CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD

TUESDAY, DECEMBER 14, 2021

5:30 PM

LAW ENFORCEMENT CENTER AT 1601 E MAIN ST

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 by:

   1. Must be received by 2:00 pm on December 14, 2021

   2. Complete the Citizen Comment Form online at WWW.FBGTX.ORG or

   3. Email your comments to AHUDSON@FBGTX.ORG

   Verbal Comments:

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

5. HISTORIC PRESERVATION OFFICER'S REPORT
6. APPROVAL OF MEETING MINUTES

   November 9, 2021, HRB meeting minutes

   Documents:

NOVEMBER 2021 HRB MINUTES_.PDF

7. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

7.I. 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.

7.I.i. Application #31-133 212 W Centre - Luke Barnett
remove damaged garage and other non-historic carport

Documents:

A_212 W CENTRE PACKET.PDF

7.I.ii. Application #21-140 608 N Llano Marvin Zgabay
porch modifications

Documents:

B_608 N LLANO PACKET.PDF

7.I.iii. Application #21-146 108 S Lincoln
addition of trellis, ordering window and exterior bar top

Documents:

C_108 S LINCOLN.PDF

7.I.iv. Application #21-149 105 W Travis City Of Fredericksburg
addition of splashpad to Town Pool

Documents:

D_105 W TRAVIS PACKET_SPLASHPAD.PDF

7.I.v. Application #21-150 105 W Travis City Of Federicksburg
conversion of City Annex to community space and public restroom

Documents:

E_115 N CROCKETT_MEETING SPACE PACKET.PDF

7.I.vi. Application #21-137 112 E Austin Brandon Weinheimer Of SKT Architects
relocation of tank house

Documents:

F_112 E AUSTIN PACKET.PDF

7.I.vii. Application #21-142 114 W Austin Bethany Lutheran Church
window replacement

Documents:

G_114 W AUSTIN PACKET.PDF

8. CERTIFICATES OF APPROPRIATENESS APPLICATIONS: INDIVIDUAL CONSIDERATION

8.I. Application #21-144 302 N Bowie Anderson Outdoor
new 8ft rear fence, new front yard fence

Documents:

H_302 N BOWIE PACKET.PDF

8.II. Application #21-141 403 W Austin John Zook
construction of 2 new Short Term Rentals

Documents:

I_403 W AUSTIN PACKET.PDF

8.III. Application #21-152 505 N Pecan Shayna Thompson
construction of new residence on empty lot

Documents:

J_505 N PECAN PACKET.PDF

8.IV. Application #21-145 209 N Bowie Todd Stephens
addition to existing barn, construction of new 3- bay garage

Documents:

K_209 N BOWIE PACKET.PDF

8.V. Application #21-139 109 N Milam Katherine & Marcus Reading
demolition of outbuilding

Documents:

L_109 N MILAM DEMO PACKET.PDF

8.VI. Application #21-131 109 N Milam Katherine & Marcus Reading
replace porch columns, replace doors, add side porch

Documents:

M_109 N PACKET_REHAB.PDF

8.VII. Application #21-143_A 413 W Creek Randy Stehling Of SKT Architects
window replacement, siding replacement, porch repairs, additions to rear of house, addition of new fenestration

Documents:

N_413 W CREEK REHAB_PACKET.PDF

8.VIII. Application # 21-143_B 413 W Creek Randy Stehling Of SKT Architects
New construction of guesthouse over garage, new pool house, removal of site features, new masonry wall

Documents:

O_NEW CONSTRUCTION 413 W CREEK PACKET.PDF

8.IX. Application #21-143_C 413 W Creek Randy Stehling Of SKT Architects
changes to existing Accessory Dwelling Unit

Documents:

P_COTTAGE REHAB_413 W CREEK PACKET.PDF

8.X. Application # 21-148 300 W Main St City Of Fredericksburg
re-rating of building from "low" to "medium" or "high"

Documents:

Q_300 W MAIN PACKET .PDF

9. OTHER DISCUSSION ITEMS
Priorities for 2022

10. ADJOURN

December 14, 2021

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
November 09, 2021
5:30 PM

On this the 9th day of November 2021, the Historic Review Board convened in regular session at the Law Enforcement Center at 1601 E. Main St. with the following members present to constitute a quorum:

PRESENT:	SHARON JOSEPH MIKE PENICK LARRY JACKSON MICHAEL MCCREA JESSICA MITTEL BARRY KAISER RICHARD LAUGHLIN DAVID BULLION
ABSENT	JOE SALINAS, JR
ALSO PRESENT:	ANNA HUDSON – Historic Preservation Officer DANIEL JONES – City Attorney SHELBY COLLIER – Associate Planner

Sharon Joseph called the meeting to order at 5:31 PM.

PUBLIC COMMENTS

MINUTES

The October 12, 2021 Minutes stand as presented.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, stated the Texas Tech University – College of Architecture Studio Class final presentations will be held at HCUC on November 18th

CONSENT AGENDA

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

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

INDIVIDUAL CONSIDERATION

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

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

Staff recommendation:

1 & 2. The design of the proposed new structures meets the design standards for materials, differentiation/compatibility of style and form with a front porch and traditional design features as cited above.

The parking is appropriately placed at the back of the lot and the design retains many large trees. The updated site plan/lot coverage is more in keeping with the traditional building pattern on the block.

Staff recommends approval of the 4 structures as they retain sufficient open space and allow enough room between structures. This recommendation is in keeping with Fredericksburg Historic District Design Guidelines/Standards (see page 3-52 for visuals regarding site development patterns/open space).

Michael McCrea made a motion to Approve Application 21-116 per sections 3.4.1 and 3.4.2.1. Jessica Mittel seconded the motion. David Bullion voted in opposition and all others voted in favor and the motion carried.

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

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to rehab existing original wood windows and wood siding, replace non-original metal porch columns with fiberglass columns to match original wood round columns (based on design found at "sister" house at 616 S. Washington) and add 42'tall painted wood guardrail along porch edge to meeting building code given height of porch off the ground, replace existing, non-historic tile on front porch with new tile, add new rear concrete porch with columns and roof to be similar to front (not visible from street)

The Applicant would also like to replace rear gable dormer with a window and replace with larger dormer with a door to provide access to the upstairs unit and build new exterior staircase, add two new wood windows on the first floor to match originals, remove shed dormer with metal windows and replace with a new dormer more in keeping with the original including replacement window. Replace all previously replaced 2nd floor windows with new fiberglass windows to match historic window design, replace non-historic, aluminum windows on the enclosed sun porch with new fiberglass casement windows.

Staff recommendation:

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

rehab of 614 S. Washington.

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

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

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

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

E. The new porch in the rear will not be visible and is required to give access to the rear unit which will be the ADA unit. Staff recommends approval (3.2.5.h)

F. The dormer in question is not visible given its location and an exterior stair is the only way to access the unit (previous owner removed interior stairs). Staff recommends approval of the change (as an exception to 3.2.8.d).

G. The proposed new windows will not be visible from the ROW and will have the appearance of the historic. Staff recommends approval as an exception (3.2.8.d)

H. The front gable was enlarged, and an inappropriate steel window installed. Staff recommends approval of the change to a more appropriately sized gable and window that will have the same design as the original. (3.2.8.j,k)

I. None of the 2nd floor windows are original, staff recommends approval of the proposed replacements which hare more in keeping with the original style. (3.2.8.j,k)

J. The sun porch was originally open. The current aluminum windows are not historic and can be replaced with new windows that provide more clear glass. (3.2.8.k)

K. The two doors in question appear to be original and are some of the few original features remaining. Staff has reached out the State Historic Preservation Office for guidance on TAS exceptions and compliance. If the doors must be replaced staff recommends of the proposal that replicates the design and materials. If the it is determined that an exception can be made the TAS requirements staff recommends the doors remain since the ADA unit is in the rear of the building. (per AD Compliance found in 3.2.7)

L. Staff recommends approval of the retention of as many as possible of the original metal roof shingles and the plan to locate them in the front and the installation of new shingles in the rear. (3.2.3 f)
M. While front yard fences are generally not recommended, the location of the house on a busy state road may be considered a noxious use. (3.2.12 b, c)

O. The lot in question is large. The property previously had a horseshoe drive in the front, but the southern entrance has been closed. Since the site previously had parking in the front staff could support the four spots closer to the street but not the spot between the large tree and the house. The parking area must be screened with landscaping. (3.4.1 I, j, k)

Michael McCrea made a motion to Approve Application 21-110 per staff recommendation excluding item K and allowing 90 days to obtain an answer regarding item K and requiring a veneer concrete

finish for the front porch. David Bullion seconded the motion. All voted in favor and the motion carried.

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

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to demolish garage.

Staff recommendation:

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

Daniel Jones, City Attorney, stated the Board could approve a lesser action such as relocation.

Richard Laughlin made a motion to Approve Application 21-129 for relocation of garage building, final location to be approved by staff. David Bullion seconded the motion. All voted in favor and the motion carried.

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

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to replace solid wood front door with wood door with upper lights, remove porch railing, replace porch turned columns with 6'x6' rough hewn unpainted wood posts and replace non-historic shutters with rough hewn unpainted wood shutters.

Staff recommendation:

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

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

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

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

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

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

Case Comments:
The requested changes have already been completed.

Jessica Mittel made a motion to Approve Application 21-30 in keeping with the Fredericksburg Design Guidelines for the removal of shutters, unwrap columns, replace front door, remove porch railing and paint columns same color as the front door. David Bullion seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEMS

Midcentury Properties- Jack Stehling, AIA - local projects

Anna Hudson discussed researching Jack Stehling, local architect, specifically several local properties that were designed by him. The board showed interest in protecting some of his works but acknolwedged it would take staff time to do sufficient research. Richard Laughlin asked that the Community Savings & Loan building at 300 W Main be put on the next agenda for a re-rating.

ADJOURN

With nothing further to come before the Board, Richard Laughlin moved to adjourn. Larry Jackson seconded the motion All voted in favor and the meeting was adjourned at 6:46 p.m.

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

_____ _____

SHELBY COLLIER, ASSOCIATE PLANNER SHARON JOSEPH, CHAIRMAN

Historic Review Board

Application Information

Application Number:	21-133
Date:	December 14, 2021
Address:	**212 W Centre**
Zoning:	R1
Owner:	Luke Barnett
Applicant:	Luke Barnett
Rating:	Medium
Proposal:	re-rate outbuildings to allow for demolition, repaint

Request;

The applicant is requesting a Certificate of Appropriateness to:

1. Re-rate damaged garage to allow for demolition
2. Demolish non-historic carport
3. Repaint with period appropriate colors

Relevant Sections of Fredericksburg Historic Preservation Ordinance:

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

FBG Historic Preservation Ordinance Sec. 23-63. - Demolition/removal.

(b) In addition to the criteria specified in section 23-62, the Board shall use the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district:

(2) The demolition, removal or relocation of a Resource with a rating of "low," or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose.

(d) As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building, or that the requirements of section 23-64, economic hardship, below are met.

Staff findings/recommendation

1. The house was given a medium rating in the 2018 survey due to alterations. The garage is not structurally sound and has fire damage. Staff recommends approval based on Chapter 23-63 Section (d) cited above.
2. The carport is not of historic age and does not contribute the historic district. Staff recommends approval of demolition.
3. The pastel color chosen are common for the time period. Staff recommends approval as submitted.

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 212 W Centre St **Date Submitted** _____

Owner name: Luke Barnett **Phone #** 831-241-1270

Owner Address: 227 Green Meadows Blvd

Authorized Applicant: Luke Barnett **Phone #** 831-241-1270

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

Applicant E-mail: lbarnett78@gmail.com

Desired Start Date: 12-10-2021

Desired Completion Date: 1-31-2022

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

Paint main house -Peach Blossom, Trim-Gargoyle, Door/porch post & railing- Wrought Iron.
Remove Carport and detached garage. Extend drive through property to alley-Concrete tire strips with granite between concrete.

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

Staff to complete

Application # 21-133

Year Built: _____

Eligible for Administrative Approval ___Yes x No

Zoning: _____

Historic Review Board Meeting Date December 14, 2021

Application Fee $10 COA#

Survey Rating: High Medium

HRB Fee $40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature_____

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

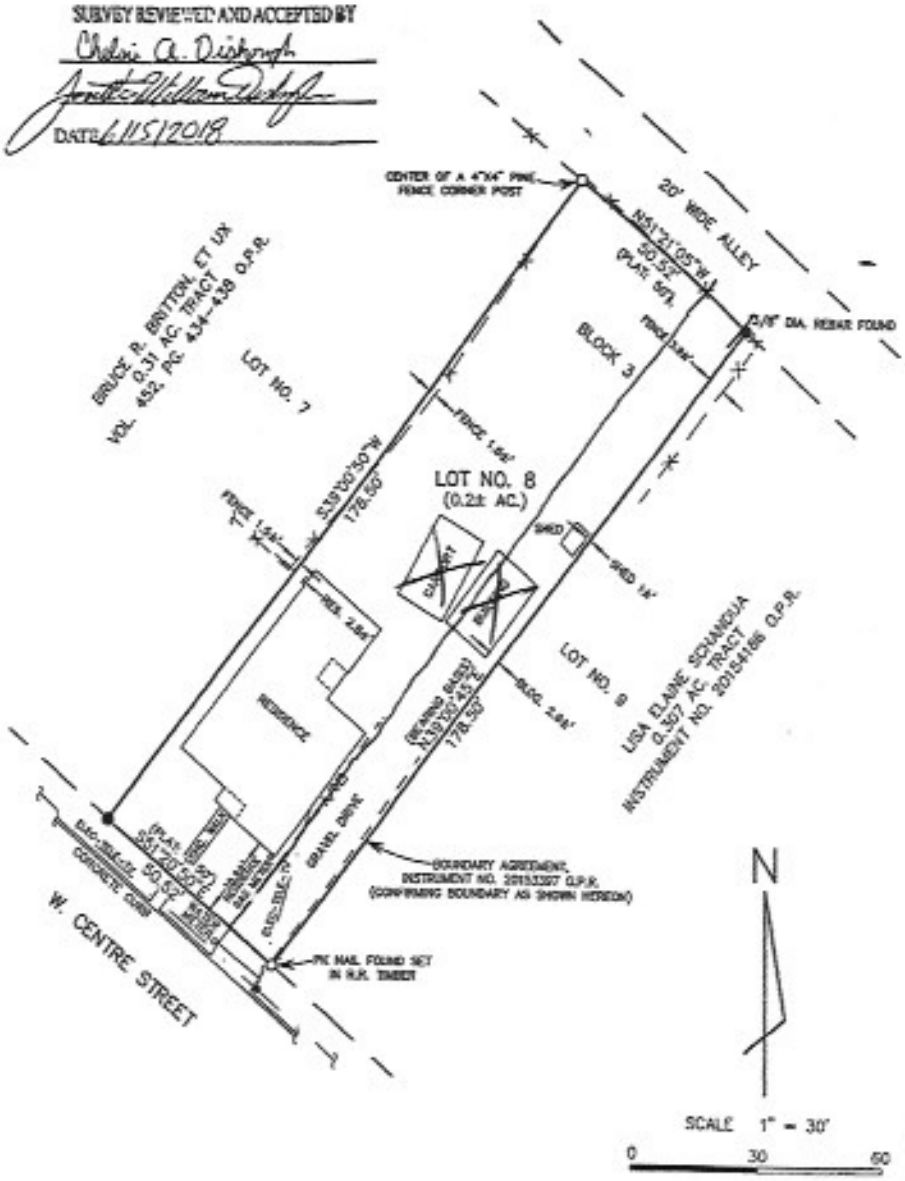
MAP SHOWING
LOT NO. 8, BLOCK 3, BASSE ADDITION,
SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS,
PLAT FOUND OF RECORD IN VOLUME 20, PAGES 46–48 OF THE
DEED RECORDS OF GILLESPIE COUNTY, TEXAS,
PREPARED AT THE REQUEST OF
GEORGE MEINE.

SURVEY REVIEWED AND ACCEPTED BY

Chelsie A. Dickenson

Jonathan William Dickey

DATE 6/15/2018



LEGEND

- ● 1/2" DIA. REBAR FOUND (EXCEPT AS NOTED)
- O AS NOTED
- • UTILITY POLE
- X FENCE

I HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ACROSS THE BOUNDARY LINES OF THIS TRACT OF LAND OR INTO ANY OF THOSE DEFINED EASEMENTS OR BUILDING SETBACKS AS LISTED IN HILL COUNTRY TITLES, INC., COMMITMENT FOR TITLE INSURANCE G.F. NO. 218–526, ISSUED MAY 24, 2018, AND AS PROVIDED TO ME BY HILL COUNTRY TITLES, INC., VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.

BONN SURVEYING
503 LONGHORN ST.
FREDERICKSBURG, TX 78624
PHONE: 830–997–3884
FAX: 830–997–0972
EMAIL: bonnsurveying@verizon.net
FIRM REG. NO. 10055800

STATE OF TEXAS REGISTERED CAREY BONN 4447 PROFESSIONAL LAND SURVEYOR

FIELD MEASUREMENTS COMPLETED MAY 24, 2018

Carey Bonn

CAREY BONN
REG. PROF. LAND SURVEYOR NO. 4447

☑ ☐ ☐ ☑ **K. Porches, Balconies, Decks, and Carports**

Garage behind home appears to be leaning toward the home from front/rear views. Whole structure appears unsafe due to large amount of rotting to exterior, interior, and roof. Recommend a professional contractor assess

☑ Rotting evident: Various exterior, interior, and roof areas
☑ Fire damage noted to interior SE corner

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Note: Structural load capabilities were not inspected

☐ ☐ ☑ ☐ **L. Other**

City of Fredericksburg, Texas | Historic Resources Survey

Surveyed by Cox|McLain Environmental Consulting, Inc. 2018

SURVEY ID# 2

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 212 W CENTRE ST

LAT/LON 30.282143 -98.8689

ALTERNATE ADDRESS N/A

PARCEL # 222

LEGAL DESCRIPTION BASSE BLK 3 LOT 8

OWNER NAME MEINE, GEORGE C

2017 GCAD VALUATION $161,9

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

According to aerial review, this building was constructed between 1938 and 1948. Sanborn coverage is not available for the parce

PHYSICAL DESCRIPTION

YR. BUILT c.1940 **YR. SOURCE** Estimate

TYPE Building **FORM** L-plan

PRIMARY STYLE Minimal Traditional **CURRENT FUNCTION** Domestic: Single dwelling

SECONDARY STYLE No secondary style **HISTORIC FUNCTION** Domestic: Single dwelling

PHYSICAL DESCRIPTION, CONT.

212 W CENTRE ST SURVEY ID#

VISIBLE ANCILLARY RESOURCES	1. garage hist.-age ('68 or earlier)	2. shed not hist.-age ('69 or later)	3. carport not hist.-age ('69 or later)

ALTERATIONS

Roof replaced w/ incomp. materials
Wall cladding replaced - some
Historic-age addition to rear/side elevation
Windows replaced – all

GENERAL NOTES

SOURCES USGS aerials

ADDITIONAL/HISTORICAL PHOTOS

212 W CENTRE ST SURVEY ID#

75-70

Gargoyle
Gárgola
Gargouille

75-60

1546

2175-50

Peach Blossom

Fredericksburg Historic Review Board

Application Information

Application Number:	21-140
Date:	December 14, 2021
Address:	**608 N Llano**
Zoning:	C1
Owner:	Marvin Zgabay
Applicant:	Marvin Zgabay
Rating:	High
Proposal:	re-install porch railing, modify porch roof

Request:

The applicant is requesting to:

A. replace integrated gutter porch roof with new roof with slightly more pitch to reduce leaking

B. add porch railing (previously removed)

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.2 Alterations to Historic Properties

3.2.5 Porches & Exterior Stairs

Restoration

(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

Required for all exterior porches

Staff Findings/Recommendation:

The applicant recalls the porch having railings and ghost marks are present. The proposed railing is simple and is appropriate for the time period and style of the house. Staff recommends approval.

Integrated gutters allow for fairly flat porch roofs, however they are very difficult to maintain (especially with tree coverage). The proposed addition of pitch to the roof has been used as a common solution to the problem. Staff recommends approval.

Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address 608 N Llano **Date Submitted** _____

Owner name: Marvin & Marilyn Zambal **Phone #** 830 997 9461

Owner Address: 290 Center Point Rd Fredericksburg Texas

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)

Has a sunk in porch roof with drain on one end stops up when rains and leaks, have repaired several times. Want to put on a sloped roof that will match the above roof as can be seen on pictures on next page. Also put rail around porch as it was when built. Repaint same color. Make repair in back where door is removed and level house.

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

Staff to complete

Application # 21-140 **Year Built:** _____

Eligible for Administrative Approval ___Yes x ___ No **Zoning:** C1

Historic Review Board Meeting Date Dec 14, 2021 **Application Fee $10** COA# 00439

Survey Rating: 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

Sloped Roof over porch in place of Flat to match current roof

Railing Around Porch w/ Hand rails down steps

Paint color will be similar to what it currently is.

608 N LLANO

MARVIN ZGABAY

830 456 3839 cell

830 997 9461

Now Available Here
(630) 997-2250

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID	1167	Address	608 N. Llano
Parcel Number	16492	GCAD Valuation (as of 2017; where available)	$141,000
Year Built	1910	Year Altered	0
Area	Outside Historic District	Historic District	No

Recommendation

Priority	High
Assessment	Example of a distinctive building plan or type that has undergone alterations or deterioration. Resource is a good example of its type.

2002 Photo

Photo Information & Notes

Image Name	1167_1.JPG	Photo References	1167_*.jpg

Notes	historic rear addition

2002 SURVEY DATA (continued)

Property Description

Function	Domestic: Single-Family	No of Stories	1.5
Style	Folk Victorian	Construction	wood-frame
Plan	rectangular side gable	Foundation	PB
Exterior Walls	WS	Roof	G,AB
Porches	shed	Windows	not provided
Outbuildings	not provided	Doors	original
Alterations	not provided		

1983 SURVEY DATA

1983 Survey Site No	369	1983 Survey Ranking	3
1983 Photo References			

Fredericksburg Historic Review Board

Application Information

Application Number:	21-146
Date:	December 14, 2021
Address:	**108 S Lincoln**
Zoning:	CBD
Owner:	Barry Kaiser
Applicant:	Irela Casanova
Rating:	Low
Proposal:	addition of trellis, order window and exterior bar top

Request:

The applicant is requesting a Certificate of Appropirateness to:

A. Use the empty space as a new gelato shop by adding an exterior trellis for costumers to be able to sit outside. Wooden clear-seal trellis with planting to be able to grow up. New tile base with gray stone bench. New steel planters, painted blue. New order window framed by corten steel. New bar-top near the entrance.

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.2 Alterations to Historic Properties

3.2.5 Porches & Exterior Stairs

Alterations

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

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

3.2.6 Exterior Walls

Alterations

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

3.2.7 Doors & Door Openings

Alterations

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

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

3.2.8 Windows & Window Openings

Alterations

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

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

Staff Findings/Recommendation:

The house was given a low rating in the 2002 survey and has been altered since then. The building has converted from a parts store to 3 retail shops. The proposed changes will enhance the entrance to the building by adding outdoor seating. The proposed changes are not impacting historic material. Staff recommends approval as submitted. The design guidelines speak to impacting historic material. All doors and windows are new (previously approved by the HRB).

Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address 108 Lincoln Street 78624 **Date Submitted** 11/23/21

Owner name: Barry Kaiser **Phone #** (830) 998-4221

Owner Address: 503 Main Street Blanco, TX 78606

Authorized Applicant: Irela Casanova **Phone #** (512) 374-0288

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

Applicant E-mail: irela@chiocodesign.com

Desired Start Date: March/2022

Desired Completion Date: July/2022

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

New gelato shop. We are adding an exterior trellis for costumers to be able to sit outside. Wooden clear-seal trellis with planting to be able to grow up. New tile base with gray stone bench. New steel planters, painted blue. New order window framed by corten steel. New bar-top near the entrance.

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

Staff to complete

Application # 21-146

Year Built:

Eligible for Administrative Approval ___Yes _x__ No

Zoning: CBD

Historic Review Board Meeting Date 12/14/21

Application Fee $10 COA#

Survey Rating: High Medium

HRB Fee $40 paid

Staff Comments regarding Administrative Approval:

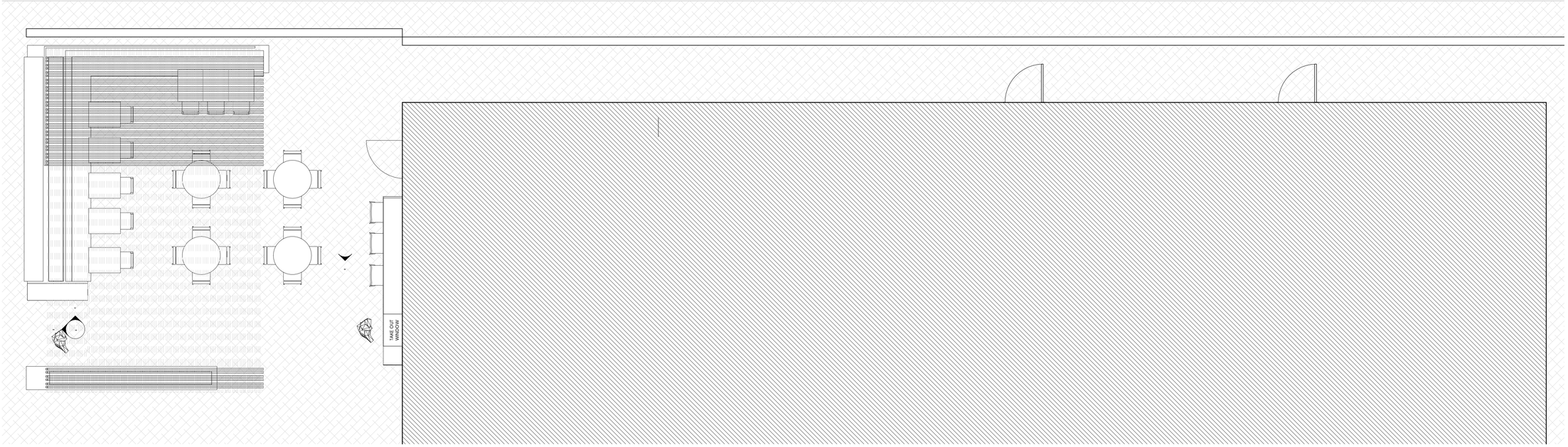
Historic Preservation Officer Signature_____

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

Floor Plan General Notes:

1. Keynotes located on this sheet are for this sheet only.
2. The dimensions on this sheet are to face of stud and/or masonry, or centerline of column/beam, unless otherwise noted.
3. If a specific dimension is not provided, contact Chioco Design for clarification.
4. Provide portable fire extinguishers per local requirements. Coordinate final location with Chioco Design.
5. Install all products per manufacturer's recommendations.
6. Provide fire-rated wood blocking as required.
7. Field-verify all benchmark elevations. TBD
8. Field-verify all dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, notify Chioco Design immediately.

◯ <<< Indicates Sheet Keynote on Plan



1 1st Floor F.F.E.
1/4" = 1'-0"

CHIOCO | design LLC
austin, tx 78702
contact@chiocodesign.com
1306 rosewood avenue
512.374.0288

This document is incomplete and may not be used for regulatory approval, permitting, or construction

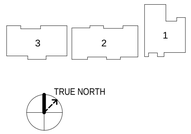
project

Oro Bianco
108 S Lincoln Street
Fredericksburg, TX 78624

drawn by
Author
Checker

● current issue
00/00/19 100% DD

△ revisions



sheet title

Floor Plan

sheet

A1.10

Caution: do not scale drawings. These drawings are the property of Chioco Design and may only be used in conjunction with this project.

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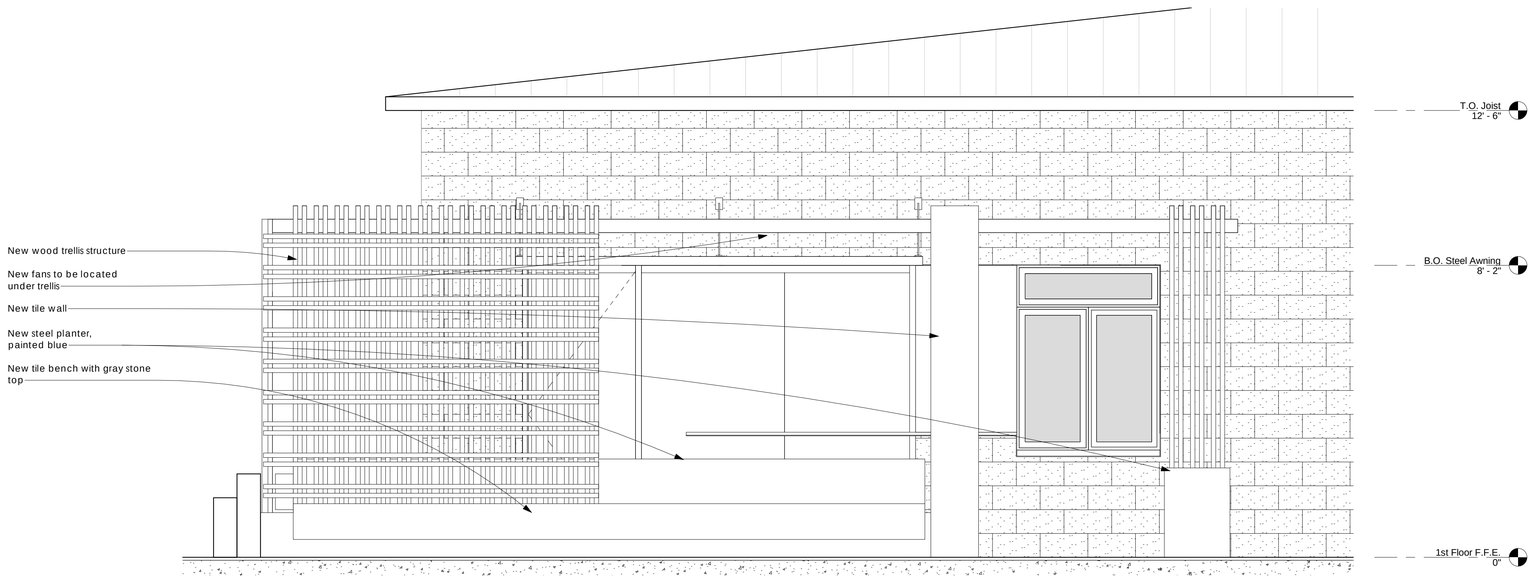
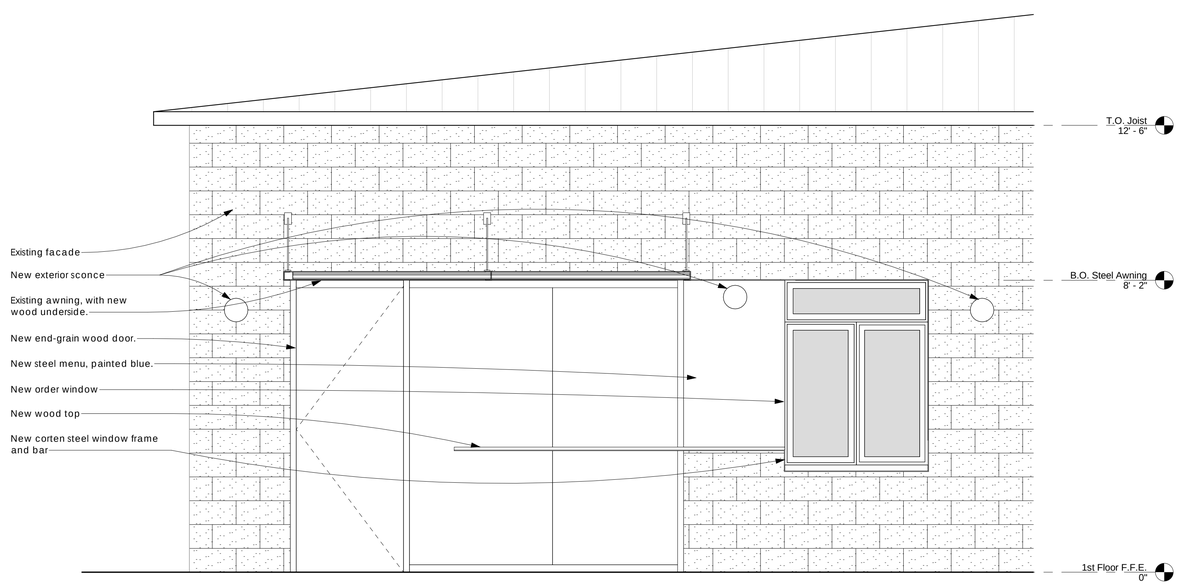


2 Elevation 1 - c
1/2" = 1'-0"



1 Elev - West
1/2" = 1'-0"

11/23/2021 3:42:05 PM

Elevations & Sections General Notes:

1. Keynotes located on this sheet are for this sheet only.
2. The dimensions on this sheet are to the face of finish material or edge of masonry, unless noted otherwise.
3. If a specific dimension is not provided, contact Chioco Design for clarification.
4. Field-verify all existing dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, notify Chioco Design immediately.
5. Building Elevations are provided for reference only. For additional information, refer to Floor Plans, Building Sections, Wall Sections, and Door & Window Elevations.
6. All glass to be tempered as required by local code.

CHIOCO | design LLC
austin, tx 78702
contact@chiocodesign.com
1306 rosewood avenue
512.374.0288

This document is incomplete and may not be used for regulatory approval, permitting, or construction

project

Oro Bianco
108 S Lincoln Street
Fredericksburg, TX 78624

drawn by
Author
Checker

● current issue
00/00/19 100% DD

△ revisions

3 2 1

TRUE NORTH

sheet title
Building Elevations

sheet
A3.00

Caution: do not scale drawings. These drawings are the property of Chioco Design and may only be used in conjunction with this project.

Existing House
New back-lit signage
Existing fence
New exterior lighting
ORO
BIANCO

New wood bar top
New corten steel window frame
New exterior lighting
New Exterior Lighting
New wood underside
New end-grain wood door
ORO BIANCO
coffee
espresso 2.5
macchiato 2
cortado 2.5
gelato
cajeta crema 5.5
blackberry custard 5.5
blanco lavander 5.5
olive oil 5.5

New painted logo, blue
New tile wall
New exterior sconce
New wood trellis
New outdoor mist-fans
New steel planter, painted blue.
Existing retaining wall
Existing fence
ORO
BIANCO

New wood trellis
New exterior fan
New corten steel tube
New gray stone bench
New terracotta tile base
New steel planter, painted blue.

Fredericksburg Historic Review Board

Application Information

Application Number:	21-149
Date:	December 14, 2021
Address:	**105 W Travis**
Zoning:	PF
Owner:	City of Fredericksburg
Applicant:	Parks Department
Rating:	Low
Proposal:	addition of splashpad to Town Pool

Request:

The applicant is requesting a Certificate of Appropriateness to:

Add a splashpad to the existing Town Pool. The new splashpad will include some shaded areas and water features in the green space behind Town Pool along Schubert St.

Relevant Sections Fredericksburg Design Guidelines/Standards:

Staff Findings/Recommendation:

Town Pool lot is low rated. The addition of a splash pad at this location is in keeping with the current use of the property. Final color of shade structures to be submitted to staff.

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 105 W Travis **Date Submitted** 11/15/21

Owner name: City of Fredericksburg **Phone #** (830) 997-7521

Owner Address: 126 W Main St.

Authorized Applicant: Andrea Schmidt **Phone #** (830) 990-2018

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

Applicant E-mail: aschmidt@fbgtx.org

Desired Start Date: 02/01/2021

Desired Completion Date: 05/15/2023

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)

Adding a splashpad to the existing Town Pool. The new splashpad will include some shaded areas and water features in the green space behind Town Pool along Schubert St.

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

Staff to complete

Application # 21-149 **Year Built:**

Eligible for Administrative Approval ___Yes x No **Zoning:** Public Facility

Historic Review Board Meeting Date December 14, 2021 **Application Fee $10** COA#

Survey Rating: High xxxx 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.

LEGEND		
	DESCRIPTION	QTY
1	Proposed SplashPark	3203 SF
2	Proposed Equipment Enclosure Location Style TBD	1
3	Proposed 16'x16'x8' Center Post Umbrella	5 TYP
4	Proposed Seating Area	2556 SF
5	Proposed 4000 Gal. Holding Tank	1
6	Existing fence to be replaced by 6' high fence BY OTHERS	121 LF
7	Existing fence to be upgraded to 6' high BY OTHERS	191 LF
8	Existing light pole to remain	2
9	Existing shade structure to remain	1

LOT INFORMATION:
105 E. TRAVIS ST

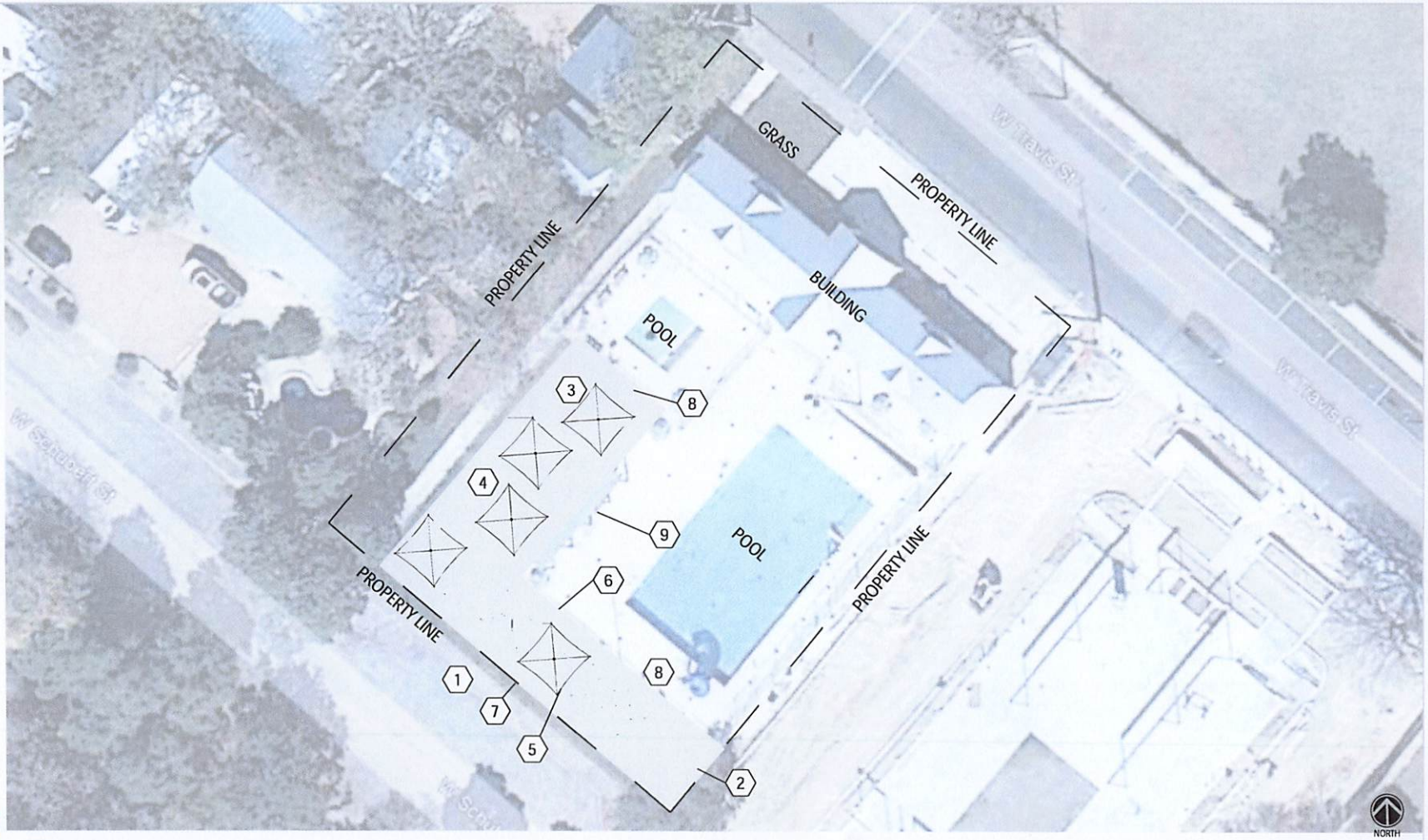
LEGAL DESCRIPTION:
FBG ADD BLK 39 LOT 533-PT & 534

SIZE:
LOT SIZE:
28,400 SQ.FT.

IMPERMEABLE SURFACE:
24,236 SQ.FT.

PERMEABLE SURFACE:
4,164 SQ.FT.

PERCENTAGE PERMEABLE:
15%



PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Town Pool SplashPark
Fredericksburg, TX

Project 25347 Option 3 Rev 1	Sheet K.1.1	Designer cpj	Date 11.10.2021
Drawing Name KPS-25347A-3R1	View Site Plan		Sales Rep. Ramon Garza

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Town Pool SplashPark by Kraftsman
Option 2

LEGEND		
⬡	DESCRIPTION	QTY
1	Proposed SplashPark	3203 SF
2	Proposed 12'x6' Cabinet	1
3	Proposed 16'x16'x8' Center Post Umbrella	6
4	Proposed Seating Area	2556 SF
5	Proposed 3000 Gal. Holding Tank	1
6	Limestone Block BY OTHERS	19
7	Existing fence to be replaced by 4' high fence BY OTHERS	121 LF
8	Existing fence to be upgraded to 6' high BY OTHERS	191 LF
9	Existing light pole to remain	2
10	Existing shade structure to remain	1

NORTH

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Town Pool SplashPark

Fredericksburg, TX

Project 25347 Option 2	Sheet K.1.1	Designer MZB	Date 3.1.2021
Drawing Name KPS-25347A-2	View Site Plan		Sales Rep. Ramon Garza

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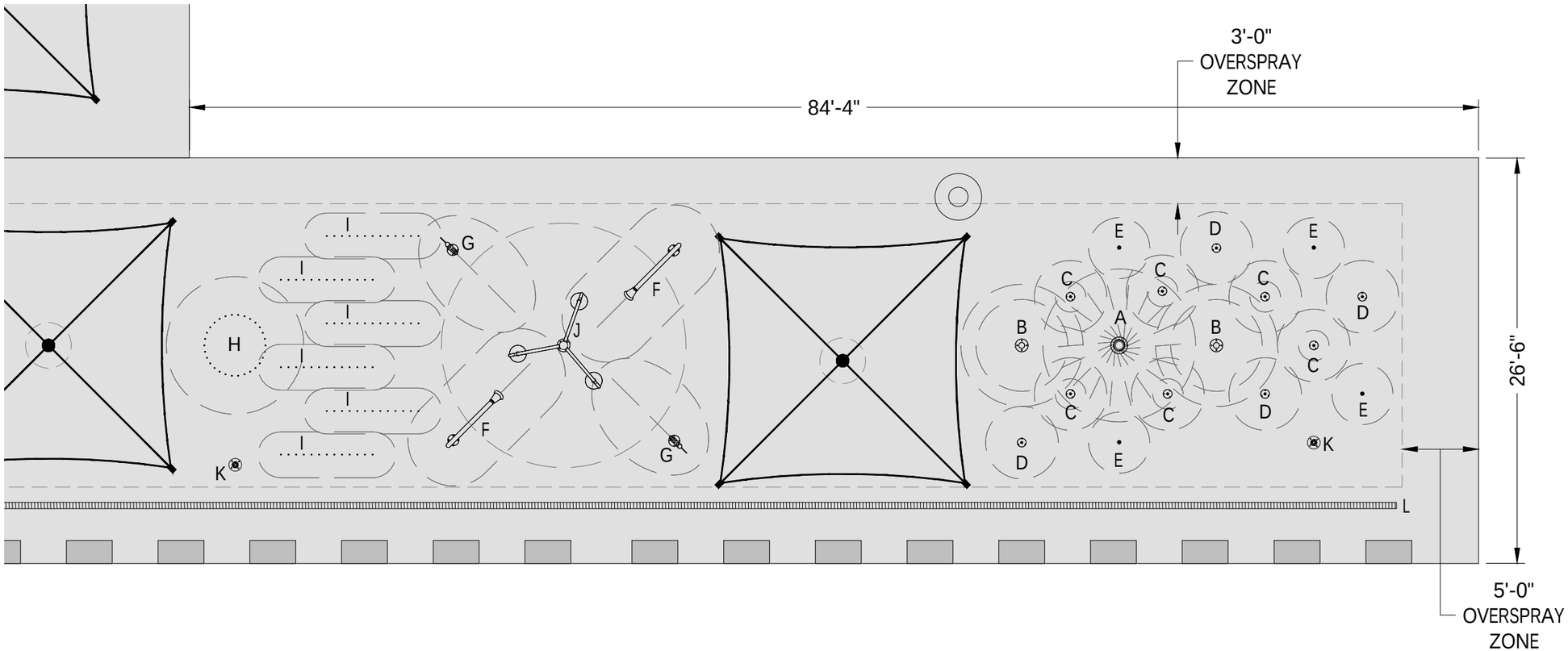

SPRAY FEATURE SCHEDULE			
⬡	DESCRIPTION	QTY	GPM
A	W093 WATER WEAVE 4' HIGH - 8' SPREAD 14 GPM @ 2 PSI	1	14
B	W010 MUSHROOM MAZE 3' HIGH - 6' SPREAD 35 GPM @ 3 PSI	2	70
C	W071 WATER FLOWER 1' HIGH - 2' SPREAD 10 GPM @ 1 PSI	6	60
D	W011 JET WAY 4' HIGH 9 GPM @ 4 PSI	4	36
E	W086 DIRECTIONAL EYEBALL JET 4' HIGH - 4' THROW 4 GPM @ 3 PSI	4	16
F	C029 CROOKETT 4'-7" HIGH 18 GPM @ 20 PSI	2	36
G	C006 SPLIT PEA 3'-8" HIGH 12 GPM @ 3 PSI	2	24
H	W012C WATER CAGE 6' HIGH 21 GPM @ 4 PSI	1	21
I	W058C-6 WATER FENCE 4' HIGH 10 GPM @ 3 PSI	6	60
J	W103-3 FILL N' SPILL 3 11'-2" HIGH 5-15 GPM @ 6 PSI	1	15
K	W009 TOUCH & GO WIRED ACTIVATOR	2	0
L	5" NDS TRENCH DRAIN	1	110 LF
MAXIMUM TOTAL FLOW RATE: 352 GPM			
ESTIMATED OPERATING FLOW RATE: 212 GPM			
TOTAL SPLASHPARK AREA: 3203 SF			
ESTIMATED CAPACITY: 128 USERS			

NOTES:

1. 3' AND 5' OVERSPRAY BUFFER INCLUDED AT EDGE OF SPLASH DECK.
2. AVERAGE FLOW RATE DURING OPERATION VARIES BASED ON SPRAY FEATURE SEQUENCING. FLOW RATE FOR TYPICAL SEQUENCING CYCLES AVERAGES 60% OF MAXIMUM TOTAL FLOW RATE.
3. CONCRETE IS RECOMMENDED TO NOT EXCEED A 2% SLOPE TO ALLOW FOR ADACOMPLIANCE. THE DROP IS RECOMMENDED TO BE AT LEAST 2" FOR PROPER DRAINAGE.

