



CITY OF FREDERICKSBURG HISTORIC REVIEW BOARD

TUESDAY, NOVEMBER 9, 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, NOVEMBER 9, 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 November 9, 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

- Texas Tech University – College of Architecture Studio Class final presentations at HCUC on November 18th

6. APPROVAL OF MEETING MINUTES

October 12, 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- #21-127 **410 Spruce**– *Bobby Watson*- new garage and continuation of brick wall

INDIVIDUAL CONSIDERATION

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

C. Application- #21-110 **614 S Washington**– *Brandon Weinheimer*-alterations to historic house including replacement of non-historic fabric, new parking area, front wall/fence

D. Application- #21-129 **313 W Austin**– *Shawn Maxson*- demo of outbuilding

E. Application- #21-130 **204 S. Edison**– *Mark Russell*- replacement of front door, porch posts, shutters and removal of porch railing

8. OTHER DISCUSSION ITEMS

MidCentury Properties- Jack Stehling, AIA - local projects

9. ADJOURN

This is to certify that I, Anna Hudson, posted this Agenda by 11:00 a.m. on Friday, November 5, 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
October 12, 2021
5:30 PM**

On this the 12th day of October 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
JOE SALINAS, JR
BARRY KAISER
LARRY JACKSON
JESSICA MITTEL
MICHAEL MCCREA
RICHARD LAUGHLIN

ABSENT MIKE PENICK
DAVID BULLION

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, informed the Board of the Texas Tech University, College of Architecture Studio Class, design charette at the Hill Country University Center (HCUC) on October 14th and encouraged the Board to attend.

Jason Lutz, Director of Development Services, provided an update regarding the ongoing Short Term Rental Ordinance Amendment discussions.

CONSENT AGENDA

Application- #21-107 206 E Travis– Bobby Watson- relocate storage shed

Richard Laughlin recused himself and left the table.

Michael McCrea made a motion to Approve the Consent Agenda per Staff recommendation. Barry Kaiser seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

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

Michael McCrea recused himself and left the table.

Anna Hudson, Historic Preservation Officer, stated 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 include 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. Re-rating to allow for demolition of outbuilding/garage. Request replacement of front door with a period-authentic door and repair existing screens to add supports.

Request replacement of roof with galvalume turned-top (seam ridge) standing seam and 6½ inch seamless galvalume half-round matching gutters. Request replacement of broken concrete front porch. The proposed new work includes, 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 and a request for a horizontal cypress fence on north (8 foot) and west (6 foot) boundaries.

Staff recommendation:

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

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. 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.

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

Marcus Lavin presented the application and explained the goal of the project is to preserve the street view as well as the historic feel and integrity of the property.

Jessica Mittel made a motion to Approve Application 21-113 per sections 3.25, 3.2.5, 3.3 and 3.212. Larry Jackson seconded the motion. All voted in favor and the motion carried.

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

Michael McCrea returned to the table.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval for the removal of the 2012 addition. 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.

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.

Staff 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.

Stan Klein presented the application.

Michael McCrea made a motion to Approve Application 21-114 per section 3.3, 4.1 and 3.4.3. Jessica Mittel seconded the motion. All voted in favor and the motion carried.

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

Anna Hudson, Historic Preservation Officer, stated the Applicant is requesting approval to build 2 two-story houses (STRs) with similar footprint (30'x41') but different design/style with front porches, Hardie-plank siding, shingle roofs, stone accent pieces, measuring 26'10" at the ridge. One will be styled like a traditional Sunday house and the other will have more of a Craftsman bungalow look. And Build 2 one-story houses behind proposed 2-story houses

Staff recommendation:

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 updated site plan/lot coverage is more in

keeping with the traditional building pattern on the block. Staff recommends approval of the 4 structures as they 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).

George Klein presented the application on behalf of Mrs. Reis, the Applicant. He stated it is his clients desire to construct 5 new two-story houses with three bedrooms each.

Michael McCrea made a motion based on the deviation of the development pattern and density to approve two structures in the front as design and 2 rear bedroom or studios. Motion died for lack of second. Discussion continued about the best way to make the new design more compatible with the development pattern of the neighborhood including having just four structures and reducing the size of the rear structures.

Anna Hudson reminded the board that they were not supposed to design the project, rather vote on the appropriateness of the application in front of them.

Richard Laughlin made a motion to bring something back that is more appropriate to the fabric of the neighborhood, seconded by Larry Jackson. Motion passed unanimously.

DISCUSSION ITEMS

Demolition by neglect- Anna gave an update on houses on a N. Orange and 413 W Creek that both have new owners who plan to rehab the houses.

HRB members asked about the house on at 617W. San Antonio and a 2-story yellow house on W. Creek. Richard Laughlin asked that packet pages be numbered.

ADJOURN

With nothing further to come before the Board, Richard Laughlin made a motion to adjourn seconded by Joe Salinas. All voted in favor and the meeting was adjourned at 6:32 p.m.

PASSED AND APPROVED this the 9th day of November 2021.

SHELBY COLLIER, ASSOCIATE PLANNER

SHARON JOSEPH, CHAIRMAN

Fredericksburg Historic Review Board
Application Information

Application Number: 21-127
Date: November 9, 2021
Address: 410 Spruce
Zoning: R1
Owner: Bobby & Robin Watson
Applicant: Bobby Watson
Rating: low
Proposal: new garage/accessory dwelling unit

Request:

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

- A. Build a new garage with attached ADU to the south side of the lot connected to the main house with a covered walkway. The new structure will have the same finish as the non-historic main house.
- B. Extension of brick wall and fencing

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.*)

Low Priority

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.

Low Priority -Recommended 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.

Low Priority -Recommended

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

Low Priority -Recommended

Staff Findings/Recommendation:

The lot is being replatted to extend the lot to the south by 52'. The lot is wider than it is deep requiring new construction to be to the side of the main house instead of behind it.

A. The new garage will not impact the low rated structure and meets the requirements for Accessory Dwelling Units and Lot Coverage as cited above. Staff recommends approval.

B. While front yard fences/walls are generally not recommended this will be the extension of existing and so staff recommends approval.



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 410 Spruce Date Submitted 10-27-2021
Owner name: Bobby and Robin Watson Phone # 830-456-8190
Owner Address: 410 Spruce
Authorized Applicant: Bobby Watson Phone # 830-456-8190

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

Applicant E-mail: bobbywatsonfbg@gmail.com

Desired Start Date: 11-15-2021

Desired Completion Date: 4-1-2022

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)

Addition of single car garage and bonus room with bath and storage. Also outdoor living area and pool. Exterior materials and paint color to match existing house(see photographs).

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 # 21-127

Year Built:

Eligible for Administrative Approval Yes ^X No
Historic Review Board Meeting Date November 9, 2021 at 5:30

Zoning: R1

Survey Rating: High xxxxxx LOW
Medium

Application Fee \$10 COA#

HRB Fee \$40 paid ^X

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.



Location of new garage.

Shed to be relocated closer to original location.

New lot line being created through re-platting process.



Shed previously approved for relocation closer to historic house on Travis Street.

Area for addition/garage







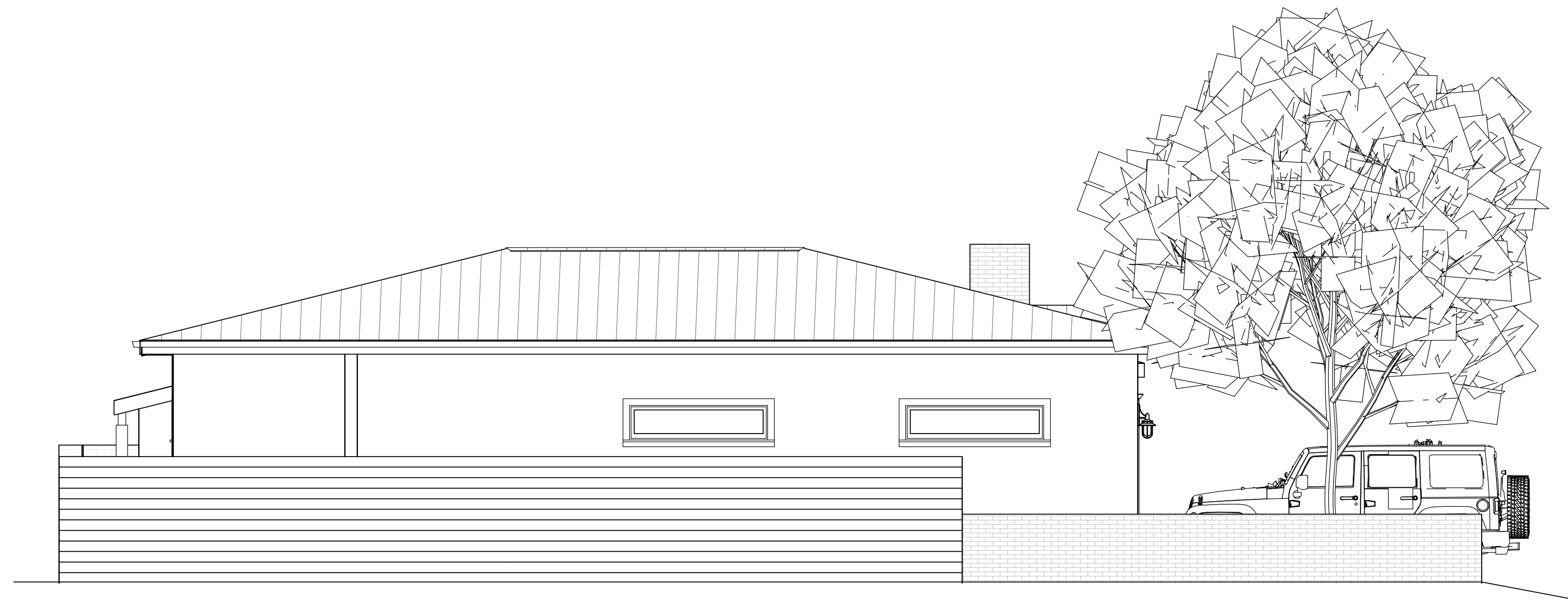
Location of new garage. →

Shed to be relocated closer to original location. →

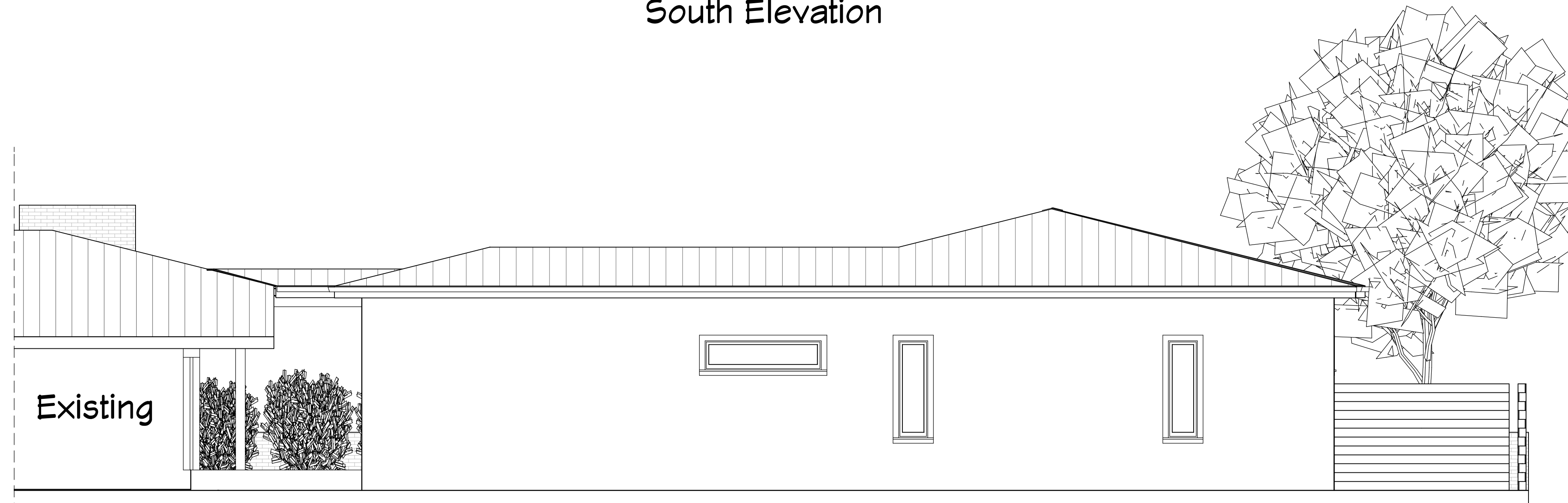
New lot line being created through re-platting process. —



East Elevation / Street View



South Elevation



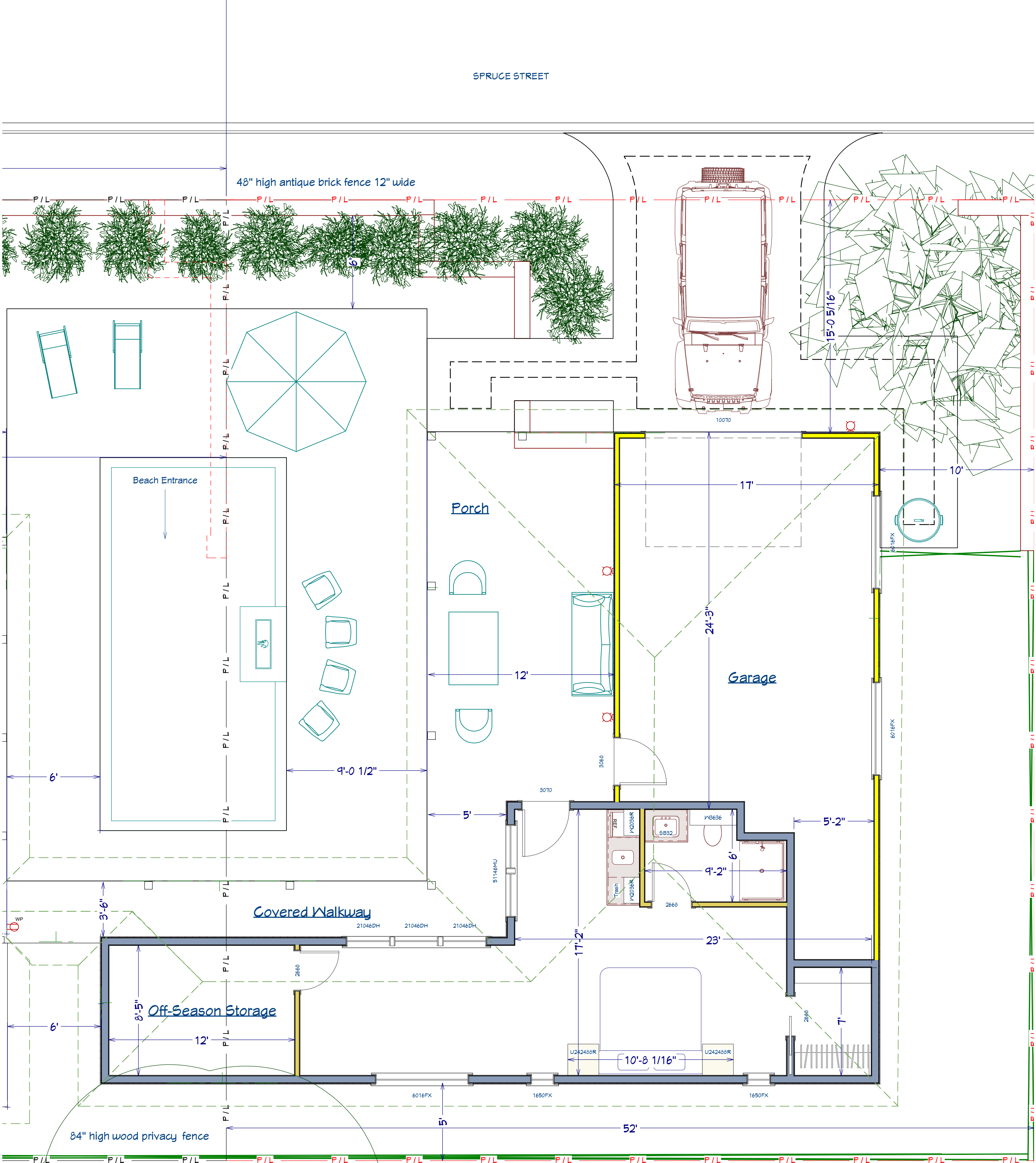
West Elevation

WASTON POOL CABANA & GARAGE ADDITION
410 SPRUCE FREDERICKSBURG TEXAS

102721 r1



LAUGHLIN
HOMES + RESTORATION
DESIGN AND BUILD



SPRUCE STREET

48" high antique brick fence 12" wide

Beach Entrance

Porch

Garage

Covered Walkway

Off-Season Storage

84" high wood privacy fence



LAUGHLIN
HOMES + RESTORATION
DESIGN AND BUILD

Pool Cabana and Garage Addition
410 Spruce
Fredericksburg Texas 1/4"=1'
102721 RL For Construction

Plan North

1/4"=1'

Fredericksburg Historic Review Board
Application Information

Application Number: 21-116
Date: November, 2021
Address: 306 W Travis
Zoning: R2
Owner: Janis & Mark Reis
Applicant: Janis Reis
Rating: Low-Empty Lot
Proposal: construct 4 new houses

Request:

The applicant is requesting a Certificate of Appropriateness to:

1. Build 2 two-story (24'5" at ridge) houses (STRs) with similar footprint (30'x41') but different design/style with front porches, Hardie-plank siding, shingle roofs, stone accent pieces, measuring 26'10" at the ridge. One will be styled like a traditional Sunday house and the other will have more of a Craftsman bungalow look.
2. Build 2 one-story(19' at ridge) houses behind proposed 2-story houses. To have horizontal Hardi plank siding, shingle roofs.

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
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- (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 & 2. 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 updated site plan/lot coverage is more in keeping with the traditional building pattern on the block. Staff recommends approval of the 4 structures as they 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).



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 <u>306 W. Travis</u>		Date Submitted <u>10/7/21 - Revisions</u>
Owner name: <u>Janis Reis</u>	Phone # <u>(210) 412-5631</u>	
Owner Address: <u>27302 Spiral Canyon, San Antonio, Texas 78261</u>		
Authorized Applicant: <u>Janis Reis</u>	Phone # <u>(210) 412-5631</u>	
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.		Applicant E-mail: <u>janisreis50@gmail.com</u>
Desired Start Date: <u>asap</u>		
Desired Completion Date: <u>asap</u>		

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)

We are requesting to build 4 new construction houses on the property. Two will be 2 story, 2 will be one story behind the 2-story houses. We have met with the City of Fredericksburg and meet the ordinance guidelines except for the ADA compliant unit, the fire sprinklers, and flood control. My architect and engineer are working on these items. The architect will be attending the review board meeting and presenting the revised site plan.

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 # <u>21-116</u>	Year Built: <u>empty lot</u>
Eligible for Administrative Approval ☒ Yes ☐ No	Zoning: <u>R2</u>
Historic Review Board Meeting Date _____	Application Fee \$10 COA# _____
Survey Rating: <u>Medium</u> ☒ <u>LOW</u> ☐	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.



TRAVIS STREET PERSPECTIVE

FOR ILLUSTRATION PURPOSES ONLY



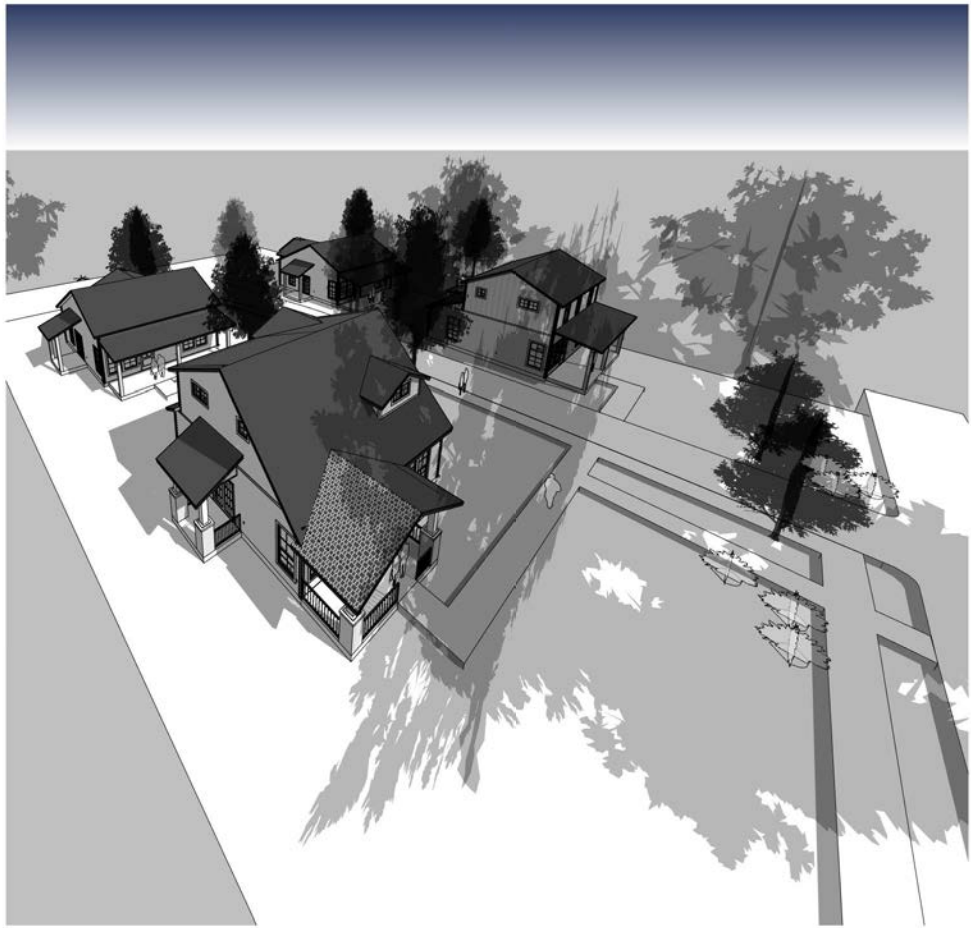
FRONT SIDE PERSPECTIVE

FOR ILLUSTRATION PURPOSES ONLY



REAR PERSPECTIVE

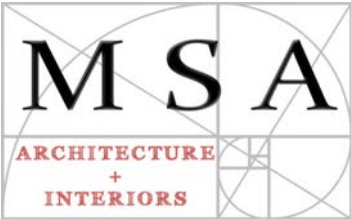
FOR ILLUSTRATION PURPOSES ONLY



BIRDS EYE VIEW

FOR ILLUSTRATION PURPOSES ONLY

DS	7-30-21	PRELIMINARY
JS	8-18-21	PRELIM SITE PLAN
GK	9-22-21	SITE PLAN CHANGES
VV	9-28-21	REVISIONS
JO	10-27-21	DD REVISIONS
JO	11-01-21	ELEVATION DIMS.



