



CITY OF FREDERICKSBURG HISTORIC REVIEW BOARD

TUESDAY, DECEMBER 13, 2022

4:30 P.M.

LAW ENFORCEMENT CENTER at 1601 E. MAIN ST

David Bullion, Chair
Jessica Mittel, Vice Chair
Larry Jackson, Member
Liliana Welliver, Member
Robin Cowsar, Member

Richard Laughlin, Member
Sam Childers, Member
Joe Salinas, Jr., Member
Amy Slaughter, Member

The City of Fredericksburg Historic Review Board will meet in a regular session on **Tuesday, DECEMBER 13, 2022, at 4:30 p.m. The meeting will be in person at the LAW ENFORCEMENT CENTER AT 1601 E MAIN.** This meeting will be held in person and live stream on our YouTube Channel.

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

<https://www.youtube.com/channel/UCrhnIFjVfDS1SPBJD2pYKcQ/featured>

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. PUBLIC COMMENTS

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

Written Comments: to be submitted remotely:

1. Must be received by 1 p.m. Dec 13, 2022.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to ahudson@fbgtx.org or

Verbal Comments:

1. Sign up in-person between 4:00 p.m. and 4:30 p.m. at the Law Enforcement Center to comment. You will be limited to 3 minutes to speak.

5. APPROVAL OF MEETING MINUTES

November 15, 2022, HRB meeting minutes

6. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CONSENT AGENDA

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

- A. Application- #22-111 **N Milam**– *William Whitworth*- new storage building (pg 7-15)
- B. Application- #22-108 **208 E Centre**– *Randy & Terry Smith*- new garage with living unit and new pergola pg 17-33

INDIVIDUAL CONSIDERATION

- C. Application- #22-102 **419 W Main Street**– *Brandon Weinheimer-SKT Architects*- roof replacement, new front wall (pg 35-44)
- D. Application- #22-110-A **413 E Main Street**– *Nicki Heiner*- relocate house on property, relocate front doors, porch repairs, rear addition, enclose basement (pg 45-72)
- E. Application- #22-110-B **413 E Main Street**– *Nicki Heiner* -new construction of 2-story STR units behind main house (pg 53-72)

7. OTHER DISCUSSION ITEMS

- A. Comprehensive Plan Update

8. ADJOURN

This is to certify that I, Anna Hudson, posted this Agenda by 1:00 p.m. on Friday, December 9, 2022, on the bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Anna Hudson
Historic Preservation Officer

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

**HISTORIC REVIEW BOARD
NOVEMBER 15, 2022
5:30 PM**

On this 15th day of November, 2022 the Historic Review Board convened in regular session at City Hall – Fire Training Room, with the following members present to constitute a quorum:

PRESENT:

LARRY JACKSON
RICAHRD LAUGHLIN
SAM CHILDERS
JESSICA MITTEL
LILIANA WELLIVER
JOE SALINAS

ABSENT

DAVID BULLION
AMY SLAUGHTER

ALSO PRESENT:

ANNA HUDSON – Interim Director of Development Services
GARRET BONN -
DANIEL JONES – City Attorney
SHELBY COLLIER – Associate Planner

Jessica Mittel called the meeting to order at 5:30 PM.

MINUTES

Larry Jackson motion to approve minutes. Seconded by Richard Laughlin. All voted in favor and the motion carried.

STAFF ANNOUNCEMENTS

APPLICATIONS

Application- #22-101 803 N Llano– Alan Kirchoff- demo of garage

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to re-rate garage building behind main house to allow for demolition.

The main house has a high rating and was built cc 1890. The outbuilding is not of the same era, style or materials as the landmark. The structure has been altered with in-fill materials. Staff recommends re-rating too low to allow for demolition.

Alan Kirchoff presented the application and stated it was his intention to have the building rerated to low as he considers his options for the redevelopment of the property.

Richard Laughlin motion to approve application #22-101. Seconded by Larry Jackson. All voted in favor and the motion carried.

Application- #22-102 419 W Main– SKT Architects- remove existing rear addition and replace with new addition.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval The applicant is requesting a Certificate of Appropriateness for the following:

- A. Remove existing, non-historic rear addition.
- B. Construct new 2-story rear addition with hyphen
- C. Repair original wood windows
- D. Replace non-historic front doors with more period appropriate wood 5-panel doors
- E. Clean and repoint masonry
- F. Replace front porch column bases with stone bases
- G. Replace front porch siding with wood composite lap siding
- H. Replace metal roof with new metal roof with turned ridges

The existing rear addition is not of historic significance and can be removed without impacting the integrity of the main structure. The proposed new addition adequately uses the hyphen connector to separate the bulk of the new addition from the historic house. The design, materials, and location are appropriate based on FBG Design Guidelines Section 3.3 Additions.

The original wood windows are in need of repair. Staff recommends approval as submitted. The current front doors are more commercial in style and not period appropriate. The proposed 5-panel wood doors are more in keeping with the time period of the historic house. Staff recommends approval.

The masonry shows signs of organic growth. Staff recommends the applicant follow the National Park Service technical brief on repair and cleaning of masonry. The existing concrete bases are a common way of preventing further decay of wooden porch posts. The proposed stone bases are an appropriate material to achieve the same results as concrete. Staff recommends approval. Sec 3.2.5 Porches (i) Staff recommends the porch siding be replaced in kind with wood, not a composite material. Sec 3.2.5. Porches (e) and (i) Staff recommends approval of the roof replacement with turned ridges. Sec. 3.2.3 Roofs (i)

Jessica Mittel stated it sounds like Item 8 needs more investigation.

Joe Salinas made a motion to Approve Application #22-102 items A, B, C per staff recommendation, D, E, F, & G conditioned upon no use of composite siding. Item H (roof material) requires more investigation and is not approved. Seconded by Sam Childers. All voted in favor and the motion carried.

DISCUSSION ITEMS

Update on Personnel and Historic Review Board vacancy.

City Board & Commission Training November 16, 2022, at City Hall

ADJOURN

With nothing further to come before the Board, Sam Childers moved to adjourn. Larry Jackson seconded the motion All voted in favor and the meeting was adjourned at 6:25 p.m.

PASSED AND APPROVED this the 15th day of December 2022.

SHELBY COLLIER, ASSOCIATE PLANNER

DAVID BULLION, CHAIRMAN

**Historic Review Board
Application Information**

Application Number: 22-111
Date: December 13, 2022
Address: 408 N Milam
Zoning: C1
Owner: Reuben Bohnert
Applicant: William Whitworth
Rating: Landmark
Proposal: new storage/outbuilding

Request:

The applicant is requesting approval to:

- A. Build a new 12' x 16' storage/outbuilding on the rear of the property

Relevant Sections of Fredericksburg Standards/Design Guidelines:

3.4.1 Lot Coverage

Site Layout

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

High Priority -Required

(c) Consider maintaining historic-site development patterns for the relevant complex type discussed in Section 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery.

High Priority -Recommended

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

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

High Priority- Maintain at least a 10-foot setback

3.4.3 Accessory Buildings

Height and Massing

(c) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; The maximum height for an accessory building on a historically designated parcel relates to the preservation priority assigned to the primary building on the parcel.

High Priority - Required; maximum of two stories, 28 feet in height

Design

(d) Applied architectural ornament or stylistic detailing of any kind is not appropriate for new accessory buildings.

High Priority- Required

(i)The palette of exterior materials for new accessory buildings should not use more than two different primary siding materials; a third material may be added if used for trim only. At least one exterior material on the accessory building must match the primary building on the property.

High Priority -Required

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

High Priority -Required

Staff recommendation:

- A. The proposed storage/outbuilding is appropriate in materials and height. (3.4.1.g)
Given the shape of the property it is not feasible to place it behind the main structure which would lessen the visibility of the outbuilding. Staff recommends approval. Staff will review final color selection.

Case Comments:



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address	<u>408 N. Milam</u>	Date Submitted	<u>11/10/2022</u>
Owner name:	<u>Reuben Bohnert</u>	Phone #	<u>830 997 2081</u>
Owner Address:	<u>560 Bohnert Lane Fredericksburg TX 78624</u>		
Authorized Applicant:	<u>William Whitworth</u>	Phone #	<u>210 246 3921</u>
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.		Applicant E-mail:	<u>william-whitworth64@yahoo.com</u>
		Desired Start Date:	<u>November 20, 2022</u>
		Desired Completion Date:	<u>December 15th 2022</u>

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

<u>Attached to application</u>

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

Staff to complete

Application #	<u>22-110</u>	Year Built:	<u> </u>
Eligible for Administrative Approval	☐ Yes ☒ No	Zoning:	<u>C</u>
Historic Review Board Meeting Date	<u>12-13-22</u>	Application Fee \$10	COA#
Survey Rating:	<u>XXXXXXXXX HIGH</u>	HRB Fee \$40	paid
Staff Comments regarding Administrative Approval:			
<u> </u>			
<u> </u>			

Historic Preservation Officer Signature

Certificates of Appropriateness ⁹ MUST BE DISPLAYED on site along with building permits and do not take the place of building permits

Narrative for Application of Appropriateness Form

Placing a custom made 12'x16' building to be used as a dental, house a compressor and suction unit so work necessary to run a dental practice can be accomplished. This structure will not impact or compromise the original structure and will blend with the original structures by having the same 5V crimp metal roof as the original and matching siding. For the dental lab there will be a sink and the suction will need a drainpipe. The building will need to be electrified to run compressor, suction unit, keep interior climate controlled to maintain integrity of dental supplies.

408 N. Milam St.

Lot area size: 0.2562 ac

Building: ^{Living area} 1112 sq ft $\Rightarrow$ 1915 sq ft

Storage: 108 sq ft

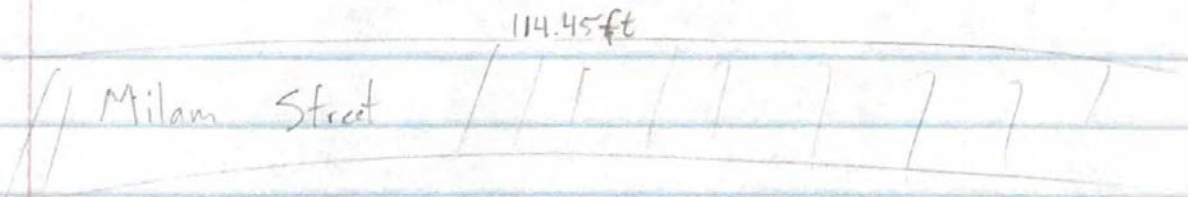
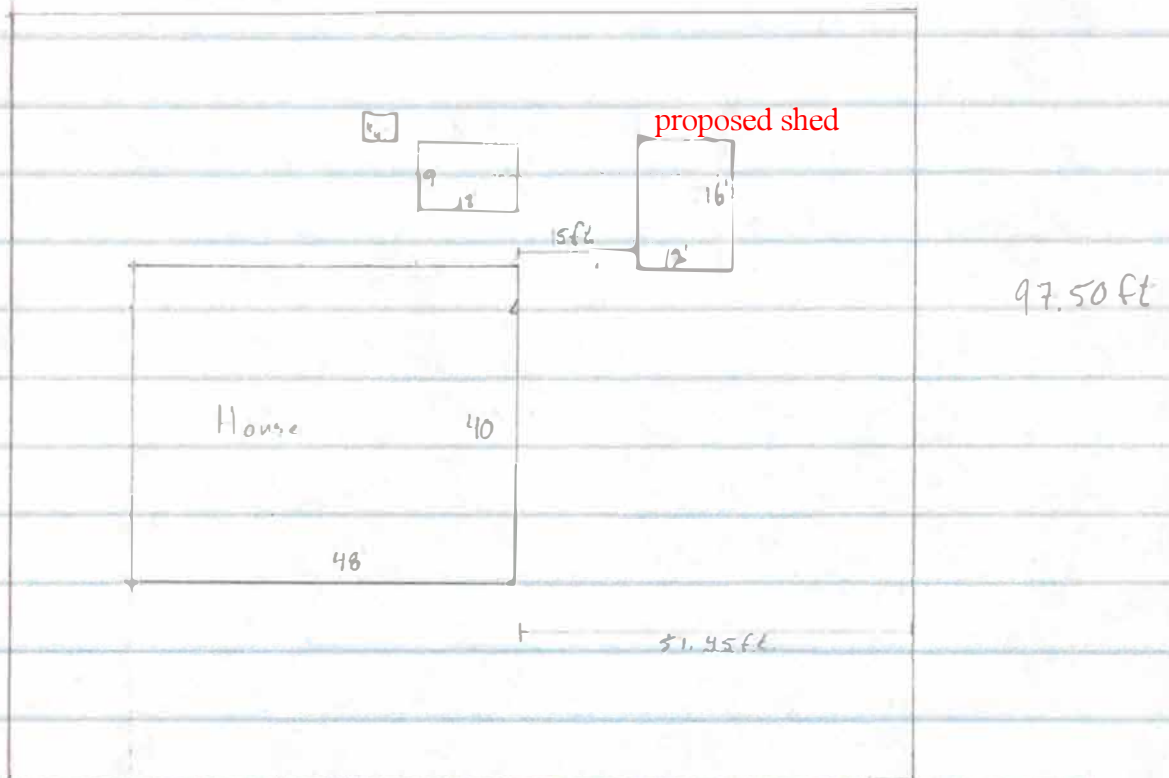
43.76 ft
per side

Area .2562 = 11,158.00

Frontage 114.45 ft

Depth 97.50 ft

Scale = 1 ft = 1 mm







New storage building will be visible from Milam given shape of lot.







