



CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD

TUESDAY, NOVEMBER 12, 2019 ~ 5:30 P.M.

LAW ENFORCEMENT CENTER~1601 E MAIN ST

Sharon Joseph, Chair
Larry Jackson, Vice Chair
David Bullion, Member
Jessica Davis, Member
Eric Parker, Member

Mike Penick, Member
Richard Laughlin, Member
Karen Oestreich, Alternate
Brad Bertrand, Alternate
Barry Kaiser, Alternate

The City of Fredericksburg Historic Review Board will meet in a regular session on November 12, 2019, at 5:30 p.m. in the Law Enforcement Center, 1601 E Main St, Fredericksburg, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on November 8, 2019, before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

(Please silence all mobile phones, except emergency on-call personnel.)

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. CHAIR'S STATEMENT**
- 4. PUBLIC COMMENTS**

The Historic Review Board (HRB) welcomes public comments concerning items on this agenda. Each member of the public who desires to address the HRB regarding an item on this agenda is required to sign up to speak, prior to the start of the meeting. All public comments shall be limited to discussion of items on this agenda, and shall be limited to 3-minutes in duration. At the discretion of the HRB Chair, or upon an affirmative vote of the HRB, the public comment time limit applicable to all speakers may be lengthened or shortened as required to allow the HRB to complete its legislative agenda. Persons addressing the HRB are prohibited from trading time with other speakers or reserving of time.

- 5. HISTORIC PRESERVATION OFFICER'S REPORT**

List of administrative Certificates of Appropriateness issued
Preservation Grant applications reviewed

- 6. APPROVAL OF MEETING MINUTES**

October 15, 2019, HRB meeting minutes

- 7. CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

CONSENT AGENDA

The items under the consent agenda are deemed by the Board 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 desiring to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

- A. Application #19-139 – **108 W Creek**– *Mustard Design*- addition to main house and guest house
- B. Application #19-138 – **418 Plum St**– *Mustard Design*- rear addition to main house and side addition to guest house
- C. Application #19-137- **301 E Main** – *Julia Grossman* – patio enclosure with new garage doors

INDIVIDUAL CONSIDERATION AGENDA

- D. Application #19-56- **418 W Austin** – *Robert Zamora* – STR unit
- E. Application #19-132 – **412 W Creek**– *Craig Enderlin* – replace front siding, enclose garage, replace windows and door
- F. Application #19-133- **610 W Travis** – *Ashley Nardiello* – enclose garage, replace windows, alterations to rear structure
- G. Application #19-136- **616 E Main St**- *City of Fredericksburg* – recommendation on landmark designation

8. DISCUSSION ITEMS

Upcoming public meeting for Design Guidelines

9. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda by 3:30 p.m. on Friday, November 8, 2019, on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelby Collier
Development Coordinator

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

**HISTORIC REVIEW BOARD
October 15, 2019
5:30 PM**

On this 15th day of October 2019 the Historic Review Board convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

PRESENT: LARRY JACKSON
SHARON JOSPEH
RICHARD LAUGHLIN
JESSICA DAVIS
ERIC PARKER
BRAD BERTRAND (voting alternate)
DAVID BULLION

ABSENT KAREN OESTREICH
BARRY KAISER
MIKE PENICK

ALSO PRESENT: ANNA HUDSON – Historic Preservation Officer
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

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

MINUTES

No objection to the September 2019 meeting minutes, they stand as presented.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, presented a list of Administrative COA's issued in the past month. Ms. Hudson confirmed that City Council had approved the contract for Historic District Design Guidelines with HHM & Associates.

PUBLIC COMMENT

APPLICATIONS

CONSENT AGENDA

Application #19-114- 306 E. Orchard – Stephen Bertram – Window replacement.

Application #19-121-411 E. Main – Mary Johnston – new front yard livestock structure, fire pits

and landscaping.

Application #19-122- 601 E. Creek – Martin Ortiz – rehab house, demolish outbuilding, rear addition, fencing.

Richard Laughlin requested Application #19-121 – 411 E. Main be removed from consent agenda.

Motion to approve Application #19-114 and #19-122 made by Eric Parker. Seconded by Larry Jackson. All voted in favor and the motion carried.

Application #19-121-411 E. Main – Mary Johnston – new front yard livestock structure, fire pits and landscaping.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval for front yard landscaping including: Removal of grass in front yard (left of sidewalk) and replace with crushed granite and tables with fire pits. Removal of grass in front yard (right of sidewalk) and replace with pe gravel and a “goat house” to be 4’x4’ in width and 5’ tall painted to match the main house. New fencing to contain goats on right side of front yard. Fence to be 4ft tall with white trimmed wood and metal. Existing fence along Main Street to remain.

Richard Laughlin stated he wanted clarity on the “goat house”

Mary Johnston, the applicant, stated she intends to have small goats on the property and the “goat house” will be small and allow the goats to shelter if needed.

Brad Bertrand asked Anna if goats were allowed in the district. Anna said they were.

Motion to approve Application #19-121 made by Richard Laughlin. Seconded by Larry Jackson. All voted in favor and the motion carried.

Individual Consideration

Application #19-56- 418 W. Austin – Robert Zamora – New STR Units.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval of Construction of 5 (five) new 2-story (25’4”) STRs and 1 one-story STR with standing seam metal roofs. Exterior to be Hardie board siding. Windows to be single hung, divided lite. Doors to be solid core hardwood with divided lite top panels. New cedar fencing. Staff recommended approval since the design had been changed to address previous conceptual approval.

David Bullion stated he is concerned with the mass and scale.

Motion to approve Application #19-56 made by Eric Parker. Motion died for lack of a second.

Brad Bertrand expressed his concern with density.

Jessica Davis stated she liked the changes to the overall design.

Richard Laughling made a motion to approve Application #19-56 conditioned upon building H6 becoming single story. Seconded by Larry Jackson. David Bullion opposed, all others voted in favor and the motion carried.

Application #19-57B- 420 W. Austin – Robert Zamora – New STR Units.

Mrs. Hudson stated the applicant is requesting approval of 3 new STR units located between the Ellebracht-Sagebiel House at 420 and Vogel Sunday house at 418 W Austin. The 18' structures will have standing seam metal roofs. Exterior siding to be Hardie board). Windows to be single hung, divided lite. Doors to be solid core hardwood with divided lite top panels. A two-story (25'6") STR at the rear of the property next to existing tank house Hardie board siding. Windows to be single hung, divided lite. Doors to be solid core hardwood with divided lite top panels and new cedar stave fencing. Staff recommended approval since the design had been changed to address previous conceptual approval.

Motion to approve Application #19-57B conditioned upon complying with zoning setbacks made by Eric Parker. Seconded by David Bullion. All voted in favor and the motion carried.

Application #19-123- 503 W. San Antonio – Daniel Nunez – rehabs, relocation of front door, demotion of carport, rear addition.

Mrs. Hudson stated the applicant is requesting approval to remove vinyl siding and restore wood siding. Replace non-original metal roof with composition shingle roof (original cedar shingles are under current metal roof). Relocate front door in place of existing window and demolish carport and storage building. They would also like to paint non historic scored stucco and build a rear addition in line with the main house

Staff recommendation:

The property has a low rating because of numerous changes. The proposed removal of vinyl siding will improve the integrity of the structure. The current metal roof is not original. Original wood shingles are under the current roof. A composite architectural or dimensional shingle roof for a low rated structure is an appropriate replacement.

Staff does not recommend the relocation of the front door. The placement of the front door is common for the style and age of the house. The HRB can allow the demolition of low-rated structures. The carport is not historic and the shed appears to be in poor condition. The scored stucco is not historic. Painting the stucco a neutral color will not have a negative impact on the structure.

The proposed rear addition is appropriate in material, size, scale and location. Staff recommends approval with the stipulation that a reveal strip be added to differentiate the addition since the addition siding material will match the original wood siding.

Motion to approve Application #19-123 per staff recommendations made by Richard Laughlin. Seconded Eric Parker. All voted in favor and the motion carried.

Application #19-120- 506 E. Creek – Cindy Holloway – New Single Family House.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval of new single story stone and wood siding house with metal roof.

Staff recommendation:

The proposed materials are stone and wood siding which are appropriate for the district. The design is a contemporary use of the materials with familiar forms. The house is adequately divided into sections so as to

keep the overall mass down. The highest point of the house is 23'6" and is set back from the street. Most 1 ½ story "Sunday" houses are about 21' tall. In this area of the district the vast majority of homes are one story under 20' tall.

Staff recommends approval with a reduction in the overall height that is more in keeping with the neighborhood. This recommendation is in keeping with the SOI Standards and Fredericksburg Design Guidelines for new construction as cited above.

Ben Fuller presented the application.

David Bullion commented that the veneer presented and the veneer listed on the application are not the same. Ben Fuller said that is correct, they are presenting a German smear over brick instead of stone.

Brad Bertrand stated the height of the building is a little more than he would like to see for this area. He agrees with City Staff on the height issue.

Motion to approve Application #19-120 conditioned upon lowering plate height made by Brad Bertrand. Seconded by Eric Parker. All voted in opposition and the motion failed.

Motion made by Jessica Davis to approve Application #19-120 as presented at the meeting, final veneer to be presented to staff. Seconded by Larry Jackson. Brad Bertrand voted in opposition, all others voted in favor and the motion carried.

Application #19-117- 508 E. Creek – Ben Fuller – New Single Family House.

Richard Laughlin recused himself and left the table.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval of new two story wood and stone house with metal roof.

Staff recommendation:

The proposed materials are stone and wood siding which are appropriate for the district. The design is a contemporary use of the materials with familiar forms. The house is divided into sections so as to try keep the overall mass down. The highest point of the house is 27'10" and is set back from the street. The majority of houses on E Creek are single story. As a narrow lot the bulk of the house will not be readily visible from the street putting the greatest impact on the neighbors on the east side.

Staff recommends approval with the stipulation that the mass and height be reduced wherever possible and that guest parking be pushed from the front of the house within the setback. This recommendation is in keeping with the SOI Standards and Fredericksburg Design Guidelines for new construction as cited above.

R2 zoning allows for smaller, denser lots than the traditional development pattern. R2 zoned lots are popular for STR development which also increases density. The average square footage of houses in the area is 1500 sf. This house is 3,346 of conditioned space.

Ben and Trish Fuller presented the application.

Brad Bertrand voiced his concern about the mass and scale.

Motion to approve Application #19-117 as presented made by Eric Parker. Seconded by Larry Jackson. Brad Bertrand and Jessica Davis voted in opposition, all others voted in favor and the motion carried.

Application #19-116- 703 W. Creek – Tony Martin – New Single Family House.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval of new two story wood shingle and metal roof, free standing garage, casita and perimeter rock wall.

Staff recommendation:

The proposed materials are stone and wood siding which are appropriate for the district. The design is a very traditional form and use of materials in a traditional way. The house is adequately divided into sections so as to keep the overall mass down. The house is 26'1". This house is on the corner of the historic district. Both houses next to this lot are two stories along with the house across Acorn St.

Staff recommends approval with the garage being pushed back from the same plan as the main house. This recommendation is in keeping with the SOI Standards and Fredericksburg Design Guidelines for new construction as cited above.

Ira Martin presented the application.

Brad Bertrand questioned the impervious calculation.

Motion made by Richard Laughlin to approve Application #19-116 conditioned upon the gate setback 5'. Seconded by Larry Jackson. All voted in favor and the motion carried.

Application #19-115- 302 N. Bowie – Josh Kramer – New Privacy Wall/Trellis.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to build new 10' wall/trellis on corner lot. Posts are 4x4x3 1/6" square tubing set 5' deep in concrete at 8' intervals (12" diameter post hole) and main beams are 4x4x3 1/16" square tubing welded on sides of support posts. Cross bars are 2x2x14 gauge square tubing cantilever pieces with 12" over hang and all steel work is painted Midsummer night.

2x2 cedar lattice attached to steel frame with 2x2 western red cedar horizontals 4" on center and 2x2 western red cedar verticals 4" on center. The overall height of cedar lattice is 84" below top of steel frame trellis. Cedar is to be sealed using TWP cedar natural tone fence and deck sealer

Staff recommendation:

1. The trellis has already been built. It is located only 5 ½ feet from the property line which is within the required 15' side street setback. As built it is not allowed by zoning.

Staff recommends the height of the trellis/wall be reduced to 6' like a typical privacy fence. As built, the wall detracts from the historic district as it is as tall as the house and as long as the house. It negatively impacts the neighbor to the west.

Josh Kramer presented the application.

David Bullion commented that he would never approve an 11' privacy fence. Josh Kramer stated this is not a fence but a trellis.

Eric Parker made a motion to deny Application #19-115. Seconded by Brad Bertrand. Richard Laughlin voted in opposition and all others voted in favor and the motion carried.

DISCUSSION ITEMS

Anna Hudson discussed the Preservation Grant with the Board, said the FY19 grant had been spent on 3 applications and new applications for FY'20 have been received, will be setting a date for the committee to review new applications.

David Bullion presented a hand out to discuss the incentives for historic properties. He would like to look at a tax exemption.

ADJOURN

With nothing further to come before the Board, Jessica Davis moved to adjourn. Eric Parker seconded the motion All voted in favor and the meeting was adjourned at 7:33 p.m.

PASSED AND APPROVED this the 12th day of November 2019.

SHELBY COLLIER, COORDINATOR

SHARON JOSEPH, CHAIRMAN

Fredericksburg Historic Review Board
Application Information

Application Number: 19-139
Date: November 12, 2019
Address: 108 W Creek
Zoning: R1
Owner: Wes Simpson
Applicant: Mustard Design
Rating: Medium
Proposal: add porch to guest house, 2 small additions to main house

Request:

The applicant is requesting approval to:

1. add a shower on east side of residence and on north side
2. porch addition to guest house (not visible from the street)

Relevant Secretary of Interior's Standards:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FBG Design Guidelines and Historic Preservation Ordinance:

Additions:

Recommended:

1. Designing additions so that they do not destroy any significant historic material.
2. Designing additions so that they are compatible in size and scale with the original structure.
3. Recognizing additions as products of their own time.
4. Designing additions so that they maintain historic alignments that may exist on the street.
5. Preserving original entrances.

Staff recommendation:

1. The integrity of the house was compromised when a major addition was permitted in 2005. The proposed addition on the right side of the building is minimal in size and will use the same siding as existing. Staff recommends approval as submitted based on SOI Standards and FBG Design Guidelines.
2. The addition is in keeping with the existing style and material and will not be readily visible from the street. Staff recommends approval as submitted.

Application for Certificate of Appropriateness

Application Date: 10.30.19 Application Complete: 10.30.19

Property Address: 108 W. CREEK ST., FREDERICKSBURG, TX 78624

Owner: WES SIMPSON Phone No. 740-502-0084

Address: 108 W. CREEK ST. FREDERICKSBURG, TX 78624

Applicant: MUSTARD DESIGN Phone No. 830.997.7024

Address: 209 S. LLANO ST., SUITE B Fax No. 830.212.4064

Description of External Alteration/Repair or Demolition: SHOWER ADDITION ON EAST SIDE OF RESIDENCE & SHOWER @ NORTH OF RESIDENCE; PORCH ADDITION TO THE GUEST HOUSE.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: NEW CONSTRUCTION WILL MATCH EXISTING. PORCH ADDITION FOR GUEST HOUSE WILL NOT BE VISIBLE FROM W. CREEK.

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

NONE

☒ Drawing ☐ Sketch Date Submitted: 10.30.19 ☐ Historic Photograph

Desired Starting Date: 1.1.2020 Desired Completion Date: 6.1.2020
SURVEY RATING: ☐ High ☐ Medium ☐ Low ☐ None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: [Signature]

The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

Building Official's Determination Date _____ ☐ Insignificant ☐ Significant
(Max 7 days)

Chairman's Determination Date _____ ☐ Insignificant ☐ Significant
(Max 7 days)

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

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



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 108 W. CREEK ST.

Date Submitted 10.30.19

Owner name: WES SIMPSON

Phone # 740.502.0084

Owner Address: 108 W. CREEK ST.

Authorized Applicant: MUSTARD DESIGN ^{Lihana Welliver} Phone # 830.997.7024

Applicant Signature: L. Welliver

Applicant E-mail: lwelliver@mustarddesign.net

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

Desired Start Date: 1.1.2020

Desired Completion Date: 6.1.2020

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.

SHOWER ADDITION ON EAST SIDE OF RESIDENCE & SHOWER @ NORTH OF RESIDENCE; PORCH ADDITION TO THE GUEST HOUSE.

(attach another sheet if necessary)

Attach supporting documentation including: ☒ ^{ON DRAWINGS} 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 paid

Survey Rating: High Medium Low

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 506 Address 108 W. Creek

Parcel Number 26880 GCAD Valuation (as of 2017; where available) \$697,380

Year Built 1870 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.

2002 Photo



Photo Information & Notes

Image Name 0506_1.JPG

Photo References 0506_*.jpg

Notes

2002 SURVEY DATA (continued)

Property Description

Function **Domestic: Single-Family**

No of Stories **1**

Style **vernacular**

Construction **wood-frame**

Plan **square**

Foundation **pier and beam**

Exterior Walls **wood siding**

Roof **gable**

Porches **gabled**

Windows **double-hung wood sash**

Outbuildings **garage**

Doors **single-leaf door**

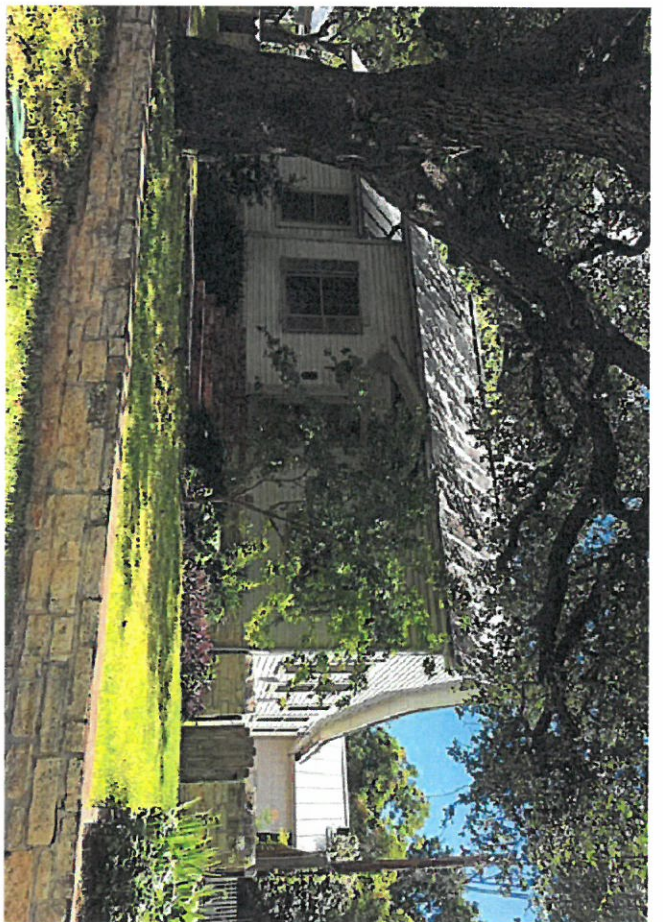
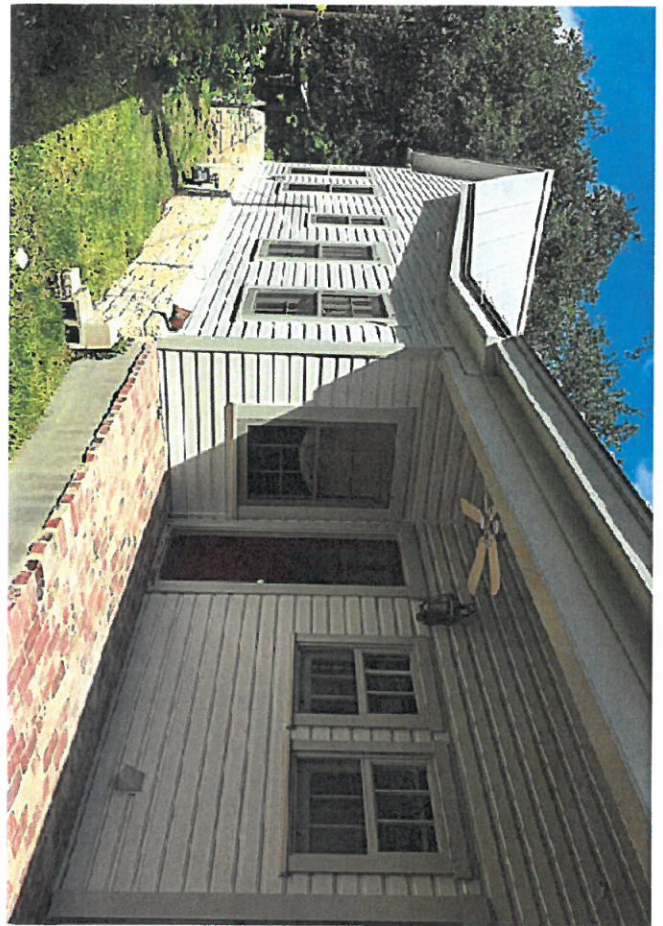
Alterations **not provided**

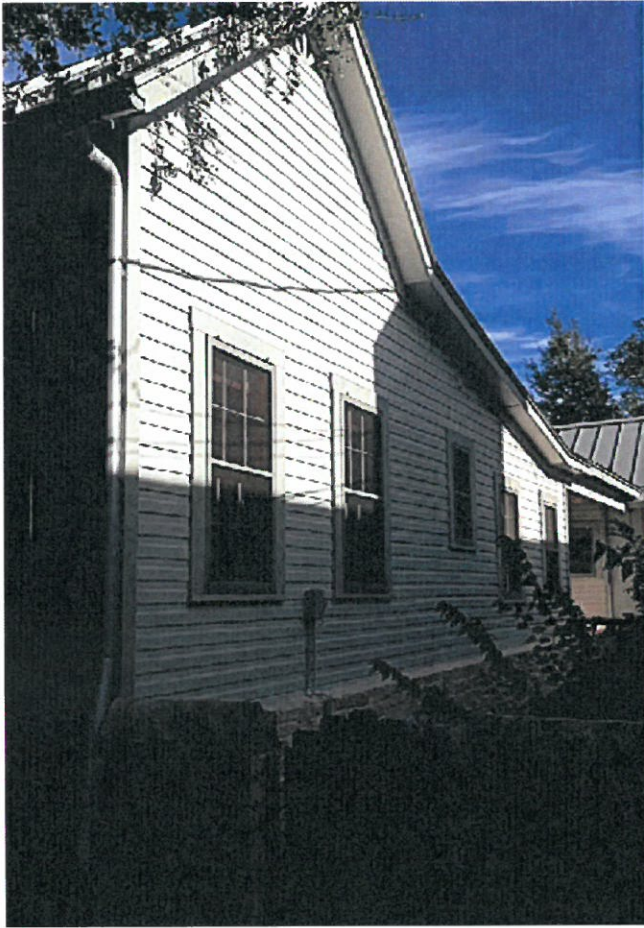
1983 SURVEY DATA

1983 Survey Site No

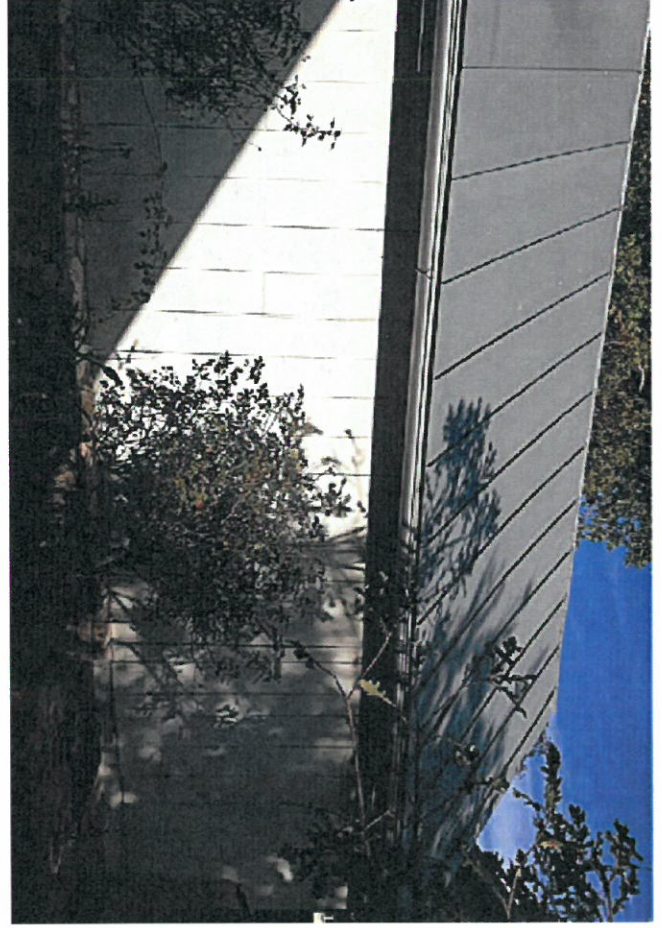
1983 Survey Ranking

1983 Photo References



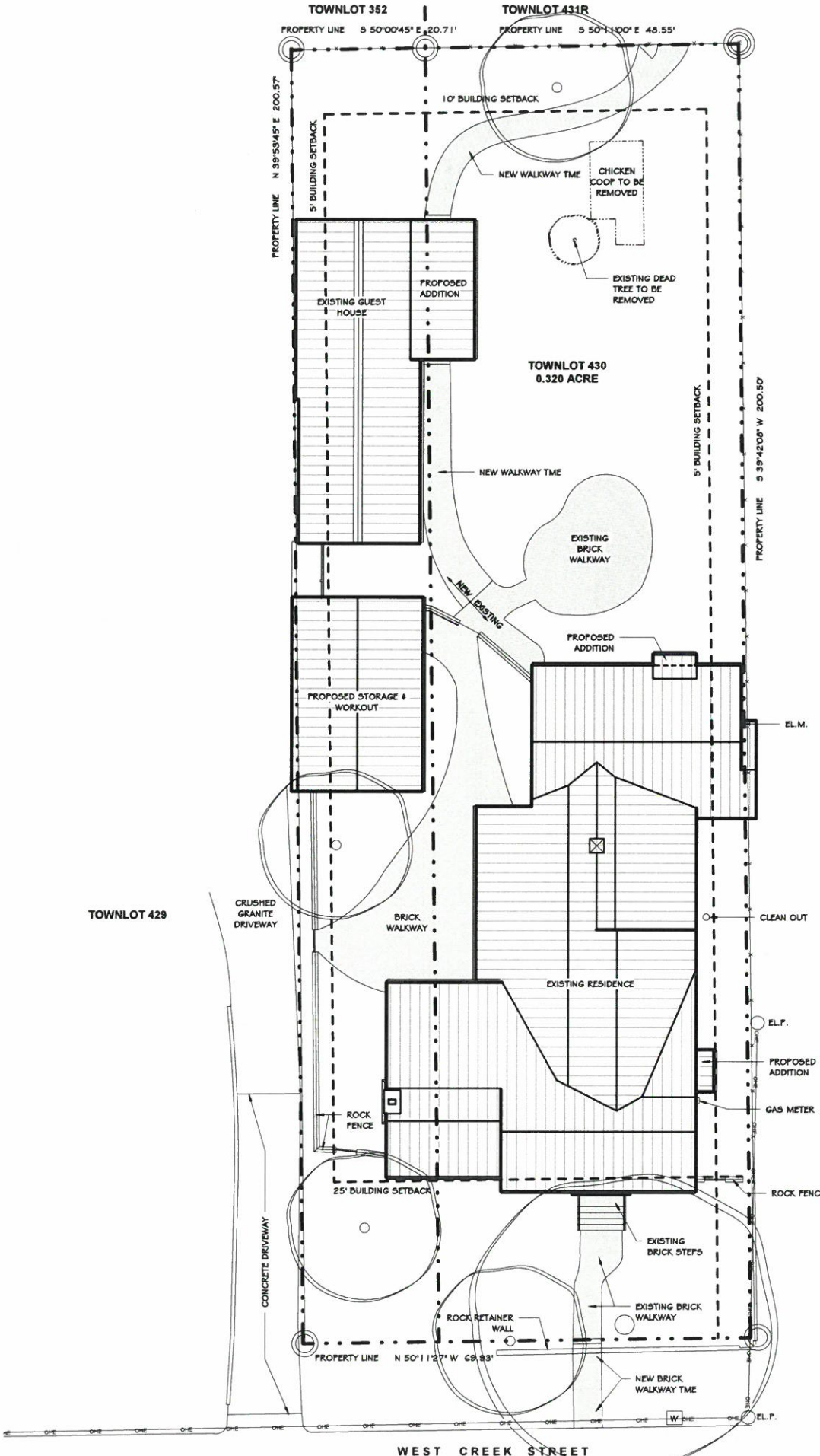












RENOVATION FOR:
MR. & MRS. WES SIMPSON
108 W. CREEK ST.,
FREDERICKSBURG, TX 78624

[illegible]

PRELIMINARY
THESE DRAWINGS ARE FOR
INTERIM REVIEW AND NOT FOR
REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION
ERIC MUSTARD
14525
10.25.19

SITE PLAN

Drawn By:	LAW
Checked By:	EAM
Approved By:	EAM
Project No.	1927
Original Issue Date:	10.25.19

A-001

**108 W. CREEK ST.,
FREDERICKSBURG, TX 78624**



209 S Llano Street, Suite B
Fredericksburg, Texas 78624
830.997.7024

RENOVATION FOR:
MR. & MRS. WES SIMPSON
108 W. CREEK ST.,
FREDERICKSBURG, TX 78624

[illegible]

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OR CONSTRUCTION
ERIC MUSTARD
14525
10.25.19

COVER SHEET

Original Issue Date: 10.25.19

G-000

Diagram illustrating the components of a drawing title block:

- ORIGINAL ISSUE DATE
- SHEETS IN ISSUE
- REVISION NUMBER
- LATEST ISSUE DATE

WINDOW SCHEDULE - GUEST HOUSE					
MARK	WIDTH	HEIGHT	HEAD HEIGHT	TYPE	COMMENTS
C	2' - 0"	3' - 6"	6' - 7"	DM	

DOOR SCHEDULE - GUEST HOUSE/CARPORT & GARAGE		
DR. NO.	SIZE	COMMENTS
123	2'-0" x 6'-0" x 1 3/4"	
125	2'-0" x 6'-0"	FRAMELESS GLASS SHOWER DOOR
126	2'-0" x 6'-0" x 1 3/8"	

DOOR NOTES:

1. ALL INTERIOR DOORS SHALL BE 5-PANEL, STAIN GRADE PINE OR FIR WITH MATCHING JAMBS.
2. ALL DOOR HARDWARE IS TO MATCH EXISTING.
3. POCKET DOOR HARDWARE TO BE SOFT CLOSE.

GENERAL NOTES - GUEST HOUSE/CARPORT & GARAGE:

1. STRUCTURAL DESIGN OF THE FRAMING IS NOT PROVIDED BY THE ARCHITECT AND IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.
2. DIMENSIONS ARE TO THE FACE OF THE STUDS AT ALL NEW WALLS, THE FACE OF CONCRETE, AND TO THE CENTER OF OPENINGS. DIMENSIONS AT EXISTING WALLS ARE FROM THE FACE OF THE EXISTING FINISH.
3. ALL EXTERIOR LUMBER SHALL BE PRESSURE TREATED AND KDAT OR NATURALLY ROT RESISTANT.
4. ALL WORK DONE BY CONTRACTOR OR OTHERS SHALL MEET STATE AND LOCAL BUILDING CODES.
5. ALL FLOOR DRAINS SHALL BE SUPPLIED WITH PRIMERS TO MAINTAIN WATER LEVEL IN F-TRAPS.
6. A DOWN SPILL LINE SHALL BE INSTALLED IN EACH DOWN SPILL LINE.
7. CONTRACTOR SHALL PROVIDE GAS CONNECTION FOR THE TRANSFER WATER HEATER.

