



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, March 14, 2023 ~ 5:30 PM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

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

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

The City of Fredericksburg Historic Review Board will meet in a regular session on Tuesday, March 14, 2023, at 5:30 PM. Link to City of Fredericksburg YouTube Channel (Fredericksburg, Texas USA - YouTube <https://www.youtube.com/c/FredericksburgTexasUSA>).

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on March 14, 2023.
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 p.m. and 5:30 p.m. at the Law Enforcement Center, 1601E. Main Street, in order to comment.

You will be limited to 3 minutes to speak.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CHAIR'S STATEMENT**
4. **PUBLIC COMMENTS**
5. **APPROVAL OF MINUTES**
 - A. February 14, 2023 Regular Meeting Minutes

6. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CONSENT AGENDA

The items under the consent agenda are deemed by the Historic Preservation Officer to be routine innature and will be approved by one motion of the Board adopting the staff findings andrecommendation 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.

INDIVIDUAL CONSIDERATION

- A. #23-004 at **416-418 E Main Street** - *Jason Stout* - repaint exterior
- B. #23-002 at **410 S. Milam** - *Stan Klein* - new rear addition, window and door restoration, restoration of porches, roof replacement, smoke house and tank house repairs, demolition of barn and storage shed/chicken coop.
- C. #23-115 at **108 E Schubert** - *Laughlin Homes* - new 1 1/2 story garage/adu
- D. #23-116 at **211 W San Antonio** - *Sylvia Cook* - rehab of structure including door replacement, addition of plaster, roof replacement, siding replacement

7. DISCUSSION ITEMS

- A. Director's Report
- B. 413 W Creek - Demolition by Neglect status update

8. ADJOURN

CERTIFICATION

This is to certify that I, Anna Hudson, posted this Agenda at 11:30. on March 10, 2023, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Anna Hudson
Historic Preservation Officer

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

**HISTORIC REVIEW BOARD
FEBRUARY 14, 2023
5:30 PM**

On this 14th day of February 2023, the Historic Review Board convened in regular session at the Law Enforcement Center located at 1601 E. Main Street, with the following members present to constitute a quorum:

PRESENT: DAVID BULLION
 JOE SALINAS
 ROBIN COWSAR
 LARRY JACKSON
 LILIANA WELLIVER
 SAM CHILDERS
 RICAHRD LAUGHLIN
 AMY SLAUGHTER

ABSENT JESSICA MITTEL

ALSO PRESENT: ANNA HUDSON – Interim Director of Development Services
 SHELBY COLLIER – Associate Planner

David Bullion called the meeting to order at 5:30 PM.

MINUTES

Joe Salinas made a motion to approve the January 2023 Regular Meeting Minutes as presented. Seconded by Robin Cowsar. All voted in favor and the motion carried.

STAFF ANNOUNCEMENTS

CONSENT AGENDA

Application- #23-008 119 W San Antonio– Anne Eppright- painting and new rear porch

Larry Jackson made a motion to approve application #23-008 as presented. Seconded by Richard Laughlin. All voted in favor and the motion carried.

APPLICATIONS

Application- #23-004 416-418 E Main Street– Keith Smith- painting and fencing

Keith smith presented the application.

Anna Hudson, Interim Director of Development Services, stated the applicant is requesting a Certificate of Appropriateness to

- A. Repaint (change colors) 416 E Main
- B. Repaint (change colors) 418 E Main
- C. Install new metal fencing.

The case was first presented to the Historic Review Board on January 10, 2023. The applicant was advised to continue to work on the color scheme and change the design of the fence on the west side to better match the mid-century style of that side of the property. The structure in question is a unique structure with two very distinct time periods represented. The original structure is a one-story L-plan house of Victorian style (418 E Main). The addition on the west side of the original house is a good representation of midcentury features including flat roofed porch under the main roof form (416 E Main). Two businesses intend to occupy the structure, one in each distinct portion.

- A. The applicant has researched mid-century paint colors and has documented examples of pinks used in the 1960s. They proposed Sherwin Williams #6582 Impatiens Petal as the primary color and High Reflective White as the trim color. This is the inverse of the original submittal.
- B. The colors used for the Victorian have been switched so the Sconce Gold is the trim color and High Reflective White is the base color, removing the previously presented black trim color.
- C. The proposed fencing was discussed at the previous meeting. The only alteration of the new design is that the west side fence be changed to better match the mid-century style of the house.

Liliana Welliver recommends Coral Pink as the color.

Amy Slaughter stated the pink that has been presented is complimentary to the red roof.

Jason Stout, the property owner, stated he is happy to retile the roof, thus changing the color and recommended a site visit to see the paint and roof colors.

Richard Laughlin made a motion to approve the application, conditioned upon a site visit (February 23rd at 3:00 PM) to view and select the colors. Seconded by Liliana Welliver. All voted in favor and the motion carried.

Application- #23-009 302 W Schubert– Jonathan Holland- window replacement

Jonathan Holland presented the application.

Anna Hudson, Interim Director of Development Services, stated the applicant is requesting a Certificate of Appropriateness to replace previously replaced wood casement windows with center opening with new wood casement (single side pivot)

The proposed replacement windows are wood, but the original windows were push out casements that met in the middle, the proposed are side hinged with single side opening. Staff recommends a wood window that matches the divided light pattern and is a true center open casement.

The applicant received preservation grant funds to repair the original windows. He kept the HPO aware of the difficulty in getting anyone to repair the original. He selected a contractor who made replicas of the originals, however once installed it was apparent the windows had gaps and would not remain

closed.

Lilliana Welliver stated she would like to see a thicker mutton if the applicant pursued a side window.

Amy Slaughter made a motion to approve application #23-009 conditioned upon the mutton pattern matching the existing window. Seconded by Larry Jackson. All voted in favor and the motion carried.

Application- #23-012 411 E Main Street– Whitney Koch- 2 new STR units

Liliana Welliver recused herself and left the table.

Whitney Koch presented the application.

Anna Hudson, Interim Director of Development Services, stated the applicant is requesting a Certificate of Appropriateness for the following:

A. Removal of one (1) non historic shed

B. Construction of two (2) new pre-fabricated cabins of different colors behind the existing single story commercial building.

The property has a high rating. The shed in question is not of historic age or integrity. Staff recommend approval of the demolition.

The proposed new construction is to be located behind the existing casitas and parking lot. The casitas will match the already constructed casitas at 411 E. Main. The new will be pushed back further on the lot and should be less visible than the existing. Staff recommends no more than 3 colors be used for the new casitas.

This project will require a Conditional Use Permit from Planning & Zoning and City Council. It has not gone through site plan review yet.

Richard Laughlin, David Bullion and Amy Slaughter all made comments regarding their disagreement with the design, specifically the multiple buildings in the presented configuration. They stated the guidelines do not support this type of development.