Fredericksburg Historic Review Board
Application Information

Application Number: 22-108
Date: December 13, 2022
Address: 208 E Centre
Zoning: R1
Owner: Randy & Terry Smith
Applicant: Randy & Terry Smith
Rating: low
Proposal: construction of new ADU living area and 2-bay garage

Request:

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

1. Build new garage with ADU attached. Materials Smartside Board & Batten Siding- Sherwin Williams color Alabaster, same as residence; Marvin Windows – to match main house- Double hung, divided light, color Cashmere; Standing Seam Metal roof; rock- Chopped Chocolate to match main house; stained Natural Cedar Post. The new structure will measure 18’6”. The existing house measure 19’-0”

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.4.1 Lot Coverage

Site Layout

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

Low Priority -Recommended

(c) Consider maintaining historic-site development patterns for the relevant complex type discussed in Section 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery.

Low Priority -Recommended

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

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

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

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

Low Priority – Required

(h) All accessory buildings, except any accessory dwelling building subject to Section 3.4.1(g) above, shall not exceed 800 sf or 50% of the primary building square footage, whichever is greater.

Low Priority - Recommended

3.4.3 Accessory Buildings

Height and Massing

(c) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; The maximum height for an accessory building on a historically designated parcel relates to the preservation priority assigned to the primary building on the parcel.

Low Priority - Required; maximum of two stories, 28 feet in height

Design

(d) Applied architectural ornament or stylistic detailing of any kind is not appropriate for new accessory buildings.

Low Priority- Recommended

(i) The palette of exterior materials for new accessory buildings should not use more than two different primary siding materials; a third material may be added if used for trim only. At least one exterior material on the accessory building must match the primary building on the property.

Low Priority -Recommended

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

Low Priority -Recommended

Staff Findings/Recommendation:

The materials and style of the new structure are in keeping with the Design Guidelines.

The size of the proposed new auxiliary structure is less than 50% of the main house square footage. (3.4.1.h)

The footprint of the new garage measure 720 sq f.ADU is less than the footprint of the main house.

The ADU will not be readily visible from the street. Staff recommends approval based on referenced Design Guidelines and Standards.

Case Comments:



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address	208 E. Centre Street	Date Submitted	11/21/22
Owner name:	Randy & Terri Smith	Phone #	(972) 567-9986
Owner Address:	208 E. Centre Street Fredericksburg, Texas 78624		
Authorized Applicant:	Randy & Terri Smith	Phone #	(972) 567-9986
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.		Applicant E-mail:	purenglishcousin@aol.com
		Desired Start Date:	UPON APPROVAL
		Desired Completion Date:	SPRING 2023

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

SEE ATTACHED

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

Staff to complete

Application #		Year Built:	
Eligible for Administrative Approval	Yes No	Zoning:	
Historic Review Board Meeting Date		Application Fee \$10	COA#
Survey Rating:	Medium	HRB Fee \$40	paid
Staff Comments regarding Administrative Approval:			

Historic Preservation Officer Signature _____

Certificates of Appropriateness **MUST BE DISPLAYED** on site along with building permits

Scope of Work

208 E. Centre Street Garage and Apartment

This application is for a detached garage/apartment. The garage architecture and materials will be the same as the existing residence.

The lot size is 18,852 sq ft

Building Coverage:

Existing Residence	3196
New Garage/Apartment	1456
New Pergola	253
Total	4905 = 26% Lot Coverage

Heights:

Existing Residence	19'
Garage	18.6'
Pergola	10

Materials to be used:

Garage:

Smartside Siding- Sherwin Williams color Alabaster, as residence

Marvin Windows – as in residence. Double hung, divided light, color Cashmere

Standing Seam Metal roof

Rock- Chopped Chocolate as residence

Stained Natural Cedar Posts

Pergola:

Natural Stained Cedar Posts

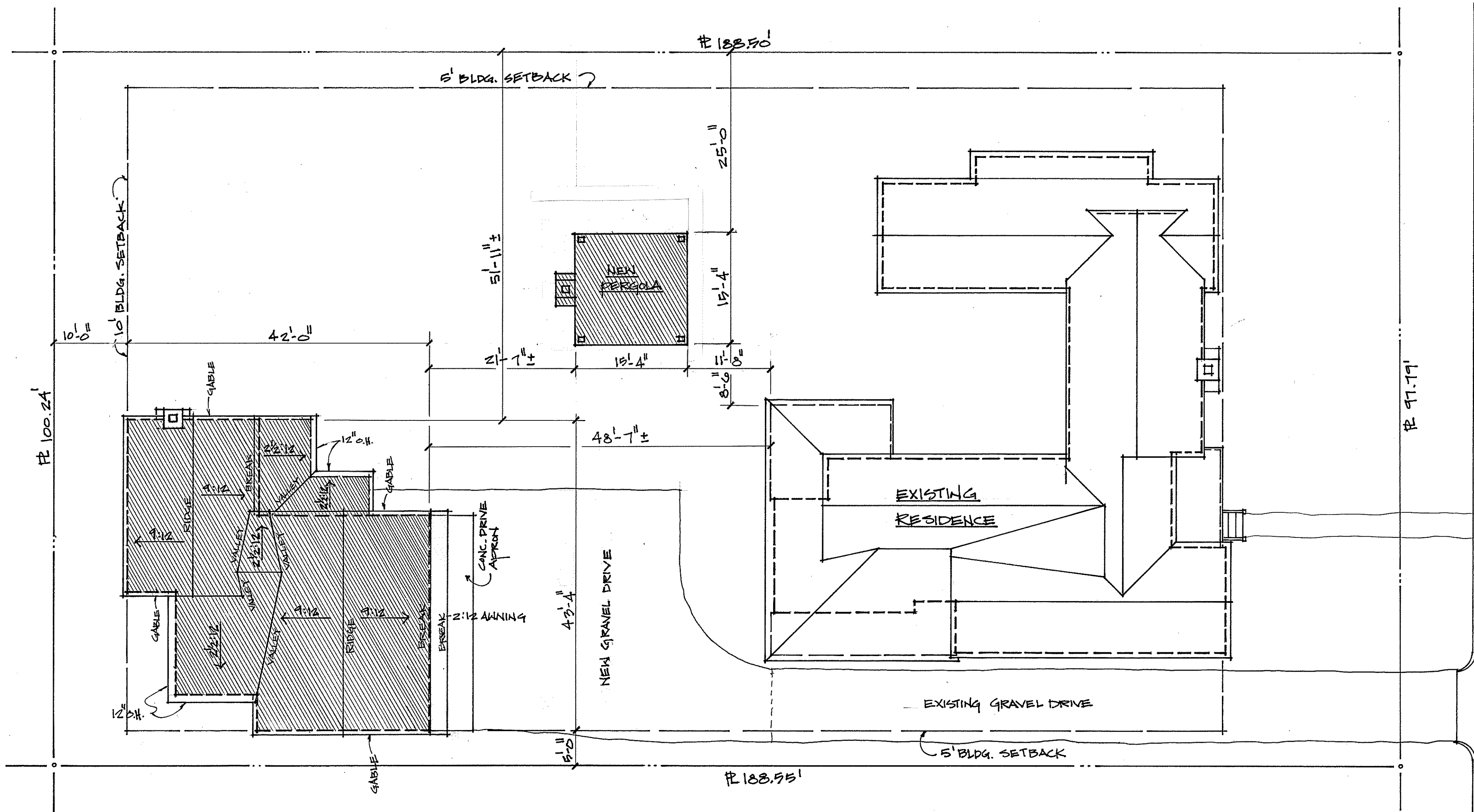
Old White Stone (saved from an old patio on the property) in combination with the Chopped Chocolate for fireplace and patio under pergola.











SITE/ROOF PLAN

LOT NO. 6, BLOCK A, AUGUST J. HAHNE'S ADDITION - VOL. 15, PG. 627
208 E CENTRE, FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

This Lot Is Zoned R-1:

Lot Area ----- 18852 s.f.

Building Coverage:

Existing Residence ----- 3196

New Garage/ Apartment ----- 1456

New Pergola ----- 253

Total ----- 4905 s.f. = 26% of Lot Area

Impervious Coverage ----- 7421 s.f. = 39% of Lot Area

Building Heights:

Existing Residence ----- 19'-0"

Garage ----- 18'-6"

Pergola ----- 10'-0"

E. CENTRE STREET

GARAGE/APARTMENT FOR
RANDY & TERRI SMITH

1 OF 6

11-8-22

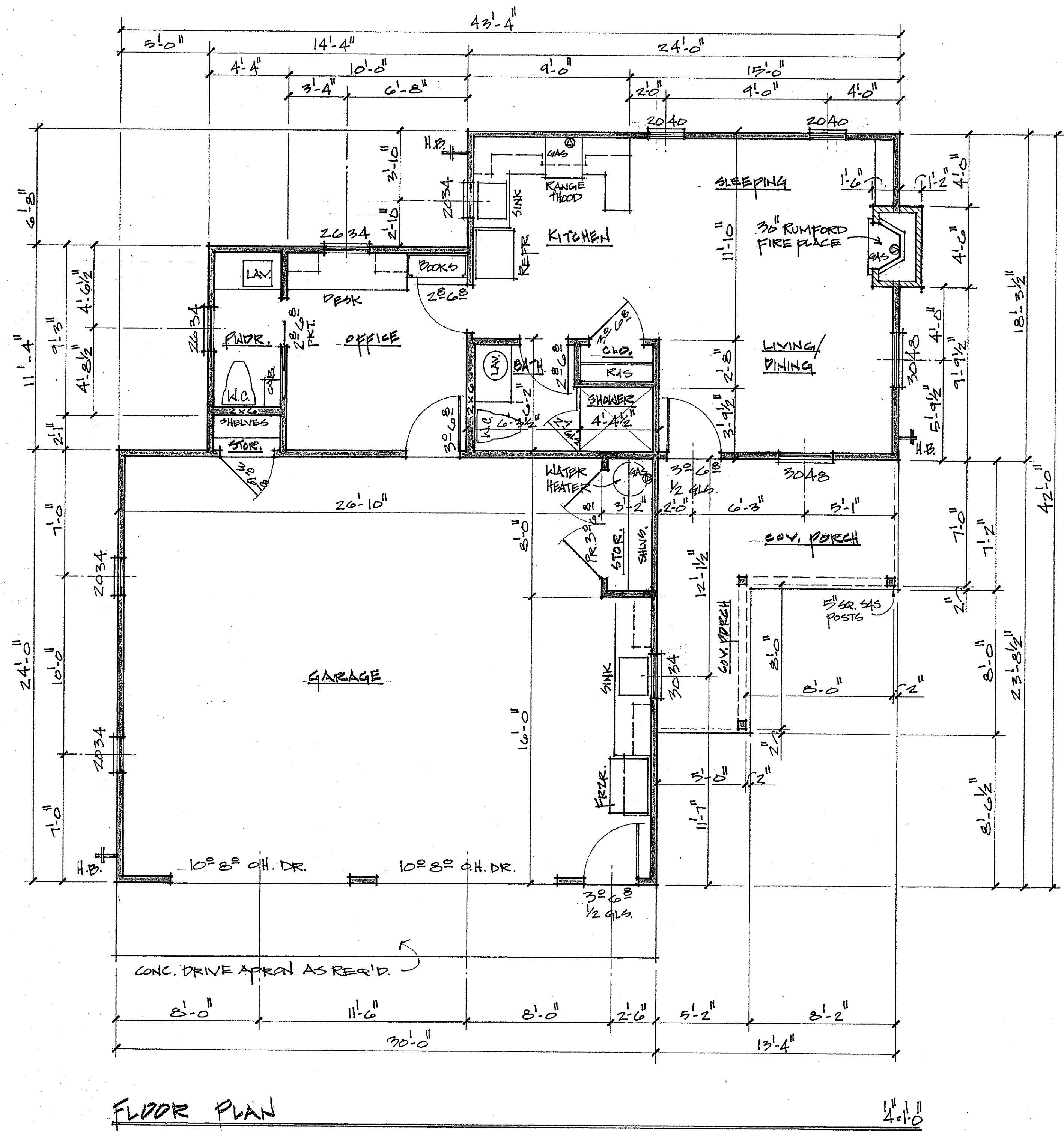
W. CASS PHILLIPS
PLANNING & DESIGN
1000 HILL ST. FREDERICKSBURG, TX 78624
cphillips1000hill@gmail.com
C 830.997.0169 H 830.997.6736