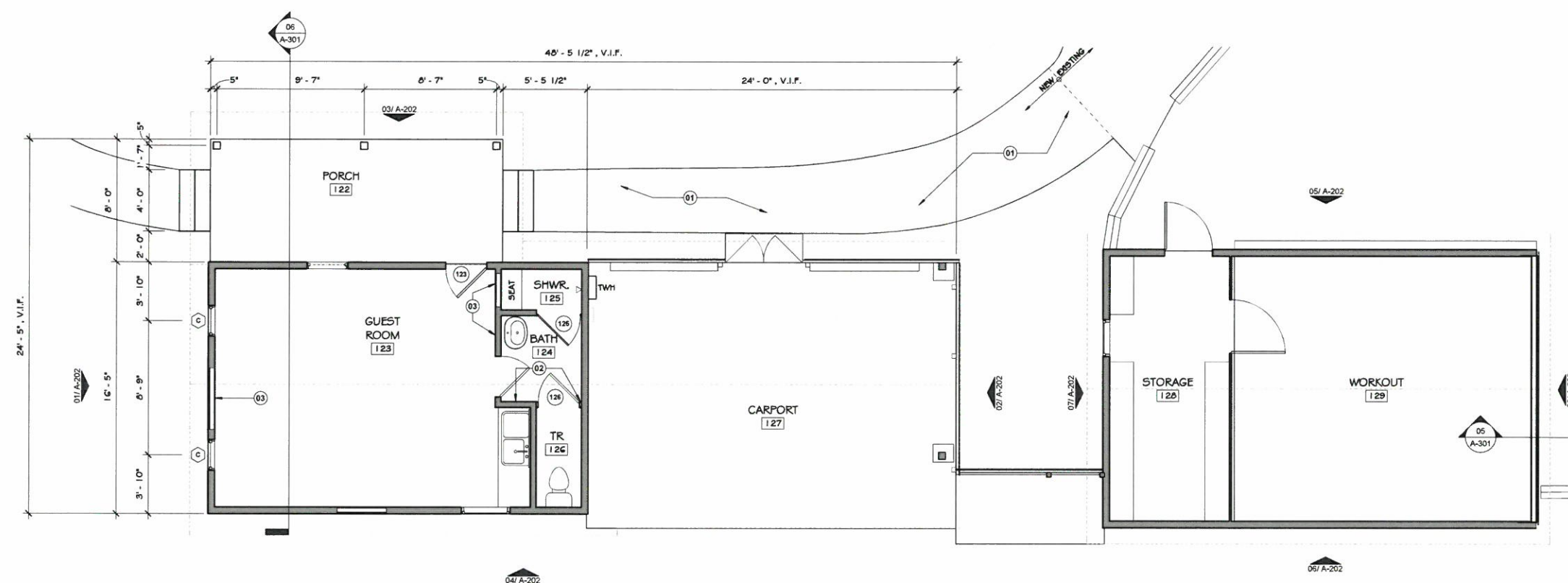
BUILDING DATA GUEST HOUSE/CARPORT & GARAGE	
EXISTING GUEST HOUSE CONDITIONED	401 SF
NEW GUEST HOUSE UNCONDITIONED	168 SF
EXISTING CARPORT UNCONDITIONED	415 SF
STORAGE UNCONDITIONED	154 SF
WORKOUT UNCONDITIONED	354 SF
GRAND TOTAL	1492 SF

WALL TYPE LEGEND:

- EXISTING TO REMAIN
NEW CONSTRUCTION

GUEST HOUSE KEYED PLAN NOTES

- 01 BRICK WALKWAY TIE
- 02 ALIGN STUDS, MATCH ADJACENT FINISHES
- 03 INFILL OPENING, MATCH ADJACENT FINISHES



GUEST HOUSE/CARPORT & GARAGE FLOOR PLANS

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



RENOVATION FOR:

MR. & MRS. WES SIMPSON

108 W. CREEK ST.,
FREDERICKSBURG, TX 78624

[illegible]

PRELIMINARY

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REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

ERIC MUSTARD
14525
10.25.19

GUEST HOUSE / CARPORT
WORKOUT FLOOR PLAN

Drawn By: LAW

Checked By: EAM

Approved By: EAM

Project No. 1927

Original Issue Date: 10.25.19

A-102



RENOVATION FOR:
MR. & MRS. WES SIMPSON
108 W. CREEK ST.,
FREDERICKSBURG, TX 78624

[illegible]

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PERMITTING, OR CONSTRUCTION

ERIC MUSTARD
14525
10.25.19

GUEST HOUSE/ CARPORT
& GARAGE ELEVATIONS

Drawn By: LAW

Checked By: EAM

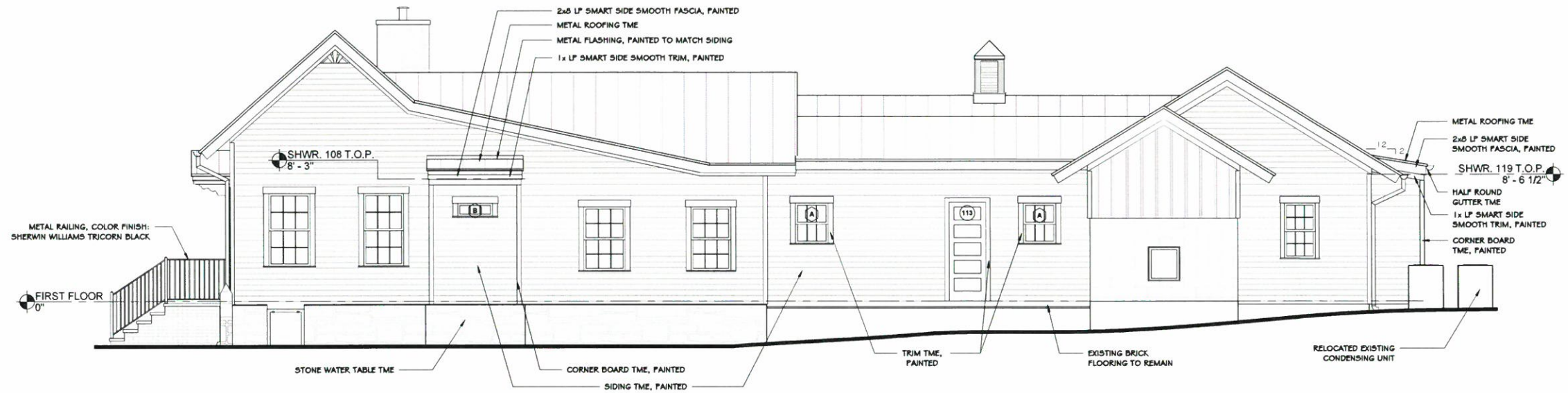
Approved By: EAM

Project No. 1927

Original Issue Date: 10.25.19

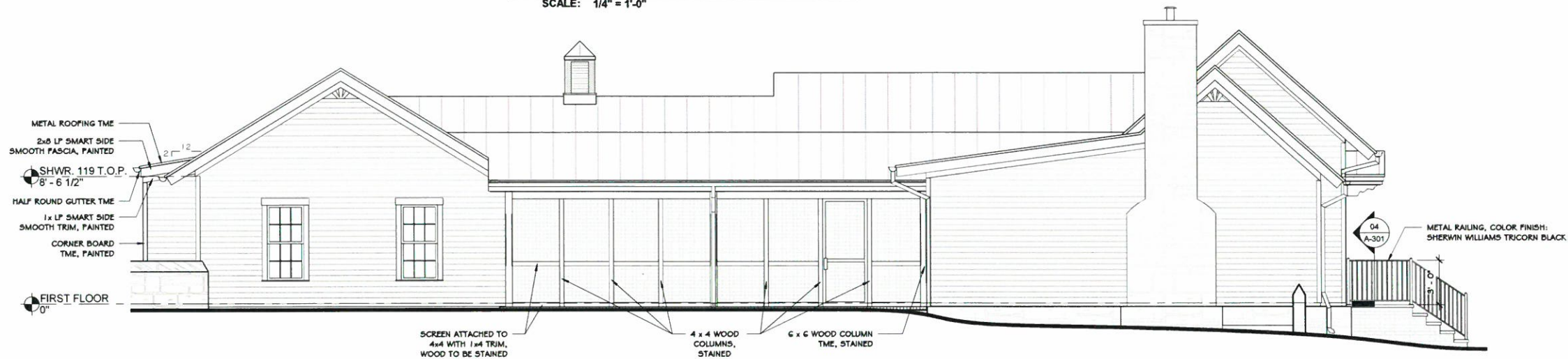
A-202

\\NAS\Current Projects\Current Projects\2019\1927 - WES SIMPSON RESIDENCE\02 - Drawings\03 - Construction documents (CD)\1927 - WES SIMPSON RENOVATION - CD 03.rvt



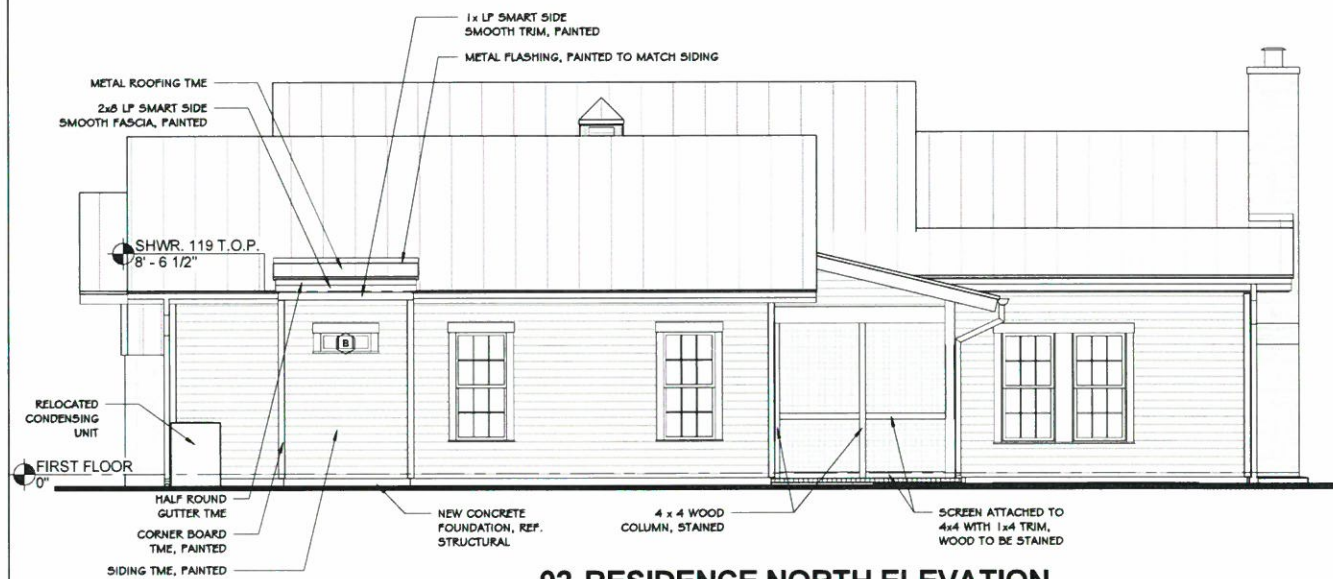
04 RESIDENCE EAST ELEVATION

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



03 RESIDENCE WEST ELEVATION

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



02 RESIDENCE NORTH ELEVATION

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



01 RESIDENCE SOUTH ELEVATION

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

COLOR SELECTIONS:

- SIDING: SHERWIN WILLIAMS REPOSE GRAY;
- RAILING & SHUTTERS: SHERWIN WILLIAMS TRICORN BLACK;
- TRIM: PPG DELICATE WHITE.

RENOVATION FOR:
MR. & MRS. WES SIMPSON
108 W. CREEK ST.,
FREDERICKSBURG, TX 78624

REVISIONS
NO. DATE

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

ERIC MUSTARD
14525
10.25.19

**RESIDENCE EXTERIOR
ELEVATIONS**

Drawn By: LAW

Checked By: EAM

Approved By: EAM

Project No. 1927

Original Issue Date: 10.25.19

A-201



A-301

Fredericksburg Historic Review Board

Application Information

Application Number: 19-138
Date: November 12, 2019
Address: 418 Plum
Zoning: R1
Owner: Curt and Polly Rickert
Applicant: Mustard Design
Rating: Medium
Proposal: rear addition to main house, side addition to garage

Request:

The applicant is requesting approval to:

1. remove utility room on back of house and replace with master bath, utility room and screened porch. Addition to match siding of main house
2. replace roof with 26 gage flat panel galvalume standing seam roof with folded ridge seam (no ridge cap)
3. add side addition to metal garage building – corrugated metal siding and roof to match existing materials. (not readily visible from street)

Relevant Secretary of Interior's Standards:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FBG Design Guidelines and Historic Preservation Ordinance:

Additions:

Recommended:

1. Designing additions so that they do not destroy any significant historic material.
2. Designing additions so that they are compatible in size and scale with the original structure.
3. Recognizing additions as products of their own time.

4. Designing additions so that they maintain historic alignments that may exist on the street.

5. Preserving original entrances.

Roofs:

Recommended

1. Preserving the original roof form.

2. Preserving the original roof materials.

3. Preserving original down-spouts and gutters, and keeping these systems clean and free of leaves, twigs, or branches.

4. Providing temporary protection

Staff recommendation:

1. The proposed addition is appropriate in size, scale, location, and material. Staff recommends approval as submitted based on SOI Standards and FBG Design Guidelines.

2. The current roof is not original. The proposed standing seam roof is appropriate for the age of the house. Staff recommends approval based on FBG Design Guidelines.

3. The garage building is not historic. The addition is in keeping with the existing style and material and will not be readily visible from the street. Staff recommends approval as submitted.



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 418 PLUM ST.

Date Submitted 10.30.19

Owner name: POLLY RICKERT

Phone # 210.264.1305

Owner Address: 418 PLUM ST.

Authorized Applicant: MUSTARD DESIGN Lilianna Welliver Phone # 830.997.7024

Applicant Signature: L. Welliver

Applicant E-mail: lwelliver@mustarddesign.net

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

Desired Start Date: 1.1.2020

Desired Completion Date: 6.1.2020

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.

REMOVAL OF UTILITY RM. AT RESIDENCE TO ALLOW FOR NEW MASTER BATH; UTILITY RM. & SCREENED PORCH. INSTALLATION OF 26 GA. FLAT PAN GALVALUME STANDING SEAM METAL ROOFING ON RESIDENCE. ADDITION OF LIVING QUARTERS TO THE EXISTING GARAGE. (attach another sheet if necessary)

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

Staff to complete

Application # _____

Year Built: _____

Eligible for Administrative Approval Yes No

Zoning: _____

Historic Review Board Meeting Date _____

Application Fee \$10 paid

Survey Rating: High Medium Low

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.

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 418 PLUM ST

LAT/LON 30.273898 -98.880955

ALTERNATE ADDRESS N/A

PARCEL # 22456

LEGAL DESCRIPTION SCHULTZ BLK 1 LOT 23 & 24

OWNER NAME RICKERT, CURT & POLLY

2017 GCAD VALUATION \$271,880

PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION None

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

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

HISTORICAL INFORMATION

Per Sanborn map and aerial review, this resource was constructed between 1938 and 1948.

PHYSICAL DESCRIPTION

YR. BUILT c.1940 YR. SOURCE Estimate

TYPE Building

FORM Rectangular

PRIMARY STYLE Craftsman

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling



**VISIBLE
ANCILLARY
RESOURCES**

1. garage
not hist.-age ('69 or later)

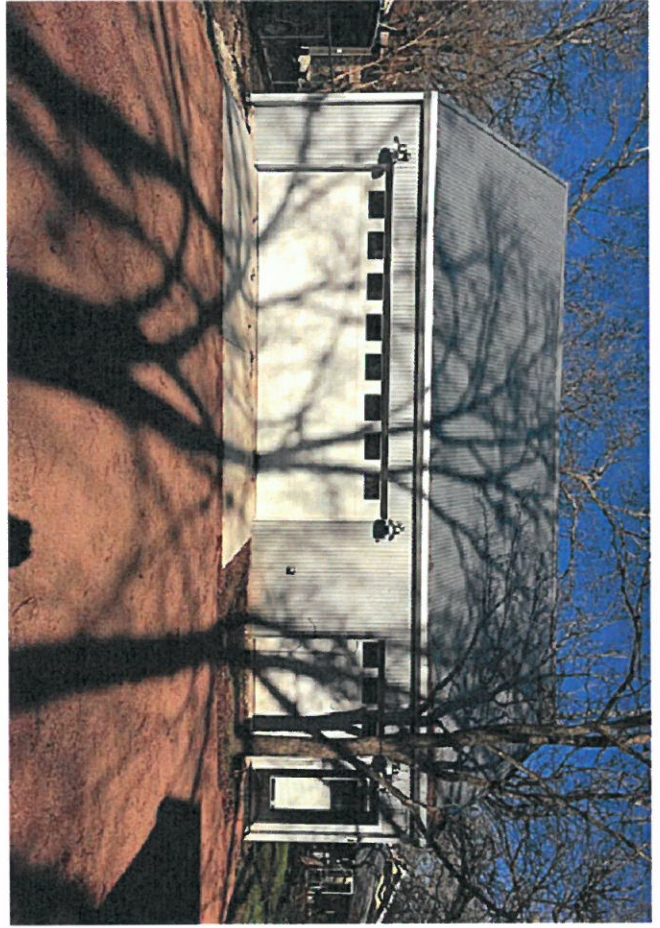
ALTERATIONS Roof replaced w/ incomp. materials

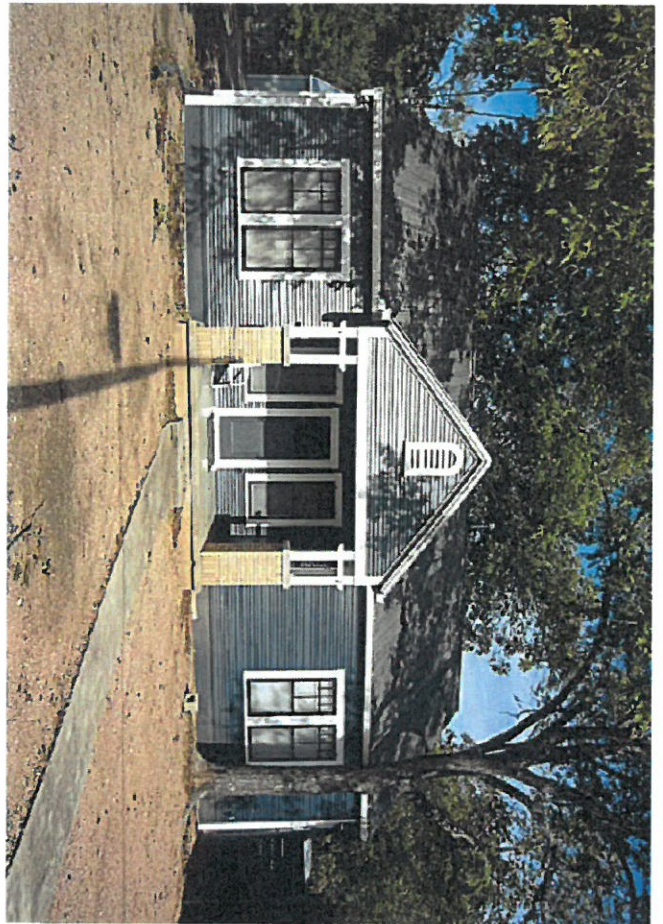
**GENERAL
NOTES**

SOURCES Sanborn maps; USGS aerials

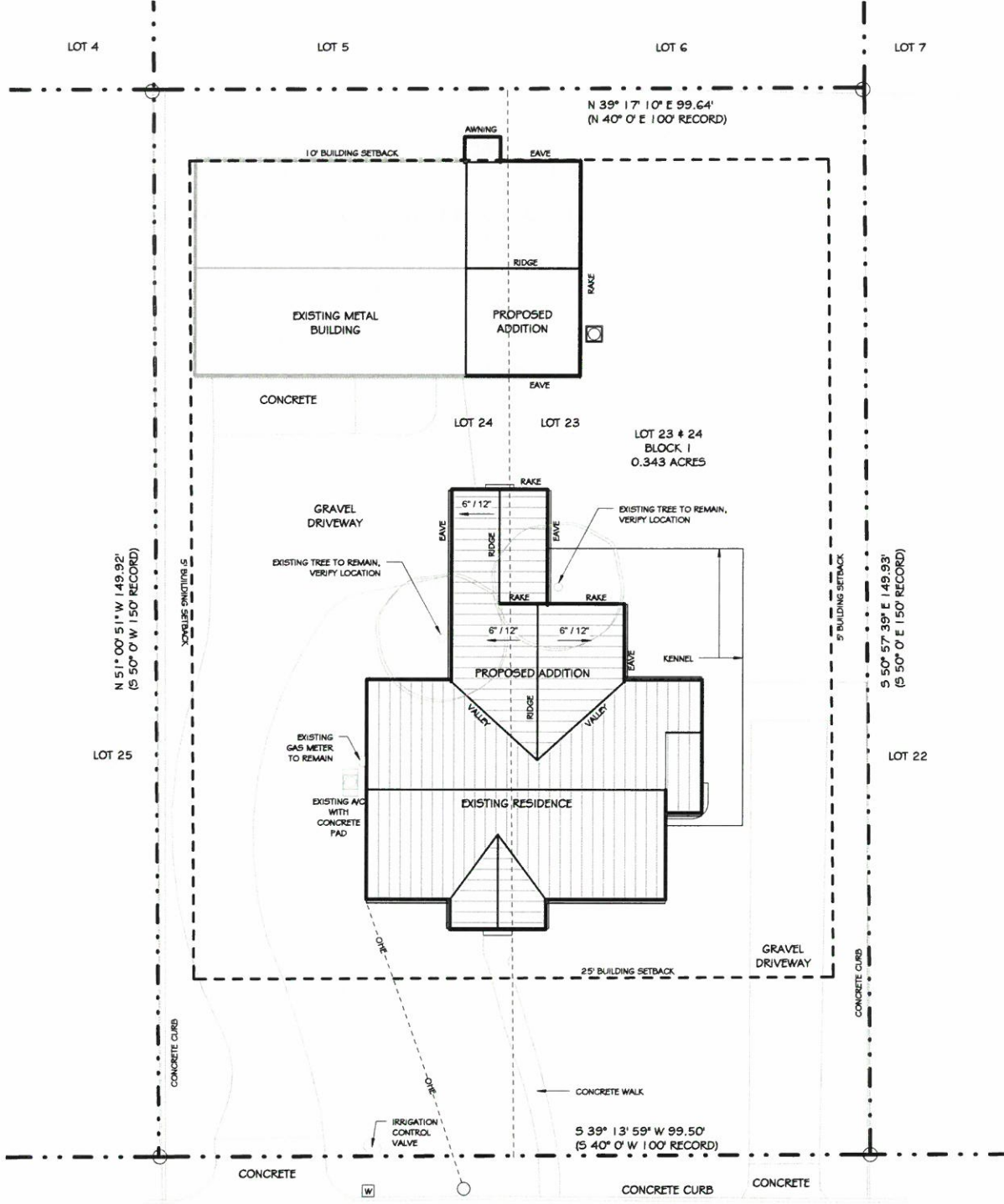












PLUM STREET

SITE NOTES:
1. CONTRACTOR IS TO PROTECT ALL TREES TO REMAIN.

SITE PLAN
SCALE: 1" = 10'-0"



RESIDENCE ADDITION FOR:
MR. & MRS. RICKERT
418 PLUM ST.,
FREDERICKSBURG, TX 78624

REVISIONS	NO.	DATE
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SITE PLAN
Drawn By: LAW
Checked By: EAM
Approved By: EAM
Project No. 1902
Original Issue Date: 08.27.19

A-001

© 2015 MUSTARD DESIGN
mustard
DESIGN
150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024



**RESIDENCE ADDITION FOR:
MR. & MRS. RICKERT**
418 PLUM ST.,
FREDERICKSBURG, TX 78624

G-000

DOOR SCHEDULE - GARAGE		
DR. NO.	SIZE	COMMENTS
120	3'-0" x 8'-0" X 1/34"	
121	5'-0" x 8'-0" X 1/38"	
123	3'-0" x 8'-0" x 1/38"	POCKET DOOR
201	2'-6" x 5'-2" x 1/38"	

1. ALL INTERIOR DOORS SHALL BE 1-PANEL, PAINT-GRADE POPLAR OR MDF WITH MATCHING JAMBS.
2. ALL HARDWARE IS TO BE SELECTED BY OWNER / ARCHITECT.

WINDOW & GLASS DOOR SCHEDULE - GARAGE					
MARK	WIDTH	HEIGHT	HEAD HEIGHT	TYPE	COMMENTS
G-A	3' - 0"	8' - 0"	8' - 0"	DCOR	FULL LIGHT
G-B	3' - 0"	6' - 0"	8' - 0"	CASEMENT	
G-C1	3' - 0"	2' - 0"	8' - 0"	AWNING	
G-C2	3' - 0"	2' - 0"	4' - 0"	AWNING	

1. WINDOWS & GLASS DOORS TO BE PREMIUM LINES FROM MARVIN OR ANDERSEN.
2. ALL HARDWARE IS TO BE SELECTED BY OWNER / ARCHITECT.

1. ALL NEW WALLS ARE TO BE 2x4 UNLESS OTHERWISE NOTED. ALL NEW PLUMBING WALLS BEHIND TOILETS SHALL BE 2x6.
2. DIMENSIONS ARE TO THE FACE OF THE STUDS AT ALL NEW WALLS, THE FACE OF CONCRETE, AND TO THE CENTER OF OPENINGS. DIMENSIONS AT EXISTING WALLS FROM THE FACE OF THE EXISTING FINISH.
3. ALL EXTERIOR LUMBER SHALL BE PRESSURE TREATED AND KD40 OR NATURALLY ROT RESISTANT.
4. ANY CONTRACTOR OR OTHERS SHALL MEET STATE AND LOCAL BUILDING CODES.
5. ALL FLOOR DRAINS SHALL BE SUPPLIED WITH PRIMERS TO MAINTAIN WATER LEVEL IN P-TRAPS.
6. ALL BOTTOM PLATES AND FRAMING IN WET LOCATIONS SHALL BE PRESSURE TREATED.
7. CONTRACTOR SHALL PROVIDE ELECTRICAL CONNECTION FOR A/C UNIT AND GAS CONNECTIONS FOR FURNACE, TANKLESS WATER HEATER, AND RANGE.

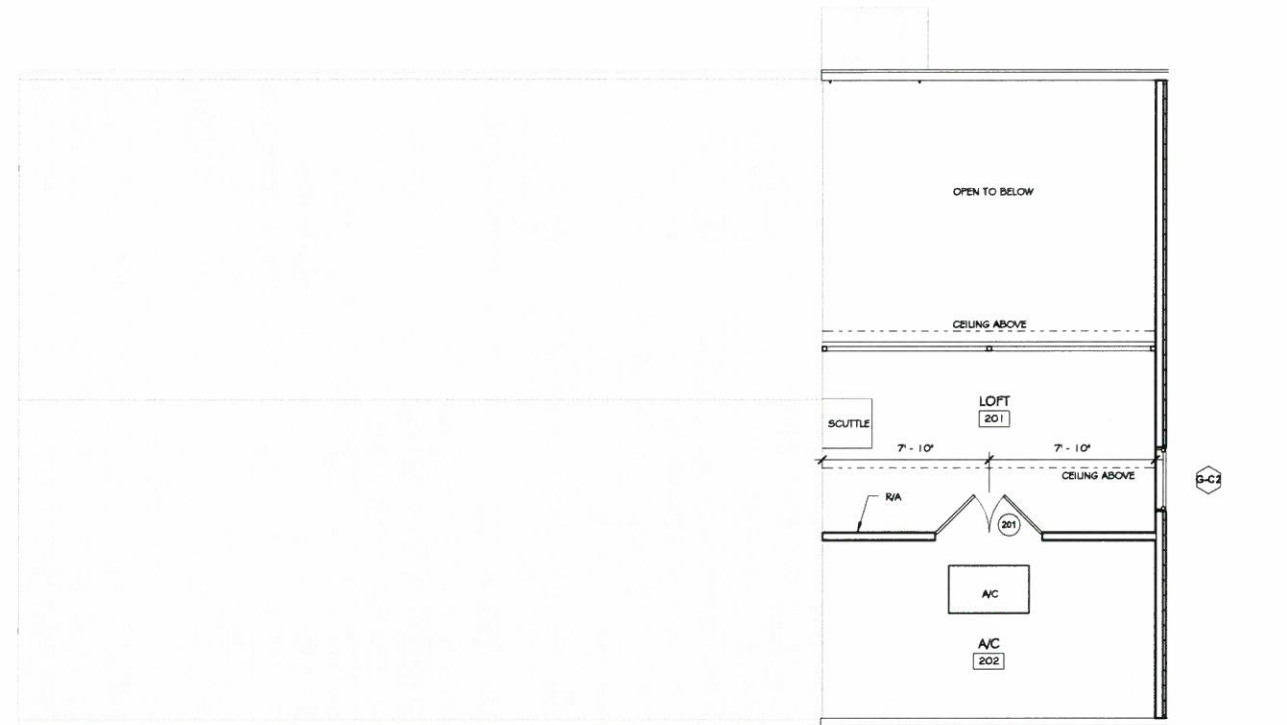
<u>CONDITIONED SPACE</u>	
NEW CONDITIONED	475 SF
NEW CONDITIONED LOFT	266 SF
<u>TOTAL CONDITIONED SPACE</u>	<u>741 SF</u>

EXISTING UNCONDITIONED GARAGE	1114 SF
TOTAL UNCONDITIONED SPACE	1125 SF
Grand total	1866 SF

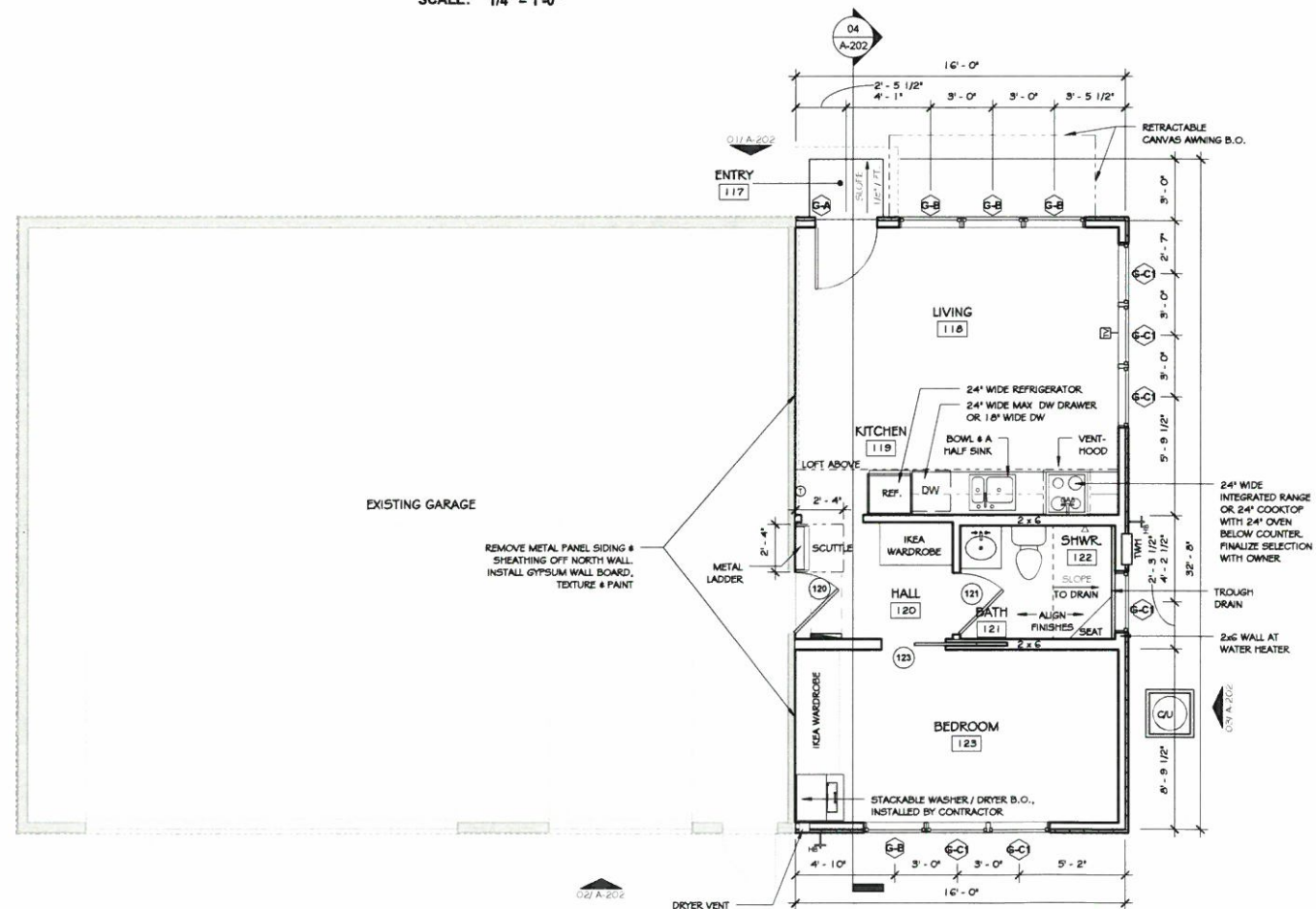
TILE	\$85/SF
SOLID SURFACE COUNTERTOPS	\$75/SF WITH INSTALLATION
APPLIANCES ALLOWANCE INCLUDES THE FOLLOWING:	
24" WIDE REFRIGERATOR, 24" WIDE DISHWASHER, DRAWER OR 18" WIDE UNDERCOUNTER DISHWASHER, 24" WIDE INTEGRATED RANGE OR 24" WIDE COOKTOP WITH 24" OVEN BELOW COUNTER, & 28" WIDE VENTHOOD.	
HARDWARE	\$500
LIGHT FIXTURES & CEILING FANS	\$2,000

BATHROOM SINK, KITCHEN BOWL & A HALF SINK, 1 TOILET, FAUCETS,
SHOWER HEAD, CONTROLS, & VALVES.
PLUMBING FIXTURE ALLOWANCE DOES NOT INCLUDE TANKLESS WATER
HEATER.

