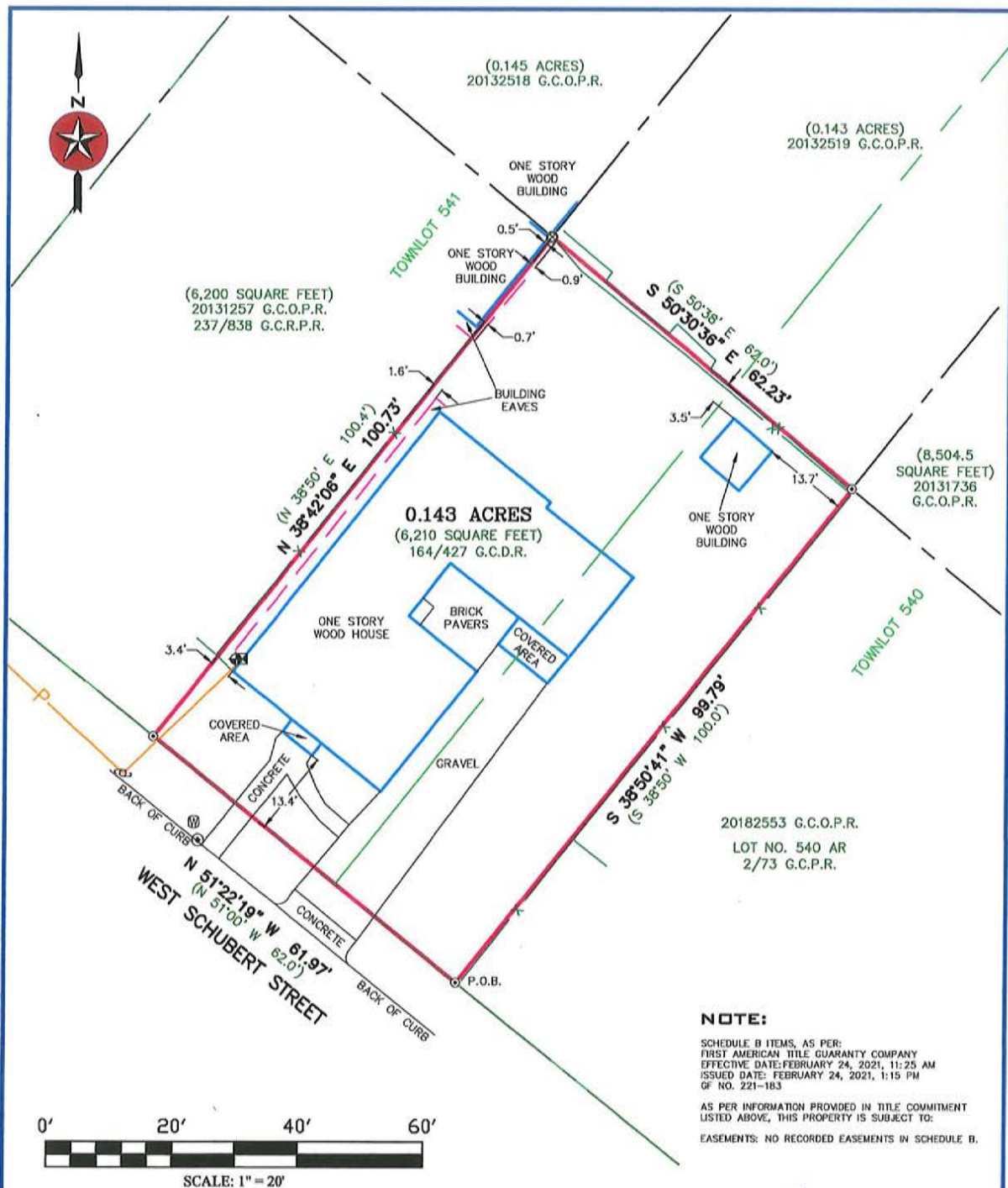
P.O. Box 528 Mason, TX 76856 | 325-347-7489
P.O. Box 1504 Fredericksburg, TX 78624 | 830-383-1211
Firm #10193966 | www.searchersllc.com

TITLE SURVEY

0.143 ACRES BEING A PORTION OF TOWNLOT 541 AND A PORTION OF TOWNLOT 540 AS SHOWN ON THE MAP OF FREDERICKSBURG AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS.

REFERENCE: MCCREA RESTORATIONS, LLC
ADDRESS: 216 WEST SCHUBERT ST. REV. 0

JOB NO. 21-4761
DRAWN BY: NJA



SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.
4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."

LEGEND:

BOUNDARY LINE	● POINT	PEDESTAL	MAILBOX
ADJOINER LINE	○ 1/2" IRON ROD FOUND	UTILITY POLE	SEWER MANHOLE
SURVEY LINE	○ 1/2" IRON ROD SET	GUY	SEWER CLEANOUT
BURIED UTILITY LINE	⊕ 3/8" IRON ROD FOUND	ELECTRIC METER	SEPTIC TANK
OVERHEAD UTILITY LINE	✱ IRON PIPE FOUND	BURIED CABLE SIGN	WATER WELL
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PIPE FENCE CORNER POST FOUND	⊙ NAIL SET	AIR CONDITIONER	FIRE HYDRANT
WOOD FENCE CORNER POST FOUND	◆ CONCRETE MONUMENT FOUND	AS MARKED	AS MARKED
U.E. - UTILITY EASEMENT	⊕ BENCH MARK		
B.L. - BUILDING SETBACK LINE			
G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS			
G.C.D.R. - GILLESPIE COUNTY DEED RECORDS			



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON FEBRUARY 22, 2021; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

Abraham J. Leamons
ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

02-24-2021
DATE



SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG

P.O. Box 528 Mason, TX 76856 | 325-347-7489
P.O. Box 1504 Fredericksburg, TX 78624 | 830-383-1211
Firm #10193966 | www.searchersllc.com

TITLE SURVEY

0.143 ACRES BEING A PORTION OF TOWNLOT 541 AND A PORTION OF TOWNLOT 540 AS SHOWN ON THE MAP OF FREDERICKSBURG AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS.

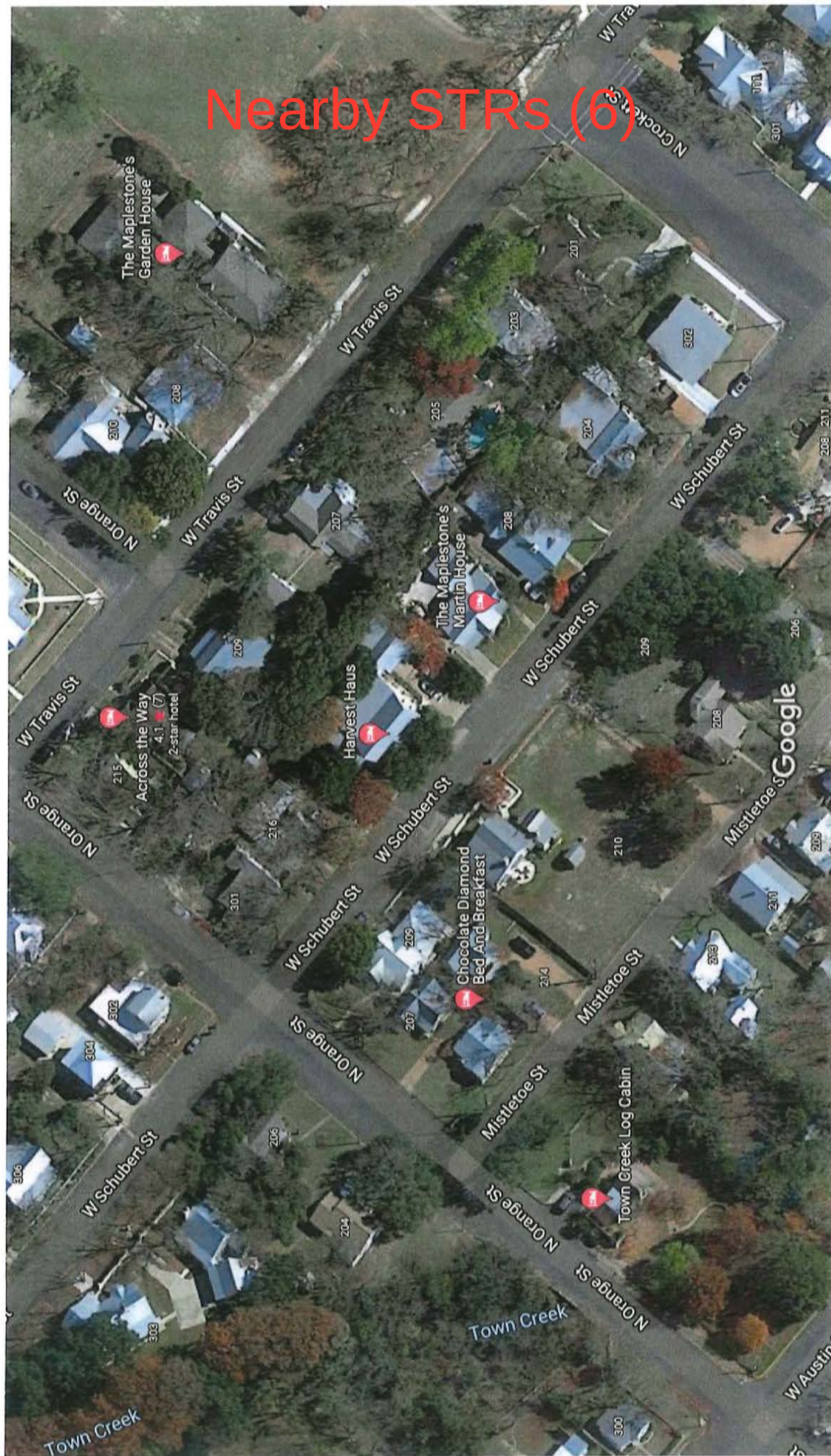
REFERENCE: MCCREA RESTORATIONS, LLC

JOB NO. 21-4761

ADDRESS: 216 WEST SCHUBERT ST., REV. 0

DRAWN BY: NJA

Nearby STRs (6)