Appx. Areas:

Heated & Cooled	597 sq.
Garage/Stor.	722
Covered Porches	137
Total Slab	1456

Notes:

- H.V.A.C. Unit(s) to be located in attic space - sizing, routing, return-air provisions and final location to be determined per H.V.A.C. Contractor subject to Owner & G.C. approval.
- Set tops of windows to standard 6'-8" A.F.F.
- Typical plate height is 9'-0 1/8"



FLOOR PLAN

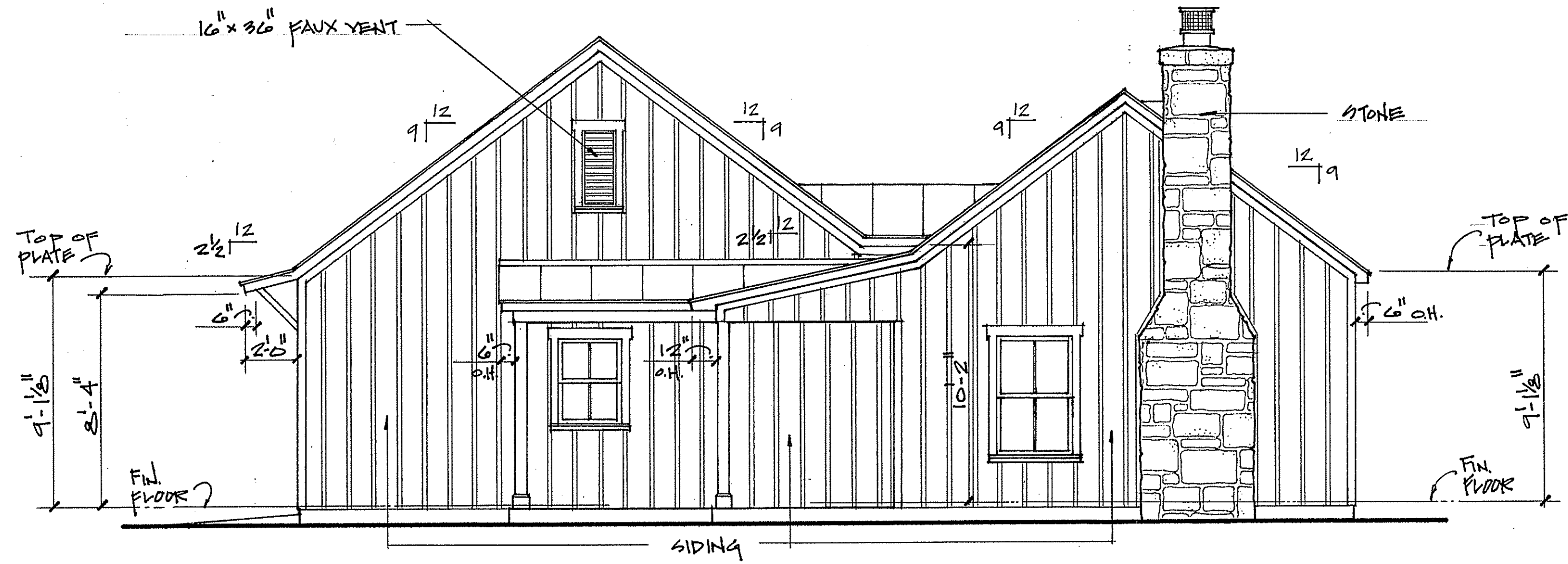
4'-1 1/2"

GARAGE/APARTMENT FOR
RANDY & TERRI SMITH

2 of 6

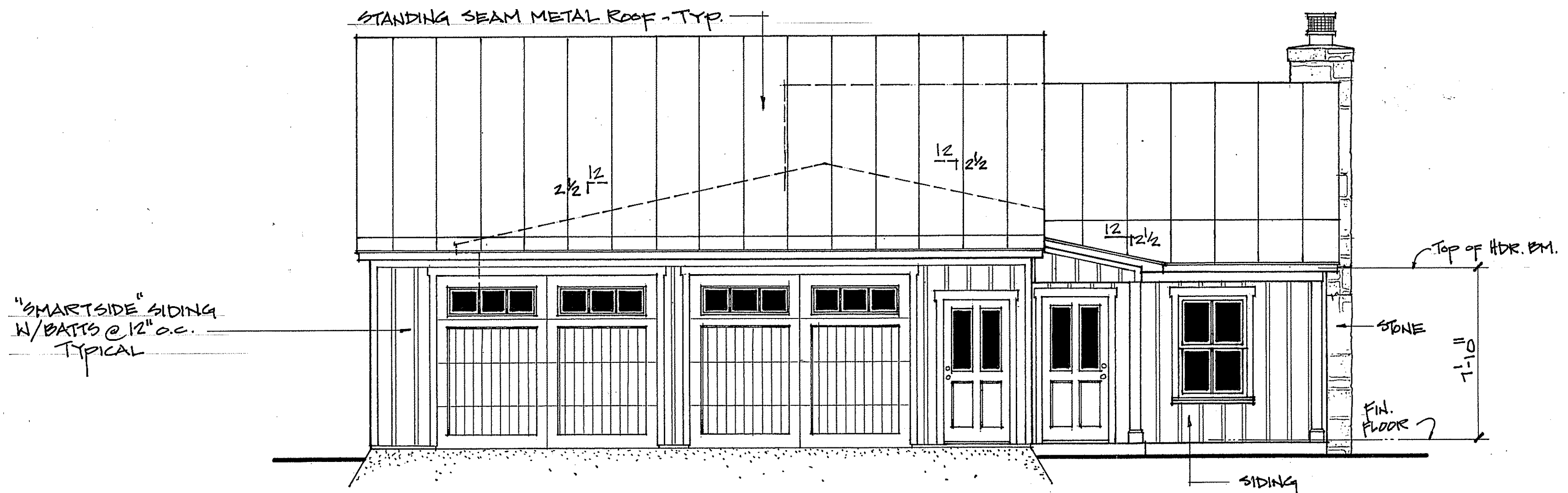
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RIGHT SIDE ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

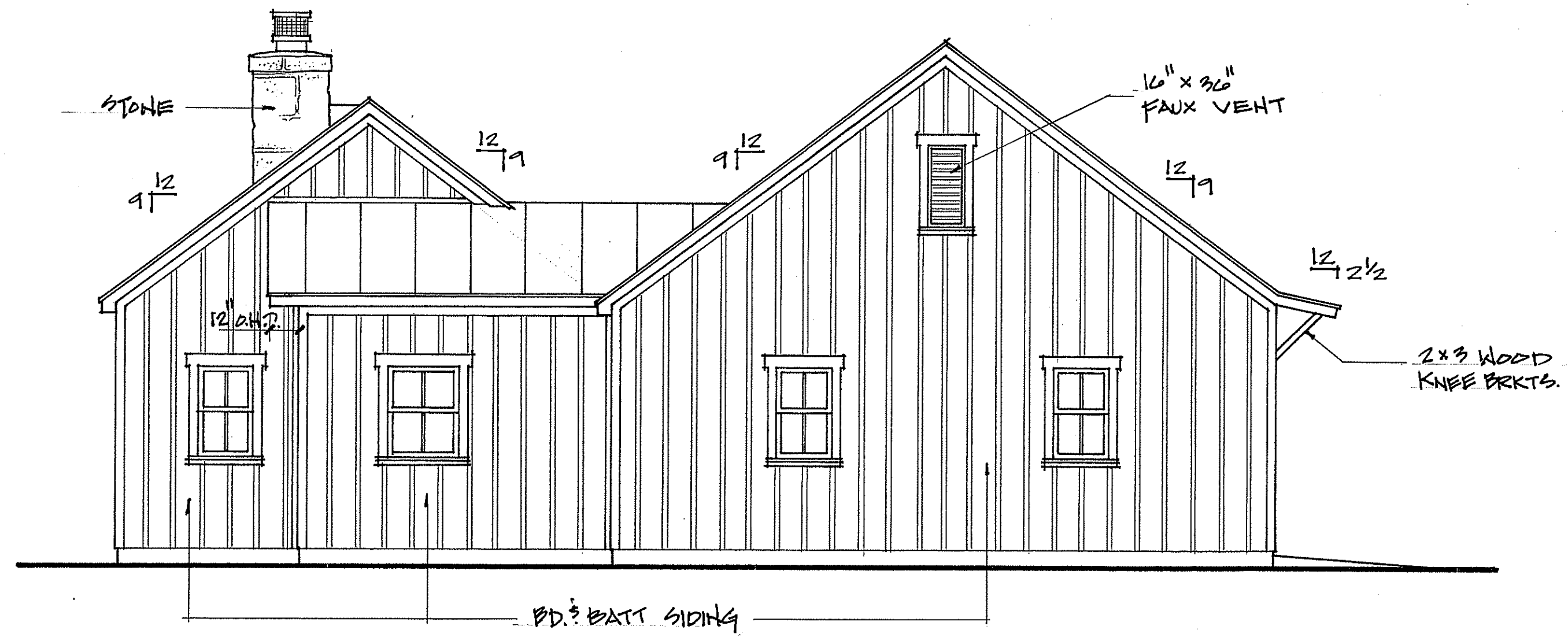
1/4" = 1'-0"

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C 830 997 0169 H 830 997 6736

11-8-22

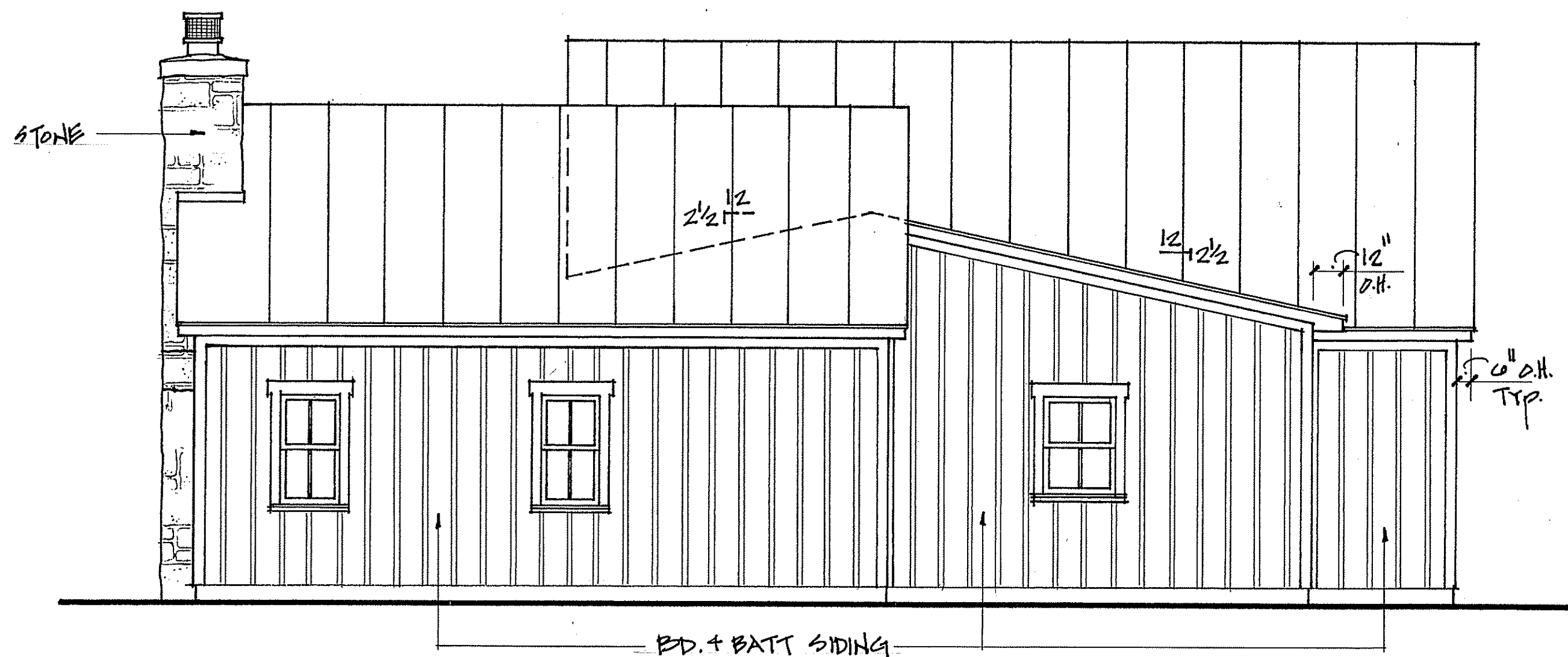
Garage/APARTMENT FOR
RANDY & TERRI SMITH