1. ALL CABINETRY SHALL BE FULL OVERLAY WITH CONCEALED HINGES AND SOFT CLOSE HARDWARE. DOORS & DRAWERS SHALL BE SLAB FRONTS.
2. ALL SHELVING SHALL BE 1 1/2" THICK, 18" HIGH, 30" WIDE.
3. KITCHEN, BATH & UTILITY ROOM COUNTERTOPS ARE B.O. & INSTALLED BY CONTRACTOR.
4. ALL DRAWERS AND SHELVES IN BATH CABINETS ARE TO HAVE FULL EXTENSION SLIDES.
5. ALL UPPER CABINETS SHALL HAVE ADJUSTABLE SHELVES. LOWER CABINETS SHALL HAVE ADJUSTABLE SHELVES AS INDICATED ON DRAWINGS.
6. ALL ADJUSTABLE SHELVES SHALL BE SUPPORTED BY PINS.
7. ALL DOORS ARE TO HAVE CONCEALED CLIP HINGERS ALLOWING A MINIMUM OF 100° OPENING RADIUS.
8. ALL ADJUSTABLE SHELVES SHALL HAVE A 3/4" SOLID WOOD NOZING WITH 1/8" RADIUS.
9. ALL SLIDING SHELVES SHALL HAVE 3/4" x 1 1/2" SOLID BIRCH WOOD SIDES.



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



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

[illegible]

08.27.19

Drawn By: LAW

Checked By: FAM

Approved By: EAM

Project No. 1902

Original Issue Date: 06/23/10

A-102

1. ALL NEW WALLS ARE TO BE 2x4 UNLESS OTHERWISE NOTED. ALL NEW PLUMBING WALLS BEHIND TOILETS SHALL BE 2x6.
2. STRUCTURAL DESIGN OF THE FRAMING IS NOT PROVIDED BY THE ARCHITECT AND IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.
3. DIMENSIONS ARE TO THE FACE OF THE STUDS AT ALL NEW WALLS, THE FACE OF THE CONCRETE, AND TO THE CENTER OF OPENINGS. DIMENSIONS AT EXISTING WALLS ARE FROM THE FACE OF THE EXISTING FINISH.
4. ALL LUMBER SHALL BE PRESSURE TREATED AND KD40 OR NATURALLY ROT RESISTANT.
5. ALL WORK DONE BY CONTRACTOR OR OTHERS SHALL MEET STATE AND LOCAL BUILDING CODES.
6. ALL FLOOR DRAINS SHALL BE SUPPLIED WITH PRIMERS TO MAINTAIN WATER LEVEL IN P-TRAPS.
7. ALL BOTTOM PLATES AND FRAMING IN WEAT LOCATIONS SHALL BE PRESSURE TREATED.
8. ALL PIPING SHALL PROVIDE PROTECTION FOR ALL ELECTRICAL WIRING AND GAS CONNECTIONS FOR FURNACE, TANKLESS WATER HEATER, AND RANGE.

TILE	S&SF
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APPLIANCES \$10,000
APPLIANCES ALLOWANCE INCLUDES THE FOLLOWING:
36" WIDE DUAL FUEL RANGE WITH 40" WIDE SS VENTHOOD, 24" WIDE SS
MICROWAVE DRAWER, & 24" WIDE SS UNDERCOUNTER WINE
REFRIGERATOR.

HARDWARE	\$3,000
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LIGHT FIXTURES & CEILING FANS \$5,000

PLUMBING FIXTURES	\$5,000
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PLUMBING FIXTURES ALLOWANCE INCLUDES THE FOLLOWING:
BATHROOM SINKS, KITCHEN APRON FRONT FARM SINK, 2 TOILETS,
FAUCETS, SHOWER HEADS, CONTROLS, & VALVES.
PLUMBING FIXTURE ALLOWANCE DOES NOT INCLUDE TANKLESS WATER
HEATER & WATER SOFTENER.

MARK	WIDTH	HEIGHT	HEAD HEIGHT	TYPE	COMMENTS
A	2' - 4 1/2"	3' - 1 1/2"	7' - 0"		SALVAGED WINDOW MARK "D-B"
B	2' - 3"	5' - 1 1/2"	7' - 0"		SALVAGED WINDOW MARK "D-A"
C	2' - 4"	5' - 1 1/2"	7' - 0"		SALVAGED WINDOW MARK "D-D"
D-A	2' - 3"	5' - 1 1/2"	7' - 0"		REMOVE & SALVAGE WINDOW FOR REUSE AS WINDOW MARK "B"
D-B	2' - 4 1/2"	3' - 1 1/2"	7' - 0"		REMOVE & SALVAGE WINDOW FOR REUSE AS WINDOW MARK "A"
D-D	2' - 4"	5' - 1 1/2"	7' - 0"		REMOVE & SALVAGE WINDOW FOR REUSE AS WINDOW MARK "C"
D-E	2' - 8"	7' - 0"	7' - 0"		REMOVE & SALVAGE DOOR FOR REUSE AS WINDOW MARK "E"
E	2' - 8"	7' - 0"	7' - 0"		SALVAGED DOOR WITH FRAME & HINGES MARK "D-F"

1. MULLION LAYOUT OF NEW WINDOW MARK "C" IS TO MATCH EXISTING, REF. EXTERIOR ELEVATIONS.
2. ALL HARDWARE IS TO BE SALVAGED & REUSED. NEW HARDWARE IS TO MATCH EXISTING.

DOOR SCHEDULE		
DR. NO.	SIZE	COMMENTS
106	2' - 6" x 7' - 0"	SALVAGED DOOR D1 WITH FRAME & HINGES
107	3' - 0" x 7' - 0", 1/2"	SALVAGED DOOR D3 WITH FRAME & HINGES
108	2' - 6" x 7' - 0"	SALVAGED DOOR D5 WITH FRAME & HINGES
109	2' - 6" x 7' - 0"	SALVAGED DOOR D4 WITH FRAME & HINGES
110	2' - 8 1/2" x 7' - 0"	SALVAGED DOOR D2 WITH FRAME & HINGES
111	2' - 6" x 7' - 0"	NEW DOOR TO MATCH EXISTING
112	2' - 0" x 7' - 0", 1/2"	NEW DOOR TO MATCH EXISTING
114	2' - 6" x 7' - 0", 1/2"	NEW DOOR TO MATCH EXISTING
115a	3' - 0" x 6' 8" - 1/2", 1/2"	SALVAGED SCREEN DOOR B.C., INSTALLED BY CONTRACTOR
115b	3' - 0" x 6' 8" - 1/2", 1/2"	SALVAGED SCREEN DOOR B.C., INSTALLED BY CONTRACTOR
D1	2' - 6" x 7' - 0"	REMOVE & SALVAGE DOOR WITH FRAME & HINGES FOR REUSE
D2	2' - 6" x 7' - 0"	REMOVE & SALVAGE DOOR WITH FRAME & HINGES FOR REUSE
D3	2' - 6" x 7' - 0"	REMOVE & SALVAGE DOOR WITH FRAME & HINGES FOR REUSE
D4	2' - 6" x 7' - 0"	REMOVE & SALVAGE DOOR WITH FRAME & HINGES FOR REUSE
D5	2' - 8 1/2" x 7' - 0"	REMOVE & SALVAGE DOOR WITH FRAME & HINGES FOR REUSE

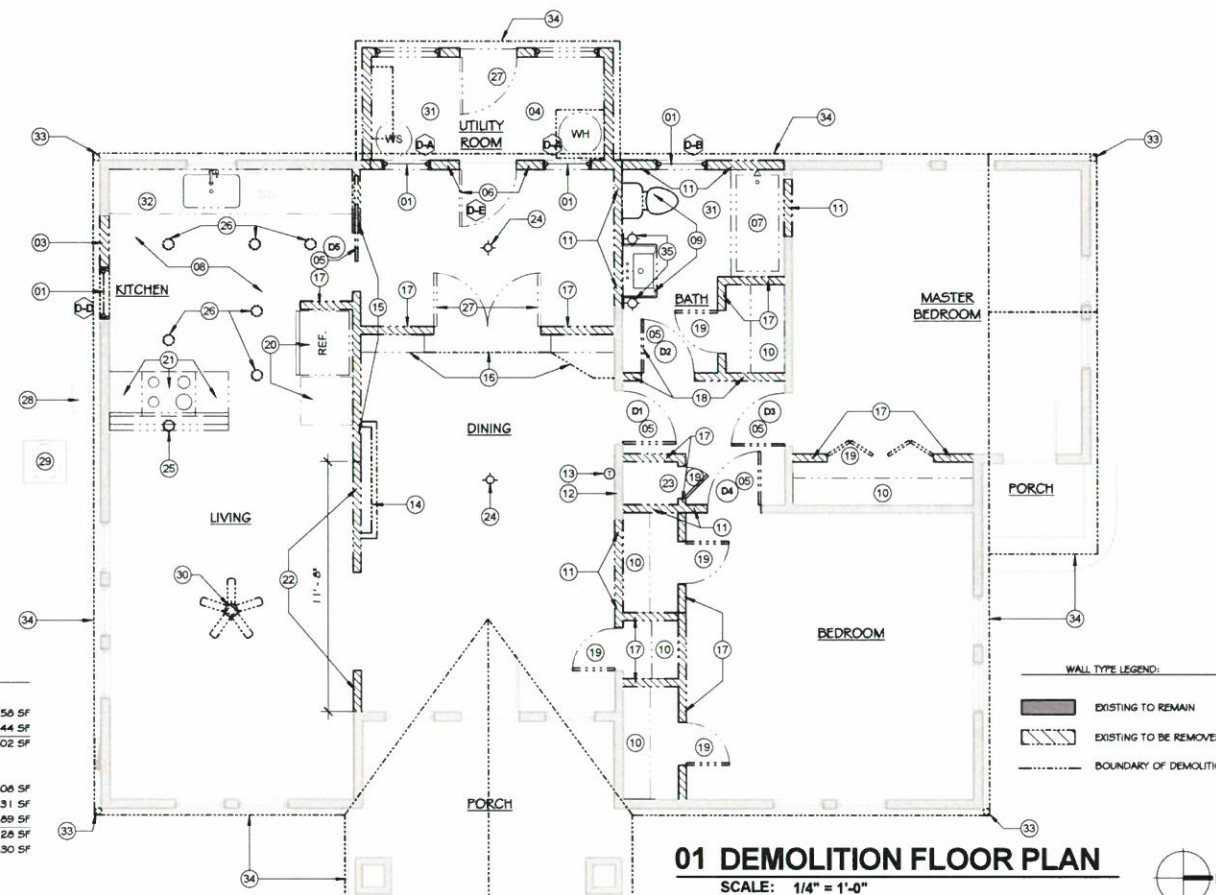
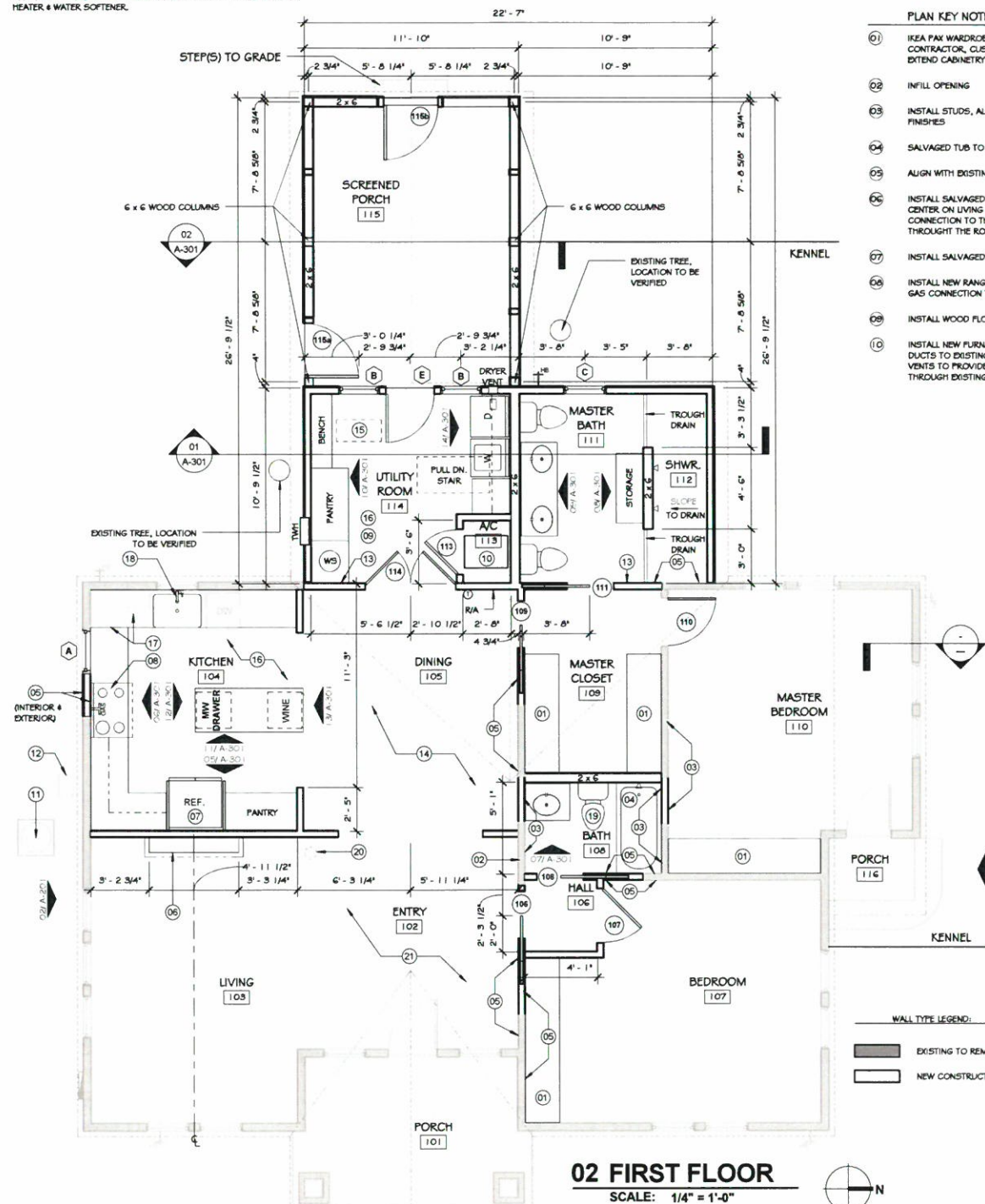
1. NEW INTERIOR DOORS SHALL MATCH EXISTING 2-PANEL.
2. ALL EXISTING DOOR HARDWARE IS TO BE SALVAGED & REUSED
ALL NEW HARDWARE IS TO MATCH EXISTING.

ROOM FINISH SCHEDULE							
RM. NO.	ROOM NAME	BASE	FLOOR	FINISH		CEILING HEIGHT	CORNER
				WALL	CEILING		
101	PORCH	-	EXISTING CONCRETE	EXISTING SIDING	EXISTING	EXISTING	-
102	ENTRY	EXISTING / TME	EXISTING WOOD / WOOD TME	EXISTING / TME	SALVAGED TIN	EXISTING	EXISTING / TME
103	KITCHEN	EXISTING / TME	EXISTING WOOD / WOOD TME	EXISTING / TME	SALVAGED TIN	8' - 0" / 112"	EXISTING / TME
104	LIVING	EXISTING / TME	EXISTING WOOD	EXISTING / TME	GYP. BOARD, PAINTED	8' - 0" / 112"	EXISTING / TME
105	DINING	EXISTING / TME	EXISTING WOOD / WOOD TME	EXISTING / TME	SALVAGED TIN	8' - 1"	EXISTING / TME
106	HALL	EXISTING / TME	EXISTING WOOD / WOOD TME	EXISTING / TME	GYP. BOARD, PAINTED	8' - 2"	EXISTING / TME
107	BEDROOM	EXISTING / TME	EXISTING WOOD / WOOD TME	EXISTING / TME	EXISTING / TME	8' - 2"	EXISTING / TME
108	BATH	EXISTING / TME	TILE	EXISTING / TME	SALVAGED BEADBOARD CEILING FROM EXISTING MASTER BATH & UTILITY	8' - 2"	EXISTING / TME
109	MASTER CLOSET	TME	WOOD TME	GYP. WALL BOARD	GYP. BOARD, PAINTED	8' - 2"	EXISTING / TME
110	MASTER BEDROOM	EXISTING / TME	EXISTING	EXISTING / TME	EXISTING	8' - 1" / 112"	EXISTING
111	MASTER BATH	TME	TILE	GYP. WALL BOARD	SALVAGED BEADBOARD CEILING FROM EXISTING MASTER BATH & UTILITY	8' - 2"	TME
112	SPWL	-	TILE	TILE	-	8' - 2"	-
113	A/C	TME	3/4" FLYWOOD	GYP. WALL BOARD	GYP. BOARD, PAINTED	8' - 2"	-
114	UTILITY ROOM	TME	NEW WOOD TME	GYP. WALL BOARD	GYP. BOARD, PAINTED	8' - 2"	EXISTING / TME
115	SCREENED PORCH	TME	OUTDOOR SYNTHETIC DECKING B.O. - INSTALLED BY CONTRACTOR	SIDING TME / FRAMING WITH SCREEN	BEADBOARD TME, PAINTED	8' - 2"	TME
116	PORCH	-	EXISTING CONCRETE	EXISTING SIDING	EXISTING	EXISTING	-

1. GYPSUM BOARD TEXTURE IS TO MATCH EXISTING.
2. TUB ENCLOSURE @ BATH 108 IS TO RECEIVE TILE ON BACKER BOARD @ WALLS & CEILING.
3. FLOORING TO BE PATCHED @ LOCATION OF EXISTING WALLS TO BE REMOVED, UNLESS NOTED OTHERWISE

01	IDEA PAX WARDROBES B.O., INSTALLED BY CONTRACTOR, CUSTOM TRIM TO BE ADDED TO EXTEND CABINERY TO THE CEILING	11	EXISTING QU TO REMAIN
02	INFILL OPENING	12	EXISTING GAS METER TO REMAIN
03	INSTALL STUDS, ALIGN WITH ADJACENT, MATCH FINISHES	13	ALIGN WITH EXISTING
04	SALVAGED TUB TO BE RE-INSTALLED	14	INSTALL SALVAGED TIN CEILING
05	ALIGN WITH EXISTING, MATCH ADJACENT FINISHES	15	CUT OPENING FOR A NEW CRAWL SPACE ACCESS. INSTALL MATCH FLUSH WITH FLOOR.
06	INSTALL SALVAGED FIREPLACE INSERT & SURROUND, CENTER ON LIVING ROOM. PROVIDE GAS CONNECTION TO THE FIREPLACE. INSTALL VENT THROUGH THE ROOF	16	INSTALL GYPSUM BOARD CEILING, TEXTURE TIME, PAINT COLOR TBD
07	INSTALL SALVAGED REFRIGERATOR	17	RE-INSTALL EXISTING CABINET & MODIFY IT TO ALLOW FOR NEW ADJACENT CABINET
08	INSTALL NEW RANGE, REF. ALLOWANCES. PROVIDE GAS CONNECTION TO THE RANGE	18	INSTALL NEW APRON FRONT FARM SINK, REF. ALLOWANCES
09	INSTALL WOOD FLOOR TIME	19	INSTALL SALVAGED TOILET
10	INSTALL NEW PURNACE & AIR HANDLER, CONNECT NEW DUCTS TO EXISTING, MODIFY EXISTING DUCTS & AIR VENTS TO PROVIDE MORE CONSISTENT AIR FLOW THROUGH EXISTING HOUSE	20	PATCH ROOF SHEATHING AT THE PREVIOUS LOCATION OF FIREPLACE VENT
		21	INSTALL NEW TIN CEILING TIME

01	REMOVE WINDOW, SALVAGE FOR REUSE	14	REMOVE EXISTING FIREPLACE INSERT, SURROUND & VENT, SALVAGE FOR REUSE	26	REMOVE CAN LIGHTS, SALVAGE FOR REINSTALLATION IN KITCHEN /04
02	NOT USED	15	REMOVE DOOR WITH FRAME & HINGES & PART OF WALL FOR A NEW OPENING. SALVAGE DOOR WITH FRAME & HINGES FOR REUSE	27	REMOVE DOOR WITH FRAME & HINGES
03	REMOVE PART OF WALL FOR A NEW WINDOW	16	REMOVE SHELVES	28	EXISTING GAS METER TO REMAIN
04	REMOVE UTILITY ROOM COMPLETE	17	REMOVE WALL(S)	29	EXISTING Q/J TO REMAIN
05	REMOVE DOOR WITH FRAME & HINGES, SALVAGE ALL FOR REUSE	18	REMOVE WALL & DOOR(S) WITH FRAME & HINGES, SALVAGE DOOR WITH FRAME & HINGES FOR REUSE	30	REMOVE CEILING FAN
06	REMOVE DOOR WITH FRAME & HINGES, & PART OF WALL TO ALLOW FOR FRENCH DOOR	19	REMOVE DOOR WITH FRAME & HINGES, RETURN TO OWNER	31	REMOVE BEADBOARD CEILING & SALVAGE FOR REUSE IN BATH /06 & MASTER BATH /11
07	REMOVE TUB, SALVAGE FOR REUSE	20	REMOVE CABINETS & REFRIGERATOR, SALVAGE CABINET ABOVE & REFRIGERATOR FOR REUSE	32	REMOVE EXISTING LOWER CABINETS / SINK, SALVAGE FOR CABINETS FOR REUSE, RETURN SINK TO OWNER
08	REMOVE PRESSED METAL CEILING & FURRING, SALVAGE METAL CEILING FOR REUSE	21	REMOVE (ISLAND, RANGE & HOOD, RETURN CABINET TO OWNER	33	REMOVE EXISTING CG GUTTERS & DOWNSPOUTS, TYP.
09	REMOVE TOILET, SINK, AND FLOOR TILE, TILE W/ALCOAT & WALLPAPER, SALVAGE TOILET FOR REUSE IN BATH /08	22	REMOVE WALL, SHORE FRAMING ABOVE	34	REMOVE EXISTING METAL ROOFING, TYP.
10	REMOVE SHELVES & ROD	23	REMOVE A/C & DUCTS	35	REMOVE LIGHT FIXTURES, SALVAGE FOR REINSTALLATION IN BATH /08
11	REMOVE WALL FOR A NEW DOOR	24	REMOVE FIXTURE, RETURN TO OWNER		
12	REMOVE RETURN AIR	25	REMOVE FIXTURE		
13	REMOVE THERMOSTAT				



**RESIDENCE ADDITION FOR:
MR. & MRS. RICKERT**
418 PLUM ST.,
FREDERICKSBURG, TX 78624

[illegible]RESIDENCE DEMOLITION &
FLOOR PLANS, &
SCHEDULES

Drawn By: LAV

Checked By: EAM

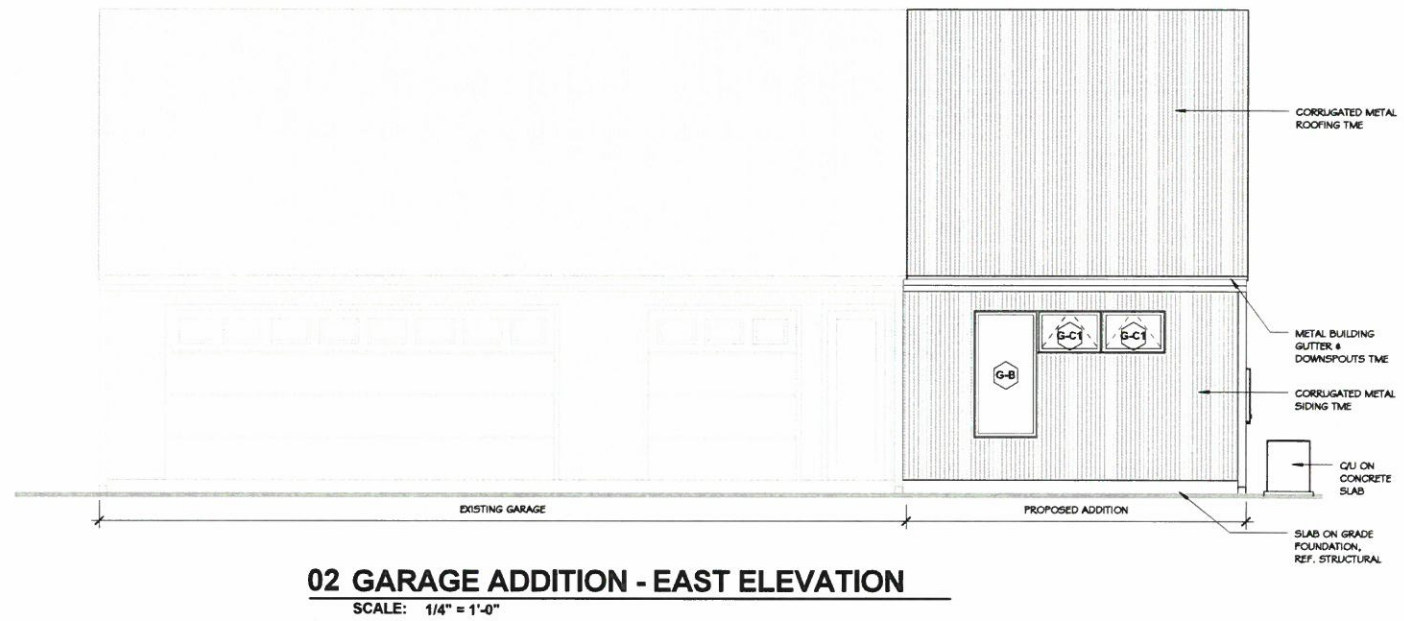
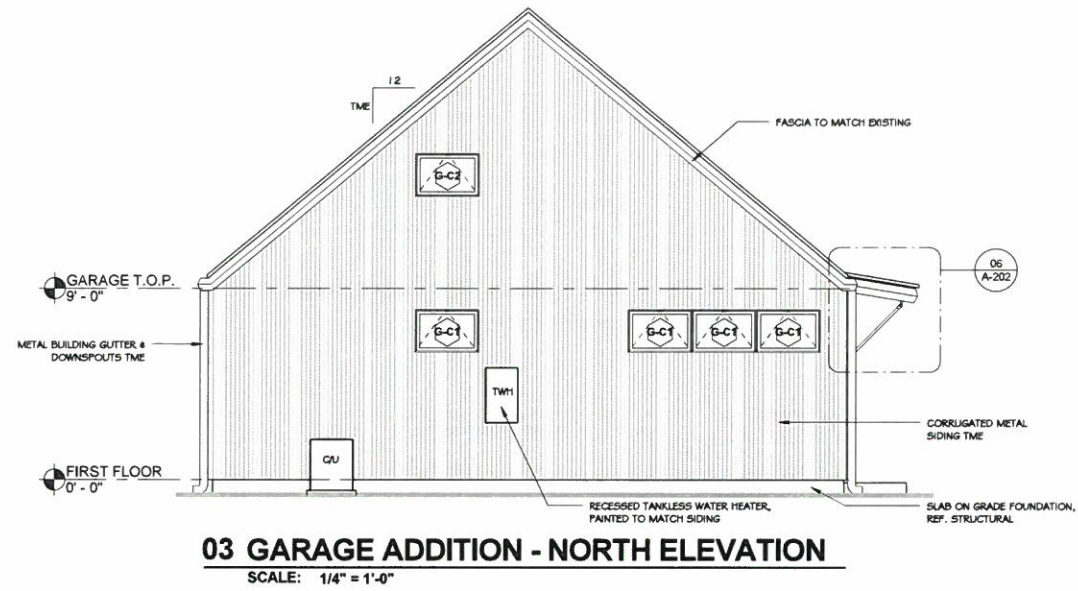
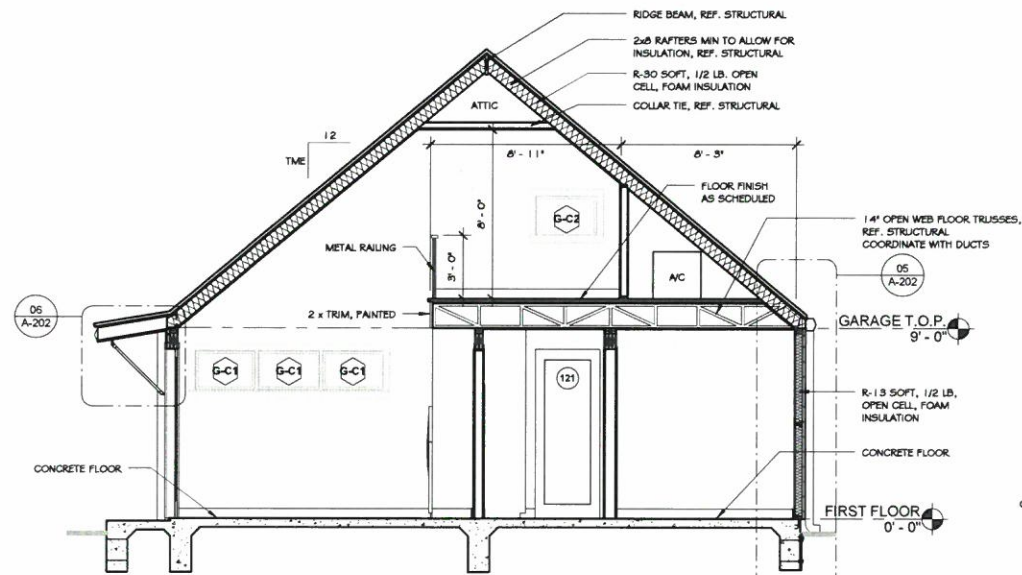
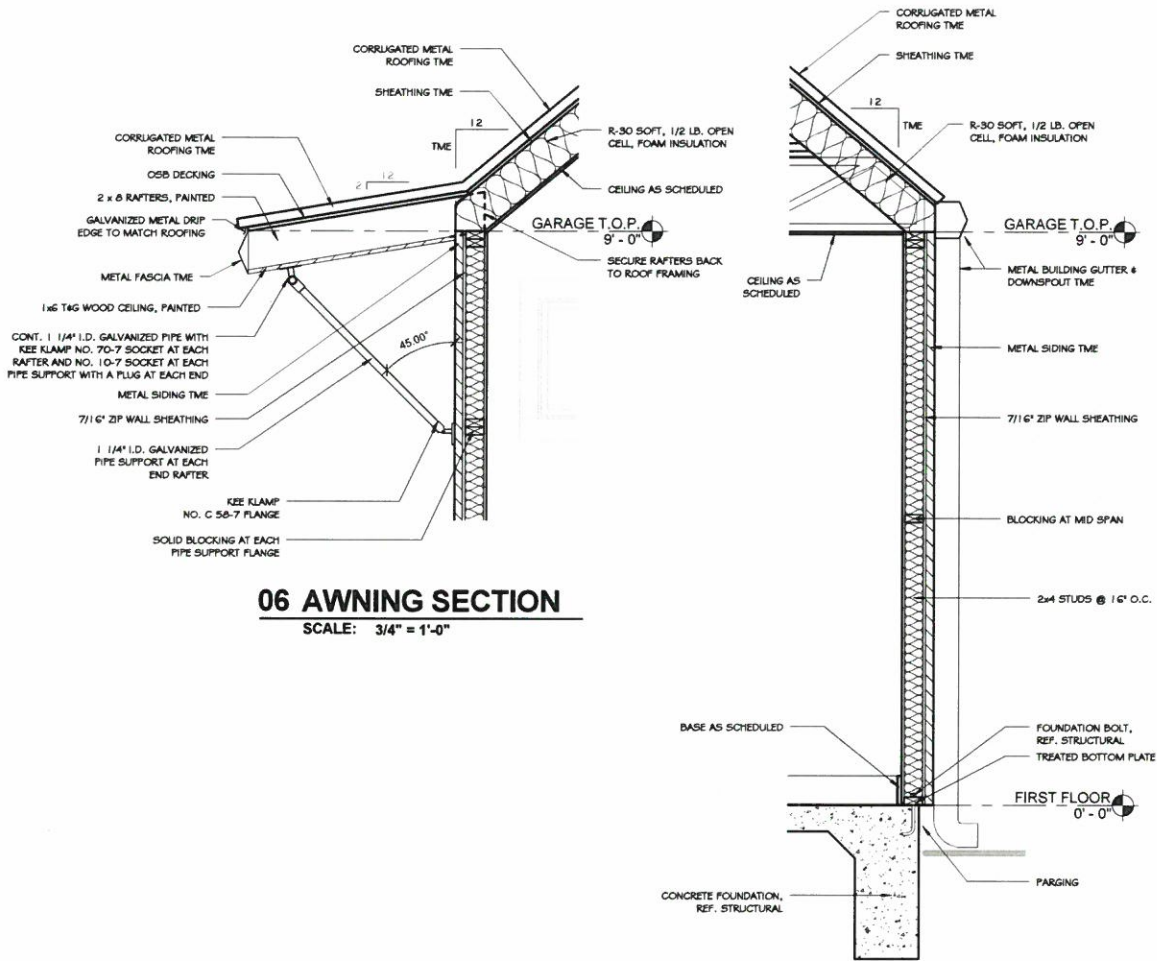
Approved By: EAM