Richard Laughlin made a motion to Deny application #23-012 per Section 343.E. Seconded by Joe Salinas. All voted in favor and the motion carried.

Application- #23-013 409 E Main Street– Whitney Koch- 6 new STR units

Lilliana Welliver remained recused and did not rejoin the table.

Whitney Koch presented the application.

Anna Hudson, Interim Director of Development Services, stated the applicant is requesting a Certificate of Appropriateness for the following:

A. Demolition of 2 non-historic structures

B. Construction of six (6) new pre-fabricated cabins of different colors behind the existing single story commercial building.

C. Build new pavilion at lower level at rear of the property.

The property has a low rating. The structures in question are not of historic age or integrity. Staff recommend approval of the demolition.

The proposed new construction is to be located behind the existing commercial store front. The casitas will match the already constructed casitas at 411 E. Main. The new will be pushed back further on the lot and should be less visible than those at 411. Staff recommends no more than 3 colors be used for the new construction.

The pavilion will not be readily visible given its location on the lot.

This project will require a Conditional Use Permit from Planning & Zoning and City Council. It has not gone through site plan review yet.

Robin Cowsar stated she did not agree with the 6 different colors and the layout does not feel appropriate. The layout as presented feels very much like a barracks.

Amy Slaughter made a motion to Deny application #23-013 per Section 343.E,G, H and I. Seconded by Robin Cowsar. All voted in favor and the motion carried.

DISCUSSION ITEMS

Directors Report

Anna Hudson, Interim Director of Development Services, provided an update regarding the Demo by Neglect issued for 413 W. Creek Street. The property has changed ownership and the new owners are working on addressing the Demo by Neglect.

The Comp Plan has made a community survey available to the public and has currently received over 1,000 responses.

ADJOURN

With nothing further to come before the Board, Amy Slaughter moved to adjourn. Larry Jackson seconded the motion All voted in favor and the meeting was adjourned at 6:44 p.m.

PASSED AND APPROVED this the 14th day of March 2023.

SHELBY COLLIER, ASSOCIATE PLANNER

DAVID BULLION, CHAIRMAN

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

**HISTORIC REVIEW BOARD
FEBRUARY 23, 2023
3:30 PM**

On this 23rd day of February 2023, the Historic Review Board convened in regular session at 416 E. Main Street, with the following members present to constitute a quorum:

PRESENT: JESSICA MITTEL
JOE SALINAS
ROBIN COWSAR
LILIANA WELLIVER
AMY SLAUGHTER

ABSENT DAVID BULLION
SAM CHILDERS
RICAHRD LAUGHLIN
LARRY JACKSON

ALSO PRESENT: ANNA HUDSON – Interim Director of Development Services
SHELBY COLLIER – Associate Planner

Jessica Mittel called the meeting to order at 3:36 PM.

APPLICATIONS

Application- #23-004 416-418 E Main Street– Keith Smith- painting and fencing

Keith smith and Jason Stout presented the application and provided several samples for paint and roof colors.

There was much discussion regarding the paint colors that were shown as examples on the building. Amy Slaughter stated that the colors available were too pink and she wanted something that was more white and reference Sherwin Williams Verbena. (SW 6581)

Robin Cowsar left the meeting at 4:05 and no action was taken.

ADJOURN

PASSED AND APPROVED this the 14th day of March 2023.

SHELBY COLLIER, ASSOCIATE PLANNER

DAVID BULLION, CHAIRMAN



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM: Anna Hudson, Interim Director of
Development Services

MEETING DATE: March 14, 2023

CATEGORY: INDIVIDUAL CONSIDERATION

CAPTION: #23-004 at **416-418 E Main Street** - *Jason Stout* - repaint exterior

PRESENTATION:

SUMMARY:

The HRB convened in session at on-site meeting on February 23, 2023, to review proposed paint options for 416 E. Main. A quorum was lost before action could be taken. The applicant has provided 5 renderings of different color combinations and color placement placement based on feedback from the on-site meeting. The applicant prefers Option 7 with Verbena as the primary color and Cream as the accent on 416 E Main.

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

The applicant has worked with the HRB and City Staff to make period appropriate changes to the paint selection. The change in the roof color to black has been approved and helps with color selection for the body and trim of the two sections of the building. Using the same body color for both sections ties the property together, while the use of period-specific colors on trim and accent pieces allows each section to stand on its own. Staff recommends options #3 or # 5 with cream as the primary color for both sections, verbena as the accent on 416 and Rockwood antique gold or natural stain as the accent on 418.

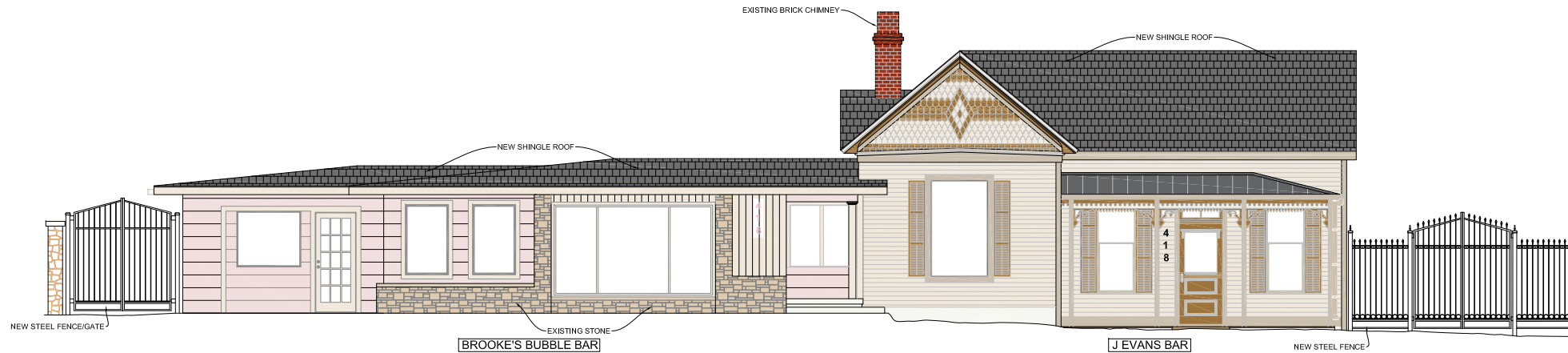
COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