NORTH

0 4' 8' 16'
Scale: 1/8" = 1'-0"

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Town Pool SplashPark
Fredericksburg, TX

Project 25347 Option 2	Sheet K.3	Designer MZB	Date 3.1.2021
Drawing Name KPS-25347A-2	View SplashPark Feature Layout		Sales Rep. Ramon Garza

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SPRAY FEATURE SCHEDULE

⬡	DESCRIPTION	QTY	GPM
A	**W093** **WATER WEAVE** 4' HIGH - 8' SPREAD 14 GPM @ 2 PSI	1	14
B	**W010** **MUSHROOM MAZE** 3' HIGH - 6' SPREAD 35 GPM @ 3 PSI	2	70
C	**W071** **WATER FLOWER** 1' HIGH - 2' SPREAD 10 GPM @ 1 PSI	6	60
D	**W011** **JET WAY** 4' HIGH 9 GPM @ 4 PSI	4	36
E	**W086** **DIRECTIONAL EYEBALL JET** 4' HIGH - 4' THROW 4 GPM @ 3 PSI	4	16
F	**C029** **CROOKETT** 4'-7" HIGH 18 GPM @ 20 PSI	2	36
G	**C006** **SPLIT PEA** 3'-8" HIGH 12 GPM @ 3 PSI	2	24
H	**W012C** **WATER CAGE** 6' HIGH 21 GPM @ 4 PSI	1	21
I	**W058C-6** **WATER FENCE** 4' HIGH 10 GPM @ 3 PSI	6	60
J	**W103-3** **FILL N' SPILL 3** 11'-2" HIGH 5-15 GPM @ 6 PSI	1	15
K	**W009** **TOUCH & GO** WIRED ACTIVATOR	2	0
L	**5" NDS TRENCH DRAIN**	1	110 LF
MAXIMUM TOTAL FLOW RATE: 352 GPM			
ESTIMATED OPERATING FLOW RATE: 212 GPM			
TOTAL SPLASHPARK AREA: 3203 SF			
ESTIMATED CAPACITY: 128 USERS			

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Pictures may not depict actual proposed equipment

Town Pool SplashPark
Fredericksburg, TX

Project 25347 Option 2	Sheet K.3.1.1A	Designer MZB	Date 3.1.2021
Drawing Name KPS-25347A-2	View SplashPark Spray Feature Details		Sales Rep. Ramon Garza

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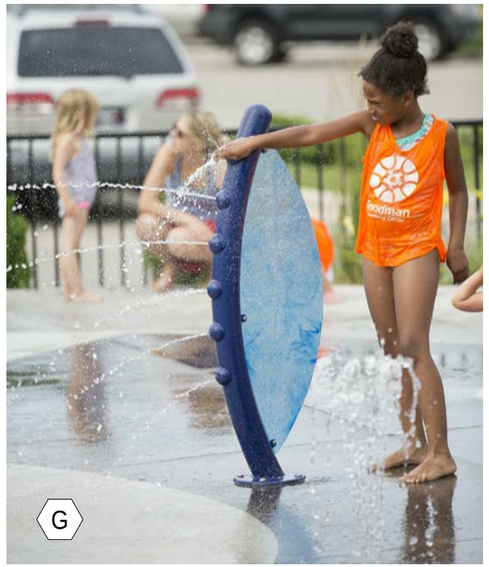
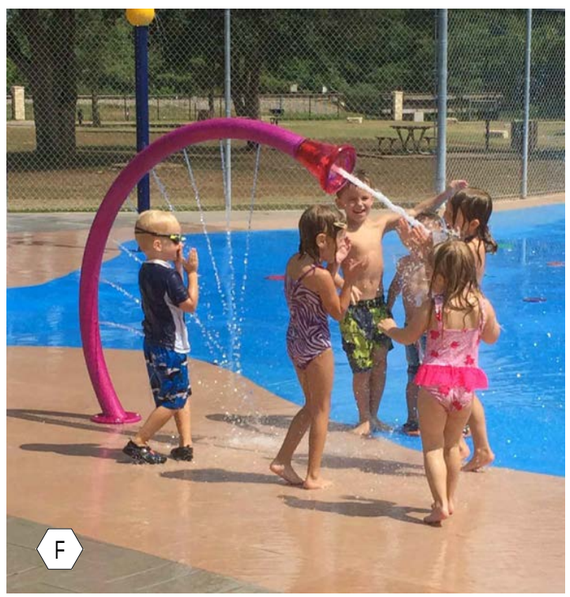
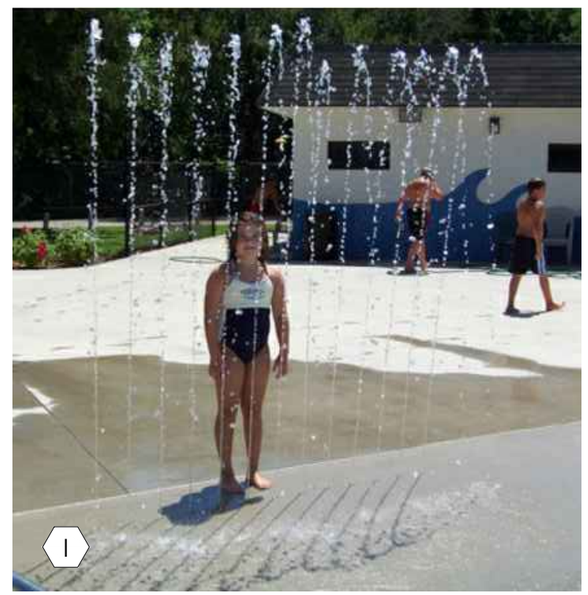
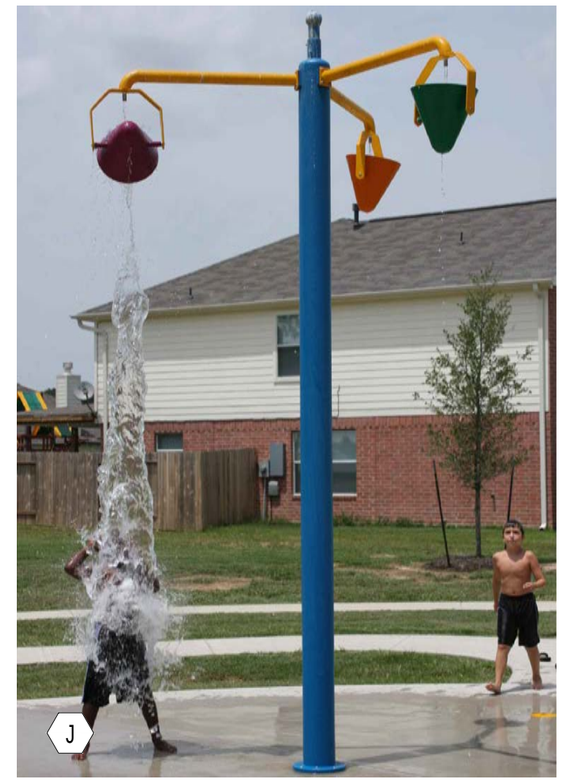
SPRAY FEATURE SCHEDULE

⬡	DESCRIPTION	QTY	GPM
A	**W093** **WATER WEAVE** 4' HIGH - 8' SPREAD 14 GPM @ 2 PSI	1	14
B	**W010** **MUSHROOM MAZE** 3' HIGH - 6' SPREAD 35 GPM @ 3 PSI	2	70
C	**W071** **WATER FLOWER** 1' HIGH - 2' SPREAD 10 GPM @ 1 PSI	6	60
D	**W011** **JET WAY** 4' HIGH 9 GPM @ 4 PSI	4	36
E	**W086** **DIRECTIONAL EYEBALL JET** 4' HIGH - 4' THROW 4 GPM @ 3 PSI	4	16
F	**C029** **CROOKETT** 4'-7" HIGH 18 GPM @ 20 PSI	2	36
G	**C006** **SPLIT PEA** 3'-8" HIGH 12 GPM @ 3 PSI	2	24
H	**W012C** **WATER CAGE** 6' HIGH 21 GPM @ 4 PSI	1	21
I	**W058C-6** **WATER FENCE** 4' HIGH 10 GPM @ 3 PSI	6	60
J	**W103-3** **FILL N' SPILL 3** 11'-2" HIGH 5-15 GPM @ 6 PSI	1	15
K	**W009** **TOUCH & GO** WIRED ACTIVATOR	2	0
L	**5" NDS TRENCH DRAIN**	1	110 LF
MAXIMUM TOTAL FLOW RATE: 352 GPM			
ESTIMATED OPERATING FLOW RATE: 212 GPM			
TOTAL SPLASHPARK AREA: 3203 SF			
ESTIMATED CAPACITY: 128 USERS			









PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Pictures may not depict actual proposed equipment

Town Pool SplashPark

Fredericksburg, TX

Project 25347 Option 2	Sheet K.3.1.1B	Designer MZB	Date 3.1.2021
Drawing Name KPS-25347A-2	View SplashPark Spray Feature Details		Sales Rep. Ramon Garza

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LEGEND		
⬡	DESCRIPTION	QTY
1	Proposed SplashPark	3203 SF
2	Proposed 12'x6' Cabinet	1
3	Proposed 16'x16'x8' Center Post Umbrella	6

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Pictures may not depict actual proposed equipment

Town Pool SplashPark

Fredericksburg, TX

Project 25347	Sheet	Designer	Date
Option 2	K.6.1A	MZB	3.1.2021
Drawing Name	View		Sales Rep.
KPS-25347A-2	Site Amenities Details		Ramon Garza

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PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

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Town Pool SplashPark

Fredericksburg, TX

Project	Sheet	Designer	Date
25347 Option 2	K.6.1B	CPJ	3.1.2021
Drawing Name	**View**		**Sales Rep.**
KPS-25347A-2	3D View		Ramon Garza

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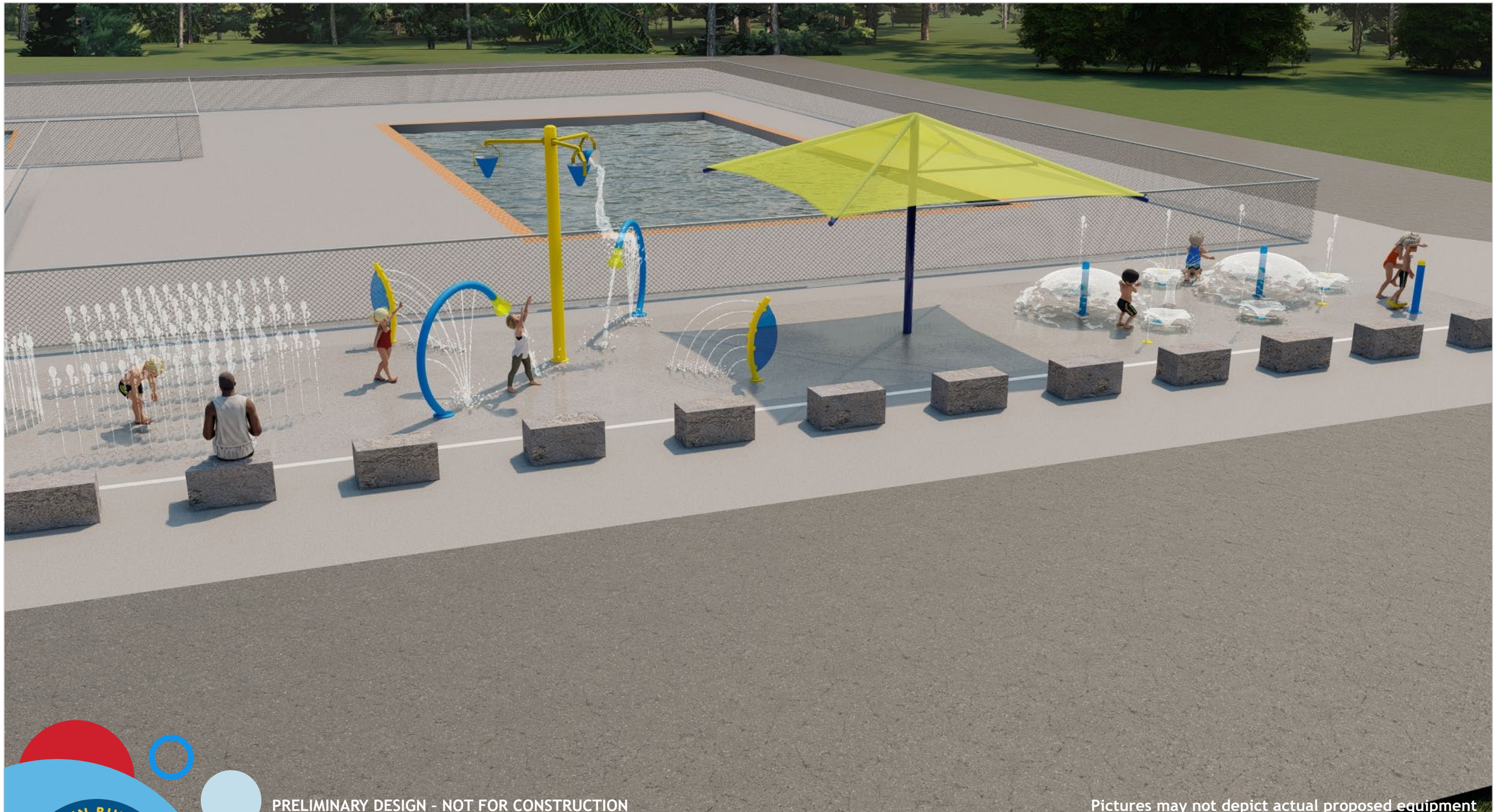

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Pictures may not depict actual proposed equipment

Town Pool SplashPark

Fredericksburg, TX

Project 25347 Option 2	Sheet K.6.1C	Designer CPJ	Date 3.1.2021
Drawing Name KPS-25347A-2	View 3D View		Sales Rep. Ramon Garza

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PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Pictures may not depict actual proposed equipment

Town Pool SplashPark
Fredericksburg, TX

Project 25347 Option 2	Sheet K.6.1D	Designer CPJ	Date 3.1.2021
Drawing Name KPS-25347A-2	View 3D View		Sales Rep. Ramon Garza

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Schubert Street view

Fredericksburg Historic Review Board

Application Information

Application Number:	21-150
Date:	December 14, 2021
Address:	**105 N Crockett**
Zoning:	Public Facility
Owner:	City of Fredericksburg
Applicant:	Stan Klein for Parks Department
Rating:	Low
Proposal:	conversion of City Annex into multi-use meeting space

Request:

The applicant is requesting a Certificate of Appropriateness to:

Demolition of existing interior drive thru concrete vehicle lanes, equipment, concrete & asphalt paving, curbs and old banking infrastructure.

New work includes new site sidewalks, stone walls, concrete plazas, steps, new public restrooms, conversion of drive thru space into multi-use meeting space with new glass, plaster, tile & stone wall enclosures, city storage, new mechanical, elect. & plumbing

Relevant Sections Fredericksburg Design Guidelines/Standards:

Staff Findings/Recommendation:

The old bank drive thru is currently used for City of Fredericksburg offices. The proposed changes will utilize the covered space of the drive thru to create new community meeting space and public restrooms. The materials used for the hardscaping are the same found throughout Marktplatz. There will be extensive use of glass to give the building an open feeling. The structure is not historic, and the proposed changes are appropriate for the historic district. Staff recommends approval as submitted.

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 115 N. Crockett Street **Date Submitted** 12/1/21

Owner name: City of Fredericksburg **Phone #** (830) 997-7521

Owner Address: 126 West Main Street, Fredericksburg, TX 78624

Authorized Applicant: Stan Klein, Project Architect **Phone #** (830) 456-6018

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

Applicant E-mail: stanklein.architect@gmail.com

Desired Start Date: January 2022

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. (attach another sheet if necessary)

THE SCOPE OF WORK INCLUDES DEMOLITION OF EXISTING INTERIOR DRIVE THRU CONCRETE VEHICLE LANES, EQUIPMENT, CONCRETE & ASPHALT PAVING, CURBS AND OLD BANKING INFRASTRUCTURE. NEW WORK INCLUDES NEW SITE SIDEWALKS, STONE WALLS, CONCRETE PLAZAS, STEPS, NEW PUBLIC RESTROOMS, CONVERSION OF DRIVE THRU SPACE INTO MULTI-USE MEETING SPACE WITH NEW GLASS, PLASTER, TILE & STONE WALL ENCLOSURES, CITY STORAGE, NEW MECHANICAL, ELECT. & PLUMBING

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

Staff to complete

Application # 21-150

Year Built:

Eligible for Administrative Approval ___Yes x No

Zoning: Public Facility

Historic Review Board Meeting Date Dec 14, 2021

Application Fee $10 COA#

Survey Rating: Low

HRB Fee $40 paid

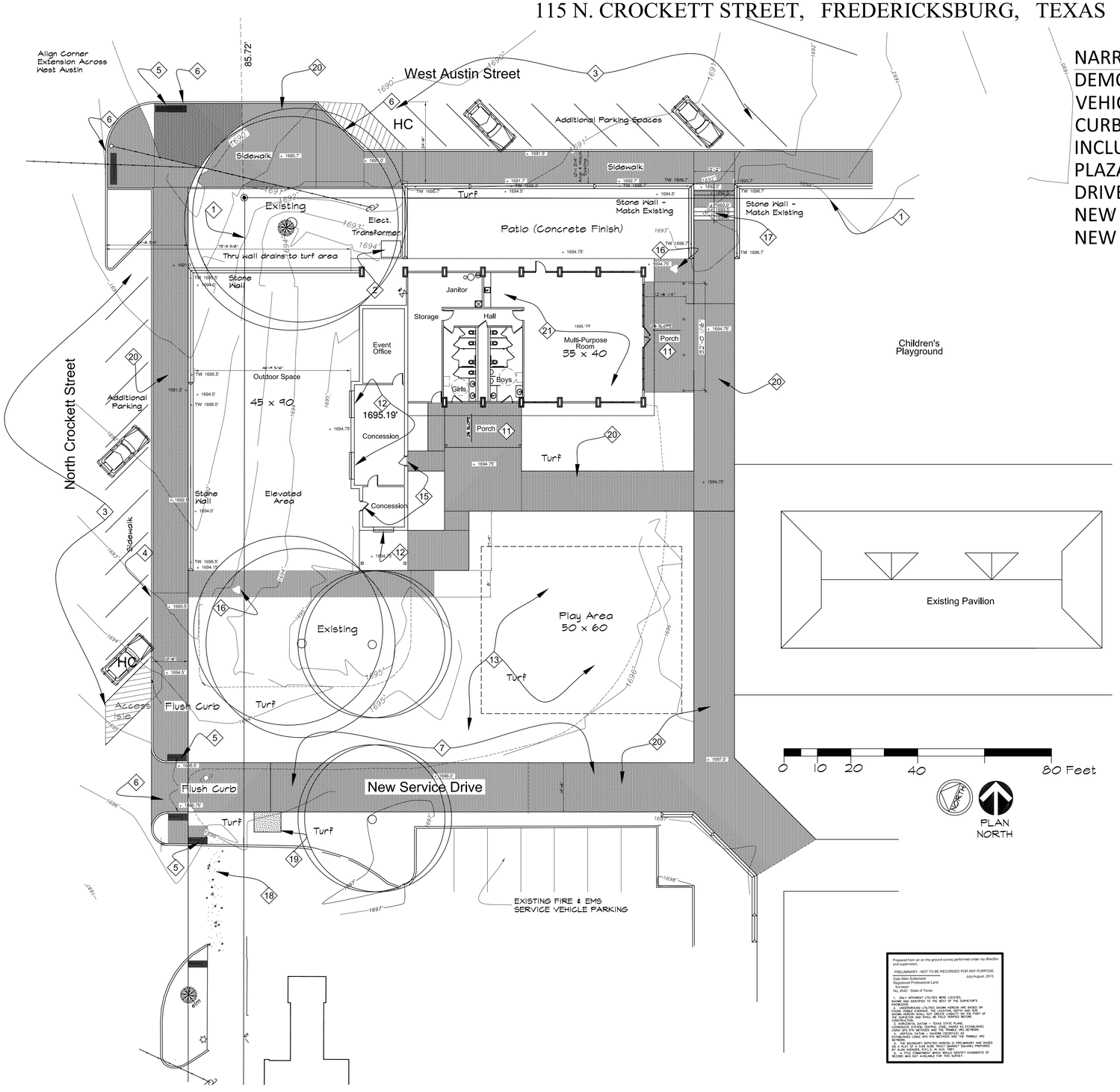
Staff Comments regarding Administrative Approval:

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.

MARKET SQUARE REDEVELOPMENT COMMISSION
SITE DEVELOPMENT AND ADAPTIVE REUSE OF DRIVE-THRU BANK

115 N. CROCKETT STREET, FREDERICKSBURG, TEXAS



SITE DEVELOPMENT PLAN

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

Prepared from an on the ground survey performed under my direction and supervision.

PRELIMINARY - NOT TO BE RECORDED FOR ANY PURPOSE.

Date Allen Sullemeier July/August, 2015
Registered Professional Land Surveyor
No. 4542 - State of Texas

1. ONLY APPARENT UTILITIES WERE LOCATED.
2. BOUNDARY IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON PAINT MARKS PROVIDED BY TEXAS 811 AND THE LOCATIONS SHOWN HEREON SHALL NOT DIMINISH LIABILITY ON THE PART OF THE SURVEYOR AND SHALL BE FIELD VERIFIED BEFORE CONSTRUCTION.
4. HORIZONTAL DATUM - TEXAS STATE PLANE COORDINATES HEREON WERE ESTABLISHED USING GPS RTK METHODS AND THE TRIMBLE VRS NETWORK. ALL DIMENSIONS HEREON WERE ESTABLISHED USING GPS RTK METHODS AND THE TRIMBLE VRS NETWORK.
5. THE BOUNDARY DEPICTED HEREON IS PRELIMINARY AND BASED ON A PLAT OF A 5.000 ACRE TRACT (MARKET SQUARE) PREPARED BY ALAN DASINGER, R.P.L.S. IN AUG. 1997.
6. A TITLE COMMITMENT OR OTHER EASEMENTS OF RECORD WAS NOT AVAILABLE FOR THIS SURVEY.

NARRATIVE DESCRIPTION: THE SCOPE OF WORK INCLUDES DEMOLITION OF EXISTING INTERIOR DRIVE THRU CONCRETE VEHICLE LANES, EQUIPMENT, CONCRETE & ASPHALT PAVING, CURBS AND OLD BANKING INFRASTRUCTURE. NEW WORK INCLUDES NEW SITE SIDEWALKS, STONE WALLS, CONCRETE PLAZAS, STEPS, NEW PUBLIC RESTROOMS, CONVERSION OF DRIVE THRU SPACE INTO MULTI-USE MEETING SPACE WITH NEW GLASS AND PLASTER WALL ENCLOSURES, CITY STORAGE, NEW MECHANICAL, ELECTRICAL & PLUMBING SERVICE.

GENERAL NOTES

OWNER:	CITY OF FREDERICKSBURG
ZONING:	PUBLIC FACILITY
SITE DESIGN	ALL REQUIREMENTS AS SET FORTH BY THE TEXAS ACCESSIBLITY STANDARDDS.

◇ KEYED NOTES

SITE PLAN ONLY

1. PROPERTY LINE.
2. EXISTING ELECTRICAL SERVICE & PAD MOUNTED TRANSFORMER.
3. NEW DIAGONAL PARKING.
4. NEW CONCRETE CURB
5. RAISED TRUCATED DOMES
6. FLUSH CURB ACCESS TO SIDEWALK & SERVICE DRIVE.
7. NEW SERVICE DRIVE W/ CONCRETE SUB BASE AND PAVER SURFACE.
8. NEW PAVER SIDEWALKS W/ SLOPE NO GREATER THAN 5% MAX.
9. NEW STONE WALL W/ PITCHED CAP TO MATCH EXISTING ON MARKET SQUARE.
10. NEW STEPS W/ STEEL PAINTED HAND RAIL TO MATCH EXISTING HANDRAIL AT NORTHEAST CORNER OF SQUARE.
11. NEW CONCRETE PORCH W/ HIP METAL ROOF AND STEEL COLUMNS.
12. NEW CONCESSION WINDOW W/ LOCKING OVERHEAD ACCORDIAN DOORS.
13. NEW TUFF AREA.
14. NEW CONCRETE 6' X 6' CONCRETE DUMPSTER PAD.
15. NEW ACCESS DOOR TO CONCESSION AREA.
16. KIOSK
17. NEW PAINTED STEEL HANDRAIL AND STEPS TO MATCH EXISTING AT EAST END OF THE LARGE PAVILLION.
18. EXISTING SERVICE DRIVE.
19. NEW CONCRETE PAD FOR DUMPSTER.
20. NEW CONCRETE PAVERS TO MATCH EXISTING - TYPICAL
21. EXISTING DRIVE THRU BANK BUILDING CONVERTED INTO NEW USE.

Joint Venture

SKI ARCHITECTS
STEHLING, KLEIN, THOMAS ARCHITECTS, PLLC
300 C West Main St.
Fredericksburg, Texas 78624 | 830-997-0383
John Wm. Klein, Project Architect

Stan Klein Architect, LLC
Architect & Preservation Consultant
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stanklein.architect@gmail.com PHONE: (830) 456-6018

PRELIMINARY

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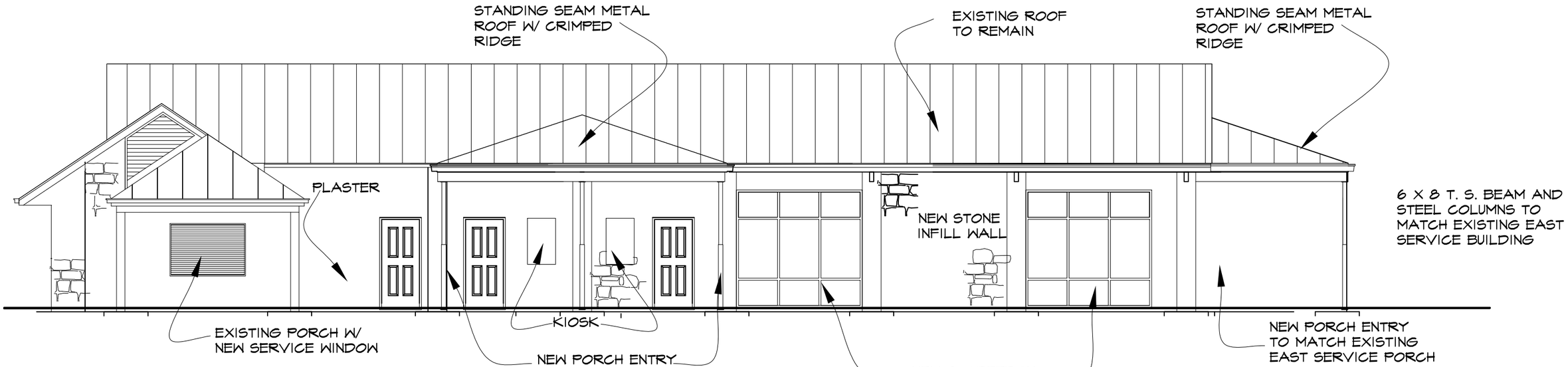
STAN KLEIN
PROJECT ARCHITECT
NUMBER 9757

MARKET SQUARE REDEVELOPMENT COMMISSION
SITE DEVELOPMENT AND ADAPTIVE REUSE OF DRIVE THRU BANK
115 N. CROCKETT STREET, FREDERICKSBURG, TX

PROJECT #	19-17
DATE	11-24-21
REVISION	

SITE PLAN

A-0



SOUTH ELEVATION

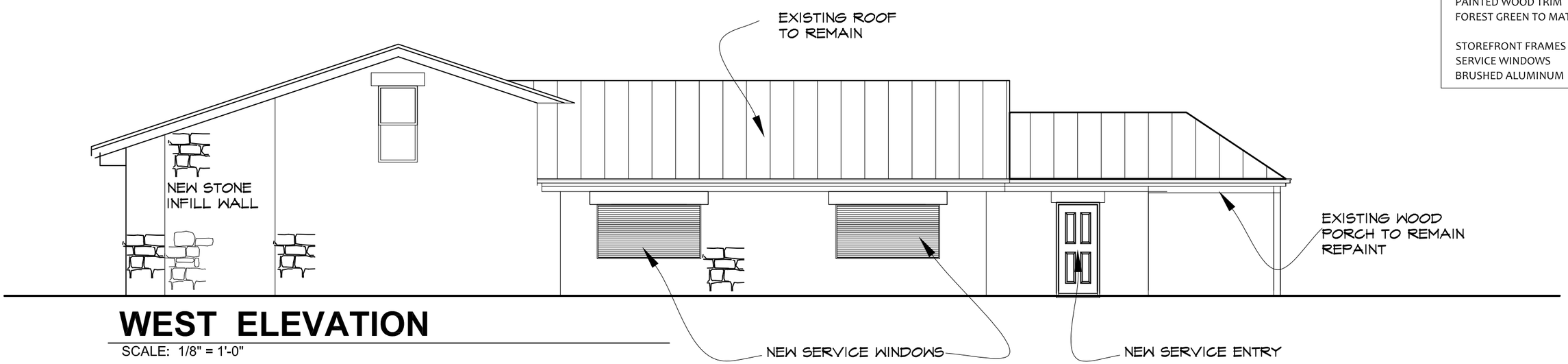
SCALE: 1/8" = 1'-0"

EXTERIOR COLOR

STUCCO/PLASTER
Light Sand (blend with light stone)

PAINTED WOOD TRIM
FOREST GREEN TO MATCH EXISTING

STOREFRONT FRAMES & OVERHEAD SERVICE WINDOWS
BRUSHED ALUMINUM



WEST ELEVATION

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

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SITE DEVELOPMENT AND & ADAPTIVE REUSE OF DRIVE THRU BANK

115 N. CROCKETT STREET, FREDERICKSBURG, TX

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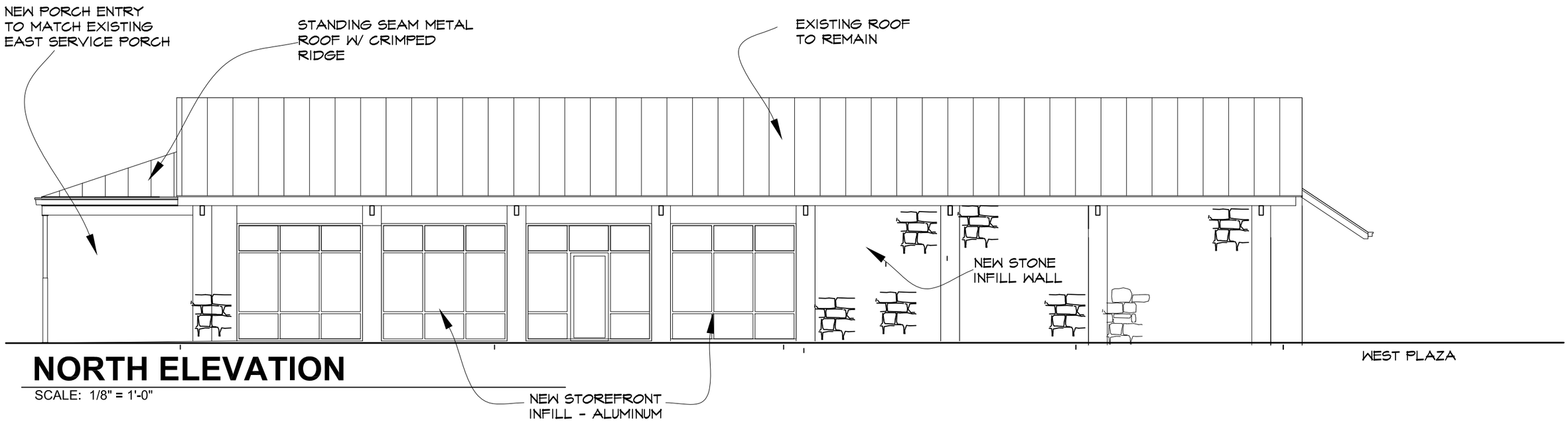
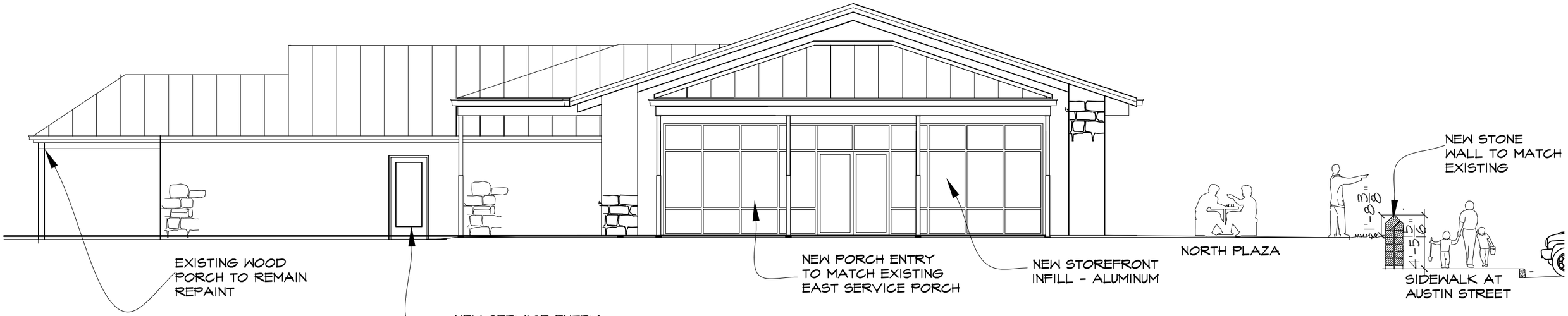


NORTH ELEVATION

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



EAST ELEVATION

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

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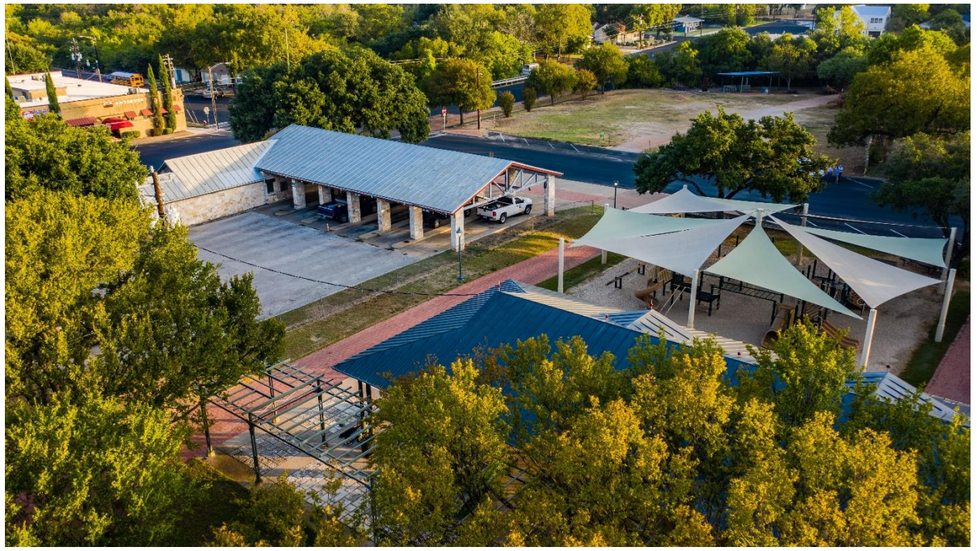
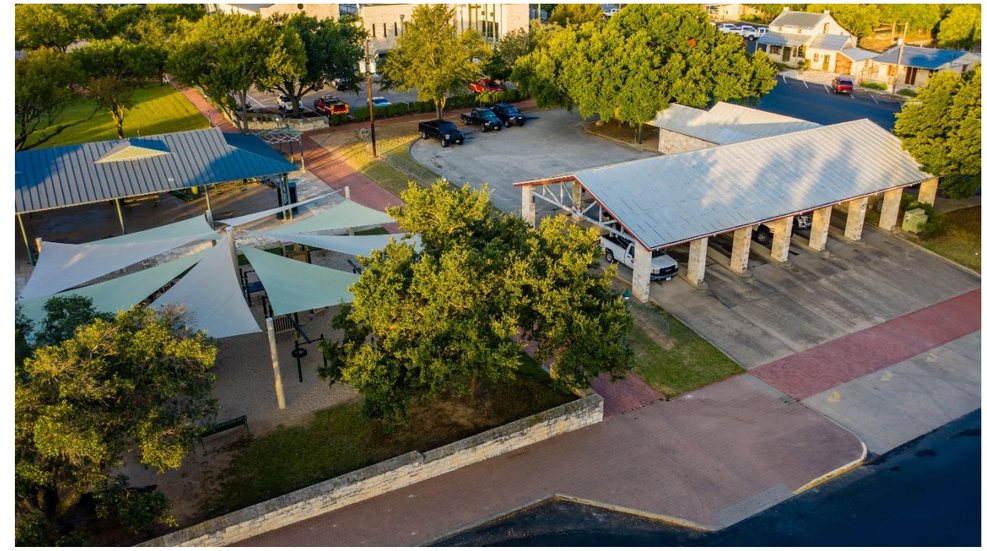


Southeast bird’s eye



Northeeast bird’s eye

Proposed Southeast bird’s eye

Proposed Northeast bird’s eye

MARKET SQUARE REDEVELOPMENT COMMISSION

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Joint Venture

Looking West on Austin Street

Southeast view of existing drive thru bank structure

Proposed street view at Austin with new plaza

Proposed southeast view of new adapted reuse

MARKET SQUARE REDEVELOPMENT COMMISSION

SITE DEVELOPMENT AND & ADAPTIVE REUSE OF DRIVE THRU BANK

115 N. CROCKETT STREET, FREDERICKSBURG, TX

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Joint Venture

Existing North drive-thru bank structure

Existing view looking South on Crockett Street

Proposed North elevation w/ new plaza

Proposed view looking South on Crockett Street w/ new plaza

MARKET SQUARE REDEVELOPMENT COMMISSION

SITE DEVELOPMENT AND & ADAPTIVE REUSE OF DRIVE THRU BANK

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Joint Venture

Existing West view from Crockett Street

Looking North along Crockett Street

Proposed West view from Crockett Street with new Plaza

Looking North along Crockett Street with new Plaza

MARKET SQUARE REDEVELOPMENT COMMISSION

SITE DEVELOPMENT AND & ADAPTIVE REUSE OF DRIVE THRU BANK

115 N. CROCKETT STREET, FREDERICKSBURG, TX

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Joint Venture

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID	574	Address	115 N. Crockett
Parcel Number	5523	GCAD Valuation (as of 2017; where available)	$103,770
Year Built	1990	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	0574_1.JPG	Photo References	0574_*.jpg
Notes			

2002 SURVEY DATA (continued)

Property Description

Function	Commerce/Trade	No of Stories	1
Style	not provided	Construction	wood-frame
Plan	irregular	Foundation	slab
Exterior Walls	stone	Roof	gable
Porches	hipped	Windows	single-hung metal sash
Outbuildings	not provided	Doors	single-leaf door
Alterations	not provided		

1983 SURVEY DATA

1983 Survey Site No		1983 Survey Ranking	
1983 Photo References			

City of Fredericksburg Historic Review Board

Appilcation Information

Application Number:	21-137
Date:	December 14, 2021
Address:	**112 E Austin**
Zoning:	CBD
Owner:	112 E Austin LLC
Applicant:	Brandon Weinheimer
Rating:	medim
Proposal:	relocate tank house on-site

Request:

The applicant is requesting a Certificate of Appropriateness to:

1. Relocate tank house (and addition) to the east to allow for parking in the rear of the property.

Relevant Sections of Fredericksburg Historic Preservation Ordinance:

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

FBG Historic Preservation Ordinance Sec. 23-63. - Demolition/removal. (b) In addition to the criteria specified in section 23-62, the Board shall use the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district:

(2) The demolition, removal or relocation of a Resource with a rating of "low," or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose. Refer to section 23-55 and the Fredericksburg Historic Resource Survey for a more detailed definition of the preservation priority rating system.

(c) As an exception to **(b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or** to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.

Staff findings/recommendation

1. The shed was given a medium rating in the 2002 survey while the main house was given a high rating. The proposed re-location will keep the structure intact and will make it visisble from the street. Staff recommends approval in keeping with Chapter 23-63 (c) as referenced above.

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 112 East Austin **Date Submitted** 11/16/21

Owner name: 112 East Austin, LLC (Gordon Sauer) **Phone #** (830) 997-4315

Owner Address: 114 East Austin, Fredericksburg, TX 78624

Authorized Applicant: Brandon Weinheimer - SKT Architects **Phone #** (830) 997-0383

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

Brandon Weinheimer

Applicant E-mail: brandon@sktarchitects.com

Desired Start Date: March 1, 2022

Desired Completion Date: October 31, 2022

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

Existing 350 s.f. tank house/outbuilding (medium rating) is proposed to be rotated 90 degrees and shifted east towards the property line to allow for more off-street parking and access to future residence. Existing exterior materials and paint colors to remain.

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

Staff to complete

Application # 21-137

Year Built:

Eligible for Administrative Approval ___Yes X No

Zoning: CBD

Historic Review Board Meeting Date 12-14-21

Application Fee $10 COA#

Survey Rating: Medium Low

HRB Fee $40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature_____

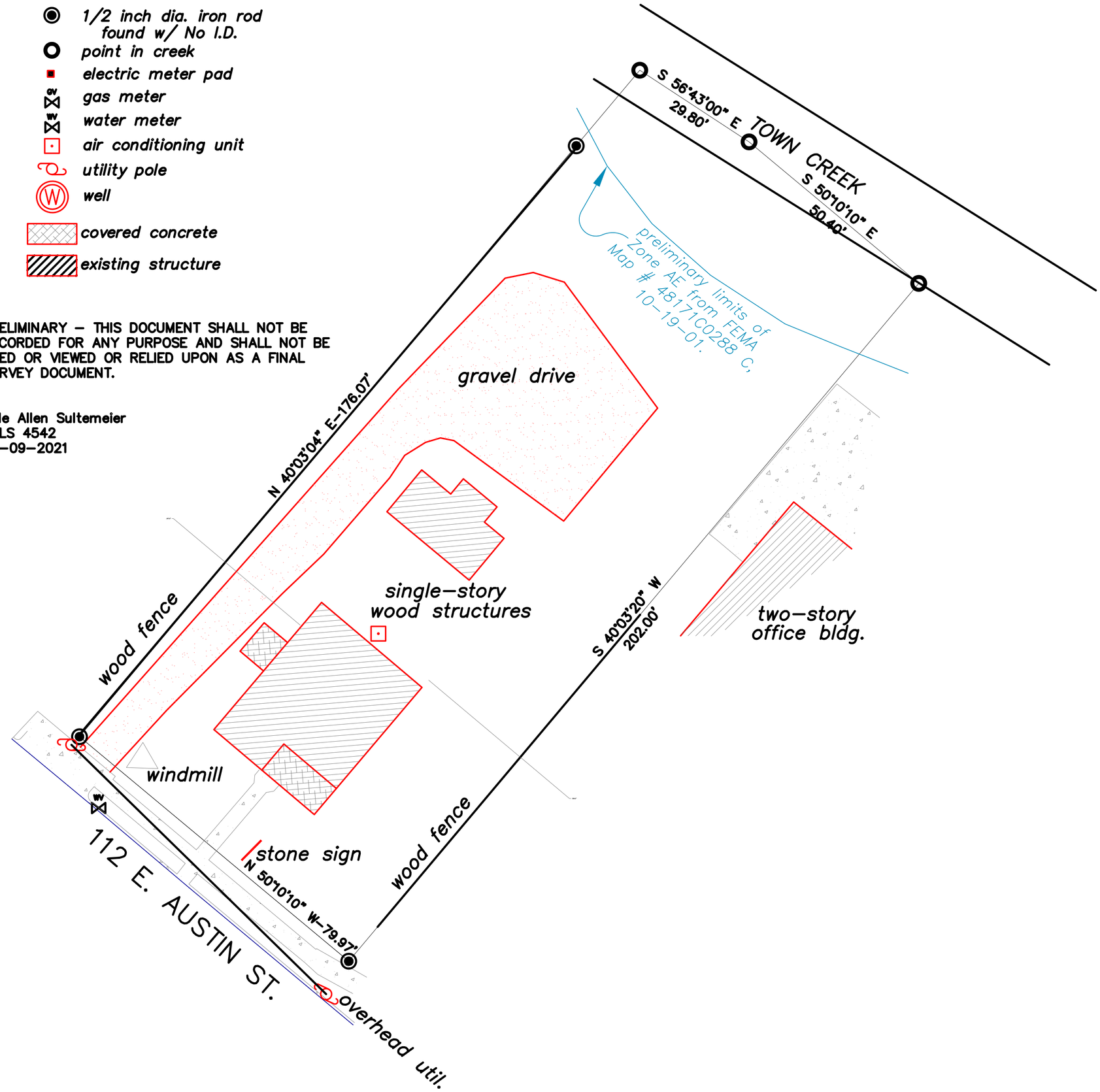
Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.

LEGEND

- 1/2 inch dia. iron rod found w/ No I.D.
- point in creek
- electric meter pad
- gas meter
- water meter
- air conditioning unit
- utility pole
- well
- covered concrete
- existing structure

PRELIMINARY – THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Dale Allen Sultemeier
RPLS 4542
06–09–2021



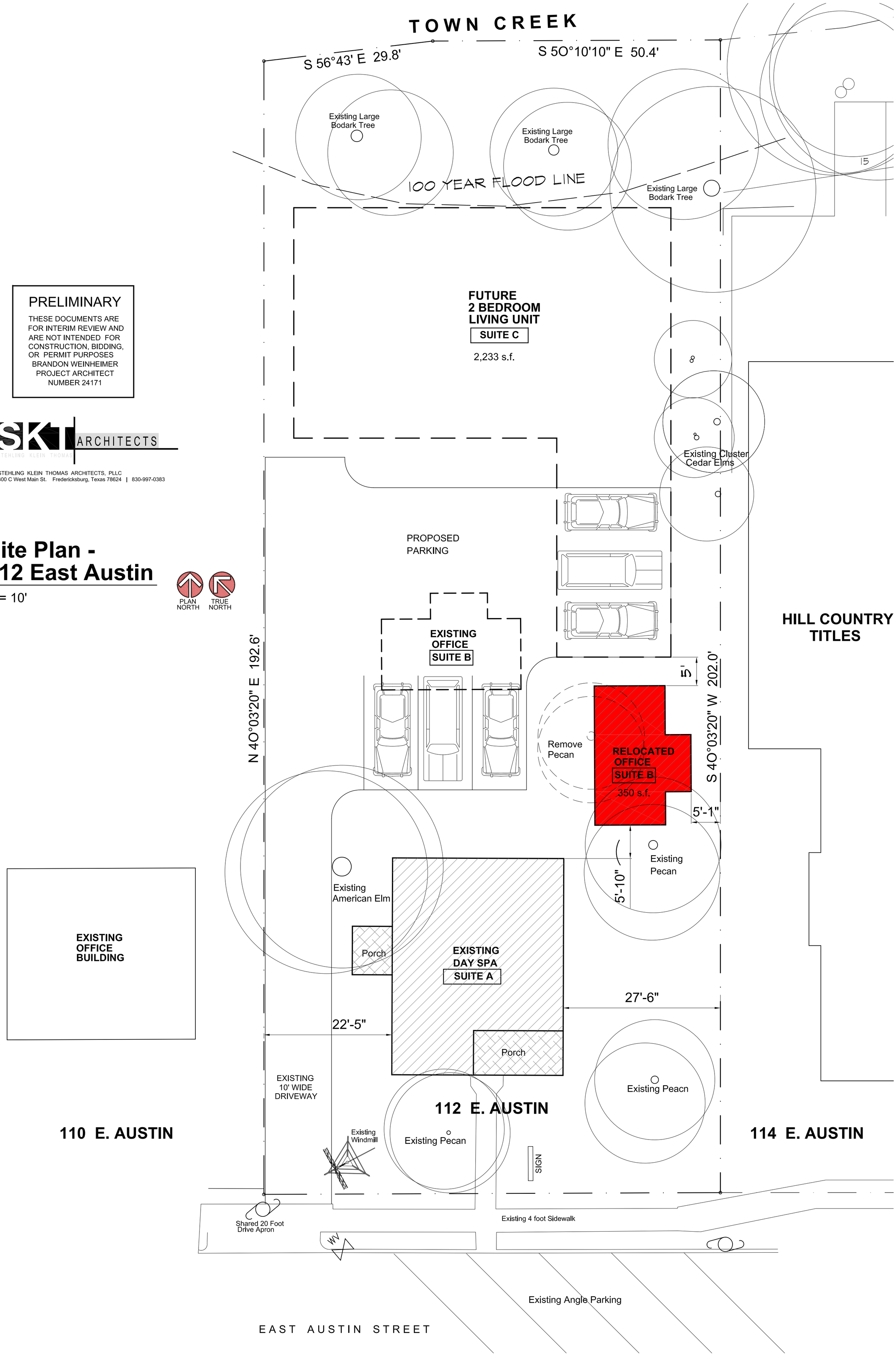
PRELIMINARY

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

SKT ARCHITECTS
STEHLING KLEIN THOMAS
STEHLING KLEIN THOMAS ARCHITECTS, PLLC
300 C West Main St. Fredericksburg, Texas 78624 | 830-997-0383

Site Plan - 112 East Austin

1" = 10'



View of Existing Drive from Austin Street

Existing Tank House - South and West Elevations

Existing Tank House - North Elevation

Existing Tank House - North and East Elevations

Existing Tank House - East Elevation

Existing View from Austin Street

Proposed View from Austin Street
with relocated tank house

Existing View from Austin Street

Proposed View from Austin Street
with relocated tank house

Historic Review Board

Application Information

Application Number:	21-142
Date:	December 14, 2021
Address:	**114 W Austin**
Zoning:	CBD
Owner:	Bethany Lutheran Church
Applicant:	Bethany Lutheran Church
Rating:	High
Proposal:	replace original wood windows on early stone addition (8 total) with all wood windows to match

Request:

The applicant is requesting approval to:

1. Replace 8 original 6 over 6 wood windows with JeldWen Auralast Pine wood windows to match the opening and light pattern. Existing sills and frames to remain or be rebuilt to match as needed.

Relevant Sections of Fredericksburg Historic District Design Guidelines/Standards:

Section 3.2.8 WINDOWS

(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

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

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

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

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

(h) Improve the energy efficiency of original windows by using methods that do not damage historic sashes or frames, such as weather stripping, insulating weight pockets, applying a clear interior film, adding insulated glass and the necessary additional balancing weights, or a combination of these methods (SOI Standards 7, 10).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Staff recommendation:

The proposed replacement windows are only for the two-story early stone addition, not the original 1 story section of the VanderStucken- Hennig House. The windows on the 1 story section will be repaired. The eight windows to be replaced are deteriorated beyond repair as evaluated by reputable window repair firms. The proposed replacement window is all wood and matches the size and light pattern.. Staff recommends approval based on the Design Guidelines/Standards referenced above for high rated structures.

Case Comments:

Staff has visited the property and even hosted a Wood Window Workshop two years prior with industry renowned window repairman, Brent Hull. The most significant windows are the original casements that will be repaired.

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 114 W. Austin St.

Date Submitted _____

Owner name: Bethany Lutheran Church

Phone # 830-997-2069

Owner Address: 110 W. Austin St

Authorized Applicant: Layne Petty

Phone # _____

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

Applicant E-mail: laynebic@gmail.com

Desired Start Date: ASAP if approved

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)

Attached in Email

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

Staff to complete

Application # 21-142

Year Built: _____

Eligible for Administrative Approval ___Yes x No

Zoning: _____

Historic Review Board Meeting Date _____

Application Fee $10 COA#

Survey Rating: ~~Medium~~ HIGH ~~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.

We at Bethany Lutheran Church are requesting your approval to replace and install 8 new windows on the Hennig House, located at 114 W. Austin Street. The Windows on the house are in dire need of attention. The upstairs and downstairs windows on the South side of the house (facing the street) are in relatively good condition. These windows are more sheltered from the weather as they are covered by the porch. We plan to scrape, repair, and repaint those windows as needed, to hopefully keep all original parts intact on those 4 windows. Multiple church members with backrounds in construction will lead this project.

The eight other large windows (42”x72”) on the East, West, & North side of the house are beyond repair. The windows have been examined by Hull Millwork and Red River Restorations. Both companies said the windows would need to be completely rebuilt, as there would be nothing left of the original wood after paint, glazing, & caulking were removed. The estimated cost of rebuilds exceeds $115,000.00 – and the only parts that would remain from the original windows are the individual panes; many of which are already missing, broke, or have been replaced over the years. These costs seem excessive & economically unfeasible to the church. Therefore, with your approval, we are planning to replace the eight windows with new all wood windows from JELD-WEN.

Hill Country Windows & Doors was kind enough to get us specs & quotes. All window information is attached. The new windows will have the exact same measurements (42”x72”) and aesthetic look as the existing windows, and are made of solid wood with antique brass hardware. Pane dividers are also made of wood.
The JELD-WEN windows come with tempered Low-E insulated glass, making them far more economical than the current windows.

The replacement windows will return much of the eye appeal to the property, as well as make the house far more efficient to heat and cool.

If approved, Hill Country Windows will remove the existing windows and make necessary repairs/rebuilds to the framing and trim of each window, with treated wood, before installing new JELD-WEN windows. They will also be responsible for clean-up.
Hill Country Windows will build a new pediment above each window on the West side of the house, and will restore or replace the pediments above the windows on the East and North side of the house depending on their condition once removed. Hill Country Windows will also handle any immediate structural issues that may be found in the walls upon removal of the current windows.

Attached are pictures of the front of the house with an example of one of the front windows, as well as examples of the windows on the west, north, & east side of the house to give an idea of the windows we plan to remove & replace.