Project No. 190

Accepted for publication	2007
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A-101

\\NAS\Current Projects\Current Projects File\2019\1902 - POLLY RICKERT\02 - Drawings\03 - Construction documents (CD)\1902 - RICKERT RESIDENCE - CD 07.rvt



GARAGE ADDITION FOR:
MR. & MRS. RICKERT
418 PLUM ST.,
FREDERICKSBURG, TX 78624

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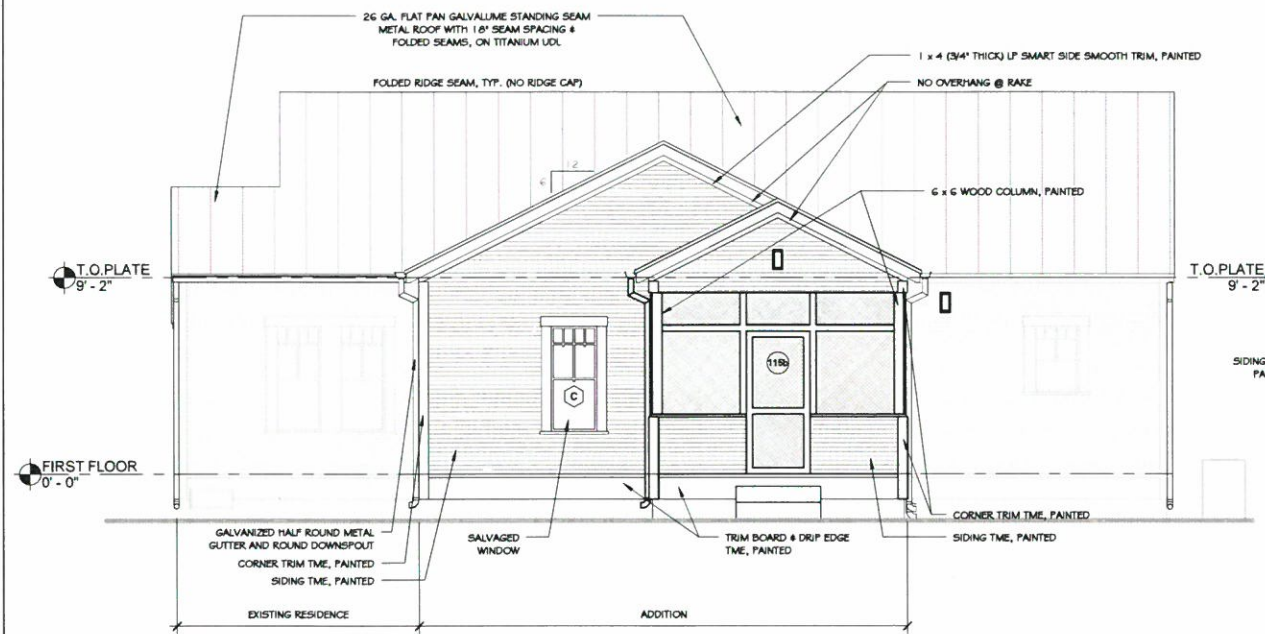


GARAGE EXTERIOR
ELEVATIONS & SECTIONS

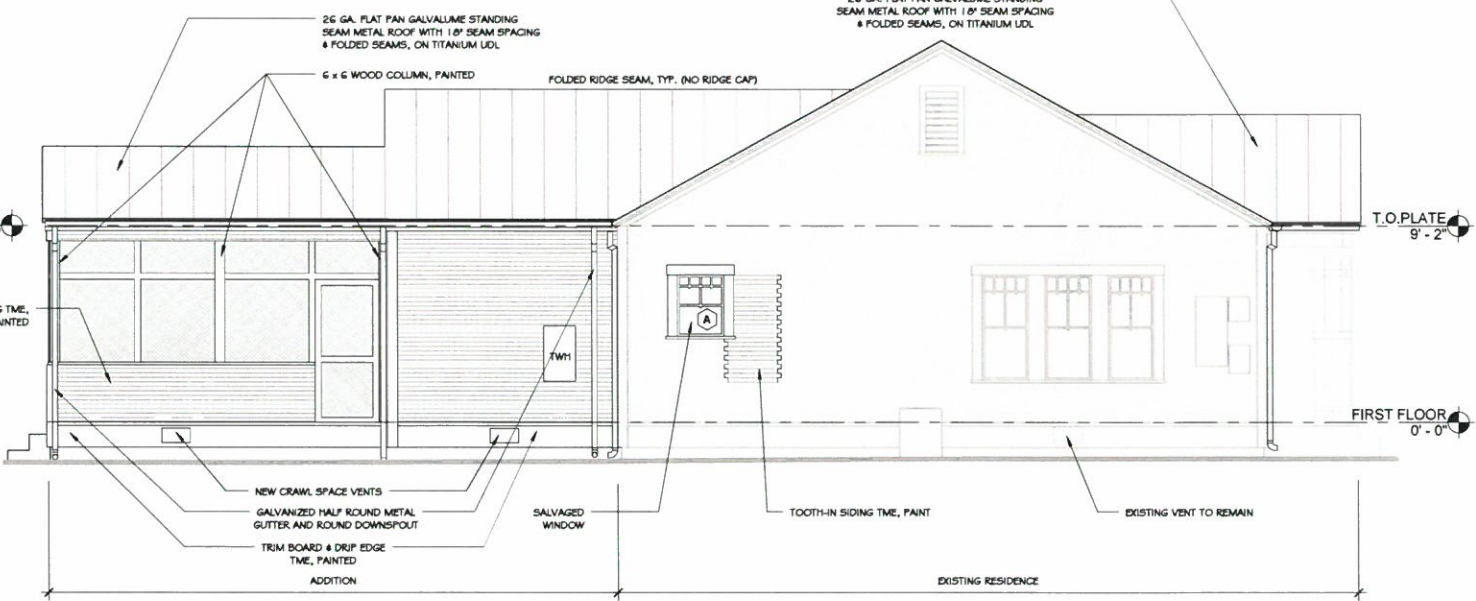
Drawn By: LAW
Checked By: EAM
Approved By: EAM
Project No. 1902
Original Issue Date: 08.27.19

A-202

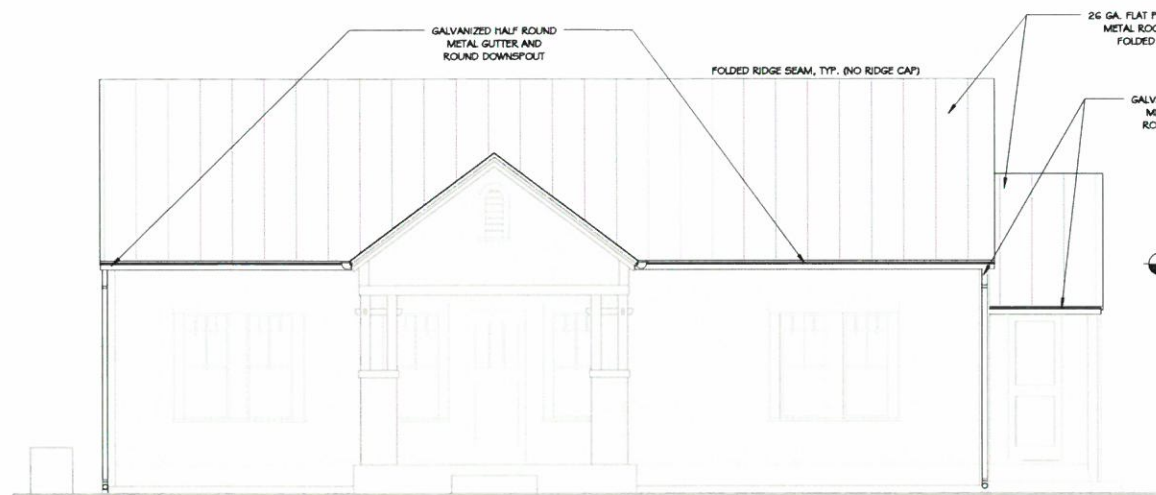
\\NAS\Current Projects\Projects File\2019\1902 - POLLY RICKERT\02 - Drawings\03 - Construction documents (CD)\1902 - RICKERT RESIDENCE - CD 07.rvt



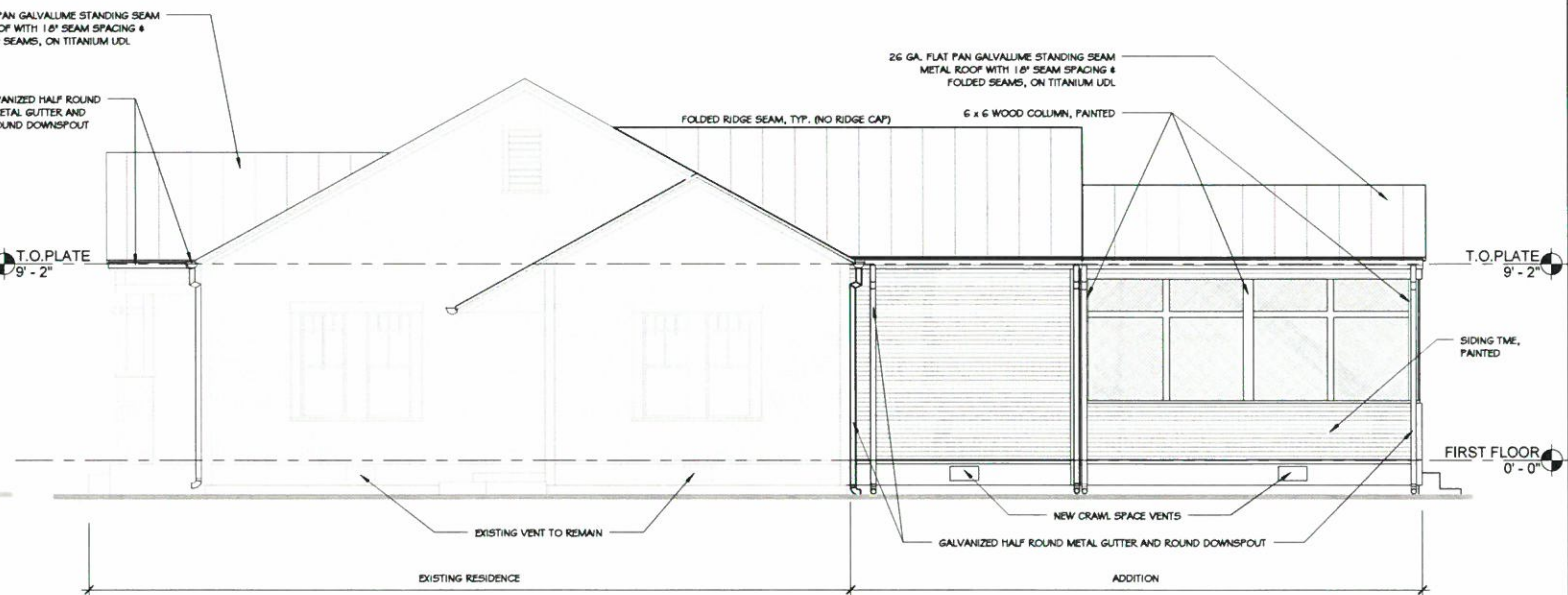
04 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

RESIDENCE ADDITION FOR:
MR. & MRS. RICKERT
418 PLUM ST.,
FREDERICKSBURG, TX 78624

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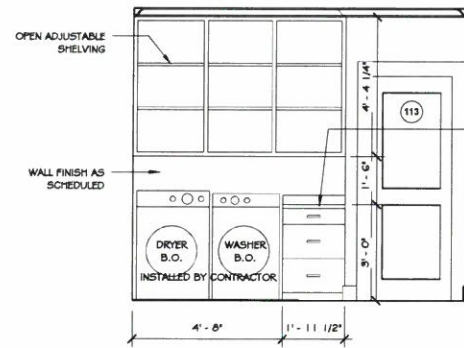


RESIDENCE EXTERIOR
ELEVATIONS

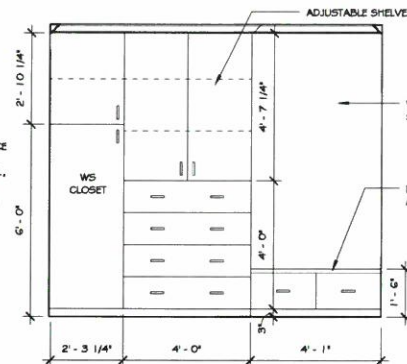
Drawn By: LAW
Checked By: EAM
Approved By: EAM
Project No. 1902
Original Issue Date: 08.27.19

A-201

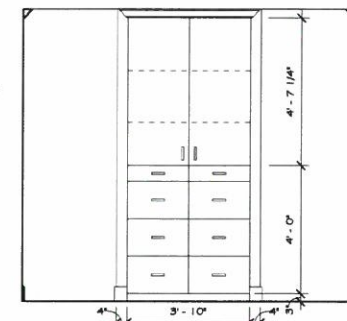
- CABINERY NOTES:
1. IN KITCHEN 104, ALL CABINERY SHALL MATCH EXISTING FACE FRAME WITH TRADITIONAL HINGES & MAGIC CLOSURES. DOORS & DRAWERS SHALL BE SLAB FRONTS. TOE SPACE SHALL MATCH EXISTING.
 2. IN BATH 106, MASTER BATH 111 AND UTILITY 114, ALL CABINERY SHALL BE FULL OVERLAY WITH CONCEALED HINGES AND SOFT CLOSE HARDWARE. DOORS & DRAWERS SHALL BE SLAB FRONTS
 3. ALL SHELVING SHALL BE PAINT-GRADE WOOD.
 4. KITCHEN, BATH & UTILITY ROOM COUNTERTOPS ARE B.O. & INSTALLED BY CONTRACTOR.
 5. ALL DRAWERS AND SHELVES IN BASIC CABINETS SHALL HAVE FULL EXTENSION SLIDES. ALL UTILITY CABINETS SHALL HAVE ADJUSTABLE SHELVES. LOWER CABINETS SHALL HAVE ADJUSTABLE SHELVES AS INDICATED ON DRAWINGS.
 6. ALL ADJUSTABLE SHELVES SHALL BE SUPPORTED BY PINS.
 7. ALL DOORS ARE TO HAVE CONCEALED CUP HINGES ALLOWING A MINIMUM OF 100° OPENING RADIUS.
 8. ALL ADJUSTABLE SHELVES SHALL HAVE A 3/4" SOLID WOOD NOSING WITH 1/8" RADIUS.
 9. ALL SLIDING SHELVES SHALL HAVE 3/4" x 3 1/2" SOLID BIRCH WOOD SIDES.



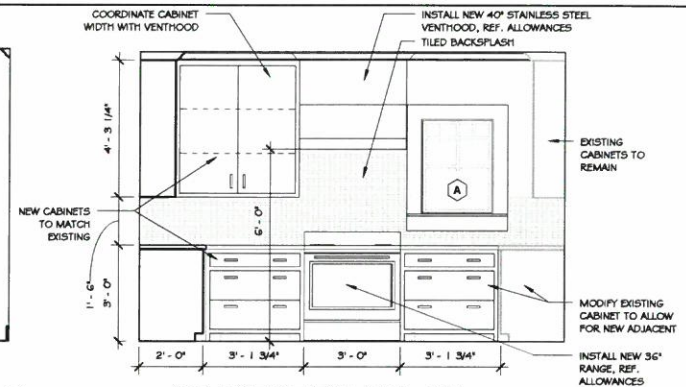
14 UTILITY 114 - E
SCALE: 3/8" = 1'-0"



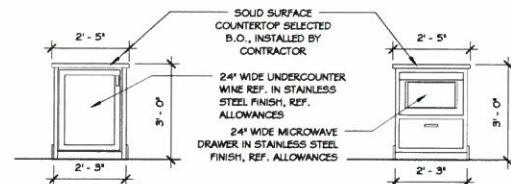
10 UTILITY 114 - W
SCALE: 3/8" = 1'-0"



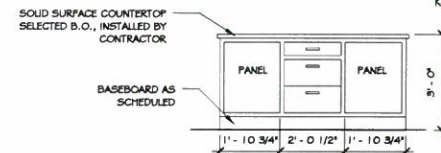
08 MASTER BATH 111 - E
SCALE: 3/8" = 1'-0"



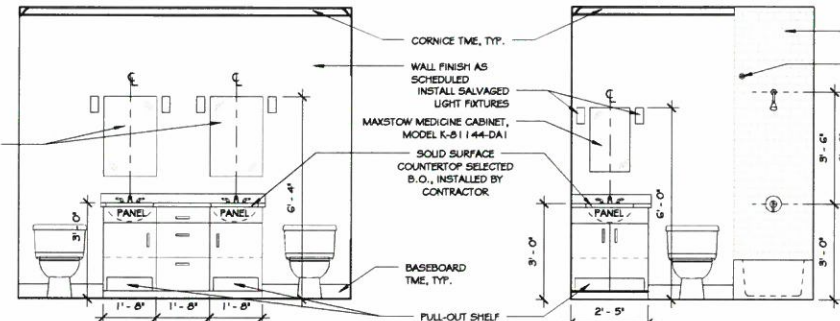
06 KITCHEN 104 - W
SCALE: 3/8" = 1'-0"



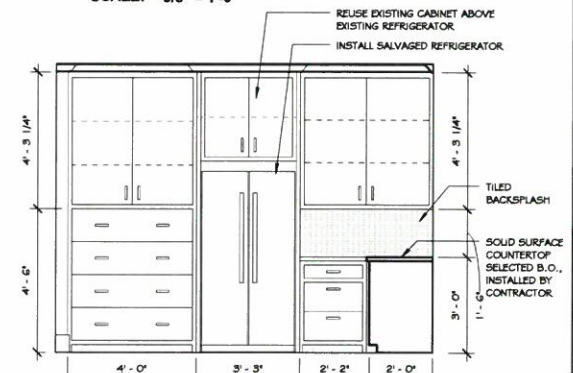
13 KITCHEN ISLAND - W



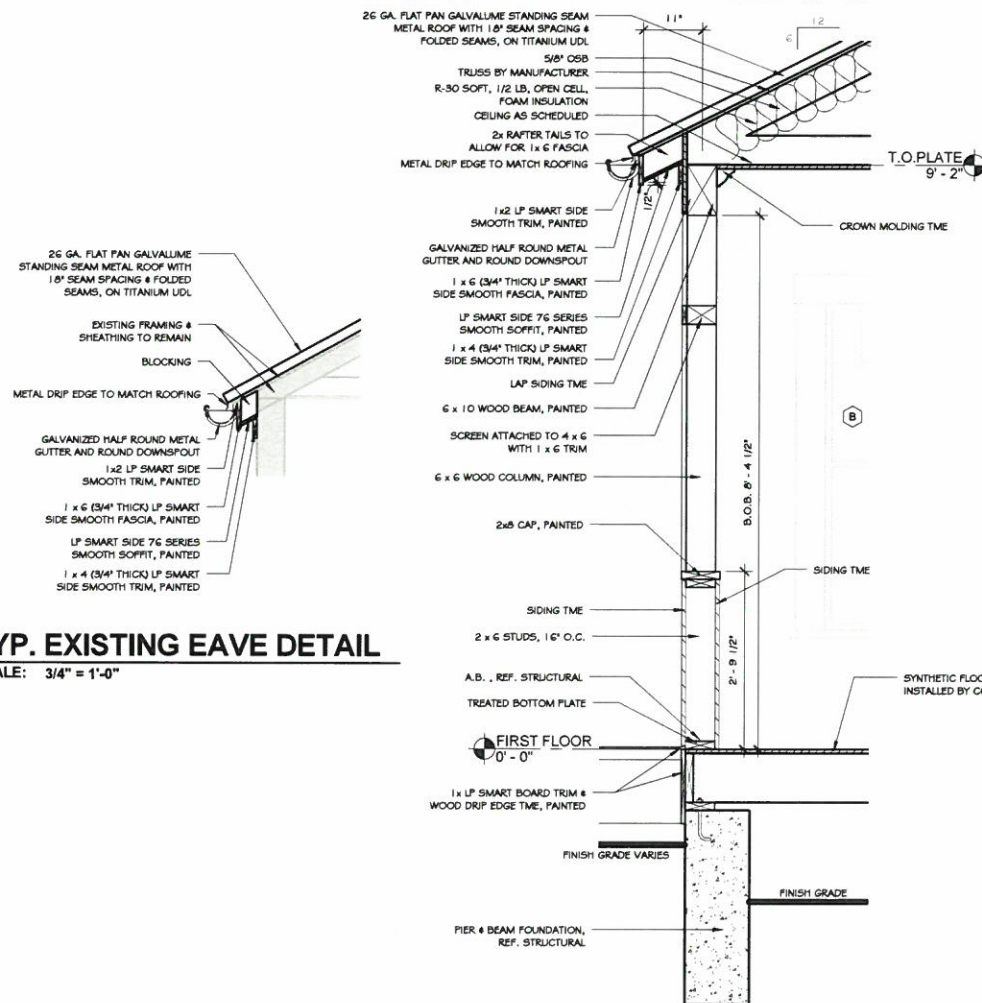
12 KITCHEN ISLAND - E



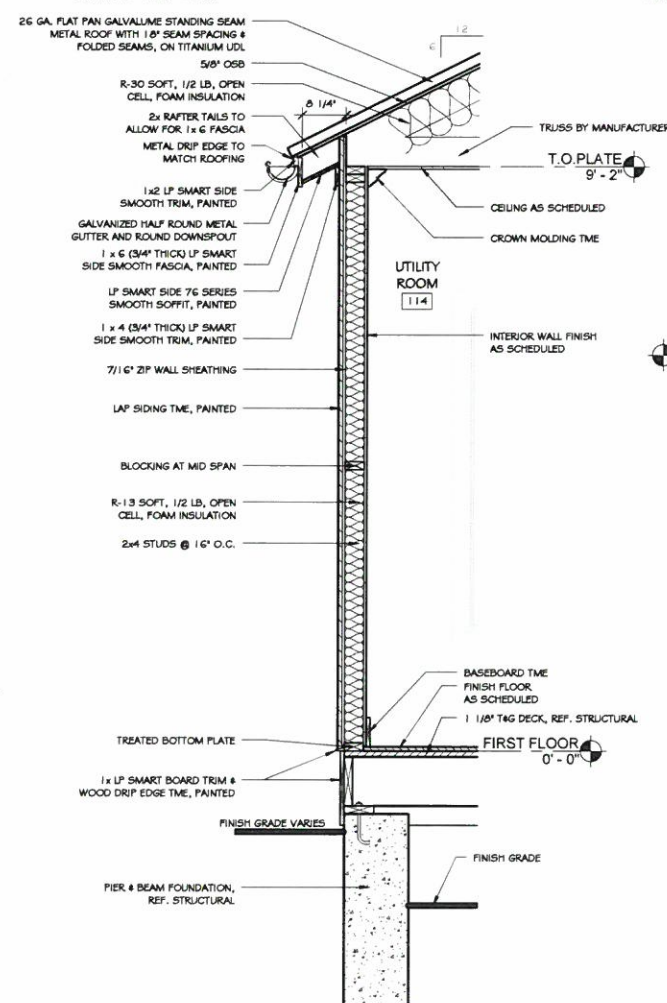
09 MASTER BATH 111 - W
SCALE: 3/8" = 1'-0"



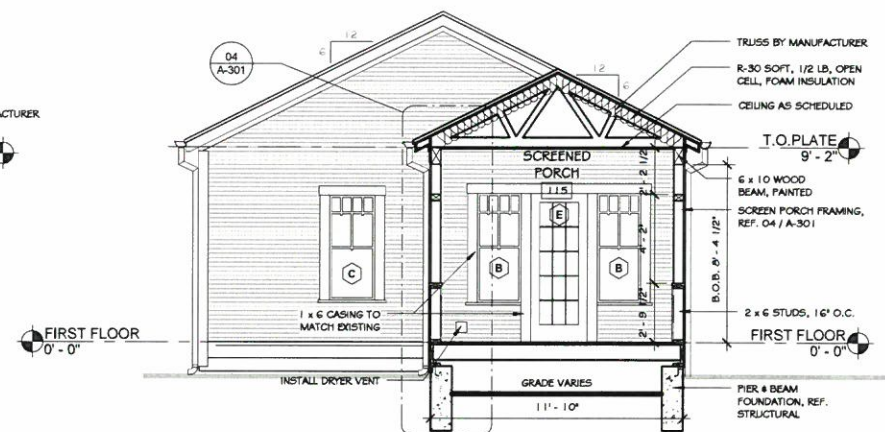
07 BATH 108
SCALE: 3/8" = 1'-0"



15 TYP. EXISTING EAVE DETAIL
SCALE: 3/4" = 1'-0"

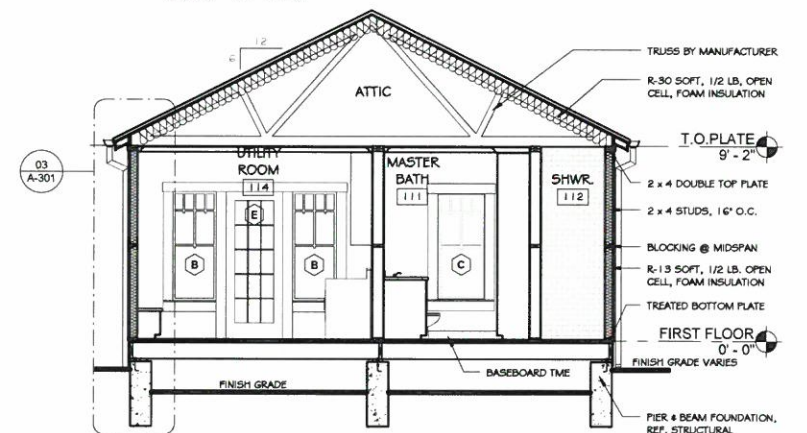


03 SIDING WALL SECTION



02 BUILDING SECTION @ PORCH

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



01 ADDITION BUILDING SECTION
SCALE: 1/4" = 1'-0"

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mustard
DESIGN

209 S. Llano St., Suite B
Fredericksburg, Texas 78624
830.997.7024

**RESIDENCE ADDITION FOR:
MR. & MRS. RICKERT**
418 PLUM ST.,
FREDERICKSBURG, TX 78624

[illegible]RESIDENCE BUILDING,
WALL SECTIONS &
INTERIOR ELEVATIONS

Drawn By: LAW

Checked By: EAM

Approved By: EAM

Project No. 1902

Original Issue Date: 08.27.19

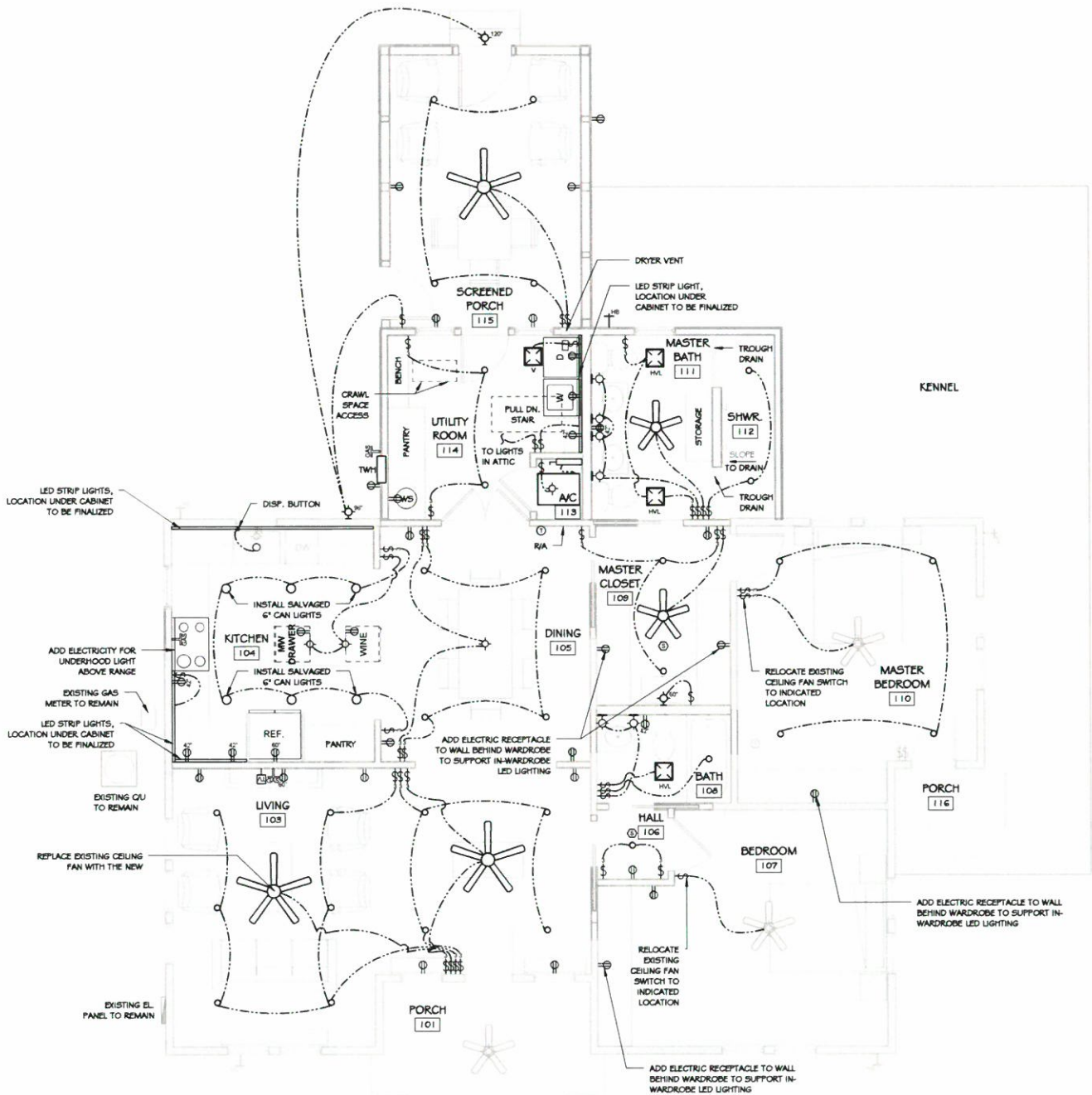
A-301

\\NAS\Current Projects\Current Projects File\2019\1902 - POLLY RICKERT\02 - Drawings\03 - Construction documents (CD)\1902 - RICKERT RESIDENCE - CD 07.rvt

ELECTRICAL LEGEND	
MARK	DESCRIPTION
	JUNCTION BOX / DIRECT CONNECTION
	CONVENIENCE OUTLET - DUPLEX, 120 V
	CONVENIENCE OUTLET - QUAD, 120 V
	CONVENIENCE OUTLET - SINGLE, 220 V
	FLOOR - DUPLEX / QUAD / TELEPHONE / TV
	TELEPHONE OUTLET / MODEM
	PANELBOARD (PNU)
	DISCONNECT SWITCH
	TOGGLE SWITCH, SINGLE POLE
	TOGGLE SWITCH, 3-WAY / 4-WAY DIMMER
	SWITCHLEG CIRCUIT
	TELEVISION CABLE CONNECTION
	LED STRIP LIGHT
	2 LAMP FLUORESCENT
	TRACK LIGHTING
	SURFACE MOUNTED LIGHT
	WALL MOUNTED LIGHT
	SECURITY LIGHTING
	RECESSED CAN LIGHT
	SMOKE DETECTOR
	DOOR BELL PUSH BUTTON / DOOR BELL CHIME
	VENT LIGHT / HEAT VENT / HEAT VENT LIGHT
	THERMOSTAT
	CEILING FAN WITH LIGHT
	CEILING FAN WITH OUT LIGHT

ELECTRICAL & HVAC NOTES:

1. ALL ELECTRICAL WORK SHALL FOLLOW CURRENT ELECTRICAL CODE.
2. ALL EXTERIOR RECEPTACLES SHALL BE WATERPROOF AND GROUND-FAULT CIRCUIT INTERRUPTED (GFCI).
3. ALL INTERIOR RECEPTACLES AT ALL WET LOCATIONS, COUNTERTOPS, AND WITHIN 6 FEET OF ALL PLUMBING SHALL BE GFCI.
4. ALL FANS SHALL BE WIRED WITH A DUAL BUTTON FAN AND LIGHT WALL CONTROL WITH DIMMER.
5. PROVIDE CONDUITS FROM TV RECEIVER LOCATIONS TO TV LOCATIONS ABOVE FIREPLACE.
6. ALL A/C UNITS SHALL BE SPLIT SYSTEM HEAT PUMPS WITH BACKUP ELECTRIC HEAT STRIPS. UNITS ARE TO BE CARRIER, TRANE, YORK, OR LENOX AND HAVE A SEER RATING OF 15 OR BETTER.
7. ALL SWITCHES FOR HEAT/VENT COMBINATIONS SHALL BE IN A SINGLE BOX.
8. ALL EXISTING FIXTURES ARE SHOWN IN THE GRAY SCALE.
9. ALL LIGHTING TO BE LED.