Street View







Multiple Previous
Additions

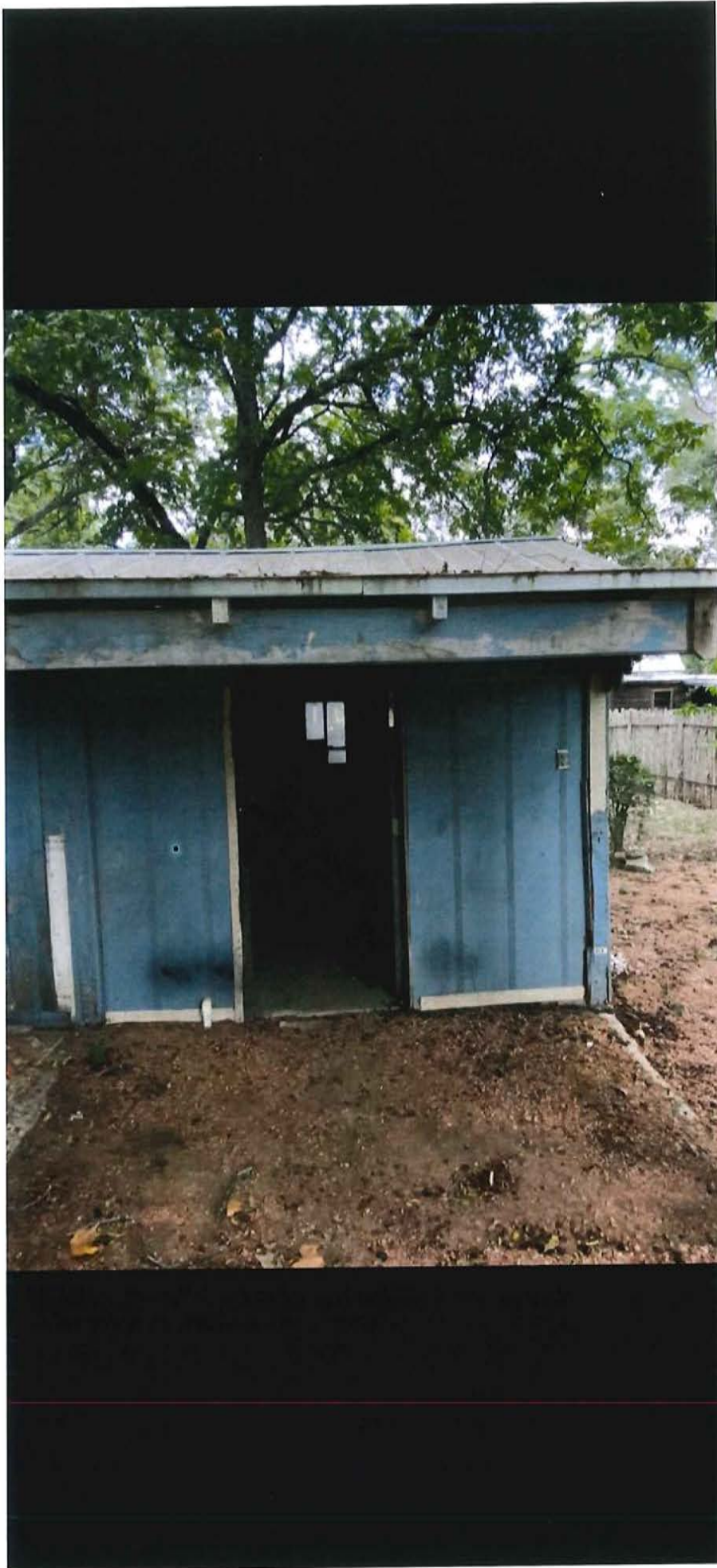


Needs re-Design



Different building materials





Cracked Foundation





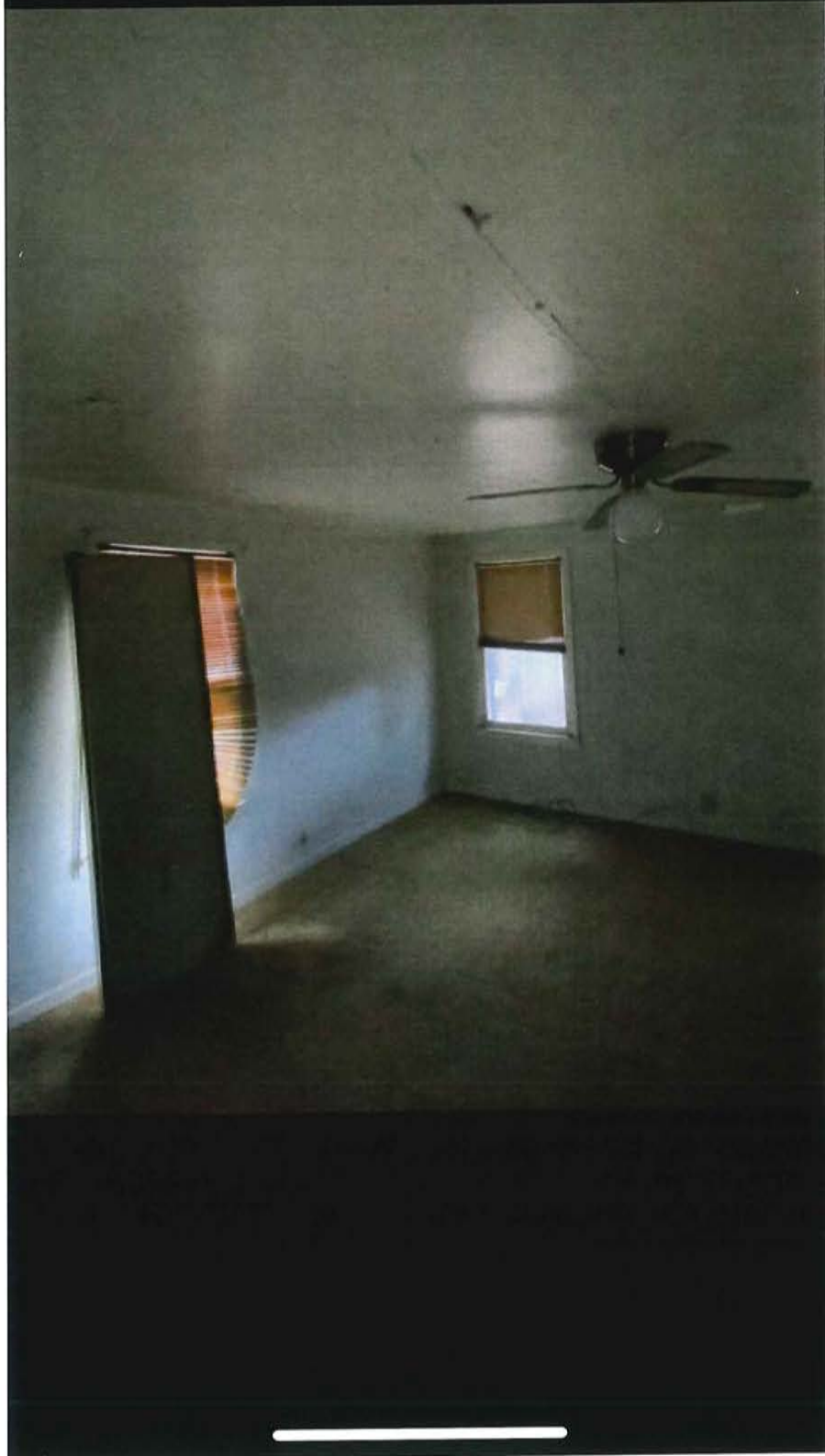
Multiple Additions

Poor Construction Quality

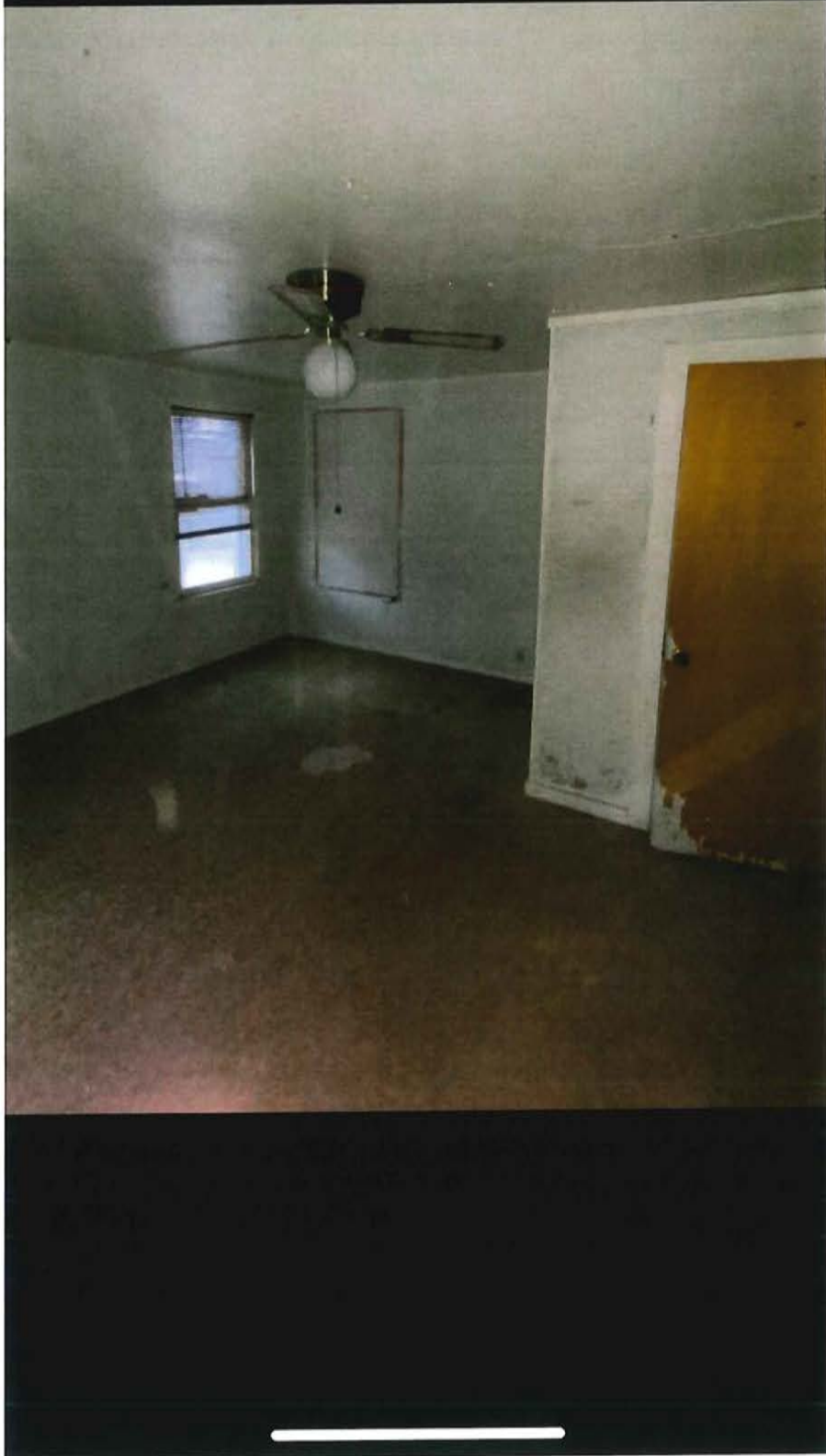


Exposed
Electrical in
Shower

Cracked Ceilings



Cracked Ceilings



Cracked Ceilings



Original Screen





Proposed Historic Door

Cor

Olde Good Things

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Vintage Fan Shaped Panes Swinging Entry Door 78.75 x 35

\$450.00 Sold

SKU: P258919

- [? Ask a Question](#)
- [✉ Send to Friend](#)
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Dark tone wooden entry door with four fan shaped lites at the top and four wood panels. The original hardware is included.

[Additional information](#)

[Shipping](#)

[Returns](#)

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID

18

Address

216 W. Schubert

Parcel Number

21645

GCAD Valuation (as of 2017; where available)

\$159,680

Year Built

1920

Year Altered

Area

Outside Historic District

Historic District

No

Recommendation

Priority

Medium

Assessment

Typical example of a distinctive building plan that has suffered minor or no alterations.

2002 Photo



Photo Information & Notes

Image Name

0018_1.JPG

Photo References

0018_*.jpg

Notes

Resource's garage has been attached to its rear façade.