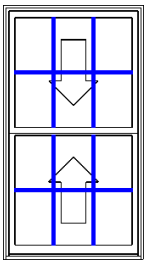
Respectfully submitted by Bethany Lutheran Church, Property Management Committee

JJ Price
517 S Adams Fredericksburg Tx 78624

QUOTE BY : JJ Price
SOLD TO : Jason Smith
PO# : Smith
Ship Via : Ground

QUOTE # : JW2107005PL - Version 0
SHIP TO :
PROJECT NAME :
REFERENCE :

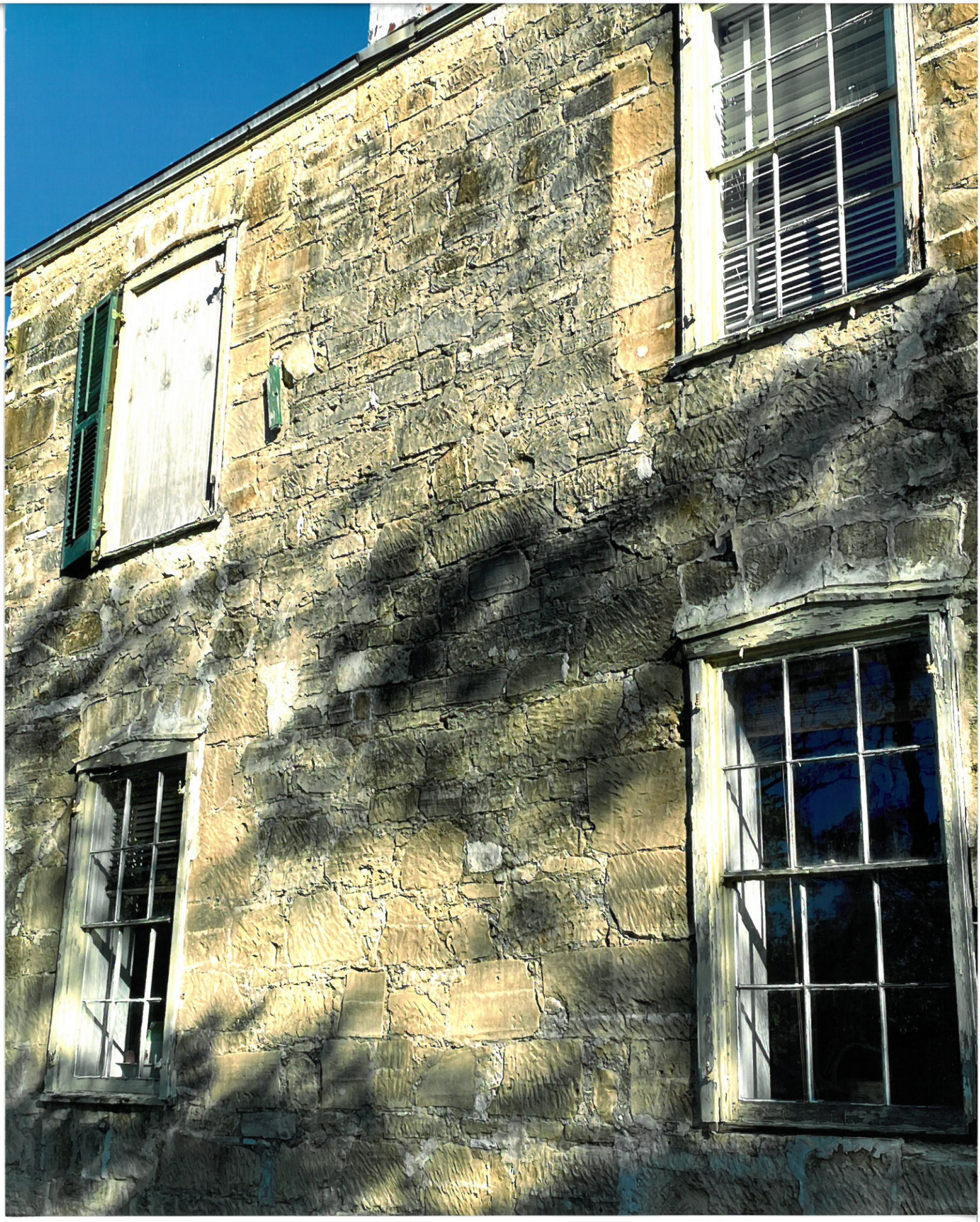
U-Factor Weighted Average: 0.29
SHGC Weighted Average: 0.18

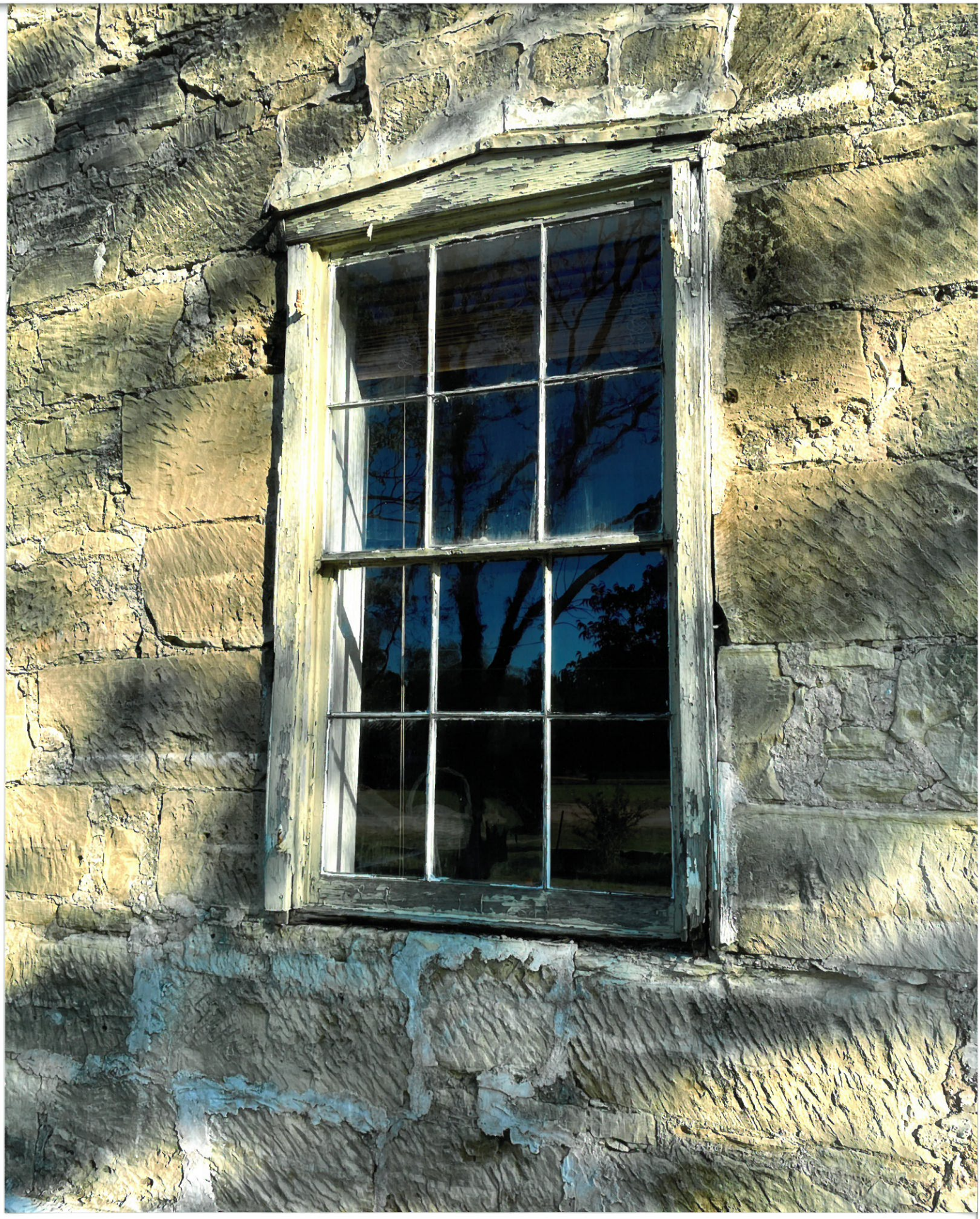
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1 Rough Opening : 39 3/4 X 71 3/4  Viewed from Exterior. Scale: 1/2" =1'		Frame Size : 39 X 71 Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner Antique Brass Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, No Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:35.2w, 31.9h, 7.8 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2021.3.0.3573/PDV 6.360 (09/09/21)NW	$1,380.24	8	$11,041.92

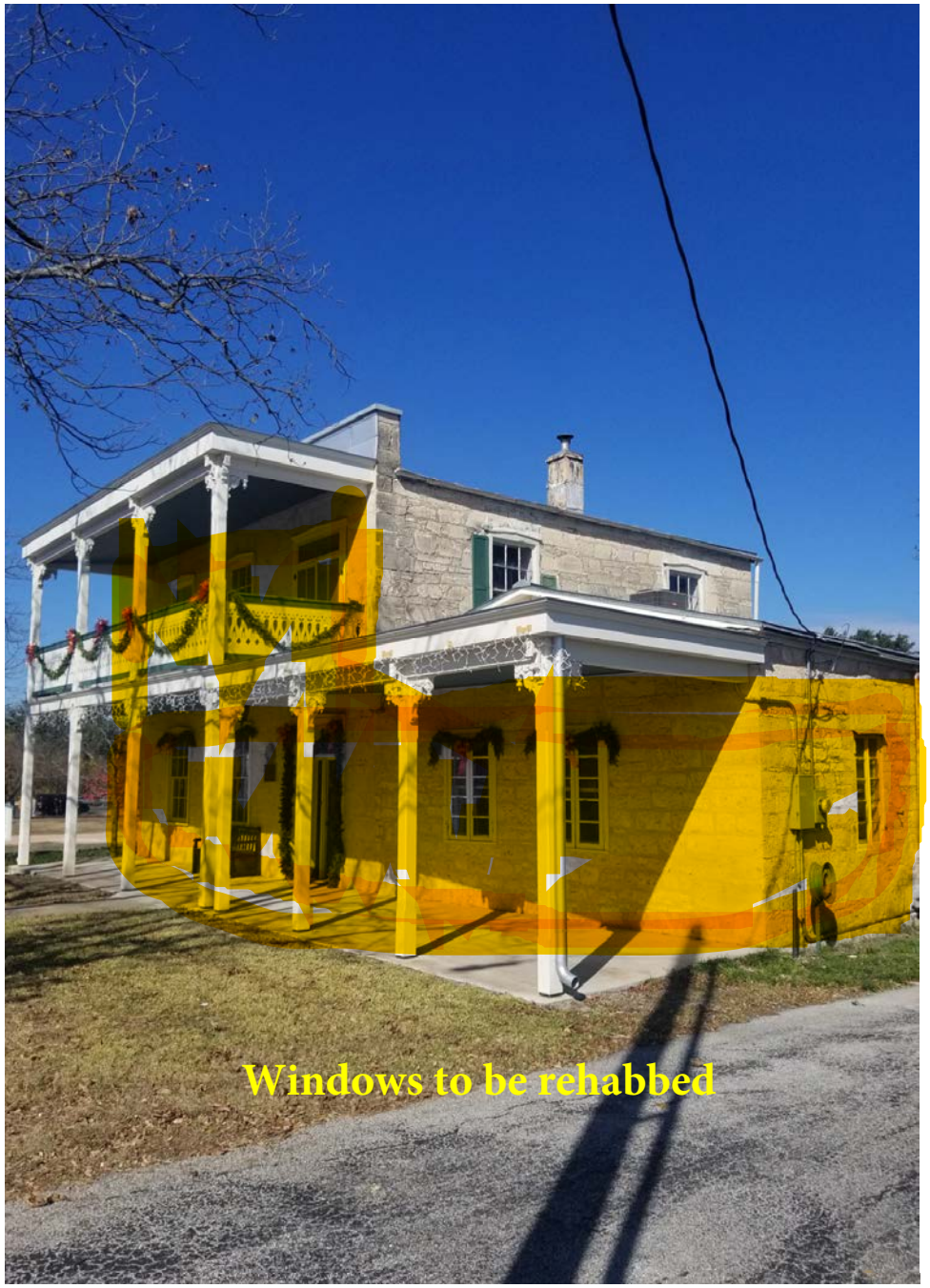
Quote Date: 07/06/2021

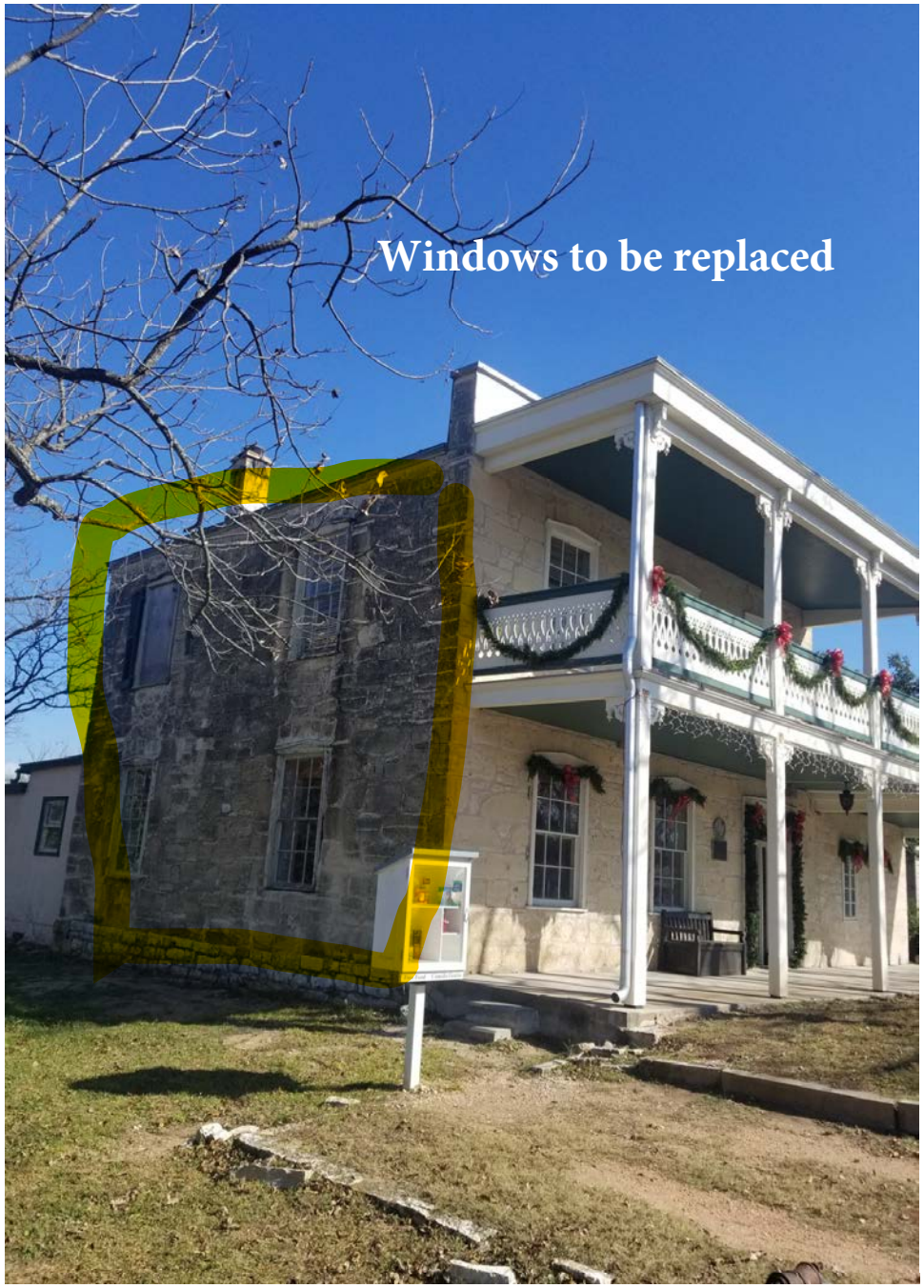
Drawings are for visual reference only and may not be to exact scale.
All orders are subject to review by JELD-WEN

Last Modified: 12/08/2021






Windows to be rehabbed


Windows to be replaced

Sample window from Window World

Windows installed

Fredericksburg Historic Review Board

Application Information

Application Number:	21-144
Date:	December 14, 2021
Address:	**302 N Bowie**
Zoning:	R1
Owner:	Dan & Connie Roddy
Applicant:	Steve Anderson of Anderson Outdoor
Rating:	Low
Proposal:	install 8' fence, 6ft, fence and front yard fence

Request:

The applicant is requesting:

Approval to:

A. install new fencing around the property line:

1.rear yard 8 ft tall horizontal pattern wood fence that steps down to

2. 6 feet at side yard

3. front yard fence made of garden loop

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

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

Staff Recommendation/Findings:

8’ tall fences are the max height allowed and are usually more appropriate in commercial or industrial settings, not residential. Staff recommends a 6’ tall around the sides and rear of the property. Front yard fences are not recommended unless there is safety concern or noxious use and should be no more than 3 feet tall and be period appropriate to the style of house. Staff does not recommend approval of the front yard fence. (3.2.12 b, c)

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 302 N Bowie ST **Date Submitted** 11·29·21

Owner name: Dan + Connie Roddy **Phone #** 949-701-9293

Owner Address: 302 N Bowie ST Fredericksburg Tx 78624

Authorized Applicant: Anderson Outdoor Inc **Phone #** 830-992-5307

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

Applicant E-mail: outdoorcreationstx@gmail.com

Desired Start Date:

Desired Completion Date:

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

Install 8' and 6' tall Backyard privacy wood horizonal fencing in Backyard Also Include is a 4' gate on SW side of house and a 8' wide Double gate on Northeast side of residence. Also install a period-appropiate antique wire fencing in front yard.

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

Staff to complete

Application # 21-

Year Built: 1960's

Eligible for Administrative Approval ___Yes X No

Zoning: R1

Historic Review Board Meeting Date 12-14-21

Application Fee $10 COA#

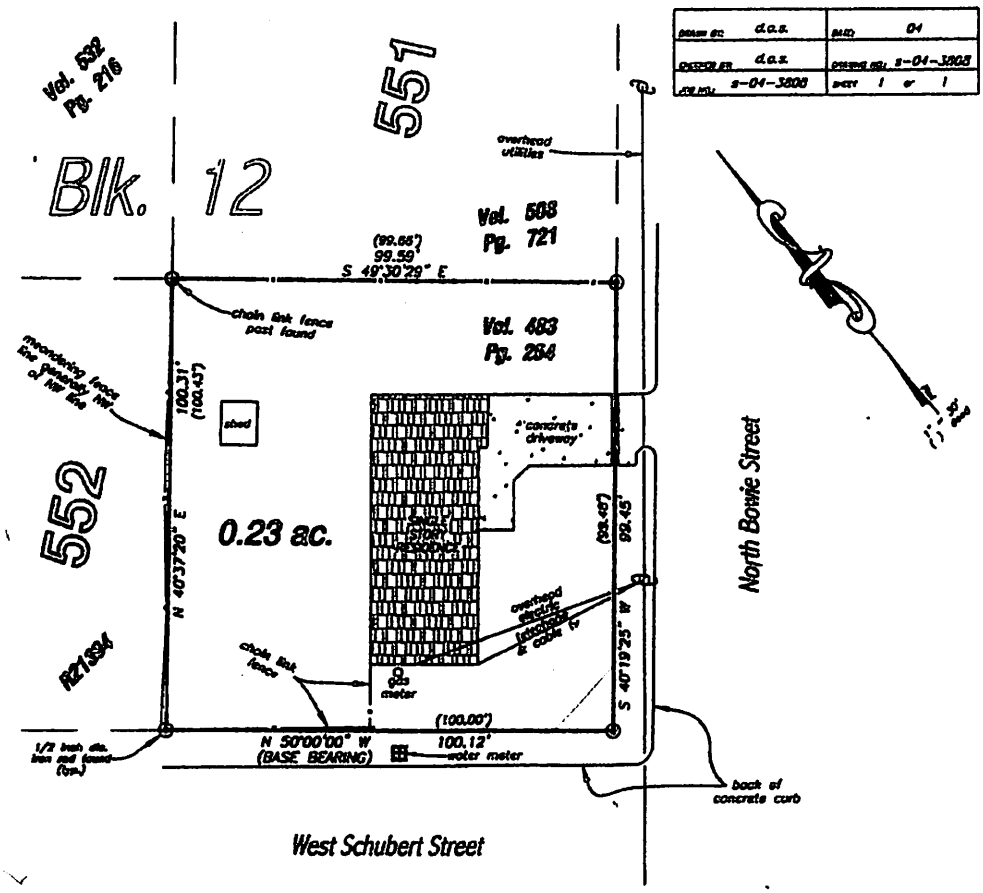
Survey Rating: Medium Low

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.



DRAWN BY:	d.a.s.	BLKD	04
CHECKED BY:	d.a.s.	DRAWING NO.	s-04-3808
FIELD NO.	s-04-3808	SHEET	1 of 1

PREPARED FOR:
Mark Morin
302 North Bowie Street
Fredericksburg, TX 78624

TITLE COMPANY:
Hill Country Titles, Inc.
P. O. Box 836
Fredericksburg, TX 78624

LIENHOLDER:
Long Beach Mortgage Co.

A legal description of same date accompanies this plat.

This tract is subject to the following easements listed in Hill Country Titles, Inc. Commitment for Title Insurance, G. F. No. 204-1048:
- *Any visible and apparent roadway or easement over or across the property, the existence of which does not appear of record.*

The undersigned does hereby certify that a survey was made on the ground of the property shown hereon, that it is correct and that there are no obvious boundary line conflicts, encroachments, overlapping of improvements or roads in place except as shown hereon and that said property has access to and from a dedicated roadway.

Dale Allen Sultemeier

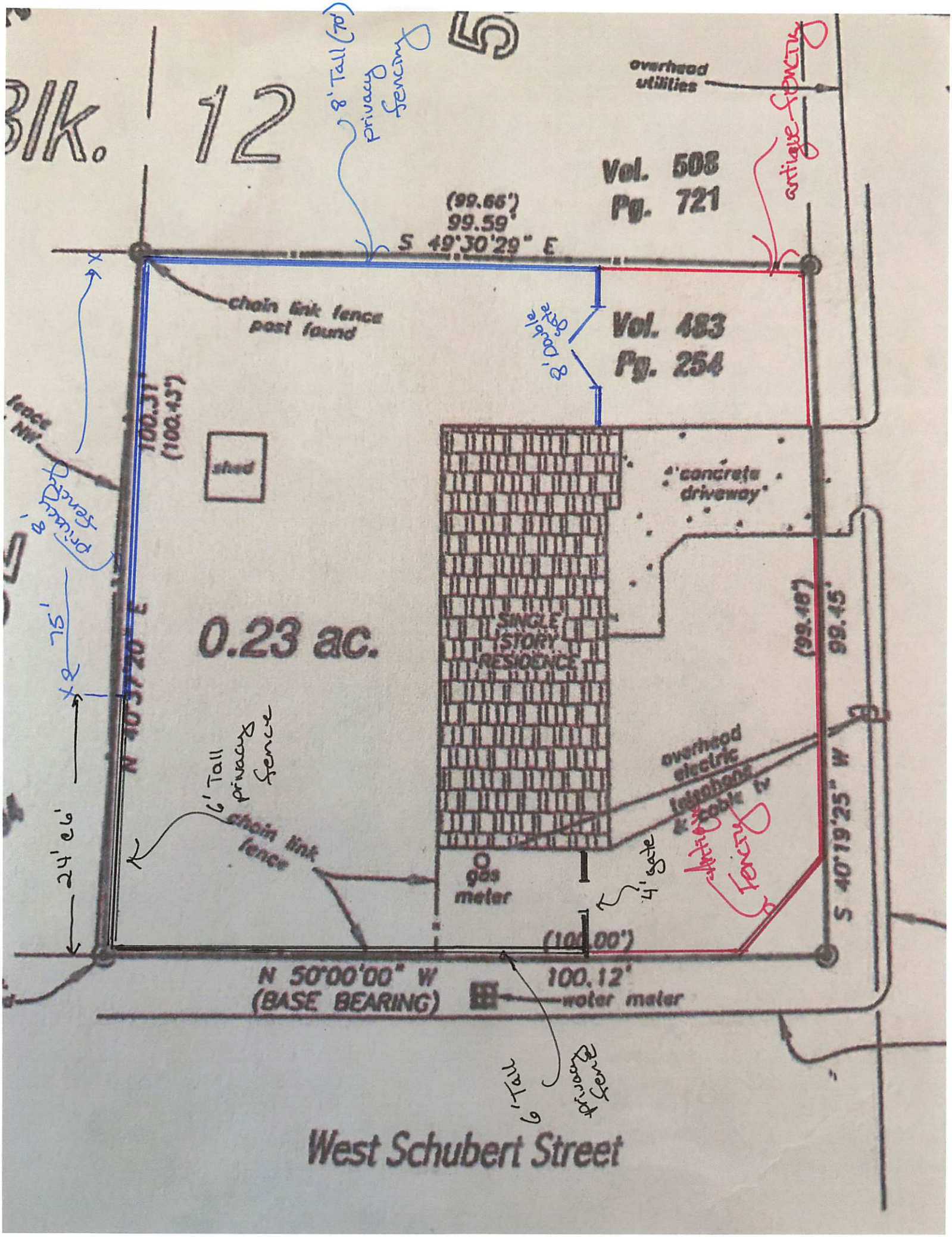
Dale Allen Sultemeier
Registered Professional Land Surveyor
No. 4542 - State of Texas

STATE OF TEXAS
REGISTERED
Dale Allen Sultemeier
4542
PROFESSIONAL
LAND SURVEYOR

11-1-04

SULTEMEIER SURVEYING
304 East Main
Johnson City, TX 78636
(830) 868-7308

PLAT SHOWING A 0.23 OF AN ACRE TRACT OF LAND OUT OF TOWNLOT NO. 551 AS SAID TOWNLOT IS DESIGNATED ON THE MAP OR PLAT OF THE CITY OF FREDERICKSBURG AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY; GILLESPIE COUNTY, TEXAS.


Blk. 12
5
8' Tall (70') privacy fencing
overhead utilities
artique fencing
Vol. 508
Pg. 721
(99.66')
99.59'
S 49°30'29" E
chain link fence post found
8' Double gate
Vol. 483
Pg. 254
fence NW
100.31'
(100.45')
shed
concrete driveway
privacy fence 8'
75'
0.23 ac.
SINGLE STORY RESIDENCE
(99.18')
99.45'
N 40°37'20" E
6' Tall privacy fence
chain link fence
overhead electric telephone & cable tv
gas meter
4' gate
24'26'
S 40°19'25" W
(100.00')
N 50°00'00" W
(BASE BEARING)
100.12'
water meter
6' Tall privacy fence
West Schubert Street

2300

left side (schubert street to left)

view from Schubert St neighbor

left side of house looking into back yard

right side of house

Fredericksburg Historic Review Board

Application Information

Application Number:	21-141
Date:	December 14, 2021
Address:	**403 W Austin**
Zoning:	C1
Owner:	John Zook
Applicant:	Gary Williams
Rating:	High
Proposal:	construct 2 new STRs

Request:

The applicant is requesting a Certificate of Appropriateness to:

1. Build 2 new 1bedroom houses (STRs) with similar footprint and design/style with board & batten siding, metal roofs, stone accent pieces, measuring 16" at the ridge. Materials to match existing addition to main (historic) house.

Relevant Sections of Fredericksburg Historic District Design Guidelines/Standards:

3.4.1 Lot Coverage

Preservation

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

Site Layout

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

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

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

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

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

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

Service Areas and Parking

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

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

3.4.2.1. New Residential Construction

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

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

Orientation

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

Setbacks

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

Height and Massing

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

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

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

Design

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

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

(n) Avoid using a historical style not found among the contributing main houses in the district.

(o) Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have a

contemporary roof form, fenestration pattern, and style, if it maintains a compatible footprint shape, materials, and color palette (as shown in *Appendix G.6*).

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

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

Materials

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

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

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

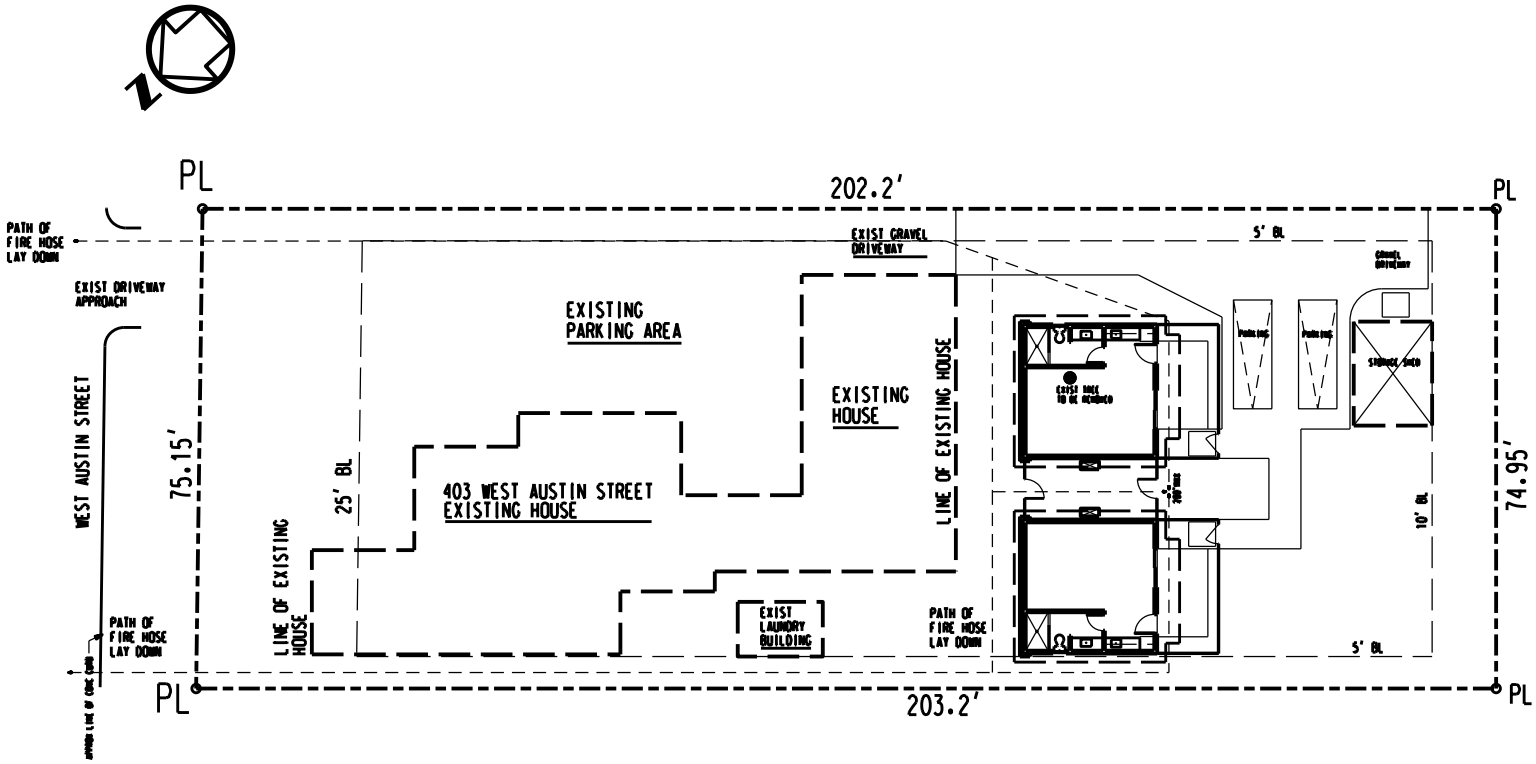
Staff findings/recommendation

1. The design of the proposed new structures meets the design standards for materials, differentiation/compatibility of style and form. The parking is appropriately placed at the back of the lot. Staff recommends approval based on above referenced sections of the Design Guidelines/Standards.

   Per the Design Guidelines for Lot Coverage the new buildings should be at least 15 feet from the existing, as proposed they are only 10'. This recommendation is in keeping with Fredericksburg Historic District Design Guidelines/Standards 3.4.1 e

Case Comments:

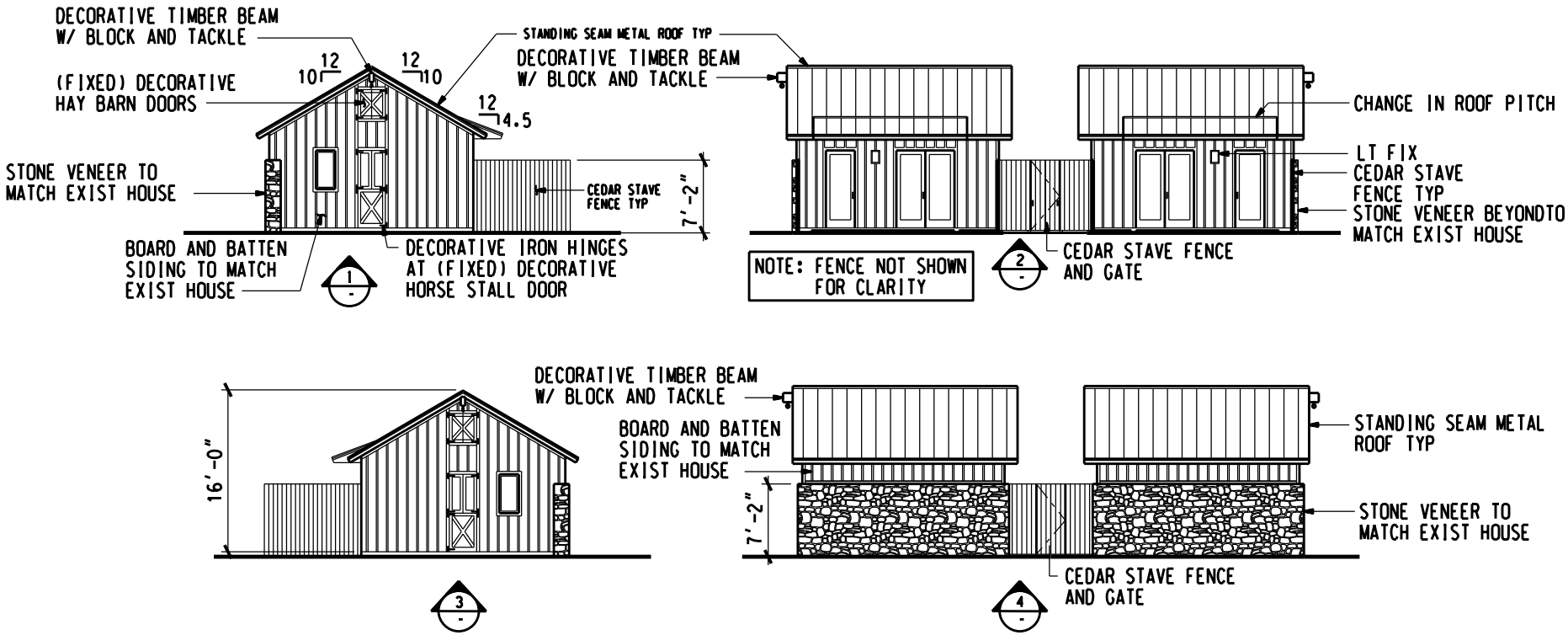
This project is subject to DRC site plan approval and approval of a Conditional Use Permit by City Council as well.



CONCEPT SITE PLAN

1" = 30' 403 WEST AUSTIN STREET

3 A1.0 REF 2/A1.0

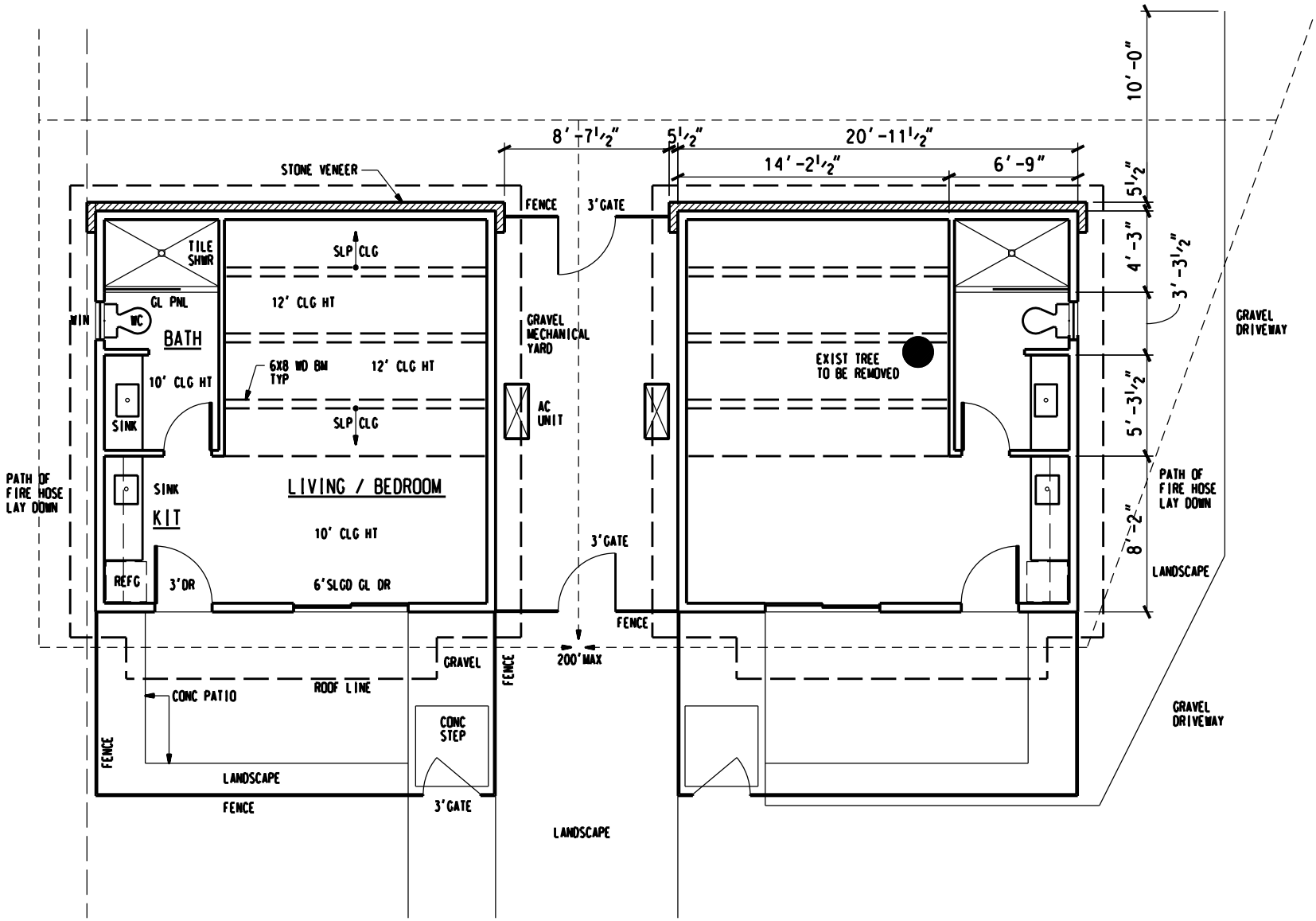


CONCEPT ELEVATIONS

1" = 20'

2
A1.0

REF
3/A1.0



CONCEPT PLANS

1" = 10'

1 / A1.0 REF

Fredericksburg Historic Review Board

Application Information

Application Number:	21-152
Date:	December 14, 2021
Address:	**505 N Pecan**
Zoning:	R1
Owner:	J. Abraham & Sheila Lopez
Applicant:	Shayna Thompson of Willow Creek Designs
Rating:	Low- Empty Lot
Proposal:	construct new primary residence

Request:

The applicant is requesting a Certificate of Appropriateness to:

1. Build a new single family residence on an empty lot. The house's highest ridgeline of 23'3" is over the garage which is setback from the street 50'. The house can be considered Hill Country Modern Style with the use of a galvalume roof, stucco and limestone walls, large bronze-colored windows. The house's front facade is segmented into three sections break up the mass of the 3,614 sf (total covered) house.

Relevant Sections of Fredericksburg Historic District Design Guidelines/Standards:

3.4.1 Lot Coverage

Preservation

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

Site Layout

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

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

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

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

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

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Service Areas and Parking

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

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

[illegible] e [illegible]eiden[illegible]on[illegible]r[illegible]ion

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

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

Orientation

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

Setbacks

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

Height and Massing

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

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

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

Design

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

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

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

(n) Avoid using a historical style not found among the contributing main houses in the district.

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

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

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

Materials

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

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

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

Staff findings/recommendation

Lot coverage and orientation: The lot was recently created by separating it from the larger lot facing Milam. It is a shallow lot which does not allow for the traditional building pattern of the neighborhood. The contributing structures on this block are on deeper lots and so the house has a front to rear orientation instead of the wide front façade of the proposed. The design of the house meets the minimum zoning requirements for setbacks on the sides meaning it takes up the majority of the width of the lot. (See Design Guidelines Section 3.4.1 Lot Coverage and 3.4.2.1 New Construction above)

Design & Materials: the design of the proposed new structures meets the design standards for materials, differentiation/compatibility of style and form with a front porch and traditional design features as cited above. The garage has been pushed back from the front façade. Staff recommends the 2 car garage use two separate doors to help reduce the

prominence of the garage. This recommendation is in keeping with Fredericksburg Historic District Design Guidelines/Standards.(See 3.4.2.1 New Constuction above)

Case Comments:

The demolition of the carport was previously approved for the former owner.

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□mai□comp□eted app□ications with required supporting documentation to ahudson□ □gt□org

Subject Property Address 505 North Pecan **Date Submitted** _____

Owner name: J. Abraham & Sheila Lopez **Phone #** (254) 466-6643

Owner Address: 704 Twin Hills Dr, El Paso, TX 79912

Authorized Applicant: Shayna Thompson **Phone #** (830) 998-1673

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

Applicant E-mail: shayna@willowcreekdesignsfbg.com

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. (attach another sheet if necessary)

New 3/3.5 custom home to be constructed on an empty lot at 505 North Pecan. Existing metal carport to be removed. (see supplemental sheet for more information)

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 and do not take the place of building permits.

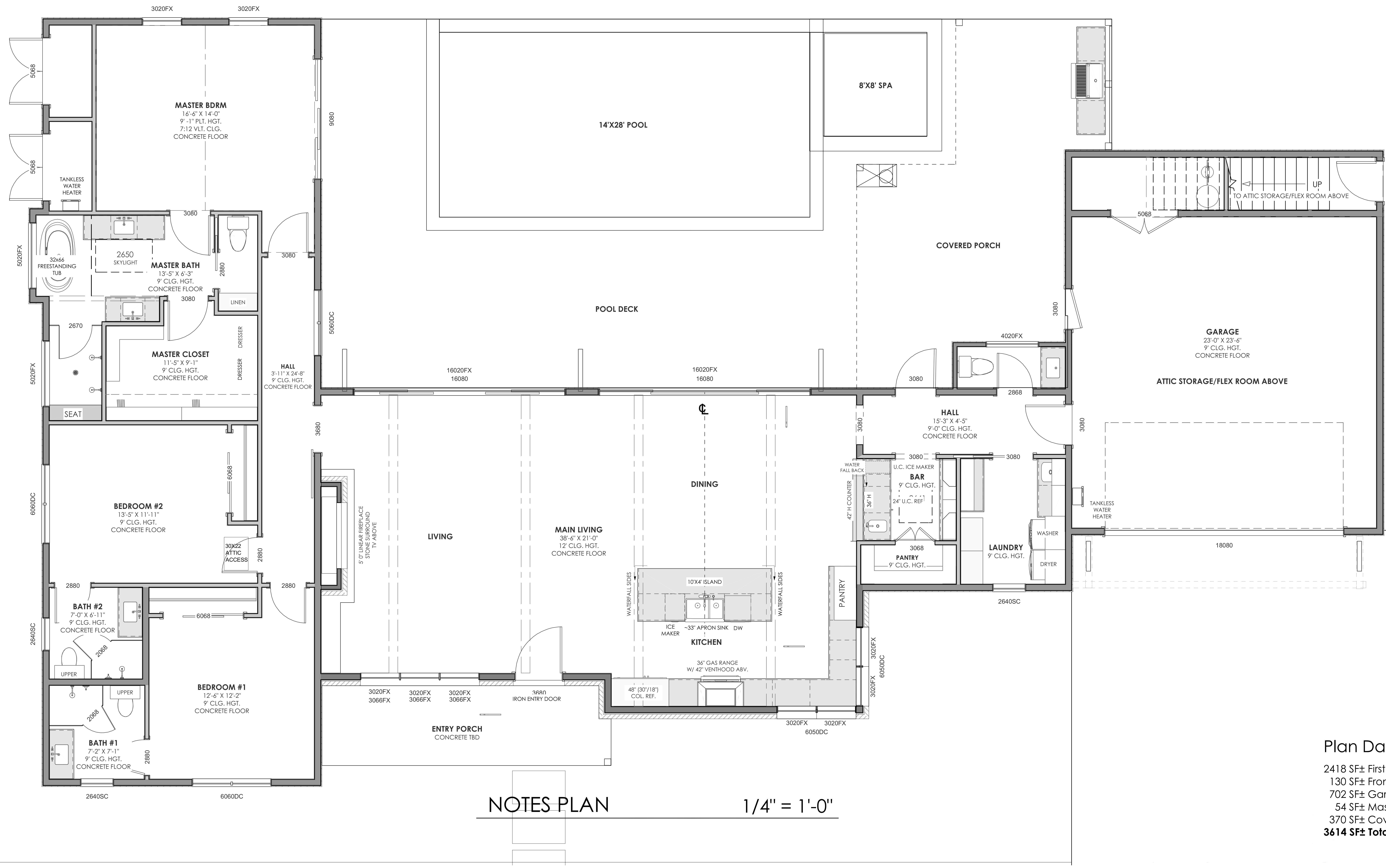
Historic Review Board : Application Certificate of Appropriateness

12.1.21

Re: 505 North Pecan Street, Lopez Residence

A new residence is to be built upon a blank lot at 505 North Pecan Street. This lot currently has a metal carport to be removed. The lot is shallow so every intent was taken to push back the garage as required and step back front line features of the home and will sit behind an existing large Pecan tree and Crepe Myrtle. The lines of the home incorporate nearby gable features and broken up massing. Lots down the street with contributing homes are very deep lots allowing for more linear designs. This lot is shallow and wide requiring a wider design. By creating movement and depth in the front elevation, this breaks up the home visually. Heights were kept in reference and response to surrounding homes. The garage, per the requirements, was stepped back 1/3 from the front line of the home and more than 15' from the front line and sits back more than 50% of the lot beyond the curb. The chosen darker color scheme for the stucco of the garage is to blend with neighboring color schemes and allow for it to visually recede more beyond the pecan tree and leaving the main area of the home to be the focal point.

We feel the new home design is compatible in design but differentiated using more Modern Hill country materials, fenestration patterns and design elements to signify the new build. The materials noted are limestone and stucco exterior walls for low-maintenance, standing seam roof and dark bronze window and door features.



NOTES PLAN 1/4" = 1'-0"

Plan Data (as of 12.1.21)

2418 SF± First Flr. Cond'd Area
130 SF± Front Porch
702 SF± Garage/Storage/Stair
54 SF± Master Outside Storage
370 SF± Covered Back Porch
3614 SF± Total Covered

PLANS FOR HISTORIC REVIEW BOARD REVIEW ONLY

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPPLY WITH THESE REGULATIONS.
Changes, discrepancies, oversights, etc., must be brought to the attention of the Contractor prior to fabrication or installation, as the Contractor is responsible for verification of field conditions and all information contained herein, so as to make the work correct. Specific items which may not be completely clear shall be clarified with the Contractor. All dimensions, placement and sizing of structural components, and code compliance, are subject to verification by Contractor. To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. SLT is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Shayna Thompson
DESIGNER / OWNER
1603 D East Main St.
Fredericksburg, Texas
830.998.1673
fbgdesign@hotmail.com

Willow Creek DESIGNS

Lopez Residence
505 NORTH PECAN ST.
FREDERICKSBURG, TEXAS 78624

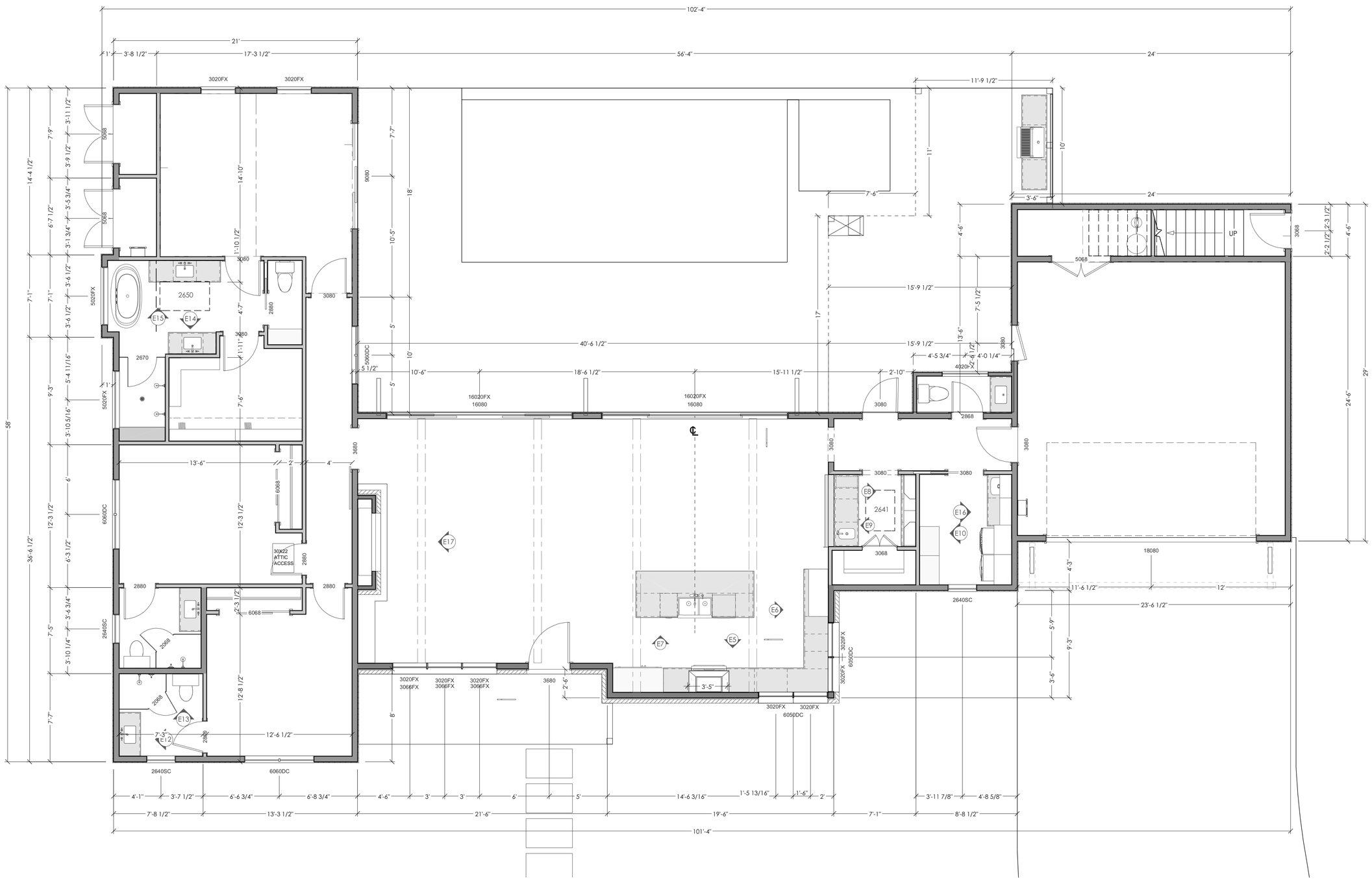
NOTES PLAN

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

Date:
12/1/2021

Revisions:

A-1



DIMENSION PLAN 1/4" = 1'-0"

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, MATERIALS, STRUCTURE, AND EQUIPMENT BEFORE BEGINNING WORK. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL APPLICABLE CODES, REGULATIONS.