FIRST FLOOR UTILITIES PLAN

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



RESIDENCE ADDITION FOR:

MR. & MRS. RICKERT

418 PLUM ST.,
FREDERICKSBURG, TX 78624

REVISIONS

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RESIDENCE UTILITIES PLAN

Drawn By:	LAW
Checked By:	EAM
Approved By:	EAM
Project No.	1902
Original Issue Date:	08.27.19

A-601

\\NAS\Current Projects\Current Projects File\2019\1902 - POLLY RICKERT\02 - Drawings\03 - Construction documents (CD)\1902 - RICKERT RESIDENCE - CD 07.rvt

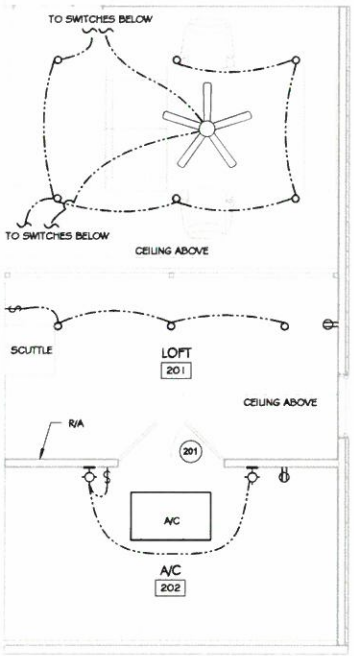
ELECTRICAL LEGEND	
MARK	DESCRIPTION
	JUNCTION BOX / DIRECT CONNECTION
	CONVENIENCE OUTLET - DUPLEX, 120 V
	CONVENIENCE OUTLET - QUAD, 120 V
	CONVENIENCE OUTLET - SINGLE, 220 V
	FLOOR - DUPLEX / QUAD / TELEPHONE / TV
	TELEPHONE OUTLET / MODEM
	PANELBOARD (PNU)
	DISCONNECT SWITCH
	TOGGLE SWITCH, SINGLE POLE
	TOGGLE SWITCH, 3-WAY / 4-WAY DIMMER
	SWITCHES CIRCUIT
	TELEVISION CABLE CONNECTION
	LED STRIP LIGHT
	2 LAMP FLUORESCENT
	TRACK LIGHTING
	SURFACE MOUNTED LIGHT
	WALL MOUNTED LIGHT
	SECURITY LIGHTING
	RECESSED CAN LIGHT
	SMOKE DETECTOR
	DOOR BELL PUSH BUTTON / DOOR BELL CHIME
	VENT LIGHT / HEAT VENT / HEAT VENT LIGHT
	THERMOSTAT
	CEILING FAN WITH LIGHT
	CEILING FAN WITH OUT LIGHT

ELECTRICAL & HVAC NOTES:

1. ALL ELECTRICAL WORK SHALL FOLLOW CURRENT ELECTRICAL CODE.
2. ALL EXTERIOR RECEPTACLES SHALL BE WATERPROOF AND GROUND-FAULT CIRCUIT INTERRUPTED (GFCI).
3. ALL INTERIOR RECEPTACLES AT ALL WET LOCATIONS, COUNTERTOPS, AND WITHIN 6 FEET OF ALL PLUMBING SHALL BE GFCI.
4. ALL FANS SHALL BE WIRED WITH A DUAL BUTTON FAN AND LIGHT WALL CONTROL WITH DIMMER.
5. PROVIDE CONDUITS FROM TV RECEIVER LOCATIONS TO TV LOCATIONS ABOVE FIREPLACE.
6. ALL A/C UNITS SHALL BE SPLIT SYSTEM HEAT PUMPS WITH BACKUP ELECTRIC HEAT STRIPS. UNITS ARE TO BE CARRIER, TRANE, YORK, OR LENNIX AND HAVE A SEER RATING OF 15 OR BETTER.
7. ALL SWITCHES FOR HEAT/VENT COMBINATIONS SHALL BE IN A SINGLE BOX.
8. RECESSED CAN LIGHTS AT SLOPED CEILINGS ARE TO HAVE SLOPED HOUSING TYPE.
9. ALL LIGHTING TO BE LED.
10. WATER LINE TO COME FROM HOUSE AFTER SOFTENER.

02 GARAGE LOFT UTILITY PLAN

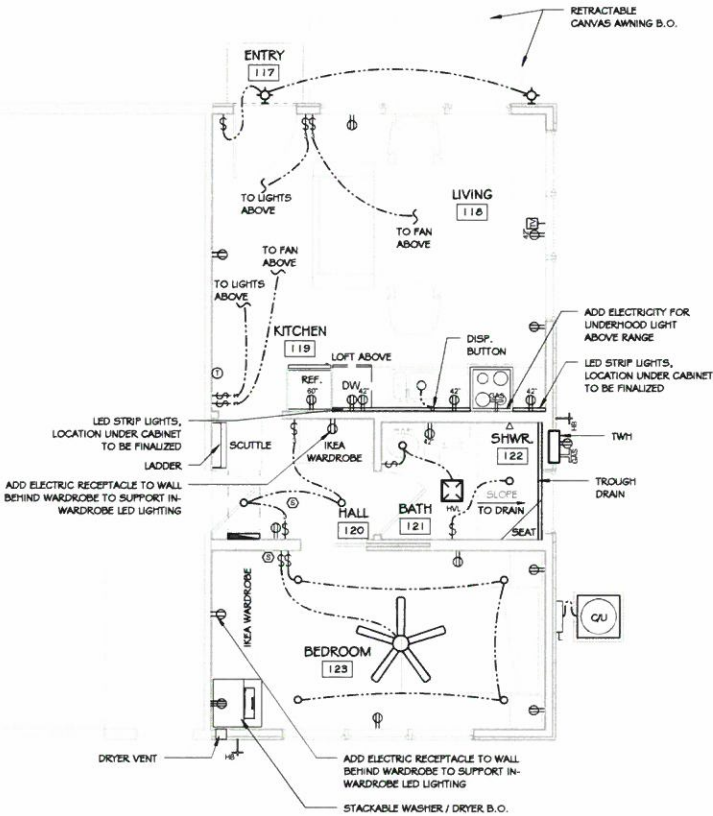
SCALE: 1/4" = 1'-0"



EXISTING GARAGE

01 GARAGE ADDITION UTILITY PLAN

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



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GARAGE ADDITION FOR:

MR. & MRS. RICKERT

418 PLUM ST.,
FREDERICKSBURG, TX 78624

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08.27.19

GARAGE ADDITION UTILITY
PLANS

Drawn By: LAW

Checked By: EAM

Approved By: EAM

Project No. 1902

Original Issue Date: 08.27.19

A-602

Fredericksburg Historic Review Board

Application Information

Application Number: 19-137
Date: November 12, 2019
Address: 301 E Main
Zoning: CBD
Owner: MJTJ Investments LP
Applicant: Julia Grossman
Rating: Low
Proposal: add garage door to covered canopy

Request:

The applicant is requesting approval to:

1. add 2 garage doors to enclose the side canopy

The new garage door facing Main will match other garage doors facing Main St

The new garage door on the back will match the garage door on the quionset building

2. Add decorative metal columns to fill in around the gaage doors

Relevant Secretary of Interior's Standards:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FBG Design Guidelines and Historic Preservation Ordinance:

Additions:

Recommended:

1. Designing additions so that they do not destroy any significant historic material.
2. Designing additions so that they are compatible in size and scale with the original structure.
3. Recognizing additions as products of their own time.

4. Designing additions so that they maintain historic alignments that may exist on the street.
5. Preserving original entrances.

Staff recommendation:

1. The existing canopy was added when the building was converted to a yogurt shop. The metal canopy is not of historic age. The proposed changes are reversible.



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 301 E. main street

Date Submitted 10.30.19

Owner name: Julia Grossman

Phone # 210 416 5701

Owner Address: 463 S main St. Boerne, TX 78006

Authorized Applicant: Julia Grossman, Rebecca Sagredo ^{MRS} Phone # 830-317-3184
Patricia Sagredo

Applicant Signature: Julia Grossman

Applicant E-mail: Fredericksburg@kelaniyogurt.com

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

Desired Start Date: December

Desired Completion Date: Jan 31st

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.

Enclosure doors for the covered patio area on the side of the Kelani yogurt building. No permanent building will be required. Existing structure will be utilized. We propose roll up garage doors that match those of the existing storefront when up (open) patio will be the same (attach another sheet if necessary) But closed for security at night when doors are rolled down

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

Staff to complete

Application # 19-137

COA00131

Eligible for Administrative Approval Yes ☐ No ☒

Historic Review Board Meeting Date 11-12-19

LEC 5:30

Survey Rating: High Medium ☒ Low

Staff Comments regarding Administrative Approval:

Year Built: 1960

Zoning: CBD

Application Fee \$10 ☒ paid

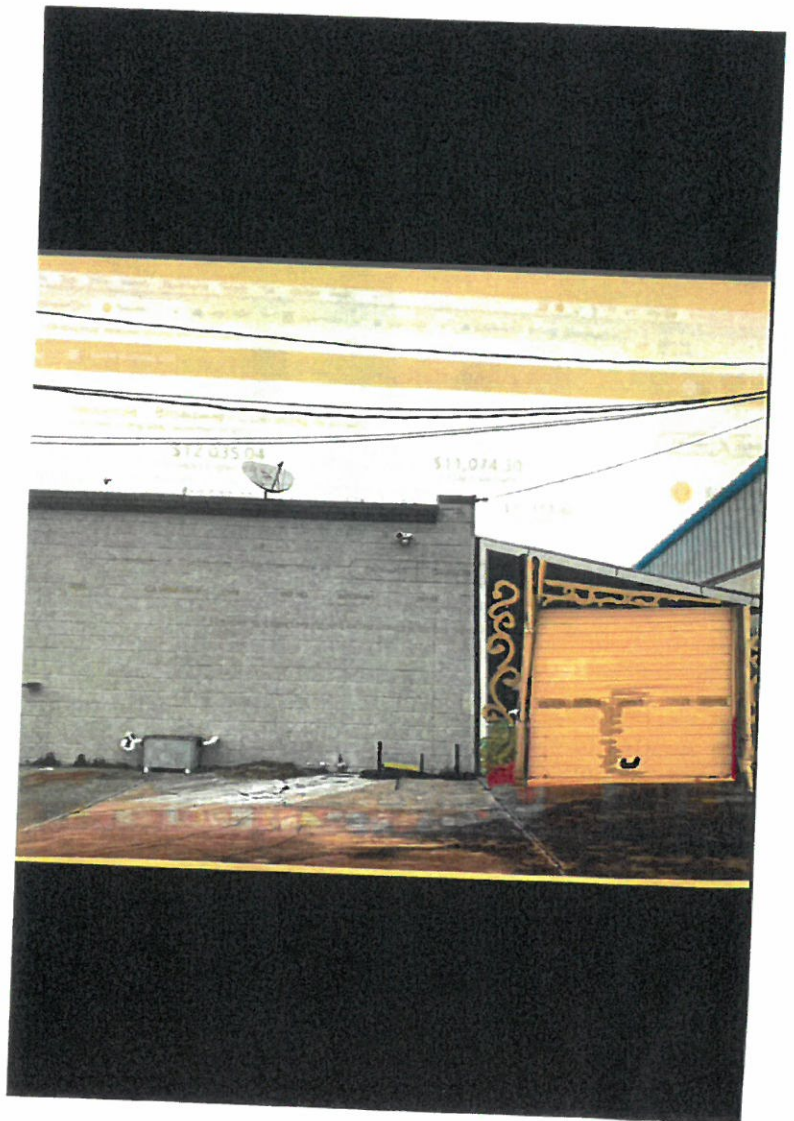
HRB Fee \$40 ☒ paid

Historic Preservation Officer Signature _____

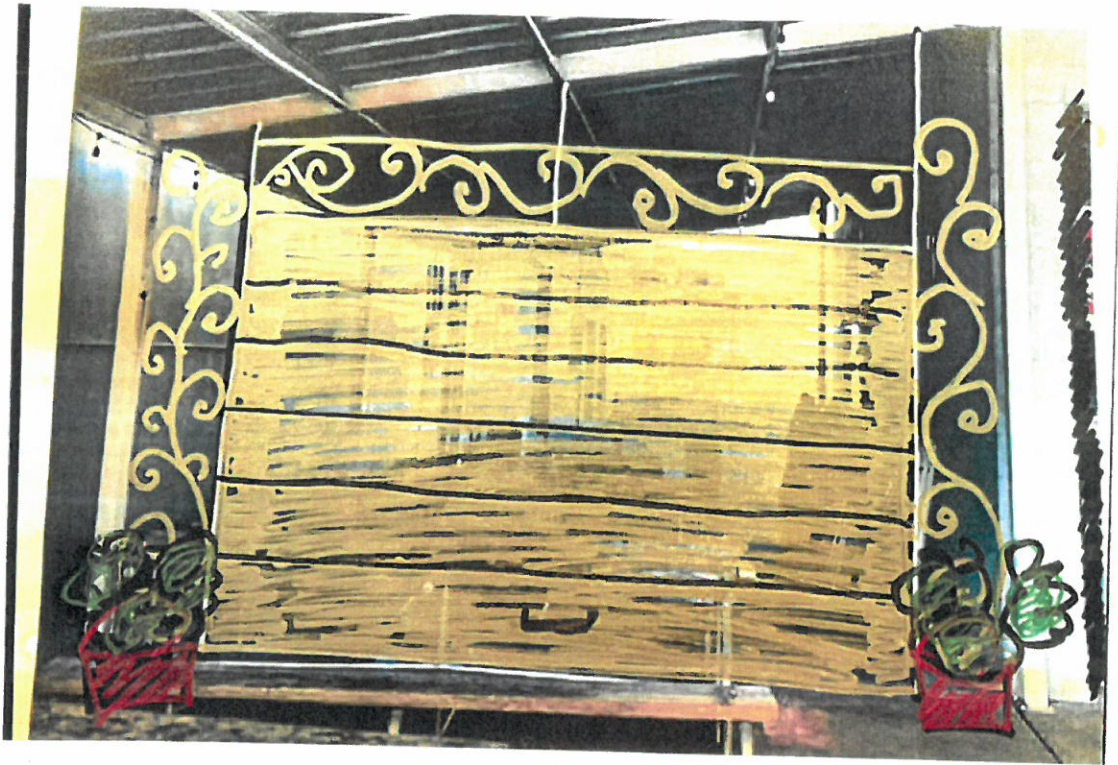
Certificates of Appropriateness must be displayed on site along with building permits and do not take the place of building permits.

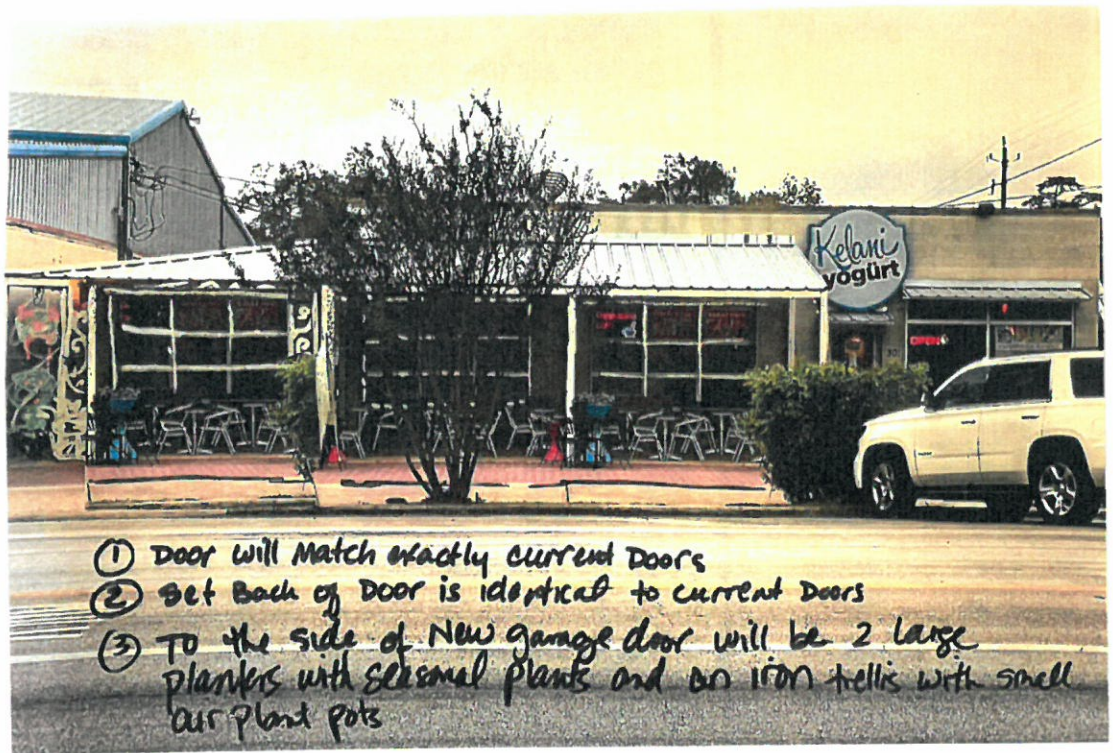












Example
Door





To: City of Fredericksburg
Historic Committee

From: Kelani Yogurt
301 E Main Street

Date: October 29, 2019

RE: Proposed Security Door Installation at Covered Patio

Dear Historic Committee,

Please accept our request for permission to add two rollup doors to our covered patio area, one at the front (Main Street Facing), one at the rear of the patio.

The Doors will be roll up garage door style in keeping with the existing garage doors both at the front of our current store front. This will ensure a consistency of view at the street level, when this door is closed at night and during non-business hours. The rear door will match in style and color with the existing garage doors of the building just adjacent and to the rear of our building to also ensure consistency from the rear view.

There will be no additional permanent building structures added to the Kelani Yogurt building or Patio. The Doors will be installed on identical rail systems as those inside of our building and the open areas to the side of the doors will be secured with plants and trellises for a beautiful and inviting but non-permanent decorative elements simply meant to impeded entrance when not open for business.

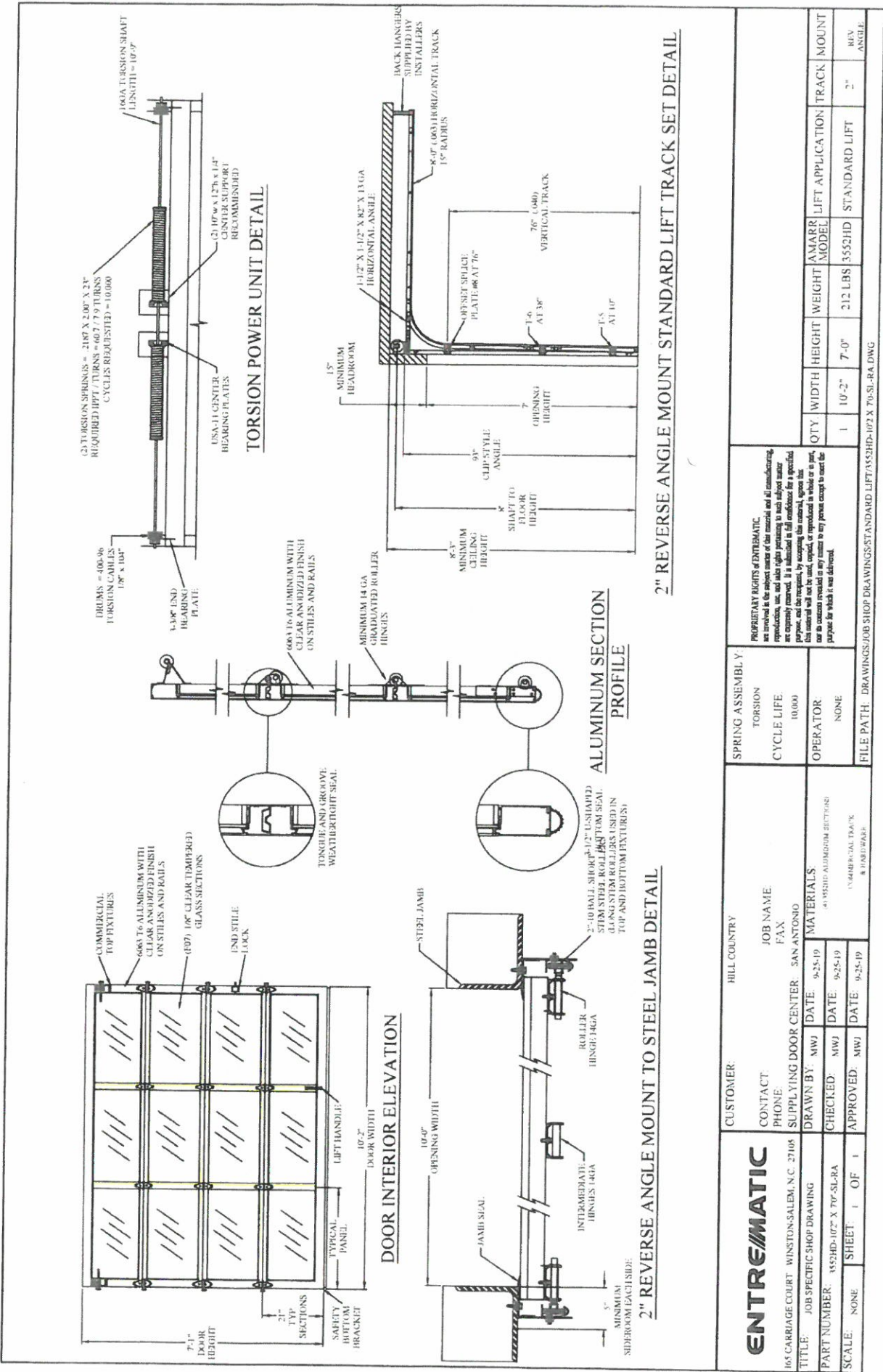
The Doors will be installed over the course of 1-2 days and will cause no negative impact to auto or pedestrian traffic.

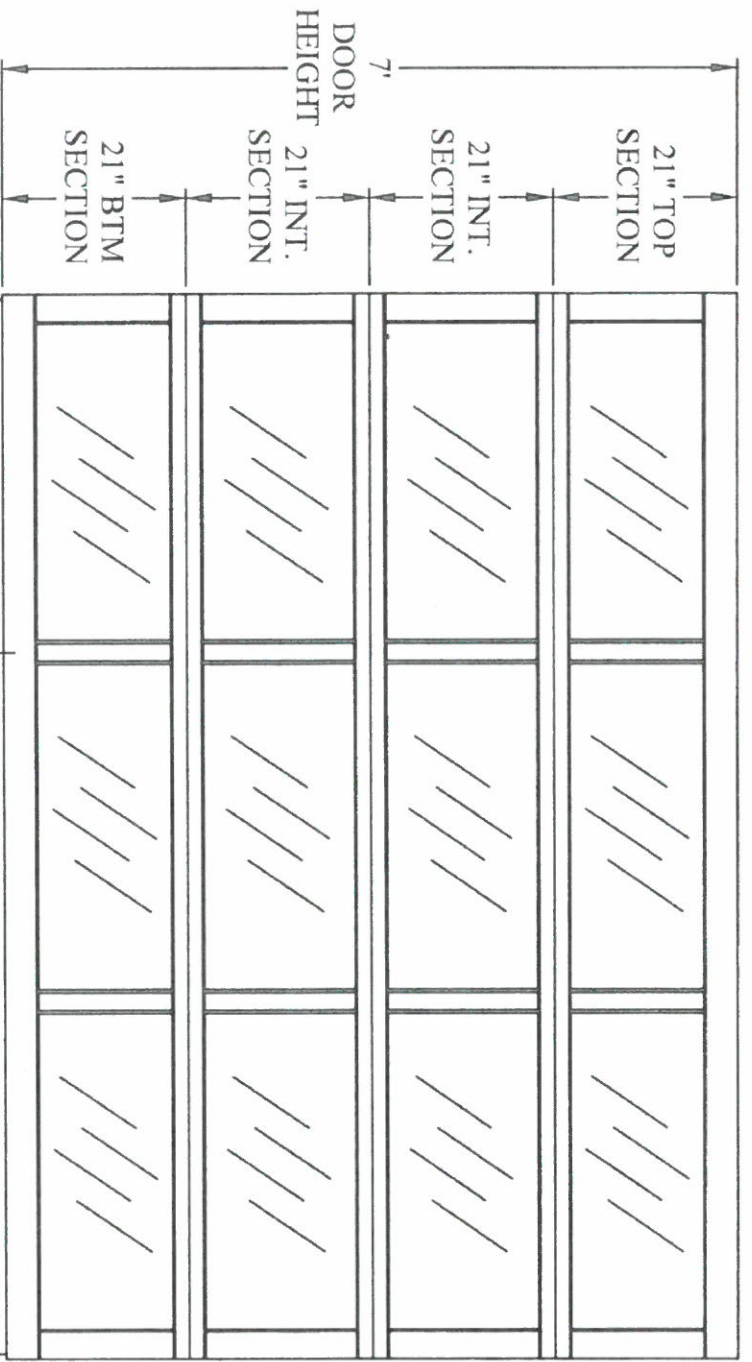
Please see the included drawings and photographs of our existing building and the doors that we would like to install.

Thank you for your kind consideration of our efforts to beautify and secure our patio area.

Best regards,

Julia Grossman – Business Owner
Rebecca Sagredo – Store Manager
Patricia Sagredo – Store Manager





EXTERIOR DOOR ELEVATION

3552HD / VISTA

ENTRE/MATIC		DRAWINGS JOB SHOP DRAWINGS ELEVATIONS 3552HD-10'2 X 70-ELEV-EXTERIOR	
TITLE:	10'2 X 70	ENTRE/MATIC 165 CARBIDE COURT WINSTON-SALEM, N.C. 27105 PROPRIETARY RIGHTS of ENTRE/MATIC are involved in the subject matter of this material and all manufacturing, reproduction, use, and sales rights pertaining to such subject matter are expressly reserved. It is understood in full confidence for a specified purpose, and the recipient, by accepting this material, agrees that this material will not be used, copied, or reproduced in whole or in part, nor its contents provided in any manner to any person except to meet the purpose for which it was delivered.	
DRAWN BY:	MMJ		
CHECKED BY:	MMJ		
APPROVED BY:	MMJ		
SCALE:	NONE		
	P/N	TBD	

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID **450** Address **307 E. Main**

Parcel Number **18447** GCAD Valuation (as of 2017; where available) **\$2,659,500**

Year Built **1960** Year Altered

Area **Historic District** Historic District **Yes**

Recommendation

Priority **Low**

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

2002 Photo



Photo Information & Notes

Image Name **0450_1.JPG**

Photo References **0450_*.jpg**

Notes

2002 SURVEY DATA (continued)

Property Description

Function **Commerce/Trade**

No of Stories **1**

Style **not provided**

Construction **load-bearing masonry**

Plan **irregular**

Foundation **slab**

Exterior Walls **stucco**

Roof **gable**

Porches **not provided**

Windows **fixed aluminum sash**

Outbuildings **workshop**

Doors **double-leaf door**

Alterations **not provided**

1983 SURVEY DATA

1983 Survey Site No

1983 Survey Ranking

1983 Photo References

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 609

Address 307 E. Main

Parcel Number 18447

GCAD Valuation (as of 2017; where available) \$2,659,500

Year Built 1935

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority Low

Assessment Example of a more recent common local building form, architectural style or plan type with no known historical associations.