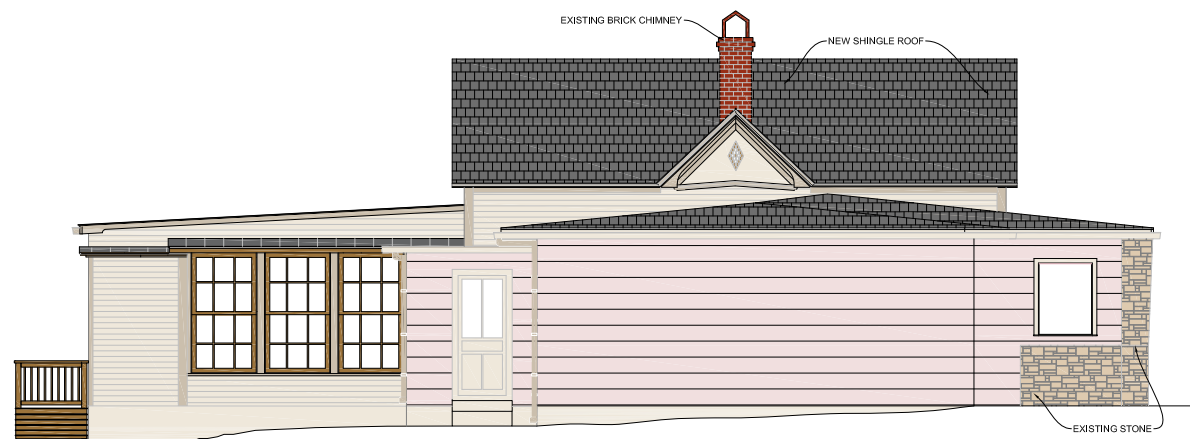
1. Preferred OPTION 7_03.08.23
2. OPTION 3_02.28.23
3. OPTION 4_02.28.23

4. OPTION 5_03.01.23
5. OPTION 6_03.01.23

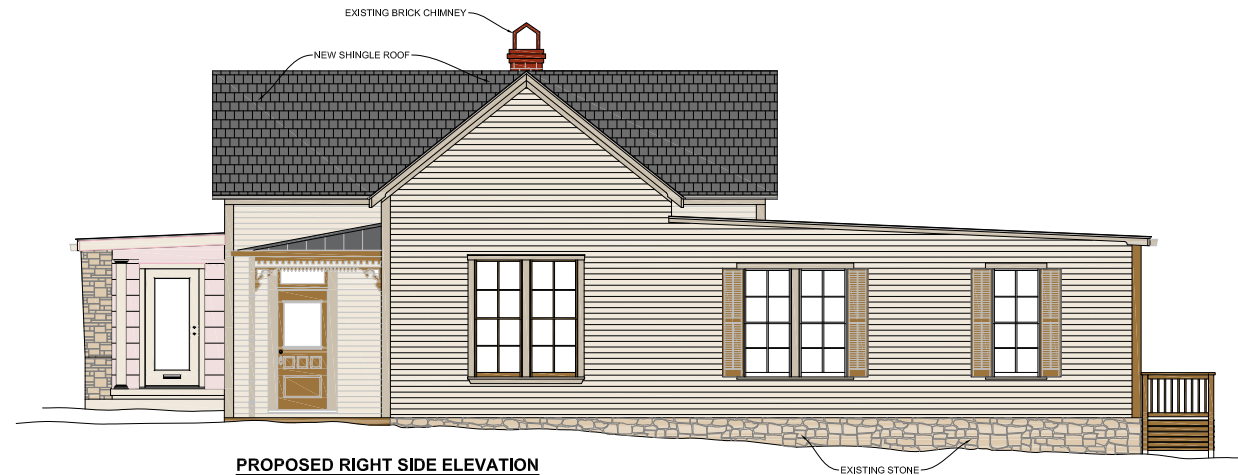
APPROVAL/REVIEW:



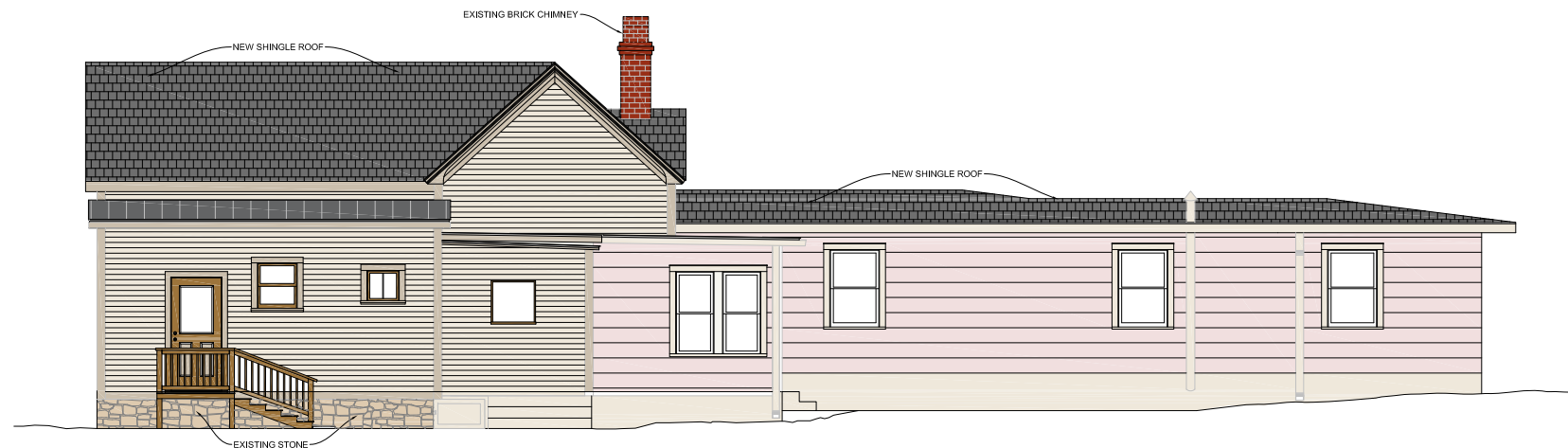
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING MATERIALS

-  NEW ESTATE GREY ASPHALT SHINGLE ROOF
-  EXISTING EXTERIOR STONE @ FRONT FACADE
-  EXISTING EXTERIOR STONE @ SIDE AND REAR CRAWL SPACE
-  EXISTING GALVANIZED METAL ROOF PANELS

**LEFT SIDE (MID-CENTURY)
PROPOSED PAINT COLORS**

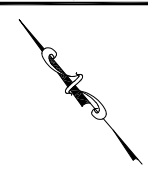
-  PRIMARY FACADE SW 6581 VERBENA
-  BROOKE'S TRIM SW 7012 CREAMY