The Contractor is responsible for all dimensions, investigations, etc., must be brought to the attention of the Contractor prior to fabrication or installation, as the Contractor is responsible for the correct fit of all work. Dimensions shown on plans are to be considered as guidelines only, and are not to be construed as absolute. Contractor is responsible for correct fit of all work, so as to make the work correct. Specific items which are not dimensioned shall be installed in a manner which is consistent with the overall dimension, placement and siting of structural components, and code requirements. Contractor is responsible for the correct fit of all work, to the best of his knowledge these plans are drawn to comply with owner's and/or builder's specifications. Any discrepancies found between these plans and site conditions should be done at the owner's and/or builder's expense and responsibility. The Contractor is responsible for the correct fit of all work, to the best of his knowledge these plans are drawn to comply with owner's and/or builder's specifications. Any discrepancies found between these plans and site conditions should be done at the owner's and/or builder's expense and responsibility. The Contractor is responsible for the correct fit of all work, to the best of his knowledge these plans are drawn to comply with owner's and/or builder's specifications. Any discrepancies found between these plans and site conditions should be done at the owner's and/or builder's expense and responsibility. The purpose signed hereon and/or stamped hereon is to indicate that the undersigned is responsible for the design of the structural elements of the project shown hereon. The undersigned does not assume responsibility for the overall design, or any other elements of the project shown hereon, nor does he assume responsibility for any deviations from the plans shown hereon that are not in accordance with the structural elements shown hereon.

Shayna Thompson
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830.998.1673
tbgdesign@hotmail.com

Willow Creek DESIGNS

Lopez Residence

505 NORTH PECAN ST.
FREDERICKSBURG, TEXAS 78624

PLANS FOR HISTORIC REVIEW BOARD REVIEW ONLY

DIMENSION PLAN

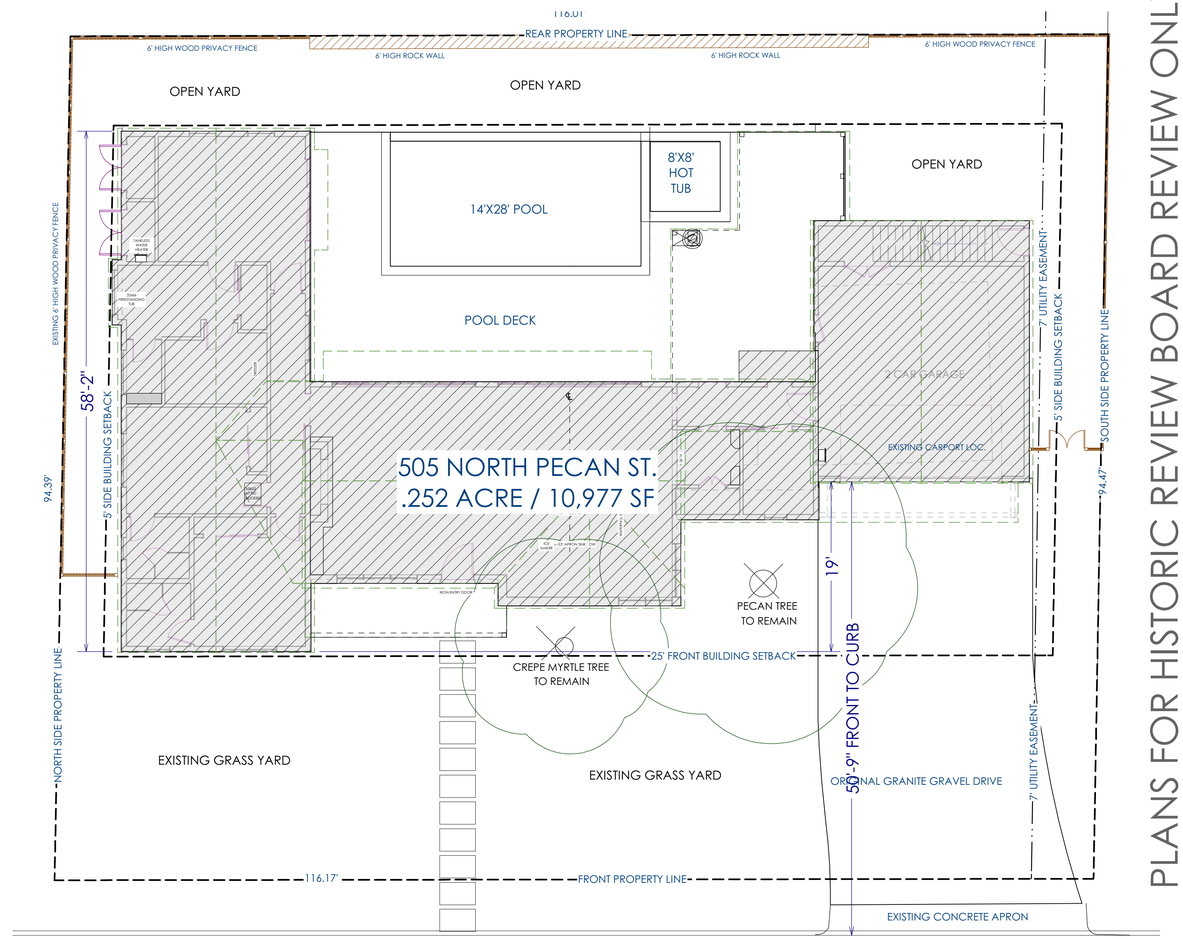
Scale:
1/4" = 1'-0"

Date:
12/1/2021

Revisions:

A-2

Site Overview 1" = 30'-0"



Site Plan 1/8" = 1'-0"

Building Coverage.....33%
(R-1 40 % Max)

PLANS FOR HISTORIC REVIEW BOARD REVIEW ONLY

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB PRIOR TO CONSTRUCTION. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
The Contractor, subcontractors, investigators, etc., must be brought to the attention of the Contractor prior to fabrication or installation, as the Contractor is responsible for the correct fit of all components. Any discrepancies found in the contract texts, so as to make the work correct. Specific items which are not shown in the contract documents but are customarily included in the dimension, placement and siting of structural components, and code compliance, shall be considered part of the contract documents. Failure to acknowledge these practices shall not comprise a claim for additional compensation. Failure to comply with owner's and or builder's instructions and responsibility. The Contractor is responsible for all dimensions and conditions on the job and shall be liable for areas once construction has begun. While every effort has been made to insure the accuracy of the information contained in these plans, no guarantee signed hereon exists. The contractor of the job must check all dimensions and conditions on the job prior to construction, and be responsible thereafter.

Shayna Thompson
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tbgdesign@hotmail.com

Willow Creek DESIGNS

Lopez Residence

505 NORTH PECAN ST.
FREDERICKSBURG, TEXAS 78624

SITE PLAN

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

Date:
12/1/2021

Revisions:

A-3

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

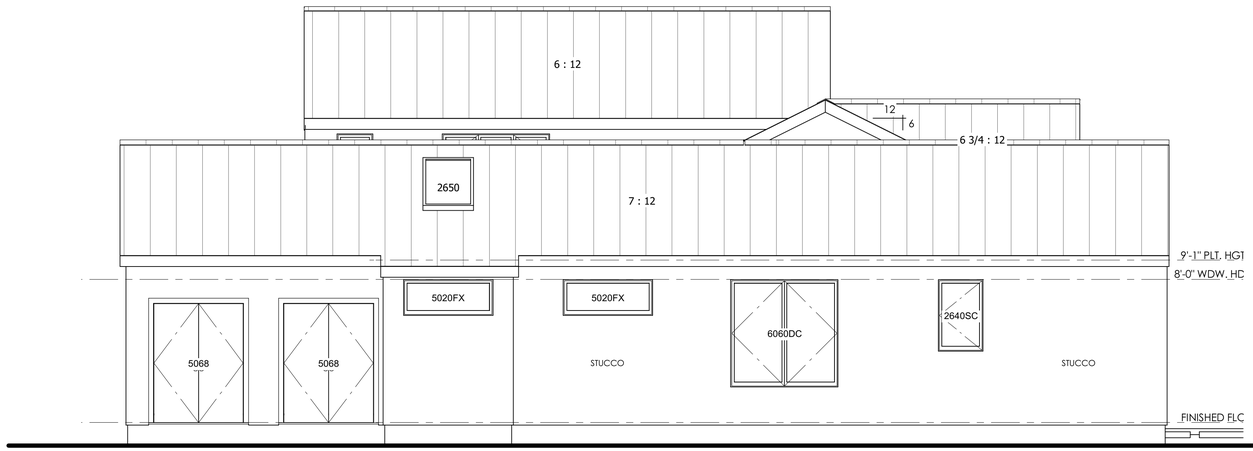
SOUTHEAST ELEVATION 1/4" = 1'-0"

EXTERIOR FINISHES:

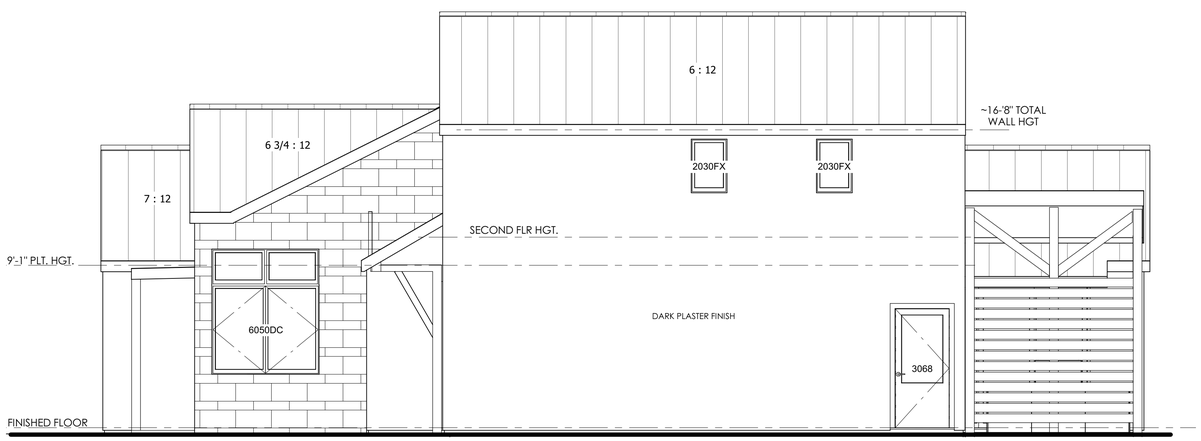
-STANDING SEAM ROOF : GALVALUME
-BRONZE WINDOWS
-LIGHT CREAM STUCCO (CREAMY (SW))
-DARK STUCCO ONLY @ GARAGE (URBANE BRONZE OR SIMILAR SHADE)
-DARK GARAGE DOOR
-LIMESTONE ROCK

PLANS FOR HISTORIC REVIEW BOARD REVIEW ONLY

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, INVESTIGATE ALL STRUCTURES AND REGULATIONS.
ALL DIMENSIONS, CONDITIONS, INVESTIGATE, etc., must be brought to the attention of the Contractor prior to fabrication or installation, as the Contractor is responsible for the correct fit of all components. Contractor shall verify and coordinate beam, so as to make the work correct. Specific items which are not shown on the drawings but are customarily included in the trade shall be done at the owners and / or builders expense and responsibility. The Contractor is responsible for the proper and safe erection of all components. Contractor is responsible for assuring construction has begun. While every effort has been made to assure construction has been drawn to comply with owner's and / or builder's expectations, the Contractor is responsible for assuring the final product will be done at the owners and / or builders expense and responsibility. The Contractor is responsible for assuring the final product is in compliance with all codes. Contractor is responsible for assuring the final product is in compliance with all codes. Contractor is responsible for assuring the final product is in compliance with all codes.



SOUTHEAST ELEVATION 1/4" = 1'-0"



SOUTHWEST ELEVATION 1/4" = 1'-0"

PLANS FOR HISTORIC REVIEW BOARD REVIEW ONLY

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND EQUIPMENT. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES, ORDINANCES, AND REGULATIONS.
The Contractor, subcontractors, investigators, etc., must be brought to the attention of the Contractor prior to fabrication or installation, as the Contractor is responsible for the correct fit of all components. Specific items which cannot be seen, as in to inside the work context. Specific items which cannot be seen, as in to inside the work context, shall be brought to the attention of the Contractor prior to fabrication or installation, as the Contractor is responsible for the correct fit of all components, and cross dimension, placement and siting of structural components, and cross knowledge these plans are drawn to comply with owner's and or builder's specifications and are not to be used for any other purpose than which it has been drawn for. Willow Creek Designs assumes no responsibility for any other purpose signed hereon and/or the contractor of the job must check all dimensions and notify Willow Creek Designs of any discrepancies found in the construction thereof.

Shayna Thompson
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1603 D East Main St.
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830.998.1673
tbgdesign@hotmail.com

Willow Creek DESIGNS

Lopez Residence

505 NORTH PECAN ST.
FREDERICKSBURG, TEXAS 78624

ELEVATIONS & SECTIONS

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

Date:
12/1/2021

Revisions:

A-5

Fredericksburg Historic Review Board

Application Information

Application Number:	21-145
Date:	December 14, 2021
Address:	**209 N Bowie**
Zoning:	R1
Owner:	Todd & Geneva Stephens
Applicant:	Todd Stephens
Rating:	High
Proposal:	new garage and addition to existing outbuilding

Request:

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

A. Build a new garage with three bays facing Schubert Street. The new structure will have a footprint of 1,453 sf and will use board & batten for siding, metal roof and garage barn style doors. Colors will match main house. The structure will measure 18' at the ridge

B. Rehab of small outbuilding and rear addition to it.

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.4.1 Lot Coverage

(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

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

(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.
High Priority - Required

3.4.3 Accessory Buildings

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

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

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

Staff Findings/Recommendation:

A. The area in question was once the location of a separate home. The HRB previously approved the demolition of the house and the two lots were re-platted back into one. It now is the traditional 100'x 200' lot. The proposed garage is in the approximate location of the previous house.

The Design Guidelines/Standards require that Accessory buildings not be larger than 50% of the primary building's square footage or 800 sf, whichever is greater. (3.4.1.h) The main house has a 2,300-sf footprint (including a recent addition). The proposed garage measures 28' x 51'7" or 1,453 sf. It would need to be no larger than 1,150 sf to meet the requirement. Otherwise, the setbacks, materials, and height meet the Design Guidelines/Standards as referenced above. (The typical 3 car garage is 24'x 36' or 864 sf)

B. The small outbuilding will be rehabbed. The proposed addition will not be readily visible from the street and will make the space more usable, extending the life of the structure. Staff recommends approval based on Design Guidelines/Standards referenced above for accessory buildings.

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 209 N. Bowie

Date Submitted 11/29/21

Owner name: Todd Stephens

Phone # 830-889-7900

Owner Address: 209 N. Bowie St.

Authorized Applicant: Todd Stephens

Phone # 830-889-7900

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

Applicant E-mail: XXXXXXXXXXXXXXXX

Desired Start Date: 02/01/22

Desired Completion Date: 06/01/22

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)

I would like to construct a garage in the rear portion of our property as described on the attached plan. In addition to the construction of the garage, I will also be "rehabbing" the existing barn to make is structurally sound and match the new construction. The board and batten look on the existing garage will remain. I will also be adding a storage room on back of existing barn to connect it to the new construction. The new project will complement the colors (paint color and roof color) and styles of the house/remodel on the property that is currently there.

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

Staff to complete

Application # 21-145

Year Built:

Eligible for Administrative Approval ___Yes x No

Zoning: R1

Historic Review Board Meeting Date Dec 14, 2021

Application Fee $10 COA#

Survey Rating: High **HIGH** Medium

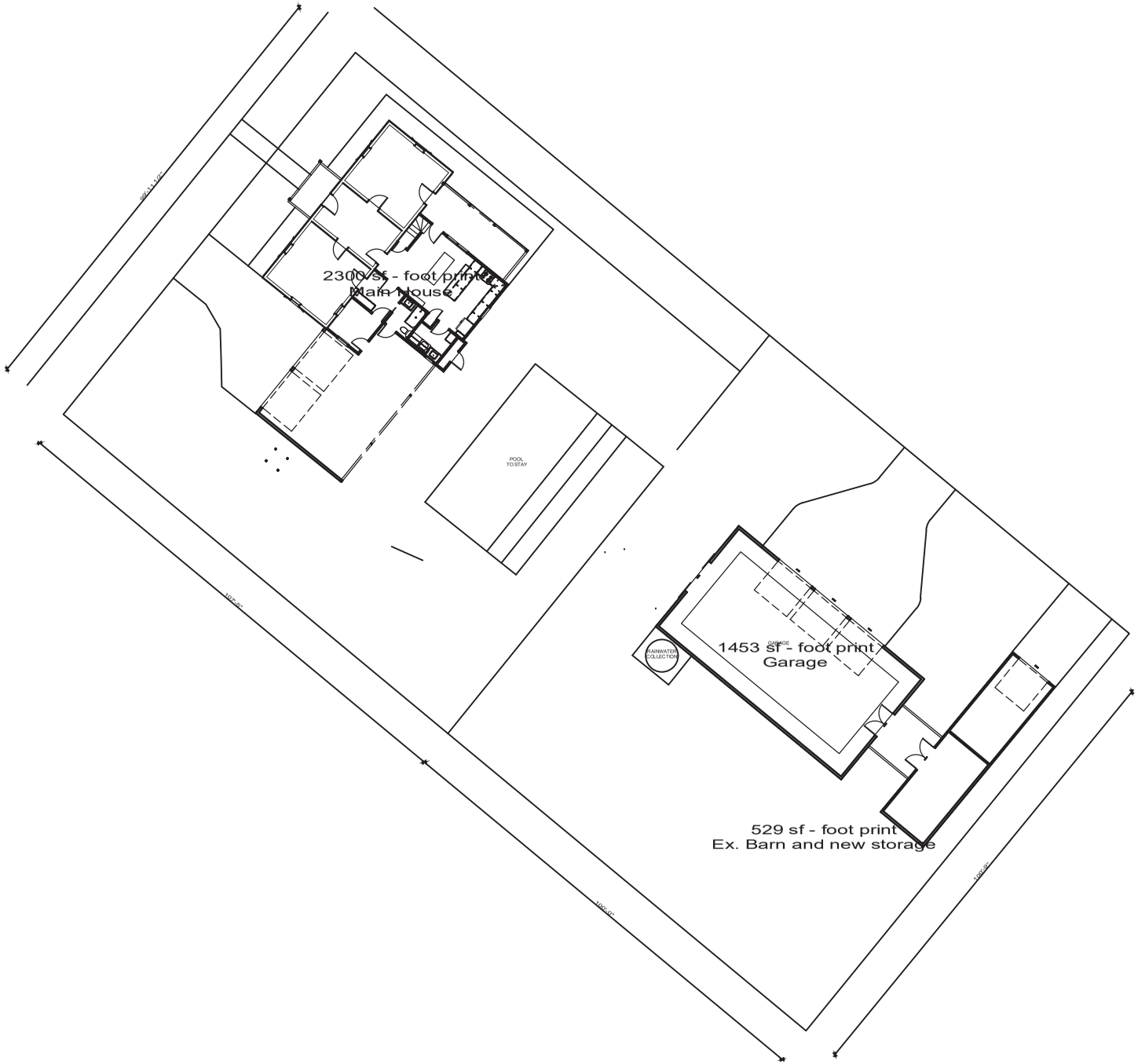
HRB Fee $40 paid

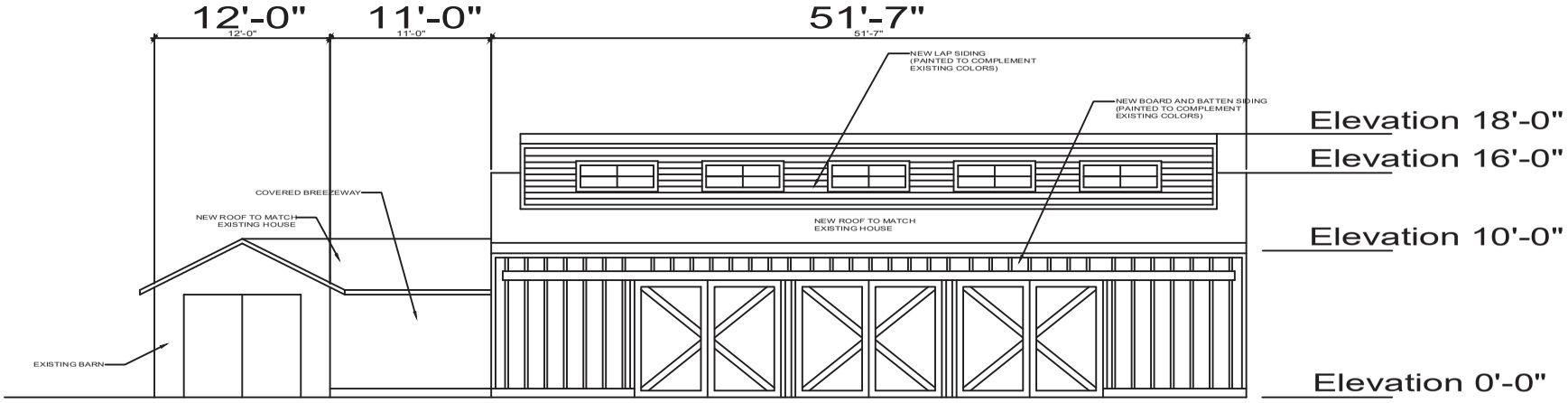
Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature_____

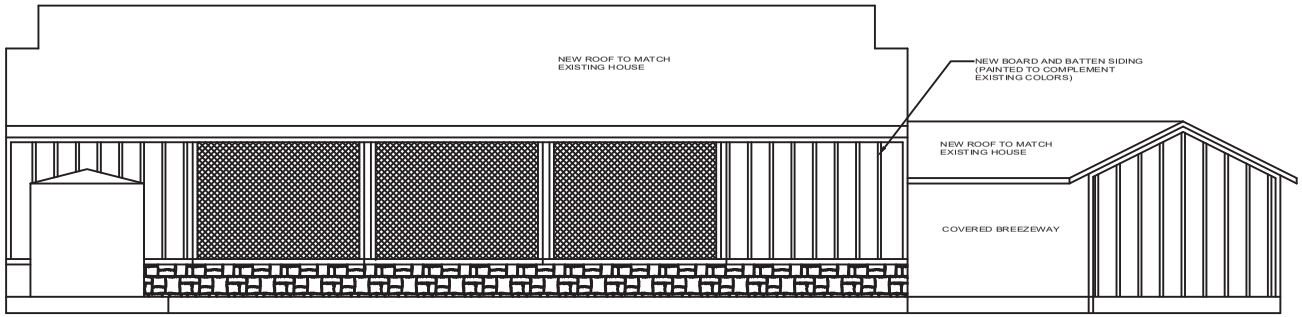
Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.

Proposed location of new garage is previous location of house approved for demolition. Lot was re-platted to current size. (Photo 2011 Google Streetview)

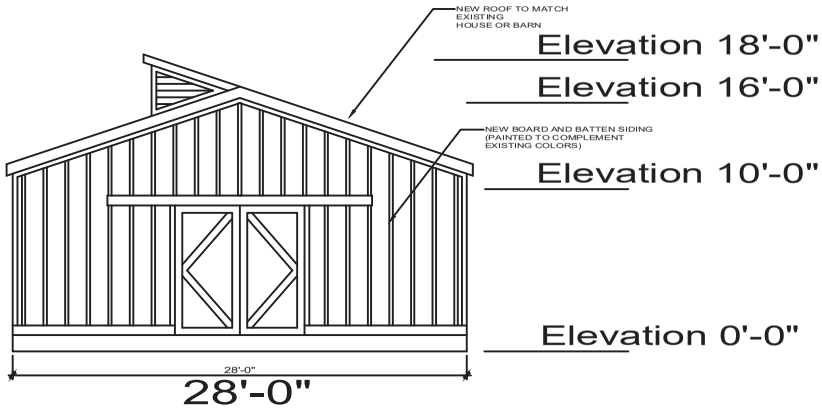

2300 sf - foot print
Main House
POOL
TO STAY
1453 sf - foot print
Garage
GARAGE
RAINWATER
COLLECTION
529 sf - foot print
Ex. Barn and new storage
192'-2"
107'-2"
100'-0"
100'-0"



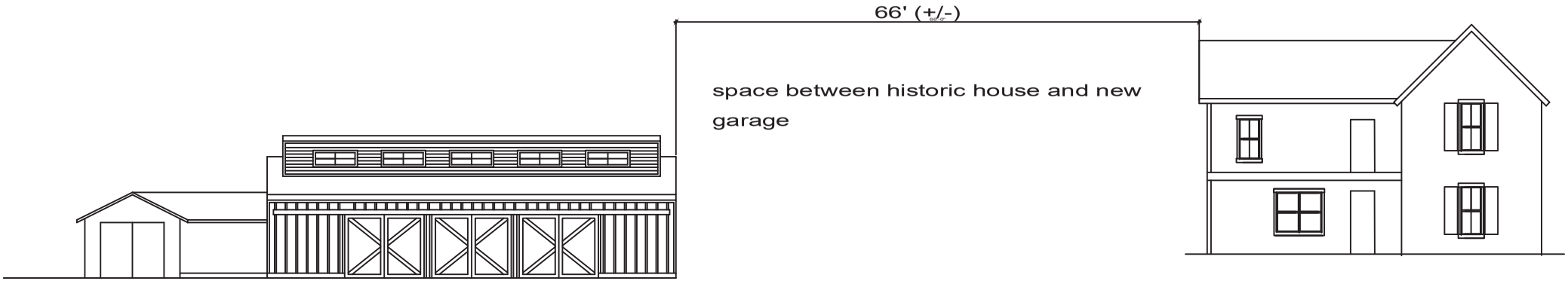
01 FRONT ELEVATION
Facing Schubert St.

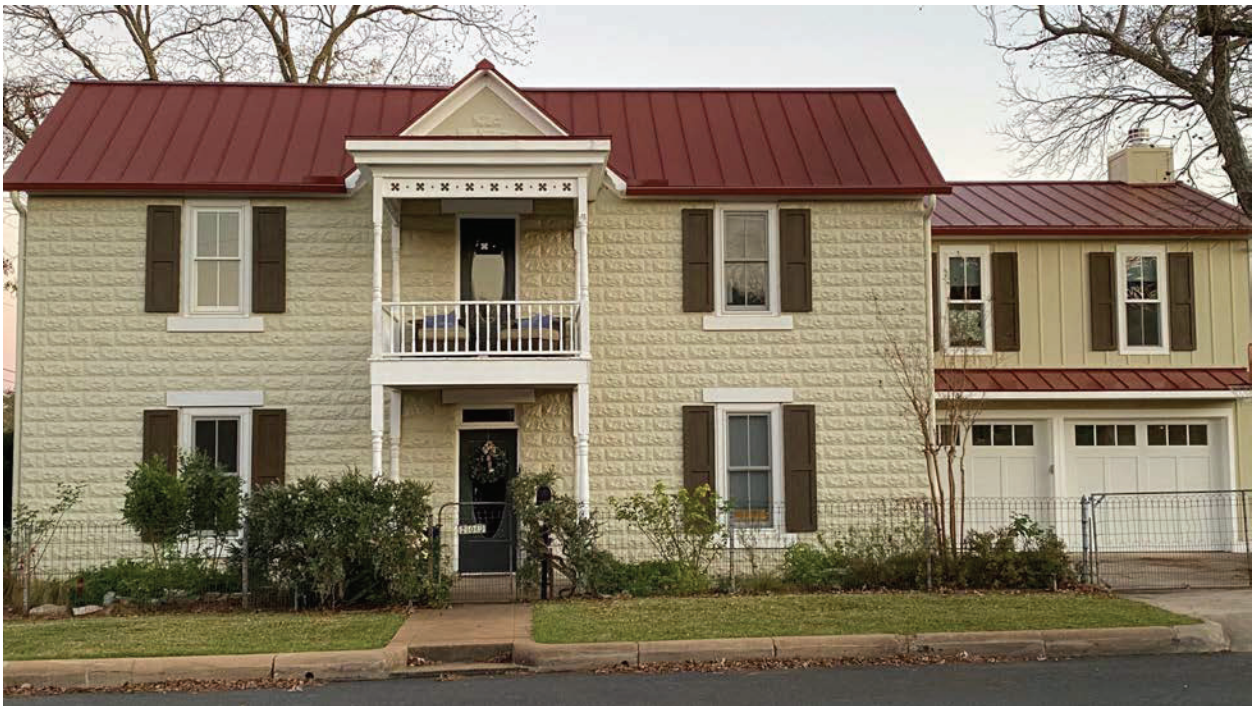


02 REAR ELEVATION
Facing Rear Yard



03 RIGHT ELEVATION
Facing Existing House


66' (+/-)
space between historic house and new garage



FRONT OF HOUSE (209 N. BOWIE)

Schubert Side of Property (location of barn at existing sand court)

Rear of Existing House (Standing in middle of garage location)

Existing barn to stay (update board and batten siding)

Existing Sand Court (Location of new garage)

Sand Court (location of new garage)

Exterior Color Choices for Garage Remodel

Existing House Siding

Existing Basse Block

Existing Trim

Existing Door/Shutters

Roof

Roof option (matches existing barn – will rust like barn)

Board and Batten Siding for Remodel

Wood Board and Batten siding to match existing siding style on 1940's barn located at rear of property and to match other homes in historic district such as home across the street at 510 W. Schubert on recently renovated home on corner of Pecan and W. Travis (see photo)

Historic Review Board

Application Information

Application Number:	21-139
Date:	December 14, 2021
Address:	109 N Milam
Zoning:	CBD
Owner:	High Ho Holdings
Applicant:	Katherine & Marcus Reading
Rating:	low
Proposed Modifications:	demolition of garage

Request:

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

1. demolition of garage

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

Demolition: (b)In addition to the criteria specified in section 23-62, the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district:..Resource with a rating of "medium" in the Fredericksburg Historic Resource Survey is strictly prohibited.(2)The demolition, removal or relocation of a Resource with a rating of "low," or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose. Refer to section 23-55 and the Fredericksburg Historic Resource Survey for a more detailed definition of the preservation priority rating system.(c)As an exception to (b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.(d)As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building

Staff Recommendation/Findings:

The demolition has already occurred. Staff was not able to evalute the structure before it was demolished. The structure first appeared in 1938 Sanborn maps. Google Streetview images of the site are not very clear.

The houses on 109 N Milam are low rated and since the garage was built later than the main houses it is assumed to also have been low rated. Given the low rating and the condition of the structure described by the applicant, staff recommends approval.

Case Comments:

A stop work order was issued when the demolition was noticed by staff. The applicant has paid a fee for work without a Certificate of Appropriateness.

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 109 Milam FBG 78624 **Date Submitted** 11/5/21

Owner name: Heigh Ho Holdings **Phone #** (830) 456-1996

Owner Address: PO Box 1564 Fredericksburg, Texas 78624

Authorized Applicant: Katherine Reading & Marcus Reading **Phone #** (512) 826-2340

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

Applicant E-mail: marcus.reading@intellionanalytics.co

Desired Start Date: 11/5/2021

Desired Completion Date: 11/6/2021

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)

Demolition of dilapidated, collapsing shed. See attached for further description of circumstances. All details of full project already submitted through our original COA that was submitted to Ms. Hudson.

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

Staff to complete

Application # 21-139

Year Built: ~~18~~ 19 unknown after 1925

Eligible for Administrative Approval ___Yes X No

Zoning: CBD

Historic Review Board Meeting Date 12-14-21

Application Fee $10 COA# 00433

Survey Rating: Low

HRB Fee $40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature_____

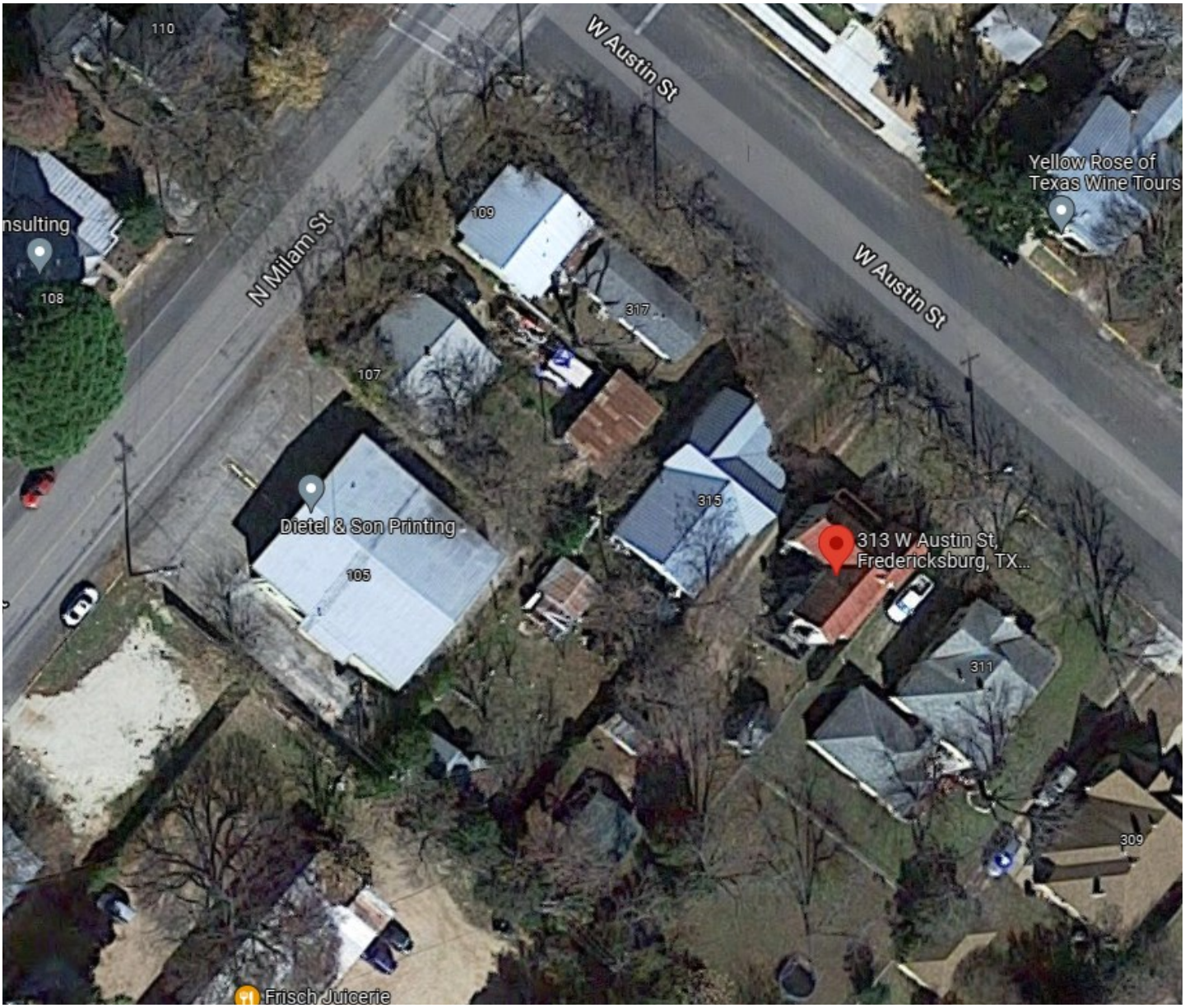
Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.

109 Milam – Shed demolition

This shed was a completely dilapidated, collapsing structure that posed a safety and liability risk to anyone present on the property. Upon discussing our project with Anna Hudson's office prior to September 22, 2021, it was our understanding that no permits were needed for cleanup of the property, including removal of this structure.

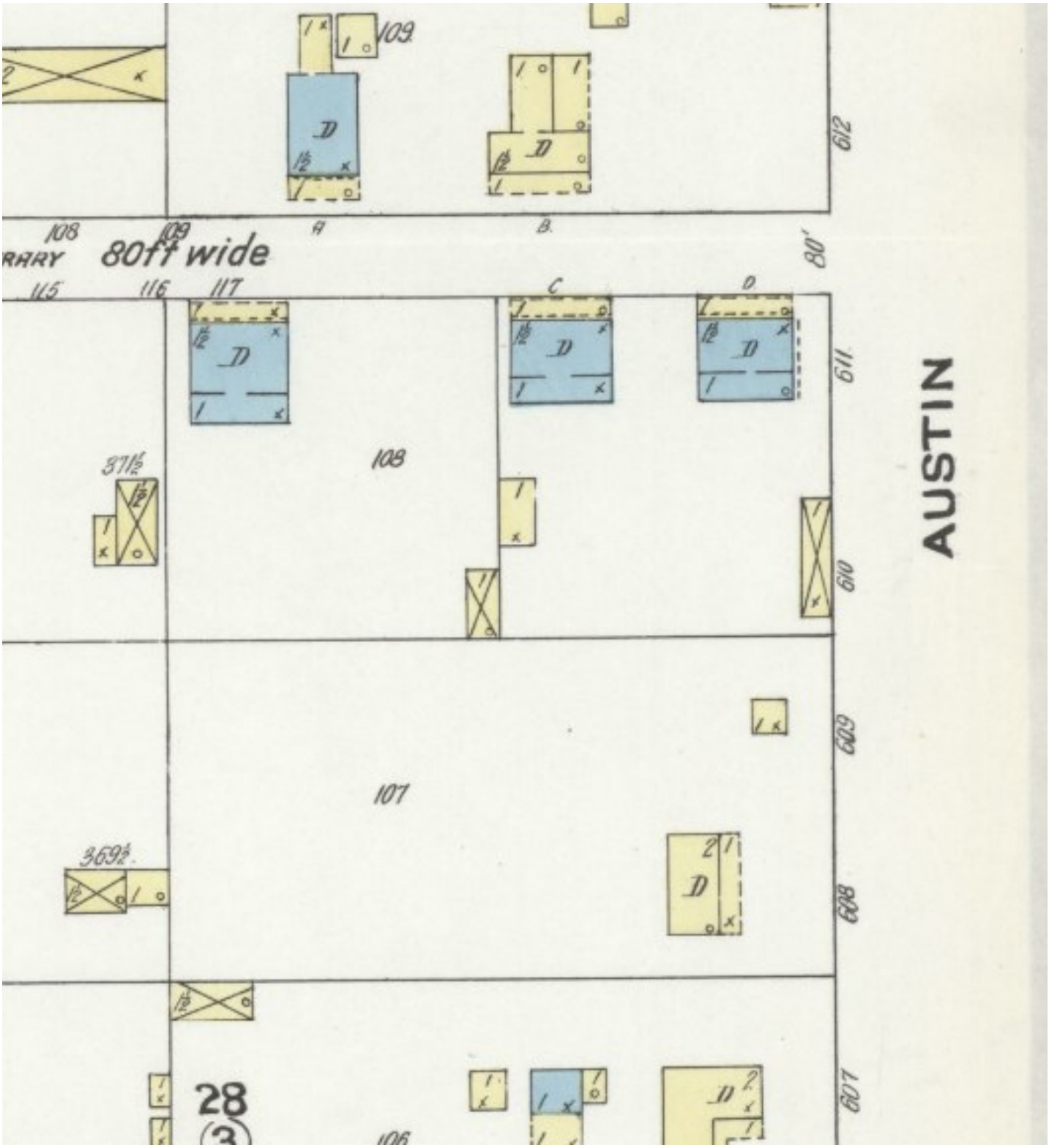
Unfortunately, we have no pictures or documentation of the history of this structure to provide with this application.

We hereby request immediate approval for removal of this structure and immediate removal of the stop work order for our property.


110
W Austin St
Yellow Rose of
Texas Wine Tours
nsulting
108
N Milam St
109
W Austin St
317
107
315
Dietel & Son Printing
313 W Austin St,
Fredericksburg, TX...
105
311
309
Frisch Juicerie

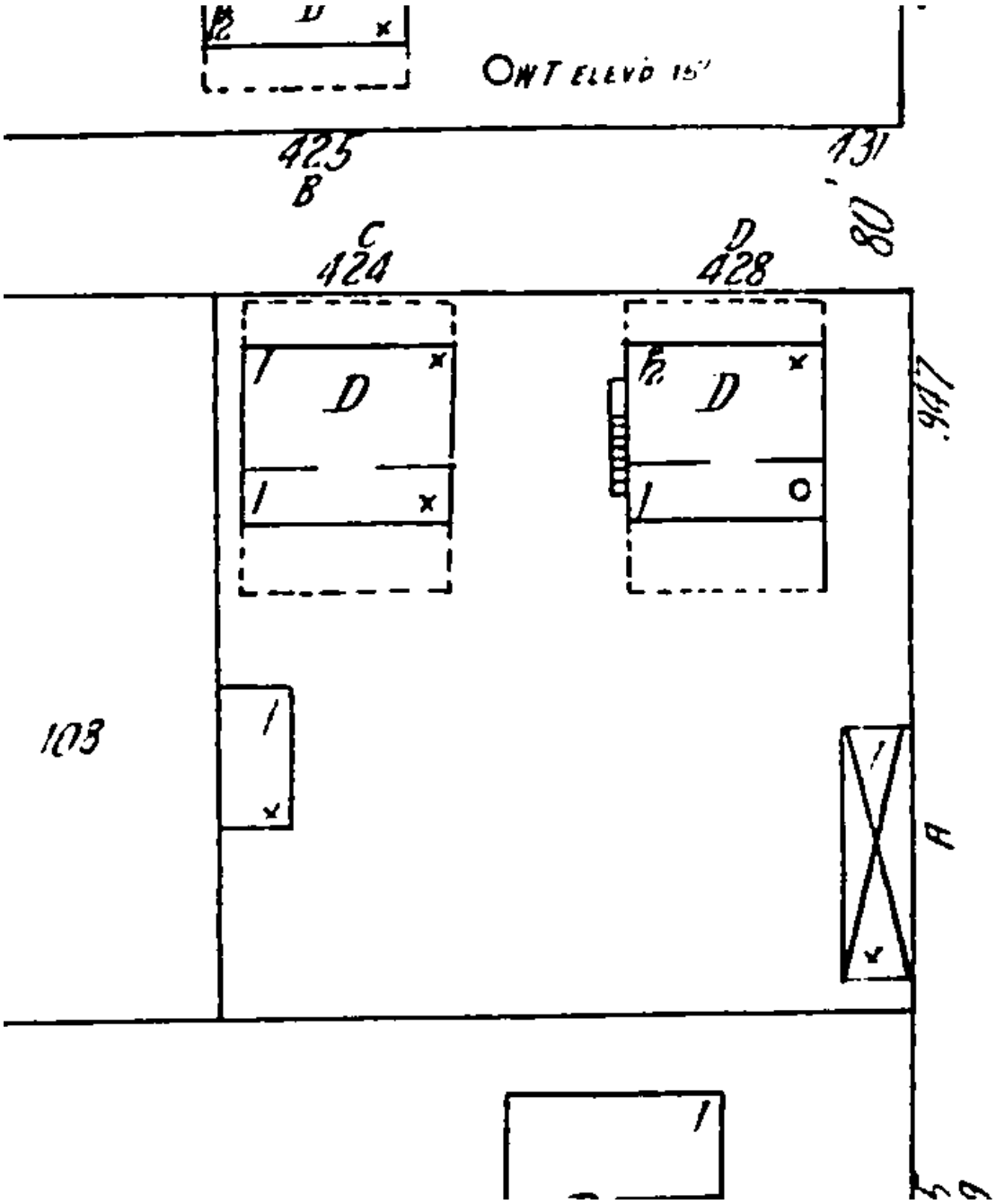
317 W Austin St
Dietel & Son Printing
54 ft
30°16'46.90"

109 N Milam from Gillespie County Appraisal District

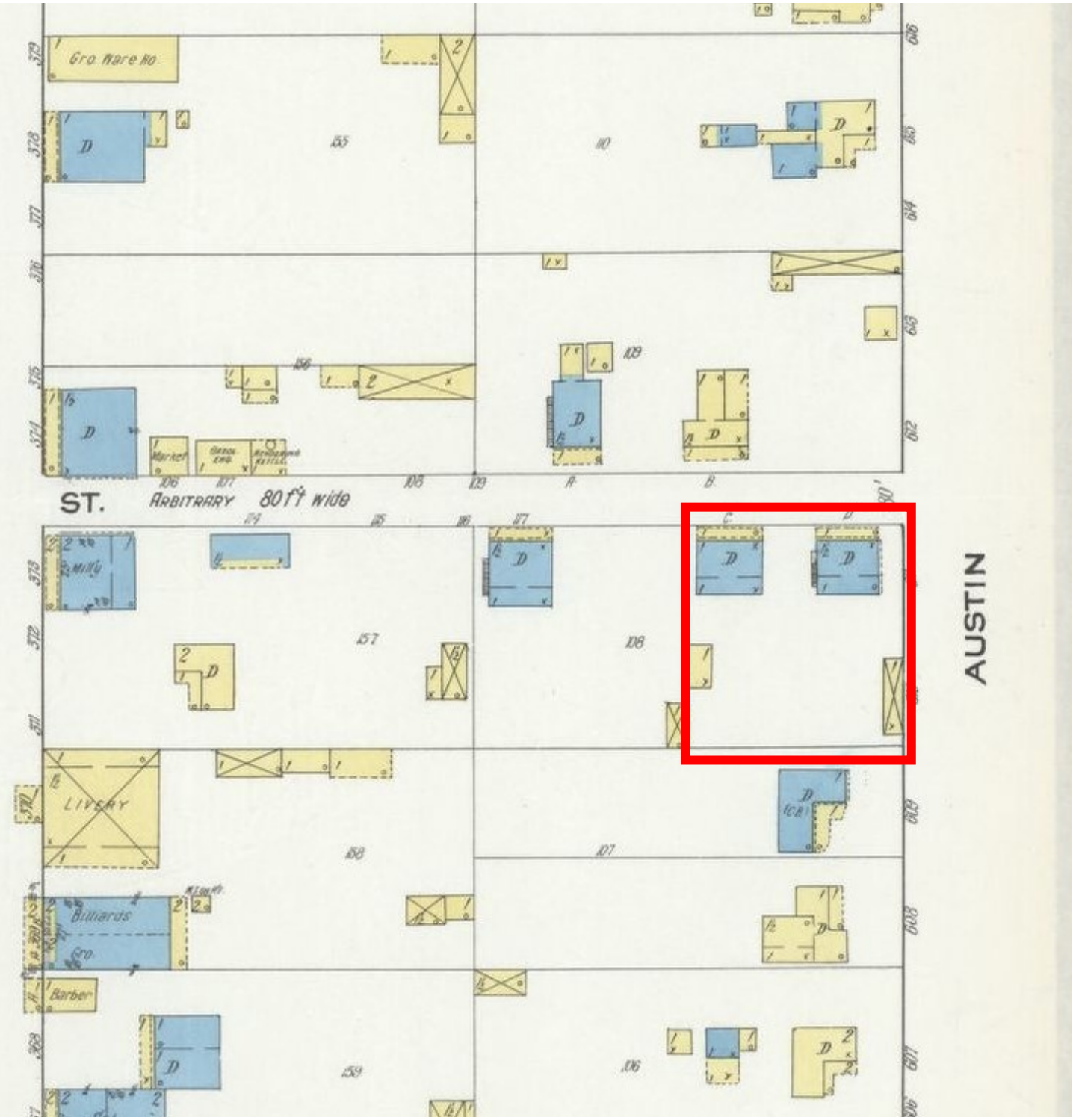


1910 Sanborn

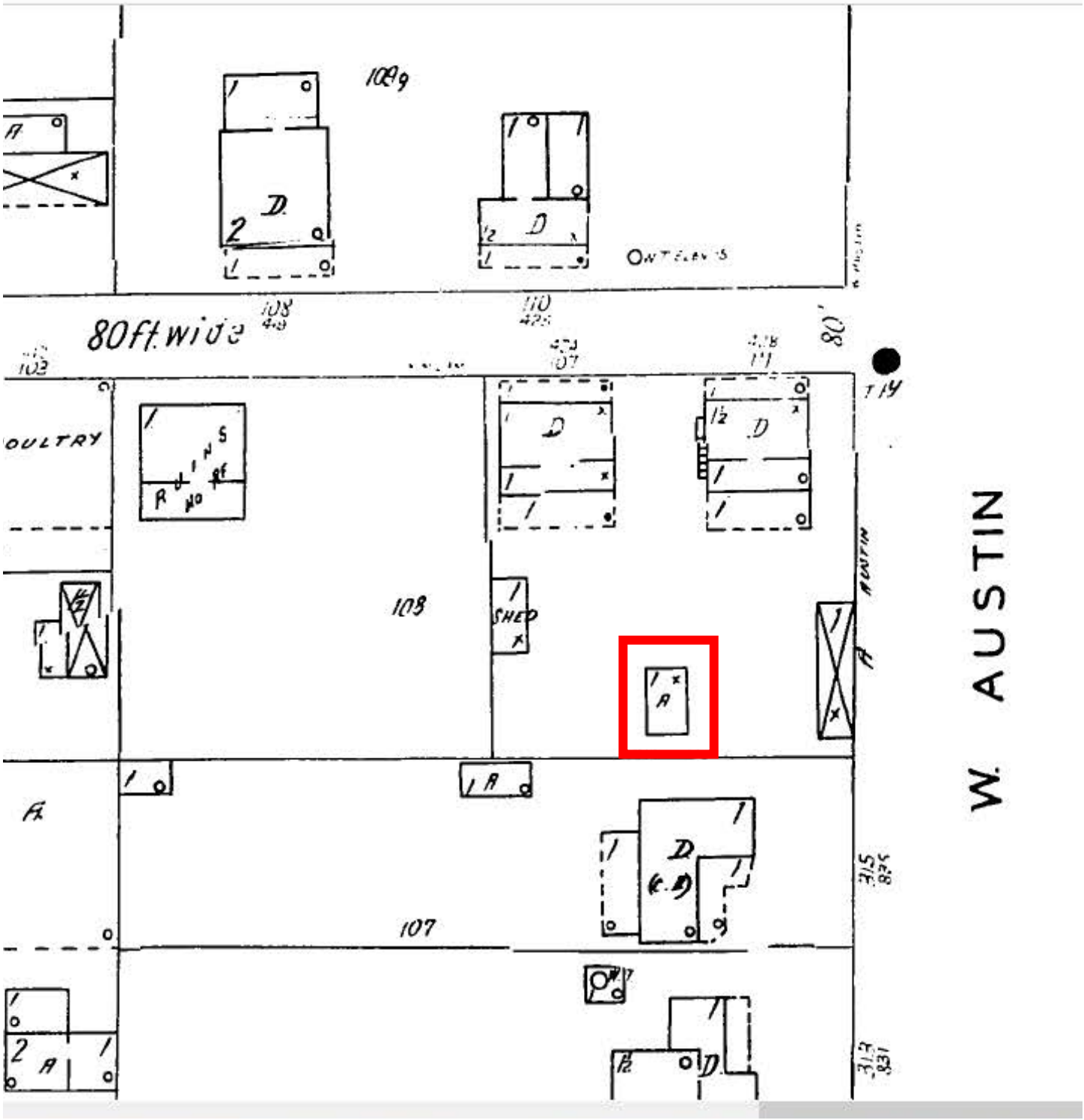
Dwellings built of stone or block, front porch wood framed, story and half with shingle roof except for porch was tin roof.