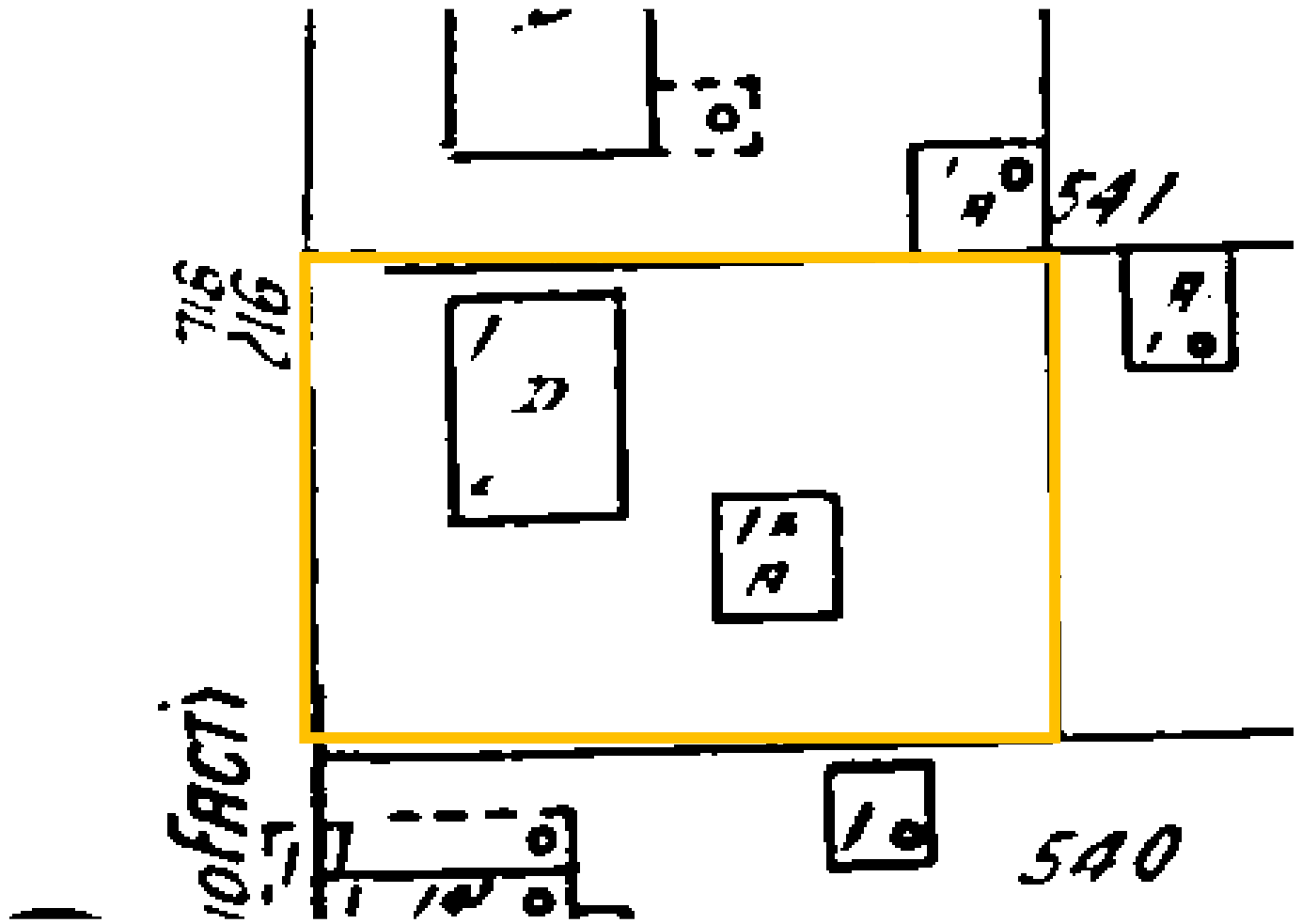
2002 SURVEY DATA (continued)

Property Description

Function	Domestic: Single-Family	No of Stories	1
Style	Craftsman	Construction	wood-frame
Plan	bungalow	Foundation	pier and beam
Exterior Walls	wood siding	Roof	gable
Porches	entry	Windows	double-hung wood sash
Outbuildings	shed	Doors	single-leaf door
Alterations	addition		

1983 SURVEY DATA

1983 Survey Site No	738	1983 Survey Ranking	3
1983 Photo References			



216 W Schubert in 1938 Sanborn map with no rear additions.

Garage detached.

Fredericksburg Historic Review Board
Application Information

Application Number: 21-114
Date: October 12, 2021
Address: 108 E Schubert
Zoning: R2
Owner: Peter & Jant Smith
Applicant: Stan Klein
Rating: high
Proposal: remove non historic addition, build new addition,
new garage/accessory dwelling unit

Request:

The applicant is requesting a Certificate of Appropriateness for the following:

A. The 2012 addition will be removed and a new addition will include a new kitchen, dining, living, master bedroom suite and two porches. The new addition will be off set at the historic home with the main portion of the addition set back w/limited detail, stucco/plaster finish, standing seam metal roof and a large use of large windows to provide transparency for the new addition.

B. A new 2 story structure with garage on the bottom floor and ADU on 2nd floor will be added to rear back portion of the property. The new garage will have the same finish as the addition.

The historic home will not change.

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.3. Additions

Height and Massing

(c) For side additions, use hyphens to connect the addition to the historic building while minimizing the impact on adjoining historic building fabric. The side addition should be pushed back as far as possible so as to retain the original side elevation. (See fig. 3-47.)

High Priority -Side additions not allowed unless a rear addition is not feasible.

(d) For rear additions, consider using hyphens, breezeways, insets, or offsets to connect the addition to the historic building differentiating the massing from the original main house. (See fig. 3-48.)

High Priority- Recommended

(e) Set back new additions from the historic building so that the historic building retains visual emphasis.

High Priority -Required set back behind historic rear wall

Design

(k) Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building.

High Priority -Required Required if visible from the public ROW

(l) Design new additions to be compatible with the historic building but differentiated enough so that they are not confused as historic or original to the building.

High Priority - required

(m) Balance compatibility with differentiation among the following aspects of the addition's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette.

High Priority- Required

(n) Contemporary architectural styles are appropriate for additions provided that compatibility is retained among other building aspects; for example, an addition may have a contemporary roof form, fenestration pattern, and style if it maintains a compatible footprint shape, materials, and color palette.

High Priority -Required

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- Required

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 -Required if visible from the public ROW

(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 -Required

(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 -Required

Staff Findings/Recommendation:

The lot is large 100' x 200' town lot with frontage on both E Travis and E. Schubert. The current rear addition, with a 938 sf footprint, was built in 2012. The historic house footprint is 640 sf. The proposed addition measures 2,458 sf. The connection point of the new addition will be slightly inset from the current addition. It will be appropriately compatible and differentiated from the historic with the majority of the front facing utilizing large panes of glass. The layout allows the large trees to remain and will help screen the new addition. The new addition will be visible from the street, but given the orientation of the historic building to the far west side of the lot it is appropriate to have the addition extend to the east but setback from the original. Staff recommends approval based on the above cited sections of the Fredericksburg Historic District Guidelines and Standards for Additions.

The new garage and 2nd floor accessory dwelling unit will not impact the high rated structure and meets the requirements for Accessory Dwelling Units as cited above. Staff recommends approval.

Case Comments:



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 108 E. Schubert Street Date Submitted 9/28/21
Owner name: Peter & Janet Smith Phone # (713) 899-1029
Owner Address: 108 E. Schubert St., Fredericksburg, TX
Authorized Applicant: Stan Klein, AIA, NCARB Phone # (830) 456-6018

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

Applicant E-mail: stankleinarchitect@gmail.com

Desired Start Date: November 2021

Desired Completion Date: TBD

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)

Existing historic home will not change. The 2012 addition will be removed and a new addition will include a new kitchen, dining, living, master bedroom suite and two porches. A one and one/story garage and storage room/apartment will be added to rear back portion of the property. The new addition will be off set at the historic home with the main portion of the addition set back w/ limited detail, stucco/plaster finish, standing seam metal roof and a large use of windows to provide transparency for the new addition. The new garage will be finish the same as the new add.

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 # 21-114

Year Built:

Eligible for Administrative Approval Yes X No

Zoning: R2

Historic Review Board Meeting Date October 12, 2021

Application Fee \$10 COA#

Survey Rating: High

HRB Fee \$40 paid

Medium

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.



Existing View from Schubert Street



Proposed Addition view from Schubert Street



Proposed view from Street

New Addition to the Historic Charles Jung House
for
Peter & Janet Smith
108 E. Schubert St., Fredericksburg, TX



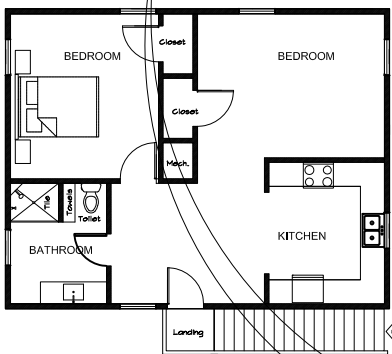


EAST TRAVIS STREET

S 51°31'47" E 100.07'

FRONT YARD SETBACK

New Garage Apartment



SECOND FLOOR PLAN

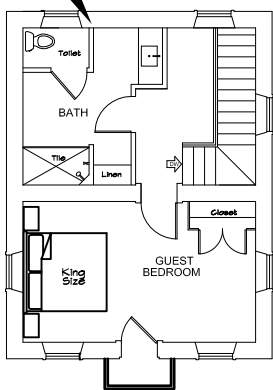
1/16" = 1'-0"

Existing Stone enclosure for Mech. Equipment to remain.