**RIGHT SIDE (VICTORIAN)
PROPOSED PAINT COLORS**

-  PRIMARY FACADE SW 7012 CREAMY
-  ACCENT COLOR SW 6398 SCONCE GOLD
-  J EVANS BAR TRIM SW 7547 SANDBAR

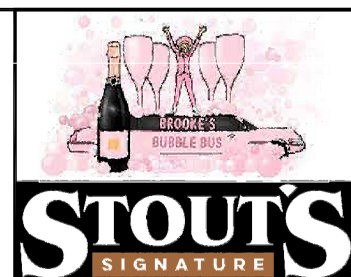
BROOKE'S BUBBLE BAR AND J EVAN'S BAR

416 & 418 EAST MAIN STREET



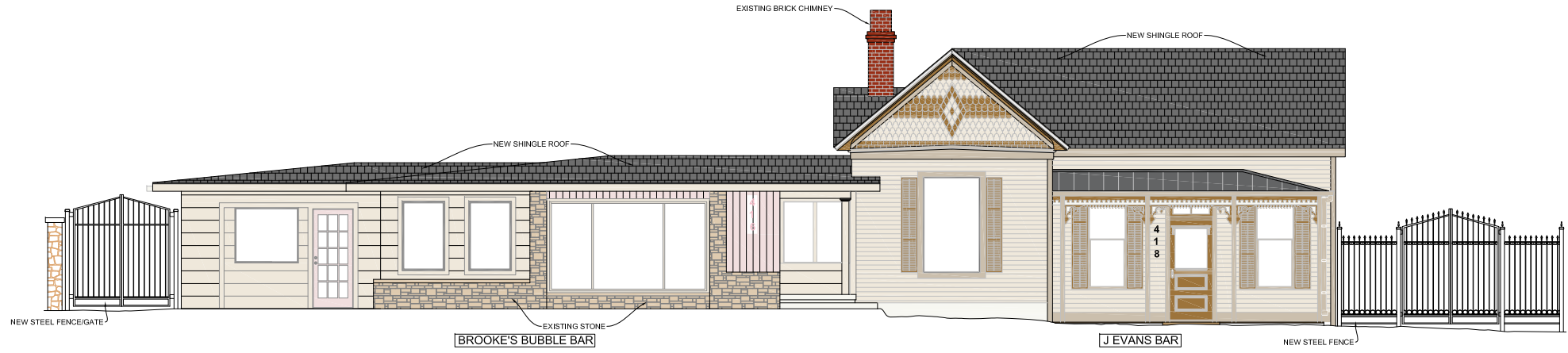
**416 EAST MAIN STREET
FREDERICKSBURG, TX**

EXISTING LOT SIZE: 12,349 SF (.28 AC)
EXISTING BUILDING: 2,868 SF
DATE: MARCH 8, 2023
SCALE: 3/32" = 1'-0"
PAPER SIZE: 11" x 17"