1924 Sanborn Map



1915 Sanborn Map



1938 Sanborn

Garage appears

Rear porches added

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID	549	Address	107 N. Milam
Parcel Number		GCAD Valuation (as of 2017; where available)	
Year Built	1890	Year Altered	
Area	Historic District	Historic District	Yes

Recommendation

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

2002 Photo

Photo Information & Notes

Image Name	0549_1.JPG	Photo References	0549_*.jpg

Notes	Exterior walls reclad with asbestos shingles, some windows replaced, original porch posts replaced with metal columns, and major rear additions.

2002 SURVEY DATA (continued)

Property Description

Function	Domestic: Single-Family	No of Stories	1
Style	not provided	Construction	wood-frame
Plan	square	Foundation	pier and beam
Exterior Walls	wood siding	Roof	gable
Porches	shed	Windows	double-hung wood sash
Outbuildings	not provided	Doors	single-leaf door
Alterations	exterior materials		

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	548	Address	109 N. Milam
Parcel Number	25155	GCAD Valuation (as of 2017; where available)	$241,400
Year Built	1890	Year Altered	
Area	Historic District	Historic District	Yes

Recommendation

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

2002 Photo

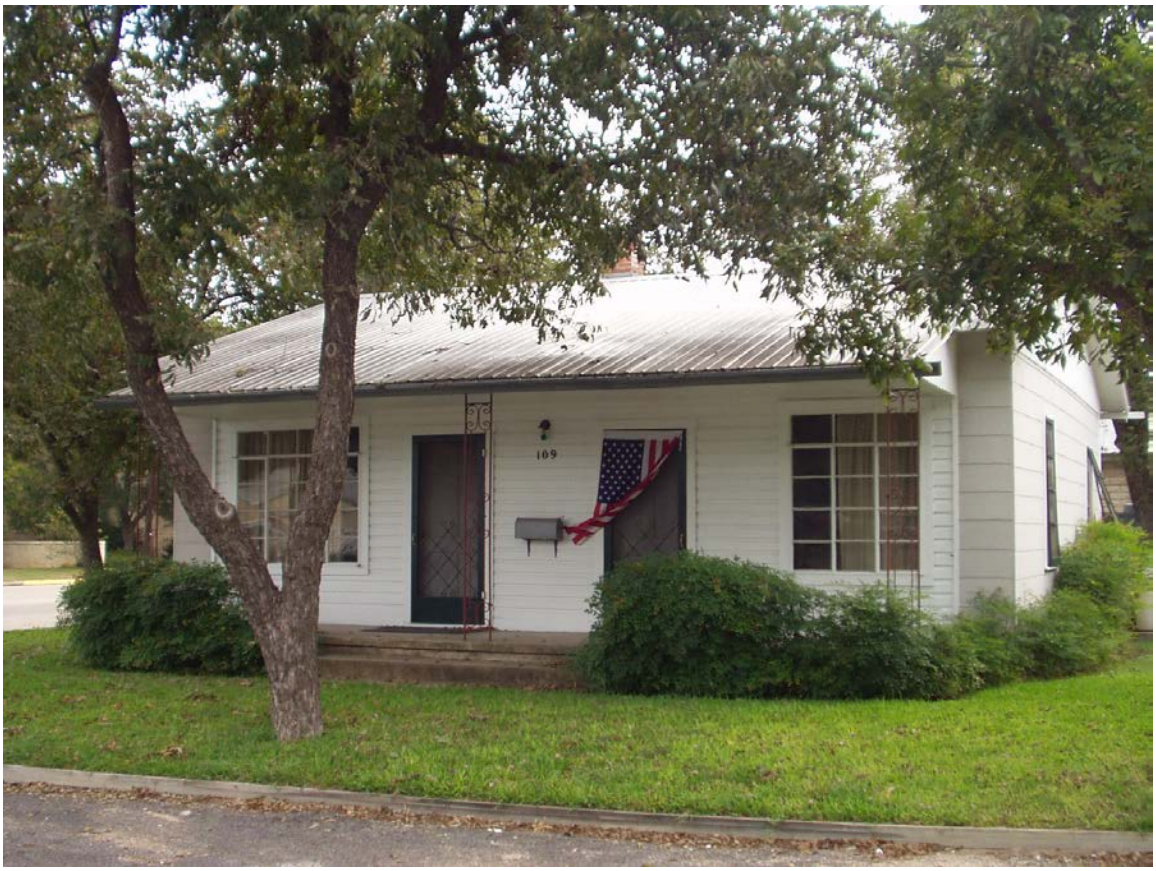


Photo Information & Notes

Image Name	0548_5.jpg	Photo References	0548_*.jpg

Notes	Exterior walls reclad with asbestos shingles, some windows replaced, original porch posts replaced with metal columns, and major rear additions.

2002 SURVEY DATA (continued)

Property Description

Function	Domestic: Single-Family	No of Stories	1
Style	not provided	Construction	wood-frame
Plan	irregular	Foundation	pier and beam
Exterior Walls	wood siding	Roof	gable
Porches	shed	Windows	double-hung wood sash
Outbuildings	shed	Doors	single-leaf door
Alterations	exterior materials		

1983 SURVEY DATA

1983 Survey Site No		1983 Survey Ranking	
1983 Photo References			

Fredericksburg Historic Review Board

Application Information

Application Number:	21-131
Date:	December 14, 2021
Address:	**109 N Milam**
Zoning:	CBD
Owner:	Heigh Ho Holdings
Applicant:	Kate and Marcus Reading
Rating:	Low
Proposal:	replace porch posts, doors, and lighting, add porch, repaint

Request:

The applicant is requesting to:

A. add new porch to entrance of Austin Street unit

B. replace metal (mid century) porch columns with 6'x6' rough hewn unpainted wood posts

C. repaint

D. replace front doors

E. replace light fixtures on porches

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.2 Alterations to Historic Properties

3.2.1.1 Structural Systems

Alterations

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

3.2.5 Porches & Exterior Stairs

Maintenance

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

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

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

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

Alterations

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

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

3.2.7 Doors & Door Openings

Alterations

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

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

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

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

Staff Findings/Recommendation:

The house was given a low rating in the 2002 survey. The 2 structures are present on Sanborn maps as early as 1910.The rear addition on 109 N Milam is not historic.

A. The proposed porch on the rear of 109 N Milam is in keeping with the design of the property and this addition is not considered historic. Staff recommends approval.

B. The existing metal porch posts are not original. Based on the age of the house a simple wood post chamfered at the top and bottom would be more appropriate. If there are ghost marks from the original (or previous) posts, the size should be matched. (3.2.5 a & b)

C. Cream or off white is a common color for the time period. Black has been previously approved. The windows in the front are not original.

D. The current doors are not original, however the proposed Craftsman style door is not style or period appropriate. Staff recommends a door without the dentil shelf (typical Craftsman feature). If a replacement is approved it should match the original in style and color. (3.2.7. e)

E. The proposed light fixtures are more period appropriate than the ones currently installed. Staff recommends approval.

Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address 107, 109 Milam/ 317 Austin **Date Submitted** 10/28/21

Owner name: Heigh Ho Holdings LLC - Katherine Reading **Phone #** (830) 456-1996

Owner Address: PO Box 1564 Fredericksburg, Texas 78624

Authorized Applicant: Katherine Reading & Marcus Reading **Phone #** (512) 826-2340

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

Applicant E-mail: marcus.reading@intellionanalytics.co

Desired Start Date: 11/1/2021

Desired Completion Date: 12/31/2021

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. Includes paint colors, description of Phase 1 and 2 of project and complete site plan. Site plan attached.

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

Staff to complete

Application # 21-131

Year Built: pre-1910

Eligible for Administrative Approval ___Yes x ___ No

Zoning: CBD

Historic Review Board Meeting Date 12/14/21

Application Fee $10 COA#

Survey Rating: Low

HRB Fee $40 paid x

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature_____

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

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 107, 109 Milam; 317 Austin **Date Submitted** 12/1/21

Owner name: Heigh Ho Holdings LLC - Katherine Reading **Phone #** (830) 456-1996

Owner Address: PO Box 1564 Fredericksburg, Texas 78624

Authorized Applicant: Katherine & Marcus Reading **Phone #** (512) 826-2340

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

Applicant E-mail: marcus.reading@gmail.com

Desired Start Date: 12/15/2021

Desired Completion Date: 1/1/2021

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 documents for additional details of exterior updates. This submission is to be added to our prior submissions related to this property.

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

Staff to complete

Application # _____

Year Built: _____

Eligible for Administrative Approval ___Yes ____ No

Zoning: _____

Historic Review Board Meeting Date _____

Application Fee $10 COA#

Survey Rating: High Medium

HRB Fee $40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature_____

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

October 28, 2021

107/109 Milan/ 317 Austin Street

The Briarpatch

Zoned CBD

Triplex located at the corner of Milam and Austin

I am requesting approval of Phase 1, which consists of basic renovations of existing 3 units, as well as approval for Phase 2, to be completed at some unknown future date, subject to current zoning and permitting regulations and requirements as of November 1, 2021, the date of this formal application.

I, Kate Reading, under the LLC Heigh Ho Holdings; own the triplex located at the address above. I plan to convert this property, which has been used as long term rentals to short term rentals. I have attached a site plan and will explain in writing below my proposed changes.

Phase 1 will consist pf updating the interiors of the units but not moving walls or making any major changes. Just paint, floors, tile etc. The exterior of the units will be repainted to the colors specified below. No windows or doors will be changed. I would like to remove the screen doors that are currently on the 109 Milan to make it more cohesive with the exterior of 107, which does not have screen doors. I also would like to replace the decorative metal columns on the porch with 6x 6 wood posts painted to the specifications below. The unit at 317 Austin lacks curb appeal, so I will add a porch in keeping with the style of those found on both Milam street units. A preliminary design for this porch is shown on the attached pdf showing the street view of 317 Austin.

Landscaping will be clean and simple. No current trees will be removed. Small boxwood bushes will added around the porches, and seasonal flowers will add color.

Phase 2 will consist of adding a fourth unit that will be ADA compliant. Basic structure footprint and exterior rendering is included on the site plan.

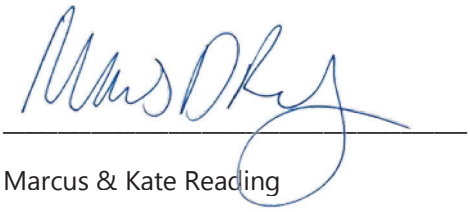
Paint Colors:

All exterior siding: Benjamin Moore – White Dove

All Exterior trim: Sherwin Williams - Iron Ore

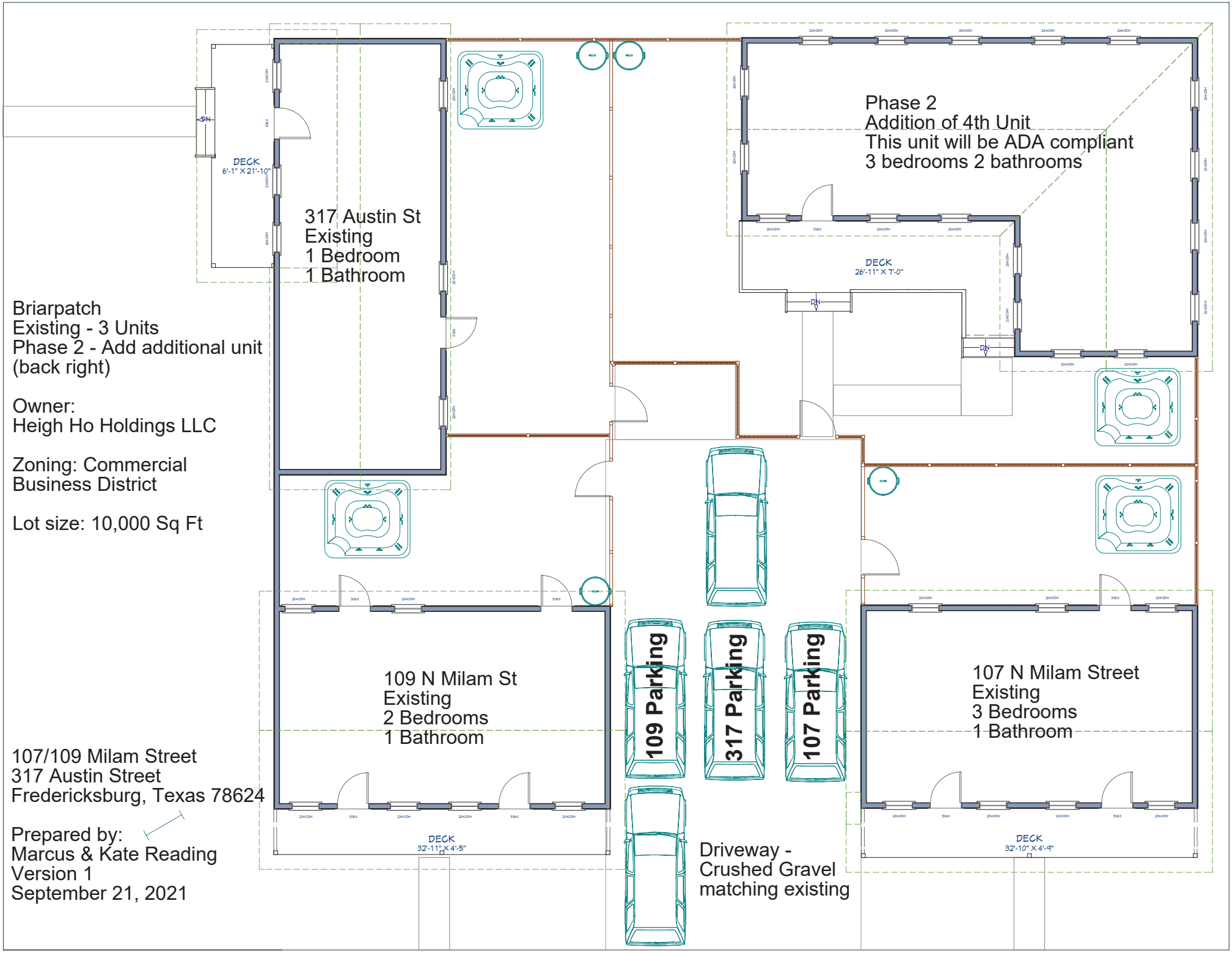
All exterior doors: natural wood finish

Exterior wooded Columns: Size 6x6: color: White Dove



Marcus & Kate Reading

10/28/2021



Briarpatch
Existing - 3 Units
Phase 2 - Add additional unit
(back right)

Owner:
Heigh Ho Holdings LLC

Zoning: Commercial
Business District

Lot size: 10,000 Sq Ft

107/109 Milam Street
317 Austin Street
Fredericksburg, Texas 78624

Prepared by:
Marcus & Kate Reading
Version 1
September 21, 2021

107 Milam: Paint Scheme

iding:
ite Dove

or Trim:
ite Dove

Door:
wood stain

Windows a
window tri
Iron Ore

3 light fixture
indicated

OC-17: WHITE DOVE
BY BENJAMIN
MOORE

SW 7069
Iron Ore
Interior / Exterior
Location Number: 251-C7

109 Milam: Paint Scheme

iding:
ite Dove

or Trim:
ite Dove

Door:
wood stain
ve screens

Windows
window t
Iron O

3 light fixture
indicated

OC-17: WHITE DOVE
BY BENJAMIN
MOORE

SW 7069
Iron Ore
Interior / Exterior
Location Number: 251-C7

317 Austin: Paint Scheme

iding:
ite Dove

or Trim:
ite Dove

Door:
wood stain
ove screen

Windows
window t
Iron O

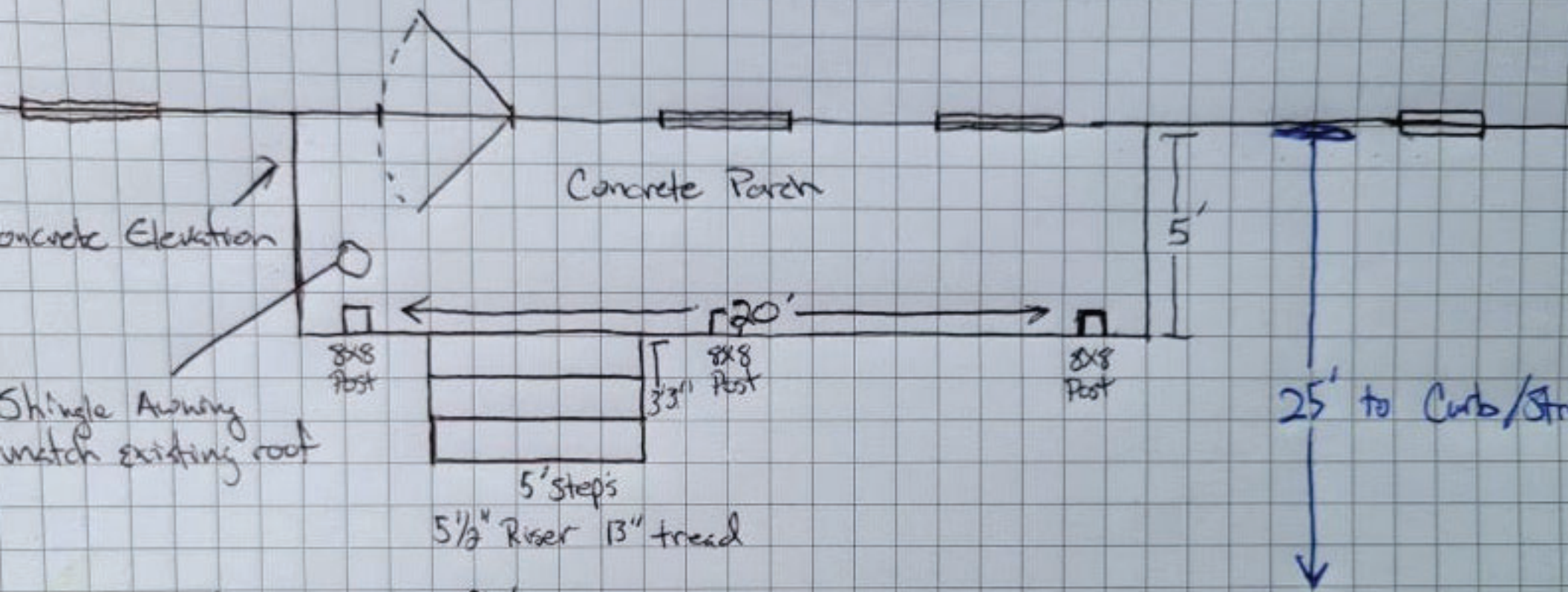
Fence Scre
added to hide
and utili
(See attached
descriptio

2 light fixture
indicated

Porch to be added: see attached elevation

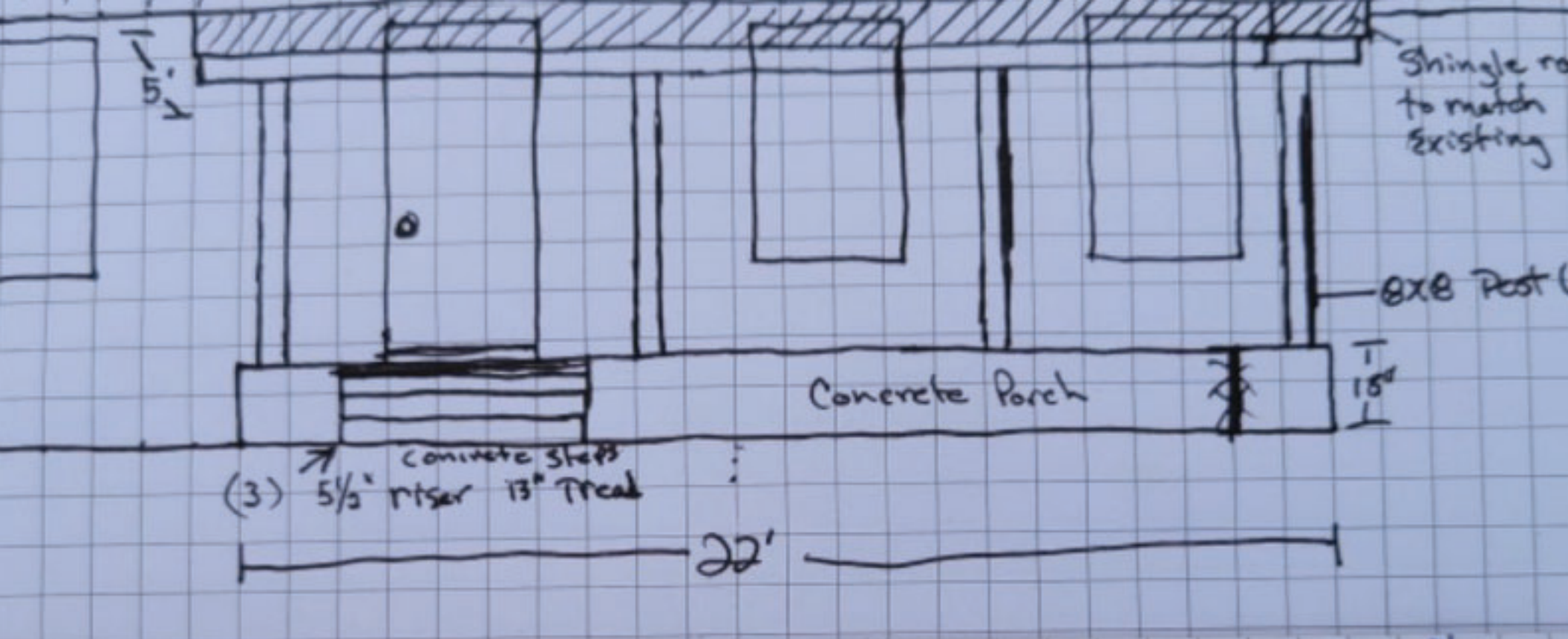
OC-17: WHITE DOVE
BY BENJAMIN
MOORE

SW 7069
Iron Ore
Interior / Exterior
Location Number: 251-C7



3 or 4	8x8 Post Plates	
3 or 4	8x8x10 Trimed Posts	(Cedar or Fur)
12-16	1x4x10	(Cedar or Fur)
12	2x6x10	Treated / Yellow Pine
1	2x8x12	"
1	2x8x22	"
5	4x8	ZIP
2	Rolls	ZIP Tap
1	3x100 Roll	Roofing felt
28	~~Hangers~~ Joist Hangers	(2x6)
1	1lb box	Joist Hanger nails
1	25lb box	3" Ext. Screws

Porch addition to 317 W
Austin unit



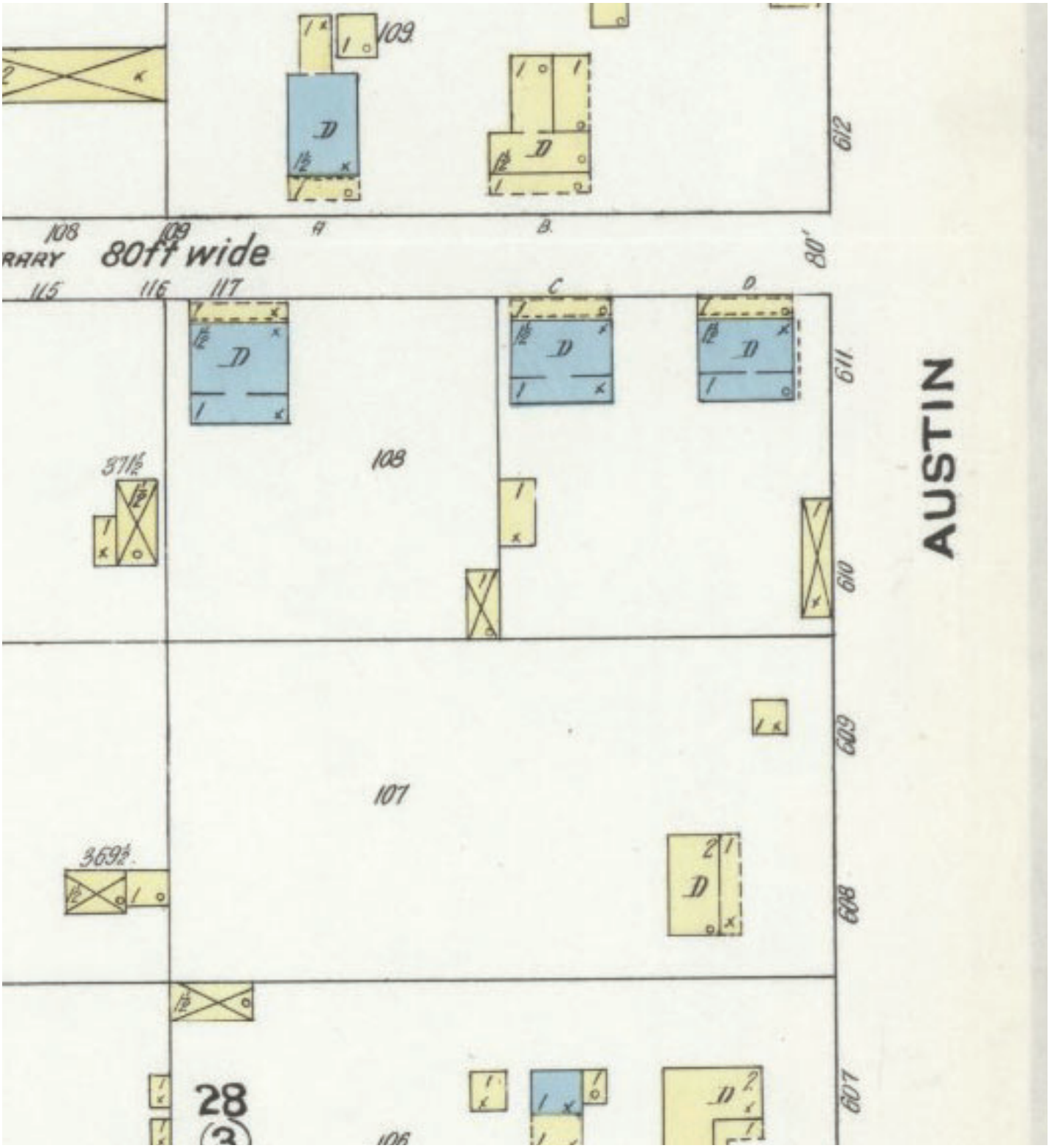
3 or 4	8x8 Post Plates	
3 or 4	8x8x10 Trimed Posts	(Cedar or Fur)
12-16	1x4x10	(Cedar or Fur)
12	2x6x10	Treated / Yellow Pine
1	2x8x12	"
1	2x8x22	"
5	4x8	ZIP
2	Rolls	ZIP Tap
1	3x100 Roll	Roofing felt
28	~~Hangers~~ Joist Hangers	(2x6)

317 W Austin Porch El

110
W Austin St
Yellow Rose of
Texas Wine Tours
nsulting
108
N Milam St
109
W Austin St
317
107
315
Dietel & Son Printing
313 W Austin St,
Fredericksburg, TX...
105
311
309
Frisch Juicerie

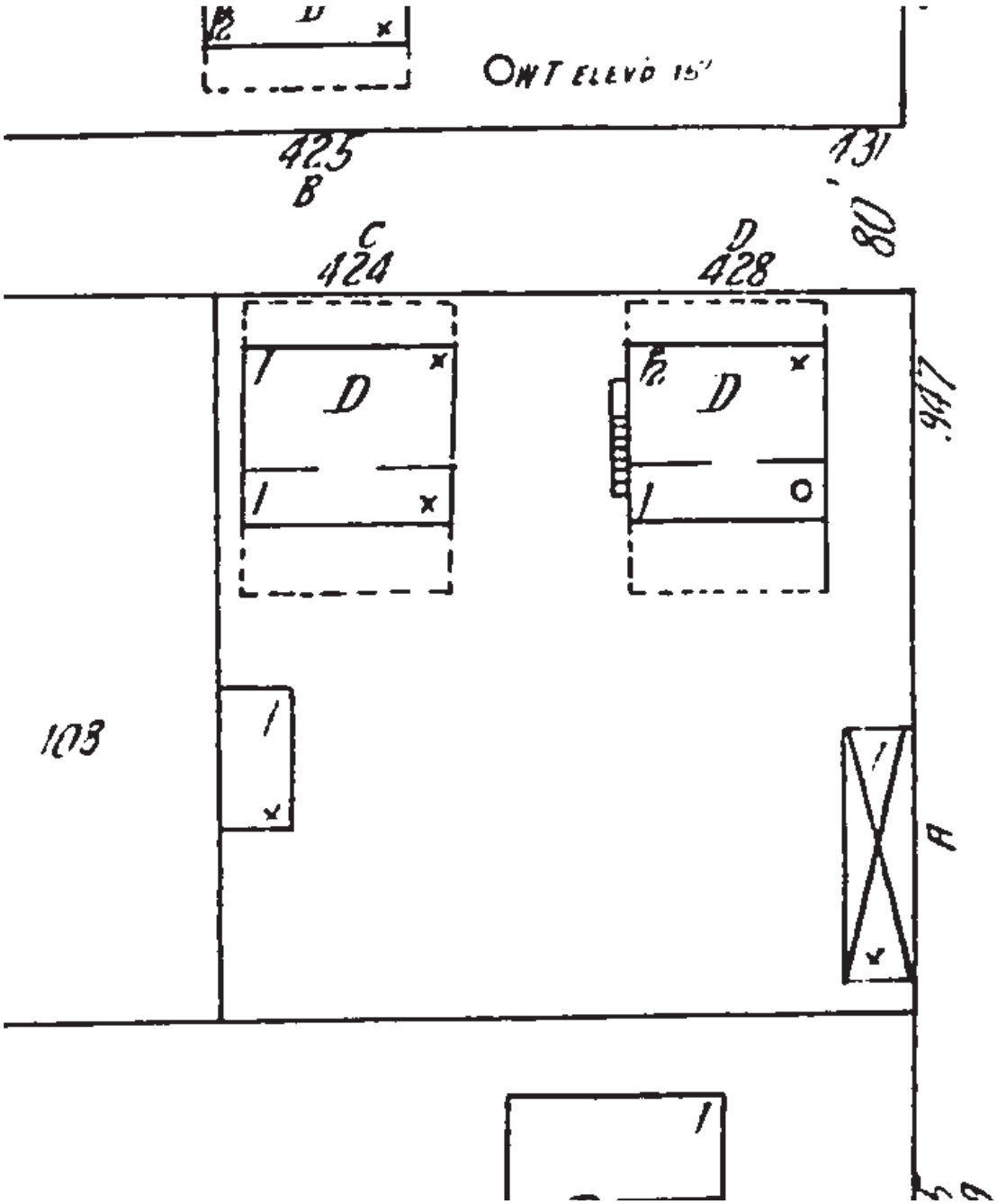
317 W Austin St
Dietel & Son Printing
54 ft
30°16'46.90"

109 N Milam from Gillespie County Appraisal District

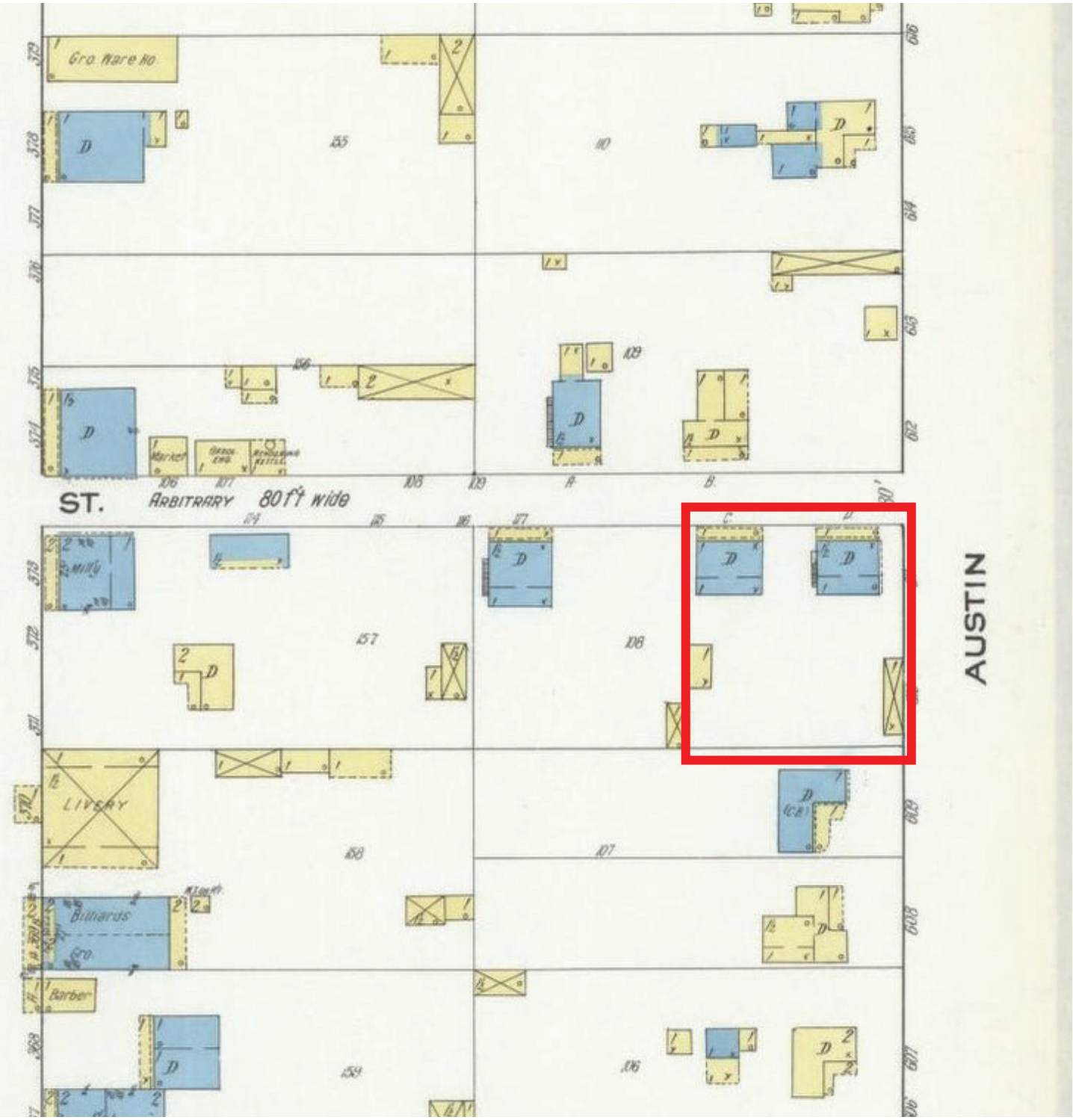


1910 Sanborn

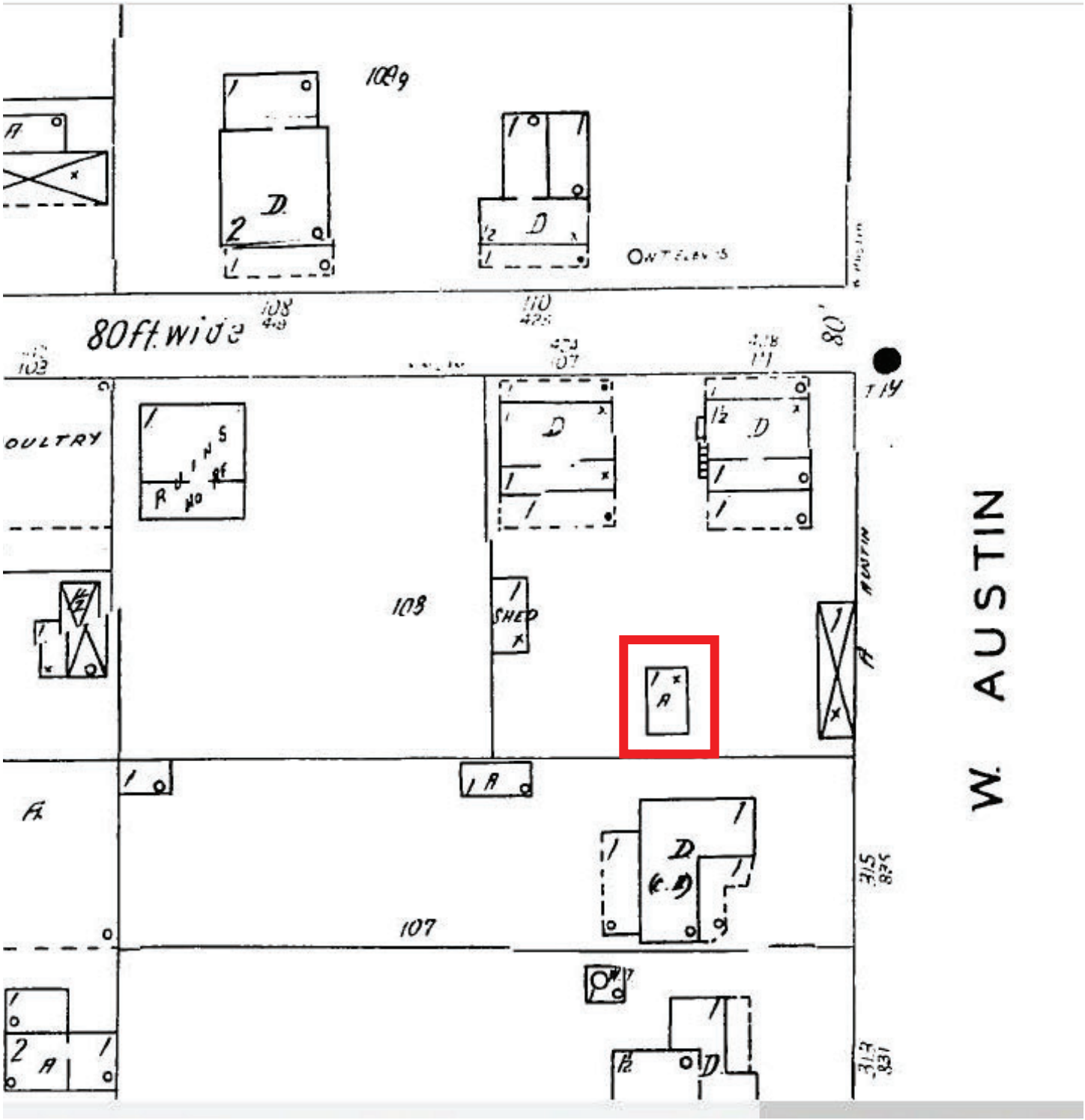
Dwellings built of stone or block, front porch wood framed, story and half with shingle roof except for porch was tin roof.



1924 Sanborn Map



1915 Sanborn Map



1938 Sanborn

Garage appears

Rear porches added

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID	549	Address	107 N. Milam
Parcel Number		GCAD Valuation (as of 2017; where available)	
Year Built	1890	Year Altered	
Area	Historic District	Historic District	Yes

Recommendation

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

2002 Photo

Photo Information & Notes

Image Name	0549_1.JPG	Photo References	0549_*.jpg

Notes	Exterior walls reclad with asbestos shingles, some windows replaced, original porch posts replaced with metal columns, and major rear additions.

2002 SURVEY DATA (continued)

Property Description

Function	Domestic: Single-Family	No of Stories	1
Style	not provided	Construction	wood-frame
Plan	square	Foundation	pier and beam
Exterior Walls	wood siding	Roof	gable
Porches	shed	Windows	double-hung wood sash
Outbuildings	not provided	Doors	single-leaf door
Alterations	exterior materials		

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	548	Address	109 N. Milam
Parcel Number	25155	GCAD Valuation (as of 2017; where available)	$241,400
Year Built	1890	Year Altered	
Area	Historic District	Historic District	Yes

Recommendation

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

2002 Photo

Photo Information & Notes

Image Name	0548_5.jpg	Photo References	0548_*.jpg

Notes	Exterior walls reclad with asbestos shingles, some windows replaced, original porch posts replaced with metal columns, and major rear additions.

2002 SURVEY DATA (continued)

Property Description

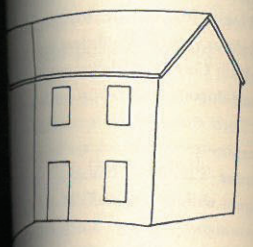
Function	Domestic: Single-Family	No of Stories	1
Style	not provided	Construction	wood-frame
Plan	irregular	Foundation	pier and beam
Exterior Walls	wood siding	Roof	gable
Porches	shed	Windows	double-hung wood sash
Outbuildings	shed	Doors	single-leaf door
Alterations	exterior materials		

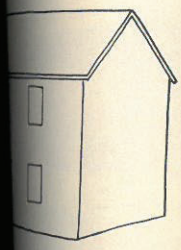
1983 SURVEY DATA

1983 Survey Site No		1983 Survey Ranking	
1983 Photo References			

National

after ca. 1850–1890

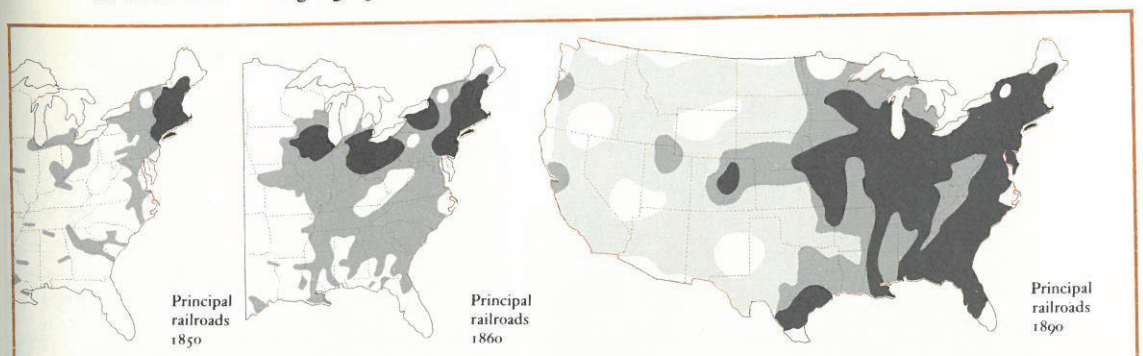




The nature of American folk housing changed dramatically as railroads mushroomed across the continent in the decades from 1850 to 1890. Modest dwellings built far from water transport were no longer restricted to local materials. Instead, bulky items used for construction, particularly lumber from distant sawmills in heavily forested areas, could now be moved rapidly and cheaply over long distances. As a result, large lumberyards quickly became standard fixtures in the thousands of new towns which sprouted as trade centers along the railroad routes. Soon folk houses built with logs, sod, or heavy hewn frames were being abandoned for wooden dwellings constructed with light balloon or braced framing covered by wood sheathing. The railroads thus changed the traditional building materials and construction techniques of folk dwellings over much of the nation. By the turn of the century, pre-railroad building traditions survived only in isolated areas, far from the nearest rail service.

The railroad-inspired era of national folk housing did not completely erase the earlier traditions, however, for many of the previous folk shapes persisted even though now built by different techniques. These, along with some new shape innovations, make up six distinctive families of house shapes that dominated American folk building through the first half of the 20th century. Only recently have these generally been abandoned for still other forms of folk dwellings (see pages 496–99).

After the expansion of the railroads, gable-front houses remained common in the northeastern region formerly dominated by the New England folk tradition, as did similar massed plans with an added extension known as gable-front-and-wing houses. In much of the remaining eastern half of the country, hall-and-parlor and I-house shapes, both descended from the Tidewater South tradition by way of the Midland log adaptations, remained the dominant folk dwellings. All of these later folk forms, however, tend to show much less geographic restriction than did their pre-railroad predecessors, for as



EXPANSION OF PRINCIPAL RAILROAD NETWORKS 1850–1890

MASSED-PLAN, SIDE-GABLED FAMILY

Massed-plan (more than one room deep) folk houses were common in the pre-railroad era only in parts of the Northeast where the early New England building tradition developed roof-framing techniques for spanning large, two-room depths. With the expansion of the railroad this tradition evolved into the massed-plan versions of the gable-front and gable-front-and-wing families previously discussed. Light-weight lumber made widely available by the railroads permitted still simpler methods of light roof framing and these, in turn, led to other types of modest folk dwellings with two-room depths. These massed-plan houses, normally constructed with either side-gabled or pyramidal hipped roofs (see next section), had relatively large and flexible interior plans and thus slowly replaced the traditional one-room-deep hall-and-parlor and I-house forms.

Side-gabled folk houses with massed plans are usually one-story forms that vary principally in roof pitch and in the size and placement of porches. Earlier examples, particularly in the South, commonly had full-width, shed-roofed porches. From the front, these resemble their extended hall-and-parlor predecessors, but lack the latter's rearward extensions and resultant broken rear roof line. Examples from the 1930s and later commonly have only small entry porches, or no porch at all, probably in imitation of the then popular Cape Cod shape of the Colonial Revival style.

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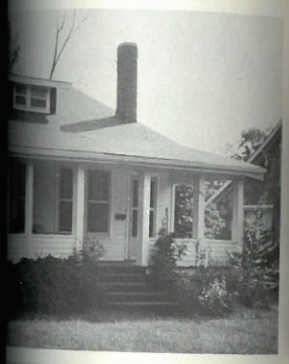

MASSED-PLAN, SIDE-GABLED FAMILY

1. Yanceyville, North Carolina, vicinity; ca. 1930.
2. Rolla, Missouri; ca. 1920. Example inspired by the contemporary Craftsman movement.
3. Abbeville, Louisiana, vicinity; late 19th century. The larger house to the right illustrates an early tradition of massed-plan, side-gabled folk building brought to Louisiana by French Canadian (Acadian) immigrants with a knowledge of long-span roof-framing techniques. Such Louisiana houses are known as Creole Cottages; they normally have the front wall moved back to make an integral porch under the steep roofline. Note how it dwarfs the traditional linear-plan hall-and-parlor to the left.
4. Irwinville, Georgia, vicinity; ca. 1920. Board-and-batten example similar to traditional hall-and-parlor plan, but with full, two-room depth. Note the lack of a broken rear roofline to cover a rearward extension.
5. Burlington, North Dakota, vicinity; ca. 1940.
6. New Madrid County, Missouri; 1940.
7. Austin, Minnesota; 1935.

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7

Fredericksburg Historic Review Board

Application Information

Application Number:	21-148_A
Date:	December 14, 2021
Address:	**413 W Creek**
Zoning:	R1
Owner:	Tammy & Wes Pack
Applicant:	Randy Stehling of SKT Architects
Rating:	High (RTHL)
Proposal:	rehabilitation of house, addition of glass connectors, window replacement, removal of rear wall

Request:

The applicant is requesting a Certificate of Appropriateness to:

The current exterior condition of the building is again in need of significant repairs.

A. The first floor north facing porch floor requires complete replacement due to deterioration and the west facing porch will require complete replacement also due to significant deterioration.

B. The east facing first floor fachwerk wall is shifting outward at its base and will require significant structural repairs. The building will be leveled, foundations will be shored and interior floors and walls reinforced and covered with wood siding to match the rest of the house.

C. Exterior siding, of which there are at least three different types, will be removed along with the poly that was added in 1989. Walls will be reinforced, new insulation installed and an exterior sheathing and proper air barrier installed. At this this time it is believed that the oldest and most likely original wood lap siding exists on the north side of the building. The intent will be to salvage and repair as much of this siding as possible and supplement it with enough new match wood siding in order to cover the entire building, including the area that currently reads as fachwerk.

D. Siding on the small building immediately behind the Main House is a board batten type siding and the intent will be to repair and paint that siding.

E. Since no original exterior wood trim remains and the condition of the existing trim is in poor condition, the intent will be to replace all exterior wood trim with new wood trim of the size and detail to match the original.

F. First floor window sashes may be original to the building (and the additions to it in the late 1880's) they are in poor condition, and this coupled with the fact that nothing else

remains of the original windows (frames, sills, etc.) prompts the intent to replace these windows with new Marvin fiberglass clad wood windows which match the original windows in size, configuration, profile and depth. These windows would be trimmed with wood trim to match the original windows and new operable shutters would be added.

G. Second floor window sashes are in fair condition, they still require a considerable amount of repair to make them fully serviceable. This coupled with the fact that nothing else remains of the original windows (frames, sills, etc.), and that fact that these windows are not of the period of the original building or the late 1880's, additions prompts the intent to replace these windows with new Marvin fiberglass clad wood window which match the original windows in size, configuration, profile and depth. These windows would be trimmed with wood to match the original windows and new operable shutters would be added.