3 of 6



LEFT SIDE (WEST) ELEVATION

1/4" = 1'-0"



REAR (NORTH) ELEVATION

1/4" = 1'-0"

GARAGE/APARTMENT FOR
RANDY & TERRI SMITH

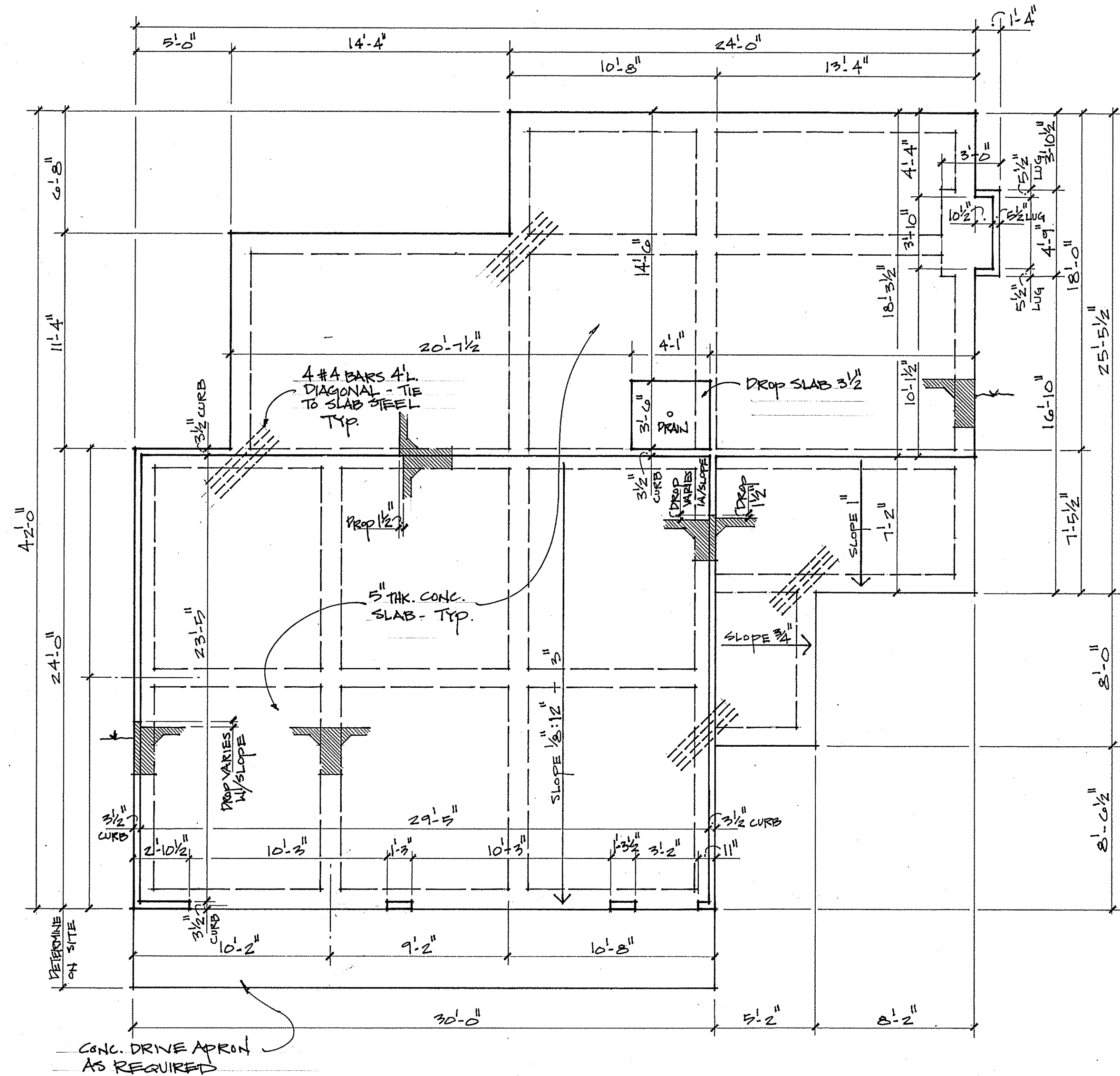
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11-8-22

Foundation Notes:

- Concrete: 3000 PSI compression strength
• 28 days - 5 sack mix.
- Conc. Slab: 5" thick w/ #4 Bars @ 12" O.C.B.W.
- Conc. Beams: 12" wide x 30" deep typ. - Beams to penetrate undisturbed soil 12" min.
- Beam Reinforcement: 2 #5 Bars top & bottom w/ #3 Stirrups @ 30" O.C. - If Beam depth exceeds 30" add 2 #5 Bars @ middle - set Stirrups on Saddles.
- Corner Bars: 2 #5 Bars top & bottom @ all Beam intersections.
- Bar Laps: Min. 40 Bar diameters.
- Vapor Barrier: 10 mil. Poly. Sheeting under all Beams & Slabs.
- Conc. Finishes: Trowel finish all. Do not burn porches.



FOUNDATION PLAN

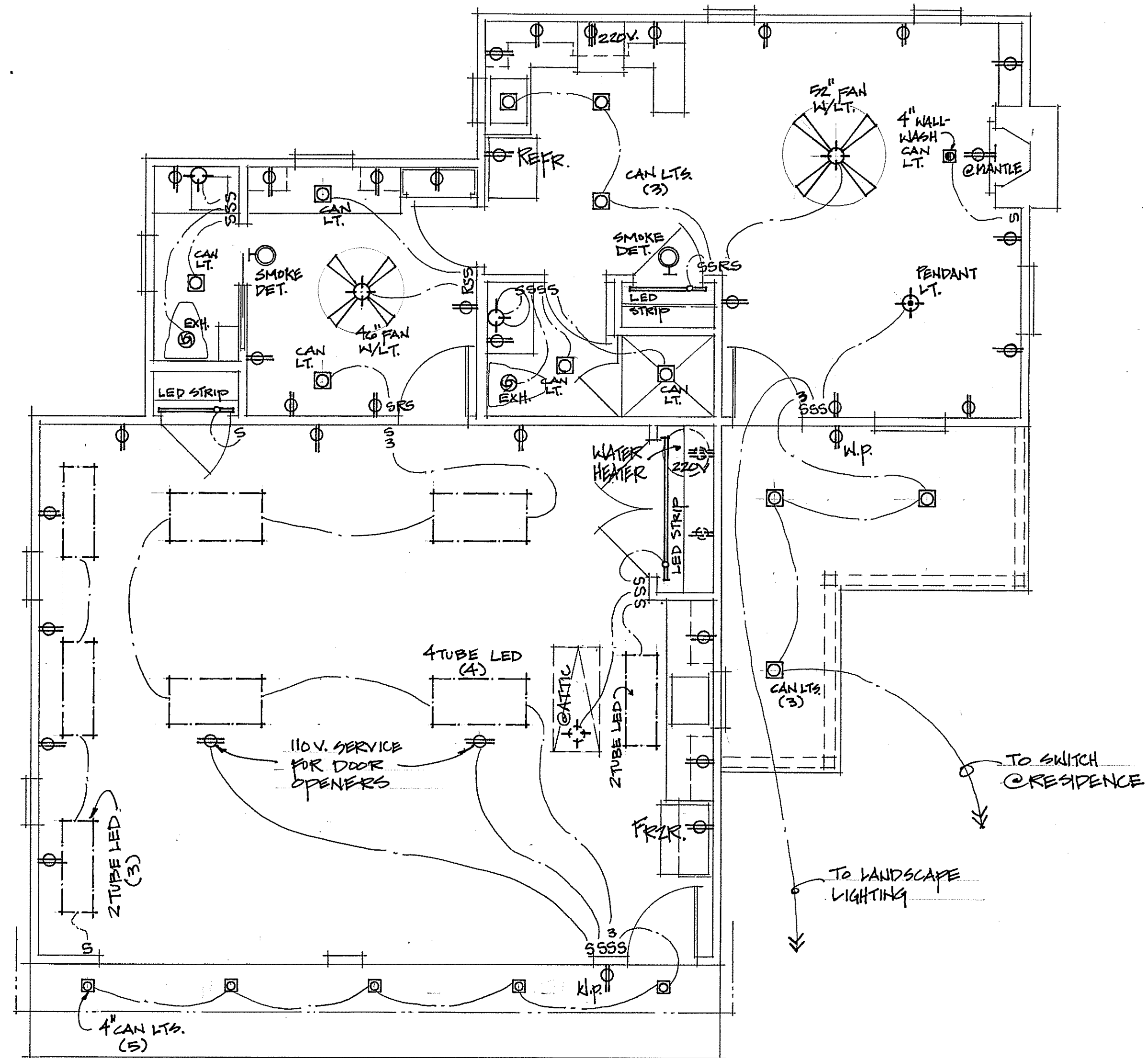
5 OF 6
GARAGE/APARTMENT FOR
RANDY & TERRI SMITH

11-8-22

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cphillips1000hill@gmail.com
C 830.997.0169 H 830.997.6726

Electrical Notes:

- Electrical Service Entry to be determined per Electrical Contractor subject to GC & Owner approval.
- Verify locations of all fixtures and components with GC & Owner prior to installation.
- All work shall be done in compliance with all applicable current Electrical Codes.
- H.V.A.C. Unit to be Mini-split type. Sizing, configuration, head location(s) and compressor location to be determined per H.V.A.C. Contractor subject to GC, and Owner approval.



ELECTRICAL PLAN

1/4\"/>

GARAGE/APARTMENT FOR
RANDY & TERRI SMITH

6 of 6

11-8-22

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cphillips1000hill@gmail.com
C 830.997.0169 H 830.997.6736

HOUSE

HOUSE

GARAGE

GARAGE

TOOL
SHED

APPROX
LOCATION
GARAGE

HOUSE

208 E. CENTRE

Fredericksburg Historic Review Board
Application Information

Application Number: 22-102
Date: December 13, 2022
Address: 419 W Main Street
Zoning: CBD
Owner: Kevin Montgomery
Applicant: SKT Architects
Rating: high
Proposal: replace roof, build new stone wall

Request:

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

- A. Replace metal roof with new metal roof with turned ridges
- B. Build new stone wall on front property line
- C. Replace glass on rear window with safety glass

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.2.3. Roofs

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

High Priority Required for area visible from ROW

(g) Original and period-appropriate wood shingles should be maintained; if deteriorated beyond repair, wood shingles should be replaced with matching wood shingles; variation in wood species is acceptable if the profile, dimension, and finish match (SOI Standard 6).

High Priority Required

Composite shingles with compatible dimensions and profile may be an acceptable replacement for wood shingles in some instances (SOI Standard 6).