RESIDENTIAL & COMMERCIAL
ARCHITECTURE, INTERIORS, PLANNING

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Bldg. 3, Suite 301
San Antonio, TX 78248
(210) 408-7553 Voice
(210) 408-7543 Fax
www.msaofsa.com

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FOUNDATIONS. A LICENSED PROFESSIONAL
ENGINEER SHOULD BE CONTRACTED AND
CONSULTED IMMEDIATELY REGARDING FRAMING,
WINDBRACING AND THE FOUNDATION DESIGNS.
SHOULD AN ENGINEER'S SEAL BE PRESENT ON
THESE DRAWINGS, THE "ENGINEER OF RECORD"
SHALL BEAR ALL RESPONSIBILITY FOR THE
STRUCTURE, WINDBRACING AND FOUNDATION
DESIGNS FOR THIS PROJECT. MSA OF SAN
ANTONIO, INC. IS NOT TO BE HELD RESPONSIBLE
FOR THE STRUCTURAL DESIGN IN ANY WAY
MATTER OR FORM IF ANY PROBLEMS MAY ARISE.

SHELTON / REIS

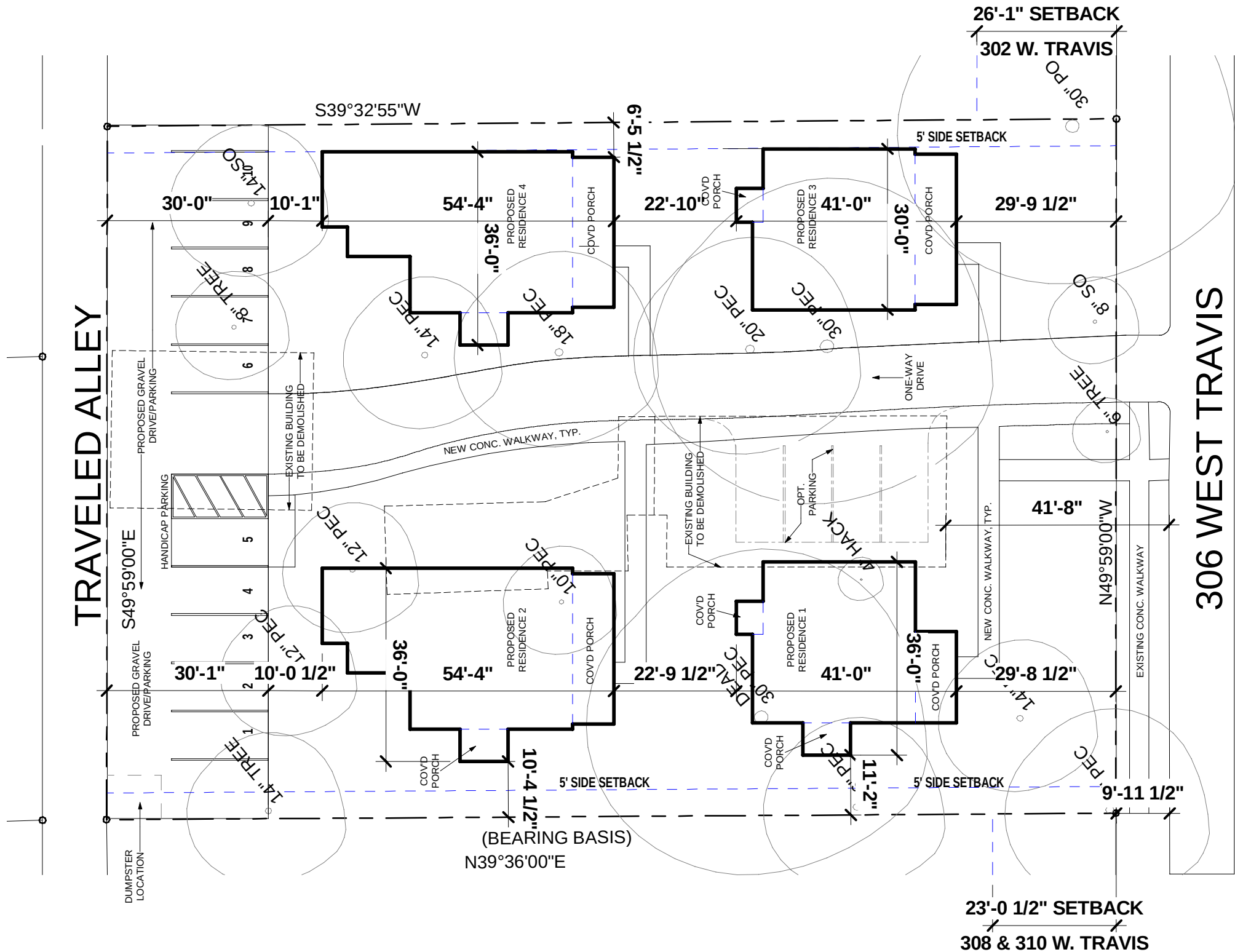
306 W. TRAVIS
LOT 3R, BLK 2
FREDERICKSBURG, TX

3D

#1 OF 10

4155

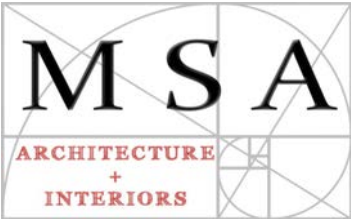
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1 SITE PLAN
1" = 20'-0"

NOTE: ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS

DS	7-30-21	PRELIMINARY
JS	8-18-21	PRELIM SITE PLAN
GK	9-22-21	SITE PLAN CHANGES
VV	9-28-21	REVISIONS
JO	10-27-21	DD REVISIONS
JO	11-01-21	ELEVATION DIMS.



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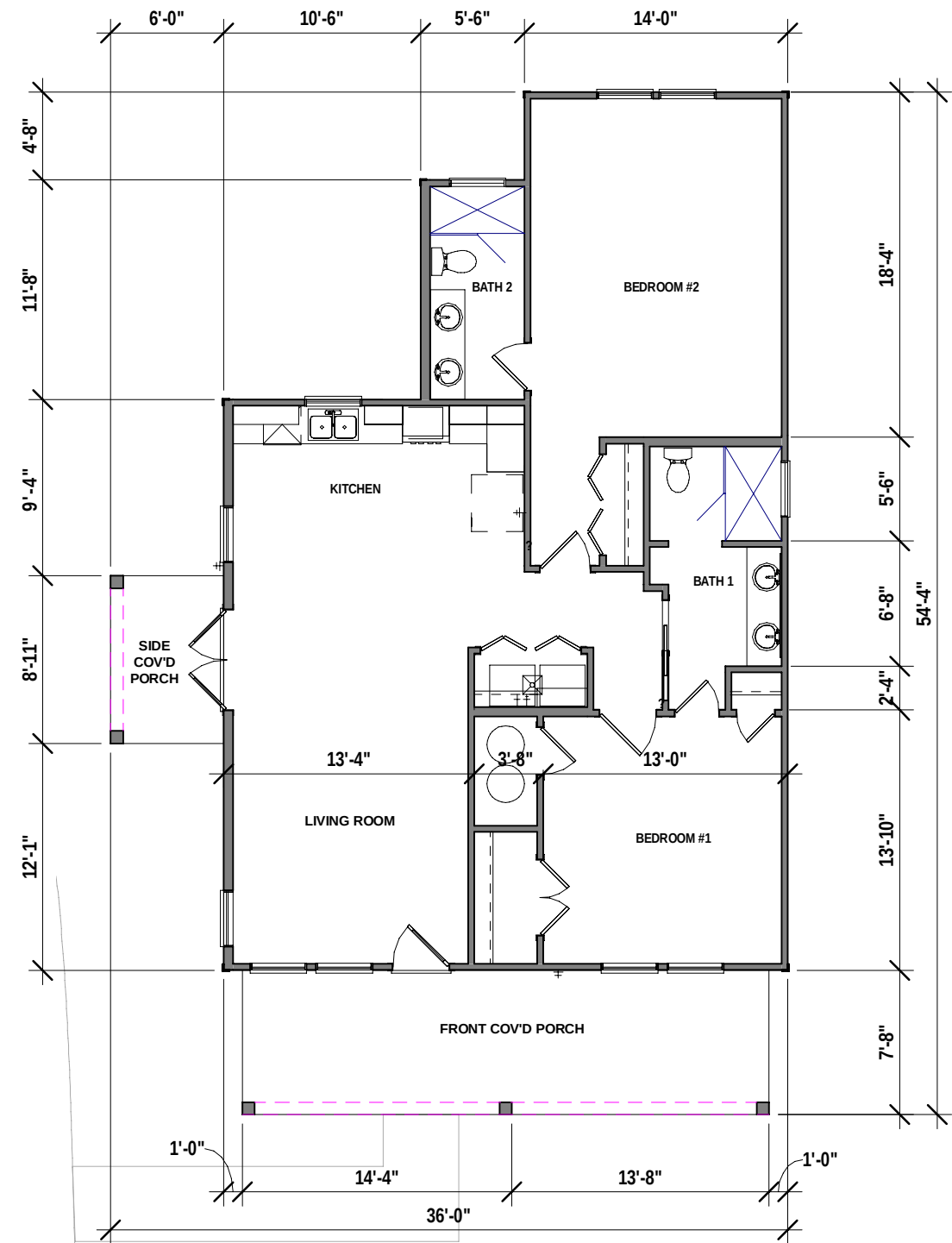
306 W. TRAVIS
LOT 3R, BLK 2
FREDERICKSBURG, TX

SITE PLAN

#2 OF 10

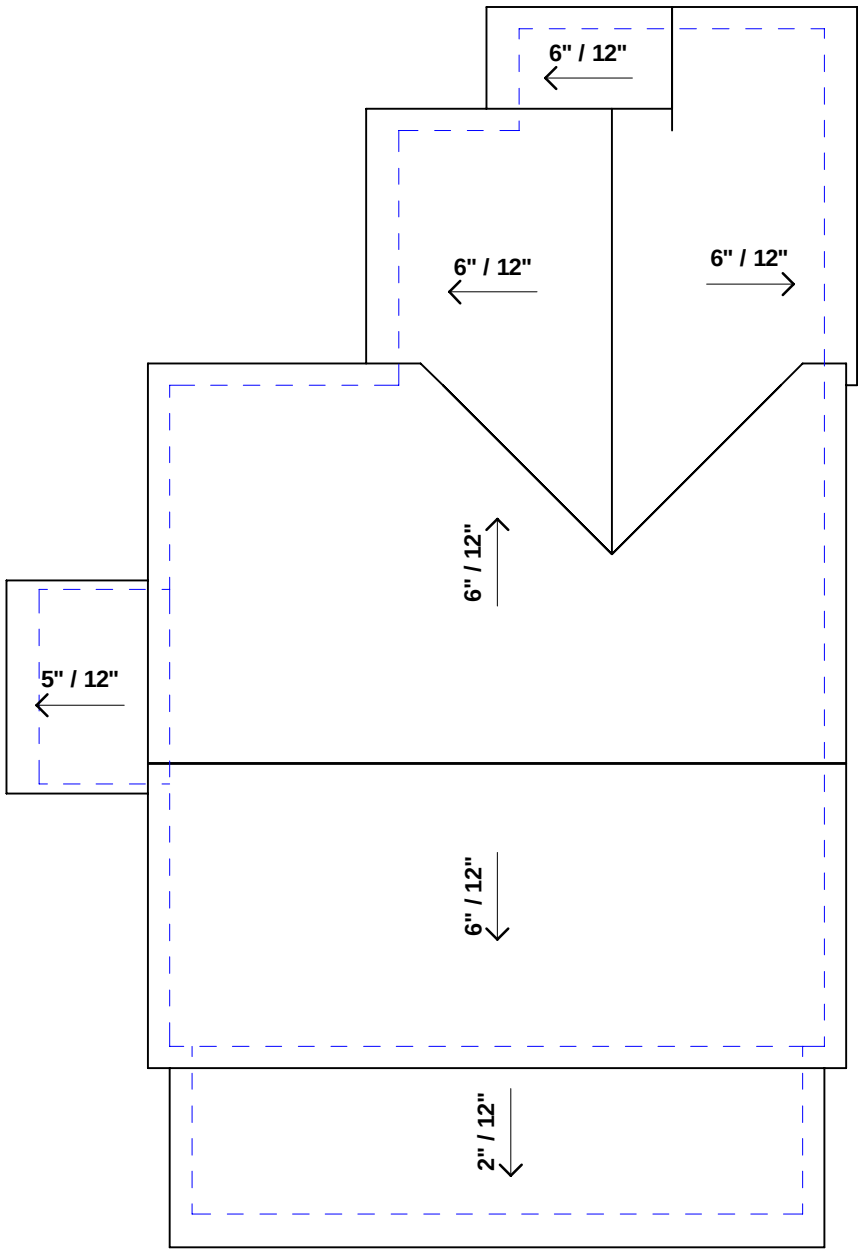
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1 1 STORY - FLOOR PLAN
1/8" = 1'-0"

SQ. FOOTAGES	
FIRST FLOOR PLAN -	1202
FRONT COV'D PORCH-	215
SIDE COV'D PORCH-	54
TOTAL LIVING	1202
TOTAL COV'D. AREA	1471



2 1 STORY - ROOF PLAN
1/8" = 1'-0"

DS	7-30-21	PRELIMINARY
JS	8-18-21	PRELIM SITE PLAN
GK	9-22-21	SITE PLAN CHANGES
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JO	11-01-21	ELEVATION DIMS.



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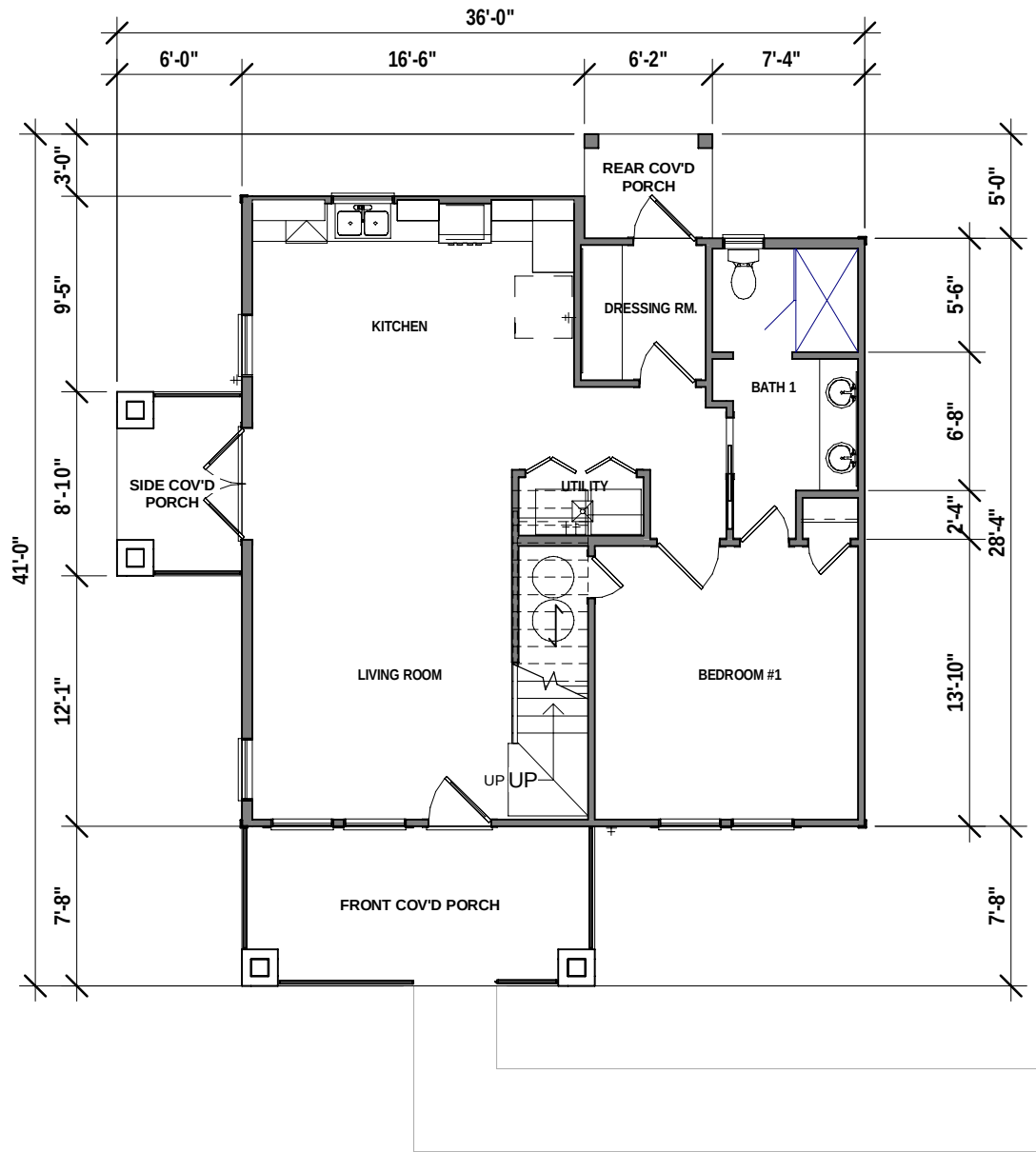
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LOT 3R, BLK 2
FREDERICKSBURG, TX

1 STORY FLOOR & ROOF
PLAN

#3 OF 10

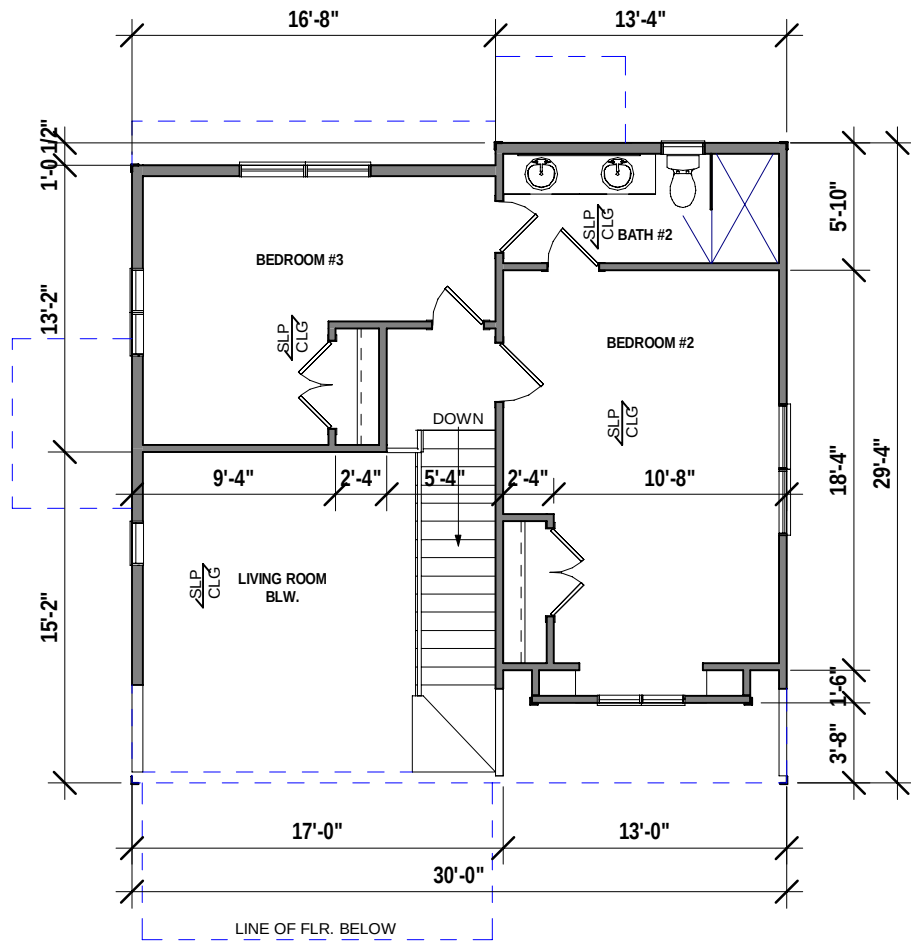
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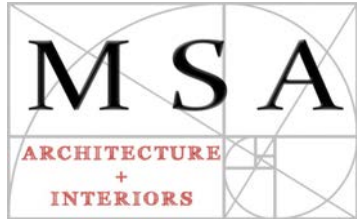
SQ. FOOTAGES	
FIRST FLOOR PLAN-	883
SECOND FLOOR PLAN-	553
FRONT COV'D PORCH-	130
SIDE COV'D PORCH-	53
REAR COV'D PORCH-	31
TOTAL LIVING	1436
TOTAL COVD. AREA	1650

1 2 STORY (VERSION 1) FIRST FLOOR PLAN
1/8" = 1'-0"



2 2 STORY (VERSION 1) SECOND FLOOR PLAN
1/8" = 1'-0"

DS	7-30-21	PRELIMINARY
JS	8-18-21	PRELIM SITE PLAN
GK	9-22-21	SITE PLAN CHANGES
VV	9-28-21	REVISIONS
JO	10-27-21	DD REVISIONS
JO	11-01-21	ELEVATION DIMS.