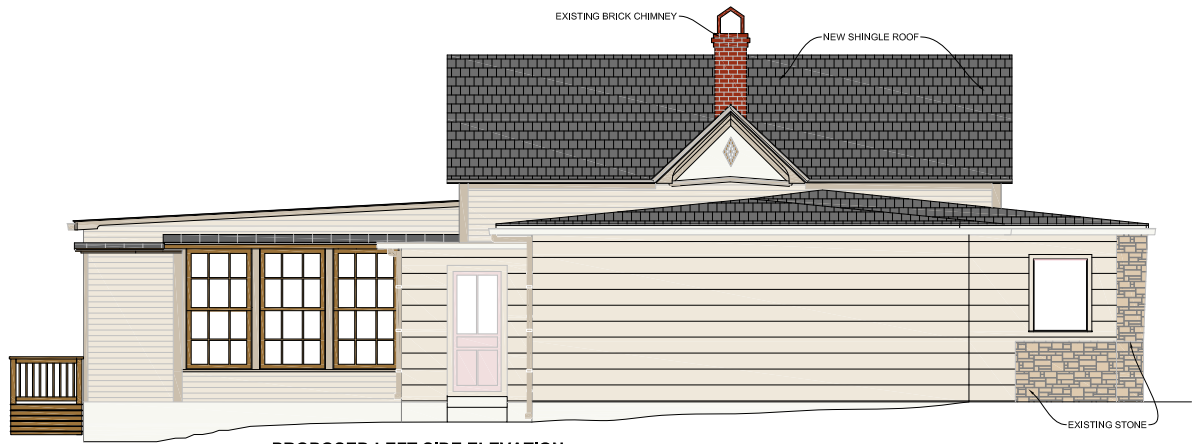


**PROPOSED
EXTERIOR
ELEVATIONS**

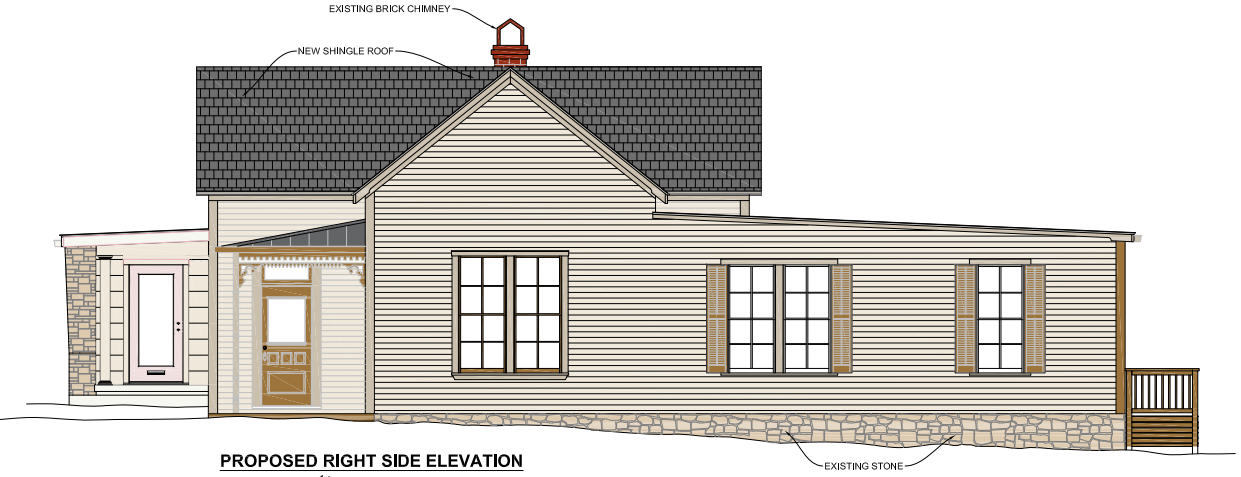
**OPTION 7
(11x17)**



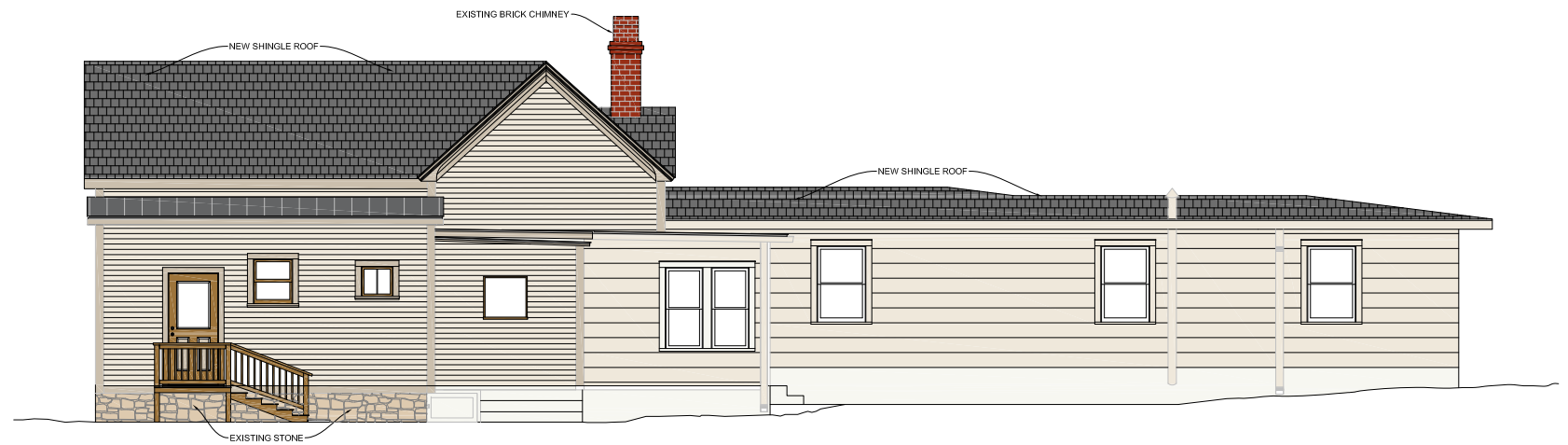
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING MATERIALS

- NEW ESTATE GREY ASPHALT SHINGLE ROOF
- EXISTING EXTERIOR STONE @ FRONT FACADE
- EXISTING EXTERIOR STONE @ SIDE AND REAR CRAWL SPACE
- EXISTING GALVANIZED METAL ROOF PANELS

LEFT SIDE (MID-CENTURY) PROPOSED PAINT COLORS

- PRIMARY FACADE SW 7012 CREAMY
- ACCENT COLOR SW 6581 VERBENA
- BROOKE'S TRIM SW 7012 CREAMY

RIGHT SIDE (MID-CENTURY) PROPOSED PAINT COLORS

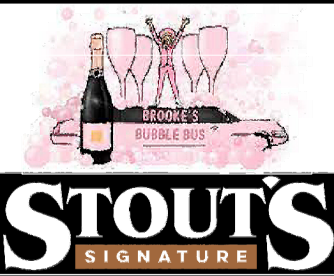
- PRIMARY FACADE SW 7012 CREAMY
- ACCENT COLOR SW 6398 SCENCE GOLD
- J EVANS BAR TRIM SW 7547 SANDBAR

BROOKE'S BUBBLE BAR AND J EVAN'S BAR

416 & 418 EAST MAIN STREET

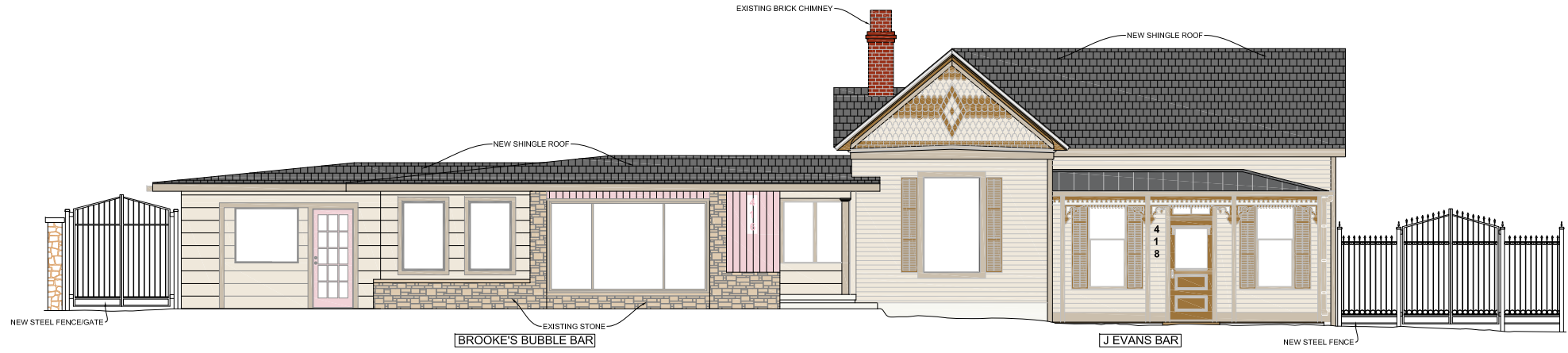


**416 EAST MAIN STREET
FREDERICKSBURG, TX**
EXISTING LOT SIZE: 12,349 SF (.28 AC)
EXISTING BUILDING: 2,868 SF
DATE: FEBRUARY 28, 2023
SCALE: 3/32" = 1'-0"
PAPER SIZE: 11" x 17"