Outline of 2012 addition, 938 sf to be removed

New Addition

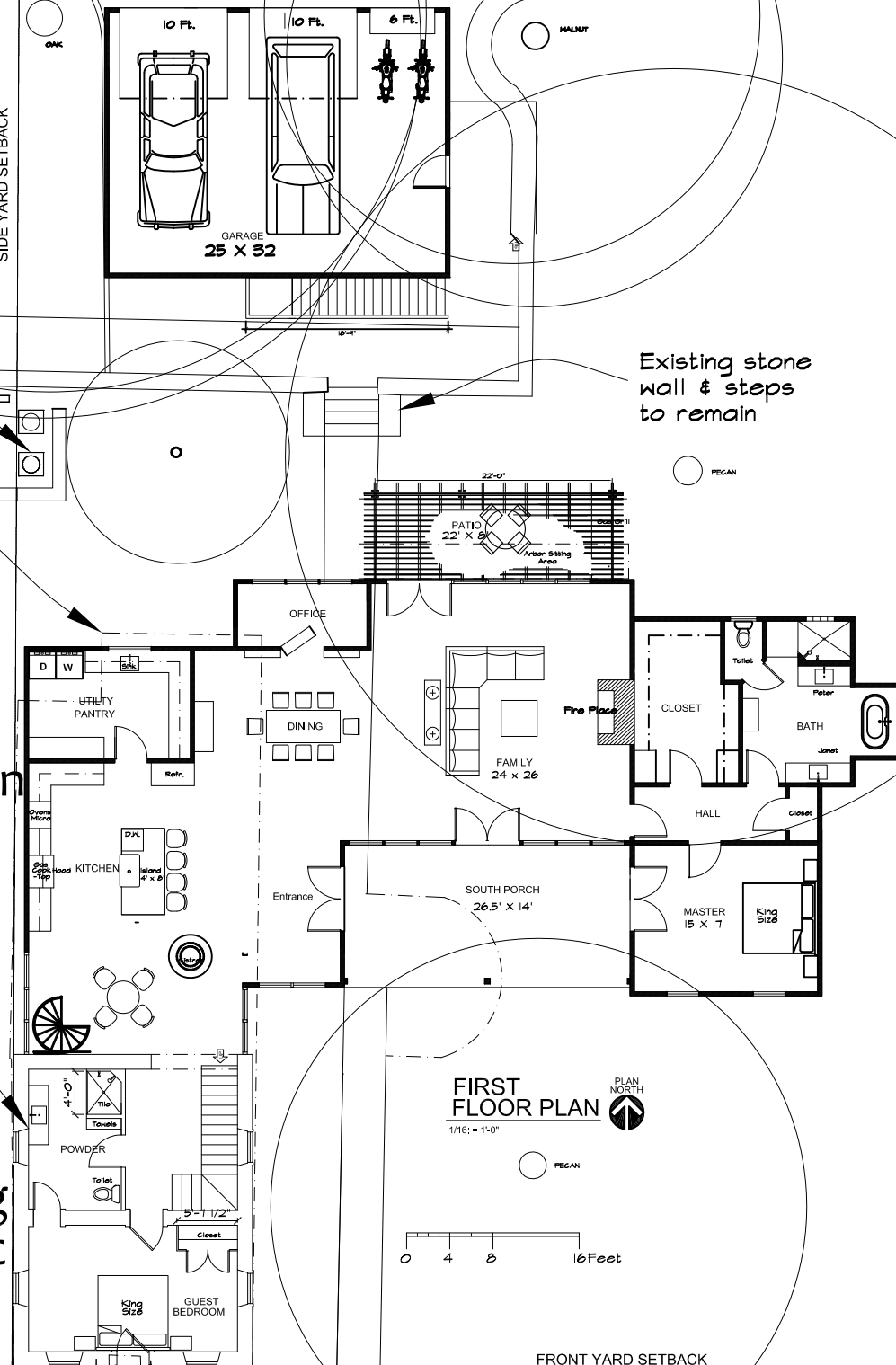
Existing two story historic home



SECOND FLOOR PLAN

1/16" = 1'-0"

Existing Historic House



FIRST FLOOR PLAN

1/16" = 1'-0"

0 4 8 16 Feet

FRONT YARD SETBACK

N 51°16'31" W 99.57'

S 39°05'40" W 201.37'

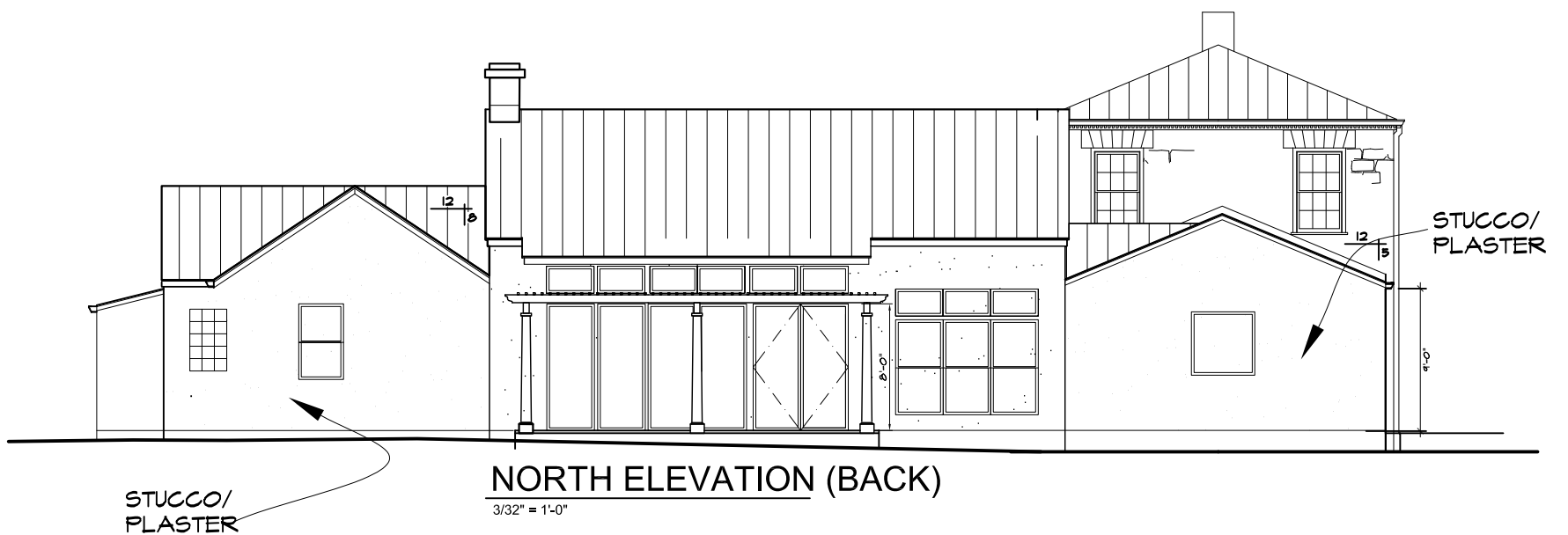
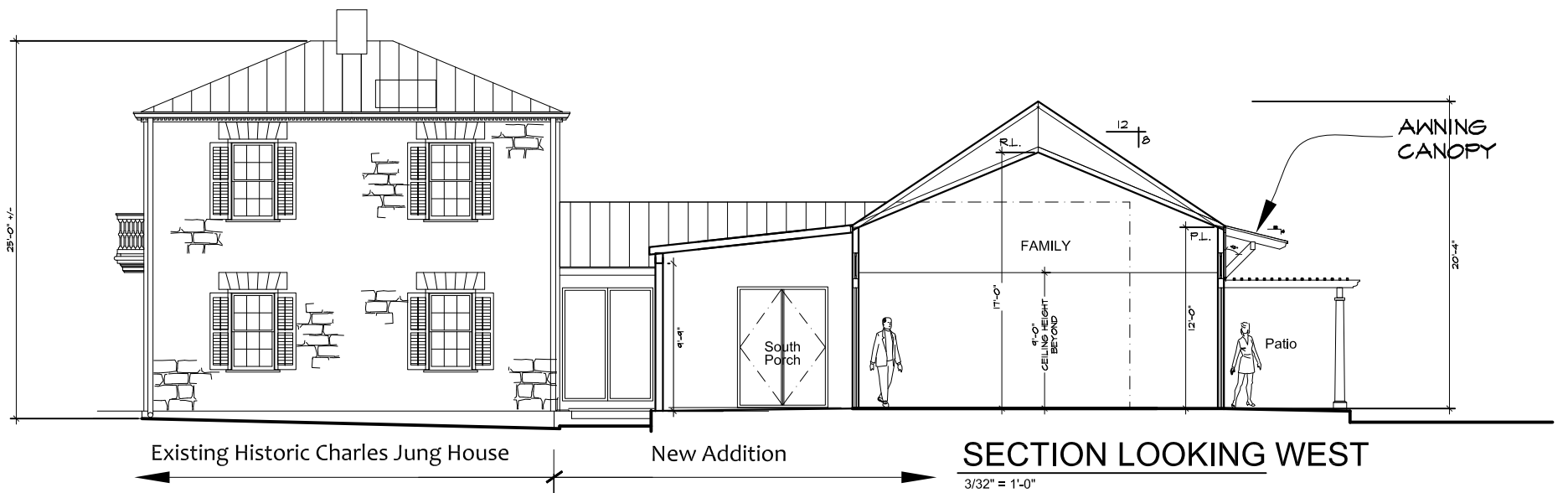
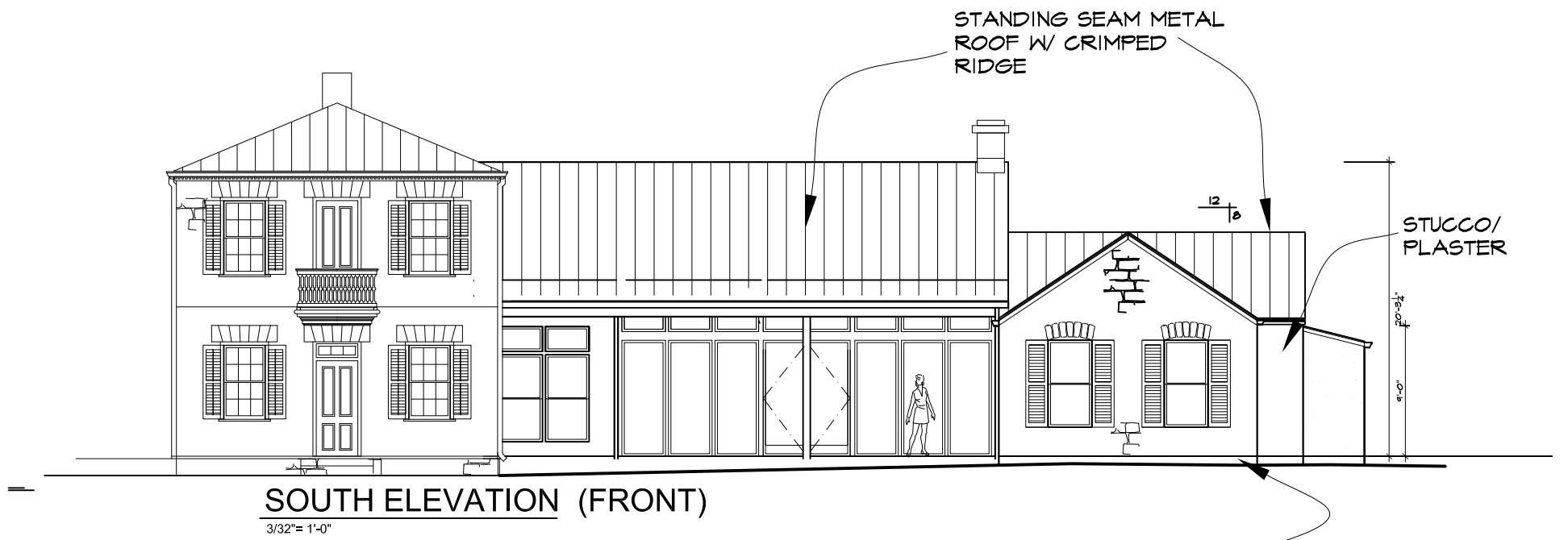
New Addition - Historic Charles Jung House
for

Peter & Janet Smith

108 E. Schubert St., Fredericksburg, TX

EAST SCHUBERT STREET

EXISTING 1ST FLOOR	640 SF
EXISTING 2ND FLOOR	640 SF
PROPOSED NEED ADDITION	2458 SF
PROPOSED PORCH	432 SF
PROPOSED GARAGE	800 SF
PROPOSED GARAGE APT.	800 SF