H. Existing exterior doors at the north and west porches will be restored.

I. While there have been a variation of exterior covers on these doors including various screen doors, and in the case of the double north facing doors in an early period of the building - shutters, it is the intent of this renovation to remove all the current screen doors.

J. One door at the second floor porch will be restored and two doors which are not period for the building will be replaced with two new four panel wood doors to match other historic four panel wood doors.

K. The intent for the north and west facing porches will be to restore these to their original condition complete with wood floors, turned and square porch post, porch railings, trim, built in gutters and metal roof fenestrations.

L. The one exception to this will be to remove the steps at the north porch (that were added back in the 1989 -1990 renovation) to the second floor interior stair and the original door to the interior second floor stair.

M. The existing wood shingle roof will be replaced with a new endura shake shingle roof

N. The brick chimneys on the west side of the building will be repaired and recapped.

O. The second floor porch roof and the roof over the one story stone building behind the main house will be standing seam metal and the east facing porch roof will be wood shingle to match the main upper roof.

P. The rear building with a basement behind the main building, the intent is to enclose the back (south) one story porch and the area that exists between the main house and the one room building with contemporary aluminum (simulated steel) windows and doors.

Q. The one story porch at the southeast corner of the building, which was added in the 1989 - 1990 renovation, will be restored to new condition with exception of the wood porch floor which will be replaced with a tile covered concrete porch floor.

R. The brick chimney in the northeast corner of the building (not in view from the street) will be removed to make clear for a new fireplace with a plaster chimney.

S. The exterior stair under the southeast porch that leads to an interior second floor stair will be removed.

T. Windows flanking the new fireplace chimney will be converted to doors and the east facing wall of the northeast porch will be opened up for a large contemporary aluminum (simulated steel) window giving a view to the new outdoor living / pool area.

U. The small wood framed building with a stone basement will be restored to its original condition with exception of replacing the south facing window with a large fixed contemporary aluminum (simulated steel) window and the replacing the east facing window with matching doors with steps leading to the new outdoor living / pool area.

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 exterior porches	Required if visible from the public right-of-way (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

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:

The Kuenemann House is still standing thanks to the efforts of the former owner, Paul Hamilton. The rehabilitation of the house 30 years ago is now in need of substantial

work. The degradation of the “modern” materials speaks to the difference in the quality of old growth wood and modern wood. The new owners are taking on a significant house and major rehabilitation effort.

Based on the historic photos, photos from the 1990 rehab and applicant’s conversation the Mr. Treibs we can assume that very little original material remains, but that great care was given to replicating all features from the roof to the porch. The exception was the work done to the original section of the house, the stone seems to be have been stabilized and then covered with a “faux” fachwerk.

A. Staff recommends approval of the porch floor replacement. (3.2.5.a&c)

B. The original stone sections of the house pre-date the Kuenemann family. Great care should be given to the rehabilitation. The Kuenemann’s and Mr. Hamilton both thought it important to show off the original section. Staff recommends the fachwerk sections be covered with stucco as seen in the historic photos of the Kuenemanns.

C. Staff concurs with the applicant that the numerous types of siding and replacing with the profile of the one presumed to be original is appropriate. (3.2.6.j)

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

E. The trim dates from the 1990 rehab and can be replaced in kind to match. (3.2.5.j)

F. The windows that have original sashes should be retained since they are some of the only original material and are in good enough condition to be rehabbed, this is especially true of the windows on the first floor that are protected by porches. Windows that were previously replaced can be replaced to match the historic profiles. (3.2.8. a & j)

G. Staff concurs with the applicant and recommends replacement of non-original windows with clad windows on the 2nd floor. (3.2.8.j & k)

H. Restoration of the doors is appropriate. (3.2.7.a)

I. Screen doors appear in several of the historic photos. Staff recommends screen doors be retained, repaired, or replaced in-kind if beyond repair. (3.2.7.a.,e.&i)

J. Replacing doors that are period appropriate is in keeping with (3.2.7.f)

K. Restoration of the porches is in keeping with (3.2.5. a.& i)

L. The stairs on the front porch are visible in some historic photos. The stairs do not have to extend to the inside and can be blocked off in the interior, however it is a unique feature to this porch as is the exterior door. (3.2.5 a.&i.)

M. The original roof was cedar shingle. Endura shake has been approved as an in-kind replacement. (3.2.3.f.& g)

N. Staff recommends approval of the repair of the chimneys.(3.2.4.a.&b)

O. Staff recommends approval of the change to wood shingle in keeping with the original style/look of roofing material. (3.2.3.f)

P. Connecting the back structure to the main house with glass is an appropriate additon if it does no require the removal of historic material. The proposed changes to the

southwest wall also require the removal of the entire back wall. Staff can support a glass connector but not the wholesale removal of the houses rear wall. (3.2.6.e)

Q. The porch in question shows up on the 1915 Sanborn. Staff recommends the flooring be changed to a composite material that replicates the look of wood instead of a complete change in material and design. (3.2.5.e)

R. Per the design guidelines chimneys that are not visible from the ROW can be removed and new chimneys can be built if not visible from the ROW. It is not clear if the new chimney will be visible over the roof line. Staff recommends approval if it is not visible from the ROW. (3.2.4.a.&c)

S. It's unclear the age of this exterior stair. If it was added in the 1990 rehab staff recommends approval of its removal. (3.2.5.k)

T. The removal of almost the entire back wall is not appropriate, espeically since this is the oldest section of the house. The proposal of new chimeny and extensive glass removes a significant amount of historic fabric. Staff does not recommend approval as submitted. (3.2.8.a. &d)

U. The proposed removal of the rear and inside of the small attached building is inappropriate. Staff could support the conversion of the window to a door of traditional size, not the proposed width that looks to be 3 doors wide. Likewise the proposed addition of glass on the back removes a significant portion of the façade. (3.2.8.a &d and 3.2.6.e)

Case Comments:

The Kuennemann House is a Recorded Texas Historic Landmark and the Texas Historical Commission will have an opportunity to provide comments on the changes to the main house. City staff, THC staff, two members of the HRB, and the applicant met on-site with the owners to go over the scope of work to the historic house.

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 413 West Creek St. **Date Submitted** 11/22/21

Owner name: Wes and Tammy Pack **Phone #** (830) 998-9271

Owner Address: 709 West Main St., Fredericksburg, TX 78624

Authorized Applicant: Randy Stehling **Phone #** (830) 997-0383

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

Randy Stehling

Applicant E-mail: randy@sktarchitects.com

Desired Start Date: Spring 2022

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 proposed scope of work.

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

Staff to complete

Application # _____

Year Built: _____

Eligible for Administrative Approval ___Yes ____ No

Zoning: _____

Historic Review Board Meeting Date _____

Application Fee $10 COA#

Survey Rating: High / Medium

HRB Fee $40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature_____

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

Stehling Klein Thomas Architects, PLLC
300 C West Main St. Fredericksburg, Texas 78624
P: 830-997-0383 www.sktarchitects.com

413 West Creek Street
Proposed Scope of Work

Main House:

The last significant renovation of this building occurred in 1989 – 1990. Prior to this date the building suffered considerable deterioration due to neglect and was subsequently vacant and uninhabitable. Kenneth Treibs, a local contractor, did the renovation work and from an interview with him on November 18, 2021, he described the renovation as follows:

- The north facing porch (first and second floor) was completely missing and was re-built from the ground up. [**image 1**]
- The west facing porch existed but was in very poor condition and replaced from the ground up. [**image 2**]
- Several small one story non-historic additions were removed from the rear (south) side of the building [image 3] and several door and window openings at current rear (southeast facing) porch were modified [**image 4**].
- The remaining exterior of the building was in very poor condition and water infiltration had deteriorated much of the exterior trim, wall framing, and some of the siding.
- The v-drain galvanized metal roof was removed as well as an old layer of wood shingles and a new wood shingle roof was installed.
- All windows and doors were removed. Current observations and comments from Mr. Triebs suggest that the first floor window sashes may be original to the building but the second floor window sashes are of an early to mid-1900's era [**image 5**].
- All window and door frames, sills and exterior trim were discarded due to severe deterioration.
- Window sashes and much of the interior trim was salvaged and the windows were re-installed with new frames (including sills), new exterior trim, and salvaged and new interior trim.
- The second floor windows were re-installed in to operating condition as they were before, but the first floor windows, which were originally operating, were re-installed in a permanently fixed position.
- Exterior doors were repaired and reinstalled in new door frames (including door sills) with new exterior trim and salvaged interior trim.
- All of the exterior siding (of varying sizes and profiles) was removed, walls were insulated and siding which was salvageable was cleaned, re-installed on top of black poly sheeting, and painted [**images 6, 7, & 8**].
- All of the exterior wood trim, soffits, and fascia were replaced with new material.
- Original fachwerk walls originally covered with siding at the first floor were repaired and left exposed on the west [**image 2**], east [**image 9**] and south [**image 10**] sides of the building.

- Plastered walls at the north, first floor porch were stripped of the original plaster, wood trim was added atop the original fachwerk framing, and new plaster was installed between the new wood trim [**image 11**].
- Several window and door openings were modified including a door at the west porch [**image 12**] which was replaced with a window, and the window at the current kitchen which was moved [**image 13**]
- Brick chimneys were capped and repaired, and roof ornamentation, gable vents, and decorative trim were replaced.
- Interior first floor wood floors were removed, framing repaired, and reinstalled. All existing interior doors and interior trim were removed, cleaned, repaired, and re-installed.
- New interior finishes and cabinetry were added as well as new electrical, plumbing and heating and air-conditioning.

The current exterior condition of the building is again in need of significant repairs. The first floor north facing porch floor requires complete replacement due to deterioration and the west facing porch will require complete replacement also due to significant deterioration. The east facing first floor fachwerk wall is shifting outward at its base and will require significant structural repairs. The building will be leveled, foundations will be shored and interior floors and walls reinforced. Exterior siding, of which there are at least three different types, will be removed along with the poly that was added in 1989. Walls will be reinforced, new insulation installed and an exterior sheathing and proper air barrier installed.

At this this time it is believed that the oldest and most likely original wood lap siding exists on the north side of the building. The intent will be to salvage and repair as much of this siding as possible and supplement it with enough new match wood siding in order to cover the entire building. Siding on the small building immediately behind the Main House is a board batten type siding and the intent will be to repair and paint that siding. Since no original exterior wood trim remains and the condition of the existing trim is in poor condition, the intent will be to replace all exterior wood trim with new wood trim of the size and detail to match the original.

While the first floor window sashes may be original to the building (and the additions to it in the late 1880's) they are in poor condition, and this coupled with the fact that nothing else remains of the original windows (frames, sills, etc.) prompts the intent to replace these windows with new Marvin fiberglass clad wood windows which match the original windows in size, configuration, profile and depth. These windows would be trimmed with wood trim to match the original windows and new operable shutters would be added.

While the second floor window sashes are in fair condition, they still require a considerable amount of repair to make them fully serviceable. This coupled with the fact that nothing else remains of the original windows (frames, sills, etc.), and that fact that these windows are not of the period of the original building or the late 1880's, additions prompts the intent to replace these windows with new Marvin fiberglass clad wood window which match the original

windows in size, configuration, profile and depth. These windows would be trimmed with wood to match the original windows and new operable shutters would be added.

Existing exterior doors at the north and west porches will be restored. While there have been a variation of exterior covers on these doors including various screen doors, and in the case of the double north facing doors in an early period of the building - shutters, it is the intent of this renovation to remove all the current screen doors. One door at the second floor porch will be restored and two doors which are not period for the building will be replaced with two new four panel wood doors to match other historic four panel wood doors.

The intent for the north and west facing porches will be to restore these to their original condition complete with wood floors, turned and square porch post, porch railings, trim, built-in gutters and metal roof fenestrations. The one exception to this will be to remove the steps at the north porch (that were added back in the 1989 -1990 renovation) to the second floor interior stair and the original door to the interior second floor stair.

The existing wood shingle roof will be replaced with a new endura shake shingle roof – the same shingle roof which is currently installed on several other local historic buildings including the Pioneer Museum and West End Visitors Center, and the old Saint Mary's Church. The brick chimneys on the west side of the building will be repaired and recapped. The second floor porch roof and the roof over the one story stone building behind the main house will be standing seam metal and the east facing porch roof will be wood shingle to match the main upper roof.

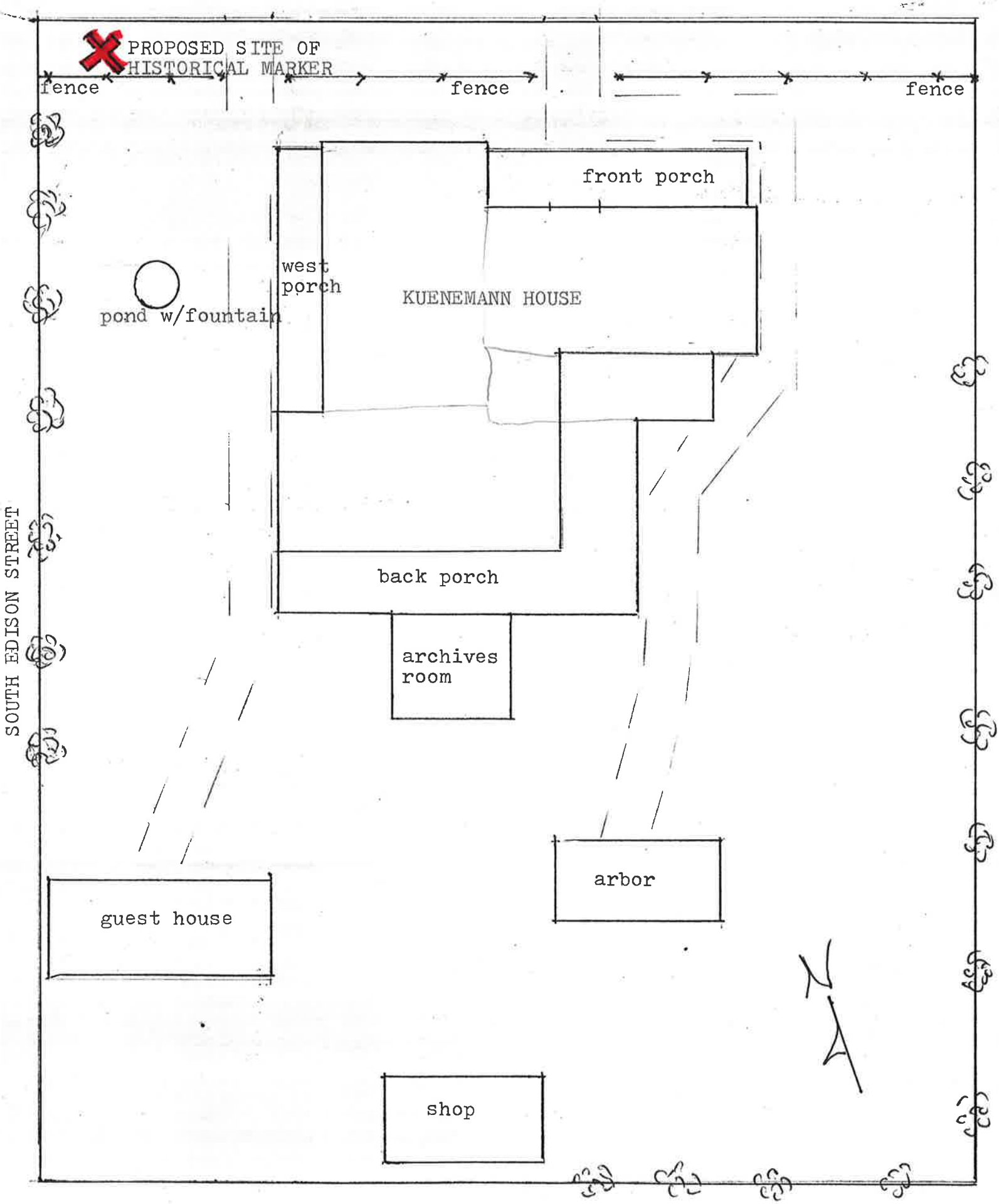
In order to gain much needed interior space and gain conditioned access to the one room building with a basement behind the main building, the intent is to enclose the back (south) one story porch and the area that exists between the main house and the one room building with contemporary aluminum (simulated steel) windows and doors. The one story porch at the southeast corner of the building, which was added in the 1989 - 1990 renovation, will be restored to new condition with exception of the wood porch floor which will be replaced with a tile covered concrete porch floor.

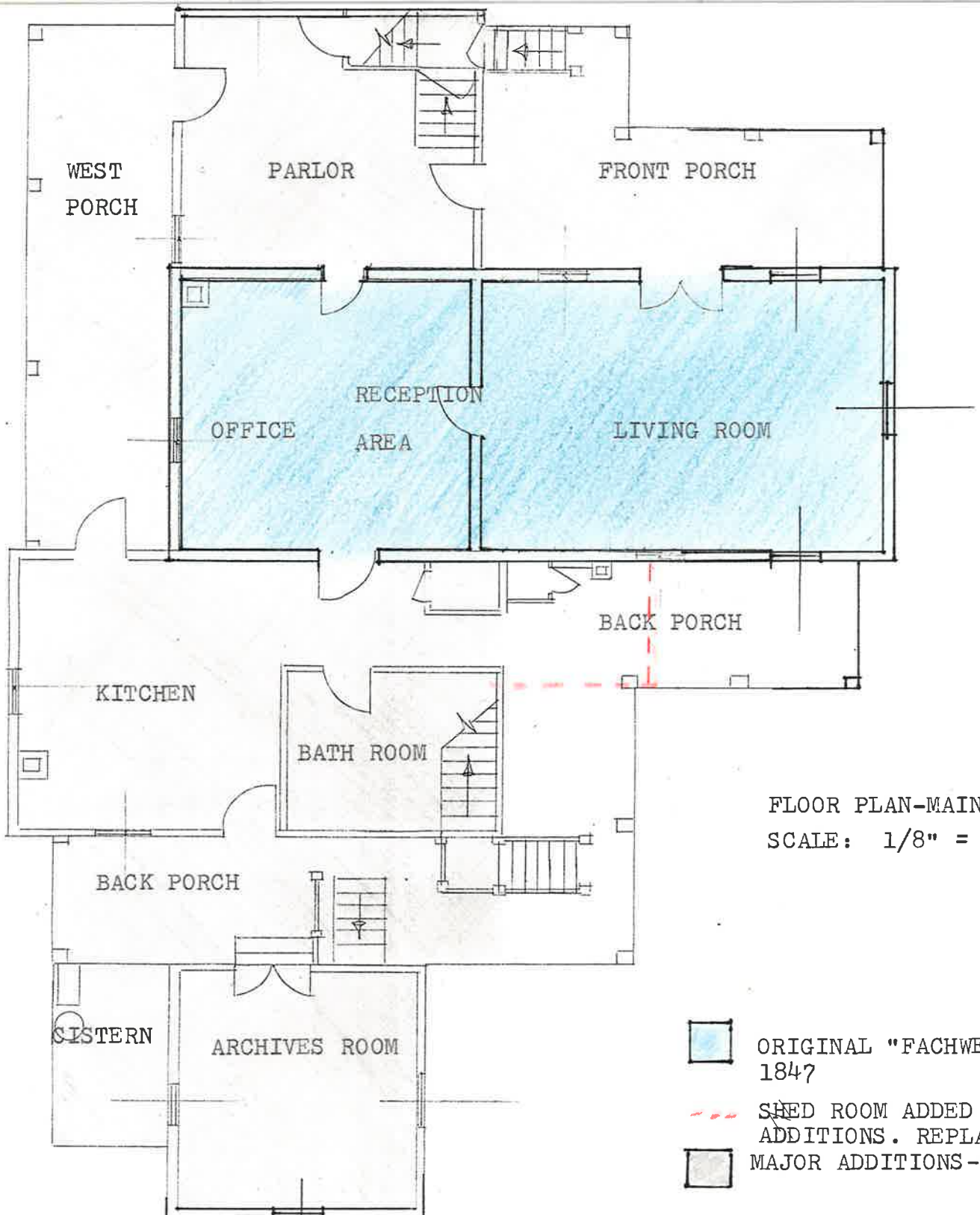
The brick chimney in the northeast corner of the building (not in view from the street) will be removed to make clear for a new fireplace with a plaster chimney. The exterior stair under the southeast porch that leads to an interior second floor stair will be removed. Windows flanking the new fireplace chimney will be converted to doors and the east facing wall of the northeast porch will be opened up for a large contemporary aluminum (simulated steel) window giving a view to the new outdoor living / pool area.

The small wood framed building with a stone basement will be restored to its original condition with exception of replacing the south facing window with a large fixed contemporary aluminum (simulated steel) window and the replacing the east facing window with matching doors with steps leading to the new outdoor living / pool area.

SITE PLAN

413 WEST CREEK STREET



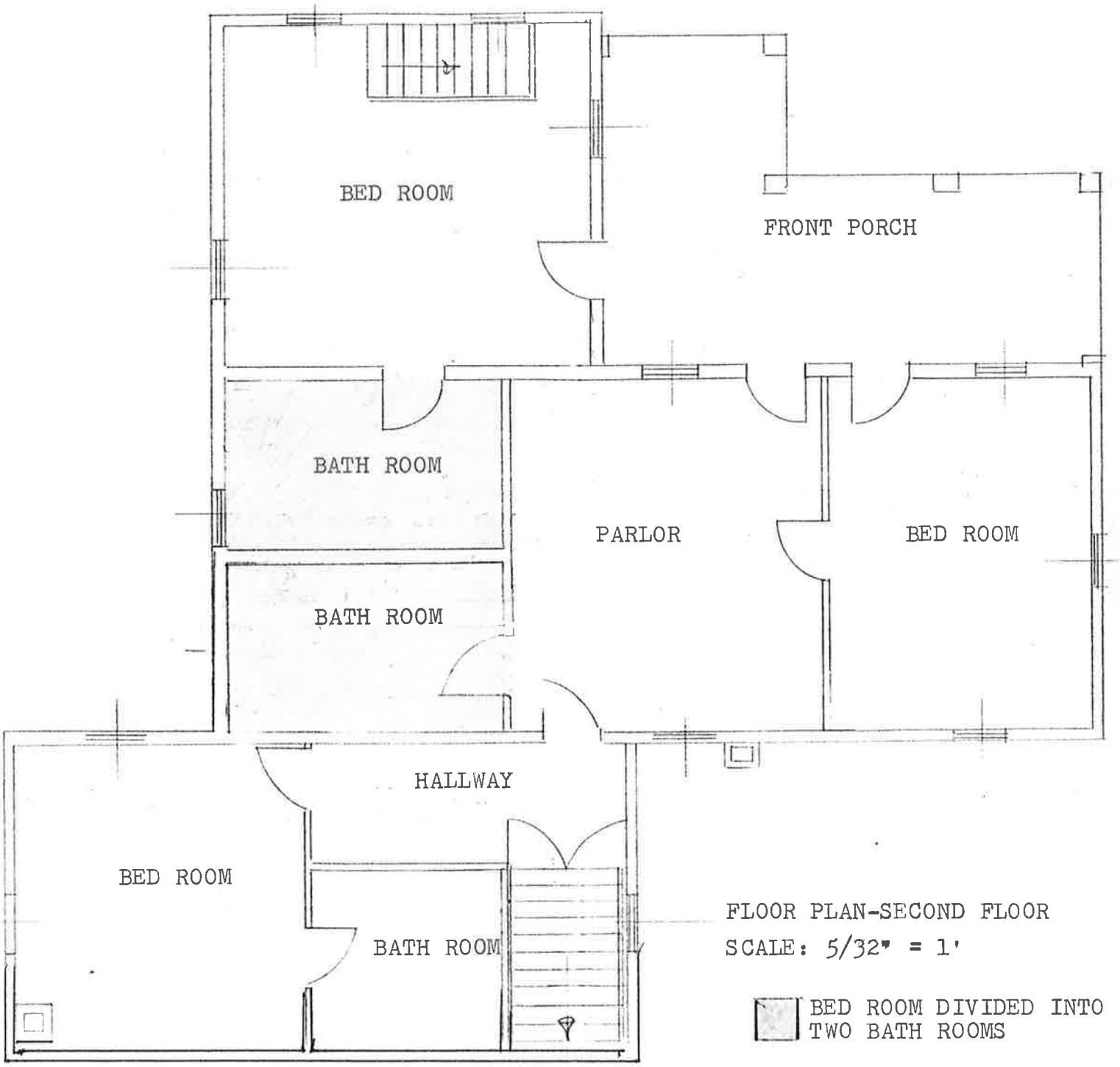


FLOOR PLAN-MAIN FLOOR
SCALE: 1/8" = 1'

ORIGINAL "FACHWERK" STRUCTURE 1847

SHED ROOM ADDED AFTER MAJOR ADDITIONS. REPLACED BY PORCH

MAJOR ADDITIONS-1880s



FLOOR PLAN-SECOND FLOOR

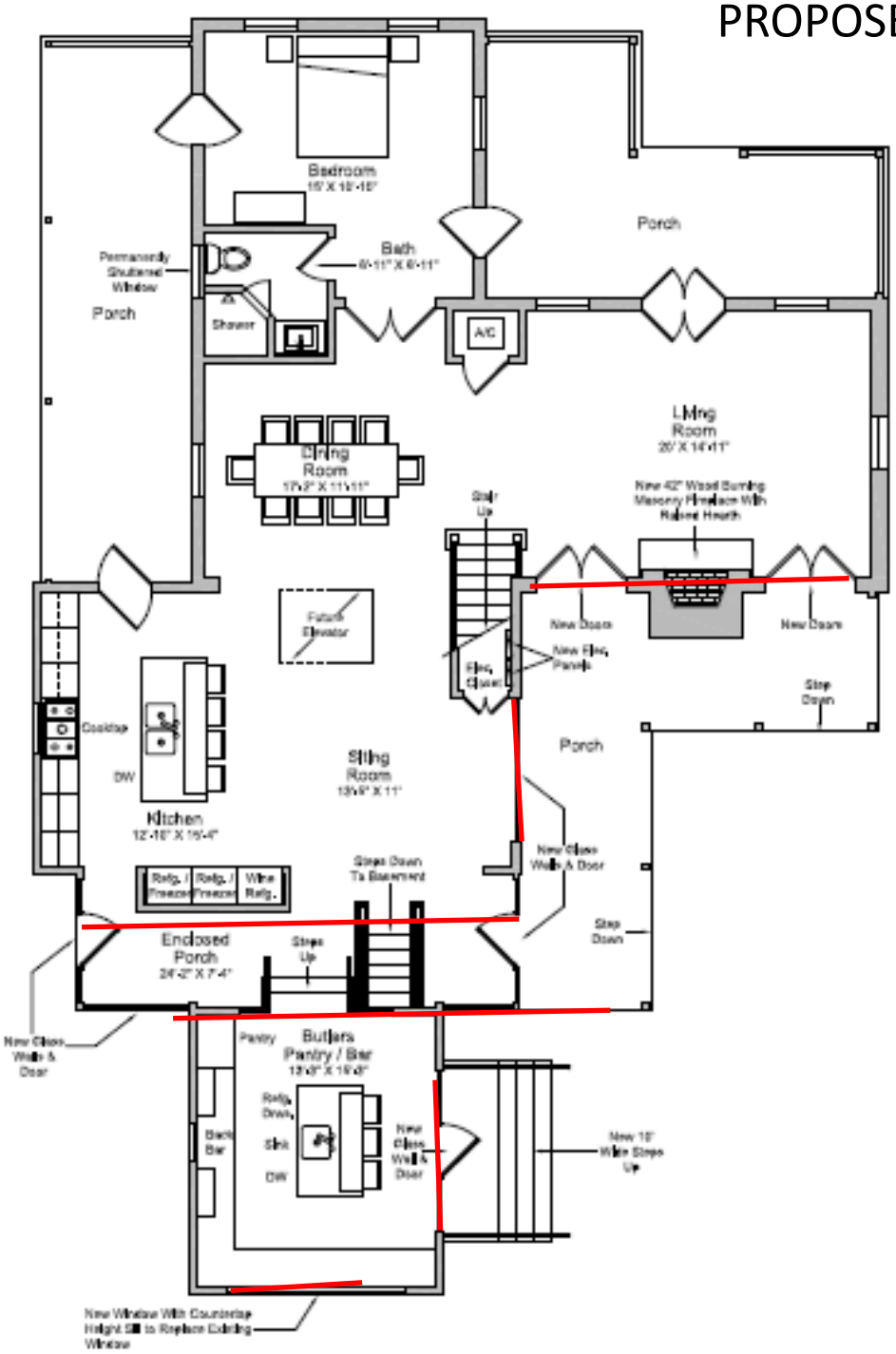
SCALE: 5/32" = 1'

BED ROOM DIVIDED INTO TWO BATH ROOMS

SECOND FLOOR ADDED IN 1880s

N

PROPOSED FLOOR PLAN

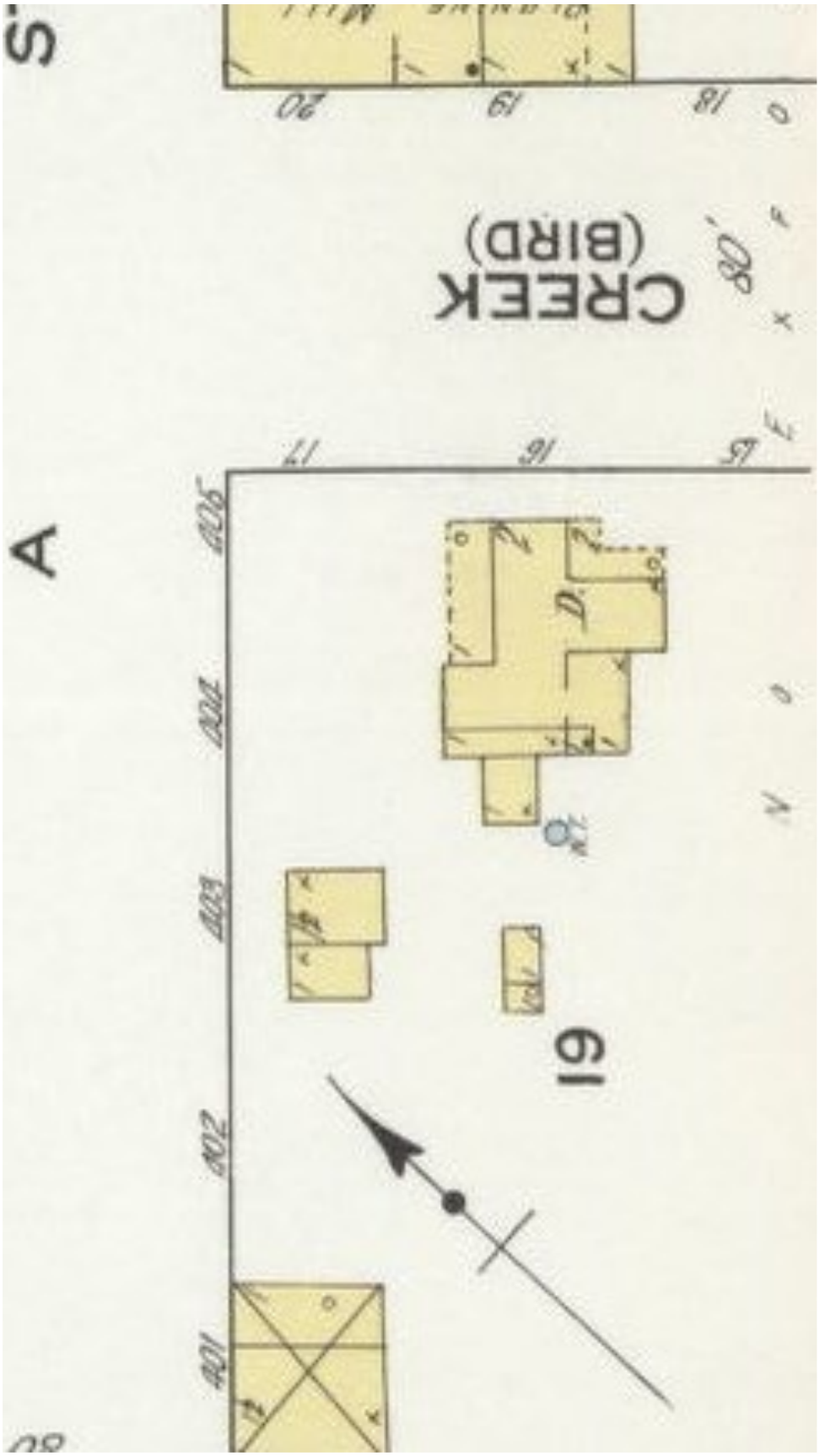


BUILDING DATA (GROSS S.F.):	
BASEMENT	228 S.F.
FIRST FLOOR	1,754 S.F.
SECOND FLOOR	1,335 S.F.
FIRST FLOOR PORCHES	753 S.F.
SECOND FLOOR PORCH	244 S.F.
TOTAL	4,314 S.F.

MAIN HOUSE FIRST FLOOR PLAN

3/16" = 1' - 0"

Walls that will be removed



1915 Sanborn Map

S Edison St
W Creek St
413 W Creek St,
Fredericksburg, TX...
505
501
418
413
416
412
408
409
405
309
308

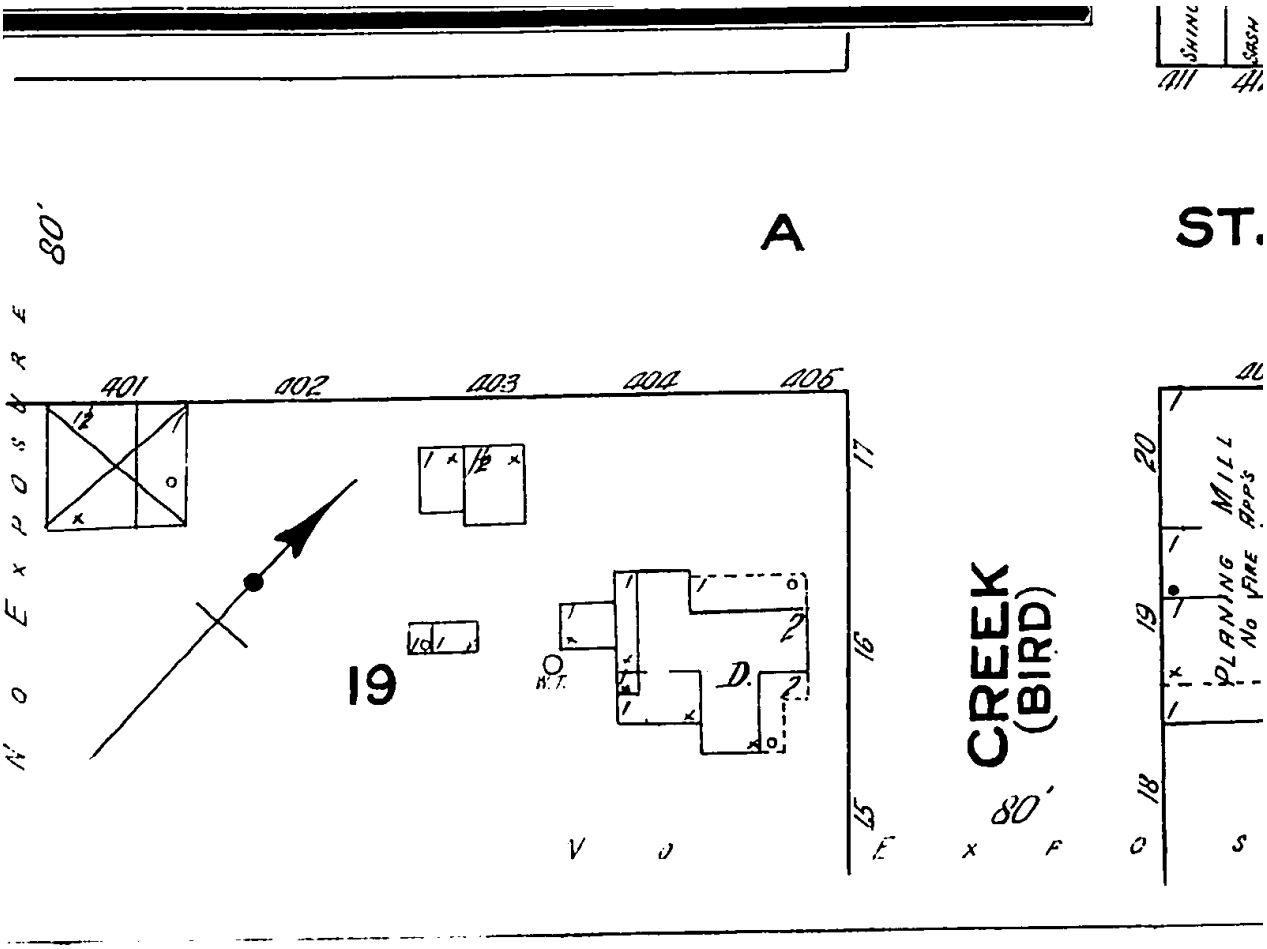

80'
NO EXPOSURE
401
402
403
404
405
19
N.T.
D.
17
16
15
CREEK
(BIRD)
80'
EXPOSURE
A
ST.
20
19
18
MILL
PLANING
NO FIRE
APP'S

Image 1

Image 2

Image 3

Image 4

Image 5

Image 6

Image 7

Image 8

Image 9

Image 10

Image 11

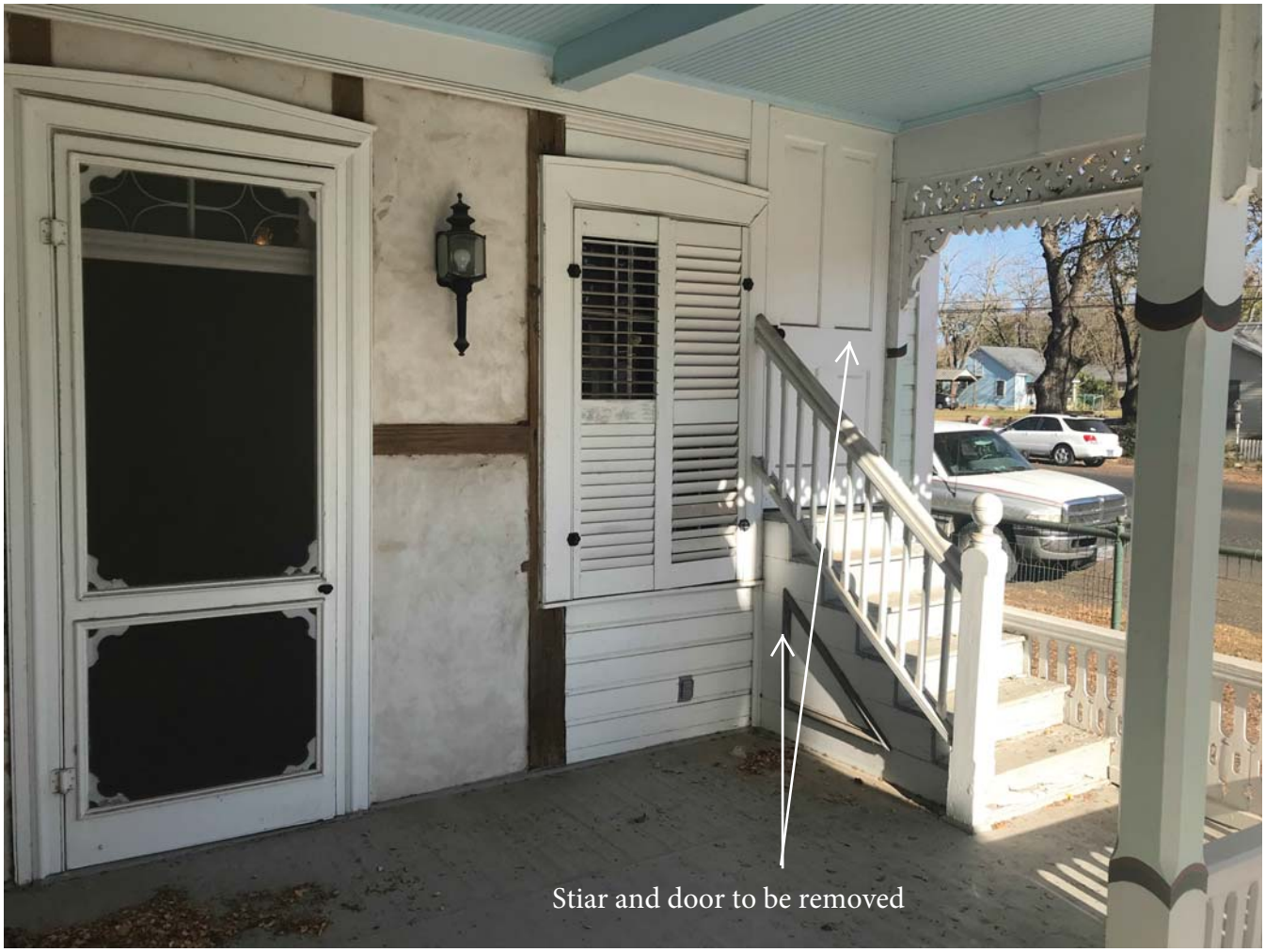
Image 12

Image 13

View from W. Creek Street

View from W. Creek Street

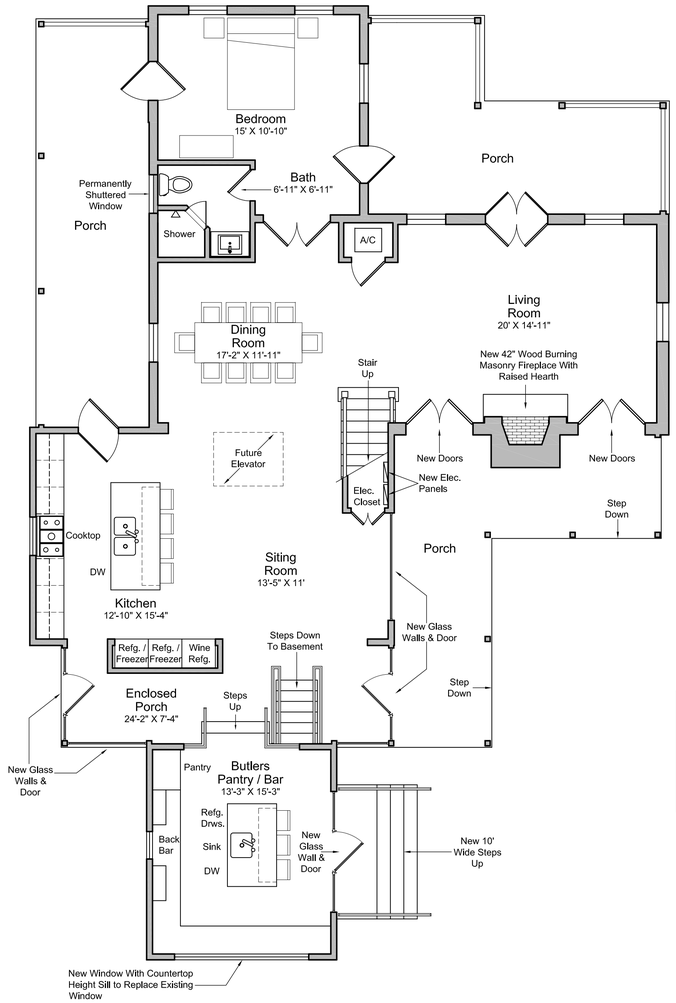
413


Stiar and door to be removed

Stair and door
to be removed

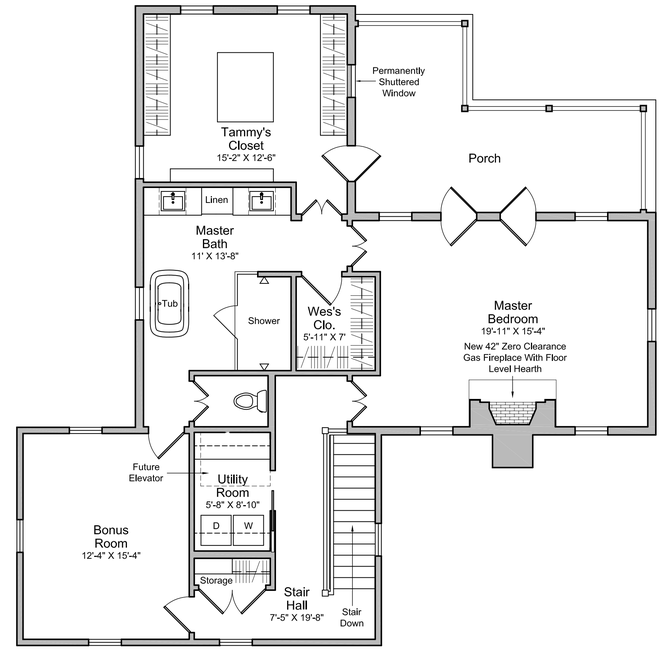
View from S. Edison

MRS KUENEMANN



MAIN HOUSE FIRST FLOOR PLAN

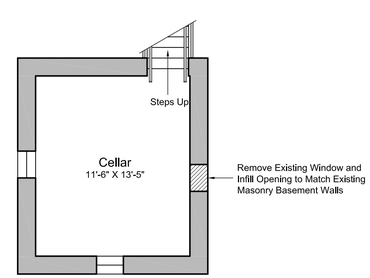
3/16" = 1' - 0"



MAIN HOUSE SECOND FLOOR PLAN

3/16" = 1' - 0"

BUILDING DATA (GROSS S.F.):	
BASEMENT	228 S.F.
FIRST FLOOR	1,754 S.F.
SECOND FLOOR	1,335 S.F.
FIRST FLOOR PORCHES	753 S.F.
SECOND FLOOR PORCH	244 S.F.
TOTAL	4,314 S.F.



MAIN HOUSE BASEMENT FLOOR PLAN

3/16" = 1' - 0"

SKT ARCHITECTS
STEHLING KLEIN THOMAS ARCHITECTS
Randy R. Stehling, AIA - Project Architect
STEHLING KLEIN THOMAS ARCHITECTS, PLLC
300 C West Main St. Fredericksburg, Texas 78624 | 830-997-0383

PRELIMINARY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RANDY R. STEHLING
PROJECT ARCHITECT
NUMBER 14396

RENOVATION OF 413 WEST CREEK STREET FOR

WES AND TAMMY PACK

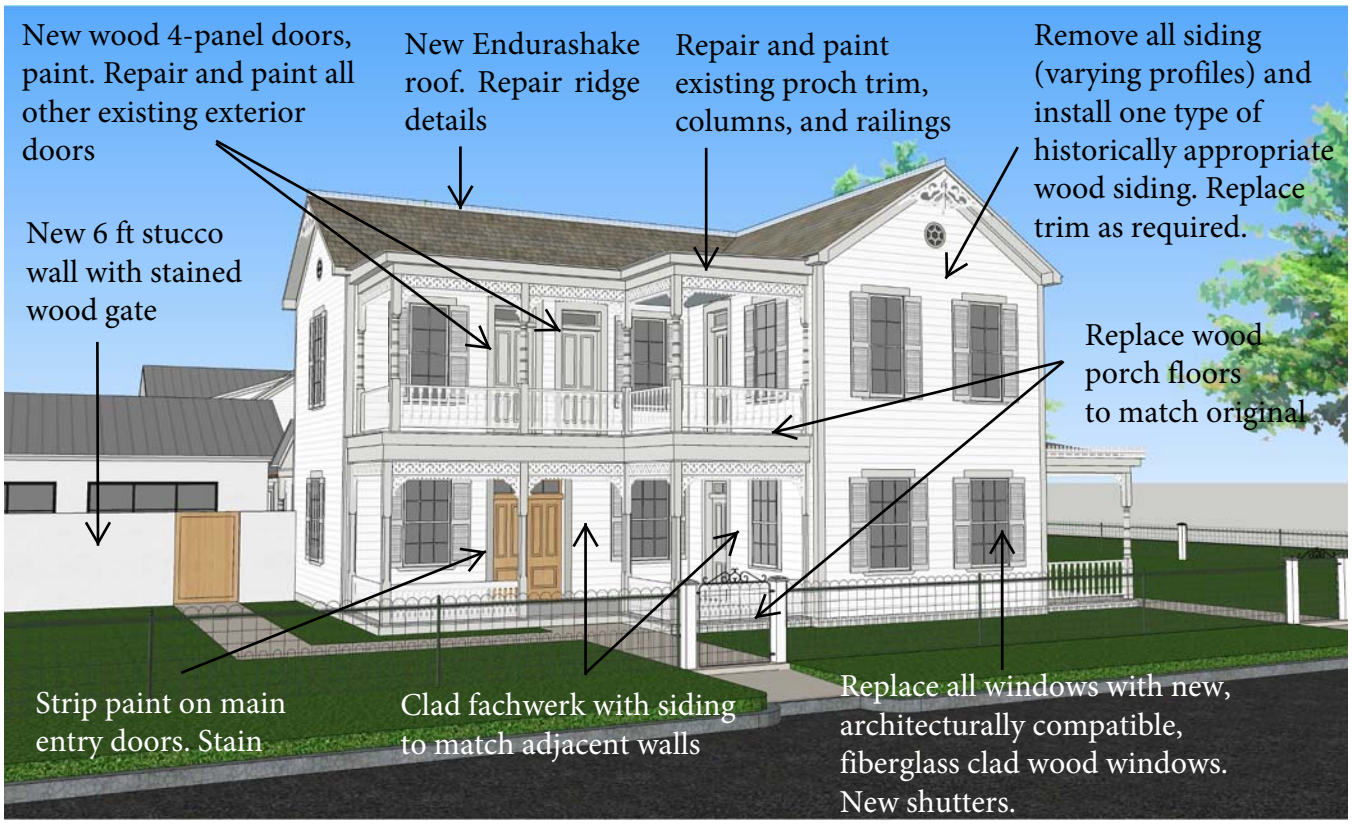
FREDERICKSBURG, TEXAS

PROJECT #	20-07
DATE	12-1-21
REVISION	

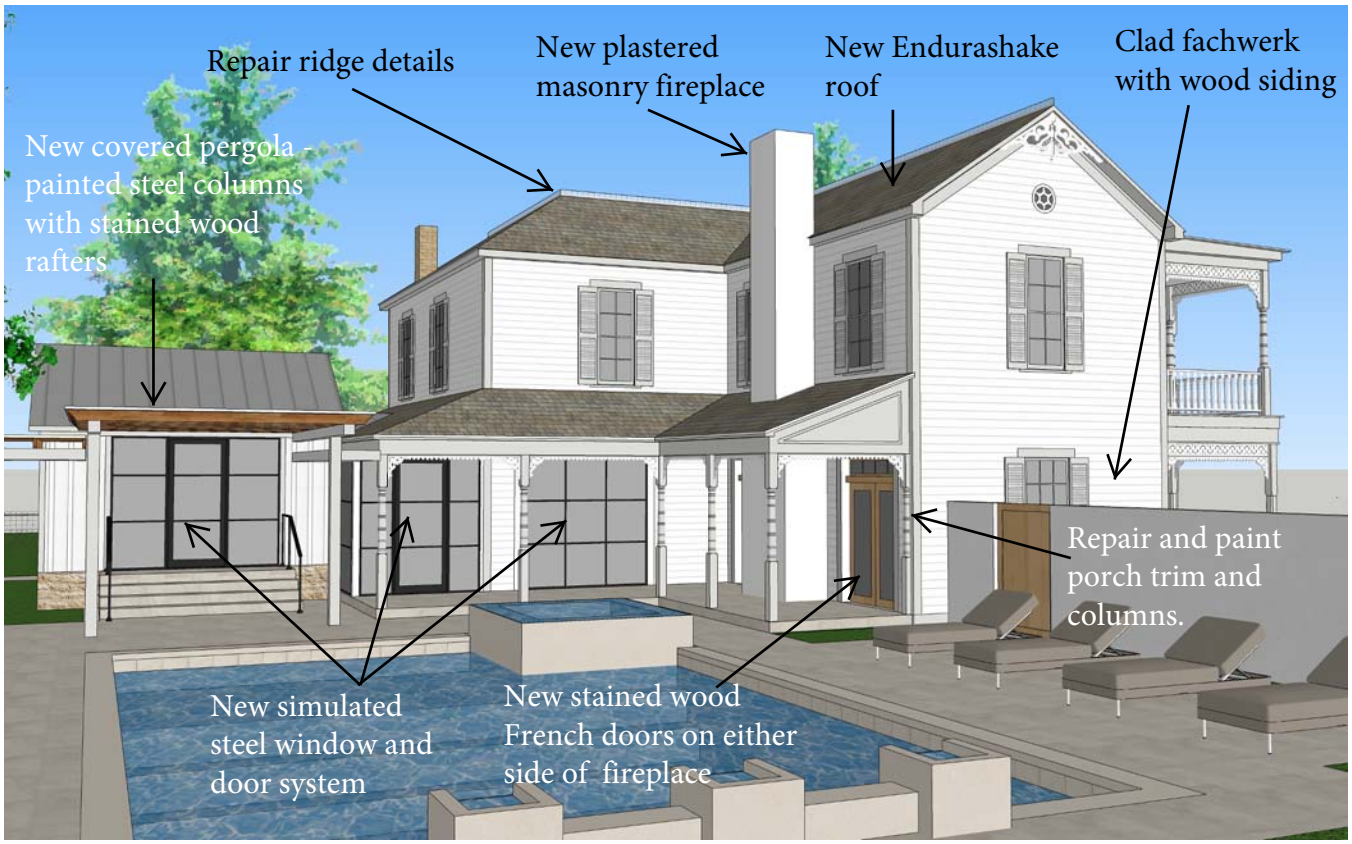
MAIN HOUSE CONCEPTUAL FLOOR PLANS

A-2

Remove
screen doors
Remove exterior
stair and door
Repair fachwerk
to structurally
sound condition


New wood 4-panel doors, paint. Repair and paint all other existing exterior doors
New Endurashake roof. Repair ridge details
Repair and paint existing proch trim, columns, and railings
Remove all siding (varying profiles) and install one type of historically appropriate wood siding. Replace trim as required.
New 6 ft stucco wall with stained wood gate
Replace wood porch floors to match original
Strip paint on main entry doors. Stain
Clad fachwerk with siding to match adjacent walls
Replace all windows with new, architecturally compatible, fiberglass clad wood windows. New shutters.