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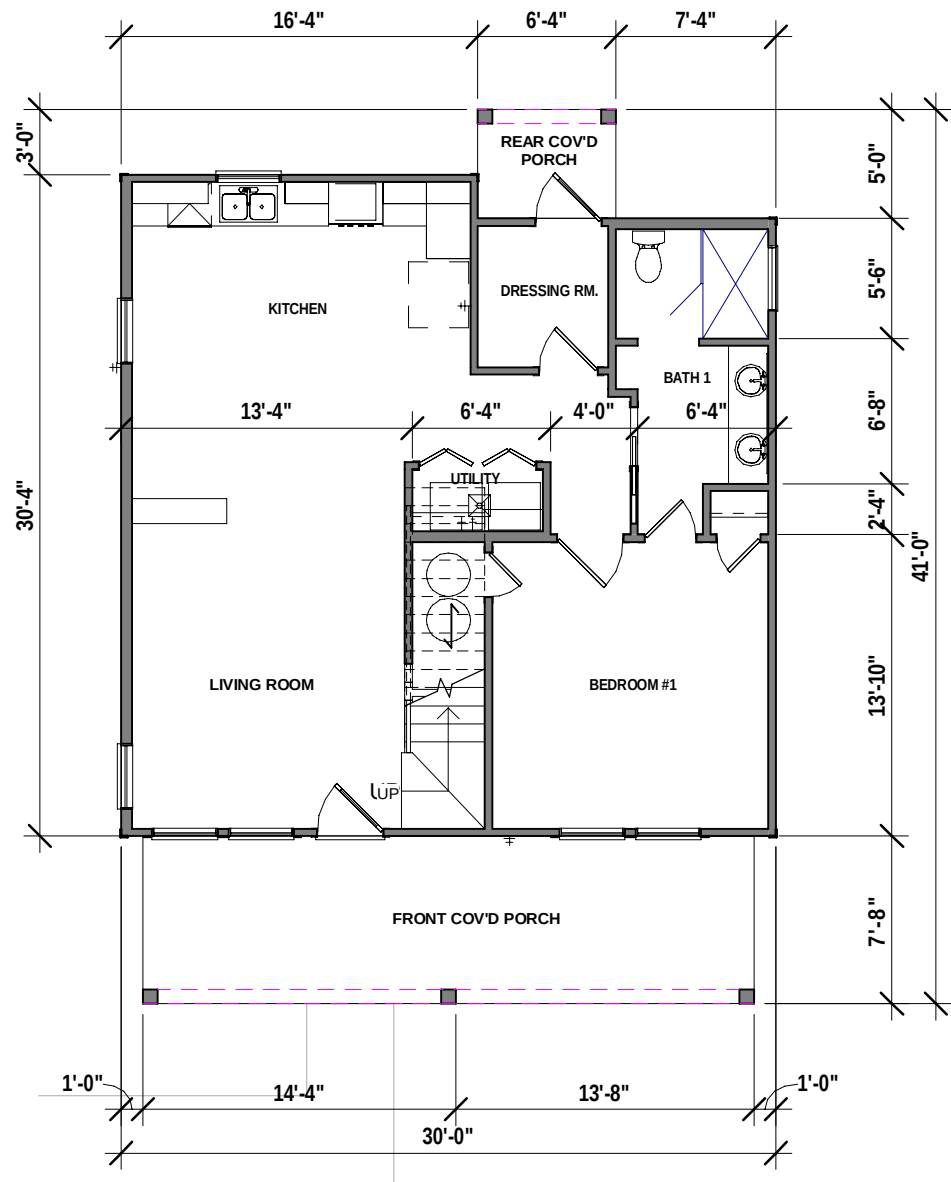
306 W. TRAVIS
LOT 3R, BLK 2
FREDERICKSBURG, TX

2 STORY (VERSION 1)
FLOOR PLANS

#4 OF 10

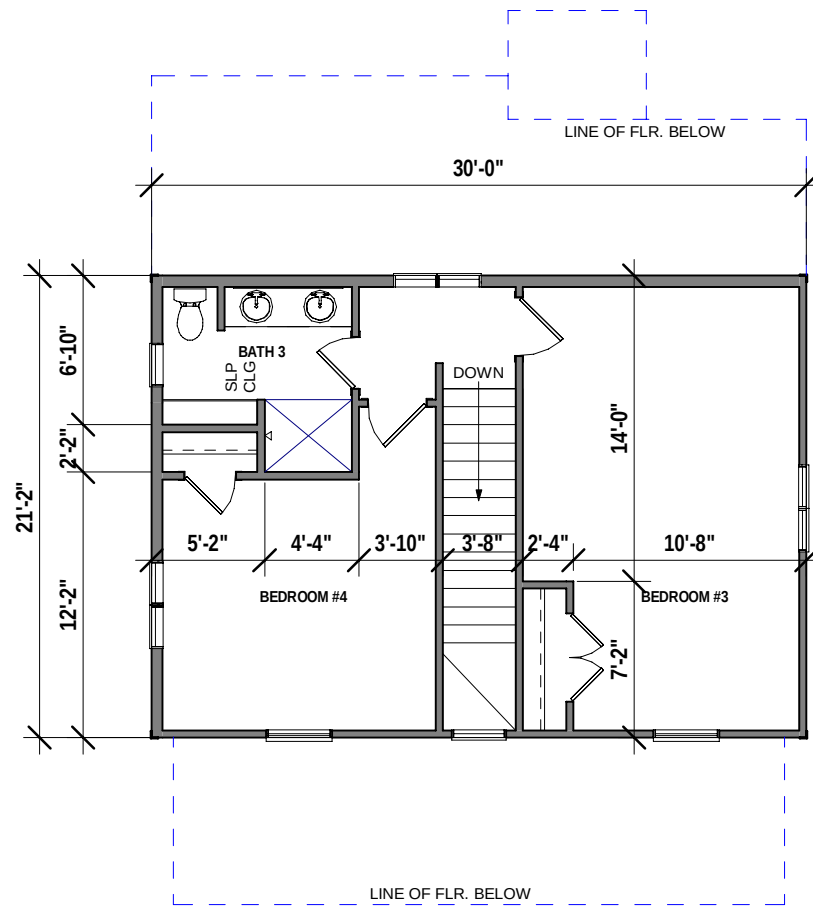
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1 2 STORY (VERSION 2) FIRST FLOOR PLAN
1/8" = 1'-0"

SQ. FOOTAGES	
FIRST FLOOR PLAN-	882
SECOND FLOOR PLAN-	635
FRONT COV'D PORCH-	215
REAR COV'D PORCH-	32
TOTAL LIVING	1517
TOTAL COVD. AREA	1764



2 2 STORY (VERSION 2) SECOND FLOOR PLAN
1/8" = 1'-0"

DS	7-30-21	PRELIMINARY
JS	8-18-21	PRELIM SITE PLAN
GK	9-22-21	SITE PLAN CHANGES
VV	9-28-21	REVISIONS
JO	10-27-21	DD REVISIONS
JO	11-01-21	ELEVATION DIMS.



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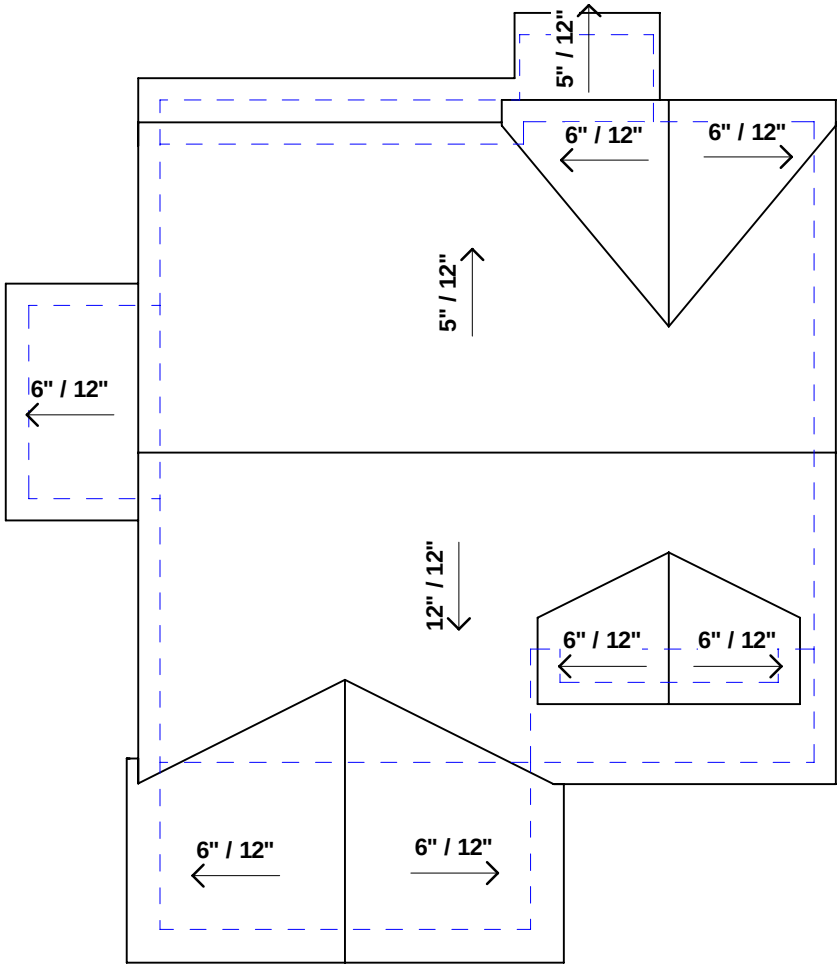
306 W. TRAVIS
LOT 3R, BLK 2
FREDERICKSBURG, TX

2 STORY (VERSION 2)
FLOOR PLANS

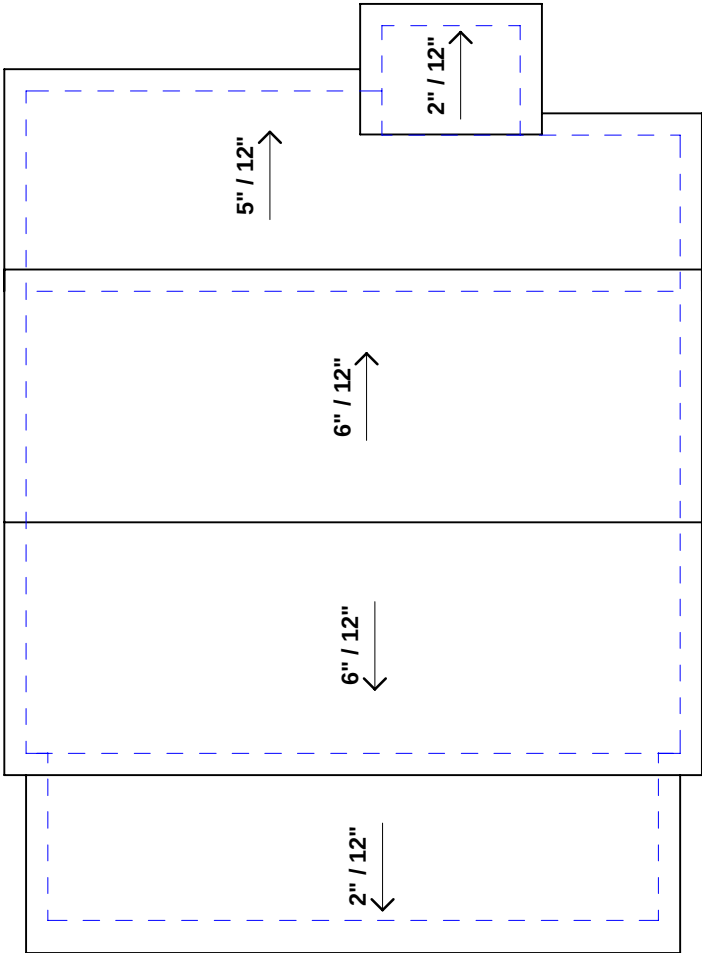
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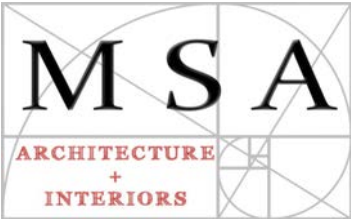


1 2 STORY (VERSION 1) - ROOF PLAN
1/8" = 1'-0"



2 2 STORY (VERSION 2) - ROOF PLAN
1/8" = 1'-0"

DS	7-30-21	PRELIMINARY
JS	8-18-21	PRELIM SITE PLAN
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VV	9-28-21	REVISIONS
JO	10-27-21	DD REVISIONS
JO	11-01-21	ELEVATION DIMS.



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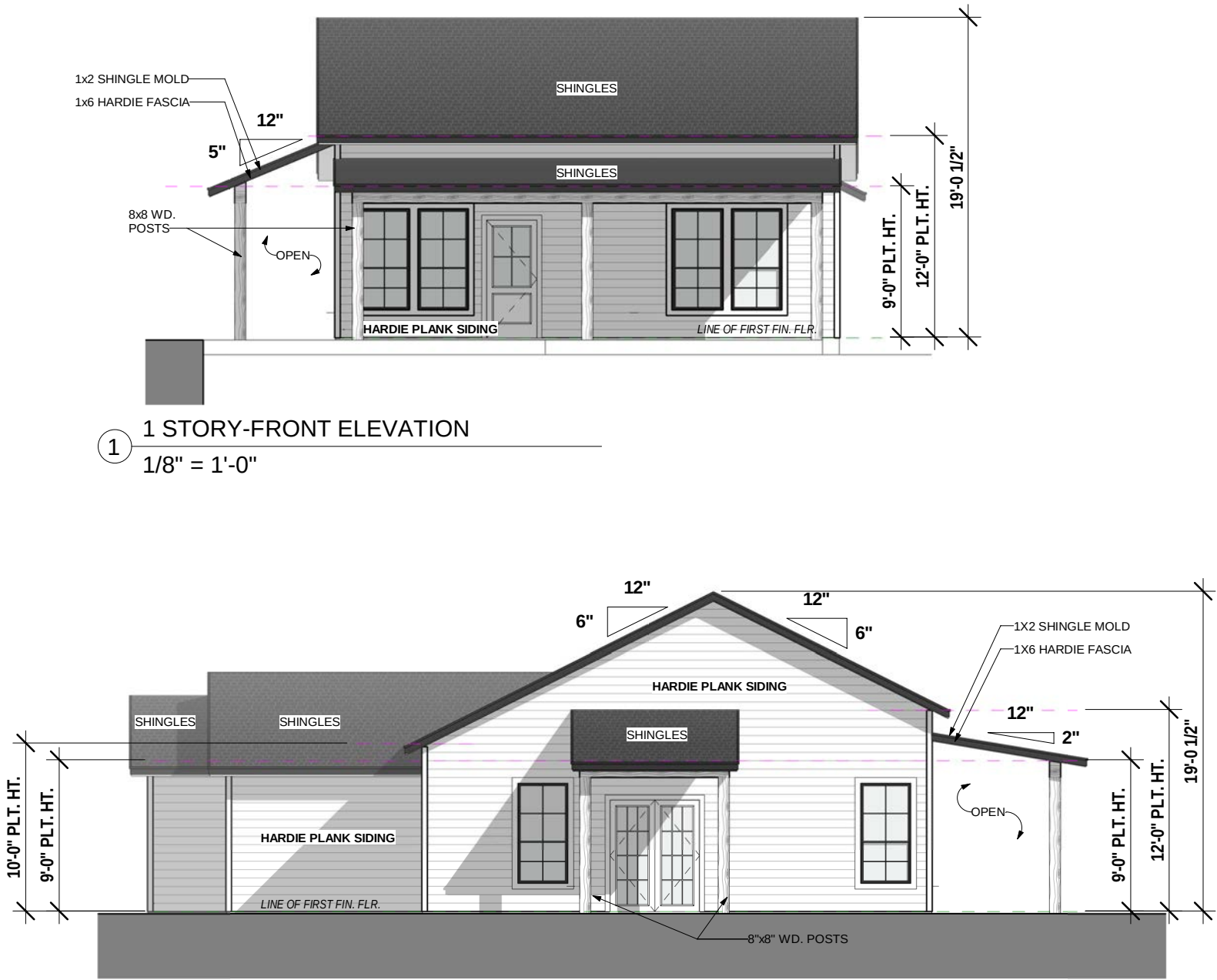
306 W. TRAVIS
LOT 3R, BLK 2
FREDERICKSBURG, TX

2 STORY (VERSION 1 & 2)
ROOF PLANS

#6 OF 10

4155

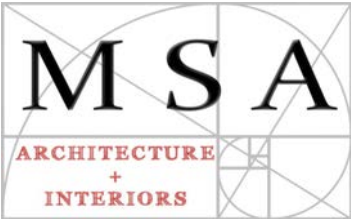
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1 1 STORY-FRONT ELEVATION
1/8" = 1'-0"

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

DS	7-30-21	PRELIMINARY
JS	8-18-21	PRELIM SITE PLAN
GK	9-22-21	SITE PLAN CHANGES
VV	9-28-21	REVISIONS
JO	10-27-21	DD REVISIONS
JO	11-01-21	ELEVATION DIMS.



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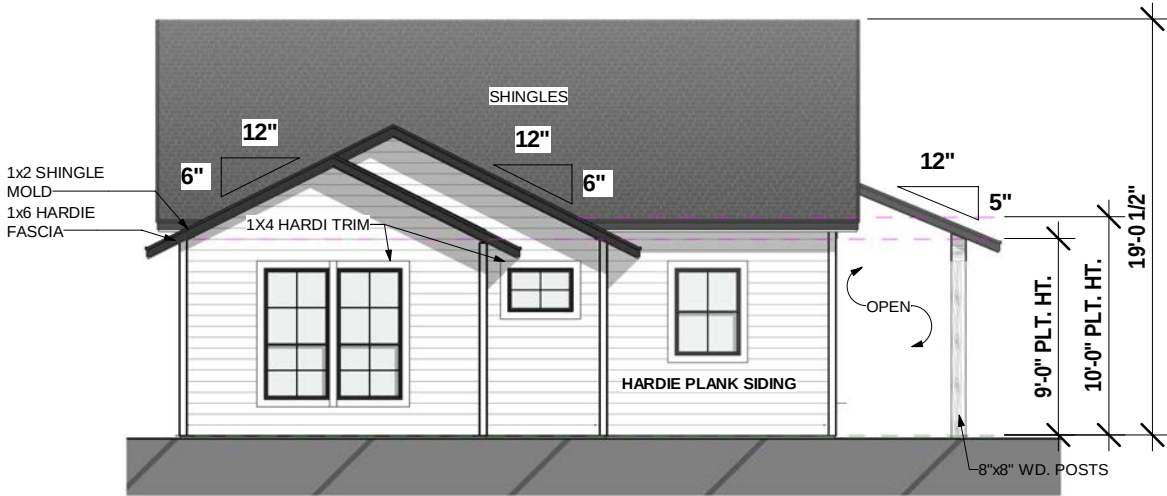
306 W. TRAVIS
LOT 3R, BLK 2
FREDERICKSBURG, TX

1 STORY - EXTERIOR
ELEVATIONS

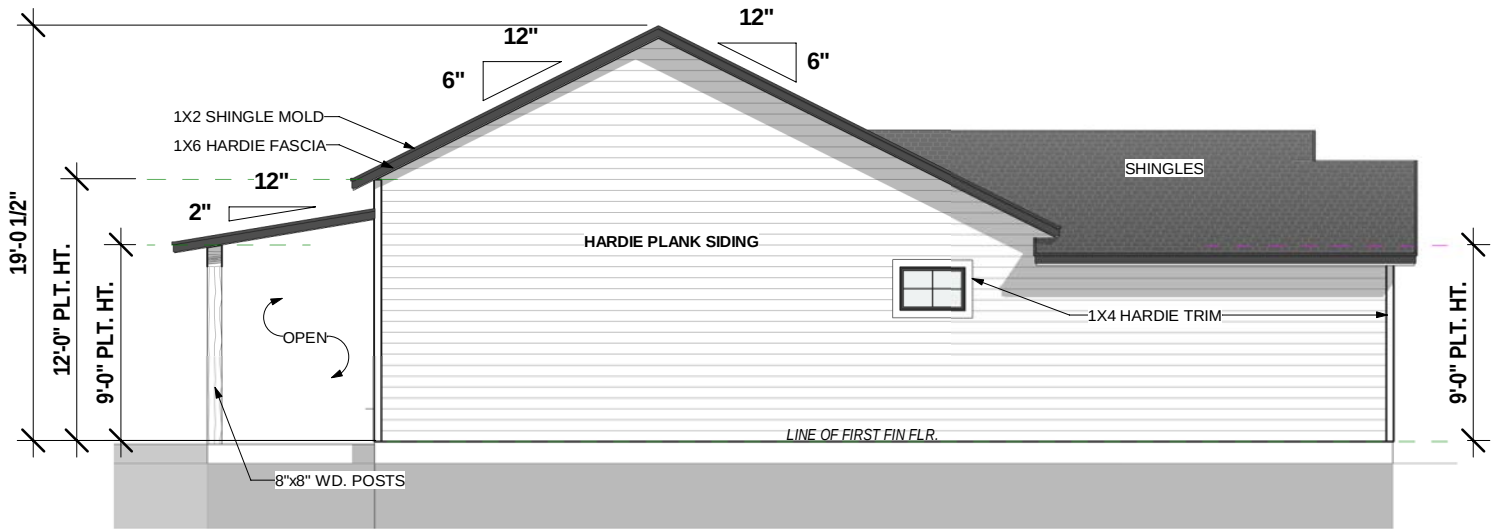
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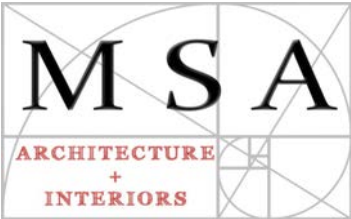