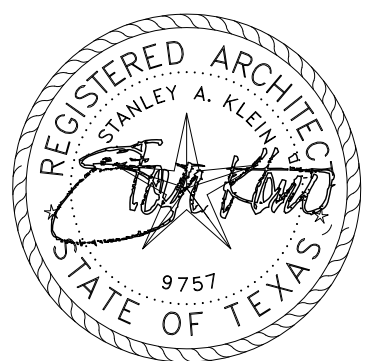


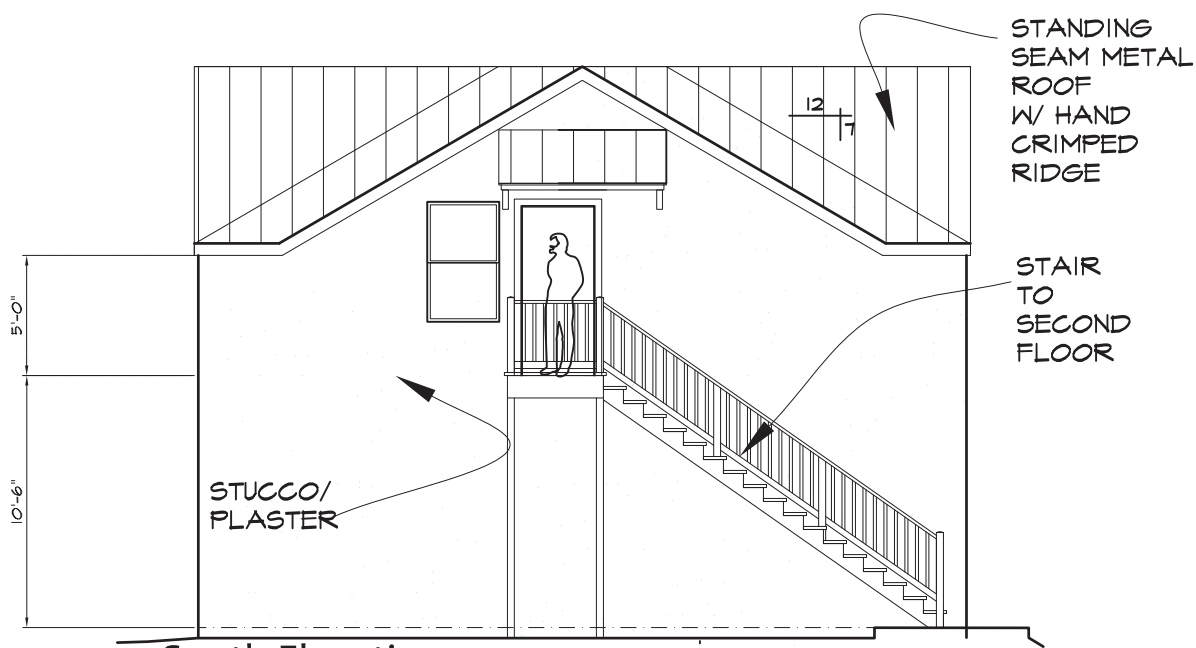
New Addition - Historic Charles Jung House
for
Peter & Janet Smith
108 E. Schubert St., Fredericksburg, TX

EXTERIOR COLOR

STUCCO/PLASTER
Light Sand (blend with light stone)

PAINTED WOOD TRIM & WINDOWS
Soft Cream (Light tan)



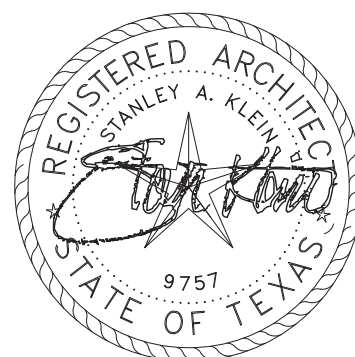


South Elevation

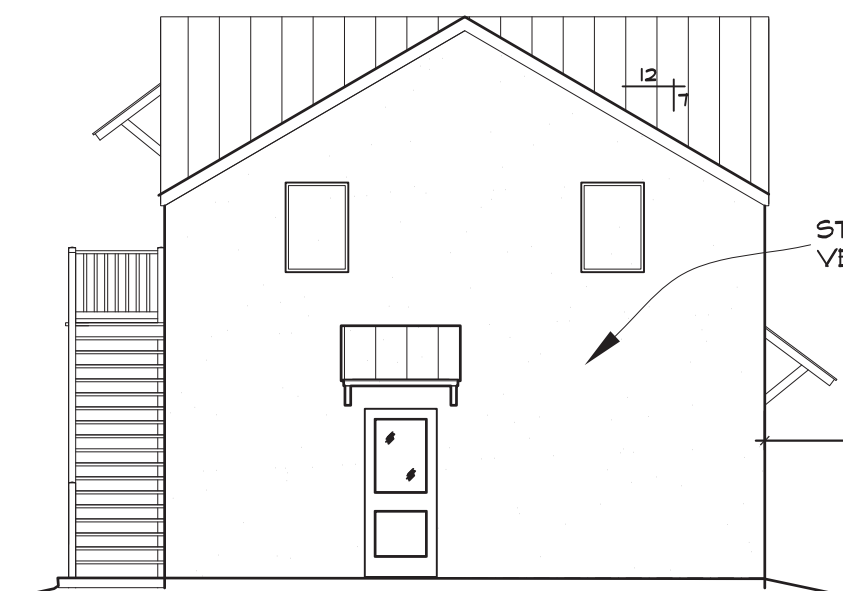
1/16" = 1'-0"

Proposed Garage/Apartment

108 E. SCHUBERT ST., FREDERICKSBURG, TEXAS

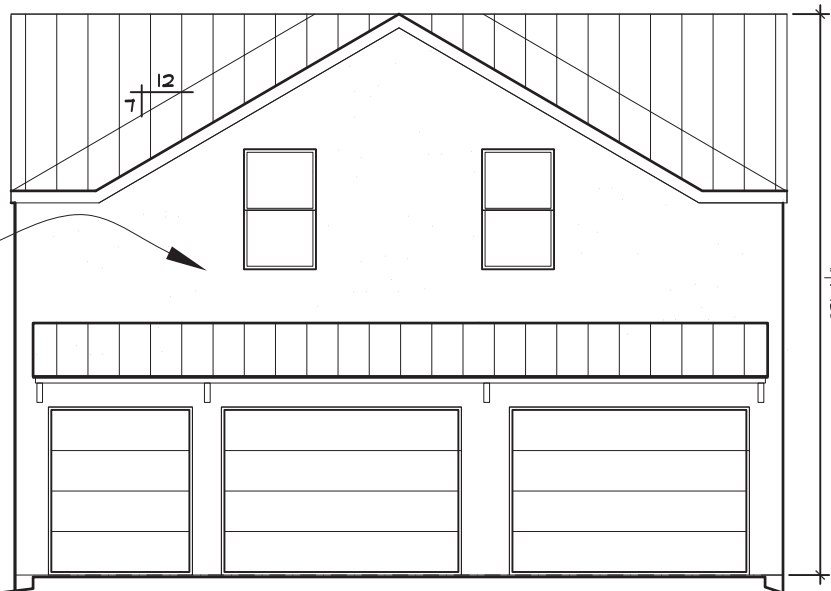


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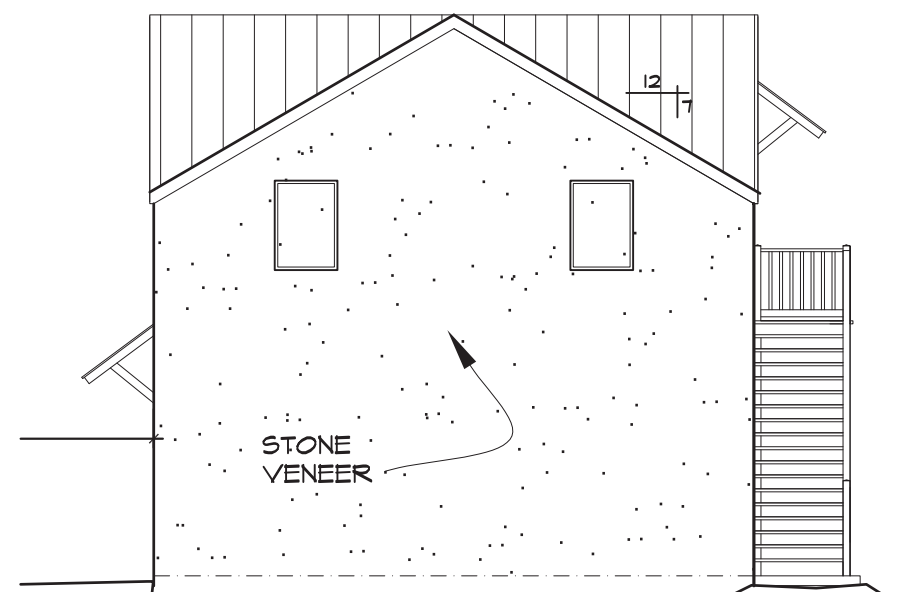
East Elevation

1/16" = 1'-0"



North Elevation

1/16" = 1'-0"



West Elevation

1/16" = 1'-0"



Existing Southeast view



Existing SE view of 2012 Additon

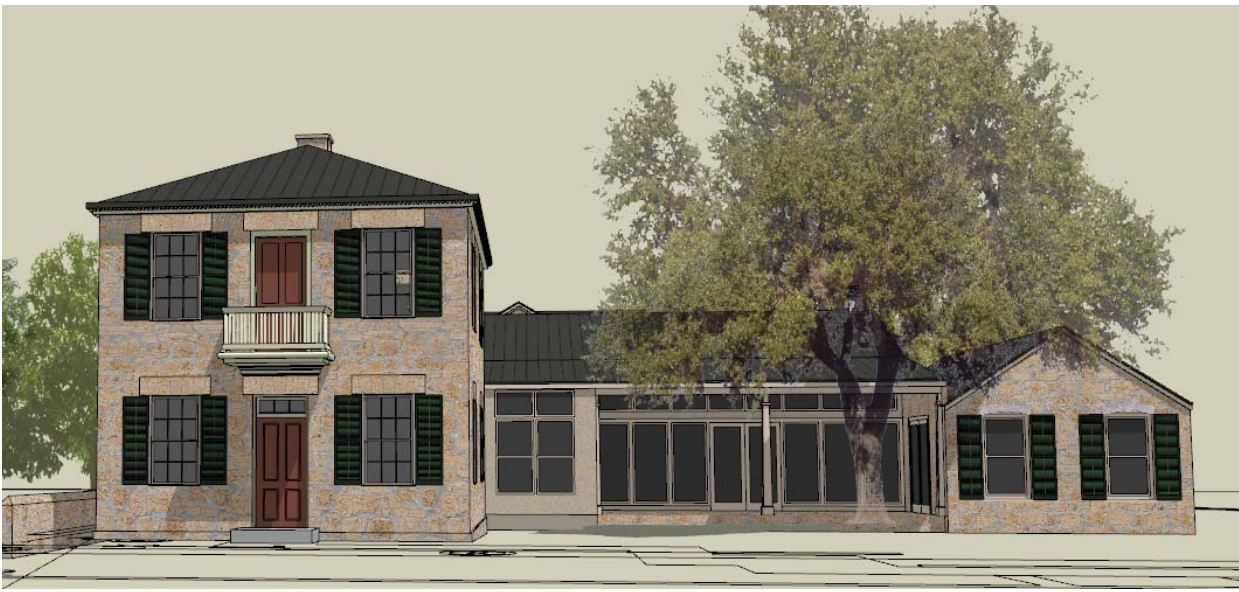


Existing NE view of 2012 Additon

New Addition - Historic Charles Jung House
for

Peter & Janet Smith

108 E. Schubert St., Fredericksburg, TX



Proposed Model South View



Proposed Southeast View



Schubert Street View



Northeast rear yard View



Existing Travis Street View



Northeast birdseye View

New Addition - Historic Charles Jung House
for
Peter & Janet Smith
108 E. Schubert St., Fredericksburg, TX

Fredericksburg Historic Review Board
Application Information

Application Number: 21-116
Date: October 12, 2021
Address: 306 W Travis
Zoning: R2
Owner: Janis & Mark Reis
Applicant: Janis Reis
Rating: Low
Proposal: construct 5 new houses

Request:

The applicant is requesting a Certificate of Appropriateness to:

1. Build 5 new 3-bedroom houses (STRs) with similar footprint and design/style with front porches, Hardie-plank siding, shingle roofs, stone accent pieces, measuring 26'10" at the ridge

Relevant Sections of Fredericksburg Historic District Design Guidelines/Standards:

3.4.1 Lot Coverage

Preservation

- (a) Avoid removing historic resources or landscape features in order to construct a parking area, new accessory building, or new landscape feature (SOI Standard 2).