High Priority Inappropriate

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

High Priority – Required

3.2.8. Windows

(c) Where possible, patch the smallest feasible portion of a deteriorated window, matching the historic material, dimensions, profile, and configuration (SOI Standard 6).

High Priority- Required for all windows

3.2.12. Landscaping

Alterations

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

High Priority -Required

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

High Priority -Required

Staff Findings/Recommendation:

- A. The original (or at least historic aged) wood shingles are still intact under the metal roof. The wood shingles will not be salvagble once the existing mteal roof is removed. Wood shingles are a character-defining feature for the age and style of the stone house. If feasible, the feature should be retained with an in-kind replacement. The age of the front porch is not certain, and no wood shingles are intact. The requested replacement of a standing seam metal roof for the porch is more appropriate than the main portion of the house. Staff has cited the relevant sections of Section 3.23. Roofs from the Design Guidelines/Standards. 3.2.3.f-i.
- B. Given the property's use as a residence on Main Street and the appropriate design staff recommends approval with the stipulation the wall be no more than 3' tall as required by 3.2.12.(c)
- C. Interior alterations trigger the requiemnt for safety glass given the proximity of the window to a new stair. The window is not visible from the street and only the glass will be replaced. Staff recommends approval as requested. 3.2.8.(c)

Case Comments:

The application was first considered at the November 15, 2022, Historic Review Board meeting and approval was granted to a new addition and porch rehab. The roof replacement was discussed but more inforation was requested. The stone wall is a new request.



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address Date Submitted
Owner name: Phone #
Owner Address:
Authorized Applicant: Phone #

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

Applicant E-mail:

Desired Start Date:

Desired Completion Date:

Brandon Weinheimer

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

See attached narrative.

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

Staff to complete

Application #

Year Built:

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning:

Historic Review Board Meeting Date

Application Fee \$10 COA#

Survey Rating:

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature

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

419 West Main

Scope of Work (in addition to the scope of work approved in November meeting)

Roof Material

Per the board's request, further investigation was conducted to determine the original roof material. Observations in the attic revealed that a wood shingle roof on 1x lathing still exists and is concealed beneath the V-crimp roof. Galvalume standing seam and wood shake systems were explored as replacement roof options. The galvalume standing seam roof is the preferred system because it is an appropriate roof type for the building style and it is roughly 1/3 the cost of the wood shake system.

Stone wall

A new 3'-6" high limestone stone wall with wood picket driveway and pedestrian gates is proposed along the front property line of the house. The existing masonry pilaster at the northeast corner is proposed to be replaced with a limestone pilaster to match the new wall.

South Window

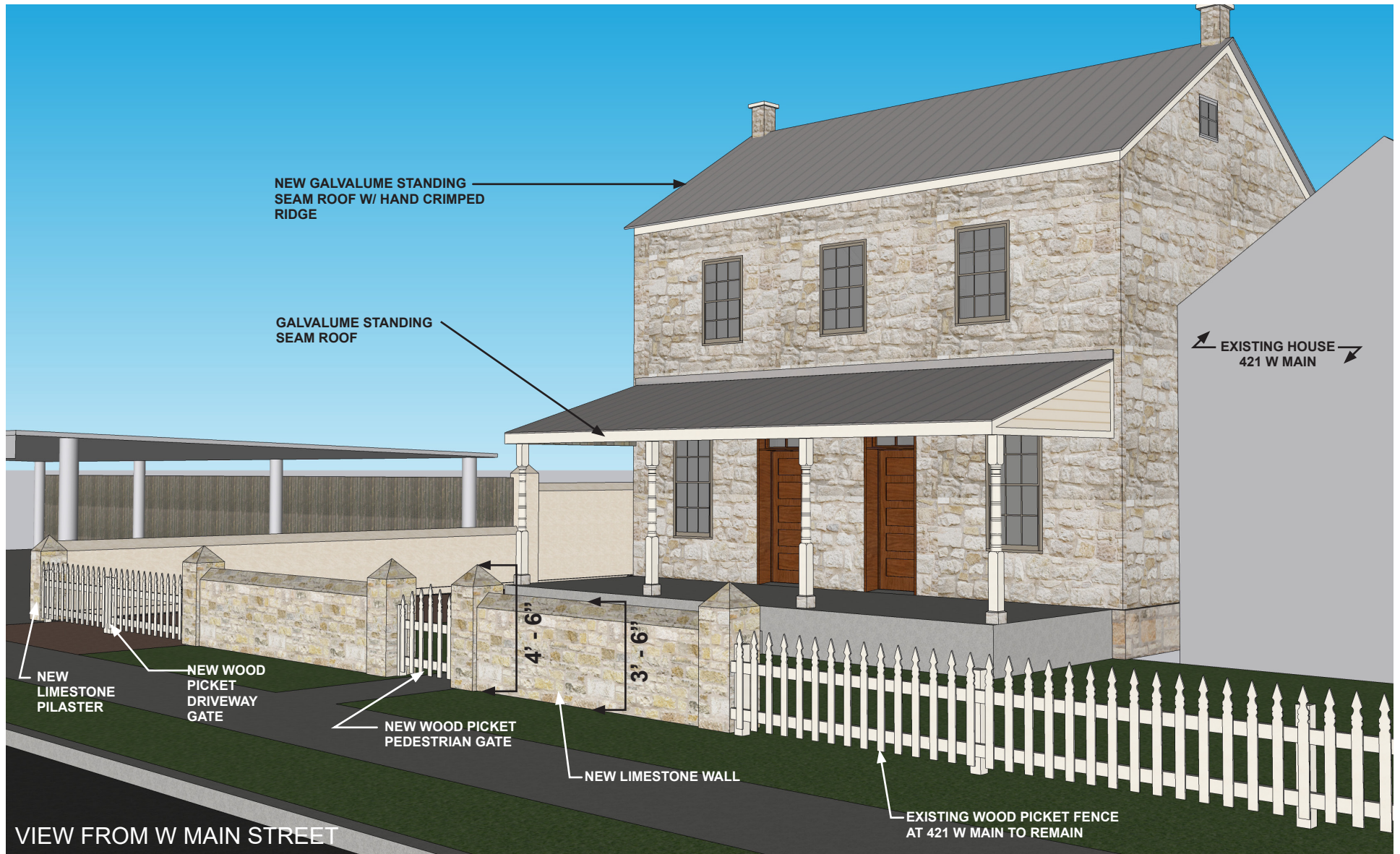
The owner will restore all historic windows as determined by the board in the November meeting. However, the glass panes in one of the south-facing windows are proposed to be replaced with tempered safety glass as required by the International Building Code due to its proximity to a proposed interior stair.













VIEW OF SOUTHEAST CORNER OF HISTORIC HOUSE

**Historic Review Board
Application Information**

Application Number:	22-110-A
Date:	December 13, 2022
Address:	413 E Main
Zoning:	CBD
Owner:	Becki Hudson
Applicant:	Nicki Heiner – Design Hill Interiors
Rating:	Medium
Proposal:	rehabilitation of house, relocation of house on site, relocation of front doors, porch repairs, removal of rear addition, new rear addition, infill Basse block basement

Request:

The applicant is requesting a Certificate of Appropriateness to:

- A. Relocate 2 front doors to location of windows
- B. Replace rotten posts and railing with new wood decorative posts and railings
- C. Replace existing porch trim with gingerbread trim
- D. Relocate pier and beam house 3' to the east to allow safer vehicular access to the rear of the property
- E. remove non-original rear addition
- F. construct new rear addition
- G. enclose Basse block basement due to years of leakage
- H. replace metal roof
- I. repaint all exterior features
- J. removal front metal fence and arch (circa 2015)
- K. Demo existing Basse block tank house and re-use blocks
- L. Demo existing wooden barn and re-use materials

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

3.2.3 Roofs

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

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

(g) Original and period-appropriate wood shingles should be maintained; if deteriorated beyond repair, wood shingles should be replaced with matching wood shingles; variation in wood species is acceptable if the profile, dimension, and finish match (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

3.2.4 Chimneys

Maintenance

(a) Preserve and maintain historic chimneys and stove pipes unless they are deteriorated beyond repair (SOI Standards 5, 6).

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

(b) Maintain and repair the materials of historic chimneys and stove pipes according to accepted preservation techniques (*Appendix G*, SOI Standards 5, 7).

High Priority	Medium Priority	Low Priority
Required for the entire roof	Required forward from the ridgeline for the front 15 feet	Recommended

Alterations

(c) Do not add new chimneys and stove pipes where not historically present (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Required for area visible from ROW	Required forward from the ridgeline for the front 15 feet	Recommended

3.2.5 Porches and Exterior Stairs

Maintenance

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

High Priority	Medium Priority	Low Priority
Required for all	Required if visible	Recommended

exterior porches	from the public right-of-way (ROW)	
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(b) Do not add new porch features or ornamentation where not historically present (SOI Standard 3; see fig. 3-15).

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

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

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

Restoration

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

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

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

3.2.6 WALLS

Maintenance

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

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

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

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

j) If replacement of historic exterior wall materials is necessary, install the new materials maintaining spatial relationships (including depth, dimension, and joint patterns) as historically relative to window frames, door frames, and other exterior features (SOI Standards 3, 6).

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

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

3.2.7. Doors and Door Openings

Maintenance

(a) Preserve and maintain historic doors, screen doors, door frames, and hardware unless deteriorated beyond repair (SOI Standards 2, 5, 6).

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

(b) Retain and repair door glazing in its historic configuration unless deteriorated beyond repair (SOI Standards 5, 6).

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

(c) Clean and treat historic doors, door frames, and hardware using accepted preservation methods (see *Appendix G*, SOI Standards 5, 7).

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

Alterations

(d) Do not enlarge historic door openings or create new door openings (SOI Standards 2, 3).

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

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

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

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

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

(g) If historic door hardware is deteriorated beyond repair or missing, choose replacements that match the overall style and time period of construction, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standards 3, 6).

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

(h) If historic door hardware is missing or deteriorated beyond repair, replace with salvaged period-appropriate hardware if feasible (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(i) A new screen door may be added at the main entrance, provided that it generally suits the style and time period of the building, and that it does not damage or obscure historic character-defining features (SOI Standard 9; see fig. 3-27).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

3.2.8 WINDOWS

Maintenance

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

High Priority	Medium Priority	Low Priority

Required for all windows	Required if visible from the public ROW	Recommended
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Alterations

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

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

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

High Priority	Medium Priority	Low Priority
recommended	Recommended	Recommended

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

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

3.2.12 Landscape and Site Features

Alterations

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

High Priority	Medium Priority	Low Priority
Required	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Service Areas and Parking

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

Staff Recommendation/Findings:

Rehabilitation of the house has begun by removing the non-original asbestos siding which has uncovered some original features. Some requested items will need further documentation to ensure the proposed changes are period appropriate and historically accurate. Overall staff commends the new owner for taking on the rehabilitation. Items that are repair/maintenance and rehab based on photographic or physical evidence can be approved by staff administratively with more documentation and include the following:

A, B, H, I, J based on relevant sections of the Design Guidelines/Standards for Porches, Roofs, Landscaping, Walls, Windows, and Doors.

Items that need Historic Review Board approval.

C. If there is any type of evidence that the house previously had gingerbread the request can be considered, otherwise this request is not in keeping with section 3.2.5.(b)

D. The property has Central Business District zoning which allows and encourages a variety of commercial uses. CBD zoning allows buildings to be built on the lot line. The 400 block of E Main Street was historically a residential block that has been used for commercial businesses for decades. The lots are deep and narrow. This lot in particular has very limited access to the majority of the lot behind the house. While the request to move the house to the east would alter the original development pattern, the request makes the property more usable. On this block the most important setback is the front

yard setback. There is no request to change this. The pier and beam house can likely take place without causing much harm. The Basse block rear addition currently leaks. The applicant is proposing to either dismantle and rebuild the addition with the house move, or keep it I situ and address water infiltration issues.

E. The existing rear addition is an enclosed porch. Staff recommends the removal

F. More information is needed on the design including roofline.

G.If it is decided that infilling the basement is the best approach, staff recommends the window be retained but covered from the inside.

K. More information is needed on the condition of the Basse block tank house

L. More information is needed on the barn. If it is not of historic age staff recommends dismantling to allow for re-use of materials.