2002 Photo

Photo Information & Notes

Image Name 0609_1.JPG

Photo References 0609_*.jpg

Notes Primary entrance is a metal horizontal sliding door.

2002 SURVEY DATA (continued)

Property Description

Function **Commerce/Trade**

No of Stories **1**

Style **not provided**

Construction **metal frame**

Plan **square**

Foundation **slab**

Exterior Walls **corrugated metal**

Roof **barrel vault**

Porches **not provided**

Windows **Industrial w/metal sash**

Outbuildings **not provided**

Doors **not provided**

Alterations **not provided**

1983 SURVEY DATA

1983 Survey Site No

1983 Survey Ranking

1983 Photo References

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 637

Address 307 (rear) E. Main

Parcel Number 18447

GCAD Valuation (as of 2017; where available) \$2,659,500

Year Built 1960

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority Low

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

2002 Photo

Photo Information & Notes

Image Name 0450a_1.JPG

Photo References 0637_*.jpg

Notes Building is a shop building to the rear of 307 E. Main (see site ID# 450).

2002 SURVEY DATA (continued)

Property Description

Function **Commerce/Trade**

No of Stories **1**

Style **not provided**

Construction **load-bearing masonry**

Plan **square**

Foundation **slab**

Exterior Walls **concrete block**

Roof **flat**

Porches **not provided**

Windows **fixed aluminum sash**

Outbuildings **not provided**

Doors **original**

Alterations **not provided**

1983 SURVEY DATA

1983 Survey Site No

1983 Survey Ranking

1983 Photo References

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 646

Address 307 (rear) E. Main

Parcel Number 18447

GCAD Valuation (as of 2017; where available) \$2,659,500

Year Built 1960

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority Low

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

2002 Photo

Photo Information & Notes

Image Name 0609a_1.JPG

Photo References 0646_*.jpg

Notes Primary entrance is a metal horizontal sliding door.

2002 SURVEY DATA (continued)

Property Description

Function **Commerce/Trade**

No of Stories **1**

Style **not provided**

Construction **load-bearing masonry**

Plan **square**

Foundation **slab**

Exterior Walls **stucco**

Roof **flat**

Porches **not provided**

Windows **Industrial w/metal sash**

Outbuildings **not provided**

Doors **not provided**

Alterations **not provided**

1983 SURVEY DATA

1983 Survey Site No

1983 Survey Ranking

1983 Photo References

Fredericksburg Historic Review Board

Application Information

Application Number: 19-56
Date: November 12, 2019
Address: 418 W Austin
Zoning: C1
Owner: Z Towers REIP
Applicant: Kevin Vinall
Rating: High (RTHL)
Proposal: 2 story unit instead of 1 story

Request:

The applicant is providing more information previously requested of the HRB to make a decision regarding new construction at the rear of the property. Requesting approval of the 2 story unit (H6) in lieu of previously approved 1 story unit based on information regarding neighboring property.

Relevant Secretary of Interior's Standards:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Fredericksburg Design Guidelines:

1. Designing new construction within the same scale, size, and massing of its surroundings.
2. Using materials, colors, and finishes compatible to the surrounding historic structures.
3. Maintaining the same roof lines, setbacks, and street and porch orientations as its neighbors.
4. Minimizing the visual and physical impact of parking.

Not Recommended

2. Designing a building as a style, scale, or proportions that never occurred in the area.

3. Designing the building with materials, colors, and finishes not compatible with its neighborhood.
4. Designing new buildings with inaccurate interpretations of original styles, thus distorting the perception of genuine historic buildings.

Staff recommendation:

The remainder of the project was approved with other two story units approved. The applicant has provided more information regarding the neighboring property that will have the greatest impact from the new construction. The neighboring property is also an STR built near the rear property line. Staff recommends approval of unit H6 as a two story as previously presented.

Good Morning Anna,

Pursuant to our conversation, here is the additional information that I hope and Pray will influence the HRB in changing their decision regarding H6. In this situation, the Board has requested that we change our two story two-bedroom unit (herein referred to as H6) to a one-story unit. Since May when we first showed our original drawings it has always been a two-story unit. At this particular meeting after we conformed to all of the requests of the historical board over a 6-month time period this issue arose.

Reversal of drawings and architectural adjustments at this point will cause major financial burden to this project.

We feel that this decision was based on lack of knowledge of the properties in regards to heights and structure of our neighboring structures. I have attached pictures and rough sketch dimensions of what our neighbor's houses heights are. Our unit would be lower and in-between sizes of those structures.

Our neighbor has multiple structures. These structures have a modern contemporary appearance to them. We have taken approximate measurements of the shortest and tallest structures that are next to us. As seen in the pictures our proposed unit would be right in the middle of those units. I feel if the Historic Board had these pictures and measurements that their decision would be different.

See attached

Additionally, Is there a way to make our neighbor provide coverage of their outdoor shower area. We do not want our clients to have to look at that????

We request that you please allow Unit H6 to stay as a two-story structure and remain in compliance with the density requirements of the city. This particular unit will be the only two bedrooms on the property.

Thank you in advance, for your reversal of the approved requirement of Unit H6.

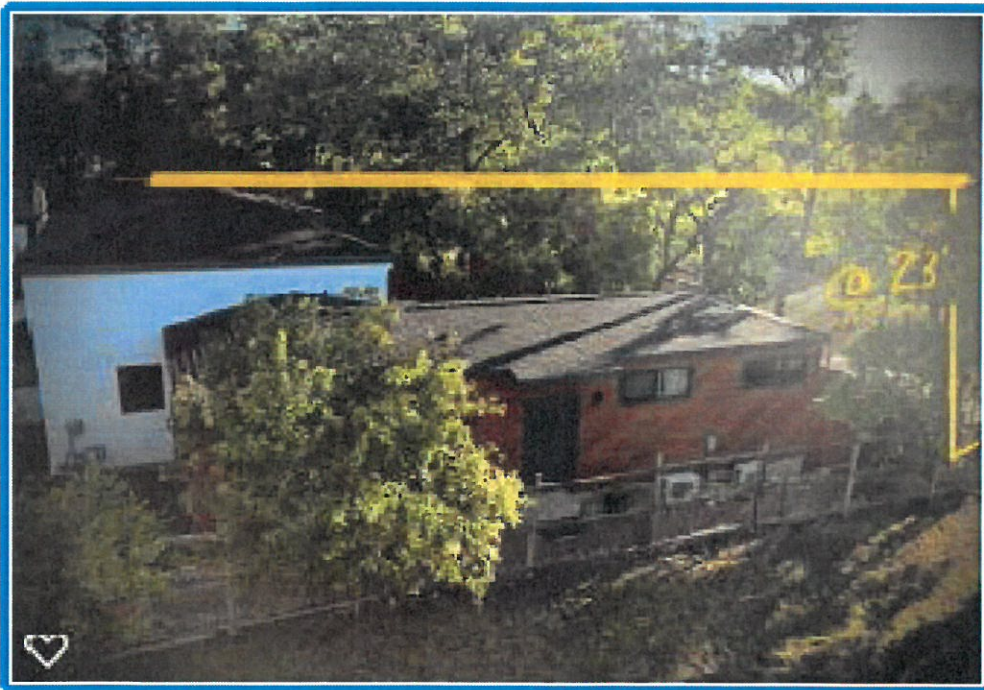
God Bless!

207 N Edison St Front view

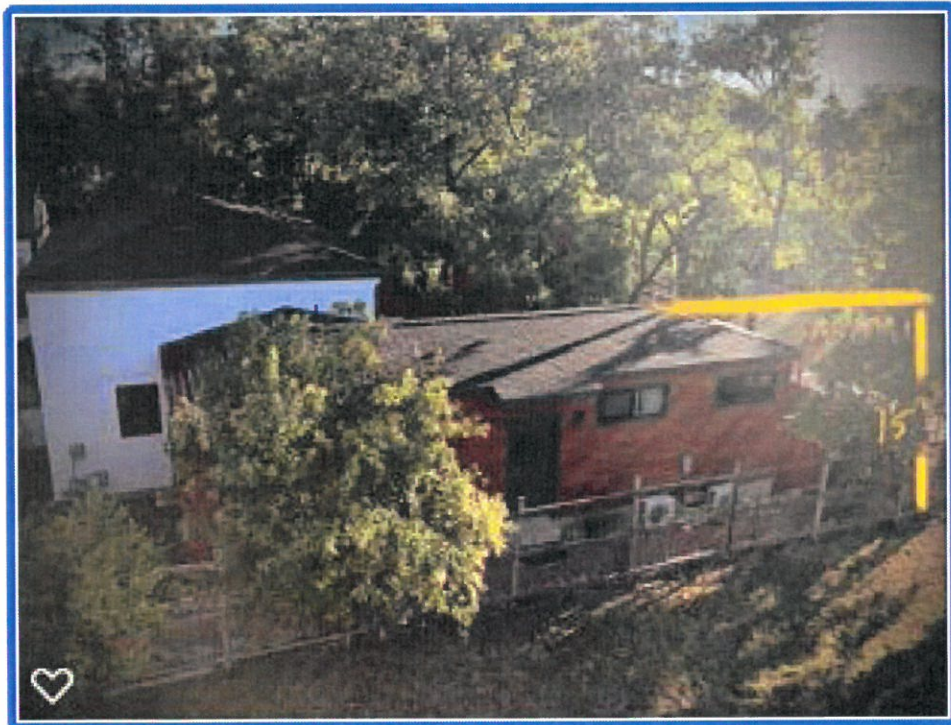
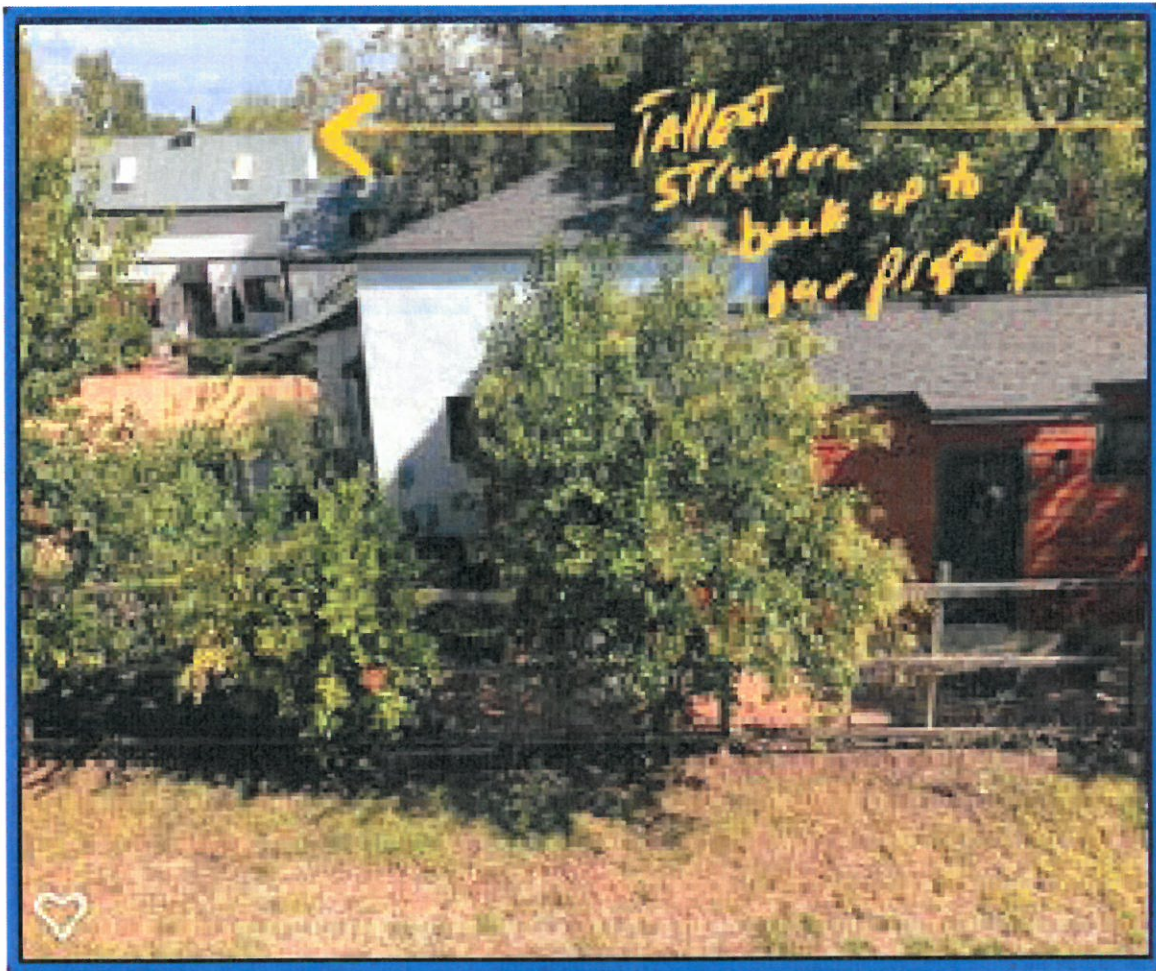


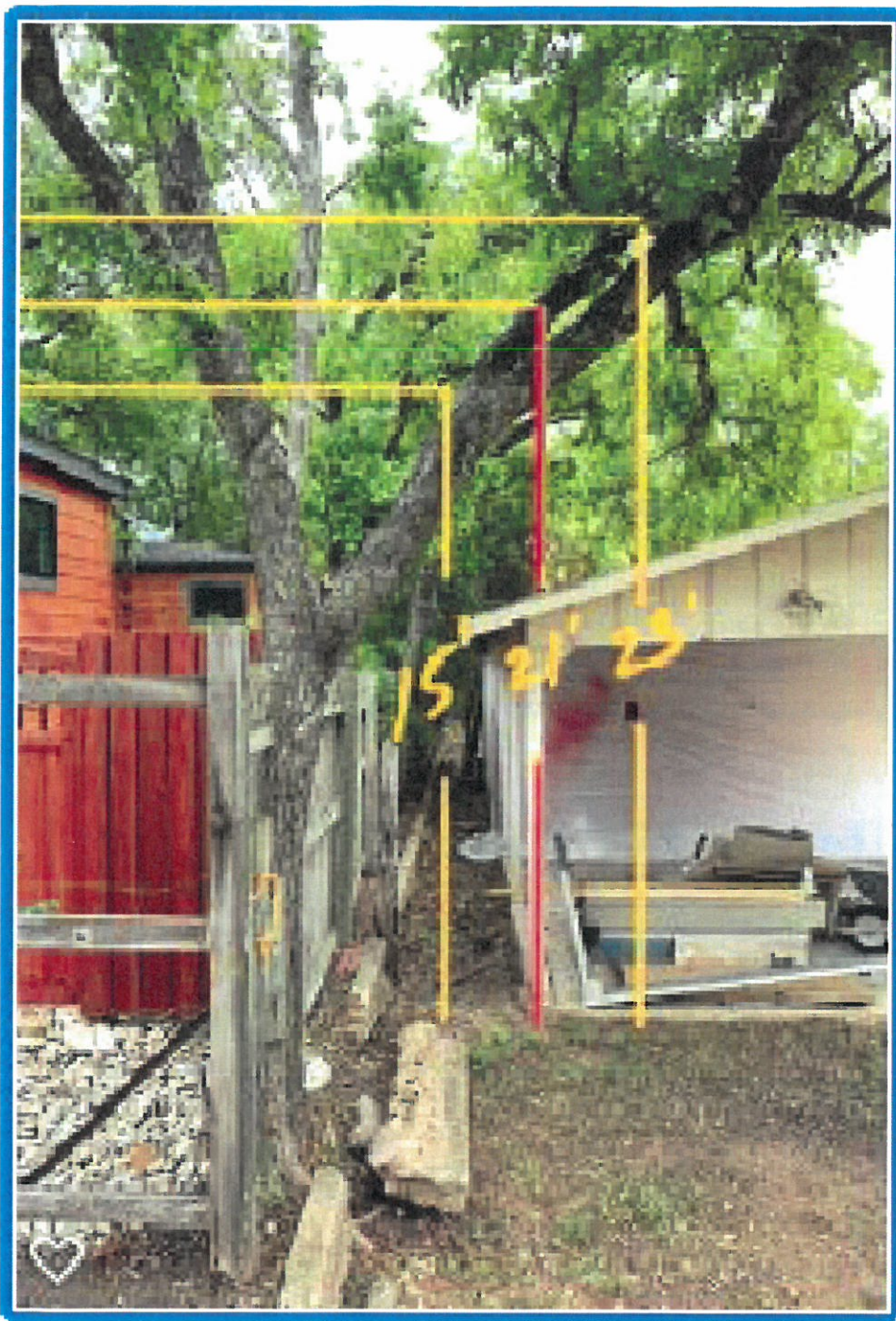


207 Edison front view



Side view





Our proposed unit will be in between sizes of our neighbors structures.



Not Wxactly what I want my tenants to see from their windos







Fredericksburg Historic Review Board
Application Information

Application Number: 19-127
Date: November 12, 2019
Address: 412 W Creek
Zoning: R1
Owner: Craig Enderlin
Applicant: Kevin Grona
Rating: Low
Proposal: garage conversion, replace siding, replace windows, doors, paint

Request:

The applicant is requesting approval to:

1. convert the garage to living quarters and change garage door to siding to match rest of front of house
2. replace asbestos siding on front of house with 8 ¼" horizontal cement lap siding with 7" reveal
3. replace all aluminum windows with vinyl windows
4. replace 2 exterior doors
5. expand drive to allow parking for 2 cars

Relevant Secretary of Interior's Standards:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.

Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Relevant Fredericksburg Design Guidelines:

Parking: Recommended

1. Locating off-street parking to the rear of the site.

Doors: Recommended

1. Designing a door that is based upon historical, physical, and pictorial evidence, to ensure the historical integrity of the building.
2. Designing doors that are simple in style and composed of compatible material.

Windows: Recommended

1. Duplicating material, design, and hardware of the older window, if new are to be used.
2. Designing new windows and features based upon, historical, physical, or pictorial documentation and evidence.
3. Using same or similar materials when designing new windows or features that are compatible with the old.

Staff findings and recommendation:

The house was given a low rating in the 2002 survey. It appears to have mostly original features including siding and windows and could be described as minimal traditional.

1. Enclosing small garages is a common request since the garage size does not fit modern vehicles. Staff recommends conversion of the garage to living space with the stipulation that the siding is offset in a way to mark the original location of the garage.
2. Damaged asbestos siding should be replaced with a material in dimensions as close to the original size as possible. The proposed replacement is appropriate.
3. Staff recommends approval of the window replacement with the stipulation that aluminum replacement windows be used instead of vinyl. The original muntin pattern should be replicated or at least the new windows should have a similar pattern as the horizontal lines of the original windows line up with the horizontal lines of the asbestos shingles..
4. Replacement doors should be similar in style and material as original. The current front doors does not appear to be original and can be replaced.
5. Conversion of single family homes to STRs is putting pressure to convert more lawn to parking. Parking should be screened and placed to the side or rear of the house. This recommendation is in keeping with Parking Guidelines in the FBG Design Guidelines.



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 412 W. CREEK ST. Date Submitted 10/25/2019
Owner name: CRAIG/REGINA ENDERLIN Phone # 830.456.1443
Owner Address: 709 W. SAN ANTONIO ST
Authorized Applicant: Kevin Grown Phone # 830.889.3511
Applicant Signature: Kevin Grown Applicant E-mail: kevin.grown@bucys.net
Applicant certifies that he/she is the Owner or duly authorized agent Desired Start Date: Nov 13, 2019
for the owner of the property. Desired Completion Date: March 2020

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.

SEE ATTACHED

(attach another sheet if necessary)

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

Staff to complete

Application # COA127

Year Built: _____

Eligible for Administrative Approval Yes ☒ No ☐

Zoning: _____

Historic Review Board Meeting Date NOV 12, 2019 LEC

Application Fee \$10 ☒ paid

Survey Rating: High Medium ☒ Low

HRB Fee \$40 ☒ paid

Staff Comments regarding Administrative Approval:

HRB

Historic Preservation Officer Signature Jane Hudson

Certificates of Appropriateness must be displayed on site along with building permits
and do not take the place of building permits.

Description/scope of work to be performed:

- *Remove garage door & close in with siding/windows, ie., convert it into a third bedroom
- *Replace all windows and two exterior doors with vinyl
- *Remove asbestos siding on the front wall and replace with 8 ¼" horizontal cement lapsiding (7" reveal)
- *Paint siding (Watery is the color, Behr brand)
- *Paint exterior doors (Blue Meta color, Behr brand)
- *Paint overhang/trim (Soft Chamois color, Benjamin Moore brand)
- *Remove drive/ramp and replace per submitted plan
- ~~*Remodel interior~~

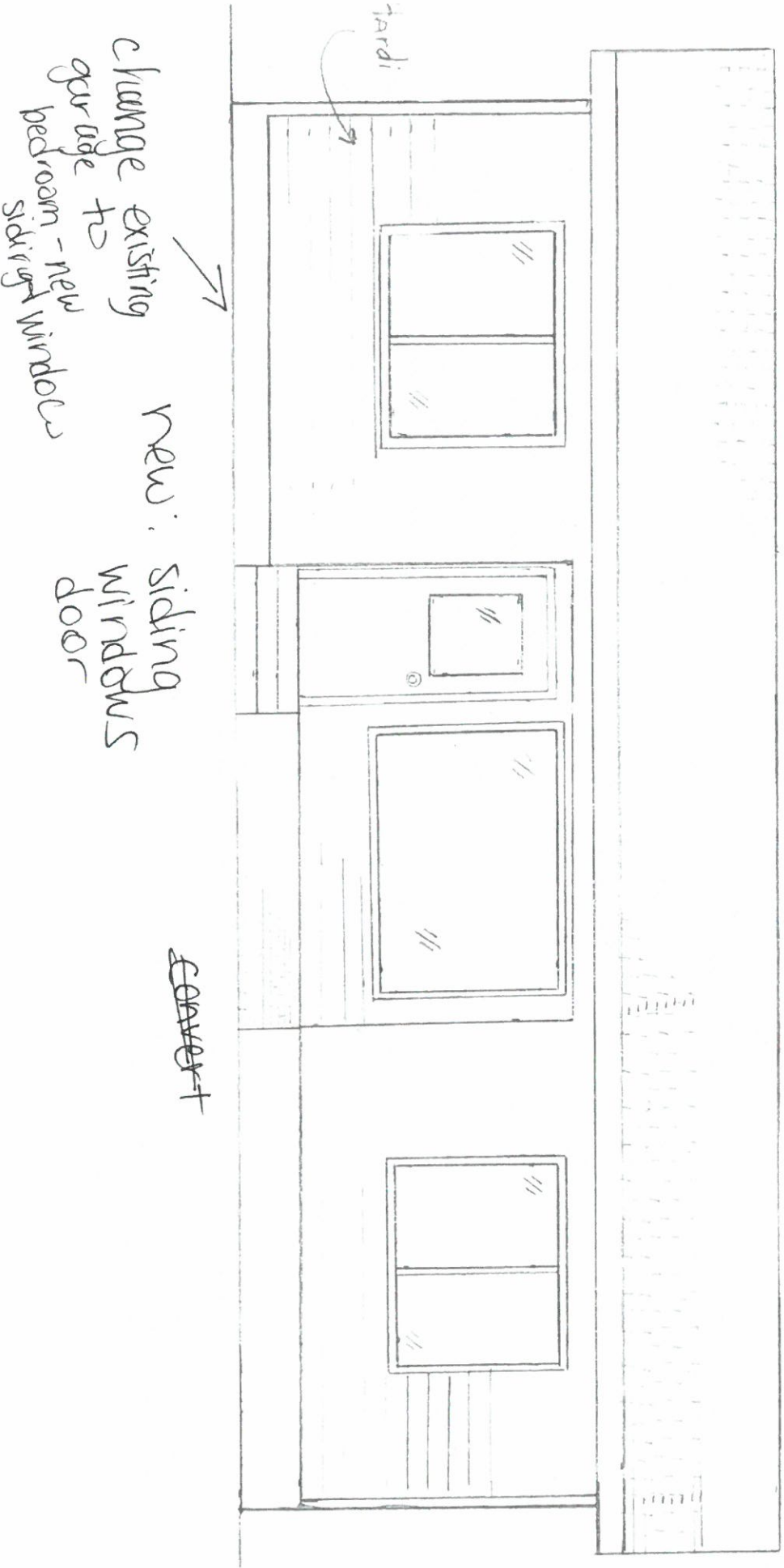
The project will impact this historic structure in a very positive and appealing way. As it stands today, it has very little curb appeal. The house has broken asbestos shingle siding. We want to replace the shingles on the front wall and use those to replace the broken shingles on the remaining three sides. The new horizontal siding that will replace them we feel will have a similar look. Turning the existing undersized garage into a third bedroom will only be a plus. The existing windows are old and inefficient/unattractive. Replacing them will make a big difference from the street. The drive is damaged asphalt and too narrow for our needs. A new, wider ramp and parking area is needed as the lot is fairly narrow in the front at the street. A fresher look will only improve this little house and hopefully bring it up to the level of the other attractive homes on the block. All construction debris will be removed in a timely manner.

The house is almost square with a fairly low pitched roof. We feel that the cosmetic enhancements will very much improve the look of this house for the neighborhood that surrounds it.

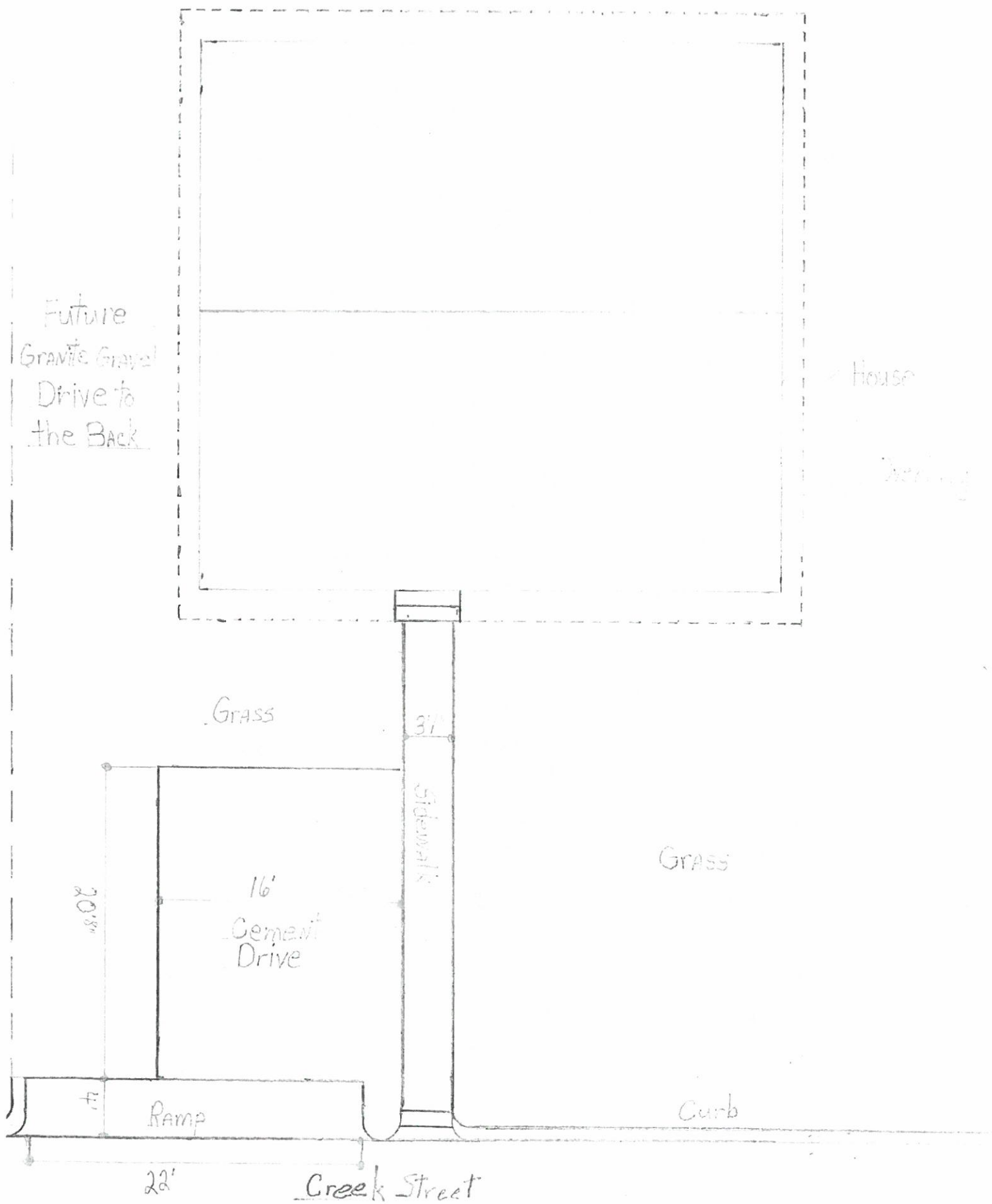




Craig & Gina Enderlin
412 W. Creek



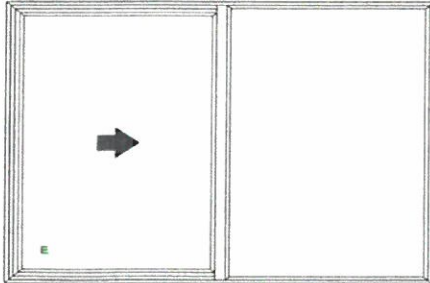
Craig & Gina Enderlin 10-16-19
442 W. Creek Street 1/8" = 1'





More like this

Line: 2 **Location:** New Garage and front BR
Quantity: 3 Style Line, 6110, HV, 1 3/8" Setback, Ext Clay/Int Clay \$301.85
 U-Factor: .28, SHGC: .22, VT: .53
 3/32" SunCoatMAX (Low-E) over 3/32" Clear \$20.77
 Energy Star South-Central (\$17.08)
 Argon Gas Filled \$15.23
 Tariff \$2.00



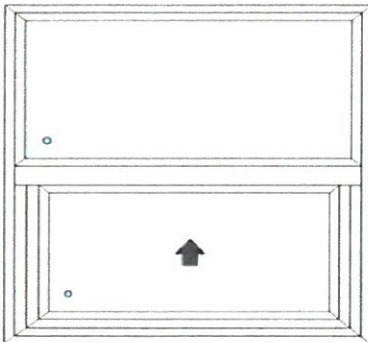
Size: Net Frame 63 1/4" x 52 1/4" Net Frame 63 1/4" X 52 1/4"
 Model: Half Vent
 Handing: Half Vent XO
 Energy Package: Energy Star South-Central
 Glass: 3/32" SunCoatMAX (Low-E) over 3/32" Clear
 Other Glass: Gray Foam Spacer with Argon
 Hardware: Positive Action Lock
 Screen: Standard with Fiberglass Mesh
 Ratings: STC: 28, OITC: 23, Tested: LC25
 Clear Opening: W 29" x H 49 3/4" Sq. Ft. 10.02 Egress: Yes
 Other Ratings: CPD: MIL-A-153-04276-00003

Item Total: \$322.77
Item Qty Total: \$968.31

Viewed From Exterior

Customer Approval: _____

Line: 3 **Location:** Bathroom
Quantity: 1 Style Line, 6210, SH, 1 3/8" Setback, Ext Clay/Int Clay \$134.77
 U-Factor: .29, SHGC: .22, VT: .52
 1/8" SunCoatMAX (Low-E) over 1/8" P516 (Standard Obscure) \$4.15
 Energy Star South-Central (\$3.23)
 Argon Gas Filled \$3.23
 Tariff \$2.00



Size: Net Frame 23 1/2" x 27 1/2" Net Frame 23 1/2" X 27 1/2"
 Dimensions: Sash Height One Half
 Model: Single Hung
 Energy Package: Energy Star South-Central
 Glass: 1/8" SunCoatMAX (Low-E) over 1/8" P516 (Standard Obscure)
 Other Glass: Gray Cardinal Box Spacer with Argon
 Hardware: Positive Action Lock
 Screen: Standard with Fiberglass Mesh
 Ratings: STC: 29, OITC: 23, Tested: LC35
 Clear Opening: W 21" x H 10 3/8" Sq. Ft. 1.51
 Other Ratings: CPD: MIL-A-154-04438-00003

Item Total: \$140.92
Item Qty Total: \$140.92

Viewed From Exterior

Customer Approval: _____



John R Price LLC dba Hill Country Windows and Door
PO Box 566
Fredericksburg, TX 78624-0566



Clearly the best.