High Priority	Medium Priority	Low Priority
Required	Required	Required

Site Layout

- (b) Consider the complex types prevalent among contributing properties on the block based on *Section 2.3*. Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex type(s).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

- (c) Consider maintaining historic-site development patterns for the relevant complex type discussed in *Section 2.3*; for example, residential rear yards should maintain a central

open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(d) Appropriate setbacks from the property lines must be consistent with the surrounding context: for new residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning. (Refer to the map in *Appendix C*.)

High Priority	Medium Priority	Low Priority
Required	Required	Required

(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

(f) The maximum lot coverage allowable will not exceed the base zoning. Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines [standard 3.4.1(d)] and setbacks from historic primary buildings on the property [standard 3.4.1(e)].

High Priority	Medium Priority	Low Priority
Required	Required	Required

(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

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.

3.4.2.1. New Residential Construction

(a) Follow residential guidelines for all new construction within historically residential sections of the historic district, regardless of use or zoning. (Refer to the map in *Appendix C*.)

(d) Protect large trees and other significant landscape features from damage during construction, as well as delayed damage due to root compaction or chemical spills during construction activities.

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

(g) Appropriate heights for new infill construction depend on the surrounding context at the front of the new building; however, new buildings may gain height toward the back: if more than 50 percent of the contributing resources on the block are two-stories, then the front portion of the new construction may rise to two stories; if less than 50 percent, then front must be one story and any two-story portion must be set back 15 feet behind the front wall (excluding the porch). Heights are measured from the grade plane to the mid point on the roof.

(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).

Design

(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*).
- (n) Avoid using a historical style not found among the contributing main houses in the district.
- (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*).
- (p) Exterior walls, roof features, and window/door openings should authentically communicate the structural system of the new construction. Application of false structural elements is discouraged. The size and placement of window and door openings should accurately correspond to the bays of the structural system. Lintels should reflect the structural system.
- (q) Revealing structural elements—like true load-bearing posts and beams—is encouraged.

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

1. The current house at 306 W Travis was approved for demolition at the August 2021 HRB Meeting. The design of the proposed new structures meets the design standards for materials, differentiation/compatibility of style and form with a front porch and traditional design features as cited above. The parking is appropriately placed at the back of the lot and the design retains many large trees. The site plan/lot coverage is a deviation from the traditional building pattern on the block. Staff recommends approval of 4 structures to retain sufficient open space and allow enough room between structures. This recommendation is in keeping with Fredericksburg Historic District Design Guidelines/Standards (see page 3-52 for visuals regarding site development patterns/open space).

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

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TRAVIS STREET PERSPECTIVE

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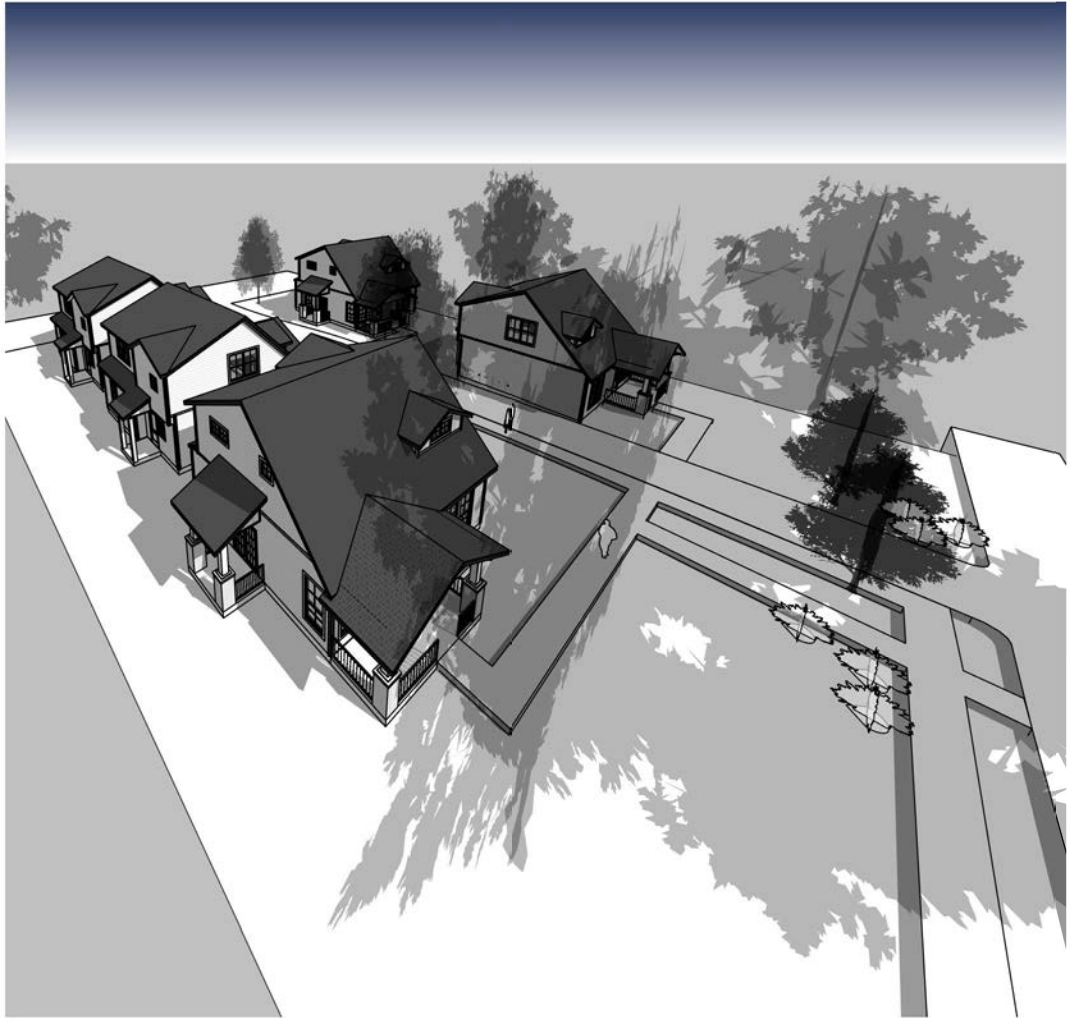
REAR PERSPECTIVE

FOR ILLUSTRATION PURPOSES ONLY



FRONT SIDE PERSPECTIVE

FOR ILLUSTRATION PURPOSES ONLY



BIRDS EYE VIEW

FOR ILLUSTRATION PURPOSES ONLY

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SHELTON /
REIS

306 W. TRAVIS
LOT 3R, BLK 2
FREDERICKSBURG, TX

3D

#1 OF 8

2-1204

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STREETSCAPE

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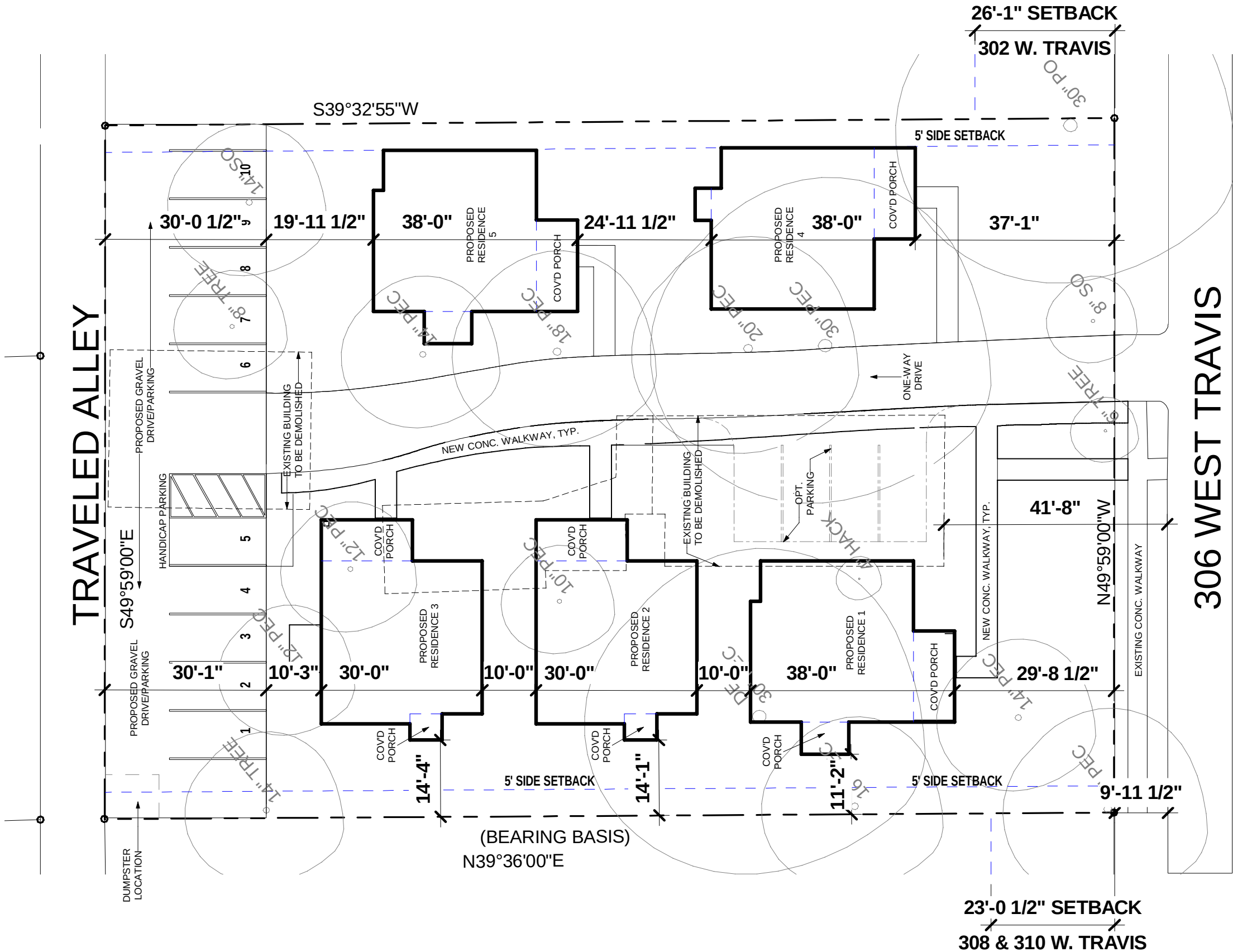
306 W. TRAVIS
LOT 3R, BLK 2
FREDERICKSBURG, TX