1 1 STORY-REAR ELEVATION
1/8" = 1'-0"



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

DS	7-30-21	PRELIMINARY
JS	8-18-21	PRELIM SITE PLAN
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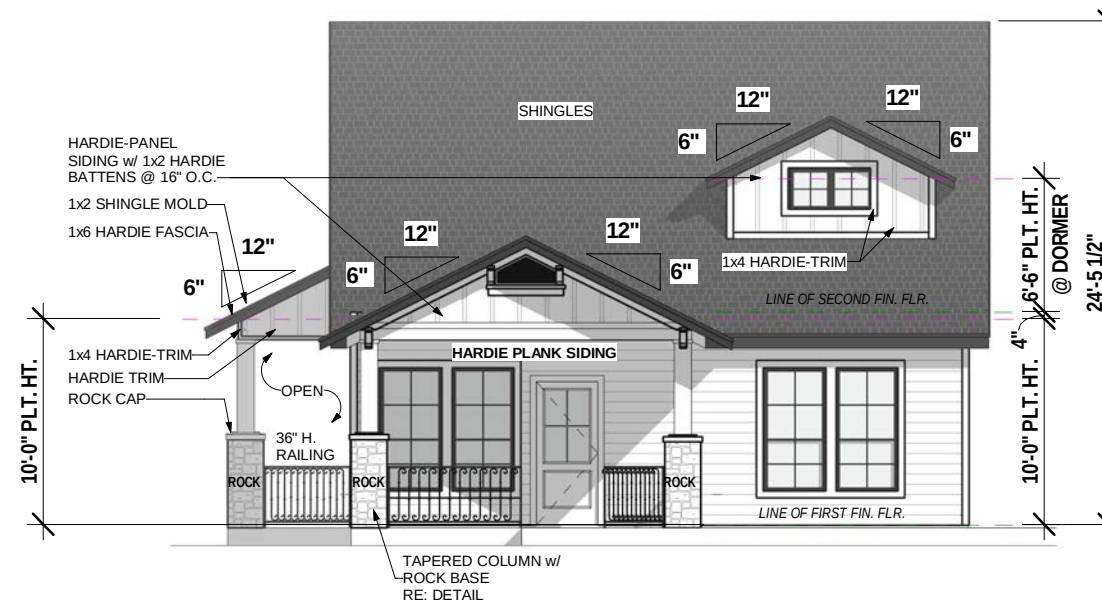
1 STORY - EXTERIOR
ELEVATIONS

#8 OF 10

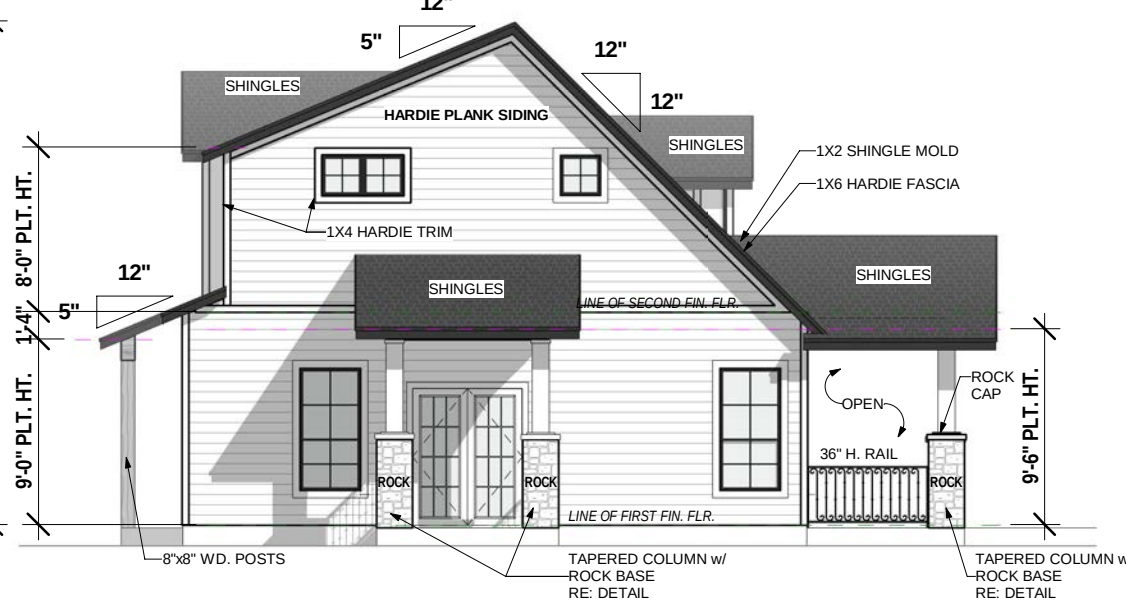
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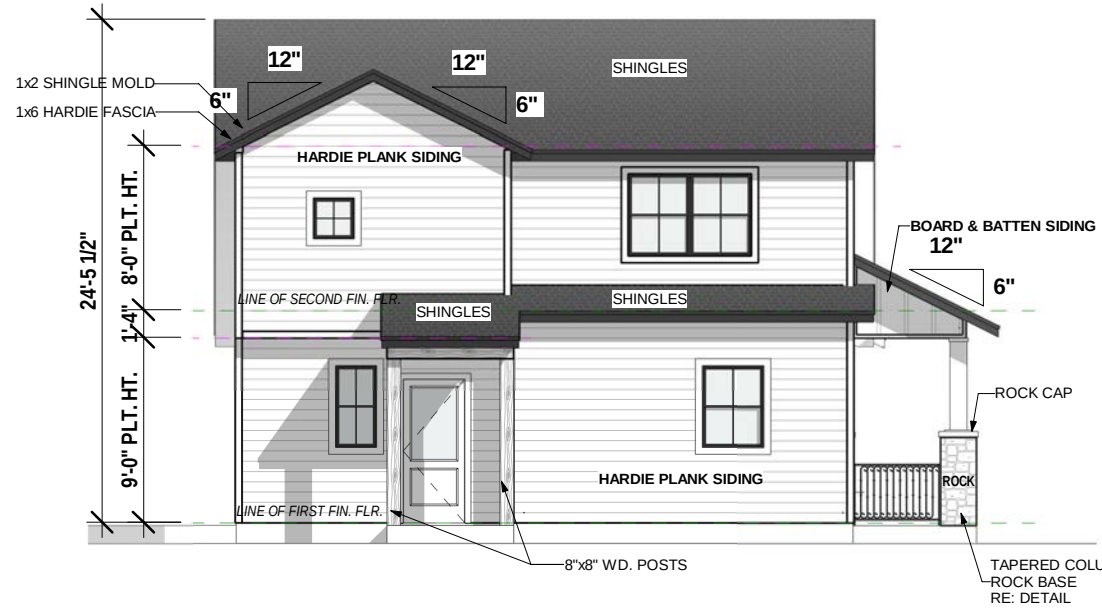
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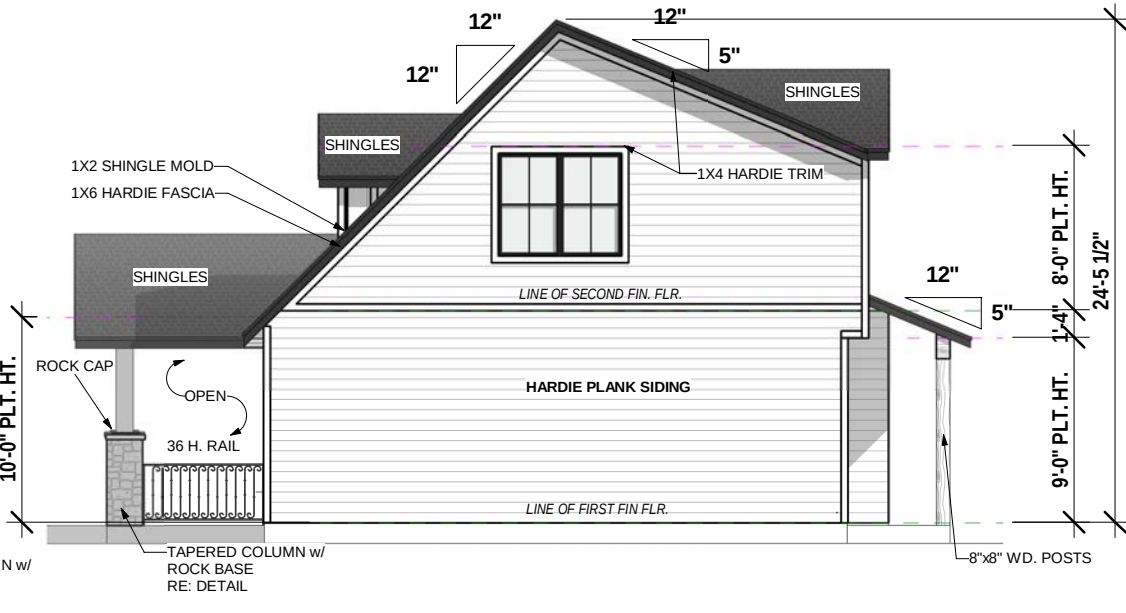
1 2 STORY (VERSION 1) -FRONT ELEVATION
1/8" = 1'-0"



2 2 STORY (VERSION 1) -LEFT ELEVATION
1/8" = 1'-0"



3 2 STORY (VERSION 1)-REAR ELEVATION
1/8" = 1'-0"



4 2 STORY (VERSION 1)-RIGHT ELEVATION
1/8" = 1'-0"

DS	7-30-21	PRELIMINARY
JS	8-18-21	PRELIM SITE PLAN
GK	9-22-21	SITE PLAN CHANGES
VV	9-28-21	REVISIONS
JO	10-27-21	DD REVISIONS
JO	11-01-21	ELEVATION DIMS.

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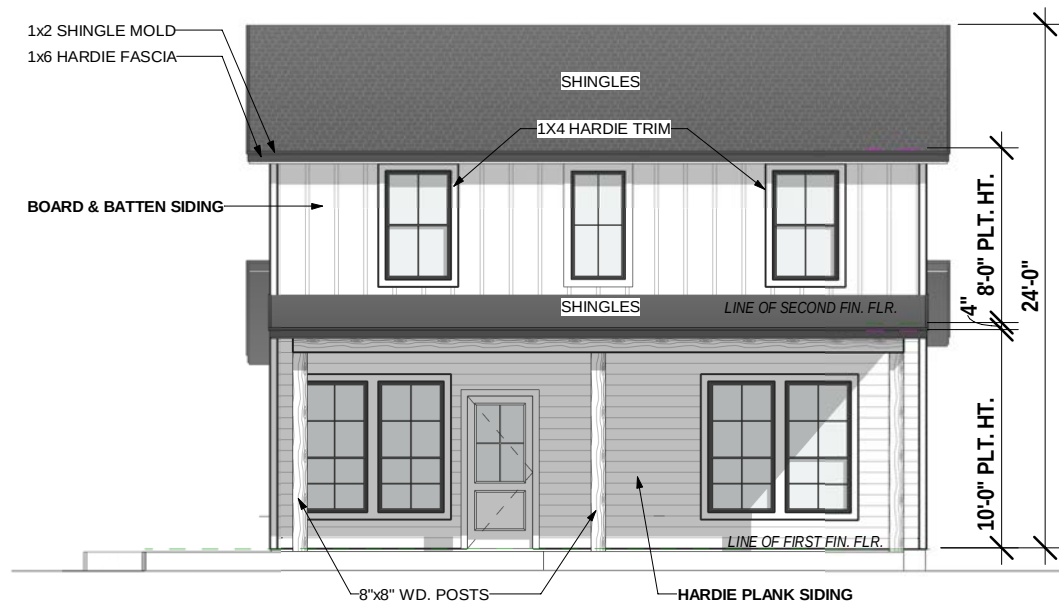
306 W. TRAVIS
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FREDERICKSBURG, TX

2 STORY (VERSION 1)
EXTERIOR ELEVATIONS
#9 OF 10

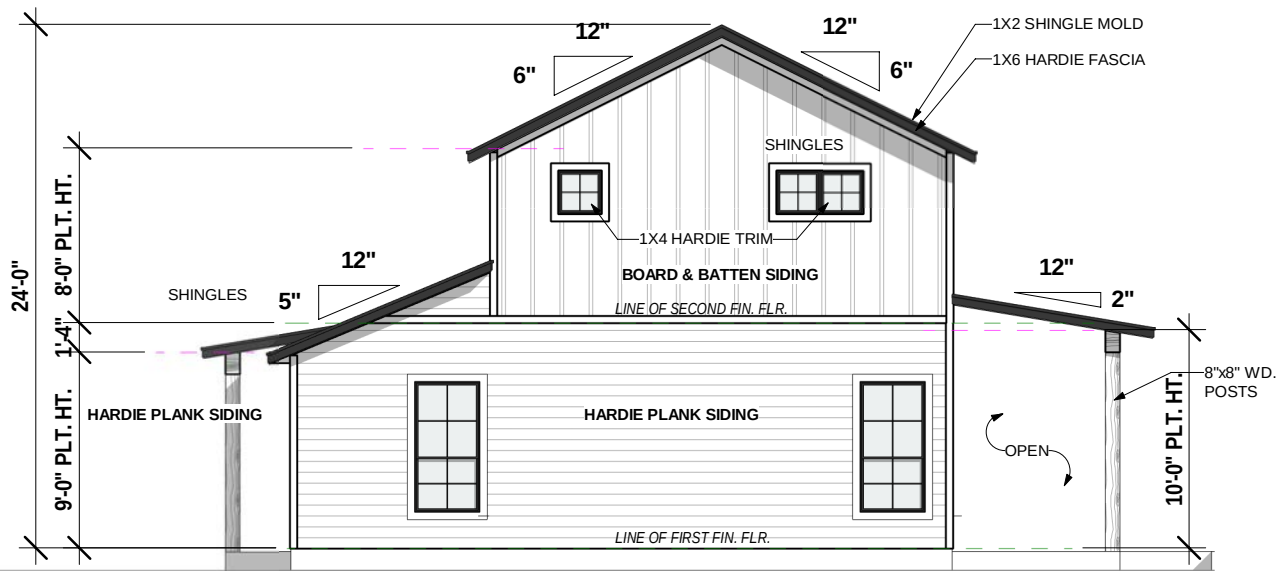
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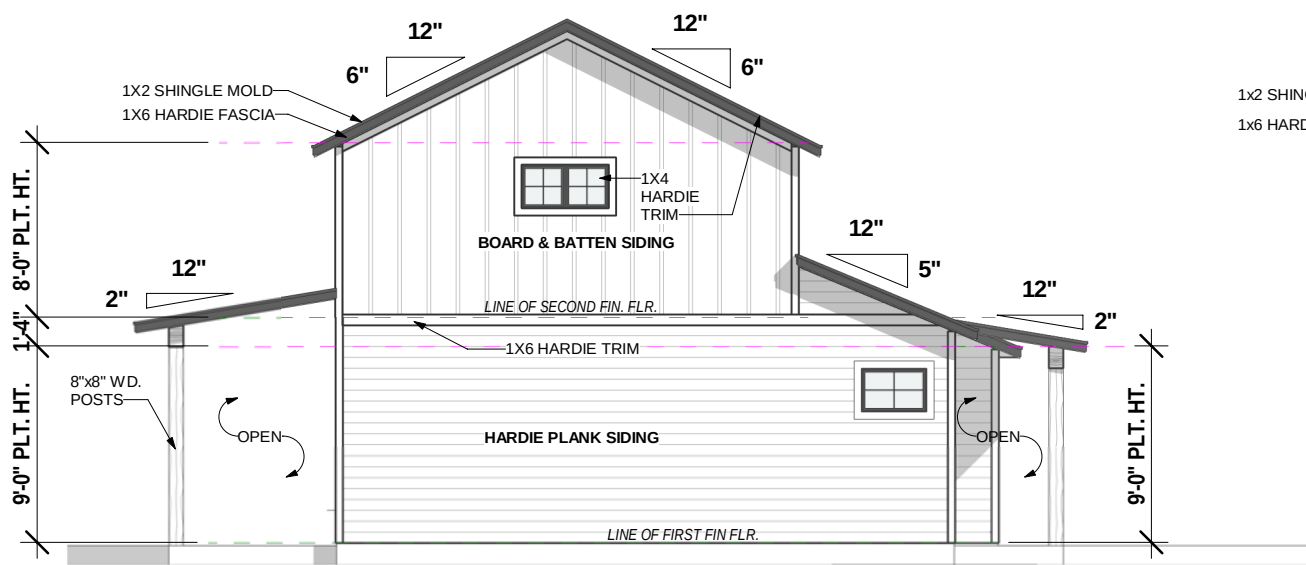
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11/1/2021 4:59:10 PM



1 2 STORY (VERSION 2) -FRONT ELEVATION
1/8" = 1'-0"



2 2 STORY (VERSION 2) -LEFT ELEVATION
1/8" = 1'-0"

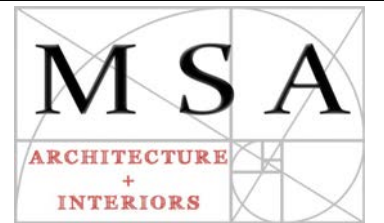


3 2 STORY (VERSION 2)-RIGHT ELEVATION
1/8" = 1'-0"



4 2 STORY (VERSION 2)-REAR ELEVATION
1/8" = 1'-0"

DS	7-30-21	PRELIMINARY
JS	8-18-21	PRELIM SITE PLAN
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FOR THE STRUCTURAL DESIGN IN ANY WAY
MATTER OR FORM IF ANY PROBLEMS MAY ARISE.

SHELTON / REIS

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

2 STORY (VERSION 2)
EXTERIOR ELEVATIONS

#10 OF 10

4155

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Fredericksburg Historic Review Board
Application Information

Application Number: 21-110
Date: November 9, 2021
Address: 209 E San Antonio
Zoning: C1
Owner: Chateau a Vin Chambre LLC
Applicant: Brandon Weinheimer of SKT Architects
Rating: Landmark
Proposal: restoration of windows, new windows to replace non-historic windows, replacement of non-historic porch posts, addition of porch railing, new rear porch and stair, new wall/fence, changes to front door for ADA compliance

Request:

The applicant is requesting:

Approval to:

- A. rehab existing original wood windows and wood siding
- B. replace non-original metal porch columns with fiberglass columns to match original wood round columns (based on design found at “sister” house at 616 S. Washington)
- C. add 42’tall painted wood guardrail along porch edge to meeting building code given height of porch off the ground
- D. Replace existing, non-historic tile on front porch with new tile
- E. add new rear concrete porch with columns and roof to be similar to front (not visible from street)
- F. Replace rear gable dormer with a window and replace with larger dormer with a door to provide access to the upstairs unit and build new exterior staircase.
- G. add two new wood windows on the first floor to match originals
- H. removed shed dormer with metal windows and replace with a new dormer more in keeping with the original including replacement window
- I. Replace all previously replaced 2nd floor windows with new fiberglass windows to match historic window design
- J. Replace non-historic, aluminum windows on the enclosed sun porch with new fiberglass casement windows

K. Replace two doors on front elevation with code compliant 36” doors. The new door detailing will match the existing doors with new clear safety glass.

L. Salvage existing roof shingles as feasible and re-use in the front of the structure. New, similar styled, metal shingle will be used on the rear of the building. Repaint entire roof.

M. Construct a new wall/fence along the S. Washington Street side with stone and iron.

O. Build new parking lot in front of house

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

3.2.3 Roofs

(f) If deteriorated beyond repair, replacement roofing materials should resemble the dimensions, profile, appearance, and configuration of the historic material (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for area visible from ROW	Recommended	Recommended

3.2.5 Porches and Exterior Stairs

Restoration

(3) 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

(i) If original porch posts are missing and their historic appearance is not documented, replace them with simple supports appropriate to the style and time period (SOI Standard 3).

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

(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

(k) Remove visible non-historic porch features that diminish the structure's historic integrity (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

3.2.6 WALLS

Maintenance

(a) Retain and repair the historic exterior wall materials unless deteriorated beyond repair (SOI Standards 2, 5, 6).

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

b) Maintain, repair, and clean historic exterior walls according to accepted preservation techniques (see *Appendix G*, SOI Standards 5, 7).

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, install the new materials maintaining spatial relationships (including depth, dimension, and joint patterns) as historically relative to window frames, door frames, and other exterior features (SOI Standards 3, 6).

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

l) Historic-age foundation skirting should be preserved; new foundation skirting should be appropriate for the age and style of the building (SOI Standards 2, 5, 6).

3.2.7 ADA Compliance: Door Openings

In some cases, enlarging a historic door opening may be necessary to accommodate persons with disabilities. In these instances, the Historic Review Board may vote to approve a COA application that meets the spirit of *the Secretary's Standards* but does not precisely meet these standards and guidelines to the letter. (Refer to *Section 1.4.2.4*. Refer also to guidance on making a porch ADA compliant in *Section 3.2.4*. and National Park Service Preservation Brief #32-Making Historic Properties Accessible.)