Quote Name: 412 W. Creek, Fbg
Customer: Kevin Grona Const.
Payment Terms:
Sales Representative: John Price Mobile:
john@hillcountrywindowsanddoors.com

Quote Number: SQPFFC000614_1
Created Date: 9/15/2019
Modified Date: 9/15/2019
PO Number:
Total Units: 10
Total Sq Ft: 172.00
Est. Delivery:

Comments:

Billing Information

Name: Kevin Grona Const.
Address:

Phone:
Fax:
Email:

Shipping Information

Name: John R Price LLC dba Hill Country Windows and Door
Address:

Phone:
Fax:
Email:

Line: 1	Location: Living RM	
Quantity: 1	Style Line, 6310, PWR, 1 3/8" Setback, Ext Clay/Int Clay	\$378.92
	U-Factor: .27, SHGC: .25, VT: .57	
	3/16" SunCoatMAX (Low-E) over 3/16" Clear	\$29.54
	Energy Star South-Central	(\$24.46)
	Argon Gas Filled	\$21.69
	Tariff	\$2.00
	Size: Net Frame 83 1/4" x 56 1/2" Net Frame 83 1/4" X 56 1/2"	Item Total: \$407.69
	Model: Slider Picture	Item Qty Total: \$407.69
	Energy Package: Energy Star South-Central	
	Glass: 3/16" SunCoatMAX (Low-E) over 3/16" Clear	
	Other Glass: Gray Foam Spacer with Argon	
	Ratings: STC: No Rating, OITC: No Rating, No Ratings	
	Other Ratings: CPD: MIL-A-152-04860-00001	



Viewed From Exterior

Customer Approval: _____

Define your home with *Windows*

Style Line® Series windows can be combined to include different operating styles, so you can mix and match throughout your home.



HORIZONTAL
SLIDER



Horizontal Slider windows open with the sash sliding left or right. In a single slider, one sash slides to open. In a double slider, both sashes open. Since they open and close without protruding, horizontal sliders are an excellent choice for rooms facing walkways, porches or patios.



SINGLE HUNG



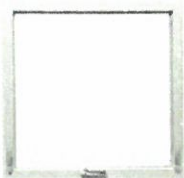
In the single hung window, the bottom sash moves up to open and allow air flow and the top sash is fixed. Since it opens and closes without protruding, single-hung windows are an excellent choice for first-story rooms. Single hung windows work well in combinations.



CASEMENT



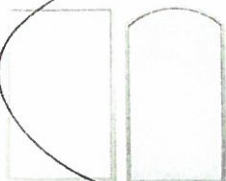
A casement window is hinged at the side and opens outward like a door. Unlike single hung or sliding windows, a casement window has no rail for an unobstructed view. If you're installing windows over a sink, countertop or appliance, a casement window with a crank can be the perfect solution.



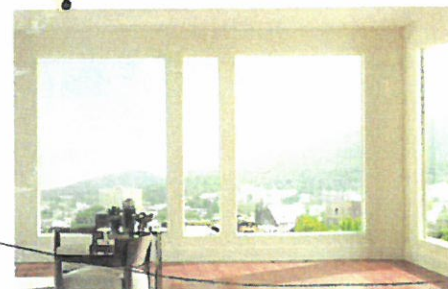
AWNING



Awning windows are hinged on top and open outward, enabling ventilation without letting in rain or falling leaves. They are a great choice to pair with non-operable windows, such as above or below a picture window.



PICTURE
AND RADIUS



Like the art on the walls, picture windows are the frame for your view. With picture windows, you can frame your view in just about any shape or size. Combine picture windows with any operating style, and use in any room.

Doors

Siding

Overhang & trim

Soft Chamois

OC-13

OC-13

OC  Benjamin Moore OC

SIGHT CONSIDERATIONS: PARKING AND SERVICE AREAS

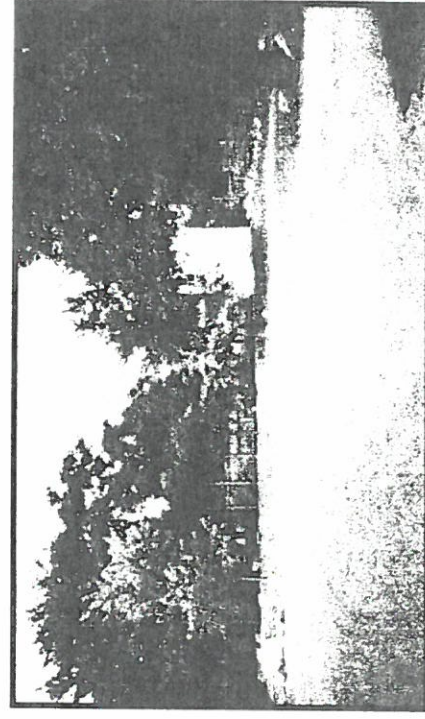
PARKING

Over the past few years, the population of Fredericksburg and Gillespie County has grown. In addition, there has also been more attention given to the unique selection of quality goods sold in and around Fredericksburg. As a result, there has been increased traffic flow and increased activity in the downtown district. This gives way to a rising need for parking areas. Parking should be convenient, accessible to employees and customers, and should blend in, unobtrusively, with its surroundings. Fortunately, the original planners of Fredericksburg created wide streets with ample room for parking and driving. It is the best interests of all property owners to use the existing parking wisely and strategically and to plan for the future needs in the same manner.

Recommended

1. Locating off-street parking to the rear of the site.
2. Designing large parking lots to be broken into smaller components to reduce the visual impact of large paved areas.
3. Locating service areas in the rear of the site.

4. Placing new parking in areas that would have the least amount of impact in the flow of street traffic.
5. Landscaping parking areas with medians or open spaces to maintain the character of the historic district.
6. Designing for adequate water runoff to avoid erosion of landscaping and foundations and protect surrounding features and buildings.



✓ Figure 65: The parking of this restaurant is hidden from view, yet ample in space and attractive due to the landscaping.

7. Using already vacant lots prior to demolishing buildings for the space.

8. Constructing parking areas in accordance with city standards.

Not Recommended

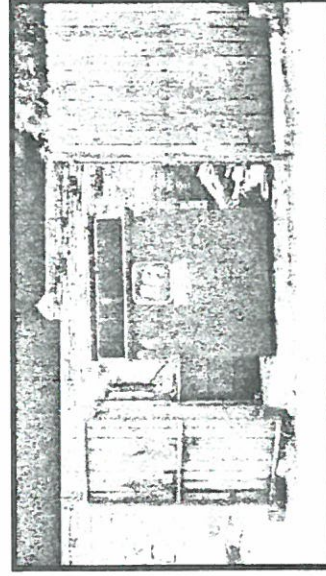
1. Removing important, character defining buildings or site features in order to construct a parking area.

2. Designing inadequate drainage, where runoff drains toward surrounding structures and features and causes erosion and damage.

3. Locating parking lots in areas that would result in the removal of historic trees, plantings, or other features.



✓ Figure 66: This tree is a valuable site feature that was protected from destruction when this parking lot was built.



✓ Figure 67: Though next to the back entrance of this restaurant, the refuse area is hidden from view by this unobtrusive enclosure.

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID **493** Address **412 W. Creek**

Parcel Number **14363** GCAD Valuation (as of 2017; where available) **\$177,990**

Year Built **1951** Year Altered

Area **Historic District** Historic District **Yes**

Recommendation

Priority **Low**

Assessment **Example of a more recent common local building form, architectural style or plan type with no known historical associations. Resource has undergone alterations.**

2002 Photo



Photo Information & Notes

Image Name **0493_2.JPG**

Photo References **0493_*.jpg**

Notes **Asbestos siding and aluminum windows**

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	synthetic siding	Roof	gable
Porches	inset	Windows	single-hung aluminum sash
Outbuildings	garage	Doors	single-leaf door
Alterations	exterior materials		

1983 SURVEY DATA

1983 Survey Site No		1983 Survey Ranking	
1983 Photo References			

[Antique Home Style]

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Articles

[Overview of Styles](#)

Styles

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[Bungalow](#)
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[Colonial Revival](#)
[Craftsman](#)
[Dutch Revival](#)
[Eclectic](#)
[English Cottage](#)
[Foursquare](#)
[French Eclectic](#)
[Italian](#)
[Minimal Traditional](#)
[Mission Revival](#)
[Neoclassical](#)
[Prairie School](#)
[Queen Anne](#)
[Ranch](#)
[Rustic](#)
[Spanish Revival](#)
[Storybook](#)
[Tudor Revival](#)

Notable Houses

Bibliography

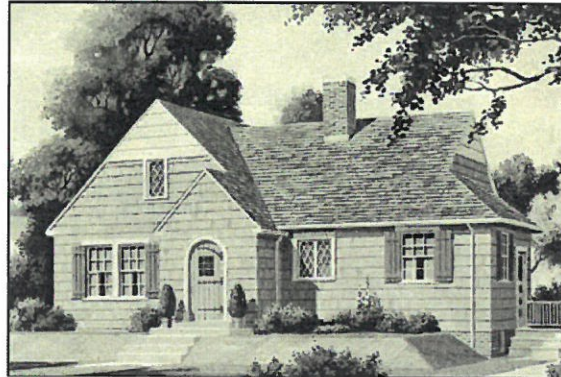
[Home](#) > [Styles](#)

Minimal Traditional Style — 1925 to 1950

[Books, ETC.](#)

Characteristics

- Often small, 1 to 1 1/2 one story
- Low- to medium-pitched hipped or gabled roof
- Narrow, boxed eaves
- Windows may be single- or double-hung, often with two-over-two horizontal panes. Windows may wrap corners. Doors were often flat panels with small glass windows.
- Simple, built-in cabinetry
- Wall cladding may be mixed according to local availability including wood in clapboards, plain or raked shingle. Asbestos shingle is not uncommon. Brick veneer and stone are seen.
- Often seen with substantial chimneys
- Small, covered front porch
- Little if any ornamentation
- Garages were usually separate, but occasionally were integrated or attached by a breezeway to the house. Not dominant, usually set back.



The short answer

One of the most ubiquitous house styles is the Minimal Traditional. Commonly overlooked as a non-style, it quickly evolved from the simplified "modern" interpretation of the many revival styles prevalent during the 1920s.

The more ornamented, distinctive styles of the 1920s such as the English Revival or Spanish Eclectic were stripped of all unnecessary details and marketed as Modern American, Modern English, or Modern Colonial cottages. These small homes replaced the craftsman-style bungalows of the previous decade, which by the early 1930s were considered out of date and hopelessly old-fashioned. Because they were small, they were also affordable by many working and middle-class families.

Some writers have concluded that the Minimal Traditional style evolved as a result of cost-cutting measures during the Depression which resulted in smaller, more streamlined buildings. While it's true that the Depression put the stops on more ornate or grandiose plans, Deco, International, and Art Moderne were going strong and they all contributed to the streamlining of small homes.

At the same time, homebuyers were very traditional about their tastes in homes. The decorous and more formal Colonial Revival of the first quarter of the 20th century was simplified for smaller families on a modest budget. While people wanted to be "modern" in many respects, they often tended to distrust modern design as being faddish.

Rather than small houses, cheaply built of inferior materials, the Minimal Traditional was usually constructed of the same quality materials as larger, more expensive homes. Where they differed was in the number of built-ins and the interior finishes. The average size was about 800 square feet and often the only cabinetry were the sink and a counter unit in the kitchen, possibly a bathroom closet, and a linen closet in the hall. The result is a small house with few exotic decorative details.

Read more about the Minimal Traditional style at [Mid Century Home Style](#).

[About us](#) | [Contact us](#) | [Privacy Policy](#)

© 2008–2015 — Antique Home Style

Fredericksburg Historic Review Board

Application Information

Application Number: 19-133
Date: November 12, 2019
Address: 610 W Travis
Zoning: R1
Owner: Ashley Nardiello
Applicant: Ashley Nardiello
Rating: Medium
Proposal: garage conversion, replace siding, replace windows, doors, paint brick, addition to guesthouse

Request:

The applicant is requesting approval to:

1. convert the garage to living quarters and change garage door to translucent panel and metal door
2. paint brick and asbestos siding white
3. replace all aluminum windows with black vinyl windows
4. replace exterior doors
5. relocate drive way
6. replace roof with new dark grey shingles
7. replace front porch posts
8. demolish outbuilding and replace with Bungalow style cottage

Relevant Secretary of Interior's Standards:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Relevant Fredericksburg Design Guidelines:

Parking: Recommended

1. Locating off-street parking to the rear of the site.

Doors: Recommended

1. Designing a door that is based upon historical, physical, and pictorial evidence, to ensure the historical integrity of the building.
2. Designing doors that are simple in style and composed of compatible material.

Windows: Recommended

1. Duplicating material, design, and hardware of the older window, if new are to be used.
2. Designing new windows and features based upon, historical, physical, or pictorial documentation and evidence.
3. Using same or similar materials when designing new windows or features that are compatible with the old.

Masonry – Paint: Not Recommended

4. Attempting to create a new appearance or false era by painting or applying a coating, such as stucco, to a historically unpainted or treated surface.

Staff findings and recommendation:

1. Enclosing small garages is a common request since the garage size does not fit modern vehicles. Staff recommends conversion of the garage to living space.
2. Previously unpainted brick should not be painted. Bricks need to “breathe”. Staff does not recommend approval based on FBG Design Guidelines for treatment of masonry and NPS Preservation Brief on masonry.
3. Staff recommends approval of the window replacement with the stipulation that aluminum replacement windows be used instead of vinyl. The original muntin pattern should be replicated or at least the new windows should have a similar pattern as the horizontal lines of the original windows line up with the horizontal lines of the asbestos shingles. This recommendation is in keeping with FBG Design Guidelines and SOI Standards.

4. Replacement doors should be similar in style and material as original. The current front doors appears to be original should be repair or replaced in kind. This recommendation is in keeping with FBG Design Guidelines for doors and SOI Standards 2 and 6.
5. Conversion of single family homes to STRs is putting pressure to convert more lawn to parking. Parking should be screened and placed to the side or rear of the house. This recommendation is in keeping with Parking Guidelines in the FBG Design Guidelines.
6. The roof is currently shingle and the proposed change in color will not impact the integrity of the structure. Staff recommends approval as submitted.
7. The existing front porch posts appear to be original and should be repaired rather than replaced. This recommendation is in keeping with SOI Standards 2 and 6.
8. The existing guest house has the same rating as the front house unless it can be proven that it not of the same vintage as the main house. Staff recommends the existing guest house be renovated with an addition in lieu of demolition and replacement. This recommendation is in keeping with FBG Historic Preservation Ordinance for demolition.



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 610 West Travis

Date Submitted 10-28-19

Owner name: Ashley Nardiello

Phone # 713-256-3913

Owner Address: 3704 Somerset Green Dr. Houston, TX 77055

Authorized Applicant: _____ Phone # _____

Applicant Signature: Ashley Nardiello

Applicant E-mail: ashley-segura2002@yahoo.com

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

Desired Start Date: ASAP

Desired Completion Date: ASAP

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.

We plan to use composite roof, pex plumbing, same windows visually for replacement. The project will not affect the historic structure at all. We will still keep all obvious aspects of the 1960's ranch exterior. Back house will not be visible to the street. Cleaning methods will be standard as I don't believe they come in to play on this project. (attach another sheet if necessary)

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

Staff to complete

Application # 19-133

Year Built: _____

Eligible for Administrative Approval Yes ☒ No ☐

Zoning: R1

Historic Review Board Meeting Date NOV 12

Application Fee \$10

paid

online

Survey Rating: High ☒ Medium ☐ Low ☐

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.

From: customerservice@govpaynet.com
Subject: DEVELOPMENTAL SERVICES Payment Confirmation
Date: October 28, 2019 at 12:41 PM
To: ashley_Segura2002@yahoo.com



Government Payment Service
GovPayNet
7102 Lakeview Parkway West Drive
Indianapolis, IN 46268

24 Hour Customer Service #: 888-604-7888

DEVELOPMENTAL SERVICES Payment Confirmation

PLC: CITY OF FREDERICKSBURG
a002b9 126 W. MAIN ST.
FREDERICKSBURG, TX 78624
FOR: DEVELOPMENTAL SERVICES

DATE: 10/28/19

TRANSACTION INFORMATION

Business/Customer Name: ASHLEY NARDIELLO
Permit Type: CERTIFICATE OF
APPROPRIATENESS
(ACCT # 01-00-4163-00)
Permit Number: 00128

TRANSACTION REFERENCE #: 27103901
TRANSACTION DATE/TIME: 10/28/2019 13:40:37 EDT

BILLING INFORMATION

NAME: ASHLEY NARDIELLO
ADDRESS: 3704 SOMERSET GREEN DRIVE
CITY, STATE ZIP: HOUSTON, TX 77055
PHONE #: 713-256-3913
CARD #: XXXX-XXXX-XXXX-0707

PAYMENT INFORMATION

APPROVAL #: 01099D
PAYMENT AMOUNT: \$50.00
SERVICE FEE: \$1.50
TOTAL AMOUNT: \$51.50

The service fee is not refundable.

ATTENTION CARDHOLDER:

If you have questions about the processing of your payment, please call GovPayNet at 888-604-7888.

Thank you for using GovPayNet

**610 West Travis St.
Fredericksburg, TX 78624
West Travis LLC – Scope of Work – 10/13/19**

Main House (Interior)

- New front door/new rear door exterior
- ~~Vault living room ceilings~~
- ~~Demo existing walls/panel or dry wall~~
- ~~New electrical, Pex plumbing, wall/attic insulation throughout~~
- ~~Remove wall separating kitchen & living room (final design TBD)~~
- ~~New interior doors~~
- ~~New HVAC system; move to attic?~~
- Convert garage to bedroom
 1. 4 Queen over queen built-in bunk beds
 2. Add new garage door/translucent?
 3. Move door
- Move hot water tank
- ~~Convert half bath to full bath with shower~~
 1. ~~Modify laundry room area to accommodate full bath and walkway to back enclosed porch (separate commode area if possible)~~
 2. ~~Open linen shelves~~
- Add HVAC to back enclosed porch
 1. Add electrical plugs – TBD
 2. Steps – keep? demo? Replace?
- ~~Kitchen~~
 1. ~~Inexpensive cabinets/open upper shelves~~
 2. ~~Cabinets To Go?~~
 3. ~~Porcelain Countertops~~
- ~~New vinyl wood plan flooring throughout~~
- ~~Update full bath~~
 1. ~~Open linen shelves~~
 2. ~~Open bottom vanity~~
- ~~New can lights throughout~~
- ~~Ceiling fans in bedrooms (4 + living room)~~
- ~~Add water softener?~~
- ~~Hang TVs (4 total/living room + bedrooms)~~
- ~~New interior closet doors~~
- ~~Create coffee bar in kitchen~~
- ~~Create make-up station in bunkroom or enclosed porch area~~
- Tear down closet in porch area

- Create 3rd bathroom in garage area by creating platform & running plumbing under (provide estimate)

Main House (Exterior Front)

- demo sidewalk & replace w/ concrete pavers
- Demo existing concrete planters
- Remove stumps, palm tree, other trees needing removed ✓
- Demo front concrete porch
- New gutters – entire house + cottage ✓
- New driveway in existing location?
 1. Extend driveway to left side/back of house (can only have 1 driveway per City of FBG)
- New posts on front porch
- New architectural composition 30 year shingle roof in black + cottage (quote received)
- Pain entire house white (siding + brick)
- New black vinyl windows (quantity 26?)
- New landscaping + drip irrigation
- New 8 foot fence ~ 216 feet (both sides and in between main house & cottage)

Main House (Exterior Back)

- New patio/concrete/fire pit?
- 220 amp power dedicated to hot tub (location TBD)
- Demo all backyard: concrete, trees, trash

Paint Shutters Black



Example of main house color, black windows, black roof and front pathway we want to achieve.

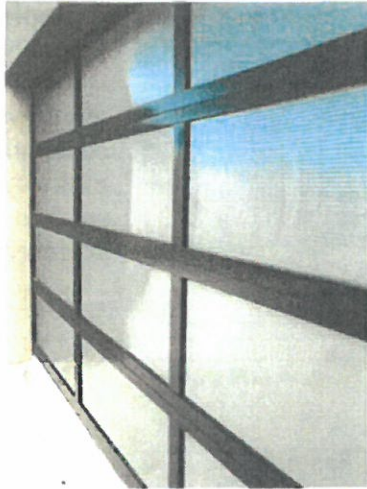


Example of vaulted ceiling we want to achieve in the main house living room (not concerned about beams right now).



Example of floating shelves in the kitchen.

Example of open vanities in all bathrooms.



Example of translucent garage door for main house.



Example of modern front door for main house.

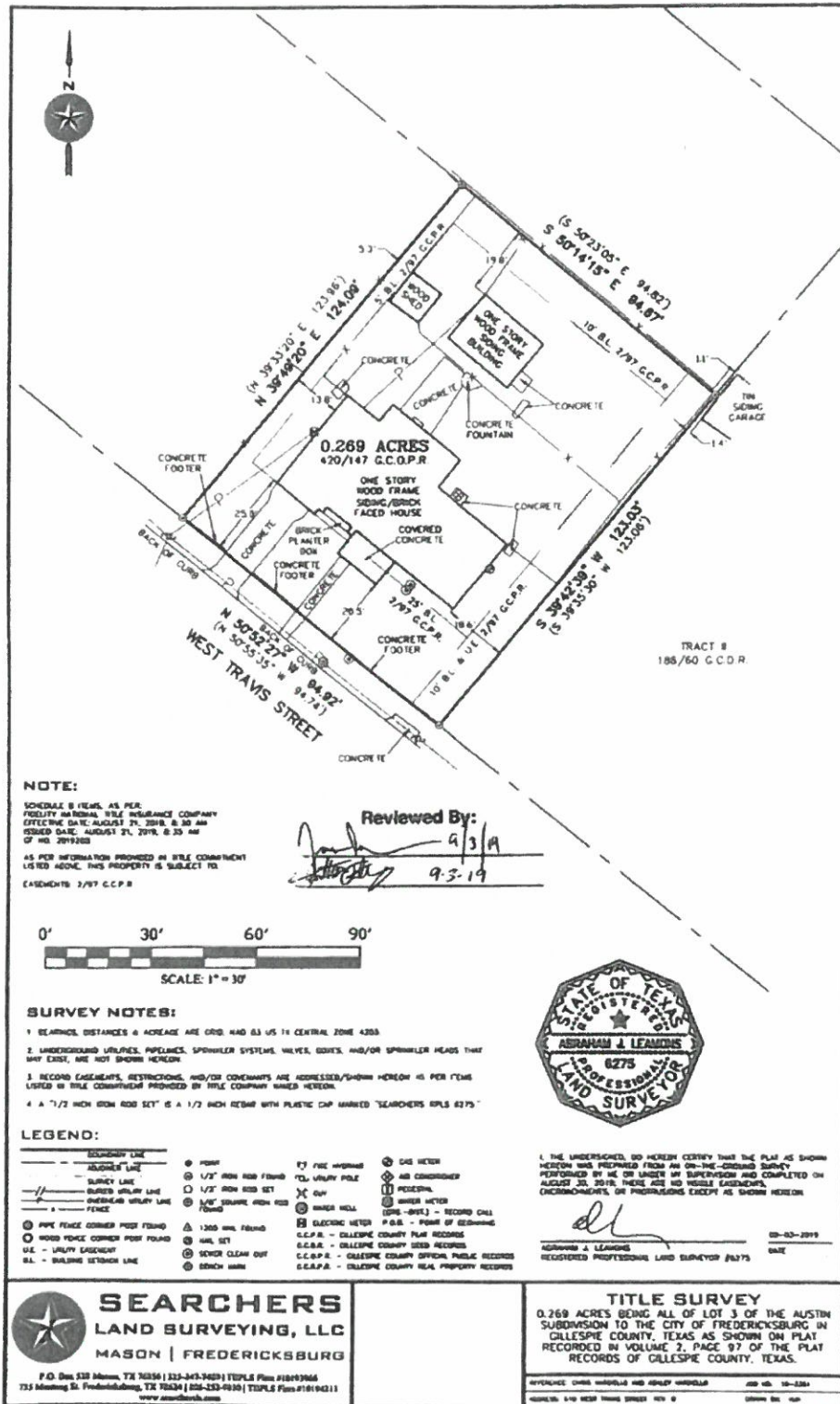


Example of 2 queen over queen built-in bunk beds for garage conversion.

This is the back cottage that will be renovated into the proposed Patterson Cottage (plans attached).

to be demolished



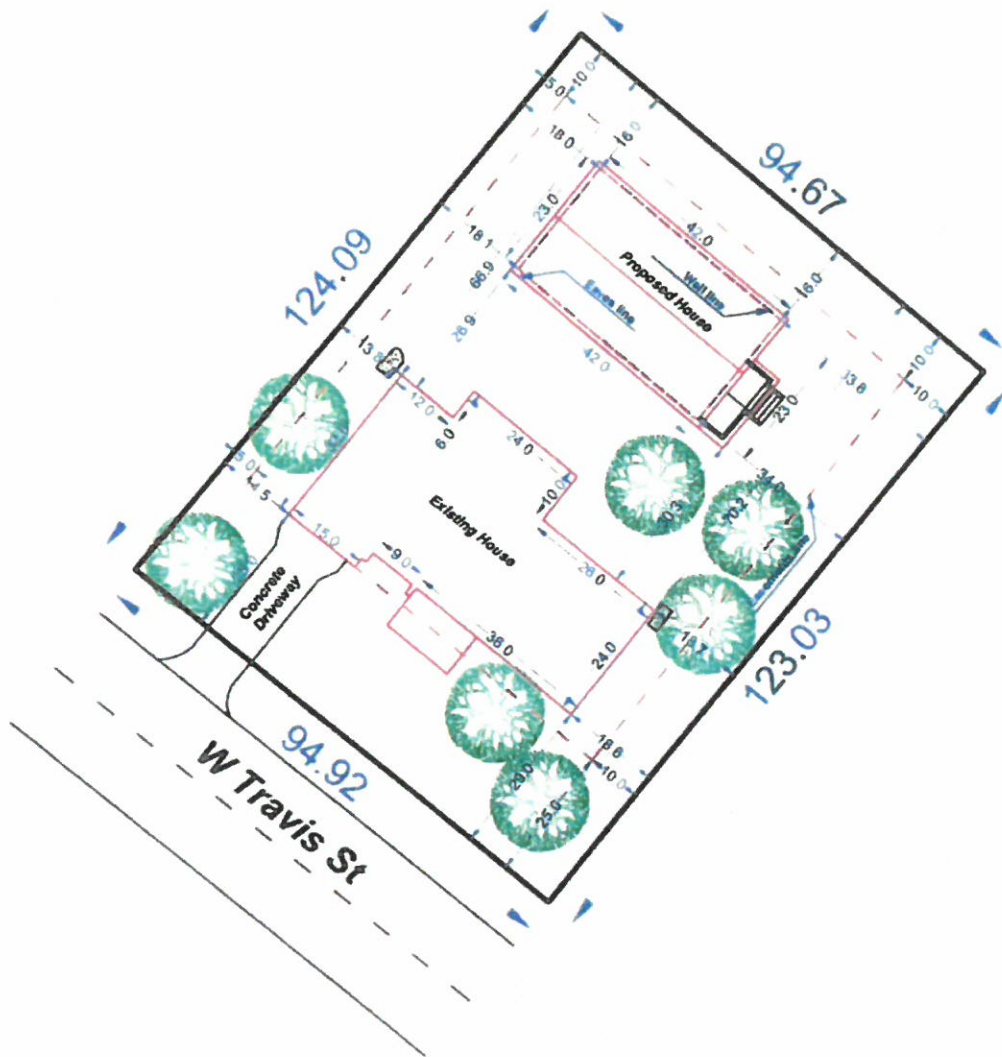




Address For Site Plan: 610 West Travis
City, State, ZIP: Fredericksburg, TX 77055

Purpose : Reconstruct back house
and remodel front house

Scale:
1"=20'





Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 610 West Travis

Date Submitted 10-16-19

Owner name: Chris + Ashley Nardicello

Phone # 713-256-3913

Owner Address: 3704 Somerset Green Dr. Houston, TX 77055

Authorized Applicant: Ashley Nardicello

Phone # 713-256-3913

Applicant Signature: Ashley Nardicello

Applicant E-mail: ashley_secura2002@yahoo

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

Desired Start Date: November 1, 2019

Desired Completion Date: May 1, 2020
or sooner

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.

Please see the attached PDFs for all scope of work explanations.

(attach another sheet if necessary)

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

Staff to complete

Application # 19-133

Year Built: _____

Eligible for Administrative Approval Yes No

Zoning: _____

Historic Review Board Meeting Date Nov 12, 2019

Application Fee \$10 paid

Survey Rating: High X Medium Low

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.



610 West Travis
As it currently sits



This is a great example of how we intend to update 610 West Travis. This is the exterior paint color, exterior window color, roofing color & style and front pathway pavers we intend to recreate.



This is the living room as is currently.



We would like to vault the ceiling in the living room like in the photo above.



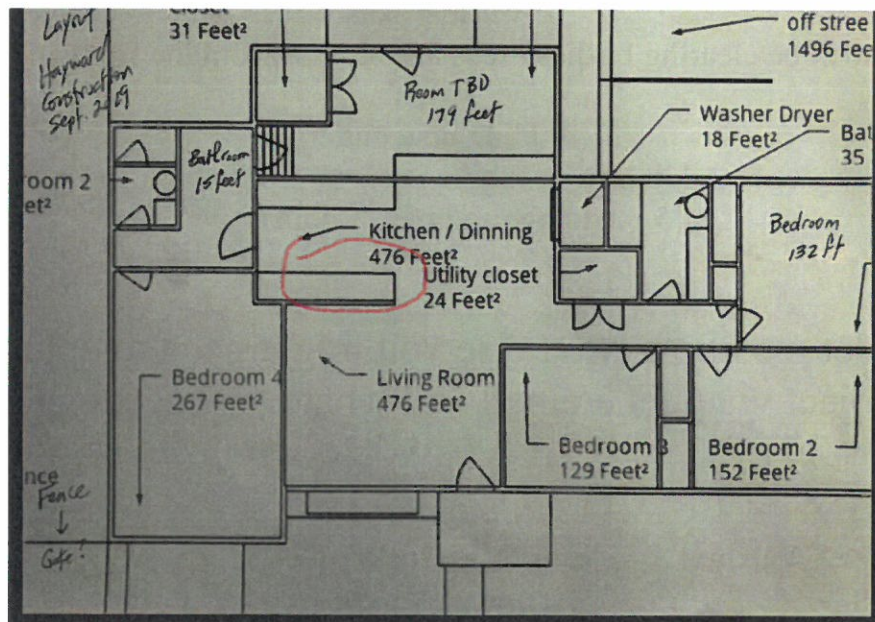
Want to know if this is possible. Only a design option.



A good example of how we want to build out the garage with build – in bunk beds.



This is a good example of the modern type of garage door we want to replace the old one with.



We are considering removing the circled wall between the kitchen & livingroom ONLY if it isn't a load bearing wall. Is this possible?



We would construct an island to replace wall between kitchen & living room to look similar to the above photo.

Other Exterior Improvements

1. We will replace existing fencing with a wooden privacy fence with vertical slats.
2. We will be clearing bushes, trees and stumps from the front and back yards.
3. Adding new gutters.
4. Adding new, simple posts on front porch.
5. Adding minimal shrubbery.

Please let me know what else you might need to approve this project via phone/email and whatever questions you may have.