Remove exterior stair and door
Remove existing chimney
Remove cabinetry
Remove existing windows
Repair fachwerk to structurally sound condition


Repair ridge details
New plastered masonry fireplace
New Endurashake roof
Clad fachwerk with wood siding
New covered pergola - painted steel columns with stained wood rafters
Repair and paint porch trim and columns.
New simulated steel window and door system
New stained wood French doors on either side of fireplace

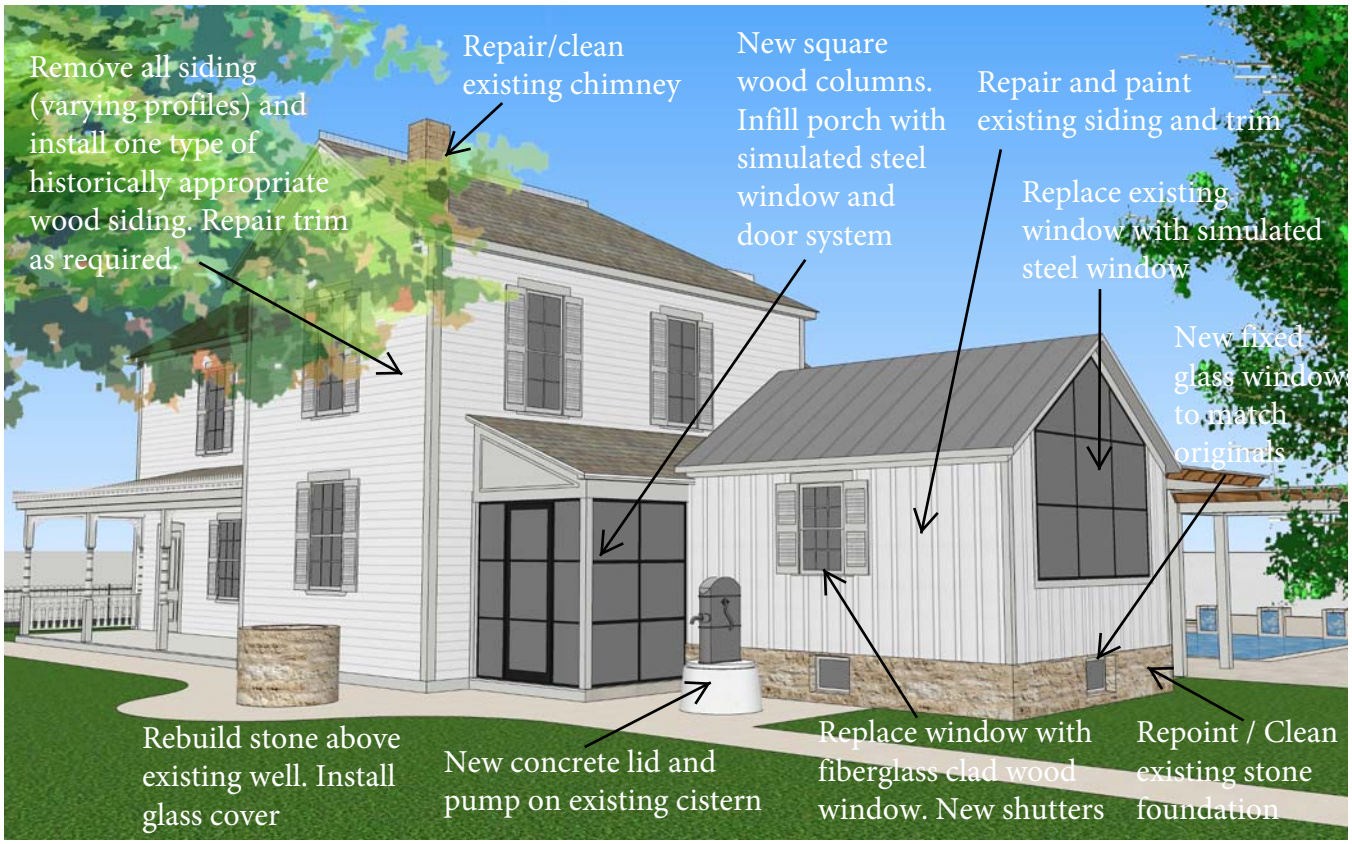
Remove existing
pergola and fireplace
Remove
lamp post

Replace all windows with new,
architecturally compatible,
fiberglass clad wood windows.
New shutters
New galvalume
standing seam
metal roof.
New pool house
New pool and spa
with tile patio

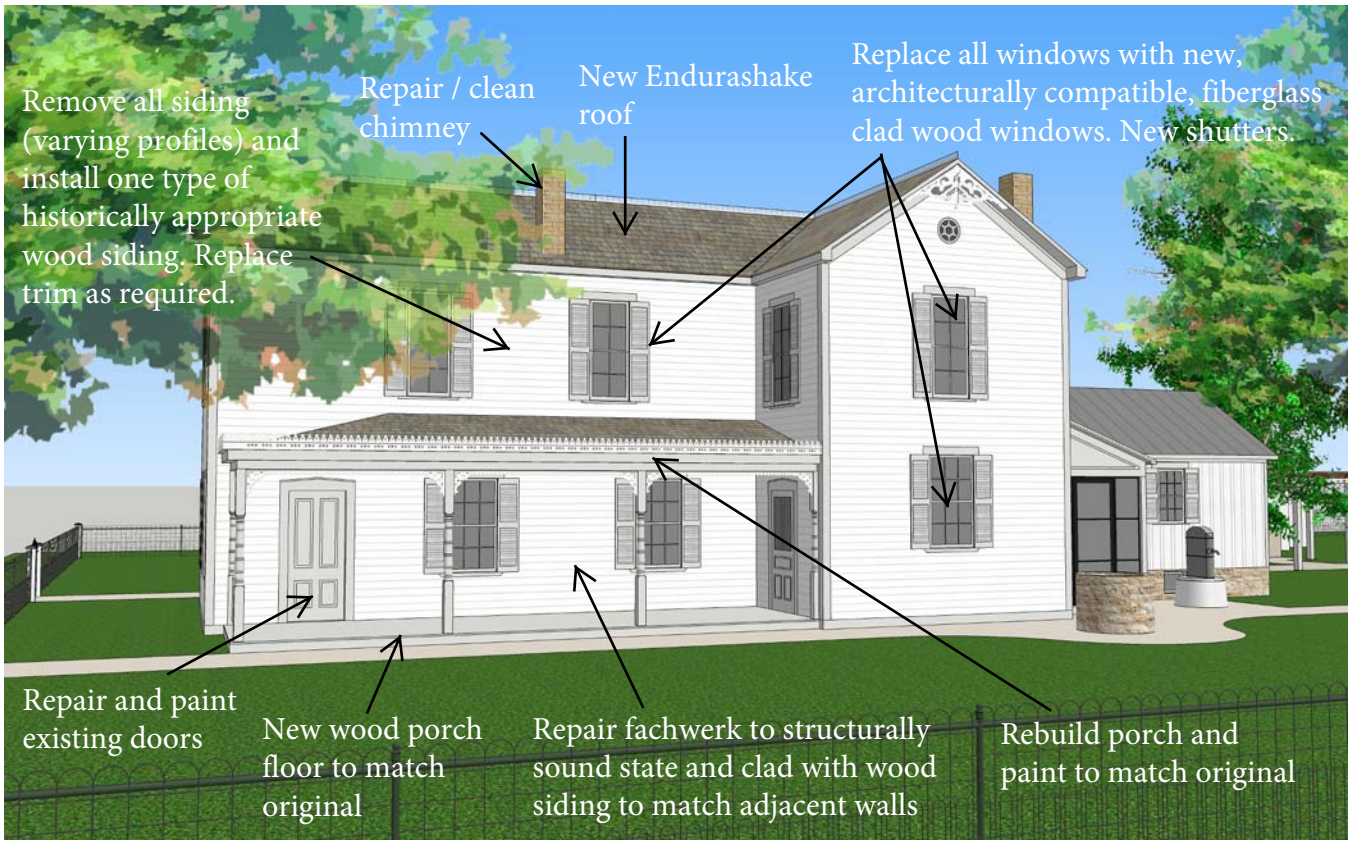
Remove existing window and enlarge opening for new door
Remove exterior door and stair

New pergola - painted steel columns with stained wood rafters
New plastered masonry fireplace
New stained wood French doors
Tile on concrete steps, porch, and patio

Replace 2 over 2 windows with 4 over 4 windows to match adjacent
Remove non-historic porch structure above cistern
Remove turned wood columns and gingerbread trim


Remove all siding (varying profiles) and install one type of historically appropriate wood siding. Repair trim as required.
Repair/clean existing chimney
New square wood columns. Infill porch with simulated steel window and door system
Repair and paint existing siding and trim
Replace existing window with simulated steel window
New fixed glass window to match originals
Rebuild stone above existing well. Install glass cover
New concrete lid and pump on existing cistern
Replace window with fiberglass clad wood window. New shutters
Repoint / Clean existing stone foundation

Remove railing on west side of porch
Remove fountain and sidewalk


Remove all siding (varying profiles) and install one type of historically appropriate wood siding. Replace trim as required.
Repair / clean chimney
New Endurashake roof
Replace all windows with new, architecturally compatible, fiberglass clad wood windows. New shutters.
Repair and paint existing doors
New wood porch floor to match original
Repair fachwerk to structurally sound state and clad with wood siding to match adjacent walls
Rebuild porch and paint to match original

Work performed during 90s renovation:

All window trim and sills replaced

All window sashes repaired or partially replaced

Some muntins replaced

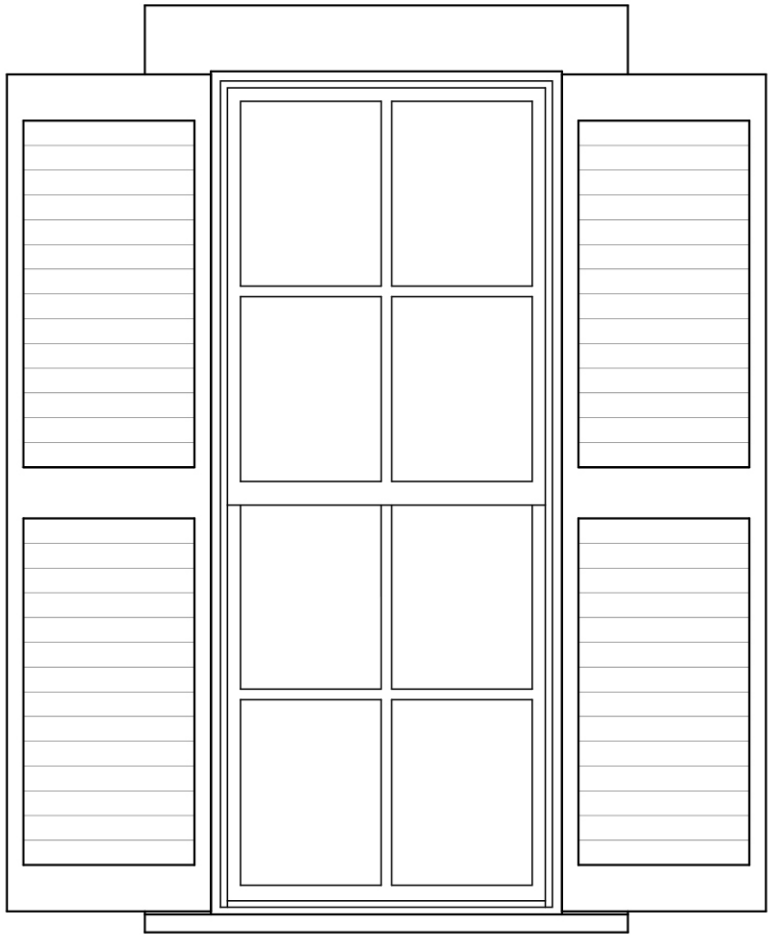
All window frames replaced

New shutters installed

Typical Existing Window

Window sized to match existing.

New wood window trim, sill and shutters to match historic photos.



Proposed Replacement Window
Marvin Elevate
Fiberglass Clad
Double Hung Window

Second Floor Window
4 over 4, Double Hung

Work performed during 90s renovation:

All window trim and sills replaced

All window sashes repaired or partially replaced

Some muntins replaced

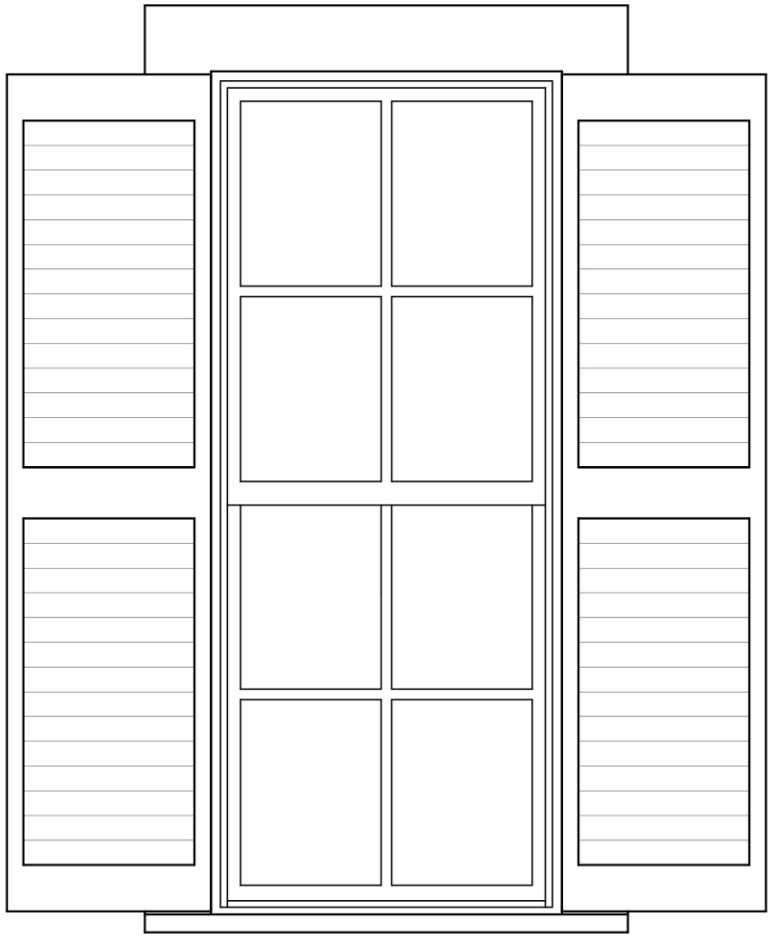
All window frames replaced

New shutters installed

Typical Existing Window

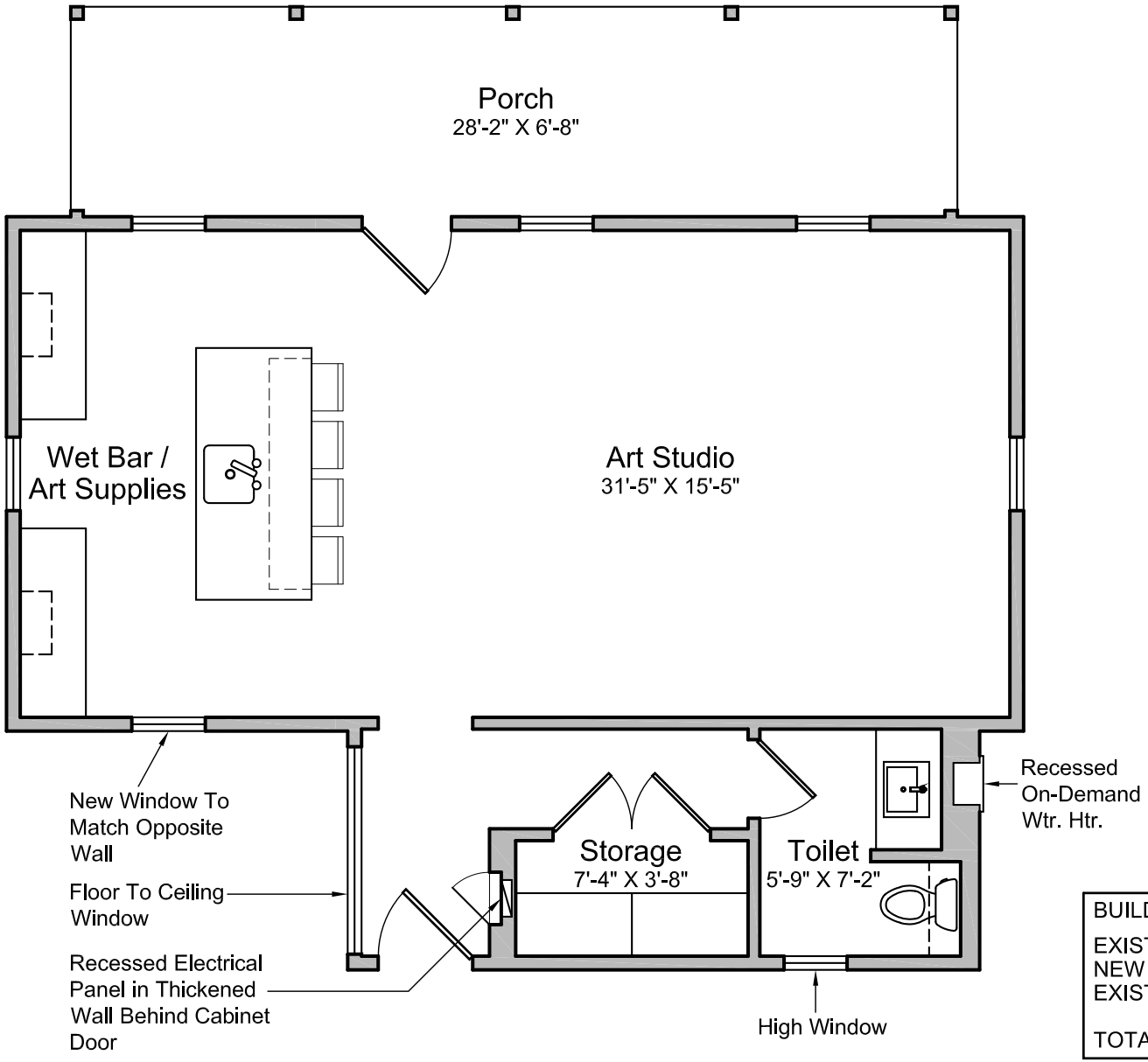
Window sized to match existing.

New wood window trim, sill and shutters to match historic photos.



Proposed Replacement Window
Marvin Elevate
Fiberglass Clad
Double Hung Window

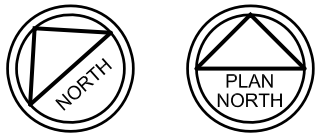
Second Floor Window
2 over 2, Double Hung
(3 total)



BUILDING DATA (GROSS S.F.):	
EXISTING CONDITIONED SPACE	527 S.F.
NEW CONDITIONED SPACE	152 S.F.
EXISTING PORCH	187 S.F.
TOTAL	866 S.F.

ART STUDIO FLOOR PLAN

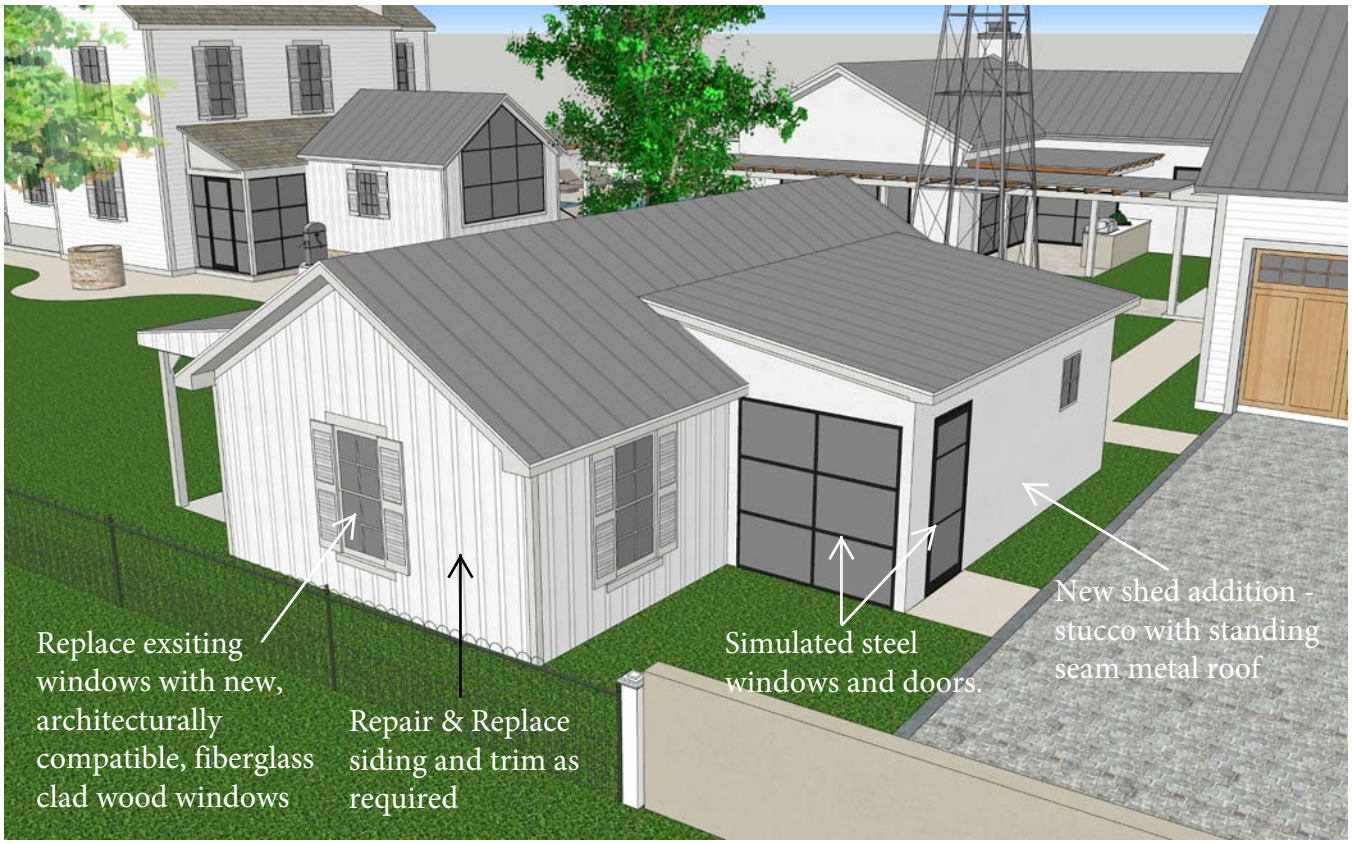
3/16" = 1' - 0"



Replace wood shingle roof with standing seam roof
Remove wall
Replace wood porch
Repair door. Repair/replace existing trim. Paint
Remove existing railing
Repair columns & gingerbread trim. Paint

Replace exsiting windows with new, architecturally compatible, fiberglass clad wood windows
Replace shutters
Repair / Replace siding and trim as required
Remove wall

2-story building
to be removed
Existing building
to remain


Replace exsiting windows with new, architecturally compatible, fiberglass clad wood windows
Repair & Replace siding and trim as required
Simulated steel windows and doors.
New shed addition - stucco with standing seam metal roof

Historic House Front Entry Doors,
Garage Doors, and Pool Gates:
Vertical Grain Fir - Clear Finish

Aluminum (Simluated Steel)
Window and Door System:

Pool Patio:
Bedrosians Tile
Urban Style 16"x32"

Pool Waterline Tile:
Bedrosians Tile
Urban Style 8"x12"

Roofing for Historic House:
Endurashake Roofing System

Historic House
Column and Trim Color:
Benjamin Moore
Gray Mist

Historic House
Siding and Gingerbread Color:
Benjamin Moore
Oxford White

Exterior Finishes

Fredericksburg Historic Review Board

Application Information

Application Number:	21-143_B
Date:	December 14, 2021
Address:	**413 W Creek**
Zoning:	R1
Owner:	Tammy & Wes Pack
Applicant:	Randy Stehling of SKT Architects
Rating:	High
Proposal:	new garage with ADU above, pool house, new wall and addition to existing outbuilding

Request:

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

A. Site features such as the front gates, sidewalks, and fencing will be new to match the original. The existing hand dug well at the southwest corner of the building will be cleaned out and a new raised stone wall with glass cover will be added. The original cistern near this area will have its top restored and an authentic period hand pump reinstalled.

B. Pergola and brick fireplace with chimney that was added in 1989 will be removed.

C. Existing wood shed will be removed, a windmill will be relocated, and an existing water well capped. The wood shed which existed behind the main house in 1989, was disassembled and reconstructed in its current location in 1990 using salvaged and new lumber set on top of a new dry laid stone floor.

D. A masonry courtyard wall, and water fountain which was added after the 1989 – 1990 renovation will also be removed.

Pool and Pool House:

A new pool / outdoor living area will be added at the southeast corner of the main house.

Directly south of the pool there will be a new pool house. The location and scale of the pool house is intended to be subordinate to the prominence of the main house. The simple gable roof is similar in type to that on the main house and the simple smooth painted wood trim will complement the trim on the main house. Windows and doors will be contemporary aluminum (simulated steel) and the exterior of the pool house will be stucco.

Covered Walkway:

The covered walkway is intended to be a simple relatively nondescript structure constructed of steel framing similar in scale as if framed in wood and capped with stained wood roof framing and a solid thick stained wood plank roof deck covered with standing seam metal roofing. The covered walkway provides protection for travel between the garage and the main house as well as a sense of visual connectivity between the buildings on the site.

Garage:

The garage is the larger of the two new buildings proposed for the site. For this reason it is pulled back to the rear of the property in order to place as much open space between it and the main house and subsequently offset the scale difference between the two structures. The simple gable roof has a ridge of 25’7” and will be compatible with the roofs on the main house and the roofing will be standing seam metal. Exterior siding will be a smooth lap siding and trimmed with smooth wood trim to match the pool house. Windows will be the same type as those proposed for the main house and the garage doors will be paneled and stained.

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).

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 15-foot setback

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

3.4.3 Accessory Buildings

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

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

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

Staff Findings/Recommendation:

The proposed site work including removal of non-historic features is appropriate. The proposed new masonry wall should be pushed back behind the rear of the historic house instead of attaching on the east side.

The lot measures 0.58 acres, slightly larger than the typical 100 x 200 townlot. The Design Guidelines/Standards require that Accessory buildings not be larger than 50% of the primary building’s square footage or 800 sf, whichever is greater. (3.4.1.h) The main house has a 2277-sf footprint including porches. The proposed garage measures 54’1 x 40’1” giving it a 2,250 sf footprint. The ADU above is 1,683 sf. It would need to be no larger than 1,138 sf to meet the requirement. Otherwise, the setbacks, materials, and height meet the Design Guidelines/Standards as referenced above. (A typical 4 car garage is 25’x 47’ or 1,175 sf)

The pool house is considered an auxiliary building, not an ADU. 1478sf footprint. The Design Guidelines/Standards require that Accessory buildings not be larger than 50% of the primary building’s square footage or 800 sf, whichever is greater. (3.4.1.h) so it would need to be no more than 1,138 to meet the requirement.

The covered walkway is not conditioned and is minimal in visusal impact. Staff recommends approval.

The materials and style of the new structures are in keeping with the Design Guidelines. The mass and scale need further evaluation. The development of the lot is not in keeping with the traditional pattern but does take advantage of the corner lot access to the rear of the property.

Site:

Site features such as the front gates, sidewalks, and fencing will be new to match the original. The existing hand dug well at the southwest corner of the building will be cleaned out and a new raised stone wall with glass cover will be added. The original cistern near this area will have its top restored and an authentic period hand pump reinstalled.

In order to make space for the new pool house, an existing pergola and brick fireplace with chimney that was added in 1989 will be removed.

In order to make space for the new garage, an existing wood shed will be removed, a windmill will be relocated, and an existing water well capped. The wood shed which existed behind the main house in 1989, was disassembled and reconstructed in its current location in 1990 using salvaged and new lumber set on top of a new dry laid stone floor. A masonry courtyard wall, and water fountain which was added after the 1989 – 1990 renovation will also be removed in order to make space for the new garage.

Pool and Pool House:

A new pool / outdoor living area will be added at the southeast corner of the main house. Directly south of the pool there will be a new pool house. The location and scale of the pool house is intended to be subordinate to the prominence of the main house. The simple gable roof is similar in type to that on the main house and the simple smooth painted wood trim will complement the trim on the main house. Windows and doors will be contemporary aluminum (simulated steel) and the exterior of the pool house will be stucco.

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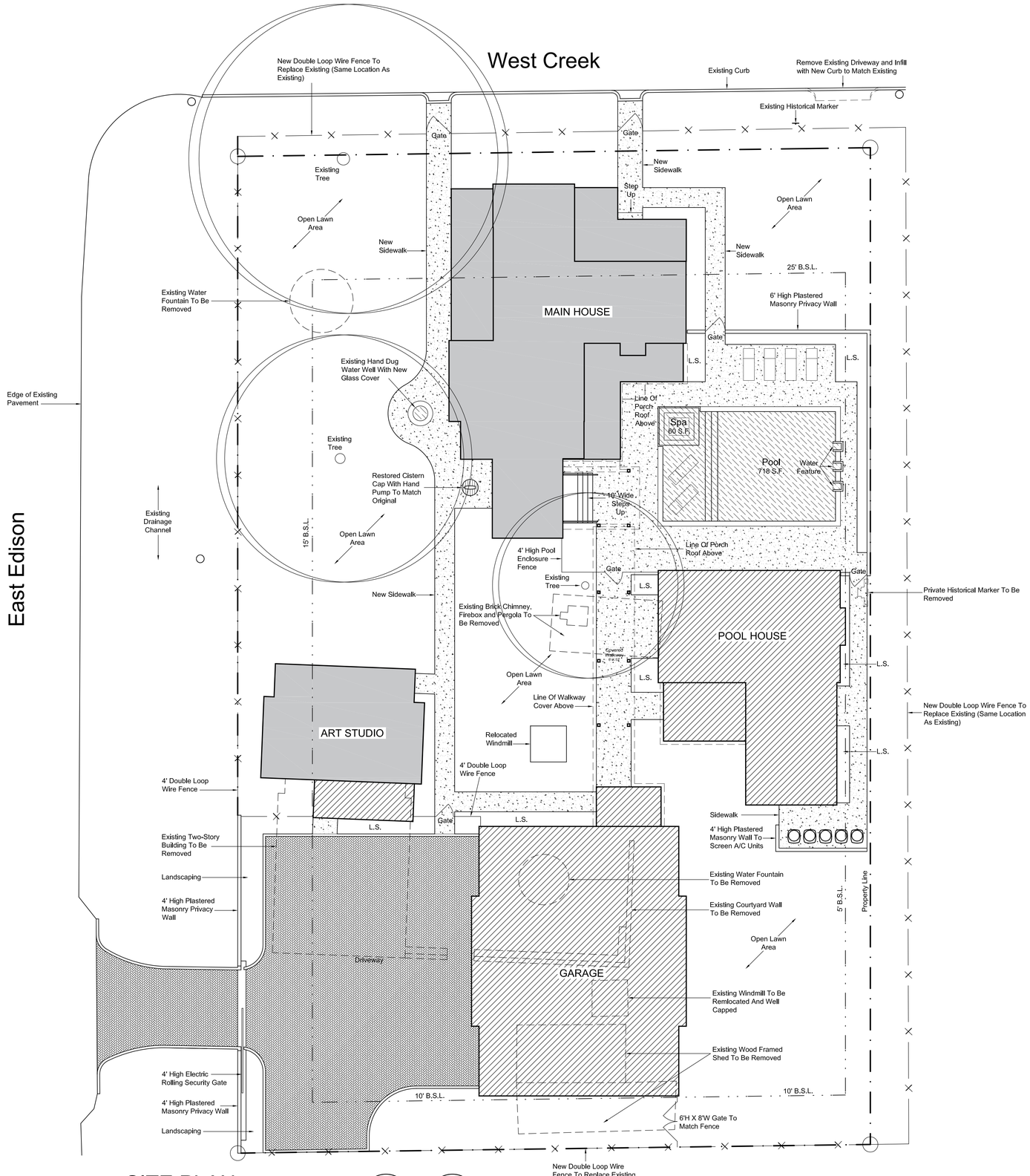
2- story building to be removed

2-Story building to be removed
1-story building to remain

Culvert and driveway to remain
View from S. Edison

Windmill to be relocated. Exact location TBD
Wall to be removed
Shed to be removed.
Pavers be removed



SITE PLAN

3/32" = 1' - 0"

NORTH

PLAN NORTH

DEVELOPMENT NOTES

PROPERTY ADDRESS:	PROPERTY OWNER:
413 WEST CREEK STREET FREDERICKSBURG, TEXAS	WES AND TAMMY PACK 830-992-9659 tammy@absolutecharm.com

BUILDING DATA (GROSS SQUARE FEET):

MAIN HOUSE CONDITIONED SPACE	2,044 S.F.
MAIN HOUSE PORCHES	997 S.F.
TOTAL MAIN HOUSE	4,314 S.F.
POOL HOUSE CONDITIONED SPACE	1,284 S.F.
POOL HOUSE PORCH	194 S.F.
TOTAL POOL HOUSE	1,478 S.F.
GARAGE CONDITIONED SPACE	3,933 S.F.
GARAGE PORCH	103 S.F.
TOTAL GARAGE	4,036 S.F.
ART STUDIO CONDITIONED SPACE	679 S.F.
ART STUDIO PORCH	187 S.F.
TOTAL STUDIO	866 S.F.
TOTAL GROSS SQUARE FEET	10,694 S.F.

KEY

- EXISTING BUILDING TO BE RENOVATED
- NEW CONSTRUCTION
- NEW SIDEWALK / FLATWORK
- CONCRETE PAVERS
- PROPERTY LINE
- EASEMENT OR BUILDING SETBACK LINE
- FENCE
- L.S. LANDSCAPING
- EXISTING TREE

PROJECT DESCRIPTION

This will be a single family residence consisting of two historic structures and two newly added structures. The existing Main House will consists of a two story historic structure and a small one story historic stone structure with a cellar which will both be fully renovated. The Studio will be used as an art studio for the Owner and will consist of an existing one story historic structure which will be fully renovated and a small addition added for a restroom. New structures will include a detached garage with guest bedrooms above to serve the Main House and a swimming pool and pool house.

ZONED:	R-1, Single Family Residential
LOT SIZE (5,000 SF MIN.):	25,437 (.584 ACRES)
SETBACKS:	25' Front Yard, 15' Side Yard, 5' Interior Side Yard, 10' Rear Yard
BUILDING COVERAGE:	Existing: 4,908 s.f. (19.3 %) Proposed: 7,432 s.f. (29.2%) Maximum Allowed: 40%
PARKING REQUIREMENTS:	Total Spaces Required: 2 Total Spaces Provided: 4

STEHLING KLEIN THOMAS ARCHITECTS
Randy R. Stehling, AIA - Project Architect
STEHLING KLEIN THOMAS ARCHITECTS, PLLC
300 C West Main St. Fredericksburg, Texas 78624 | 830-997-0383

PRELIMINARY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RANDY R. STEHLING
PROJECT ARCHITECT
NUMBER 14396

RENOVATION OF 413 WEST CREEK STREET FOR

WES AND TAMMY PACK

FREDERICKSBURG, TEXAS

PROJECT #	20-07
DATE	12-1-21
REVISION	

CONCEPTUAL SITE PLAN

A-1

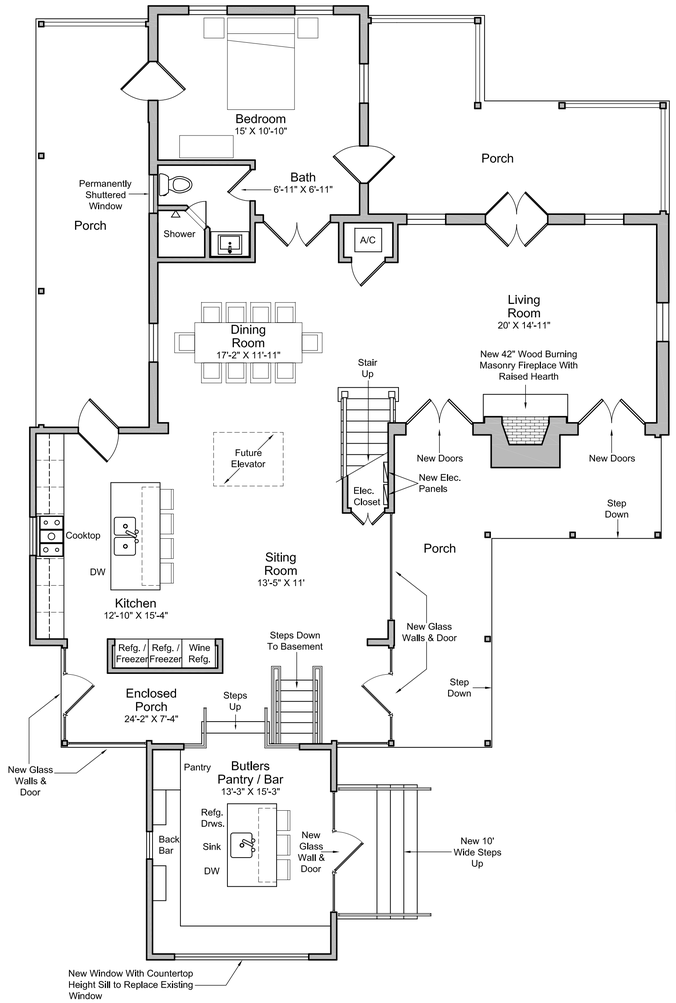
View from Creek Street

View from Intersection of Creek & Edison Streets

View from Edison Street

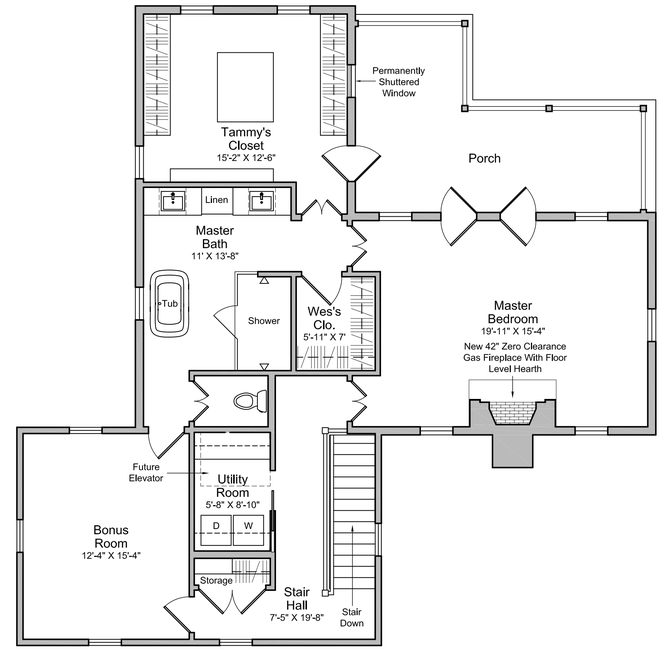
View from Edison Street

Aerial View from Edison Street



MAIN HOUSE FIRST FLOOR PLAN

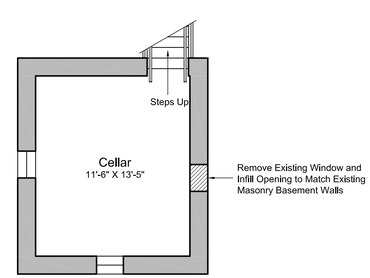
3/16" = 1' - 0"



MAIN HOUSE SECOND FLOOR PLAN

3/16" = 1' - 0"

BUILDING DATA (GROSS S.F.):	
BASEMENT	228 S.F.
FIRST FLOOR	1,754 S.F.
SECOND FLOOR	1,335 S.F.
FIRST FLOOR PORCHES	753 S.F.
SECOND FLOOR PORCH	244 S.F.
TOTAL	4,314 S.F.



MAIN HOUSE BASEMENT FLOOR PLAN

3/16" = 1' - 0"

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WES AND TAMMY PACK

FREDERICKSBURG, TEXAS

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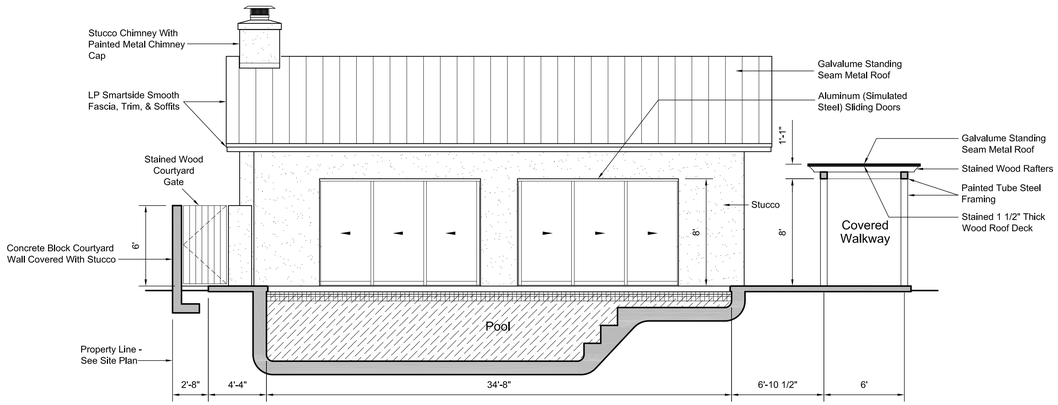
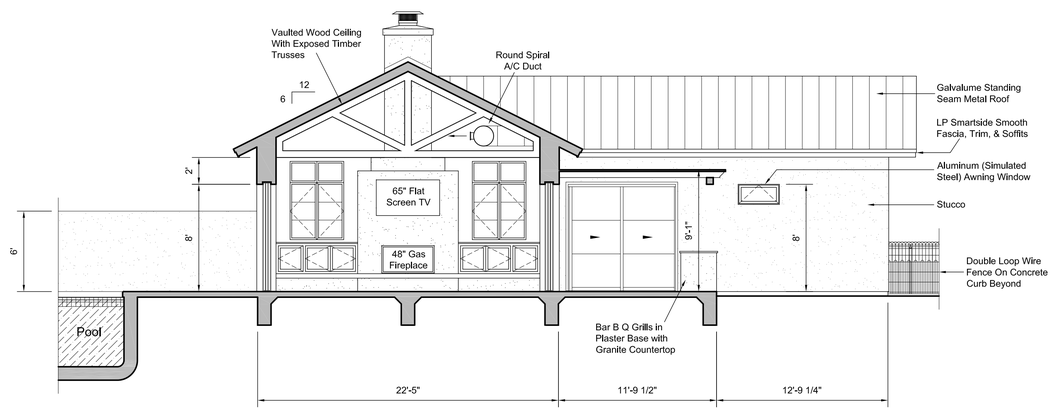
MAIN HOUSE CONCEPTUAL FLOOR PLANS

A-2



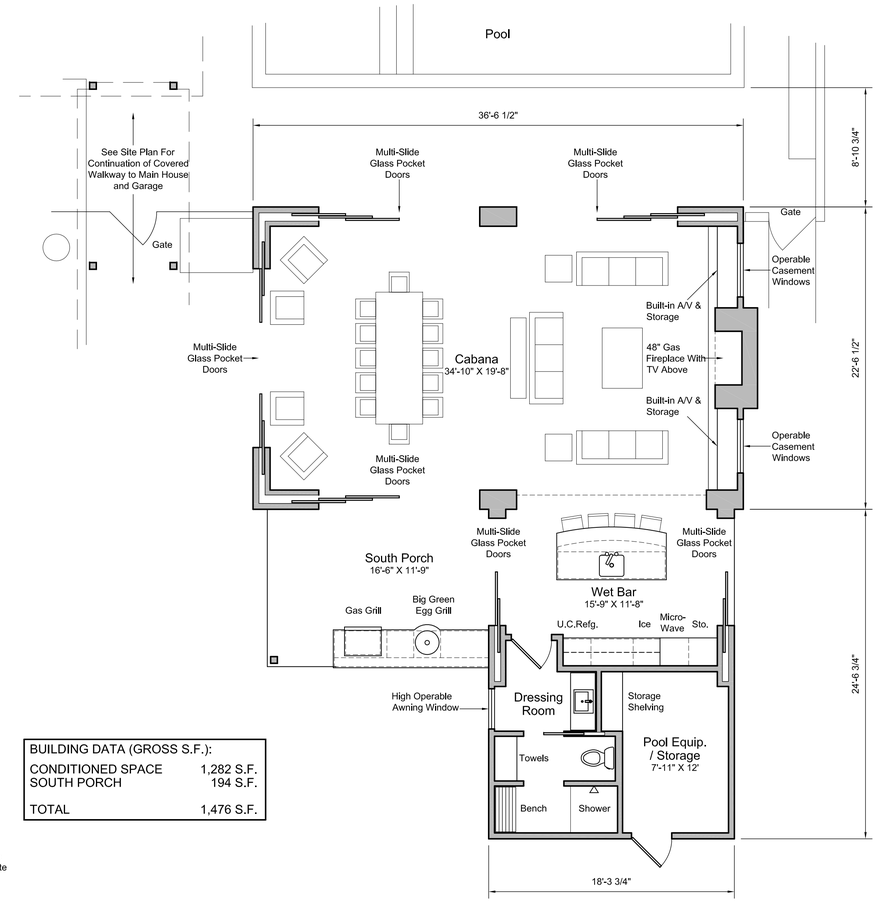
POOL HOUSE NORTH ELEVATION

3/16" = 1' - 0"



POOL HOUSE BUILDING SECTION

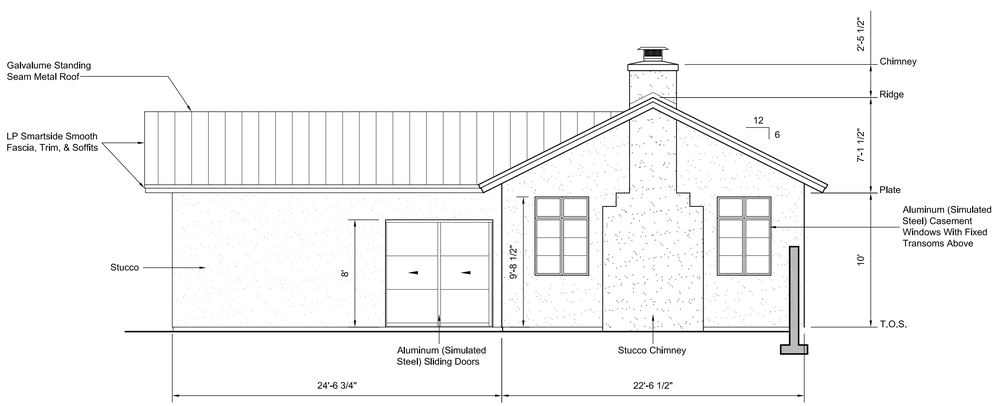
3/16" = 1' - 0"



BUILDING DATA (GROSS S.F.):	
CONDITIONED SPACE	1,282 S.F.
SOUTH PORCH	194 S.F.
TOTAL	1,476 S.F.