3.2.8 WINDOWS

Maintenance

(a) Preserve and maintain all components of existing historic windows, screens, and shutters unless deteriorated beyond repair (SOI Standards 2, 5, 6).

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

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

j) If the extant windows are non-historic, consider researching the historic window's appearance, and if documented, replicate and restore the historic windows.

High Priority	Medium Priority	Low Priority
recommended	Recommended	Recommended

(k) the windows, select replacement windows compatible with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standard 3).

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

3.2.12 Landscape and Site Features

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).

High Priority	Medium Priority	Low Priority
Required	Recommended	Recommended

(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

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

Staff Recommendation/Findings:

The landmark at 614 S. Washington has had significant alterations that have impacted its integrity. The proposed work, while not a complete restoration, represents a significant improvement to the integrity of the house. Overall staff is in support of the project with only a few recommendations based on the Design Guidelines/Standards. The ability to use the “sister” house at 616 S. Washington is of great advantage for the rehab of 614 S. Washington.

A. Rehabilitation of all original wood features is appropriate including siding and windows. (3.2.6.a) (3.2.8.a)

B. The existing columns are not period or age appropriate for the house. Staff recommends approval of new fiberglass columns based on the dimensions of the columns found at 616 S. Washington. (3.2.5.i and k)

C. The foundation of the house is unusually tall making the front porch a fall hazard. The proposed new porch railing is code compliant and simple in design. Staff recommends approval. (3.2.5.d)

D. The existing tile is not historic. If it can be removed a replacement material/design should be more in keeping with the original, which would have been wood boards. The house previously had a synthetic board approved as a replacement. Staff recommends either a wood floor or synthetic wood produce that has the same look as wood instead of replacing the inappropriate tile with new tile. (3.2.5.e and k)

- E. The new porch in the rear will not be visible and is required to give access to the rear unit which will be the ADA unit. Staff recommends approval (3.2.5.h)
- F. The dormer in question is not visible given its location and an exterior stair is the only way to access the unit (previous owner removed interior stairs). Staff recommends approval of the change (as an exception to 3.2.8.d).
- G. The proposed new windows will not be visible from the ROW and will have the appearance of the historic. Staff recommends approval as an exception (3.2.8.d)
- H. The front gable was enlarged, and an inappropriate steel window installed. Staff recommends approval of the change to a more appropriately sized gable and window that will have the same design as the original. (3.2.8.j,k)
- I. None of the 2nd floor windows are original, staff recommends approval of the proposed replacements which have more in keeping with the original style. (3.2.8.j,k)
- J. The sun porch was originally open. The current aluminum windows are not historic and can be replaced with new windows that provide more clear glass. (3.2.8.k)
- K. The two doors in question appear to be original and are some of the few original features remaining. Staff has reached out the State Historic Preservation Office for guidance on TAS exceptions and compliance. If the doors must be replaced staff recommends of the proposal that replicates the design and materials. If it is determined that an exception can be made the TAS requirements staff recommends the doors remain since the ADA unit is in the rear of the building. (per AD Compliance found in 3.2.7)
- L. Staff recommends approval of the retention of as many as possible of the original metal roof shingles and the plan to locate them in the front and the installation of new shingles in the rear. (3.2.3 f)
- M. While front yard fences are generally not recommended, the location of the house on a busy state road may be considered a noxious use. (3.2.12 b, c)
- O. The lot in question is large. The property previously had a horseshoe drive in the front, but the southern entrance has been closed. Since the site previously had parking in the front staff could support the four spots closer to the street but not the spot between the large tree and the house. The parking area must be screened with landscaping. (3.4.1 I, j, k)

Case Comments:

41

614 S. Washington

Summary of Scope of Work

The existing historic home will be converted into four short-term rental (STR) units; three on the first floor and one on the second floor. Each unit will include one bedroom and one bathroom, and each will have direct exterior access.

Original elements of the 1914 home will be restored where they currently exist (wood siding, wood windows, metal shingle roof). The neighboring house at 616 S. Washington will be used as a reference for architectural detailing since it was built at the same time and is a mirror image of the house at 614 S. Washington.

The ornamental steel columns on the front porch will be replaced with painted fiberglass columns for durability. The detailing will be similar to what is seen at 616 S. Washington. A 42" high painted wood guardrail will be added to the front porch to meet building code. The existing tile on the concrete porch deck will be replaced with new tile.

A new concrete porch with tile floor will be added to the rear of the building. The porch columns and roof will be detailed similarly to the front porch. The second-floor rental unit will be accessed via a new gable dormer and steel stair at the rear of the building. The stair and new dormer will not be visible from the street.

Existing windows on the first floor will be restored. Two new wood windows will be added on the first floor will be built to match the originals. Shed dormers and steel windows on the second floor were constructed in a later era and will be removed. A gable dormer will be added to the east (front) elevation similar in size and detailing to what was originally built (using adjacent home as a reference). All windows on the second floor will be new fiberglass windows (Elevate series by Marvin) to provide long-term durability. The proportion and detailing of the gable and dormer windows will compliment the historic windows on the first floor. The existing, non-historic, aluminum windows on the sun porch (4 on each side) will be replaced with new fiberglass casement windows (3 on each side). The windows will be wider to maximize viewing area.

The two existing entry doors on the front porch appear to be historic and are 2'-8" in width. To comply with Texas Accessibility Standards (TAS) Advisory 224.1.2, all entry doors to guestrooms in lodging facilities must have an accessible clear opening width. Therefore, the existing doors will be replaced with new, wider, wood doors to meet this requirement. The door detailing will match that of the existing doors. Safety glass will be installed per code requirements and will be clear. Two new entry doors, added on the rear side of the house, will be built to match the historic doors.

Existing historic shingles will be salvaged and reused where modifications to the roof are made on the elevations visible from the street. New, Victorian style shingles will be used on the rear of the building where required. The entire roof will be painted.

A new fence is proposed along the front yard setback of the property. It incorporates stone columns and a low stone wall with a painted steel fence panels and wrought iron finials. The fence creates a visual barrier between the facility and the highway but provides some transparency to view the historic house beyond.

The proposed STR cottages behind the historic house, additional site features, and final color selections will be submitted for approval at a later date.

SITE PLAN NOTES:

PROJECT SURVEY / RE-PLAT:

DONNIE BOERNER SURVEY CO. LP, Firm No. 10193963
email: donnie@gvtc.com, (830-377-2492). WILL WORK TO COMPLETE SURVEY OF THE PROPERTY AND PREPARE THE RE-PLAT OF THE 3 TRACTS TO 2 TRACTS. BOUNDARY AND EXISTING TOPO ON THESE DRAWINGS ARE FROM EARLY FIELD INFORMATION.

CIVIL ENGINEERING:

CIVIL DRAWINGS FOR DEVELOPMENT OF PROJECT WILL BE PREPARED BY JOHN HEWITT, P.E., CFM, email: jmhewitt@hewitt-inc.com, (830-315-8800) CIVIL ENGINEER WILL DO HYDROLOGY STUDY AND DETENTION ANALYSIS. PREPARE CIVIL DRAWINGS FOR SITE DEVELOPMENT.

PROPOSED ON-SITE PARKING:

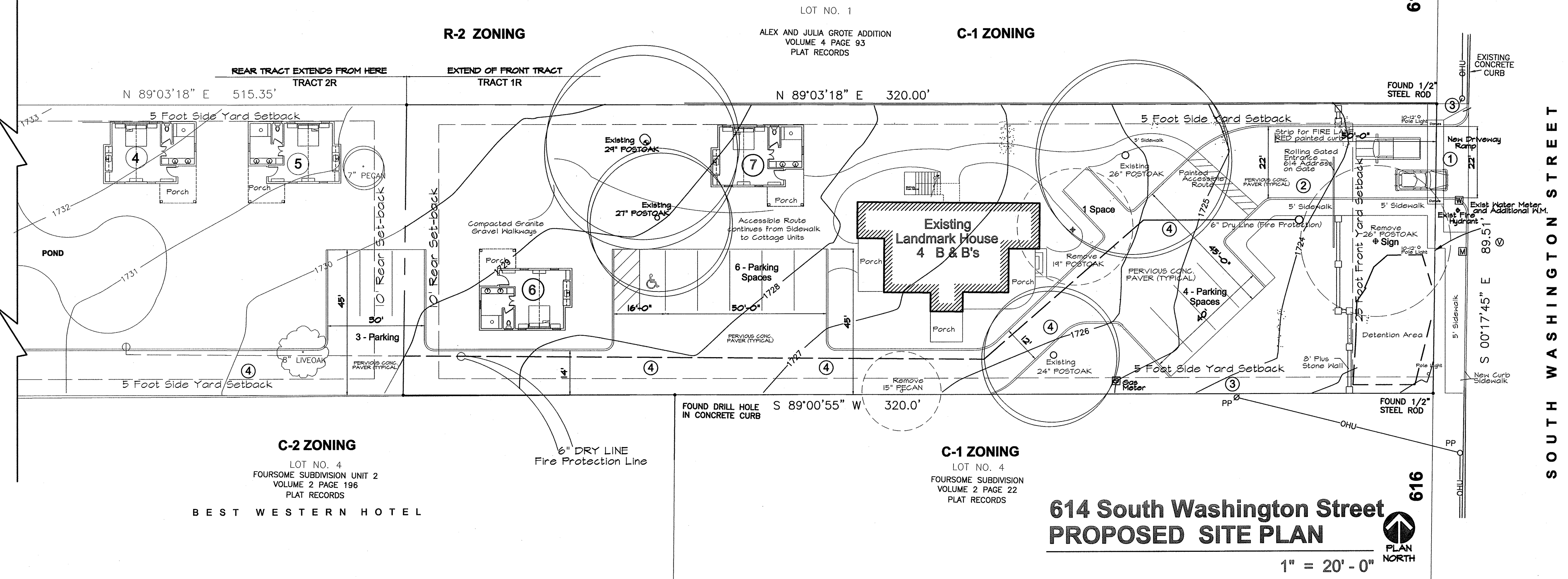
B & B ORDINANCE NO. 23-014 SECTION 3-110, R-2 AND SEC. 3.200 C-1, PERMIT MAX. (8) SEPARATE LODGING UNITS PER LOT (TRACT). THE COMPLETED PROJECT WILL HAVE 11 UNITS. 6 FRONT TRACT 5 REAR R-2 TRACT -BED & BREAKFAST USE - 1 PARKING SPACE PER UNIT = 6 UNITS FRONT C-1 TRACT 11 SPACES SHOWN REAR TRACT PARKING 16 SPACES SHOWN

EXISTING TREES AND LANDSCAPE:

OWNERS' INTENT IS TO SAVE 4 POST OAK TREES 1 POST OAK REMOVED ALONG FRONT ENTRANCE TO ACCOMMODATE ENTRANCE FEATURES, SITE GRADING, SIDEWALKS AND DETENTION. 1 POST OAK REMOVED AT THE FRONT OF THE HOUSE TO AVOID FUTURE DAMAGE TO HISTORIC LANDMARK. LANDSCAPE PLAN TO BE SUBMITTED AT TIME OF BUILDING PERMITTING.

SITE LIGHTING - SIGN

POLE LIGHTS (P.L.) NOTED ALONG WASHINGTON ST. SIDEWALK AND THRU-OUT PROJECT TO LUMINATE PEDESTRAIN WALKING SURFACES. LIGHTS WILL MEET CITY OF FREDERICKSBURG ORDINANCE 24-014. GROUND SIGN ALONG WASHINGTON STREET LOCATION INDICATED.



PROPOSED IMPREVIOUS - PERVIOUS:

TRACT 1-R IS APPROXIMATELY 28,683 S.F., PROPOSED IMPREVIOUS AREA- 6,500 S.F. 22 % IMPREVIOUS
TRACT 2-R IS APPROXIMATELY 52,246 S.F., PROPOSED IMPREVIOUS AREA- 9,000 S.F. 17 % IMPREVIOUS

PROPOSED BUILDING COVERAGE - R-2 ZONING - MAXIMUM 45%

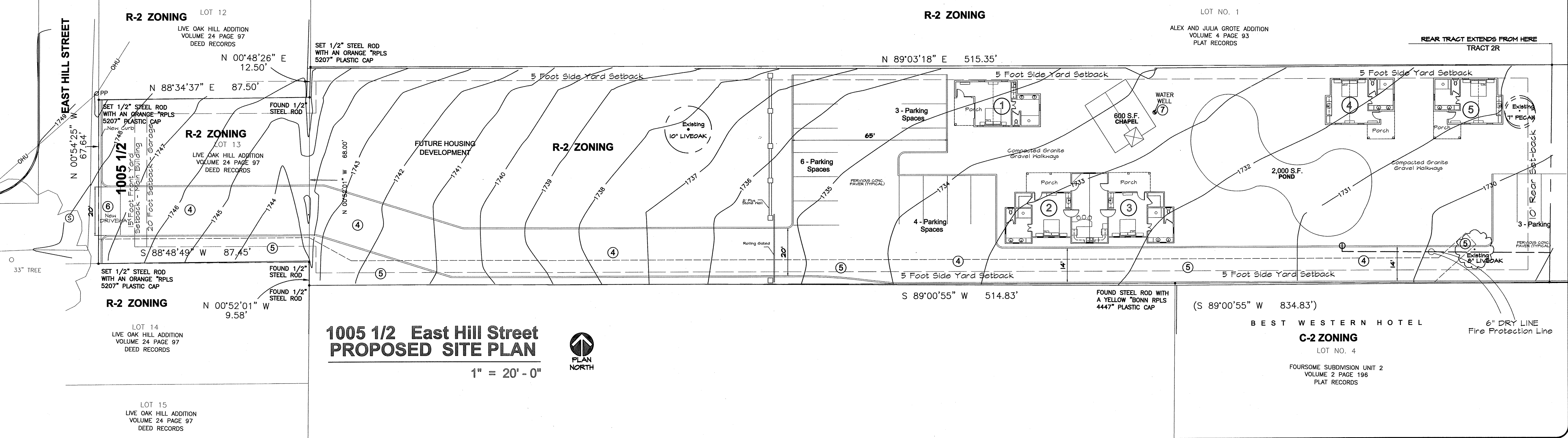
TRACT 1-R IS APPROXIMATELY 28,683 S.F., PROPOSED BUILDING COVERAGE - 5,000 S.F. 17 % COVERAGE
TRACT 2-R IS APPROXIMATELY 52,246 S.F., PROPOSED BUILDING COVERAGE - 7,120 S.F. 14 % COVERAGE

BED AND BREAKFAST DEVELOPMENT:

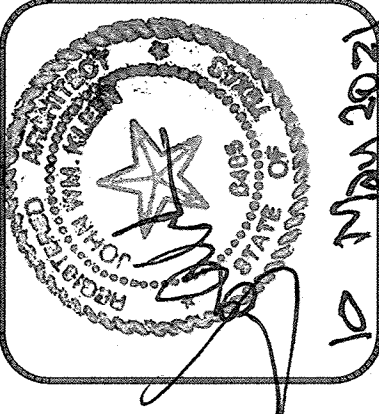
Chateau a Vin Chambre, L.L.C. PROPOSES TO DEVELOP THE FELIX KIEDEL LANDMARK HOUSE AT 614 SOUTH WASHINGTON STREET INTO A BED & BREAKFAST COMPLEX WITH THE ADDITIONAL COTTAGE TYPE BUILDINGS WITH SITE FEATURES. PROJECT WILL COMPLY WITH CITY'S 2014 B&B ORDINANCE.

KEYED SITE NOTES:

- 1 REMOVE EXISTING DRIVEWAYS. NEW SINGLE ACCESS DRIVE AND SIDEWALK ALONG S. WASHINGTON. EXTEND DRIVE FOR PULL OFF SPACE FOR GATED ACCESS.
- 2 STRIPPED FIRE LANE TO DEPTH INDICATED. PROVIDE DRY LINE STAND PIPE.
- 3 REMOVE ALL OVERHEAD UTILITY SERVICES TO PROPERTY FROM WASHINGTON STREET. NEW UNDERGROUND UTILITY TO PROPERTY FROM HILL STREET. SEE (6)
- 4 15 FOOT CROSS ACCESS EASEMENT FOR BOTH TRACTS. EXTENDS TO BOTH SOUTH WASHINGTON & EAST HILL STREET.
- 5 UNDERGROUND PRIMARY FROM EAST HILL STREET. 10 FOOT WIDE EASEMENT TO PAD-MOUNT TRANSFORMER. SINGLE PHASE -75 KVA TRANS.- 800 AMP P-5 LOAD CENTER.
- 6 CURB AND DRIVEWAY ALONG EAST HILL STREET. BACK TO BACK CURB WIDTH 26.5 FEET TO MATCH WEST HILL STREET
- 7 EXISTING WELL TO REMAIN. PIPING WILL NOT BE CONNECTED TO ANY CITY WATER LINE.



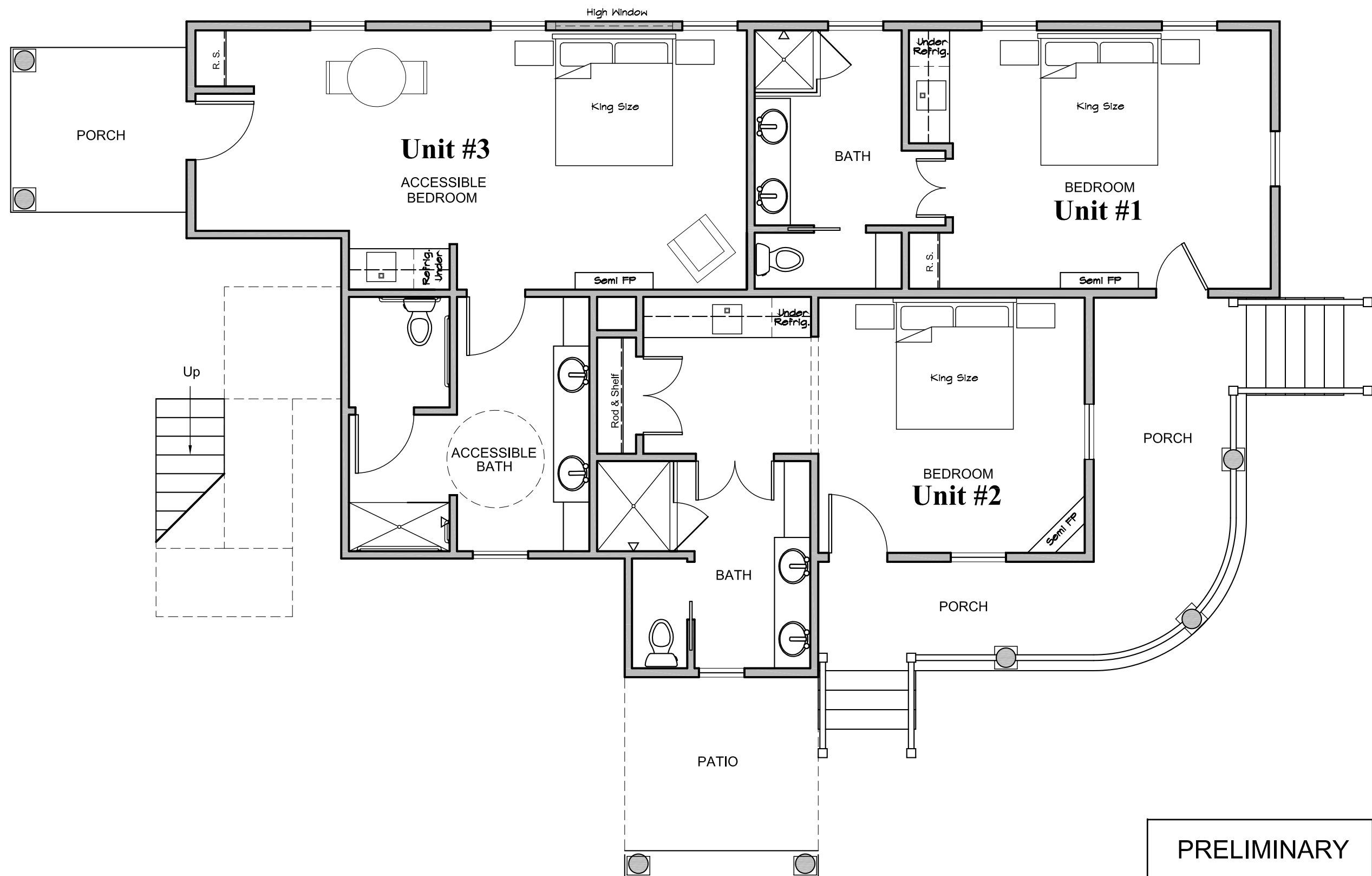
John Wm. Klein, Project Architect
STEHLING-KLEIN-THOMAS ARCHITECTS P.L.L.C.
CELL 830-759-1315 john@starkarchitects.com FREDERICKSBURG, TEXAS
Owner: Chateau a Vin Chambre L.L.C.
KIM ERWIN CELL: 361-688-9509 Email: kimerwincc@gmail.com



Historic Bed & Breakfast Landmark
Chateau a Vin Chambre L.L.C.
KIM ERWIN CELL: 361-688-9509 FREDERICKSBURG, TEXAS
614 SOUTH WASHINGTON STREET