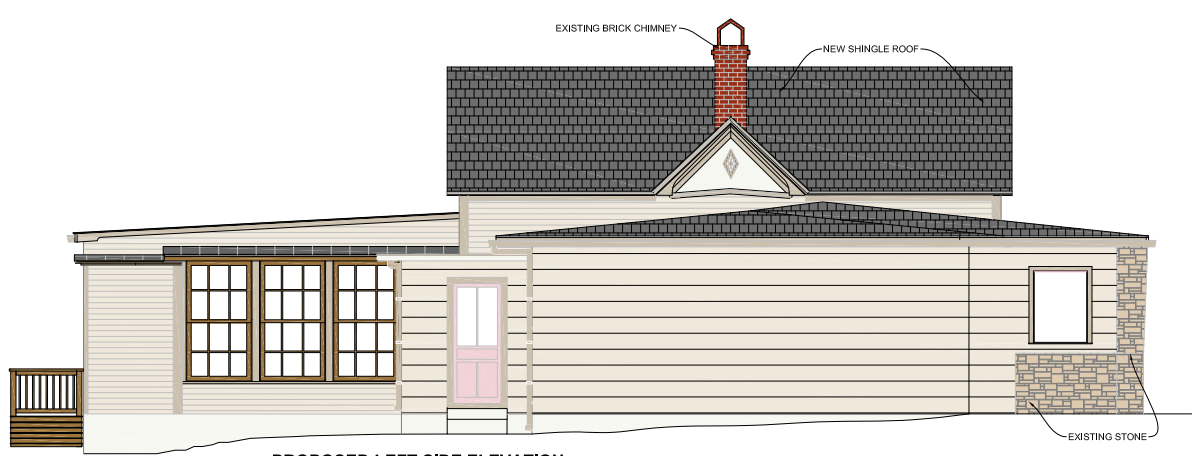


**PROPOSED
EXTERIOR
ELEVATIONS**

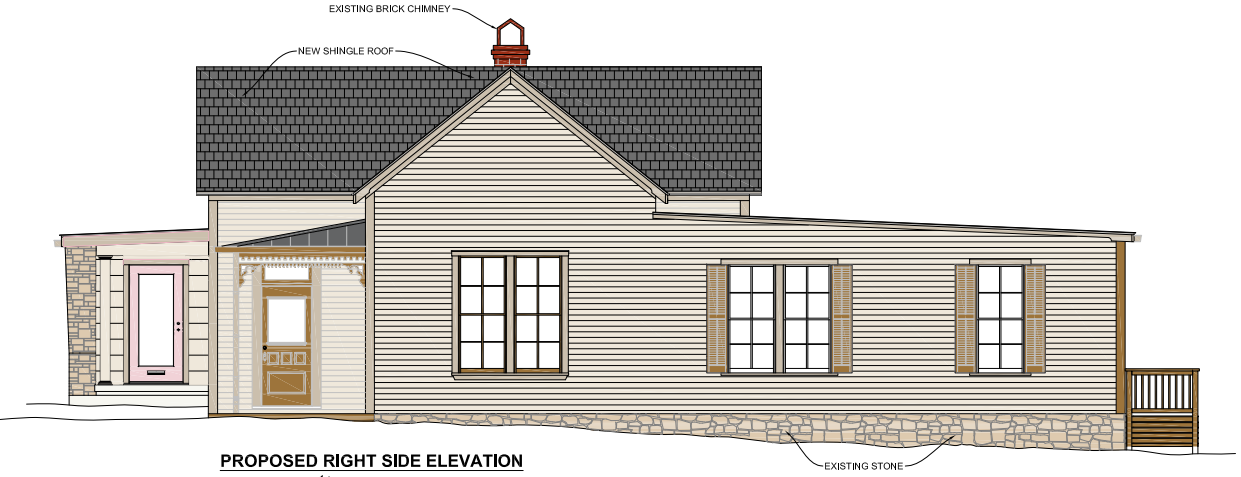
**OPTION 3
(11x17)**



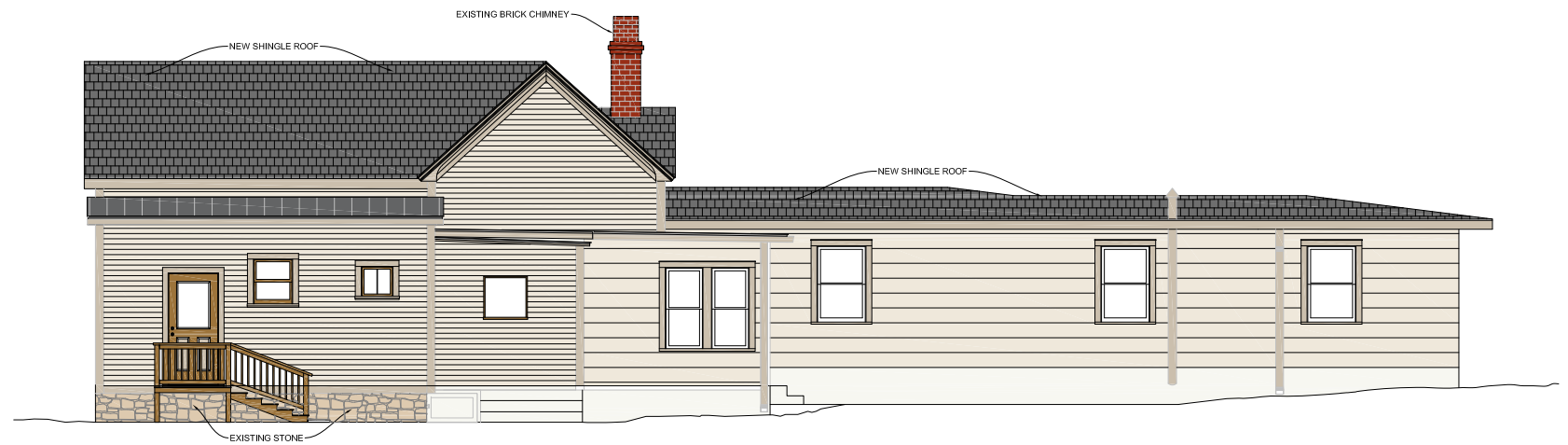
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING MATERIALS

- NEW ESTATE GREY ASPHALT SHINGLE ROOF
- EXISTING EXTERIOR STONE @ FRONT FACADE
- EXISTING EXTERIOR STONE @ SIDE AND REAR CRAWL SPACE
- EXISTING GALVANIZED METAL ROOF PANELS

LEFT SIDE (MID-CENTURY) PROPOSED PAINT COLORS

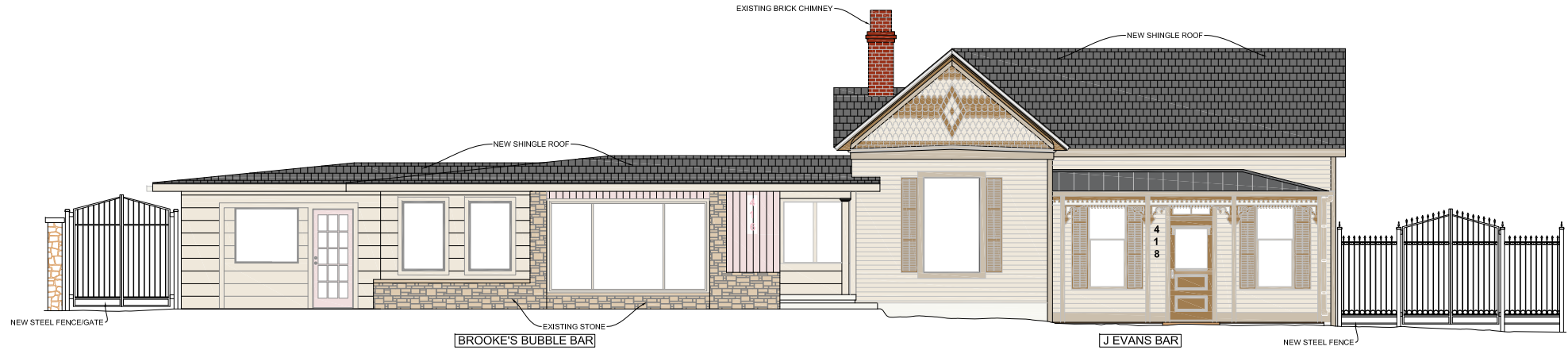
- PRIMARY FACADE SW 7012 CREAMY
- ACCENT COLOR SW 6582 IMPATIENS PETAL
- BROOKE'S TRIM SW 7547 SANDBAR