STREETSCAPE

#2 OF 8

2-1204

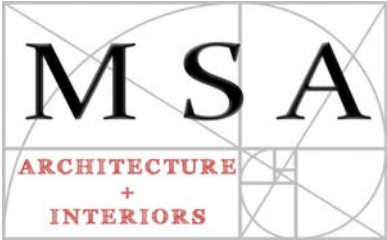
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1 SITE PLAN
1" = 20'-0"

NOTE: ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS

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SITE PLAN

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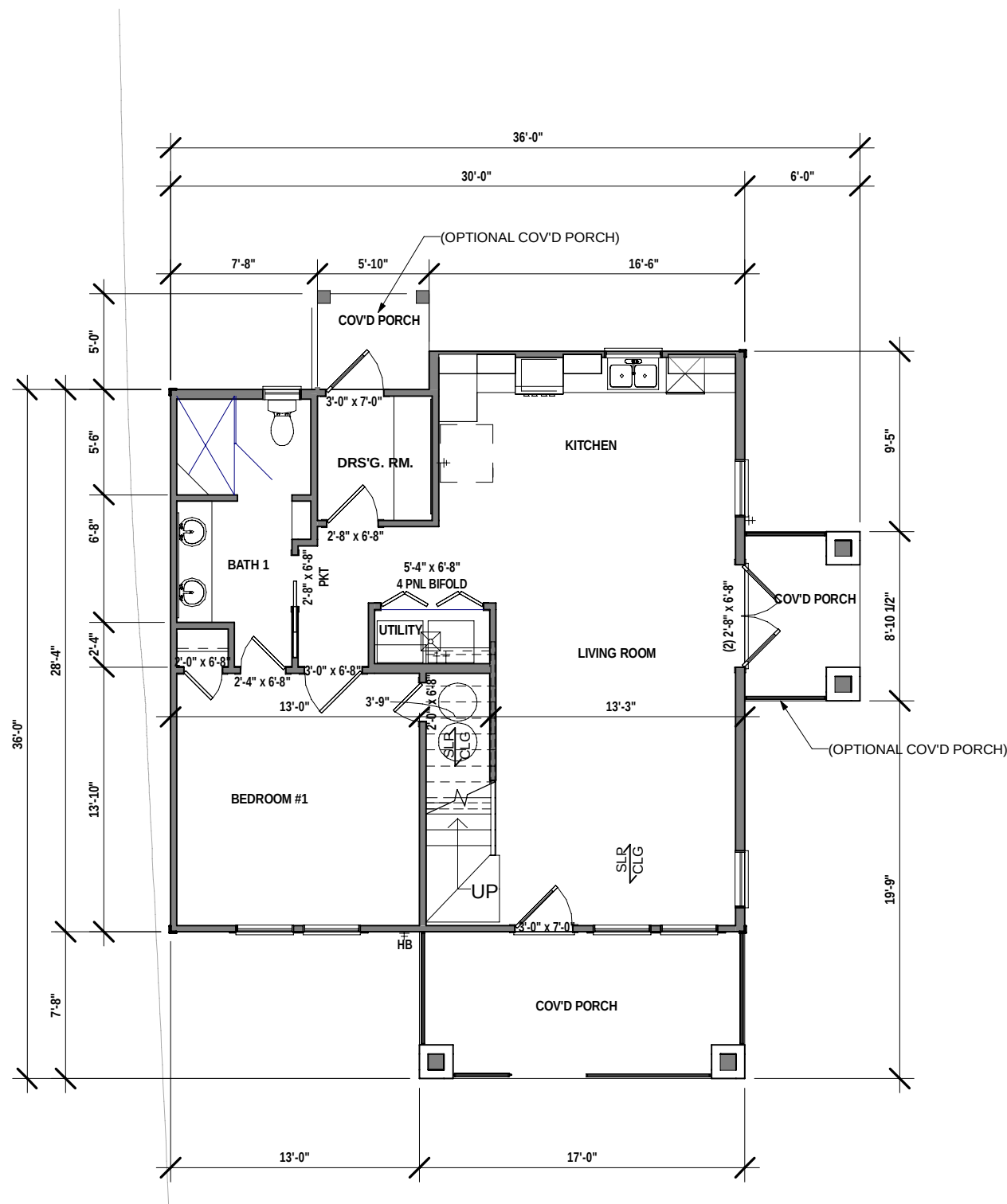
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FIRST FLOOR PLAN

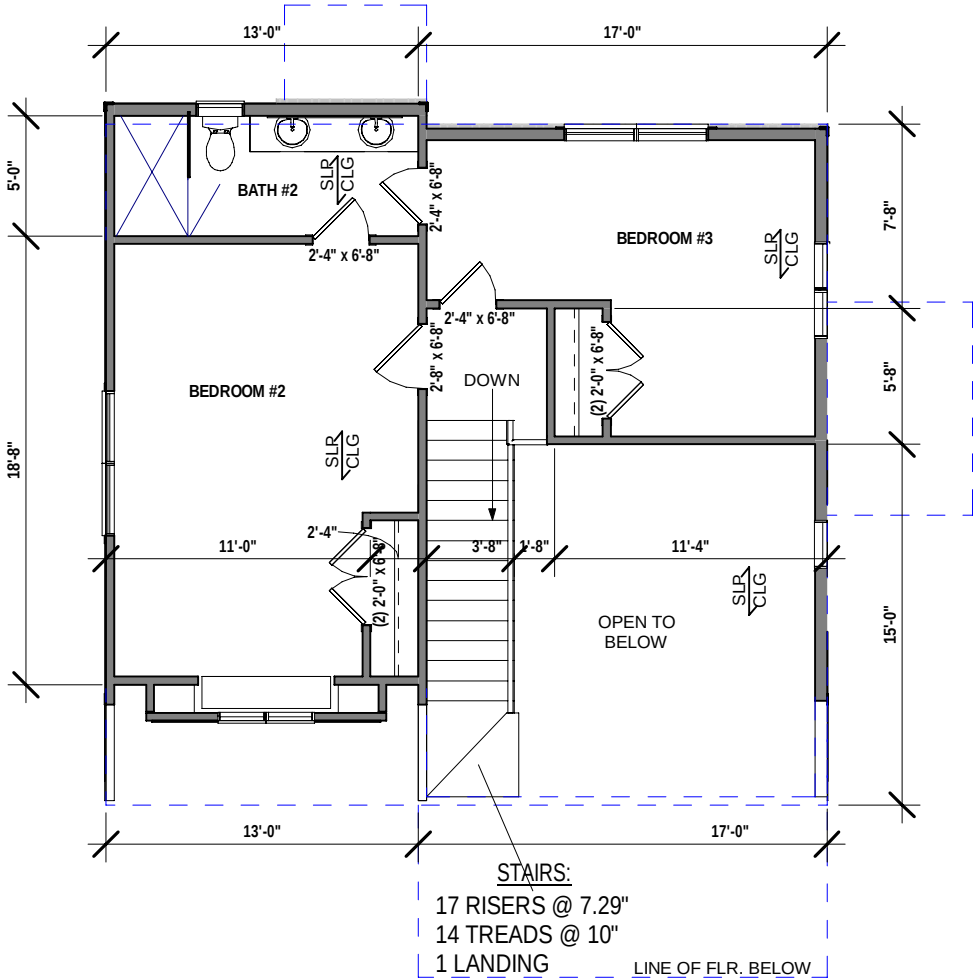
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1 FIRST FLOOR PLAN
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2 SECOND FLOOR PLAN
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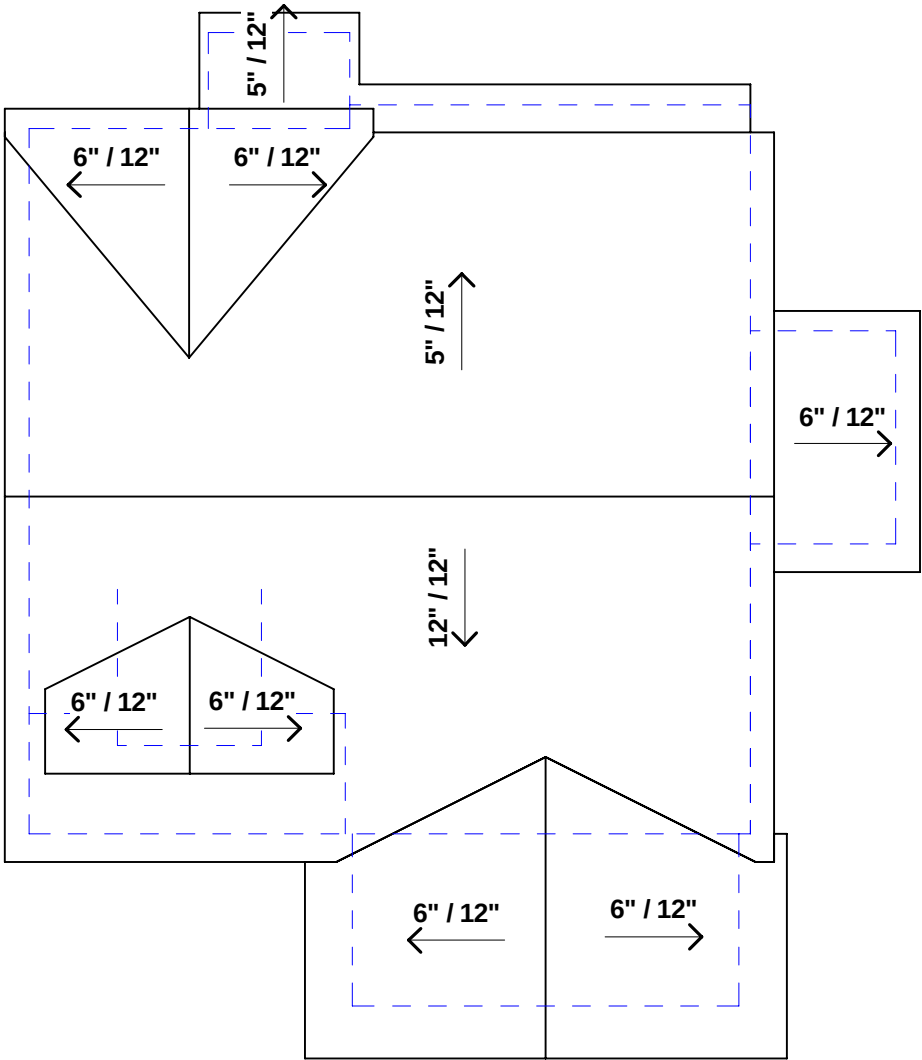
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SECOND FLOOR PLAN