DATE 10 MAY 2021
PROJECT NUMBER 10-2021
REVISION

ARCHITECTURAL SITE PLAN
A-0



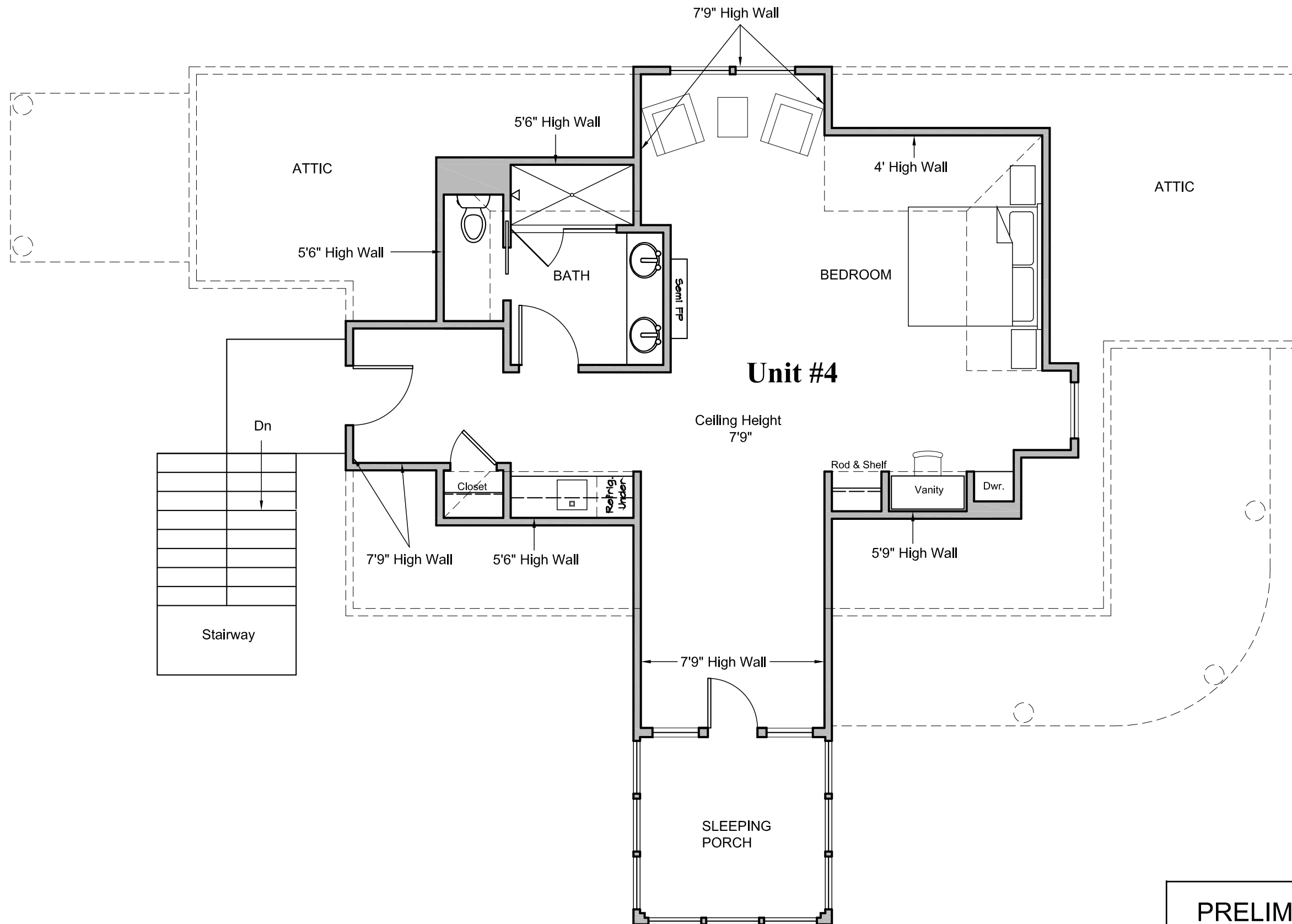
PROPOSED FIRST FLOOR PLAN

3/16" = 1'-0"



PRELIMINARY

THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
ARE NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES
BRANDON WEINHEIMER
PROJECT ARCHITECT
NUMBER 24171



PROPOSED SECOND FLOOR PLAN

3/16" = 1'-0"

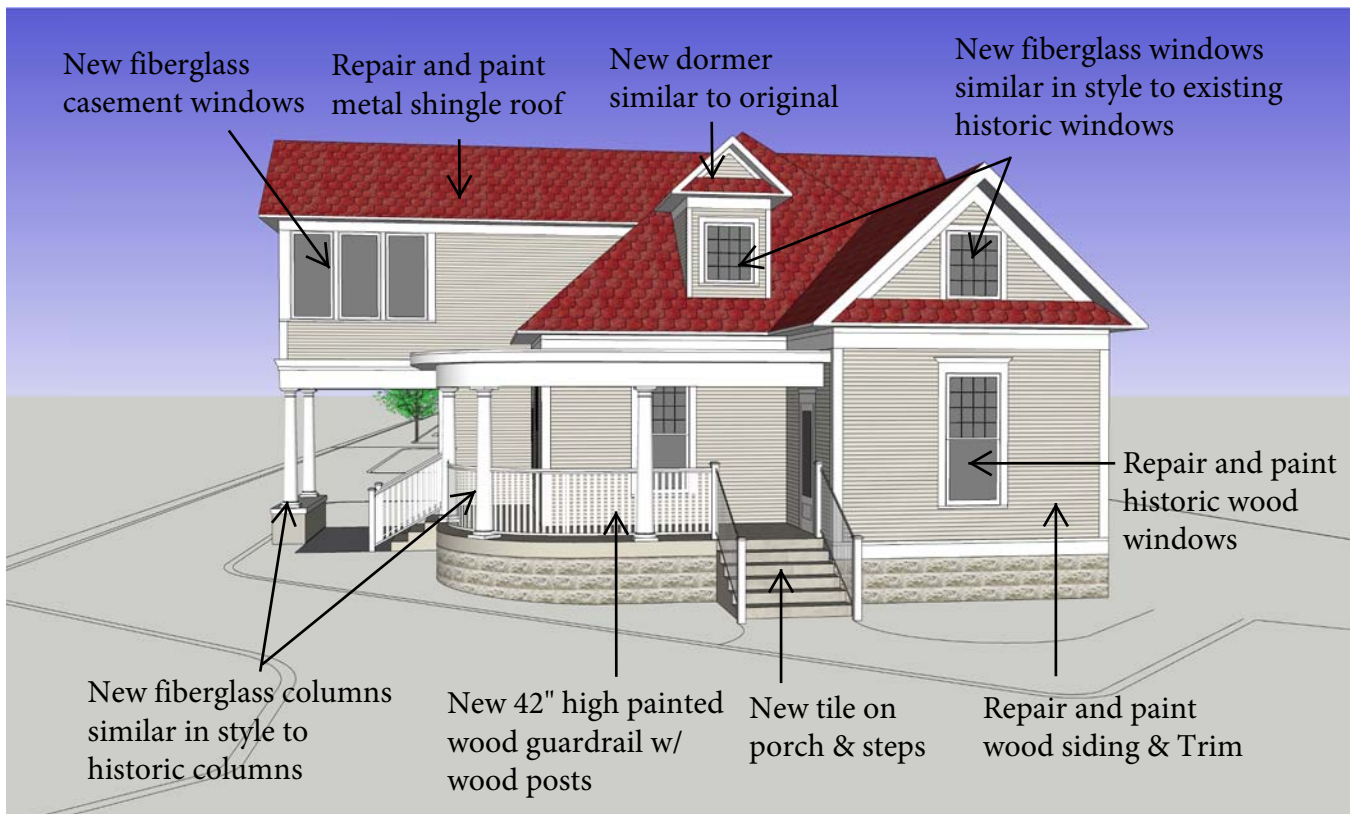


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OR PERMIT PURPOSES
BRANDON WEINHEIMER
PROJECT ARCHITECT
NUMBER 24171



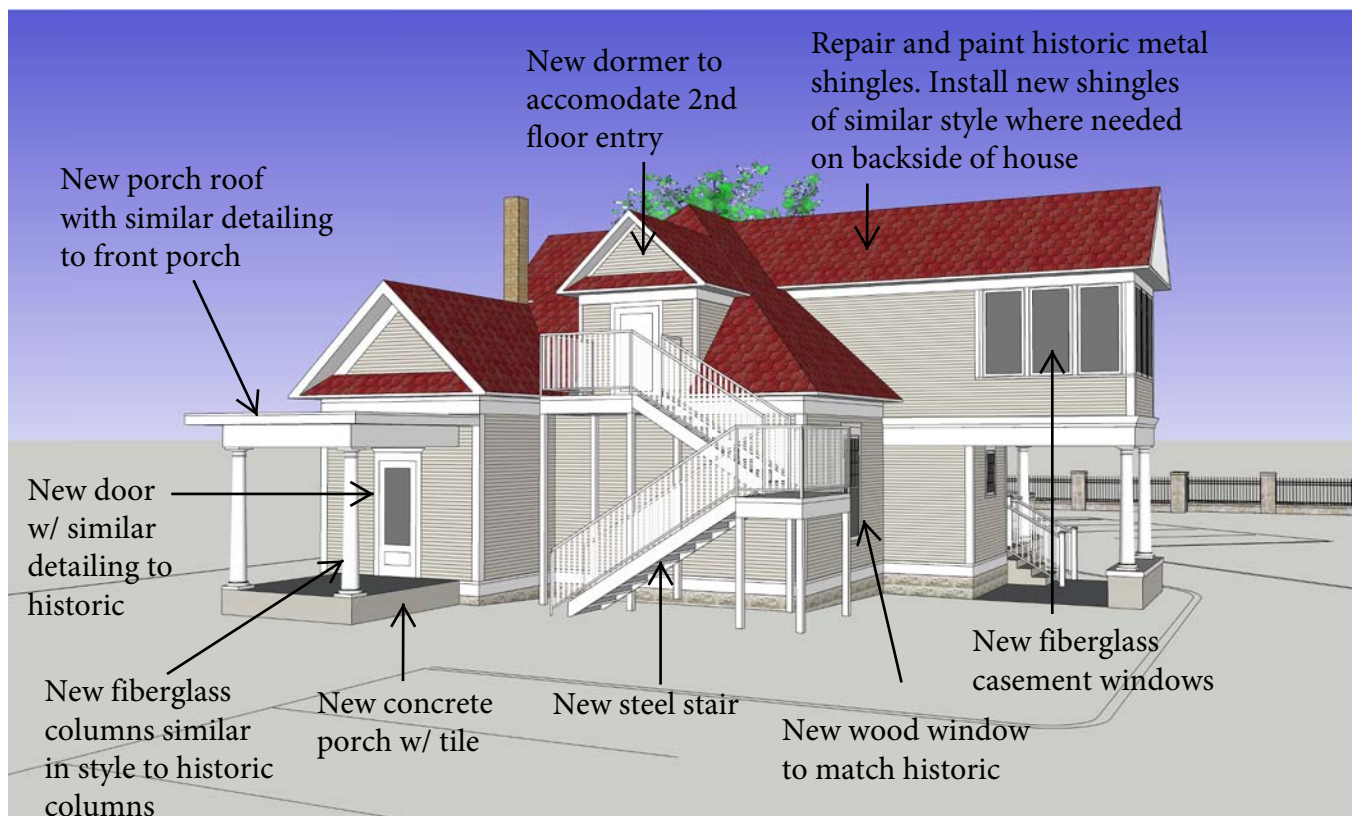
Existing East (street side) Elevation



Proposed East Elevation



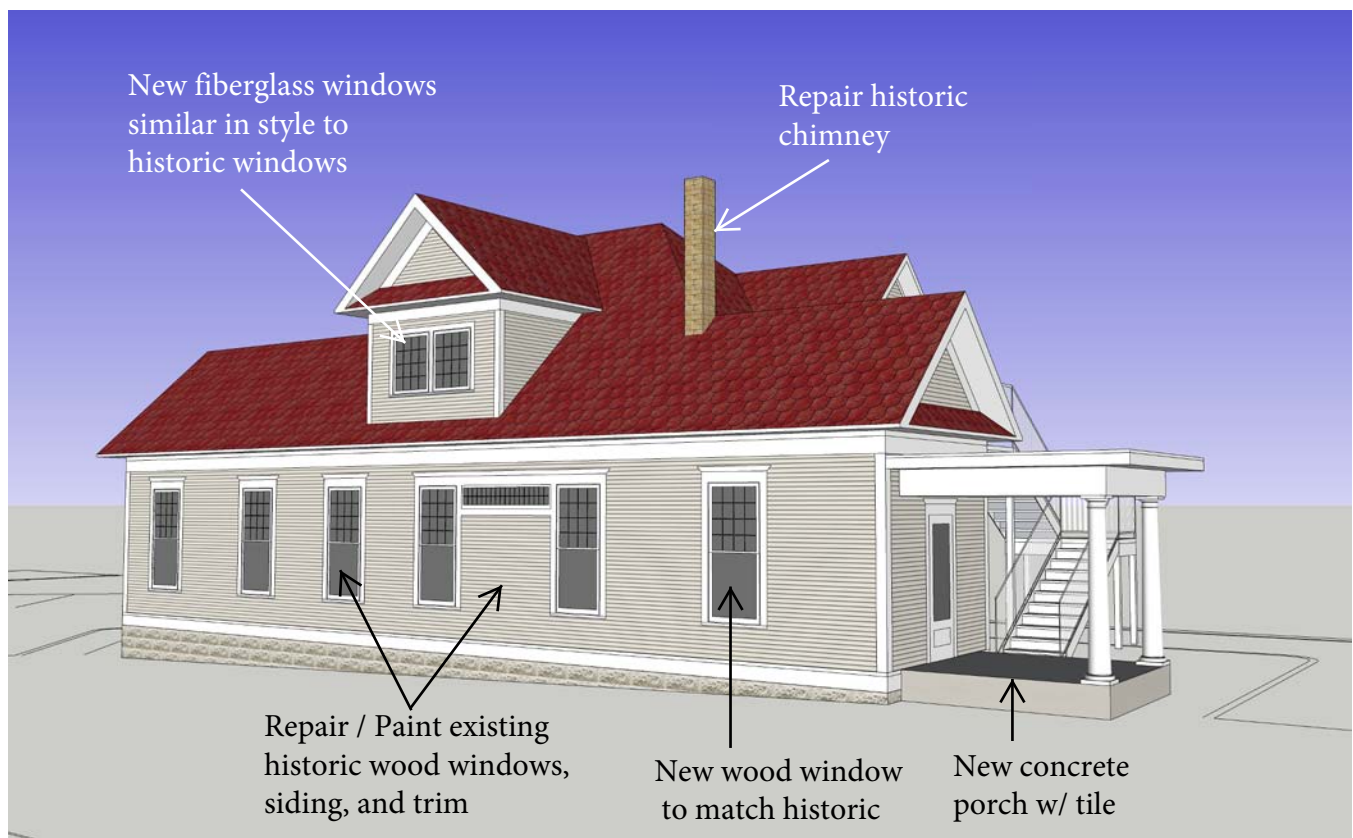
Existing West Elevation



Proposed West Elevation



Existing North Elevation



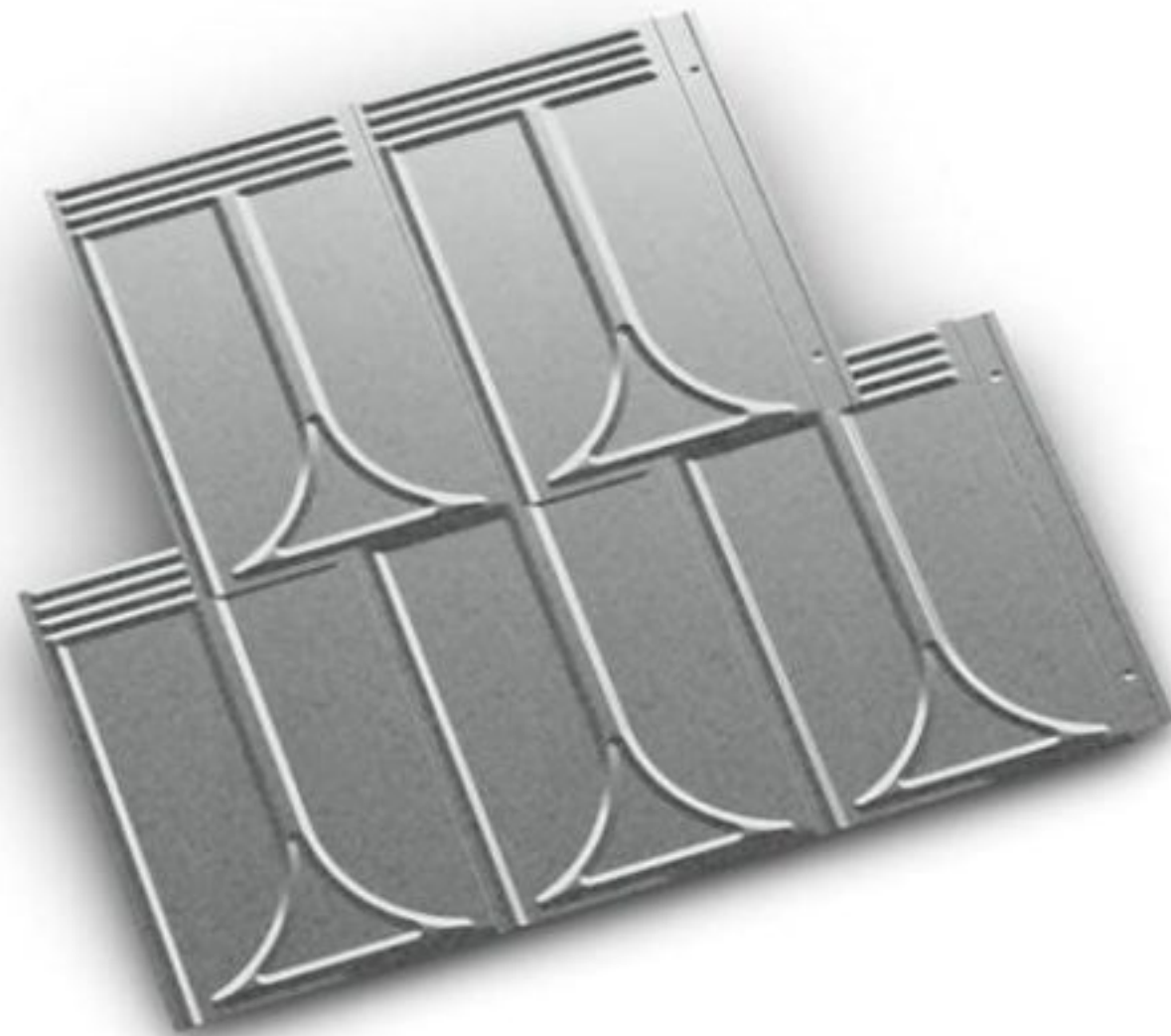
Proposed North Elevation



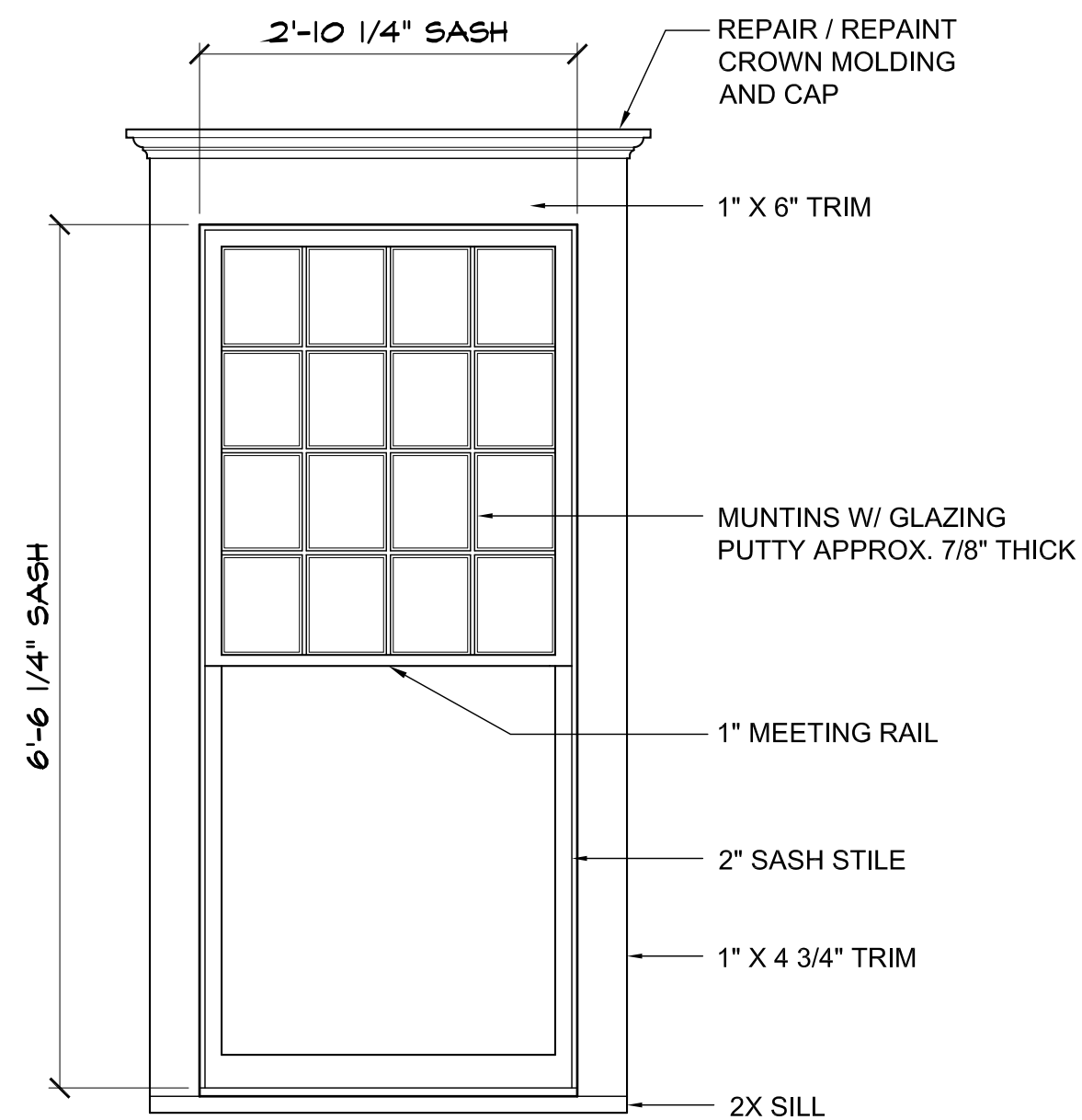
Typical historic wood window on
first floor to be restored and painted