Ashley & Chris Nardiello (713) 256-3913
Ashley_segura2002@yahoo.com

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 610 W TRAVIS ST**LAT/LON** 30.284767 -98.879046**ALTERNATE ADDRESS** N/A**PARCEL #** 29323**LEGAL DESCRIPTION** AUSTIN-FREDBG LOT 3, -HOMESITE-**OWNER NAME** SCOTT, LOURANA FALLON FAMILY TRUST**2017 GCAD VALUATION** \$200,170

PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION None

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

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

HISTORICAL INFORMATION

Appears on 1981 aerial, does not appear on 1963 aerial.

PHYSICAL DESCRIPTION

YR. BUILT 1965 **YR. SOURCE** CAD**TYPE** Building**FORM** Rectangular**PRIMARY STYLE** Ranch**CURRENT FUNCTION** Domestic: Single dwelling**SECONDARY STYLE** No secondary style**HISTORIC FUNCTION** Domestic: Single dwelling

**VISIBLE
ANCILLARY
RESOURCES** 1. none

ALTERATIONS Garage door(s) replaced

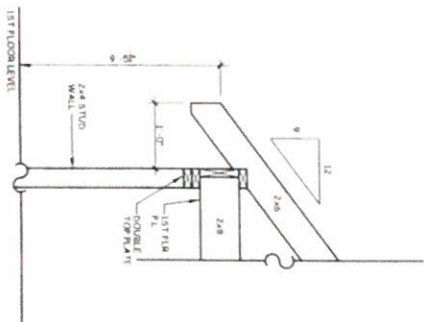
**GENERAL
NOTES**

SOURCES USGS aerials

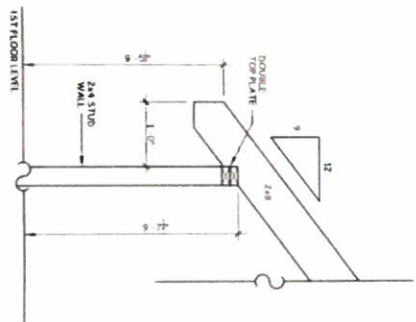




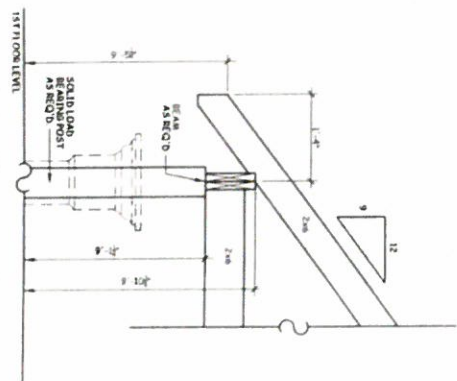
2 TYP. COLUMN DETAIL
ALL SCALE: 3/4" = 1'-0"



3 RAFTER FRAMING DETAIL
A1.1 SCALE: 3/4" = 1'-0"



4 RAFTER FRAMING DETAIL
ALL SCALE: 3/4" = 1'-0"



5 PORCH FRAMING DETAIL
ALL SCALE: 3/4" = 1'-0"

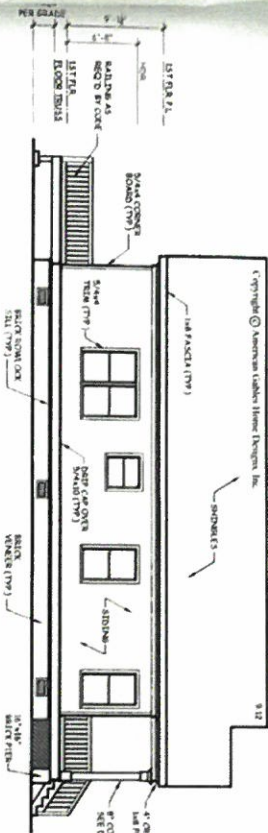
PATTERSON

FRONT ELEVATION,
EXTERIOR DETAILS

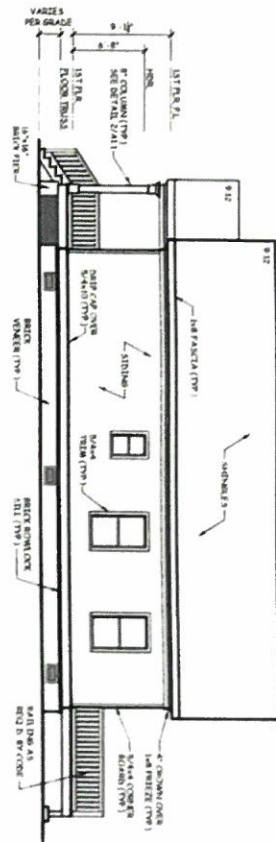

American Gables
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1230 Johnson Ferry Place • Suite J-10
Marietta, GA 30068 678-919-7717
www.AmericanGables.com

DATE 03/28/14
DRAWN BY MATH
REVISIONS

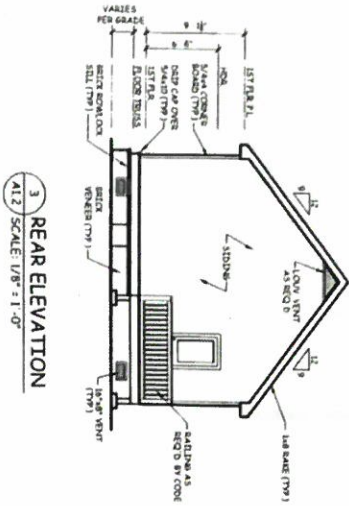
A1.1



1 LEFT ELEVATION
A12 SCALE: 1/8" = 1'-0"

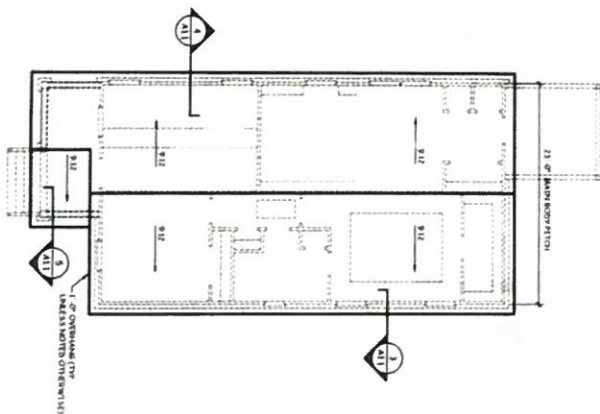


2 RIGHT ELEVATION
A12 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
A12 SCALE: 1/8" = 1'-0"

NOTES:
1. WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, ADD ADDITIONAL ROOF PITCHES AS SHOWN TO MAINTAIN A MINIMUM OF 12" OVERHANG.
2. ELEVATIONS REFLECT A GYPSUM FOUNDATION IS UNLESS NOTED OTHERWISE.
3. MOVING A WALL WITH A DIFFERENT FOUNDATION WALLS BEYOND THE FOUNDATION WALLS SHALL BE SUBJECT TO CHANGING SITE CONDITIONS.
4. FOUNDATION WALLS BEYOND THE FOUNDATION WALLS SHALL BE SUBJECT TO CHANGING SITE CONDITIONS.



4 ROOF PLAN
A12 SCALE: 1/8" = 1'-0"

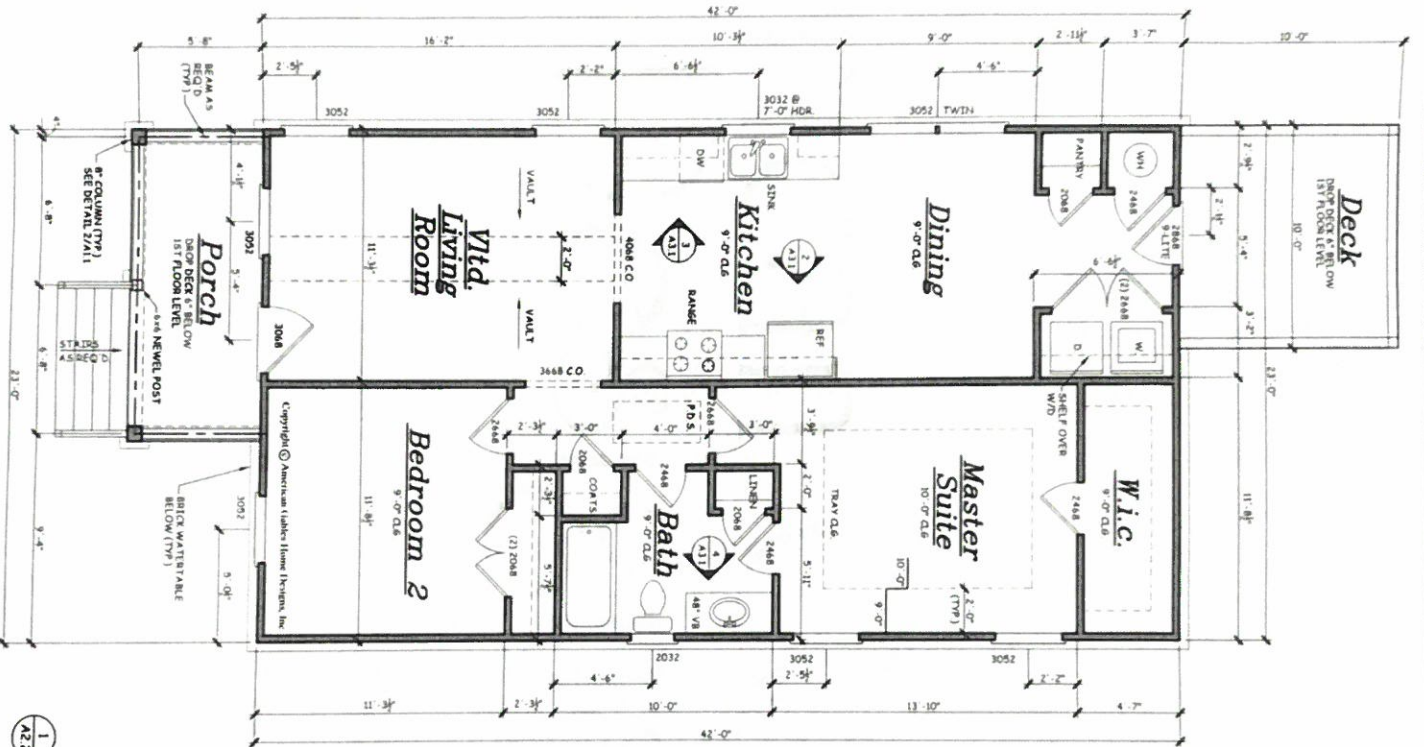
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PATTERSON
SIDE & REAR ELEVATIONS /
ROOF PLAN / EXTERIOR DETAILS

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Marietta, GA 30068 678-919-7717
www.AmericanGables.com

DRAWN BY: PKJ
DATE: 03/28/14
DIMENSIONS

SHEET
A1.2



1 FIRST FLOOR PLAN
A2.2 SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
1ST FLOOR	966 SQ. FT.
PORCH	74 SQ. FT.

NOTE:
SET FIRST FLOOR WINDOW HEADERS AT 6'-8" A.F.F. UNLESS OTHERWISE NOTED.
ALL FIRST FLOOR DOORS ARE 6'-8" UNLESS OTHERWISE NOTED.
ALL ANGLES SHOWN ARE 45° UNLESS OTHERWISE NOTED.

- GENERAL NOTES:
1. THESE PLANS ARE DESIGNED TO MEET THE 2015 INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS AND TWO AMENDMENTS WITH THE 2018 GEORGIA STATE AMENDMENTS.
 2. BUILDER IS RESPONSIBLE TO SEE THAT THE HOUSE IS BUILT IN ACCORDANCE WITH THE PLANS AND TO OBTAIN ALL NECESSARY PERMITS IN THE AREA. THE HOUSE IS TO BE CONSTRUCTED.
 3. BUILDER MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
 4. ALL DIMENSIONS SHOULD BE READ ON CALCULATED AND NEVER SCALED.
 5. THESE PLANS ARE NOT TO BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF AMERICAN GABLES HOME DESIGNS, INC.
 6. ALL LOAD BEARING WALLS, BEAM SUPPORTS AND PARTIAL BRACING SHOULD CARRY LOAD THRU ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY GRADE BEAMS OR FOOTINGS DESIGNED TO CARRY LOADS.
 7. ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
 8. ALL STRUCTURAL BEAMS AND WALLS ARE TO BE DESIGNED BY A LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
 9. FLOOR AND ROOF TRUSS DRAWINGS MUST BE PROVIDED BY THE MANUFACTURER. PLUMBING AND HVAC PLANS SHOULD BE PROVIDED BY A LOCAL CONTRACTOR.
 10. SQUARE FOOTAGE CALCULATIONS ARE MADE FROM OUTSIDE OF EXTERIOR FRAME WALL AND INCLUDE FINISHED AREAS ONLY. AREAS NOT INCLUDED ARE DECKS, PORCHES, GARAGES, BASEMENTS, ATTICS, TERRACES, ETC. TWO STORY SQUARE FOOTAGE CALCULATIONS ARE MADE FROM THE FIRST FLOOR SQUARE FOOTAGE CALCULATIONS. AREA IS NOT COUNTED IN OUR SQUARE FOOTAGE CALCULATIONS.
 11. AMERICAN GABLES HOME DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY ERRORS OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.
 12. THESE PLANS ARE PROTECTED BY COPYRIGHT. REPRODUCTION OF THE HOUSE PLANS EITHER IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF AMERICAN GABLES HOME DESIGNS, INC. FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION BY AMERICAN GABLES HOME DESIGNS, INC. IS STRICTLY PROHIBITED.

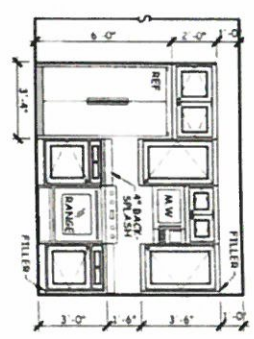
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PATTERSON ELECTRICAL PLAN / INTERIOR DETAILS

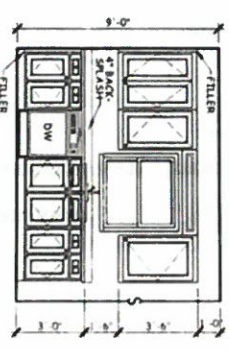
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Marietta, GA 30068 678.919.7717
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DRAWN BY: KCH
DATE: 03/28/14
DETAILS:

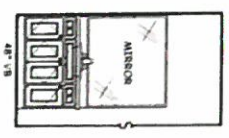
SHEET
A3.1



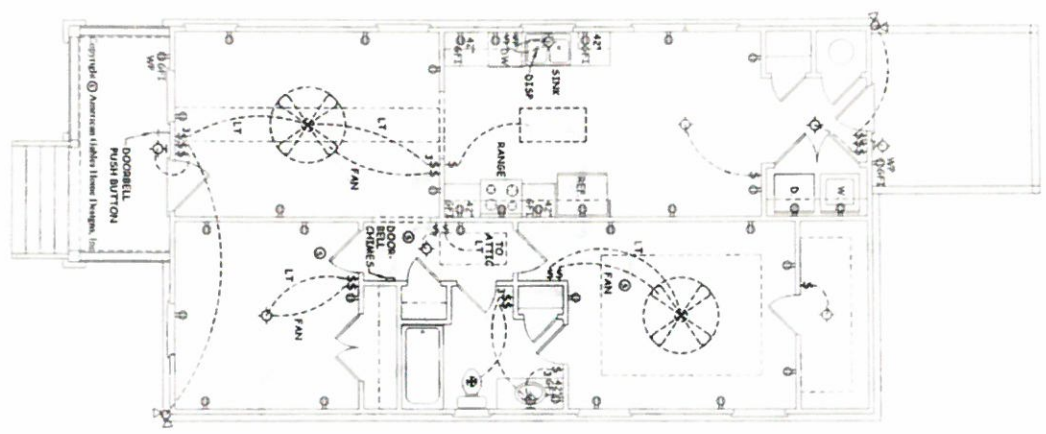
2 KITCHEN CABINETS
A3.1 / SCALE: 1/4" = 1'-0"



3 KITCHEN CABINETS
A3.1 / SCALE: 1/4" = 1'-0"



4 BATH CABINETS
A3.1 / SCALE: 1/4" = 1'-0"



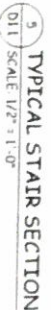
1 FIRST FLOOR ELECTRICAL PLAN
A3.1 / SCALE: 3/16" = 1'-0"

ELECTRICAL LEGEND	
⊗	SINGLE POLE SWITCH
⊗	THREE-WAY SWITCH
⊗	FOUR-WAY SWITCH
⊗	CEILING MID LIGHT FIXTURE
⊗	WALL MID LIGHT FIXTURE
⊗	RECESSED CANLIGHT
⊗	RECESSED EYEBALL FIXTURE
⊗	FLUORESCENT LIGHT
⊗	OUTSIDE FAN - SEE NOTE
⊗	FAN / LIGHT COMBO
⊗	110 OUTLET
⊗	66/1 PROTECTED 110 OUTLET
⊗	WEATHER PROOF 110 OUTLET
⊗	QUAD OUTLET
⊗	1/2 HALF SWITCHED OUTLET
⊗	FLOOR OUTLET
⊗	220 OUTLET
⊗	6AS CONNECTION
⊗	DOORBELL CHIMES
⊗	SMOKE DETECTOR
⊗	CARBON MONOXIDE ALARM
⊗	SMOKE / COZ COMBO
⊗	PUSH BUTTON
⊗	TELEPHONE OUTLET
⊗	CABLE OUTLET
⊗	CAT 5 INTERNET
⊗	CEILING FAN

NOTES:
1. VERIFY PANS TO COMPLY WITH IBC B303.3
2. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AS PER 2017 NEC REQUIREMENTS



3
DL1 SCALE: 1/2" = 1'-0"



Fredericksburg Historic Review Board
Application Information

Application Number: 19-136
Date: November 12, 2019
Address: 616 E Main
Zoning: C2
Owner: Penick R&C LP
Applicant: City of Fredericksburg
Rating: not previously surveyed
Proposed Modifications: Recommendation for historic landmark designation

Request:

The applicant is requesting a recommendation to City Council to designate the property as an individual landmark with a “high” rating.

Staff Recommendation/Findings:

A demolition permit has been submitted to the City triggering review by the HPO. Staff is currently conducting research including interviews with previous employees who worked at the station.

The former gas station at 616 E Main Street was built in the early 1960s as a Gulf Oil Station. It was originally operated by Max Wahl and was referred to in advertisements as Max Wahl’s Gulf in South Heights. In 1965 Werner Weber took over operation and it became known as Weber Gulf. It retains an association with automobiles in its current use as a car dealership.

The minimal stylistic detailing and an emphasis on the horizontal suggest a restrained Modern or International Stylistic influences. The sloping eaves and rounded corners and edges along with white porcelain enamel panels over most of the exterior. Metal poles to support the canopy, multiple service bays are all Gulf signature features for stations built between 1937-1964. The gabled canopy is the most obvious change to the structure. The building today retains a high level of integrity.

Staff finds the property meets 5 of the 8 criteria used to evaluate historic significance:

- a. **Character, interest, or value as a part of the development, heritage, or cultural characteristics of the city;** speaks to the height in popularity of car-related services along Main Street. Filling stations became prominent and common along corners of Main Street.
- c. **Embodiment of distinctive characteristics of an architectural type or specimen;** The distinctive Gulf Oil Company features remain making it easily identifiable as a 1960’s Gulf station.

- d. **Relationship to other distinctive buildings, sites, districts, or structures which are historically significant;** Excellent example of distinctive 1960's stations remain in the City limits, especially with such high integrity.
- e. **Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city;** It has long been a landmark along Main Street.
- h. **Value as protective of a historical resource.** While many historic homes were lost along Main Street due to the rise in popularity of filling and gas stations, the best examples of the change to a car-centric society should be preserved to help tell the story of the evolution of both pre and post car-centric development patterns.



Historic Landmark Designation Application

For creation of HL overlay and designation as local historic landmark

City of Fredericksburg

126 W Main St. Fredericksburg, TX 78264

Subject Property Address 616 E Main

Date Submitted October 25, 2019

Legal Description: SOUTH HGTS BLK 29 LOT 3-PT,4-PT & 5-PT

Proposed landmark/common name: Former Weber Gulf Filling Station

Owner name: PENICK R & C LP C/O JIMMY PENICK

Phone # _____

Owner Address: 240 W MAIN

Applicant Name (if different than owner) : City of Fredericksburg

Phone # _____

Applicant E-mail: ahudson@fbgtx.org

Provide a description of the architecture of the structure/building, property history, including any people or events associated with the property if applicable, references/sources for your research. The Historic Review Board recommends landmark status to City Council on the basis of historical, architectural, and cultural significance as described in Sec. 23-58. - Designation of historic districts, historic landmarks, and preservation priority rating. Please provide a Statement of Significance for why the property meets the criteria as outlined in the Historic Preservation Ordinance, as indicated above.

A. speaks to the height in popularity of car-related services along Main Street. Filling stations became prominent and common along corners of Main Street.

C. The distinctive Gulf Oil Company features remain making it easily identifiable as a 1960's Gulf station

D. Best example of distinctive 1960's stations remain in the City limits, especially with such high integrity.

E. It has long been a landmark along Main Street, especially in the South Heights neighborhood.

H. While many historic homes were lost along Main Street due to the rise in popularity of filling and gas stations, the best examples of the change to a car-centric society should be preserved to help tell the story of the evolution of both pre and post car-centric development patterns.

Describe any appurtenances on the property and their age/significance (such as windmill or tank house)

(attach another sheet if necessary)

Attach supporting documentation including: ☒ color photographs ☐ architectural drawings

☒ newspaper articles ☒ other relevant research

Staff to complete

Application # 19-136

Owner in support of designation Yes ☐ No ☒

Historic Review Board Meeting Date 11/12/2019

City Council Meeting Date _____

Year Built: _____

Zoning: C2

HRB Action _____

City Council Action _____

Former Gulf Gas Station

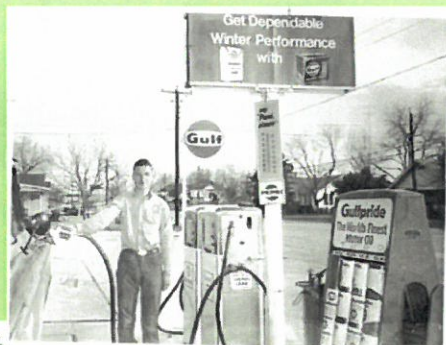
616 E Main



- The former Gulf gas station is located at 616 E Main
- Retains high level of integrity
- Wallace Ottmers obtained Gulf Lease in Dec 1961



- Operated as a Gulf Station by Max Wahl then Werner Weber in Nov of 1965.
- Has operated a car dealership after gas station



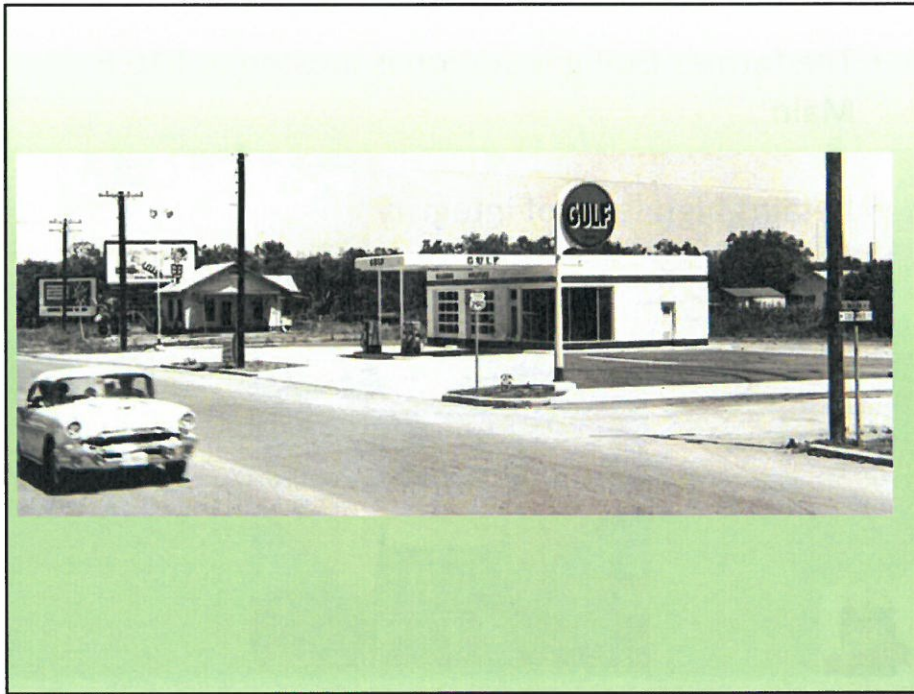
Werner E. Weber Takes Over Gulf Station

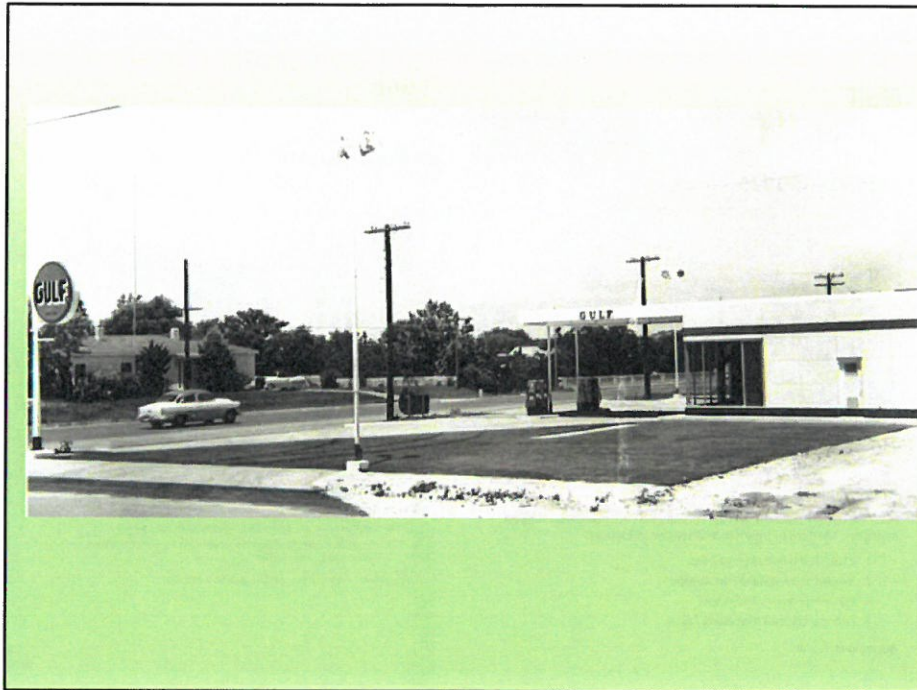
Werner E. Weber has taken over the Gulf service station on East Main Street formerly managed by Max Wahl. Known as Weber's Gulf Station, Mr. Weber has been managing the station since Nov. 8.

Mr. Weber has had 11 years of service station experience having worked for Herman and Boyce Fischer and later for William Behrends at their service station. He has a part-time helper, Howard Worrill.

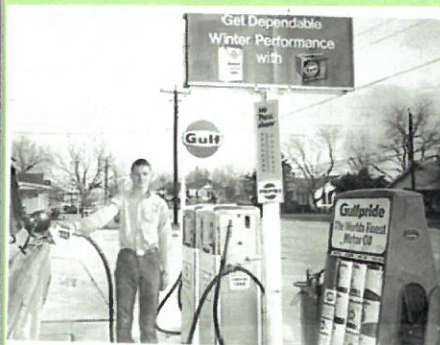
The Webers reside in South Heights. They have three children, David, 13; Peggy, 12; Patrick, 6, all of whom attend St. Mary's School.

The new manager invites the public to stop in for complete car service and Gulf products.





David Weber at Weber Gulf 1968



Gulf

c. 1960 – c. 1975

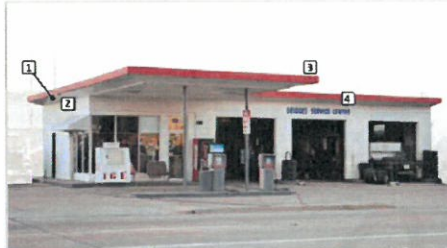


Figure 10-21. Constructed c. 1965; located at 110 Avenue F NW, Childress, Childress County.

Minimal stylistic detailing and an emphasis on the horizontal suggest restrained Modern or International stylistic influences.

1. Extended overhanging eaves
2. Inward-sloping eaves on canopy
3. Squared corners and edges
4. Orange-colored trim along fascia

Alterations: None.

Gulf

c. 1937 – c. 1960



Figure 10-18. Constructed c. 1940; located at 301 North Locust Street, Denton, Denton County.

A horizontal emphasis suggests Streamlined (Moderne) stylistic influences.

1. White porcelain enamel panels over most of exterior; blue porcelain enamel panels along base, continued to 1975
2. Metal poles support canopy, continued to 1975
3. Multiple service bays, continued to 1975
4. Rounded corners and edges, continued to early 1960s
5. Three blue bands between window/door openings and roof, continued to early 1960s

Alterations: Some doors replaced; pumps removed.

10

Ottmers Gulf

- Walter Ottmers was Gulf Distributor
- Headquartered on E. Park
- Wallace Ottmers took over distribution Nov 1, 1965
- Wallace purchased 616 E Main from Gulf 1977

APPRECIATION!

This is to notify the general public that I have retired effective November 1, 1965 as wholesale distributor of

GULF OIL PRODUCTS

with the local wholesale dealership being transferred to my son, Wallace Ottmers as of that date.

I take three moments of expressing my sincere thanks for the excellent patronage extended me during the 23 years I conducted the local wholesale agency. The fine cooperation extended me by the public at all times, the many friendships made and the many kindnesses shown, will never be forgotten.

It is my hope that you will continue your patronage with my successor, who is thoroughly familiar with the Gulf Agency and will be able to give you the same good service that I was able to offer over the many years.

Please know that I will always be thankful and appreciative for the fine support and many kindnesses shown me.

Sincerely,

Walter Ottmers

- Current owner purchased in 1995
- Has operated a different used car dealerships since



Fredericksburg Service Stations Welcome Hunters
Please Rely On Us For Your Motoring Needs

Service Stations:

- Texaco's Texaco** (Star logo)
- Conoco** (C logo)
- Phillips 66** (P logo)
- Shell** (S logo)
- Exxon** (E logo)
- Marathon** (M logo)
- Valvoline** (V logo)
- Texaco** (Star logo)
- Phillips 66** (P logo)
- Shell** (S logo)
- Exxon** (E logo)
- Marathon** (M logo)
- Valvoline** (V logo)
- Texaco** (Star logo)
- Phillips 66** (P logo)
- Shell** (S logo)
- Exxon** (E logo)
- Marathon** (M logo)
- Valvoline** (V logo)

1977 advertisement in Fredericksburg Standard listing most gas stations

Still standing

Killed

Image copyright Newspapers.com

CRITERIA FOR DESIGNATION:

Section 23-58 Designation of historic districts, historic landmarks and preservation priority rating: The city council shall affirmatively find that the area has one or more of the following characteristics:

- a. Character, interest, or value as a part of the development, heritage, or cultural characteristics of the city; *speaks to the height in popularity of car-related services along Main Street. Filling stations became prominent and common along corners of Main Street.*
- c. Embodiment of distinctive characteristics of an architectural type or specimen; *The distinctive Gulf Oil Company features remain making it easily identifiable as a 1960's Gulf station.*



- d. Relationship to other distinctive buildings, sites, districts, or structures which are historically significant; *Best example of distinctive 1960's stations remain in the City limits, especially with such high integrity.*
- e. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city; *It has long been a landmark along Main Street, especially in the South Heights neighborhood.*
- h. Value as protective of a historical resource. *While many historic homes were lost along Main Street due to the rise in popularity of filling and gas stations, the best examples of the change to a car-centric society should be preserved to help tell the story of the evolution of both pre and post car-centric development patterns.*