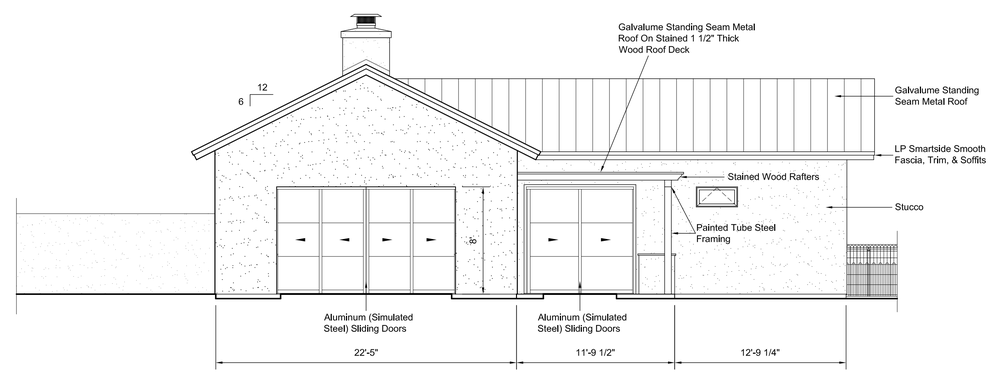
POOL HOUSE FLOOR PLAN

3/16" = 1' - 0"



POOL HOUSE EAST ELEVATION

3/16" = 1' - 0"



POOL HOUSE WEST ELEVATION

3/16" = 1' - 0"

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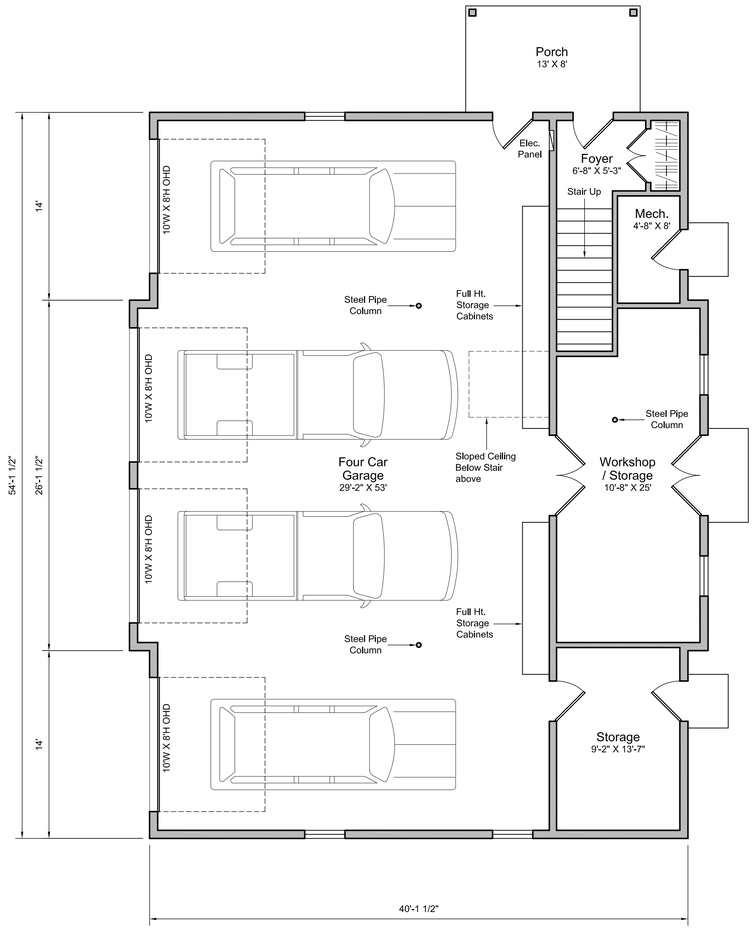
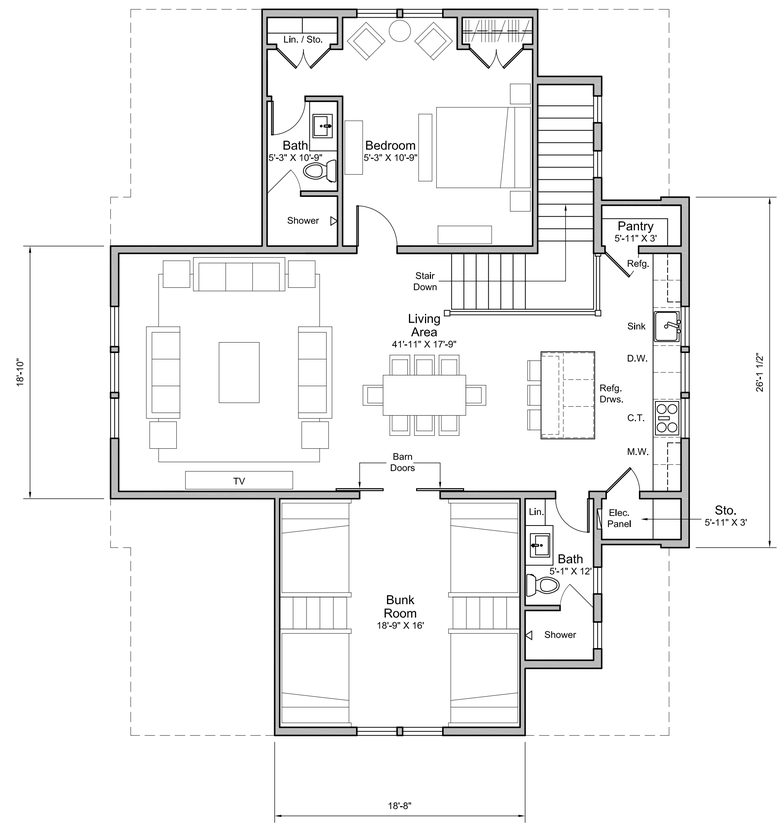
POOL HOUSE
CONCEPTUAL FLOOR PLAN
BUILDING SECTION & ELEVATIONS

A-3



GARAGE FIRST FLOOR PLAN

3/16" = 1' - 0"



GARAGE SECOND FLOOR PLAN

3/16" = 1' - 0"

BUILDING DATA (GROSS S.F.):	
FIRST FLOOR	2,250 S.F.
SECOND FLOOR	1,683 S.F.
PORCH	103 S.F.
TOTAL	4,036 S.F.

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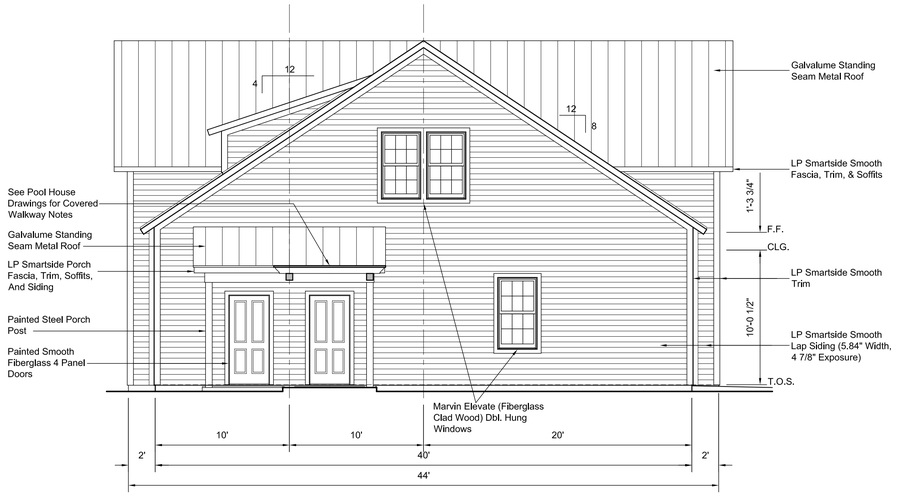
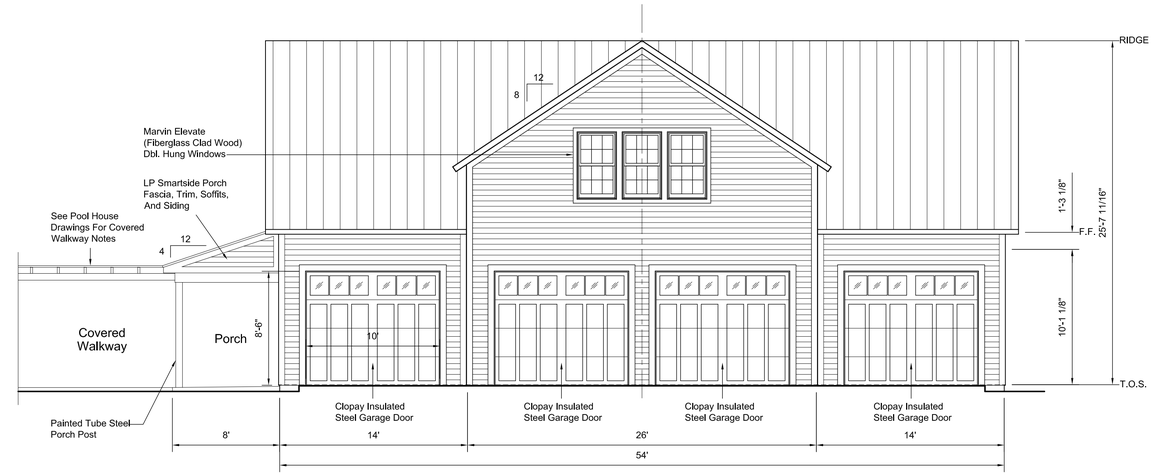
GARAGE CONCEPTUAL FLOOR PLANS

A-4



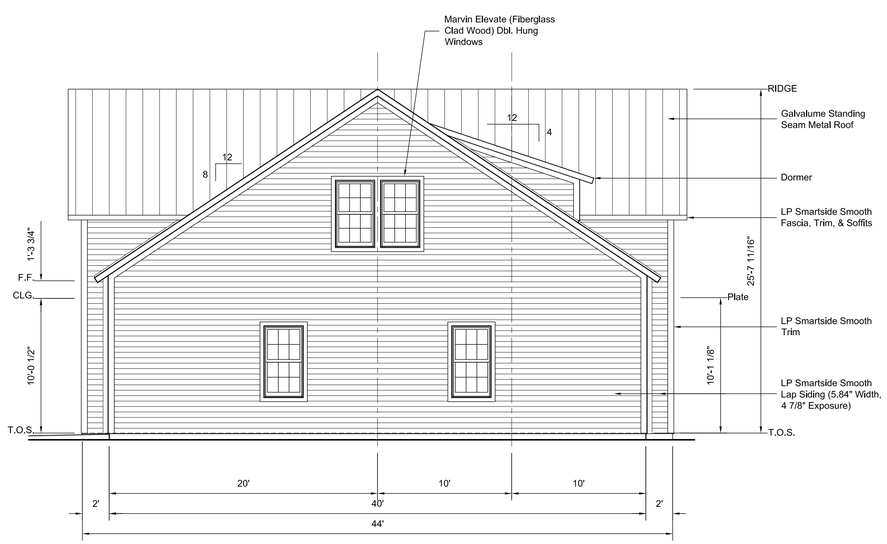
GARAGE NORTH ELEVATION

3/16" = 1' - 0"



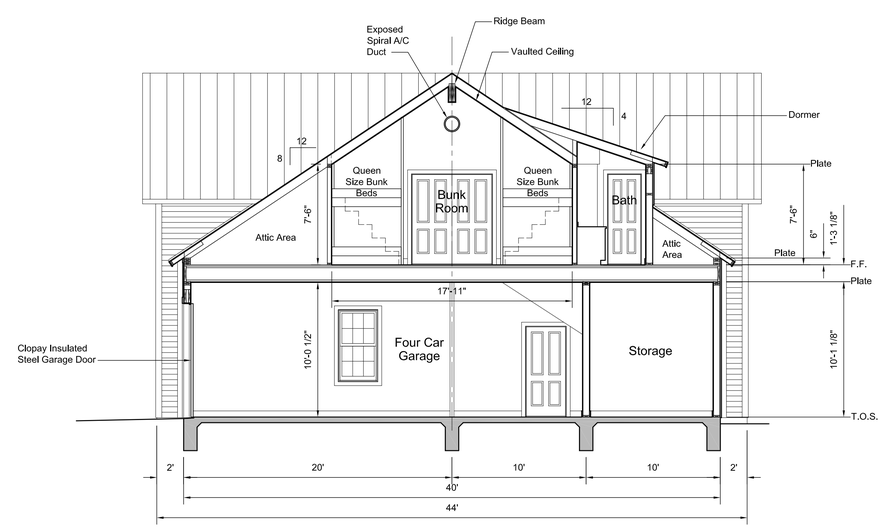
GARAGE WEST ELEVATION

3/16" = 1' - 0"



GARAGE SOUTH ELEVATION

3/16" = 1' - 0"



BUILDING SECTION THROUGH BUNK ROOM

3/16" = 1' - 0"

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WES AND TAMMY PACK

FREDERICKSBURG, TEXAS

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GARAGE CONCEPTUAL ELEVATIONS AND BUILDING SECTION

A-5

Historic House Front Entry Doors,
Garage Doors, and Pool Gates:
Vertical Grain Fir - Clear Finish

Aluminum (Simluated Steel)
Window and Door System:

Pool Patio:
Bedrosians Tile
Urban Style 16"x32"

Pool Waterline Tile:
Bedrosians Tile
Urban Style 8"x12"

Roofing for Historic House:
Endurashake Roofing System

Historic House
Column and Trim Color:
Benjamin Moore
Gray Mist

Historic House
Siding and Gingerbread Color:
Benjamin Moore
Oxford White

Exterior Finishes

Fredericksburg Historic Review Board

Application Information

Application Number:	21-148_C
Date:	December 14, 2021
Address:	**413 W Creek**
Zoning:	R1
Owner:	Tammy & Wes Pack
Applicant:	Randy Stehling of SKT Architects
Rating:	Medium
Proposal:	removal of non-historic addition, new addition, window replacement

Request:

The applicant is requesting a Certificate of Appropriateness to:

The cottage is an original building that also underwent extensive renovations in 1989 – 1990.A small porch over the north facing door was replaced with a new porch spanning the length of the north wall of the building, window and door openings were adjusted, and windows and doors were renovated in a similar fashion to those on the main house. The intent for this building is generally (with some minor exceptions) to bring it back to its renovated condition in 1990 but with new interior finishes and upgrades.

A. The large two story addition against the south wall of this building which was built after the 1989 – 1990 renovation will be removed and replaced with a small one story addition covered with a standing seam metal roof and faced with stucco on the exterior walls.

B. Existing windows which are no longer original to the building will be replaced with new four over four lite fiberglass clad wood windows that will match the original windows in size, and depth.

C. The existing exterior wood siding and trim will be repaired and painted.

D. The front porch railing which is not historic will be removed and the wood porch floor will be rebuilt.

E. The front door and front porch trim will be restored.

F. The wood shingle and v-drain metal roofing will be replaced with a new standing seam metal roof.

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

3.2.3 Roofs

(m) Replacing an existing non-historic roof with a standing-seam metal roof also may be acceptable for some roofs, regardless of original roof material, if the original roofing material is not a character-defining feature for the building's style per *Section 2*. Where appropriate, the new metal roof should use detailing appropriate to the time of construction. (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Appropriate	Appropriate	Appropriate

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 exterior porches	Required if visible from the public right-of-way (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

(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

(

(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

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

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

(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

Alterations

(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

Additions

(f)Additions may gain additional height the further they are set back, with a maximum height no more than 10 feet taller than the historic building, measured from the historic building's original roof peak to the addition's roof peak.

High Priority	Medium Priority	Low Priority
Appropriate if set back behind the historic rearmost wall	Appropriate if set back behind the historic rearmost wall with a slight offset/inset or siding break	Appropriate if set back 15 feet behind the historic front wall (excluding the porch) or behind the original roof's ridgeline

Staff Recommendation/Findings:

A. Staff recommends approval of the removal of the non historic addition and replacement with a simple, modern addition (3.3)

B. Staff concurs with the applicant and recommends replacement of non-original windows with clad windows to match others. (3.2.8.j & k)

C. Restoration of wood siding and trim is appropriate. (3.2.6.a)

D. The removal of non-historic porch features is appropriate. (3.2.5.k)

E. Restoration of the doors is appropriate. (3.2.7.a)

F. Metal roofs without ridge caps are in keeping with Standards for medium rated structures. (3.2.3 m)

Case Comments:

The cottage has been given a medium rating and is not part of the THC's RTHL review.

Art Studio:

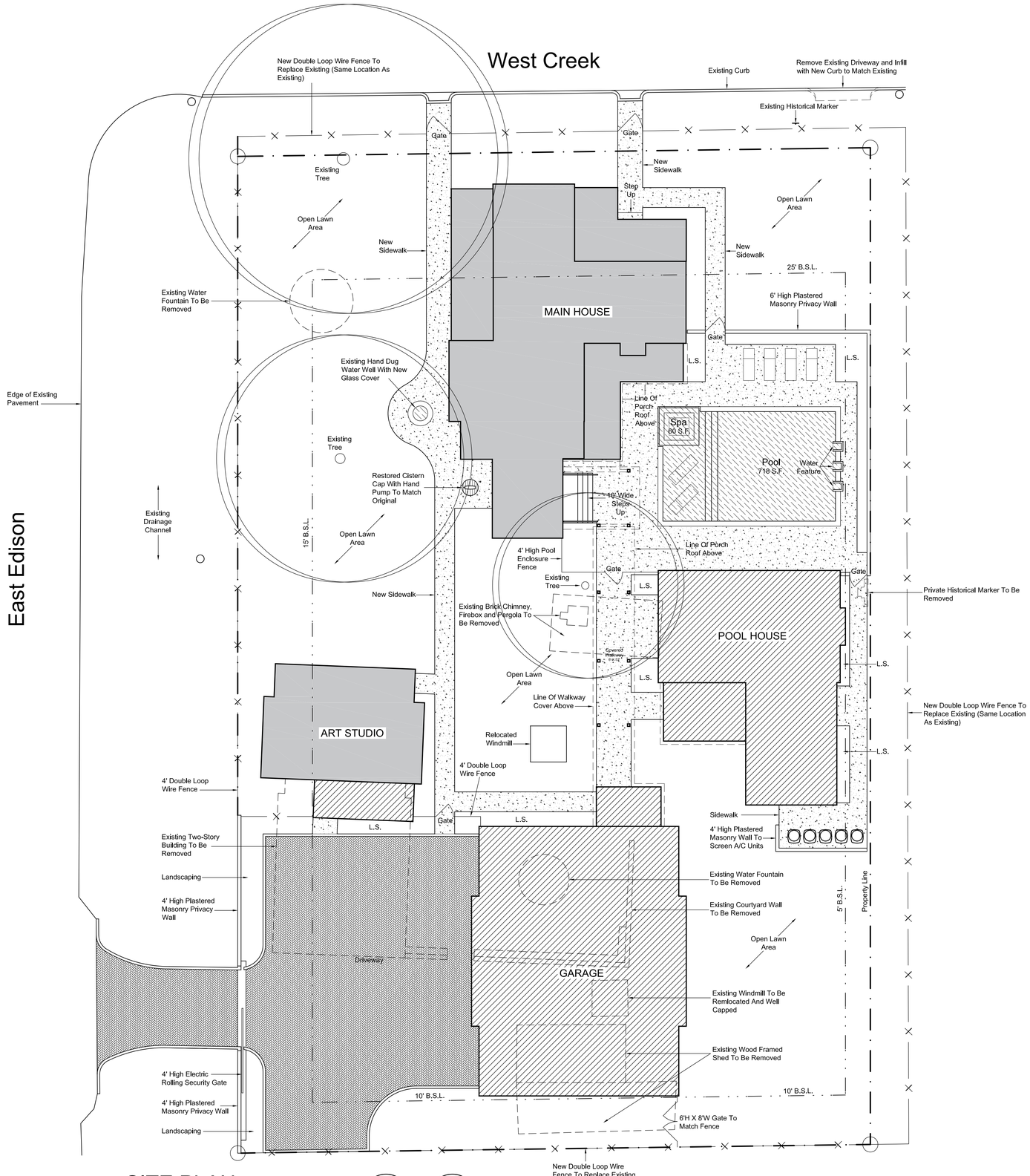
The art studio is an original building that also underwent extensive renovations in 1989 – 1990. A small porch over the north facing door was replaced with a new porch spanning the length of the north wall of the building, window and door openings were adjusted, and windows and doors were renovated in a similar fashion to those on the main house. The intent for this building is generally (with some minor exceptions) to bring it back to its renovated condition in 1990 but with new interior finishes and upgrades. The large two story addition against the south wall of this building which was built after the 1989 – 1990 renovation will be removed and replaced with a small one story addition covered with a standing seam metal roof and faced with stucco on the exterior walls. Existing windows which are no longer original to the building will be replaced with new four over four lite fiberglass clad wood windows that will match the original windows in size, and depth. The existing exterior wood siding and trim will be repaired and painted. The front porch railing which is not historic will be removed and the wood porch floor will be rebuilt. The front door and front porch trim will be restored. The wood shingle and v-drain metal roofing will be replaced with a new standing seam metal roof.

View from S. Edison

1-story building to remain

2- story building to be removed

2-Story building to be removed
1-story building to remain



SITE PLAN

3/32" = 1' - 0"

NORTH

PLAN NORTH

DEVELOPMENT NOTES

PROPERTY ADDRESS:	PROPERTY OWNER:
413 WEST CREEK STREET FREDERICKSBURG, TEXAS	WES AND TAMMY PACK 830-992-9659 tammy@absolutecharm.com

BUILDING DATA (GROSS SQUARE FEET):

MAIN HOUSE CONDITIONED SPACE	2,044 S.F.
MAIN HOUSE PORCHES	997 S.F.
TOTAL MAIN HOUSE	4,314 S.F.
POOL HOUSE CONDITIONED SPACE	1,284 S.F.
POOL HOUSE PORCH	194 S.F.
TOTAL POOL HOUSE	1,478 S.F.
GARAGE CONDITIONED SPACE	3,933 S.F.
GARAGE PORCH	103 S.F.
TOTAL GARAGE	4,036 S.F.
ART STUDIO CONDITIONED SPACE	679 S.F.
ART STUDIO PORCH	187 S.F.
TOTAL STUDIO	866 S.F.
TOTAL GROSS SQUARE FEET	10,694 S.F.

KEY

- EXISTING BUILDING TO BE RENOVATED
- NEW CONSTRUCTION
- NEW SIDEWALK / FLATWORK
- CONCRETE PAVERS
- PROPERTY LINE
- EASEMENT OR BUILDING SETBACK LINE
- FENCE
- L.S. LANDSCAPING
- EXISTING TREE

PROJECT DESCRIPTION

This will be a single family residence consisting of two historic structures and two newly added structures. The existing Main House will consists of a two story historic structure and a small one story historic stone structure with a cellar which will both be fully renovated. The Studio will be used as an art studio for the Owner and will consist of an existing one story historic structure which will be fully renovated and a small addition added for a restroom. New structures will include a detached garage with guest bedrooms above to serve the Main House and a swimming pool and pool house.

ZONED:	R-1, Single Family Residential
LOT SIZE (5,000 SF MIN.):	25,437 (.584 ACRES)
SETBACKS:	25' Front Yard, 15' Side Yard, 5' Interior Side Yard, 10' Rear Yard
BUILDING COVERAGE:	Existing: 4,908 s.f. (19.3 %) Proposed: 7,432 s.f. (29.2%) Maximum Allowed: 40%
PARKING REQUIREMENTS:	Total Spaces Required: 2 Total Spaces Provided: 4

STEHLING KLEIN THOMAS ARCHITECTS
Randy R. Stehling, AIA - Project Architect
STEHLING KLEIN THOMAS ARCHITECTS, PLLC
300 C West Main St. Fredericksburg, Texas 78624 | 830-997-0383

PRELIMINARY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RANDY R. STEHLING
PROJECT ARCHITECT
NUMBER 14396

RENOVATION OF 413 WEST CREEK STREET FOR

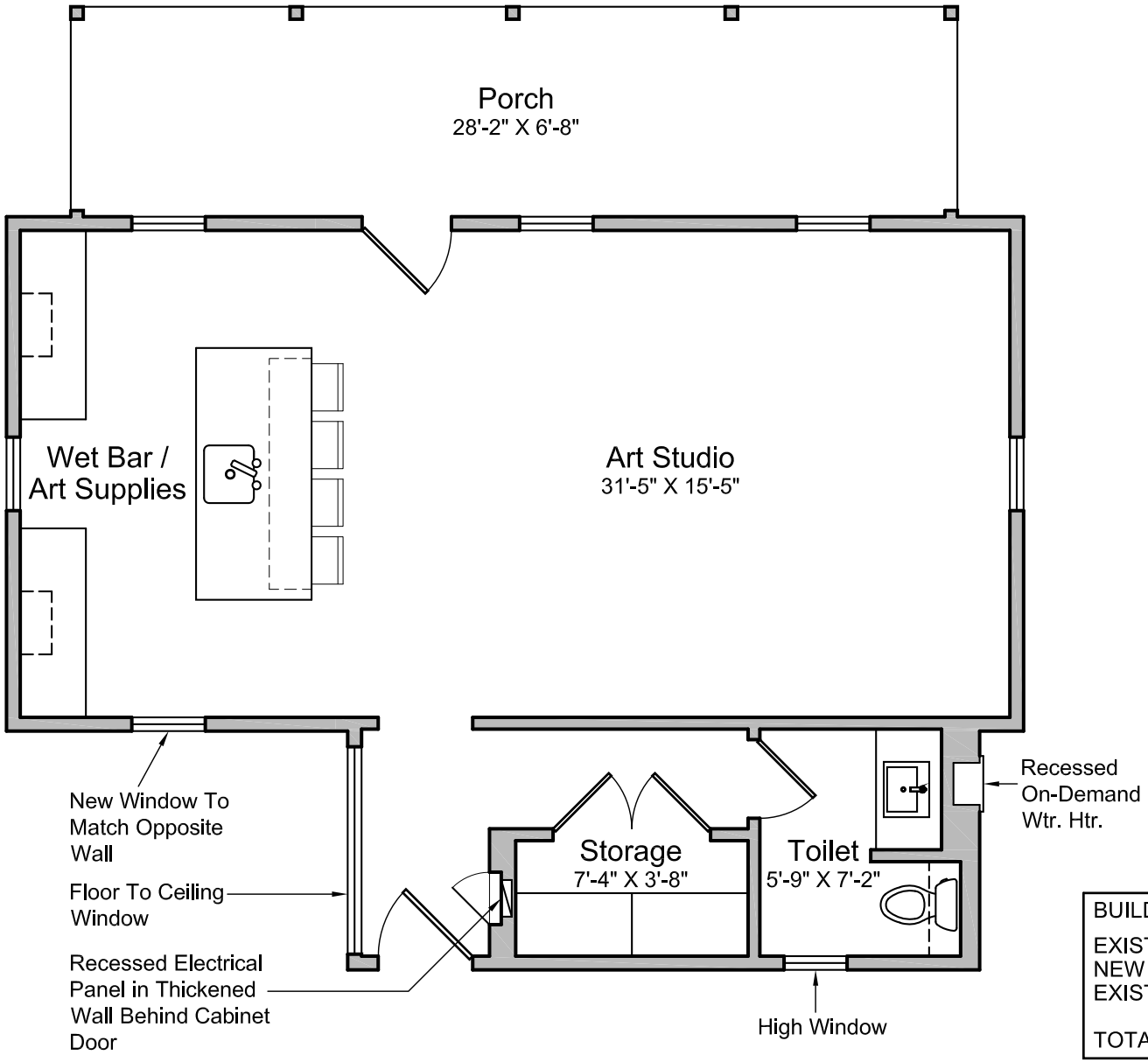
WES AND TAMMY PACK

FREDERICKSBURG, TEXAS

PROJECT #	20-07
DATE	12-1-21
REVISION	

CONCEPTUAL SITE PLAN

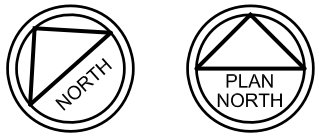
A-1



BUILDING DATA (GROSS S.F.):	
EXISTING CONDITIONED SPACE	527 S.F.
NEW CONDITIONED SPACE	152 S.F.
EXISTING PORCH	187 S.F.
TOTAL	866 S.F.

ART STUDIO FLOOR PLAN

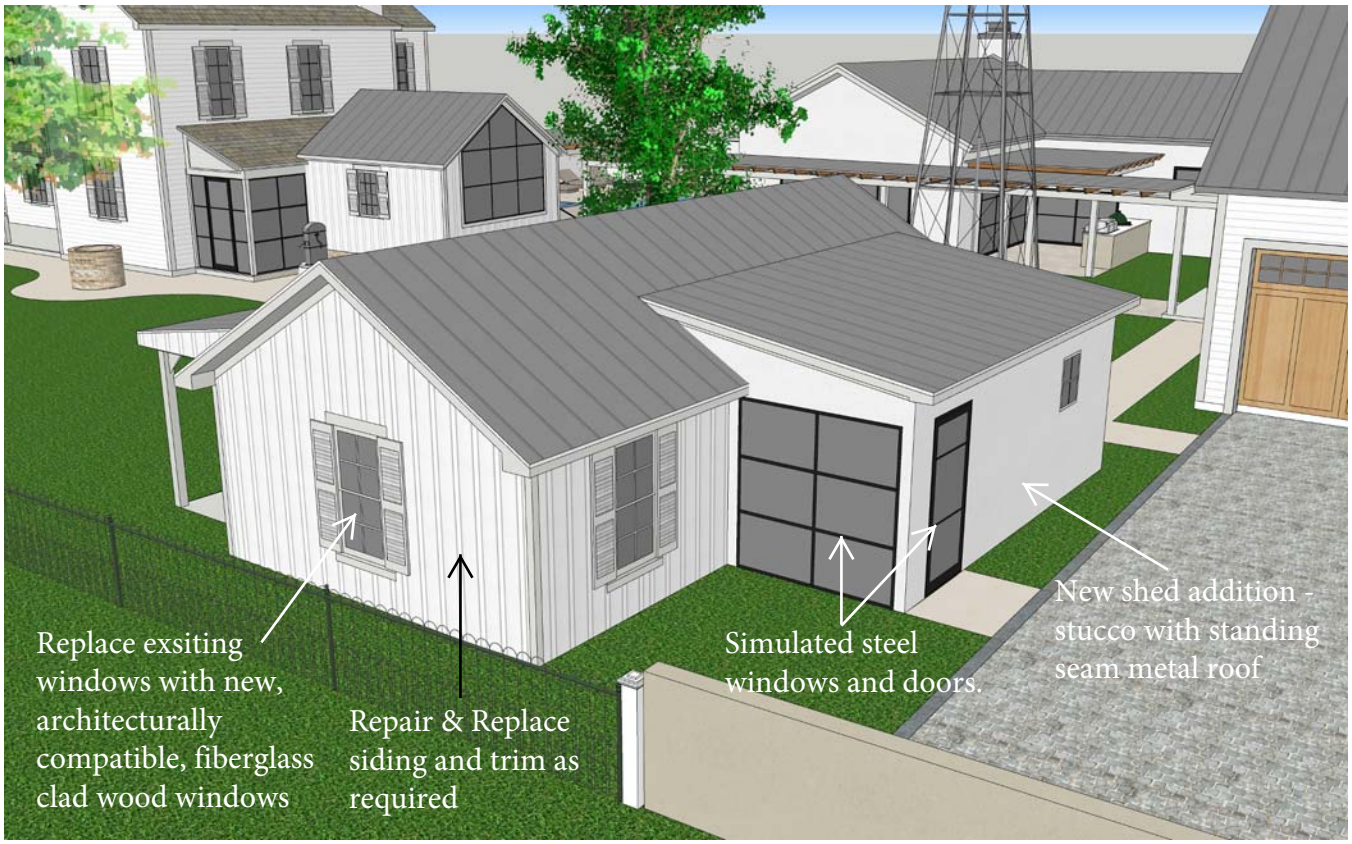
3/16" = 1' - 0"



Replace wood shingle roof with standing seam roof
Remove wall
Replace wood porch
Repair door. Repair/replace existing trim. Paint
Remove existing railing
Repair columns & gingerbread trim. Paint

Replace exsiting windows with new, architecturally compatible, fiberglass clad wood windows
Replace shutters
Repair / Replace siding and trim as required
Remove wall

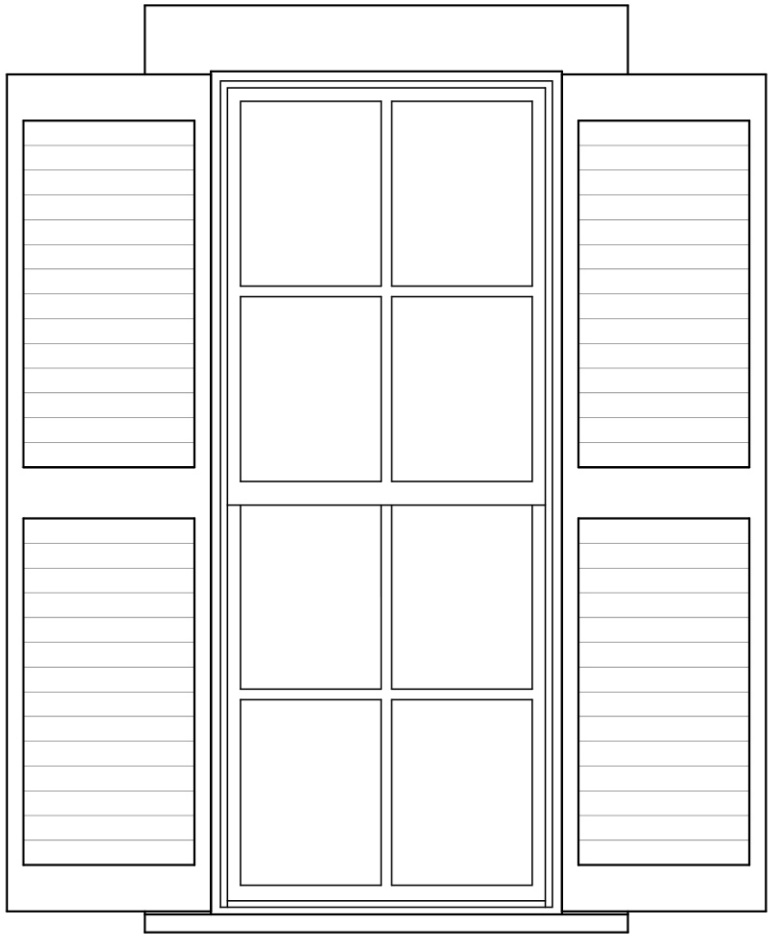
2-story building
to be removed
Existing building
to remain


Replace exsiting windows with new, architecturally compatible, fiberglass clad wood windows
Repair & Replace siding and trim as required
Simulated steel windows and doors.
New shed addition - stucco with standing seam metal roof

Typical Existing Window (Not Historic)

Window sized to match existing.

Repair / replace trim as required.
New shutters to match existing.



Proposed Replacement Window
Marvin Elevate
Fiberglass Clad
Double Hung Window

Existing Guesthouse (Studio) Window
1 over 1, Double Hung

Fredericksburg Historic Review Board

Application Information

Application Number:	21-148
Date:	December 14, 2021
Address:	**300 W Main**
Zoning:	CBD
Owner:	PNC Bank
Applicant:	City of Fredericksburg
Rating:	Low
Proposal:	re-rate bank building from low to medium or high

Request:

The applicant is requesting approval to:

1. Re-rate the former Community and Savings Loan building from “low” preservation prioity rating to “medium” or “high”.

Relevant Sections of Fredericksburg Historic Preservation Ordinance:

Preservation priority rating. Three-tier rating system used in the 2002 and 2018 Fredericksburg Historic Resource Survey to evaluate all Resources (including components of properties) within, and adjoining to, the City's historic district. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change. No rating shall be considered vested and the same may be established or changed at any time in accordance with subsections 23-58(d) and 23-58 (e) below. Additionally, structures or properties may have more than one rating (e.g. ., the main structure may be high but an addition or Appurtenance may be medium or low):

(1) High rating. The most significant Resources identified in the 2002 Fredericksburg Historic Resource Survey. These properties are outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

(2) Medium rating. Resources that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the historic district's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the

historic district or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

(3) Low rating. Resources that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms , architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual 50 year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than 50 years of age, but which nevertheless may have relative value within the historic district, meriting preservation. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

Staff findings/recommendation:

1. The building at 300 W Main was designed by San Antoni-based architect Ed Nicholson, AIA and built in 1962 by Temple Lumber Company. Leo Blanchard, Jr was the project manager for Temple Lumber. Fred Mathisen, founder of Community Savings & Loan Association in 1934, was president of the savings and loan at the time the new, modern buiding was constructed. The formal opening was July 1, 1962, with a gala open house.

The bank building retains several mid-century and International Style features such as a prominent brick chimney, tall glass panels on the front with minimal exterior reveals, a low-sloped roof with protruding/cantelivered gable. The use of Roman brick, thin and long, This style emphasized creating structures with ample windows and open floor plans, with the intention of opening up interior spaces and bringing the outdoors in.

The development pattern of the lot with this “modern” building was typical for the time. The buildings location on the lot was pushed back from Main Street and the site focused on parking.

When the building was surveyed in 2002 it was not yet 50 years of age and not eleibile for consideration as “medium” or “high”. While Fredericksburg is not known for its mid-century architecture, there are several prominent buildings with prominent features. This building in particular speaks to the success of the Community Savings & Loan in the 1960’s and holds a prominent corner lot on Main Street in the heart of the historic district.

Staff recommends a re-rating to protect the exterior of the building.

Case comments:

PNC Bank recently purchased the building. Staff has spoken with the Propoerty Manager Lead who posed no opposition to the rating change.

Mr. Nicholson was subsequently hired by CSLA's Vice President, Reuben Eckhardt to design his personal residence on N. Elk Street.

Laurence Klein, father to local architects John and Stan Klein also worked on the bank. John Klein later officed out of the building and his brother Tony Klein worked in the bank for 13 years.

The Fredericksburg Independent School District officed in the mezzanine level for many years.

300 W Main Street, Fredericksburg, TX

Built in 1962 as Community Savings & Loan Association.

Continues use as a bank.

COMMUNITY
SAVINGS &
LOAN
ASSOCIATION
OF FREDERICKSBURG, TEXAS
1962
FRED MATHISEN · FOUNDER · PRESIDENT
ORGANIZED 1934
BOARD OF DIRECTORS
FRED MATHISEN CHAIRMAN
FELIX L. WILKE
ELGIN HEIMANN
W. C. WESTERFELDT
ROY F. BECKMANN
ARNO BASSE
ARCHITECT
ED NICHOLSON · AIA
GENERAL CONTRACTOR
TEMPLE LUMBER CO.
LEO BLANCHARD JR. · MGR.

PNC BANK
RESERVED
PARKING

303
Vineyard
en
300 W Main St,
Fredericksburg, TX...
Hondo's On Main
American • $$
PNC Bank
PNC Bank ATM
BBVA Bank
N Orange St
87
Google

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Fred Mathisen · Reuben Eckhardt · Vernon Penick · W. L. Hahn · Victor Doebbler · Alton Kiler · Kenneth Sultemeier

Officers And Directors All Are Leaders

The administration of Community Savings and Loan Association has increased in size, just as the assets and the area it serves have grown. It has been said that the success of any financial institution is dependent primarily upon the caliber of the men that lead it. This is also true with those who have led and are still leading Community in 1969, just as it was with those who organized it in 1934.

The original directors were Max H. Beckmann, president; Chr. Mathisen, vice-president; Fred Mathisen, secretary-treasurer-manager; Arthur Stehling, attorney; W. E. Knoche, Eoythe Krauskopf and M. L. Bogisch. Of these Beckmann, Chr. Mathisen, W. E. Knoche and Miss Krauskopf are deceased.

Persons who have served as presidents during Community's 35-year history, in addition to Beckmann, were Chr. Mathisen, Fred Mathisen, and Ray Cowan.

Ray Cowan of Austin is now the president of Community, and Fred Mathisen is chairman of the board.

Composing the board of directors are the following men:

O. E. Ainsworth, Kingsland, real estate sales and development.

Simon Burg, Stonewall, peach grower and businessman.

Ray Cowan, Austin, banking, ranching, industrialist.

Reuben Eckhardt, Fredericksburg, executive vice-president, insurance and stock farmer.

Arthur Enser, Kendalia, ranching and investments.

Thomas C. Ferguson, Johnson City, attorney.

W. L. Hahn, Fredericksburg, associate director, stock farmer.

Elgin Heumann, Fredericksburg, manager, lumber and building firm.

Alton Kiler, Fredericksburg, associate director and insurance.

R. E. Lee Mason, attorney, ranching and investments.

James L. Luther, Burnet, automobile dealer and industrialist.

Fred Mathisen, Fredericksburg, chairman of board, insurance and stock farming.

Wilburn Oatman Jr., Llano, attorney.

Vernon E. Penick, Fredericksburg, associate director, lumber dealer.

E. Babe Smith Jr., Marble Falls, director Lower Colorado River Authority.

J. D. Stein, Fredericksburg, president and part-owner of lumber and building firm.

W. C. Wesserfeldt, Fredericksburg, high school principal and stock farmer.

A review of the above board of directors shows they represent the varying interests in the area served by Community Savings and Loan Association, and therefore are qualified to guide the destiny of the organization.

Surroundings-Personnel Inviting and Friendly

Walking in the front door of Community's home office at 300 West Main Street in Fredericksburg is an effortless and pleasant experience.

There is a large paved parking lot at the front where customers may park conveniently and free of charge. Even the front door opens and closes electronically.

Upon entering the lobby from the front door, customers pass the tropical garden under the high ceiling of the well-lighted spacious lobby which gives a feeling of freedom and welcome rather than a depressed feeling which low ceilings and dark panelled walls often convey.

Customers are greeted by friendly Miss Linda Gass, who acts as receptionist and secretary to Reuben Eckhardt, executive vice-president and chief managing officer of the association. Miss Gass is well versed in the activities of each department and quickly directs customers to the proper person to transact their business without delay.

In plain view, customers also are greeted by Mr. Eckhardt and W. L. "Buddy" Hahn, vice-president and loan officer, who is acquainted with all functions of the association and is in charge of the installment and personal loan departmen. Mr. Hahn is assisted by his able secretary, Mrs. Judy Boyle.

Turning left, customers face Karen, Mrs. David Weinheimer, at the new accounts desk. To their left, behind the tellers' counter, are Pauline, Mrs. Werner Meyer, and Kay, Mrs. Bruce Eckhardt, and Emmie, Mrs. Allen Burrer, who are the regular tellers normally taking care of the counter as well as the driveup window customers.

Kenneth Sultemeier, assistant secretary and comptroller, is also conveniently located in the lobby area of the building where he is easily accessible to all staff members, as well as account holders.

In the accounting department and transcribing area are Charlotte, Mrs. Dennis Grobe, who is in charge of incoming mail and computer equipment; Naomi, Mrs. Kermit Kothe, assists with details in the mortgage loan department; Shirley, Mrs. Charles Itz, is assistant to mortgage loan officers; Pearl, Mrs. Glenn Quinn, is in charge of machine operations.

Miss Imogene Duderstadt ably handles the escrow department which takes care of all insurance and tax matters for the association.

Next is the office of Alton Kiler, vice-president, mortgage loan officer and insurance counselor.

Vernon Penick, vice-president, chief appraiser and mortgage loan officer, has an efficient office in the rear of the building.

Milton Petermann and Felix Treibs are the friendly custodians and maintenance men of the building, equipment and grounds.

On the mezzanine floor is the office suite of Fred Mathisen, chairman of the board. He is a founder of the organization and long-time general manager who has also held the offices of secretary-treasurer and president. He is now in charge of public relations work and advertising for the association. Connie, Mrs. Ruben Crenwelge Jr., is Mr. Mathisen's secretary, and her desk is also on the mezzanine floor.

On the mezzanine floor in addition to the present office space, is a large undeveloped area which is ideal for and frequently used for small group meetings. In the original planning this area was designated for expansion as the association grows.

On the lower level, reached by two sets of steps at the east side, and an inside stairway for personnel, is Community Savings Center Hall. This area, like that of the mezzanine floor was designed for association expansion as the need arises and in the interim to fill a long-time need for a pleasant and adequate facility available to the public for civic and social events. This area is amply lighted and provided with year-round air conditioning. It is available at a very nominal cost to civic, social and religious groups.

The lower level area is also equipped with a complete electronic kitchen. The capacity of the hall is very ample for 300 seated guests or 400 standing. In addition to the hall, the lower floor houses the mechanical room, a large fireproof vault, restrooms and much storage space. The coffee bar for the employees is also located on the lower level floor.

There are two branch offi-

(Continued on page 3)

THE MARBLE FALLS BRANCH OFFICE (top) and the personnel that is in charge of the branch (bottom), Ceci F. Nolen, vice-president and manager; and Dorothy Clark.

THE FIRST LOCATION of the main office of Community Savings and Loan was in these two rooms on the second floor of the Palace Theatre Building.

Various Homes Show The Growth Of Association

Community Savings and Loan Association got a home of its own in 1962, and a gala open house was held Sunday, July 1, followed with a "new home celebration" July 2-10.

The large contemporary style building is located at 300 West Main Street in Fredericksburg and provides space for all of the association's business operations. There is also a large community hall downstairs.

At the east end, on the ground floor are offices for an attorney and an insurance and real estate office.

The first office of Fredericksburg Federal Savings and Loan Association, as Community was first known, was in Fred Mathisen's insurance office on the second floor of the Palace Theatre Building.

When his firm moved to the Schroeder building at the corner of West Main and North Adams Streets, the savings and loan association offices were moved there, too.

The branch office at Boerne is located in a renovated old rock building at 220 N. Main Street, adjacent to the Antlers Restaurant.

The Marble Falls branch is located in the Highland Lakes Shopping Center.

Insurance Added Feature At Community

Community's large diversified assets, high reserves and 35 years of successful operation in the Texas Hill Country provide a high degree of safety for investors' money.

In addition, the Federal Savings and Loan Insurance Corporation, an agency of the United States Government, now insures the funds of each saver to $15,000. This insurance applies automatically to all accounts, new or old.

"Keep in mind that the better-than-average earnings we pay make your savings grow faster, and you have that peace of mind that only FSLIC insurance can give you," stated Fred Mathisen, chairman of the CSLA board.

"This new higher $15,000 limit for insurance of your savings has been approved by the United States Congress and signed into law by the President," he continued.

This insurance applies to all savings accounts, whether the amount is $5, or may total as high as $165,000 for a man, wife and child who may have insured accounts totaling that amount.

The man, wife and child each may have individual accounts. Joint accounts are held by the man and wife, man and child, wife and child, and there is a joint account held by all three.

Husband and wife may have insured accounts totaling $45,000. The husband and wife may each have individual accounts insured to $15,000 and they may have a third account, held jointly, insured to the same amount, for a total of $45,000 of insurance. The same arrangement may be made by any two people, such as grandparents and child or partners.

"With the added safety of this insurance, you may now want to add to your present balance if you already have an account with us. If you do not have an account here," Mathisen suggested, "why not open a new account and get the liberal earnings we pay on savings that are fully insured. To transfer funds from another finincial institution or bonds, just bring us your passbook or certificate—we'll handle all the details."

More than 40% of all home financing in the USA is done by INSURED savings and loan associations.

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Hubert Nicholson

NICHOLSON

Hubert Edwin Nicholson (Ed) of San Antonio, TX an architect & engineer, died on July 24, 2009 after a long battle with Parkinson's disease. Ed was born in Wichita Falls, Texas on August 27, 1924 to Beulah and Oran Nicholson. While serving in the Army Corps of Engineers during World War II, Ed was sent to Mississippi State University for special training where he met Joyce who was attending Mississippi State College for Women. Joyce McNeese was a senior from Foxworth, Mississippi. They were later married. He attended the University of Texas at Austin, where he received a B.S. in Architectural Engineering in 1949 and a Bachelor of Architecture in 1950. Ed held a N.C.A R.B. certificate with completed works in 12 states across the country. His Architectural firm, Ed Nicholson Associates, Inc. practiced in San Antonio for more than 50 years. He was the architect for many homes and commercial properties around the city, but was perhaps best known for the many churches he loving designed. He was a long-time member of Trinity Baptist Church. He was a devoted husband, father, grandfather and great-grandfather. He was an honorable and selfless man who was loved and respected by all who knew him. His memory will live on in his legacy of beautiful buildings around San Antonio and all of central Texas. Ed was preceded in death by his mother and father, and his brother, Dewey Nicholson. He is survived by his beloved wife of more than 60 years, Joyce; two children, Gary and wife, Kaye and Kay Nicholson Greenhaw; three grandchildren, Kelly Cushing and husband, Danny, Paul Nicholson and wife, Christy, and Amy Nicholson; one great-grandchild, Ian; and one niece, Tommie Lynn Nicholson. Visitation will be held on Monday, July 27, 2009 from 6:00 p.m. until 7:00 p.m. at Sunset Funeral Home. Funeral services will be held on Tuesday, July 28, 2009 at 12:00 p.m. in Sunset Funeral Home Chapel. Interment will follow in Sunset Memorial Park. To give words of comfort to the family, go to www.mem.com.

Dignity Memorial SUNSET Cemetery, Funerals & Cremations 1701 Austin Hwy. 828-2811

Published in Express-News on July 26, 2009

Newspapers.com by ancestry

Fredericksburg Standard (Fredericksburg, Texas) · 27 Feb 1963, Wed · Page 17

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TEMPLE LUMBER COMPANY HONORS BLANCHARD

Leo Blanchard Jr., manager of Temple Lumber Company in Fredericksburg, was honred for outstanding sales achievement and service to his community in Corpus Christi last week.

Blanchard attended the annual managers meeting of Temple Lumber Company which drew more than 60 of the company's top executives from across Texas.

Latane' Temple, president, is shown presenting the award, pointed out that Blanchard's understanding and appreciation of service to the people of Fredericksburg was a prime ingredient in his success of the Temple yard in the city.

Blanchard, a native of Fredericksburg, is a member of the Fredericksburg Rotary Club and Chamber of Commerce. He started with Temple in 1953.

Temple Lumber Company operates 34 retail lumber yards across Texas. An affiliated company, Scotch Investment Company, is developer of Emerald Cove, a 22-acres site on the bay in downtown Cropus Christi.

President Monroe was the last man in public life in this country to wear knee trousers.

Temple lumber

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ahudson
Tue, Dec 7, 2021

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