Concrete Porch to Remain -
Replace existing tile with new tile



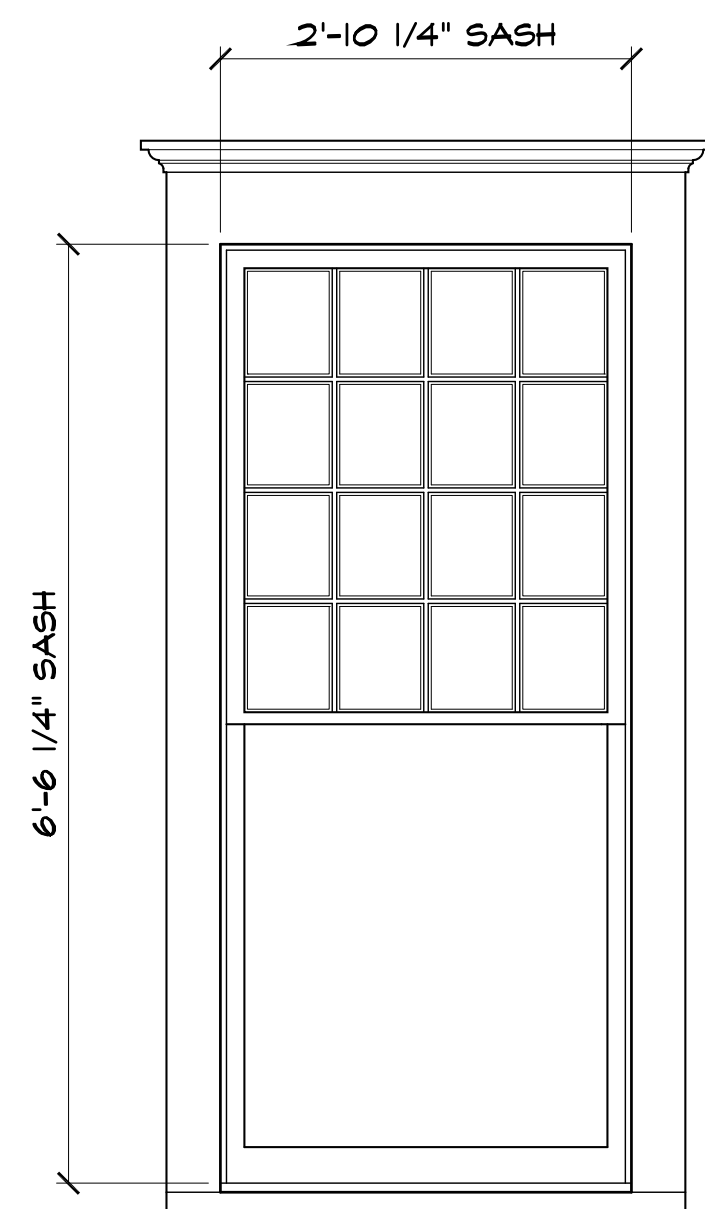
Proposed roof material on rear of house:
Victorian Shingle by
Berridge Manufacturing Co.
Field Painted



HISTORIC DOUBLE-HUNG WOOD WINDOWS AND TRIM TO BE RESTORED AND PAINTED.
*NEW CLEAR SAFETY GLASS SHALL BE INSTALLED WHERE REQUIRED BY CODE

TYP. HISTORIC DBL. HUNG WINDOW AT FIRST FLOOR

3/4" = 1'-0"

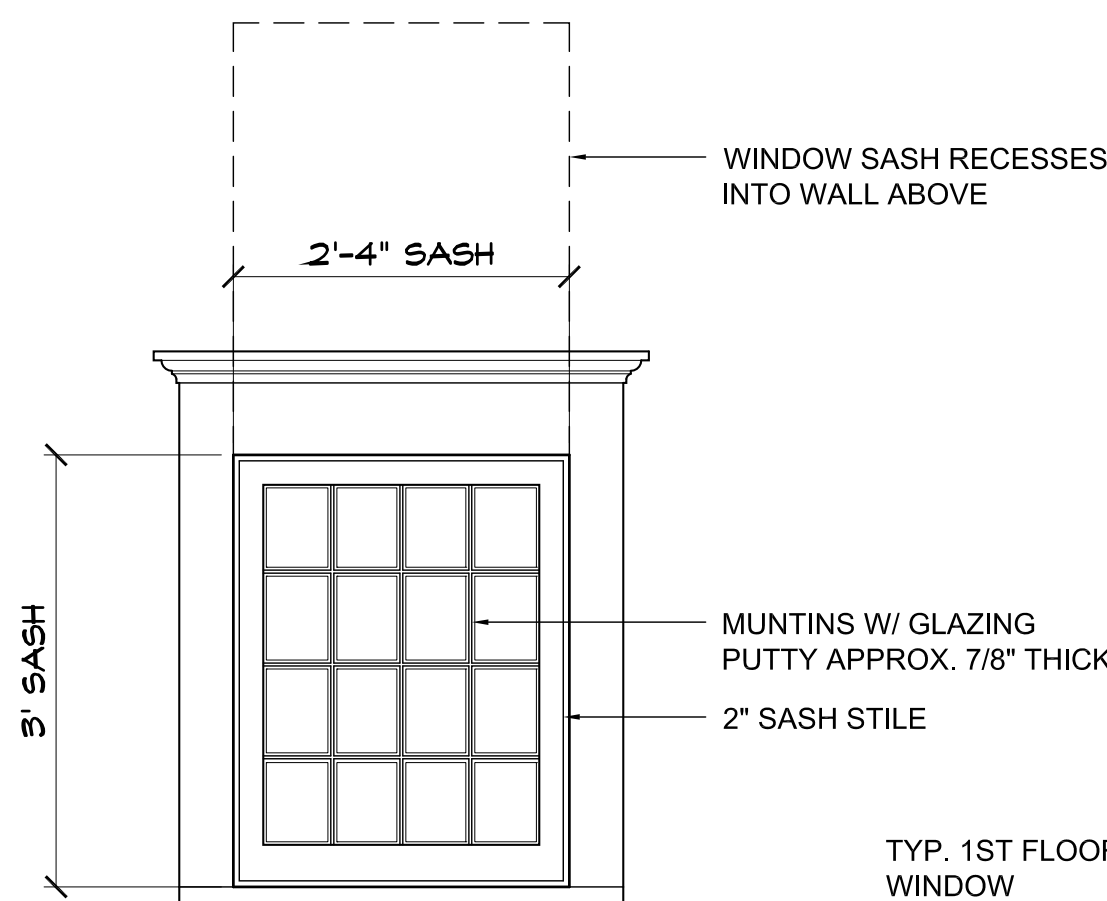


DOUBLE-HUNG WOOD WINDOW W/ SINGLE PANE, CLEAR GLASS. DETAILING AND TRIM TO MATCH HISTORIC WINDOWS.

NEW FIRST FLOOR WINDOW

3/4" = 1'-0"

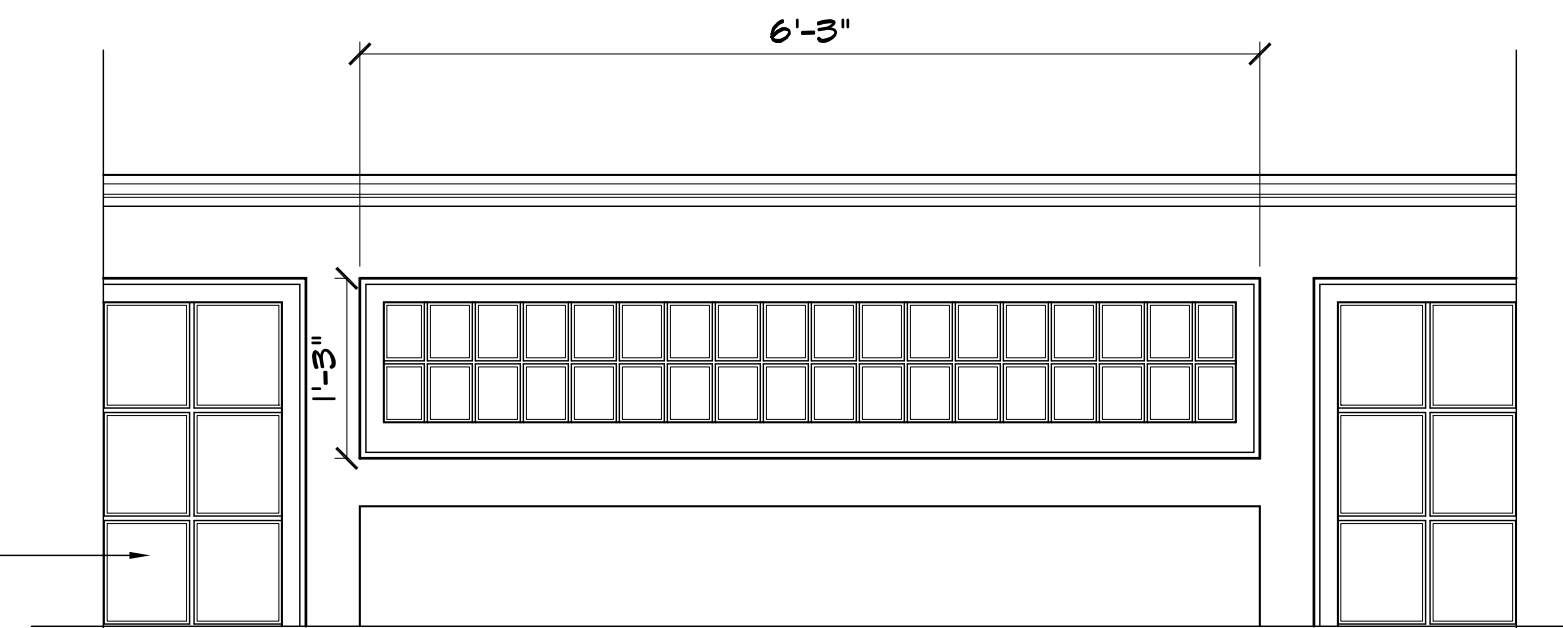
2 TOTAL



HISTORIC WOOD POCKET WINDOW AND TRIM TO BE RESTORED AND PAINTED.

HISTORIC POCKET WINDOW AT FIRST FLOOR

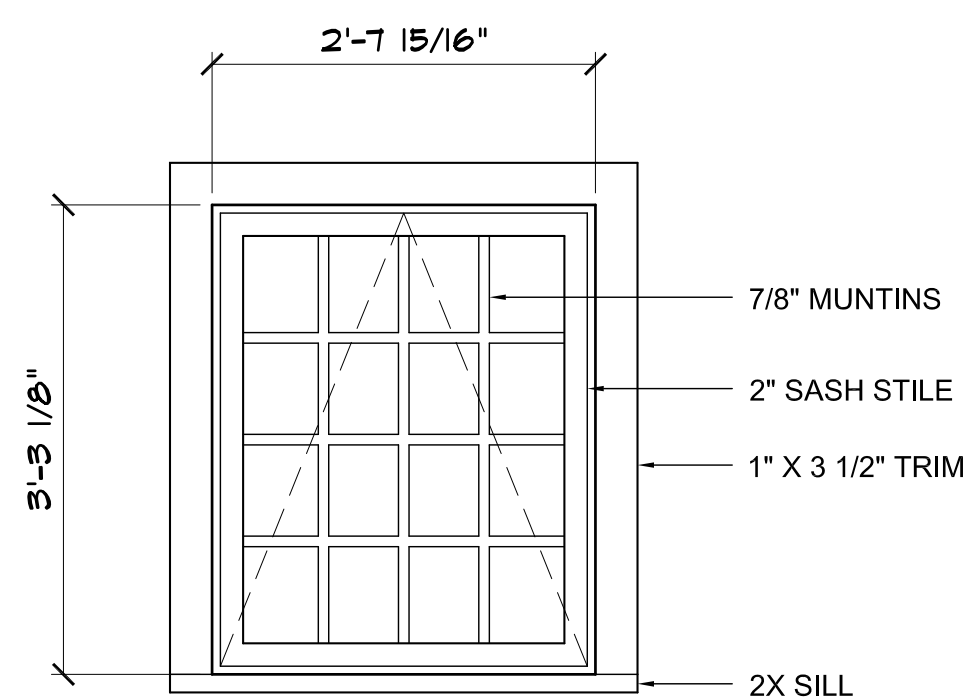
3/4" = 1'-0"



HISTORIC FIXED WOOD WINDOW TO BE RESTORED AND PAINTED

HISTORIC PICTURE WINDOW AT FIRST FLOOR

3/4" = 1'-0"

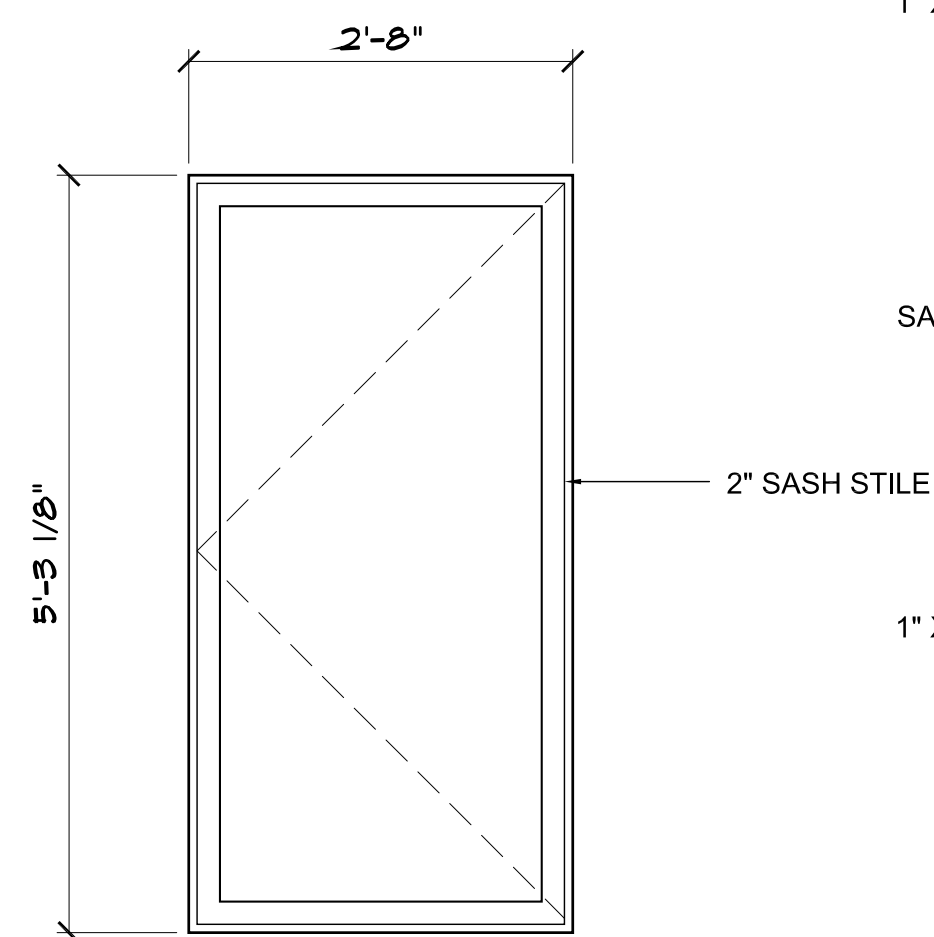


MARVIN ELEVATE FIBERGLASS AWNING WINDOW W/ SIMULATED DIVIDED LITES AND INSULATED CLEAR GLASS. WOOD TRIM TO MATCH HISTORIC

TYP. NEW SECOND FLOOR (DORMER) WINDOW

3/4" = 1'-0"

4 TOTAL

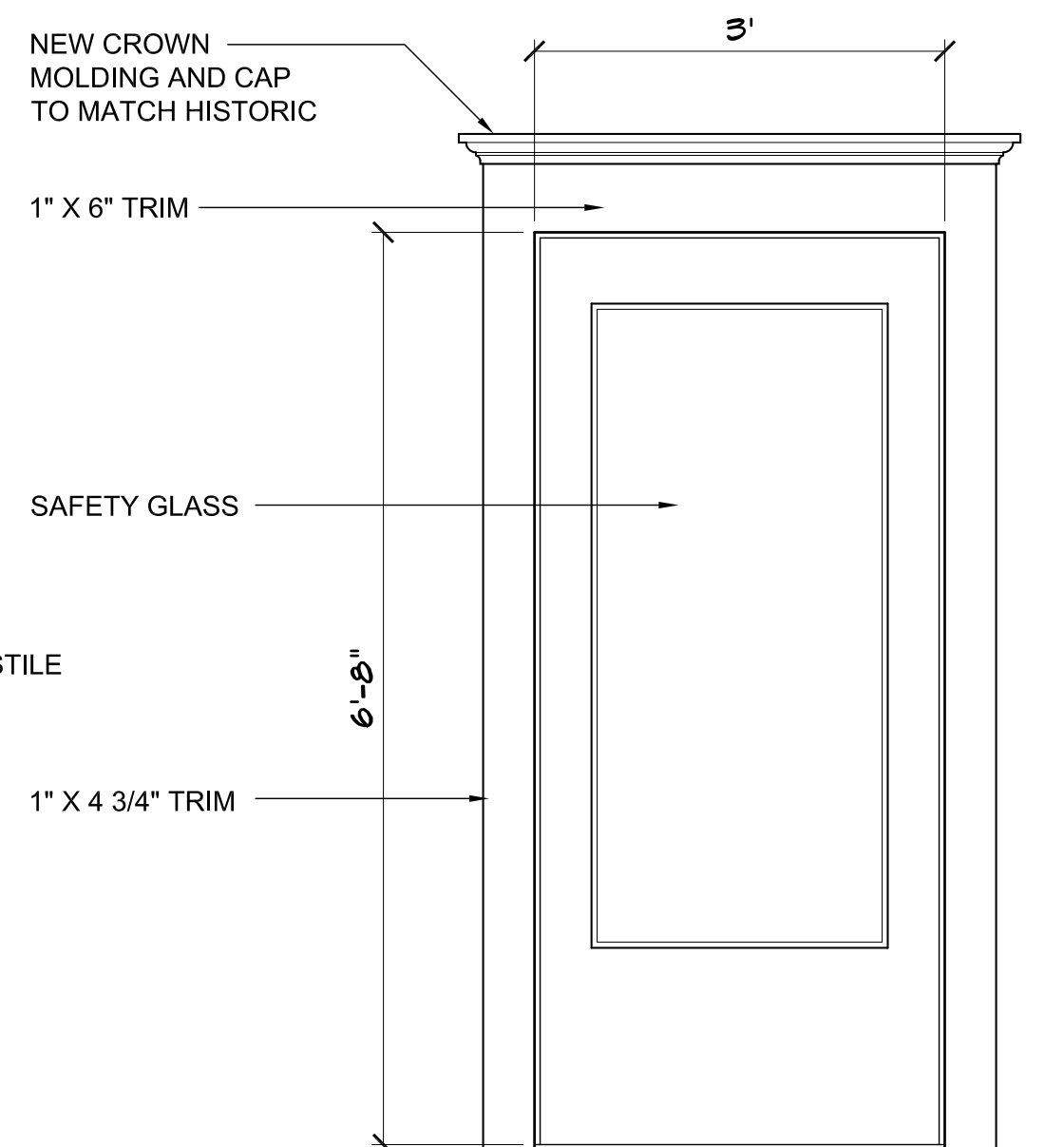


MARVIN ELEVATE FIBERGLASS CASEMENT WINDOW W/ INSULATED CLEAR GLASS

NEW WINDOWS AT SECOND FLOOR SLEEPING PORCH

3/4" = 1'-0"