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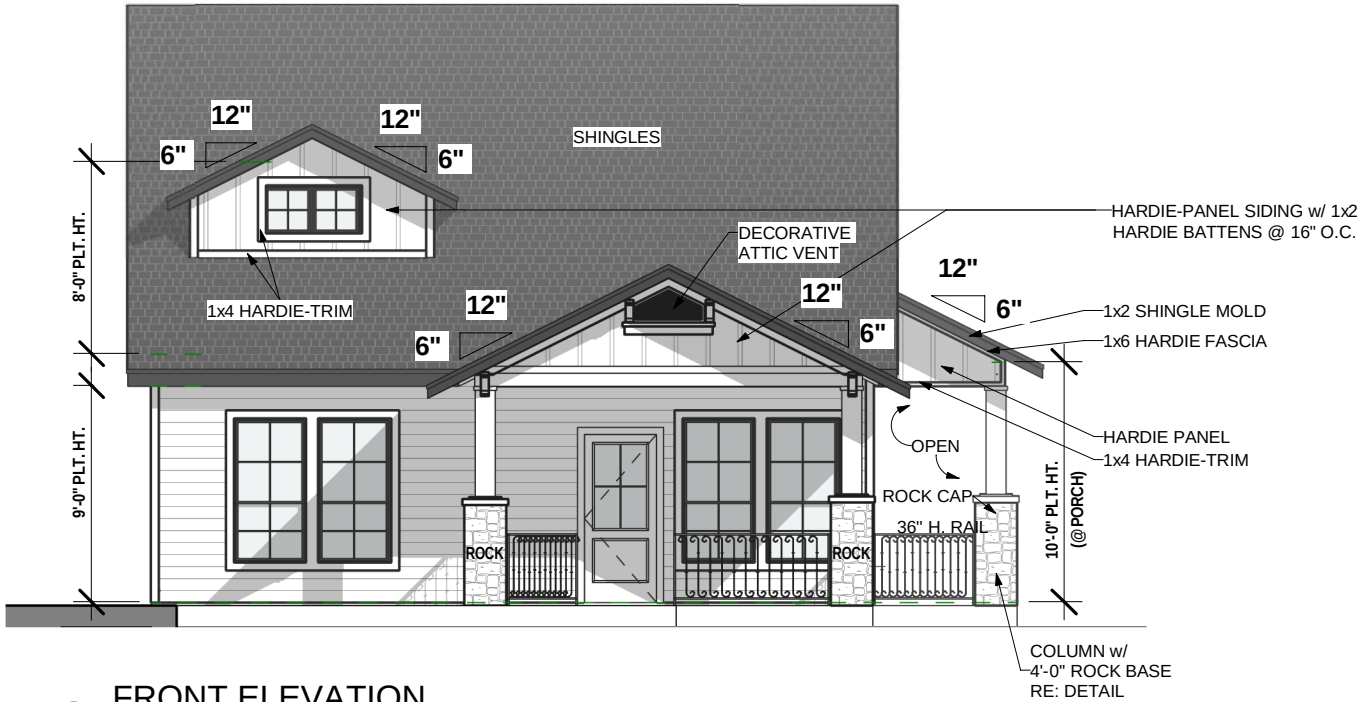
ROOF PLAN

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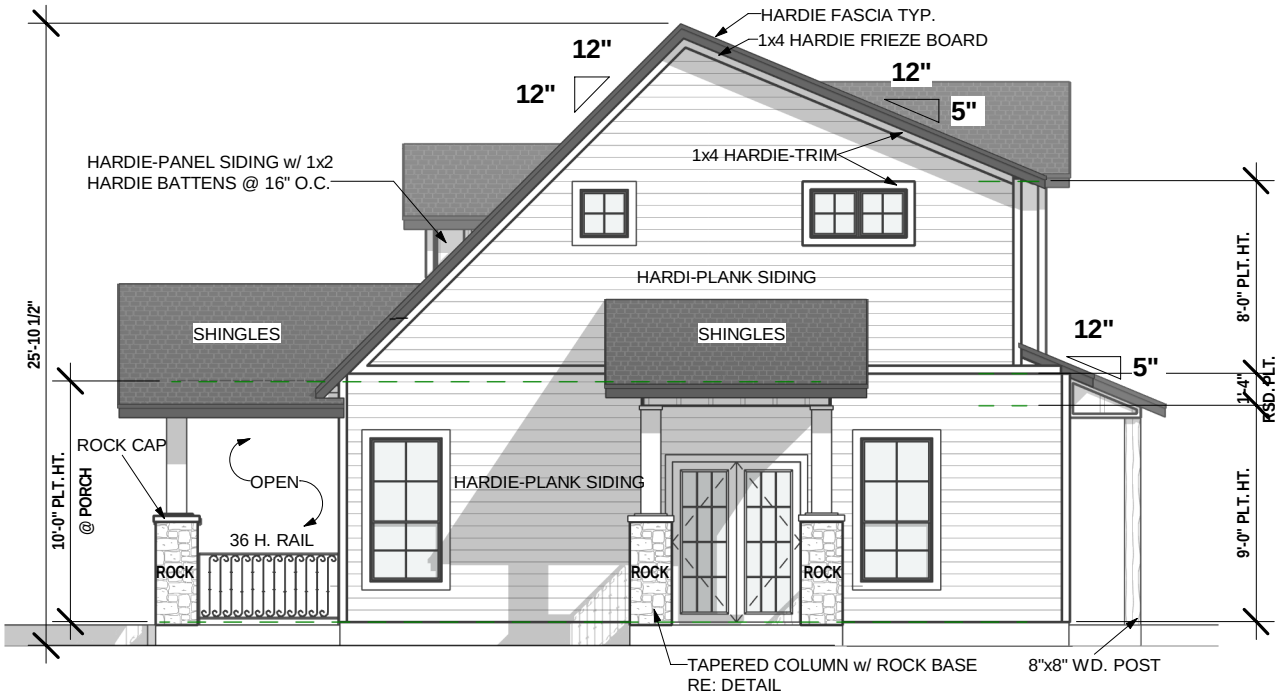
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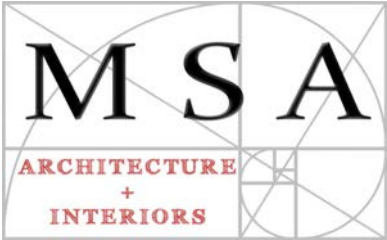


1 FRONT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"

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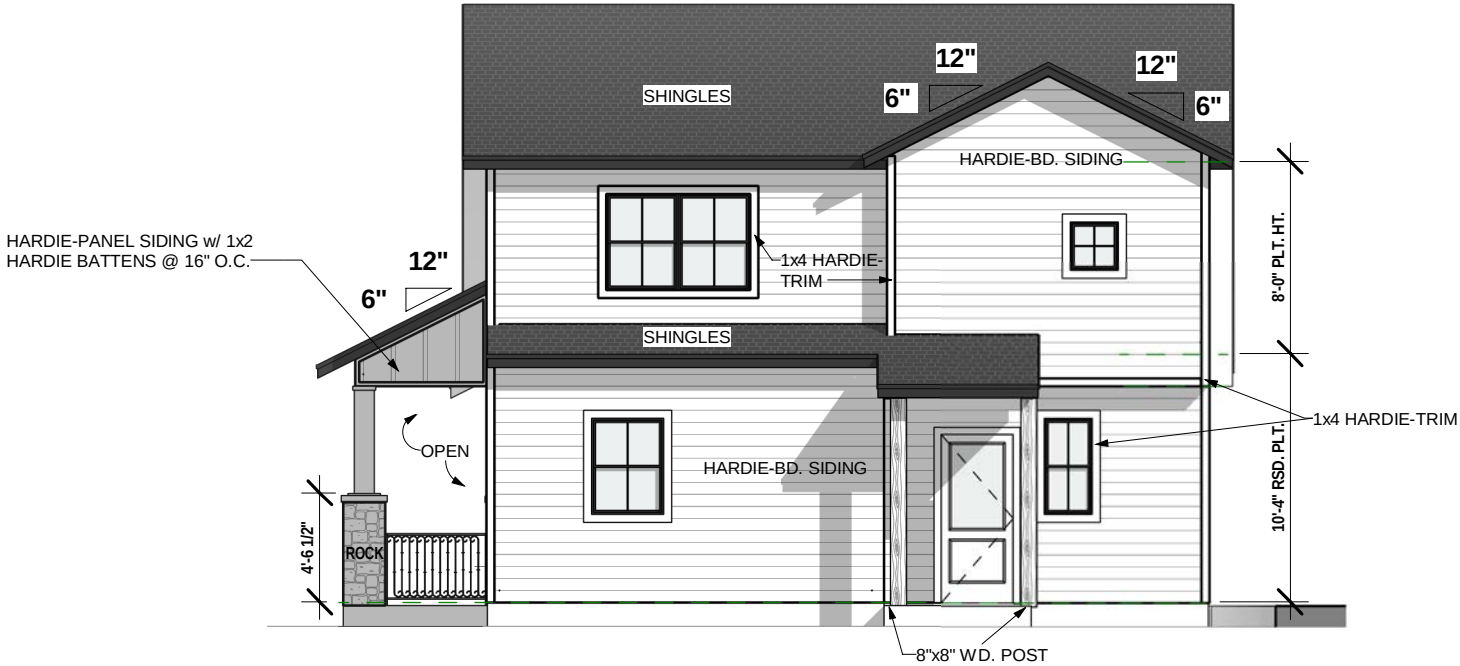
EXTERIOR ELEVATIONS

#7 OF 8

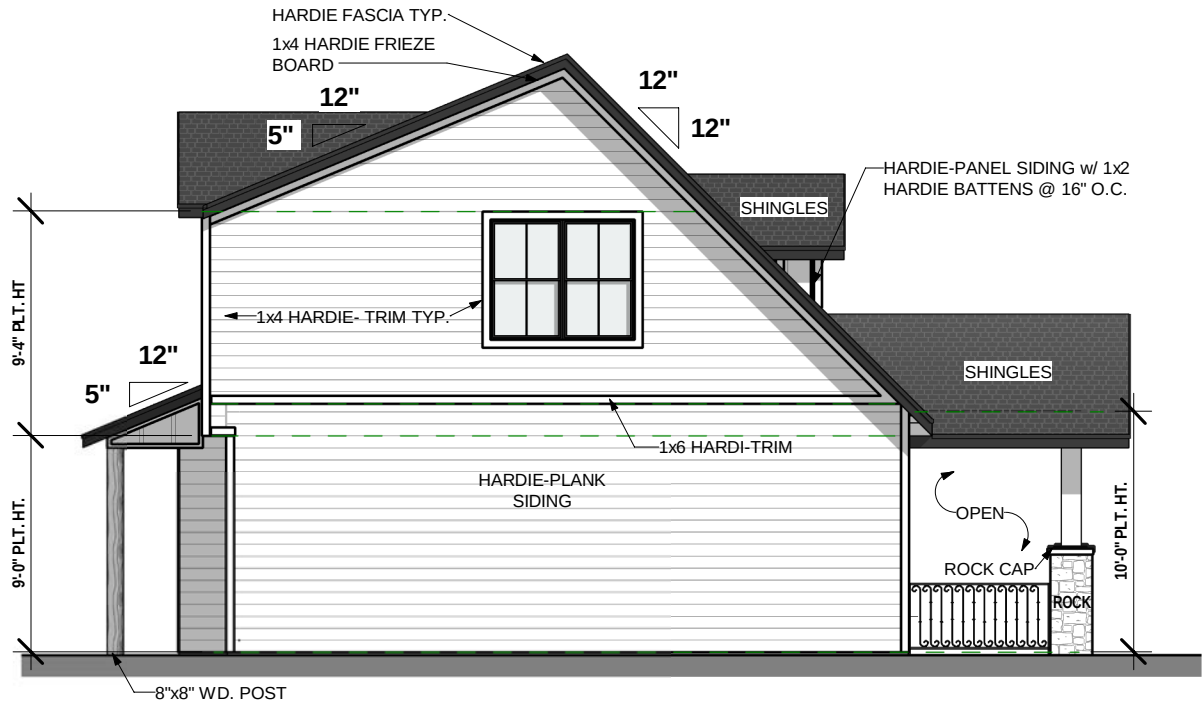
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1 REAR ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"

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