Fredericksburg Historic Review Board
Application Information

Application Number: 22-110_B
Date: December 13, 2022
Address: 413 E Main
Zoning: CBD
Owner: Becki Hudson
Applicant: Nicki Heiner – Design Hill Interiors
Rating: Medium
Proposal: new STR units behind main house

Request:

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

A. Construction of two 2-story STR buildings with 3 units each and one 1-story STR dogtrot building with 2 units.

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.4.2.2 New Commercial Construction

Height and Massing

(g) Appropriate heights for new infill construction depend on the surrounding context: for the front 15 feet of the building, the height must be within 5 feet of the average height of contributing buildings on block; after a setback of 15 feet; the building's height can rise to a maximum of 28 feet; after a setback of 30 feet, the building can rise to a maximum of 30 feet (if allowed by zoning).

(h) New construction must have floor-to-floor heights similar to those of contributing buildings on the block.

Design

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

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

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

(l) Avoid using a historical style not found among the contributing primary buildings in the district.

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

(n) Exterior walls, roof features, and window and door openings must authentically communicate the structural system of the new construction. Application of false structural elements is prohibited. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system.

(o) Revealing structural elements—like true load-bearing posts and beams—is encouraged.

Materials

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

(r) Modern materials, such as steel and glass, are appropriate for new commercial buildings, provided that the overall design balances compatibility with differentiation.

(s) On Main Street, new primary commercial buildings should be masonry, concrete-frame, or steel-frame; wood-frame construction is not appropriate for primary commercial buildings. (See map in Appendix C.)

Staff Findings/Recommendation:

The new construction is placed to the rear of the property and is only 4' taller than the historic house at the front of the property. The project is broken into 3 pieces to reduce the massing. The materials and design are a blend of contemporary and historic. Staff recommends approval.



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address Date Submitted
Owner name: Phone #
Owner Address:
Authorized Applicant: Phone #

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

Applicant E-mail:

Desired Start Date:

Desired Completion Date:

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

Restoration of an existing 1910 house structure located in the Golden District, foundation repair, new roof, relocation of utilities, infilling existing basement, rebuilding of house porches, moving of house structure 3' East to allow for a usable wider driveway, new paved driveway and parking lot behind house structure. (8) STR new units to be built in the back of the property lot with parking in a German Heritage style architecture.

Additional information for the project to be found in the attached pdf.

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

Staff to complete

Application #

Year Built:

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning:

Historic Review Board Meeting Date

Application Fee \$10 COA#

Survey Rating:

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature

Certificates of Appropriateness ⁵⁵ MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.

Sticks & Stones Fbg

Retail & Short Term Rentals



413 E. Main
Proposed Renovations

Project Outline

House Restoration of ca. 1910 Victorian Cottage

- Maintain dual porch style entrances
- Restoration of Exterior
 - Relocate existing electrical panels to opposite side of house
 - Provide new heating and AC unit
 - New metal roof
 - Remove existing antenna (not original)
 - Removal of front fence and metal arch
(not original, was installed approx. 2015)



Project Outline

House Restoration of ca. 1910 Victorian Cottage

- Restoration of Exterior Cont.
 - Maintain and repair existing windows and doors
 - Reinstall existing front door with transom to the original location
 - Rebuild existing porches (sagging roof and deteriorating concrete)
 - Replace rotten posts and railing with new wood decorative posts and railings
 - Replace existing porch trim with gingerbread trim
 - New paint
 - New exterior light fixtures



Porch Light Fixture (1 light per porch)
Ceiling mounted
13" diameter



Gingerbread Trim



Photo taken in 1990

58

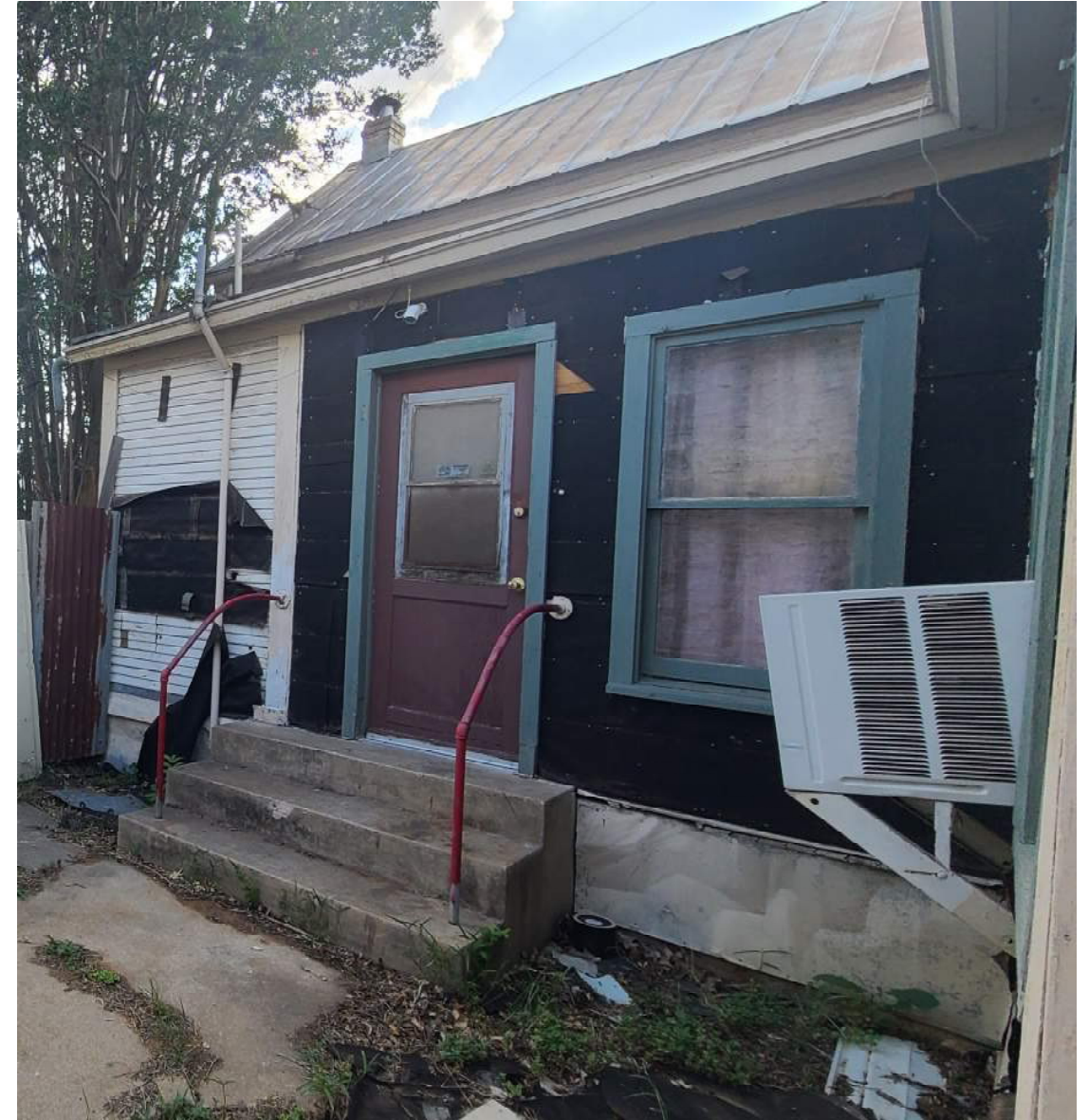
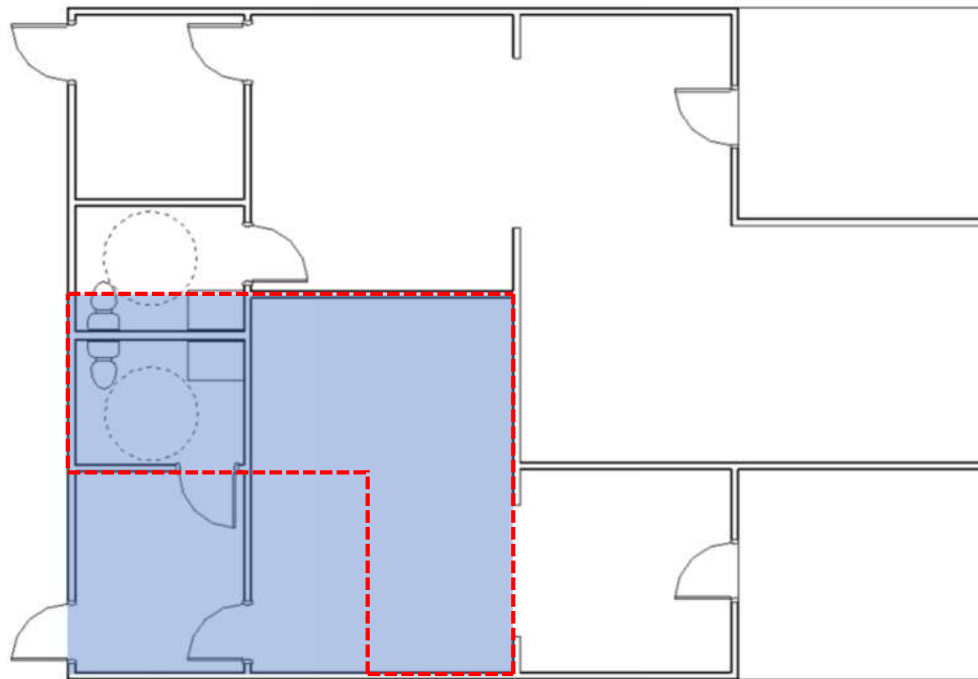


Photo taken in 2022

Project Outline

Rebuilding of Enclosed back porch

- Restoration of Exterior Cont.
 - Remove and rebuild enclosed porch addition on the back of the house (currently sagging and separating from house)
 - New enclosed porch will square off this portion of the house
 - Materials for new enclosed porch to be wood slat siding to align and match existing



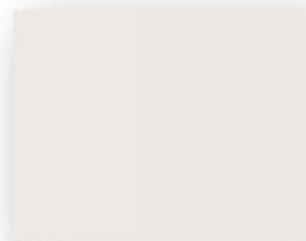
Project Outline

House Restoration of ca. 1910 Victorian Cottage

- Restoration of Interior
 - Repair rotten floor supports and boards
 - Remove linoleum sheet tiles and replace with wood-look flooring
 - Reuse original full height bead board found behind existing gypsum wall board
 - New paint
 - Replace existing ceiling Maintain retail use of building