9 TOTAL

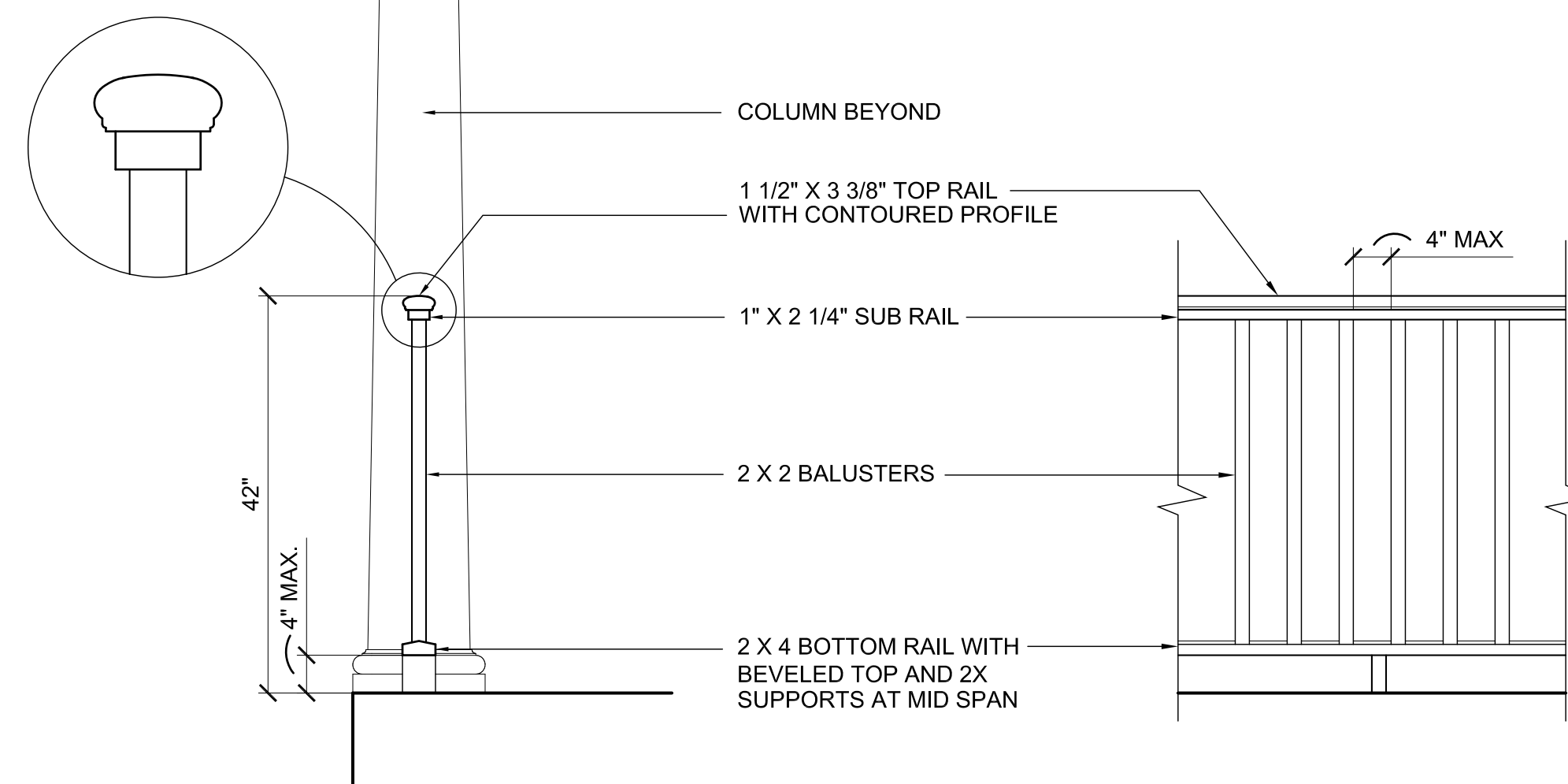


ALL EXISTING ENTRY DOORS (3) TO BE REPLACED WITH NEW WOOD DOORS TO MATCH DETAILING OF HISTORIC WOOD DOORS.
* ALL ENTRY DOORS MUST BE 3FT WIDE PER ADVISORY 224.1.2 OF THE TEXAS ACCESSIBILITY REQUIREMENTS.
*NEW SAFETY GLASS (CLEAR) SHALL BE INSTALLED WHERE REQUIRED BY CODE

TYP. NEW ENTRY DOOR

3/4" = 1'-0"

4 TOTAL



SECTION

ELEVATION

NEW GUARDRAIL DETAIL

3/4" = 1'-0"

PRELIMINARY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. BRANDON WEINHEIMER PROJECT ARCHITECT NUMBER 24171

PROJECT #	00-00
DATE	10-25-21
REVISION	

WINDOWS AND DOORS

A1.0

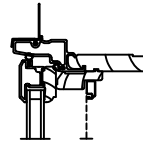
ELEVATE CASEMENT AND AWNING

SECTION DETAILS - OPERATING

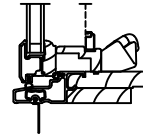
SCALE: 1 1/2" - 1'-0"

4 9/16"

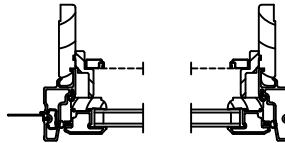
HEAD



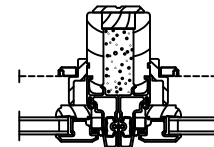
SILL



JAMB



MULLIONS



VERTICAL



Proposed fence at
front of property

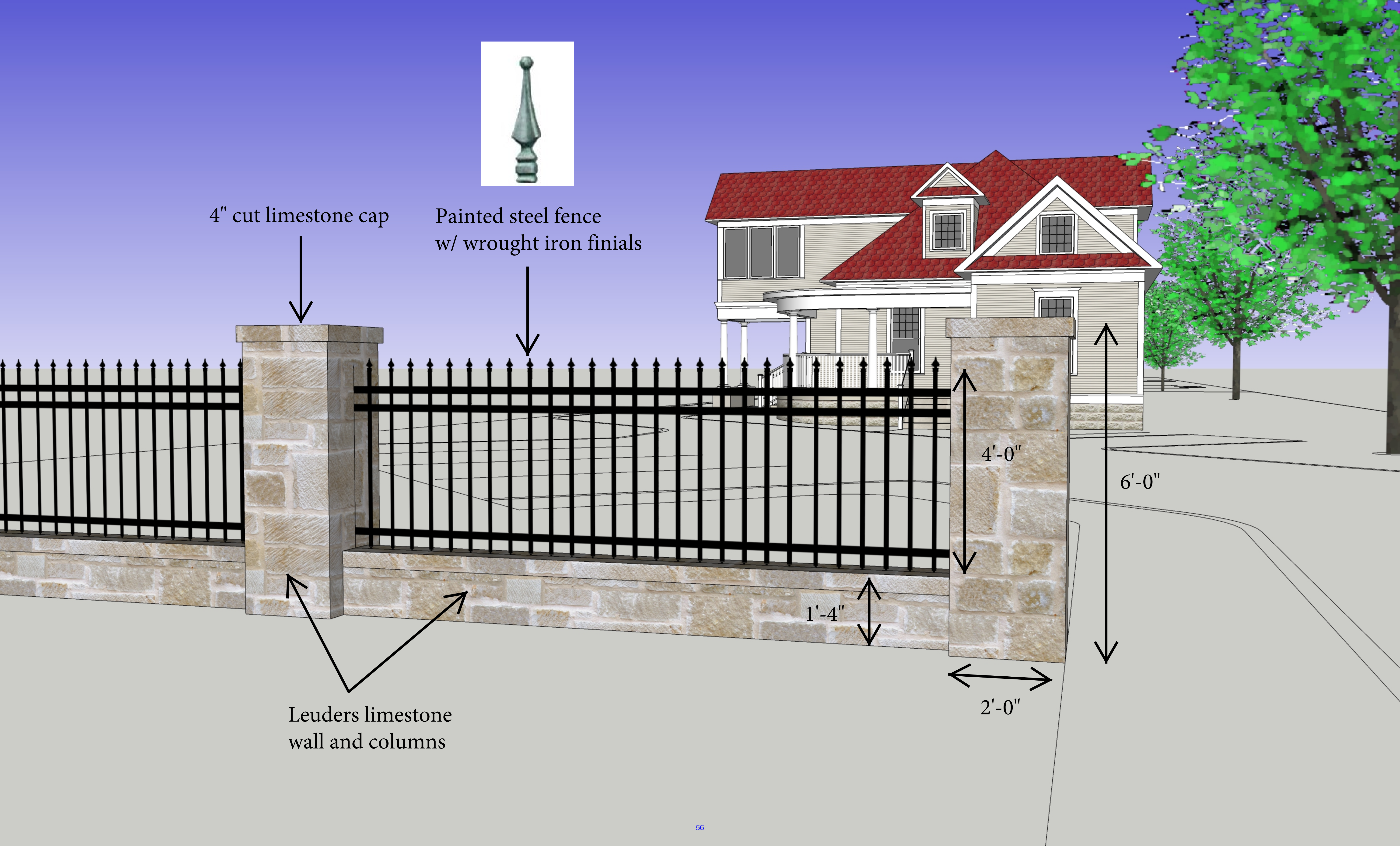
Proposed Drive

View from Washington Street



4" cut limestone cap

Painted steel fence
w/ wrought iron finials



Leuders limestone
wall and columns

1'-4"

4'-0"

6'-0"

2'-0"

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 1082

Address 614 S. Washington

Parcel Number 11347

GCAD Valuation (as of 2017; where available) \$521,790

Year Built 1910

Year Altered 0

Area Outside Historic District

Historic District No

Recommendation

Priority High

Assessment Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.

2002 Photo



Photo Information & Notes

Image Name 1082_1.JPG

Photo References 1082_*.jpg

Notes porch posts replaced; some original windows replaced

2002 SURVEY DATA (continued)

Property Description

Function	Domestic: Single-Family	No of Stories	1.5
Style	Queen Anne/Classical Revival	Construction	wood-frame
Plan	hipped with projecting wings	Foundation	S
Exterior Walls	WS	Roof	1G,MTL
Porches	flat	Windows	double-hung wood sash
Outbuildings	not provided	Doors	single-leaf door
Alterations	windows		

1983 SURVEY DATA

1983 Survey Site No	849	1983 Survey Ranking	3
1983 Photo References			









616

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Historic Review Board
Application Information

Application Number: 21-129
Date: November 9, 2021
Address: 313 W Austin
Zoning: CBD
Owner: Savannah Sikes
Applicant: Shawn Maxson
Rating: Medium
Proposed Modifications: removal of garage

Request:

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

1. demolish garage

Relevant Sections of Fredericksburg Historic Preservation Ordinance and FBG Design Guidelines:

Demolition: (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:..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

Staff Recommendation/Findings:

The small garage is typical of its time and a good representation of an early garage. Staff went on-site to inspect the garage and made the following observations: while it has some damage at the foundation the majority of the structure can be rehabilitated to extend the useful life. Given the location of the garage on the lot staff could support relocation of the garage elsewhere on the lot. This recommendation is in keeping with the Historic Preservation Ordinance for demolition.

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 154

Address 313 W. Austin

Parcel Number 22359

GCAD Valuation (as of 2017; where available) \$299,600

Year Built 1920

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority Medium

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

2002 Photo



Photo Information & Notes

Image Name 0154_1.JPG

Photo References 0154_*.jpg

Notes Large rear addition

2002 SURVEY DATA (continued)

Property Description

Function Commerce/Trade

No of Stories 1.5

Style Queen Anne

Construction wood-frame

Plan wing-and-gable/L-plan

Foundation pier and beam

Exterior Walls wood siding

Roof gable

Porches flat

Windows double-hung wood sash

Outbuildings shed

Doors single-leaf door

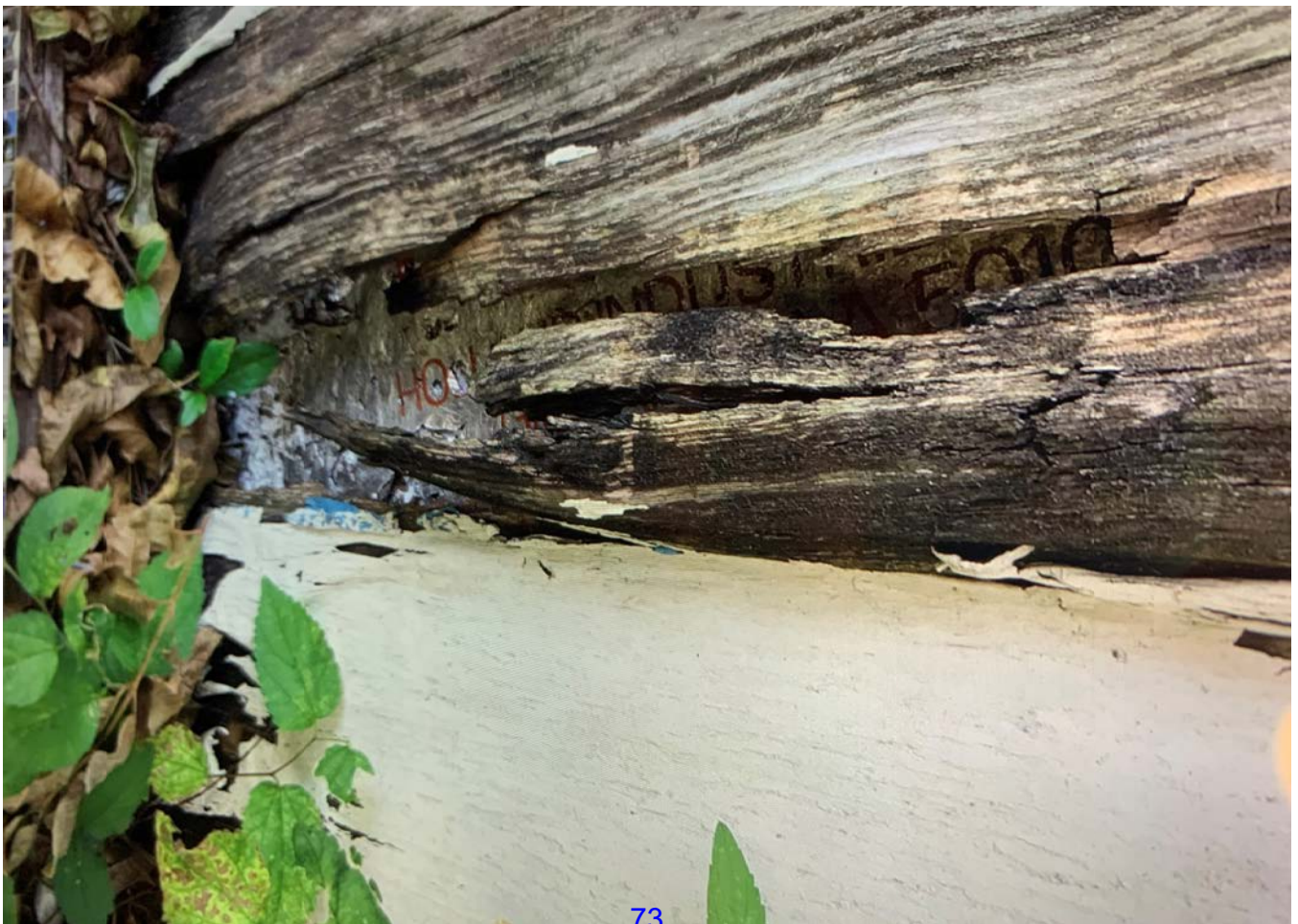
Alterations windows

1983 SURVEY DATA

1983 Survey Site No 81

1983 Survey Ranking 2

1983 Photo References







Fredericksburg Historic Review Board
Application Information

Application Number: 21-130
Date: November 9, 2021
Address: 204 S. Edison
Zoning: R1
Owner: Mark Russell
Applicant: Mark Russell
Rating: Medium
Proposal: replace door, replace porch posts and shutters,
remove porch railing

Request:

The applicant is requesting to:

- A. replace solid wood front door with wood door with upper lights
- B. remove porch railing
- C. replace porch turned columns with 6'x6' rough hewn unpainted wood posts
- D. replace non-historic shutters with rough hewn unpainted wood shutters

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

Maintenance

(a) Preserve, maintain, and clean historic porch and exterior stair materials and features according to accepted preservation techniques, unless deteriorated beyond repair (*Appendix G*, SOI Standards 2, 5, 6, 7).

High Priority	Medium Priority	Low Priority
Required for all exterior porches	Required if visible from the public right-of-way (ROW)	Recommended

(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

Alterations

(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

3.2.7 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

(f) If a new door or door frame is required, install the new components so that they maintain the spatial relationships (including depth and dimension) and joint patterns as existed historically relative to door frames, exterior wall planes, and other exterior features (SOI Standards 6, 9).

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

3.2.8 Windows & Window Openings

Alterations

(i) 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).

High Priority	Medium Priority	Low Priority
Inappropriate if visible from the public ROW	Appropriate	Appropriate

Period-appropriate Shutters and Screens

To be period-appropriate, new shutters and screens should be sized appropriately to fit the original window opening. If closed, shutters should match the original window width. New shutters and screens on main buildings always should be painted; unpainted or stained shutters and screens are appropriate for auxiliary buildings only. Refer to *Section 2* for examples of period-appropriate shutters and screens.

Staff Findings/Recommendation:

The house was given a medium rating in the 2002 survey. In the 2002 survey there were no shutters present. It retains many minimal traditional features.

Staff does not recommend approval of the replacement of porch columns, addition of shutters (in 2002 survey no shutters were present and inappropriate shutters with stars were added). If shutters are deemed to be appropriate they should match the style/time period of the house as noted in the Design Guidelines/Standard.

A. If the original door is intact and repairable staff recommends it be retained. If a replacement is approved it should match the original in style and color. (3.2.7. e) The proposed door is a traditional craftsman style door.

B. Staff does not recommend removal of the porch railing. It was an important feature of the porch and should be retained or replaced in kind. (3.2.5.a)

C. Staff does not recommend the proposed replacement of porch columns. The proposed square, rough hewn columns are a different size, style, finish as the original. (3.2.5 a & b)

D. Staff does not recommend the installation of the proposed shutters. The photos from the 2002 survey show no shutters. The shutters that were previously on the house were not appropriate. Staff recommends no shutters or shutters that are period/style appropriate. (3.2.8.i)

Case Comments:

The requested changes have already been completed.



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 410 Spruce Date Submitted 10/25/21
Owner name: Chateau a Vin Chambre, L.L.C. Phone # (361) 688-9509
Owner Address: 13957 Dasmarias, Corpus Christi, Texas 78418
Authorized Applicant: Brandon Weinheimer, SKT Architects Phone # (830) 997-0383

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

Applicant E-mail: brandon@sktarchitects.com

Desired Start Date: January 1, 2022

Desired Completion Date: December 31, 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.

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 # 21-130
Eligible for Administrative Approval ☒ Yes ☐ No
Historic Review Board Meeting Date Nov 9, 2021
Survey Rating: Medium

Year Built:
Zoning: R1
Application Fee \$10 COA#
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 | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 789

Address 204 S. Edison

Parcel Number 19889

GCAD Valuation (as of 2017; where available) \$231,670

Year Built 1930

Year Altered

Area Historic District

Historic District Yes

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 0789_1.JPG

Photo References 0789_*.jpg

Notes

2002 SURVEY DATA (continued)

Property Description

Function Domestic: Single-Family

No of Stories 1

Style not provided

Construction wood-frame

Plan square

Foundation pier and beam

Exterior Walls wood siding

Roof gable

Porches inset

Windows double-hung wood sash

Outbuildings shed

Doors original

Alterations not provided

1983 SURVEY DATA

1983 Survey Site No

1983 Survey Ranking

1983 Photo References



Current—posts, shutters, door- changed

Porch railing removed





Before



Mid-Century Architecture in Fredericksburg



Mid Century Standouts



Ed Nicholson



Jack Stehling





John "Jack" Arthur Stehling

- Fredericksburg native
- March 2, 1930 – December 22, 1996
- Son of Arthur Stehling, President of
- Graduated from University of Texas with a BA in Architecture (1956)
- Became Registered Architect in 1962
- Founded Stehling Interests in 1967 with Fredericksburg and Houston offices
- Designed his personal residence at 701 N. Milam
- At his busiest had 16 employees and over a billion dollars in projects

Local Projects

- Residence for J. Perry Hardin 911 W. Creek
- Fritz residence at 208 Woodcrest
- Personal residence 701 N. Milam
- National Guard Armory
- ?????



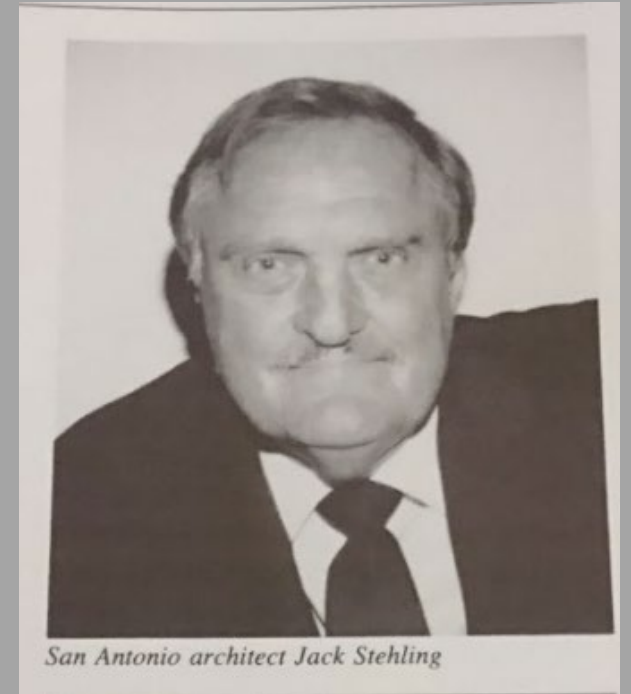
701 N. Milam



208 Woodcrest

Fredericksburg Connections

- Father: Arthur Stehling, attorney and President of Security State Bank
- Office: Security State Bank
- Employees: Margaret Kammlah
- Interests: Local history – was a sponsor of the St Mary's Jr. Historian Group in 1964
- Associations: Nimitz Hotel and Center



Noteworthy Designs

- With Tom Short, designed Inn of the Hills in Kerrville national award-winning project.
- He designed a number of atrium style office buildings including the Arena Towers with helicopter pad built for flamboyant Melvin Powers.
- Hermann Sons Youth Camp near Comfort
- US Embassy in Mexico City



11100 Wickdale Drive in Houston

Five level house for Dr.
Jerome Rosenbloom

2017 Houston Mod of
the Month event.



Photos from Realtor.com via Nancy Goodrich, Realtor