RIGHT SIDE (MID-CENTURY) PROPOSED PAINT COLORS

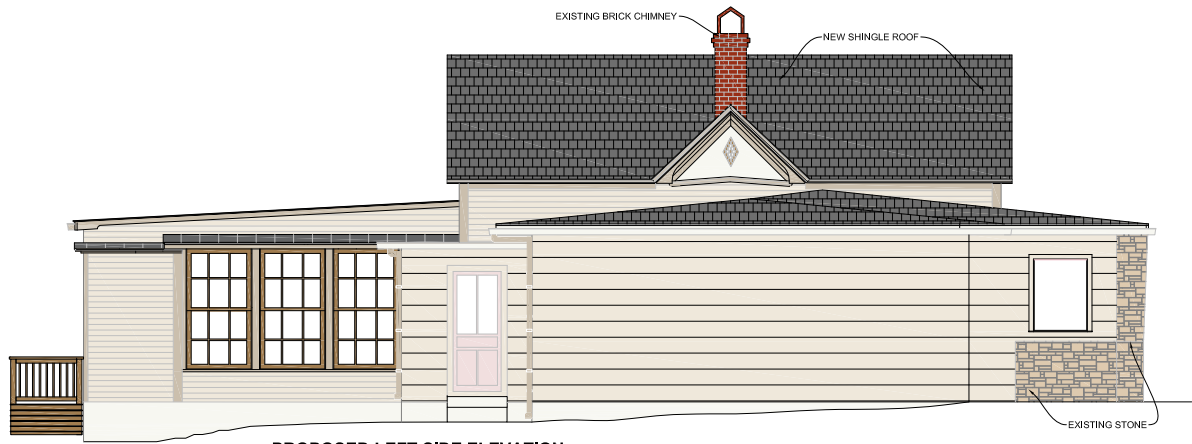
- PRIMARY FACADE SW 7012 CREAMY
- ACCENT COLOR SW 6398 SCONCE GOLD
- J EVANS BAR TRIM SW 7547 SANDBAR

BROOKE'S BUBBLE BAR AND J EVAN'S BAR
416 & 418 EAST MAIN STREET

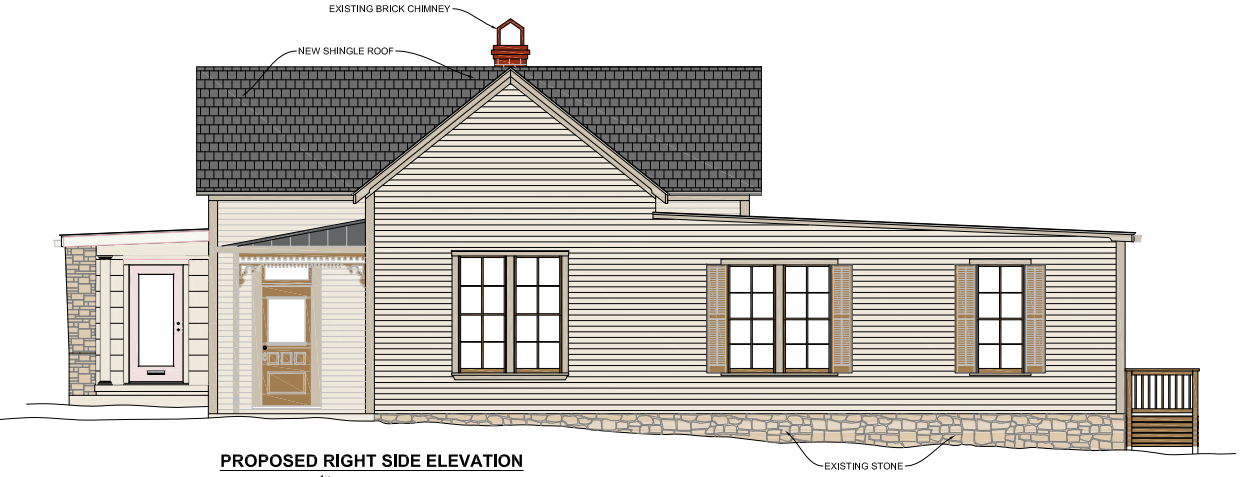
	416 EAST MAIN STREET FREDERICKSBURG, TX EXISTING LOT SIZE: 12,349 SF (.28 AC) EXISTING BUILDING: 2,868 SF DATE: FEBRUARY 28, 2023 SCALE: 3/32" = 1'-0" PAPER SIZE: 11" x 17"		PROPOSED EXTERIOR ELEVATIONS
			OPTION 4 (11x17)



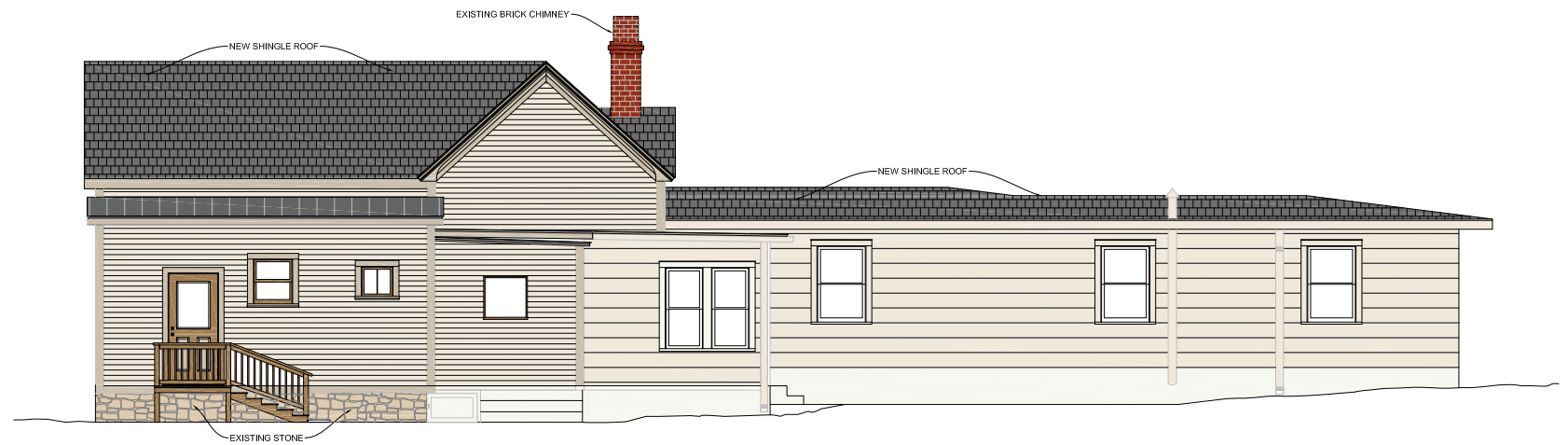
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING MATERIALS

- NEW ESTATE GREY ASPHALT SHINGLE ROOF
- EXISTING EXTERIOR STONE @ FRONT FACADE
- EXISTING EXTERIOR STONE @ SIDE AND REAR CRAWL SPACE
- EXISTING GALVANIZED METAL ROOF PANELS