Ceiling Fans with Lights Style
Ceiling mounted



Walls and Trim
Sherwin Williams
Snowbound #SW7004



Rigid Core Plank Flooring
Armstrong Flooring

66



Project Outline

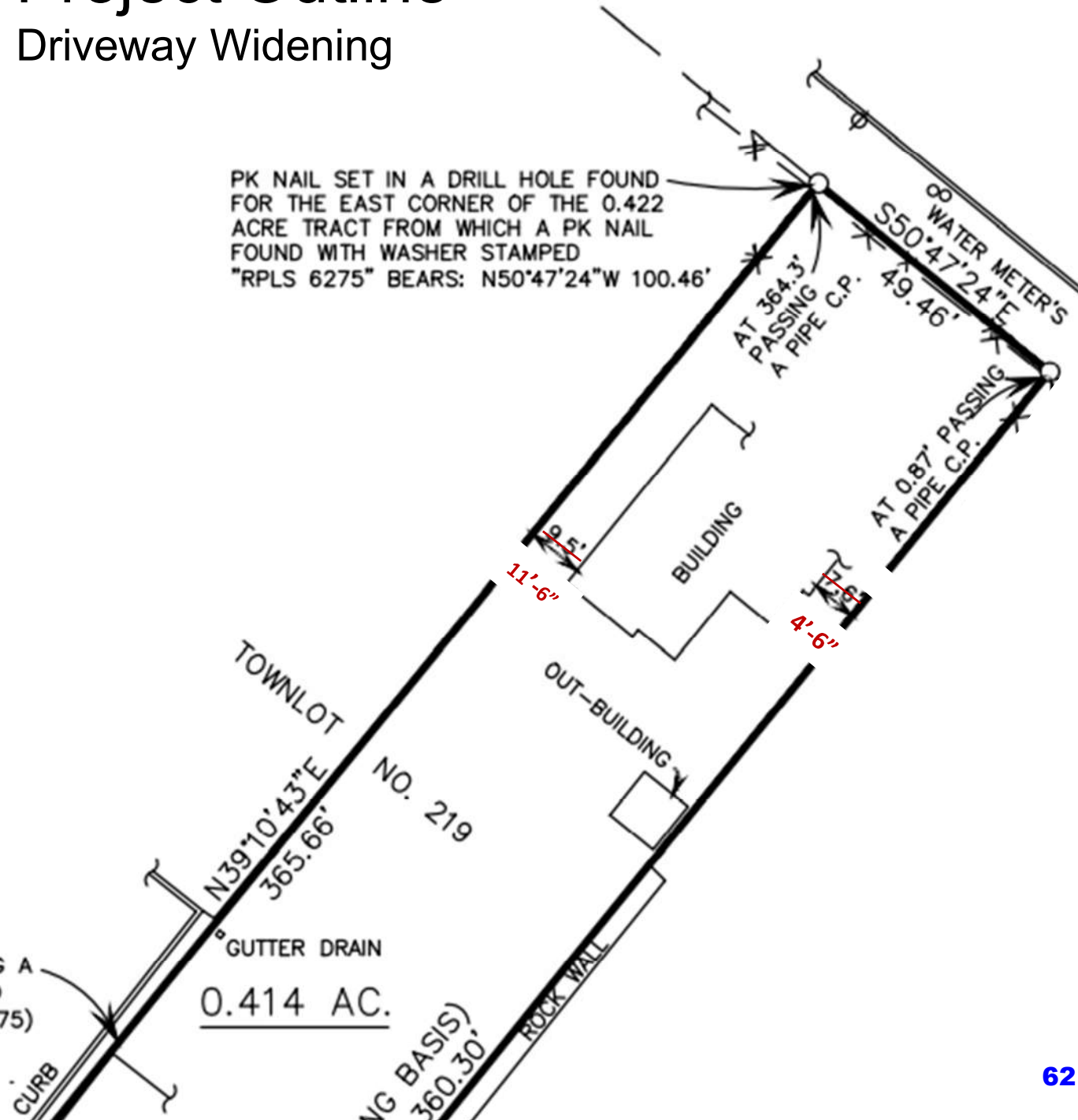
Driveway Widening

- Relocate electrical panels from driveway to opposite side of the building.
 - Life safety
 - Clearance for vehicles
- Move house 3' East to widen driveway
 - Allows for a safe and usable drive



Project Outline

Driveway Widening



- Existing drive ranges from 8'-5" wide to 9'- wide
 - New driveway width would be approx. 11'-6"
 - Curbs will be installed to protect the house structure and adjacent property electrical panels, gas meter and propane located in the drive

Project Outline

Basement

- Existing basement currently has flooding issues due to adjacent properties being built-up and raised
 - Existing basement was originally a root cellar and has only been used to store paints and cleaners.
 - Current state of the basement is flooding and mud buildup.
- Basement to be infilled to prevent additional flooding issues using fill dirt
- Basement windows to be repaired and sealed shut to prevent further flooding.



Project Finishes

Proposed Finishes



Field Paint
Sherwin Williams
Twilight Gray #SW0054



Metal Roof
Standing seam metal roof



Gingerbread Trim, Railing, Posts Paint
Sherwin Williams
Snowbound #SW7004



Window, Shutter Paint, Porch Ceiling, Scallop Siding
Sherwin Williams
Autumn Orchid #9157



Wood Door Stain
Sherwin Williams

Project Outline

Photos of neighboring properties behind the house



Blacksmith Quarters – 415 E. Main

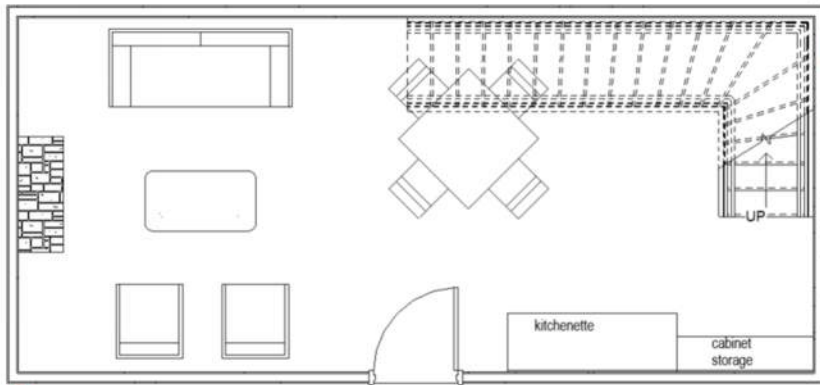


Buddy Love – 411 E. Main

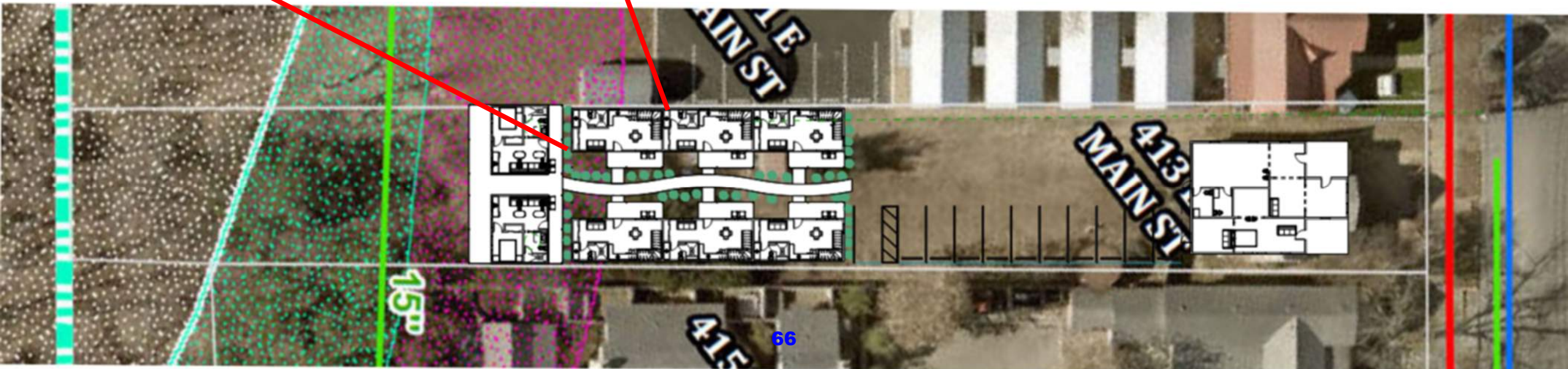


Project Outline

Short Term Rental Units

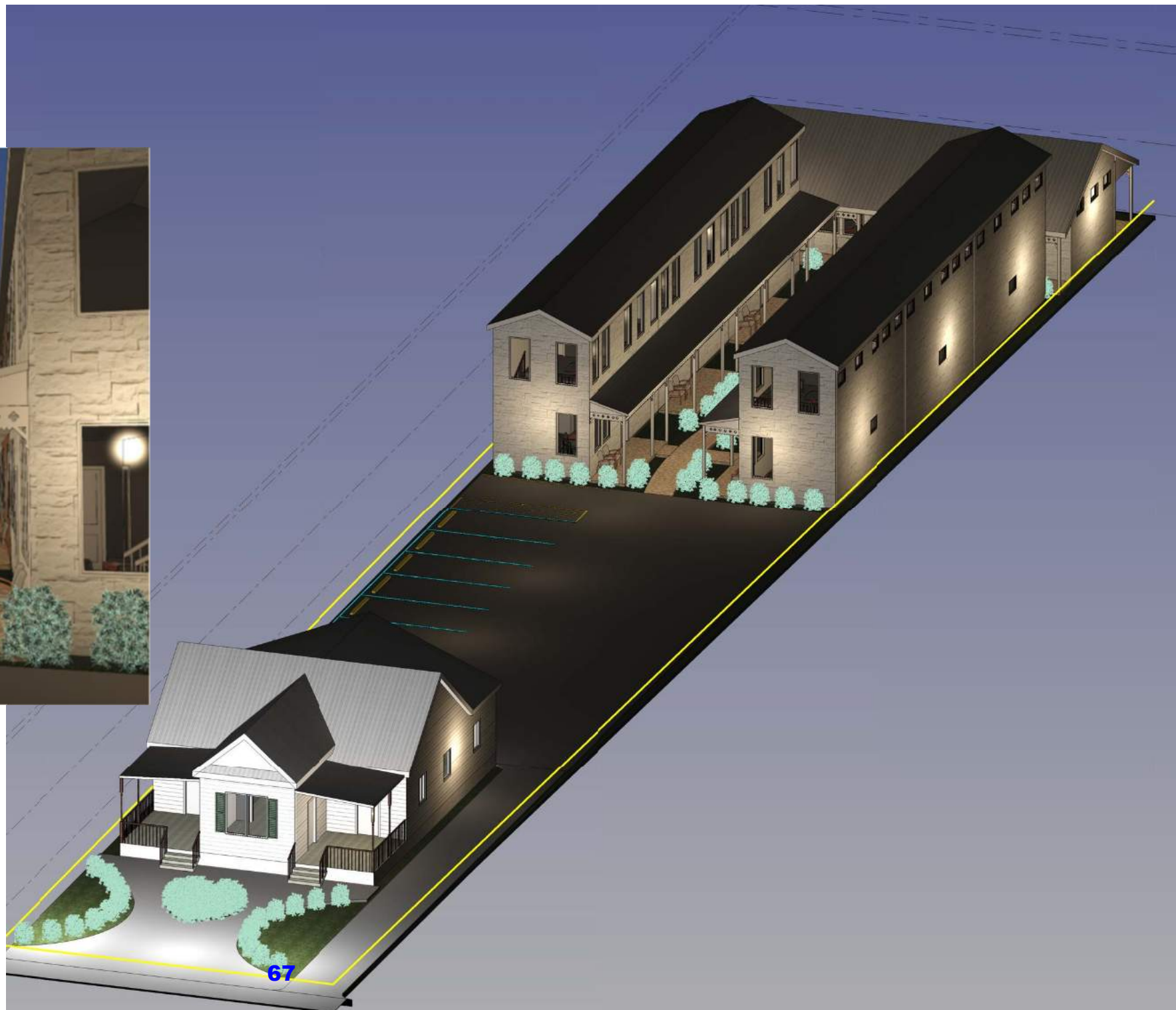


- The area in the back of the property to be developed into Short Term Rental units
 - Includes parking for both retail tenants and STR guests
 - A shared walking path with landscaping to beautify the area
 - STRs to be in German Heritage style



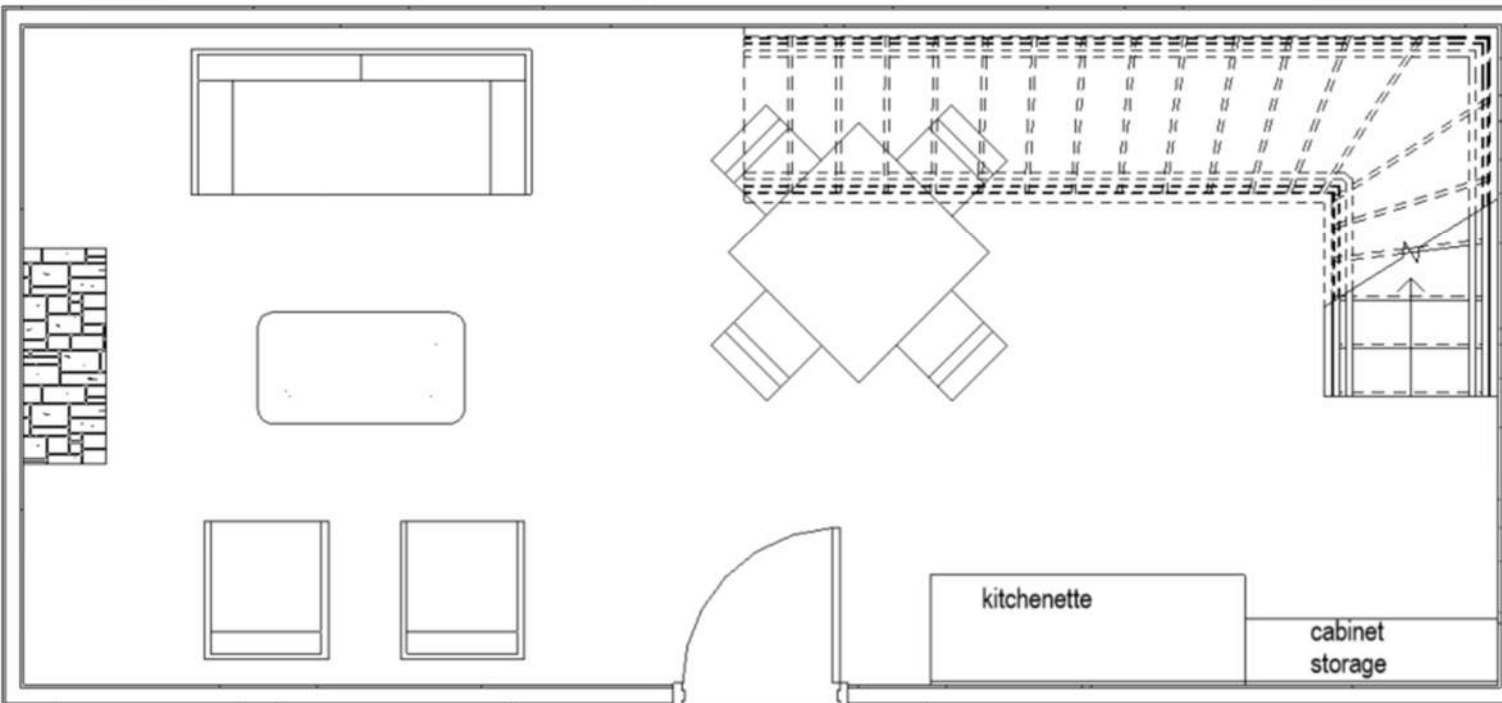
Project Outline

Short Term Rental Units



Project Outline

Short Term Rental 2 Story Units

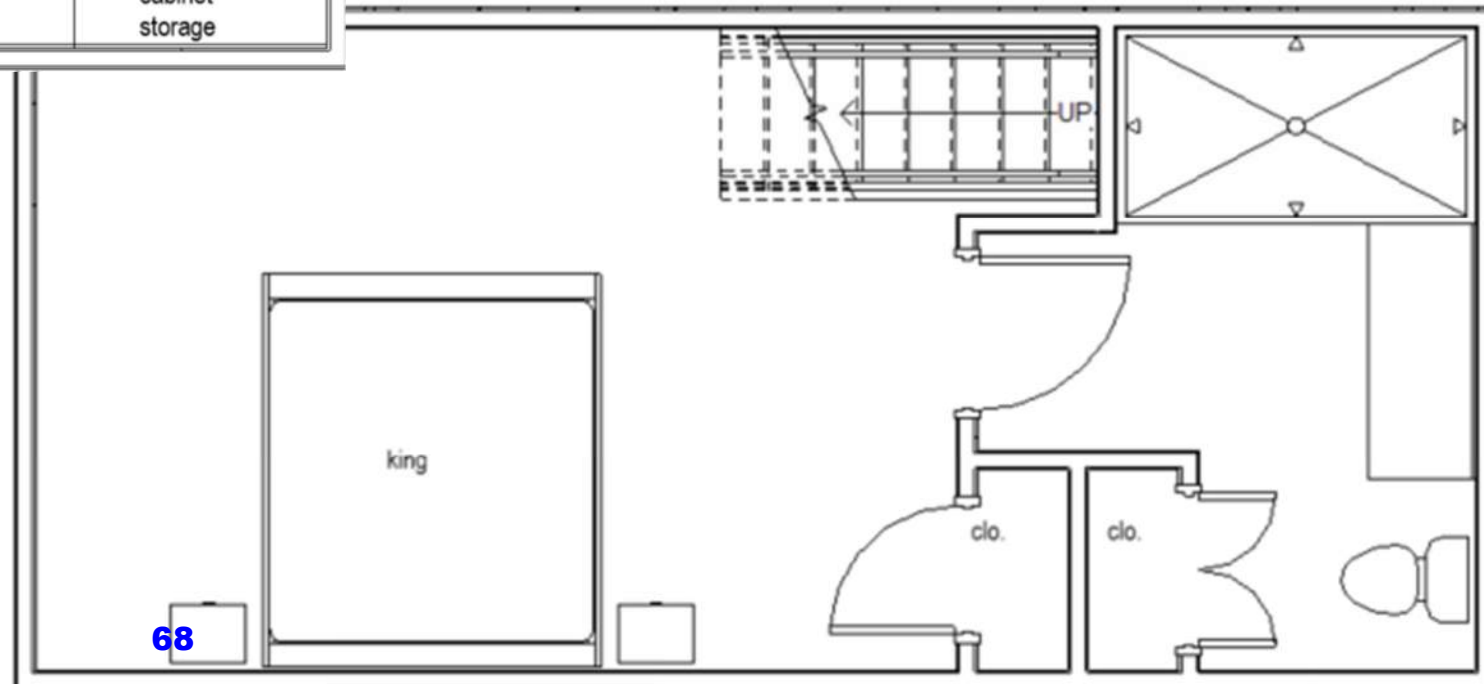


First Floor

- Open living room
- Kitchenette
- Faux fireplace

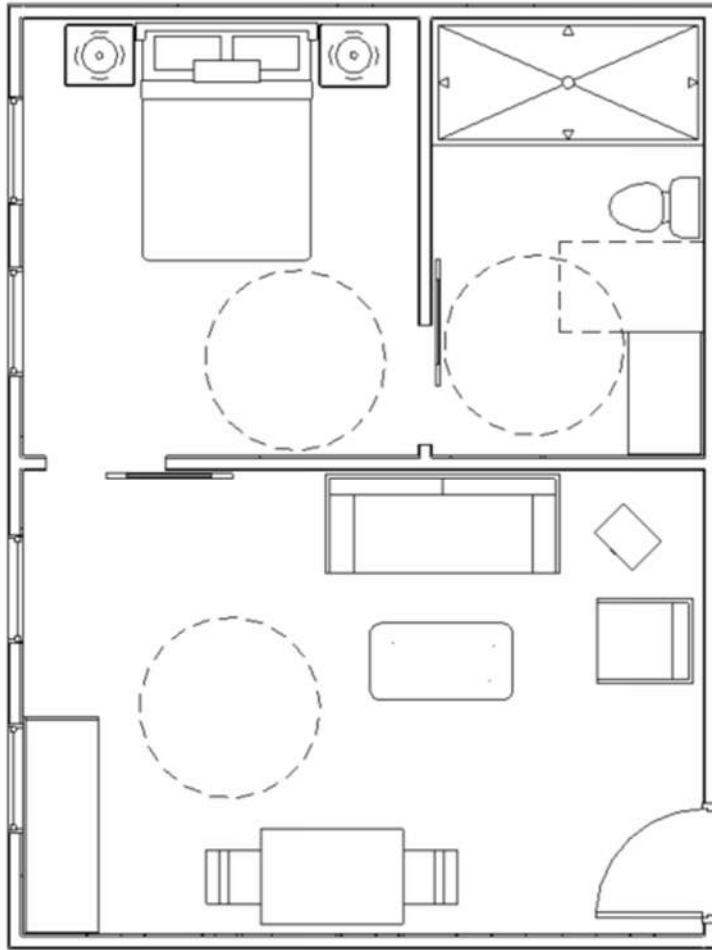
Second Floor

- King size bed
- Closet
- Bathroom with shower and large vanity
- Vaulted ceiling



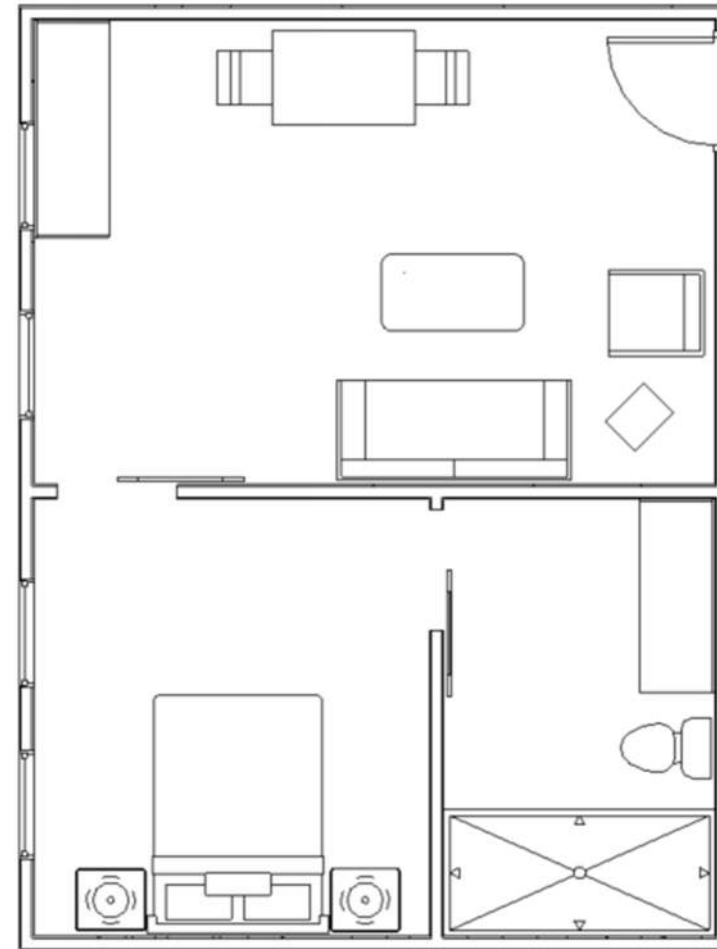
Project Outline

Short Term Rental Single Story Units



ADA Unit

- Open living room
- Kitchenette
- Queen sized bed
- Accessible bathroom



Standard Unit

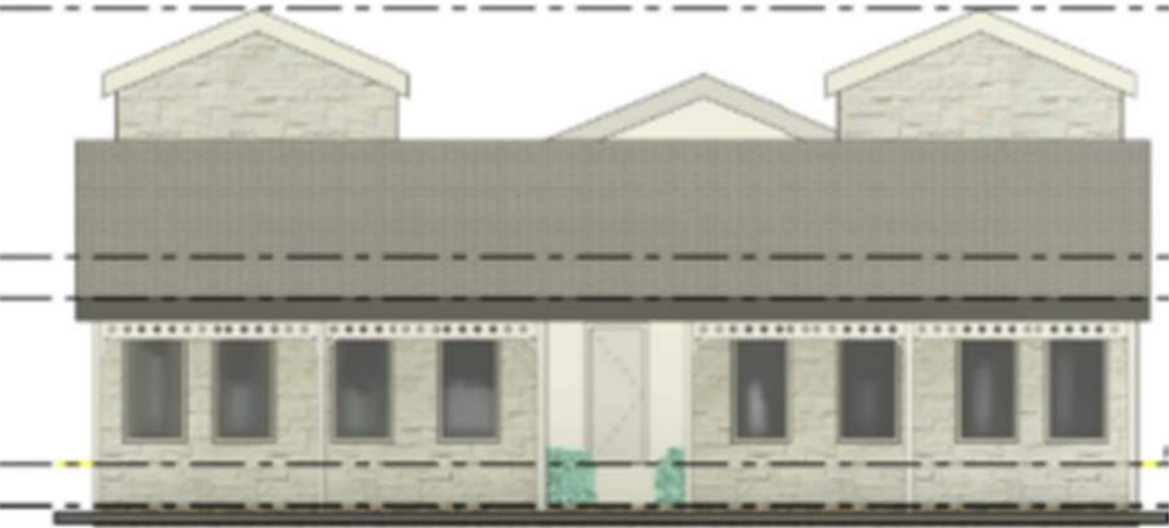
- Open living room
- Kitchenette
- King sized bed

Project Outline

Short Term Rental Units – Exterior Finishes



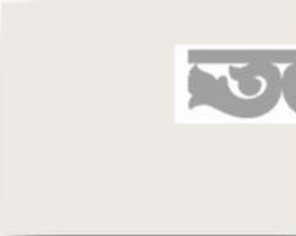
Standard Units



Limestone
White Regular Chopped



Siding
Sherwin Williams
Rockwood Jade #SW2812



Gingerbread Trim, Railing, Posts Paint
Sherwin Williams
Snowbound #SW7004



Wood Door Stain
Sherwin Williams



Porch Light Fixture Style
Carriage Style Wall Mntd

Project Outline

Height of Buildings Existing vs New



View from Main Street



View of STR from Parking Lot



View from Barons Creek

Project Outline

Rendered View from Main Street