LEFT SIDE (MID-CENTURY) PROPOSED PAINT COLORS

- PRIMARY FACADE SW 7012 CREAMY
- ACCENT COLOR SW 6581 VERBENA
- BROOKE'S TRIM SW 7012 CREAMY

RIGHT SIDE (MID-CENTURY) PROPOSED PAINT COLORS

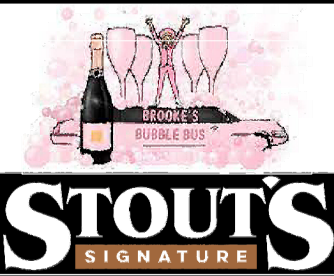
- PRIMARY FACADE SW 7012 CREAMY
- ACCENT COLOR SW 2814 ROOKWOOD ANTIQUE GOLD OR NATURAL WOOD STAIN
- J EVANS BAR TRIM SW 7547 SANDBAR

BROOKE'S BUBBLE BAR AND J EVAN'S BAR

416 & 418 EAST MAIN STREET

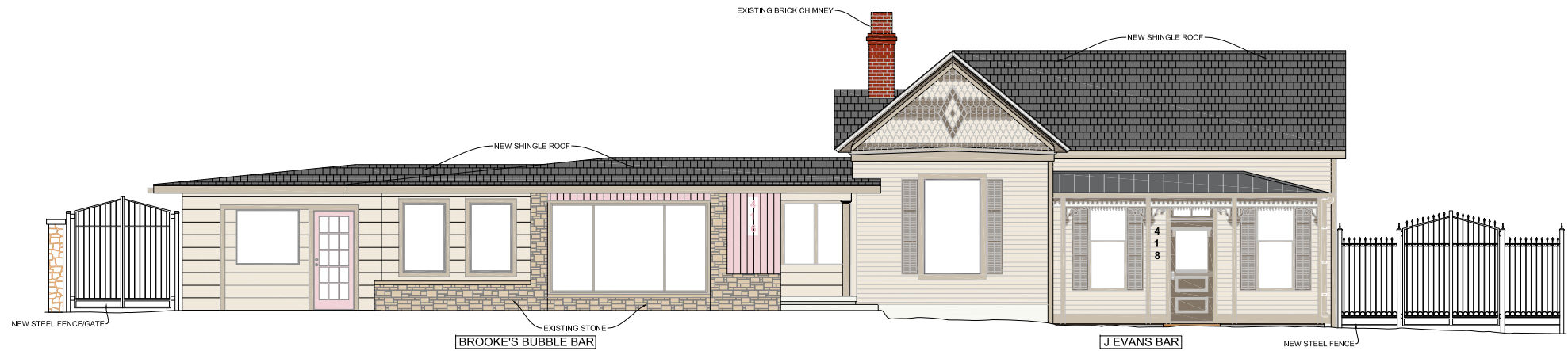


**416 EAST MAIN STREET
FREDERICKSBURG, TX**
EXISTING LOT SIZE: 12,349 SF (.28 AC)
EXISTING BUILDING: 2,868 SF
DATE: MARCH 1, 2023
SCALE: 3/32" = 1'-0"
PAPER SIZE: 11" x 17"

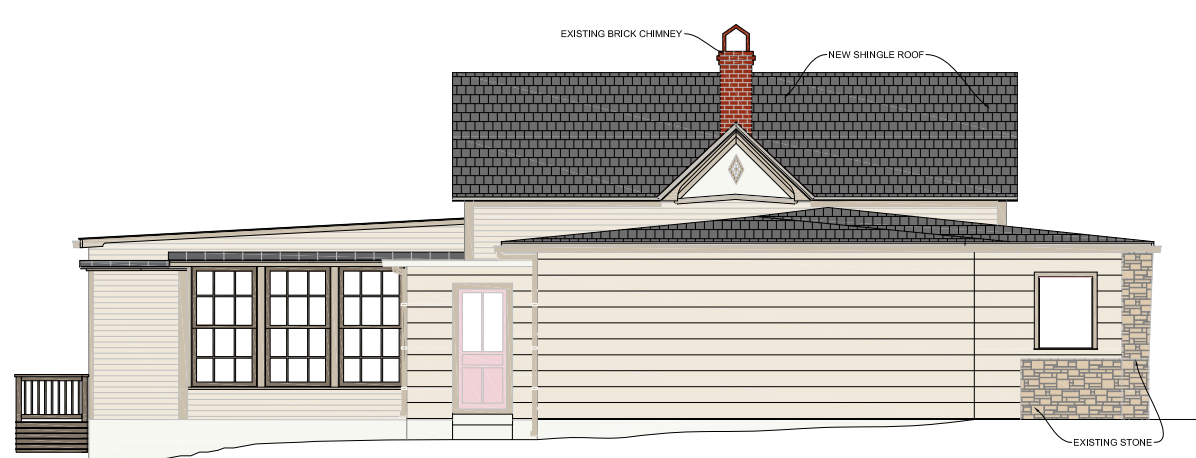


**PROPOSED
EXTERIOR
ELEVATIONS**

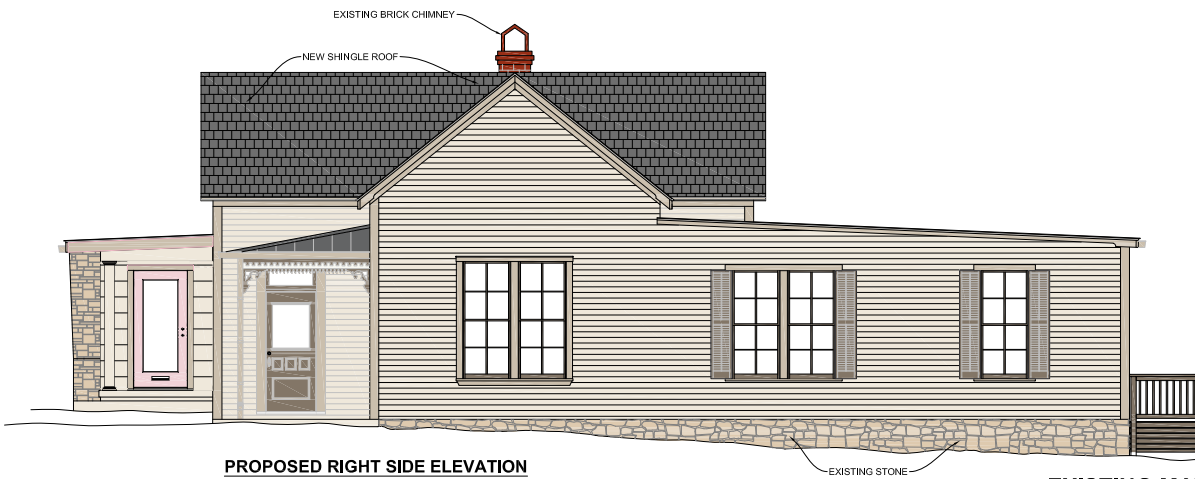
**OPTION 5
(11x17)**



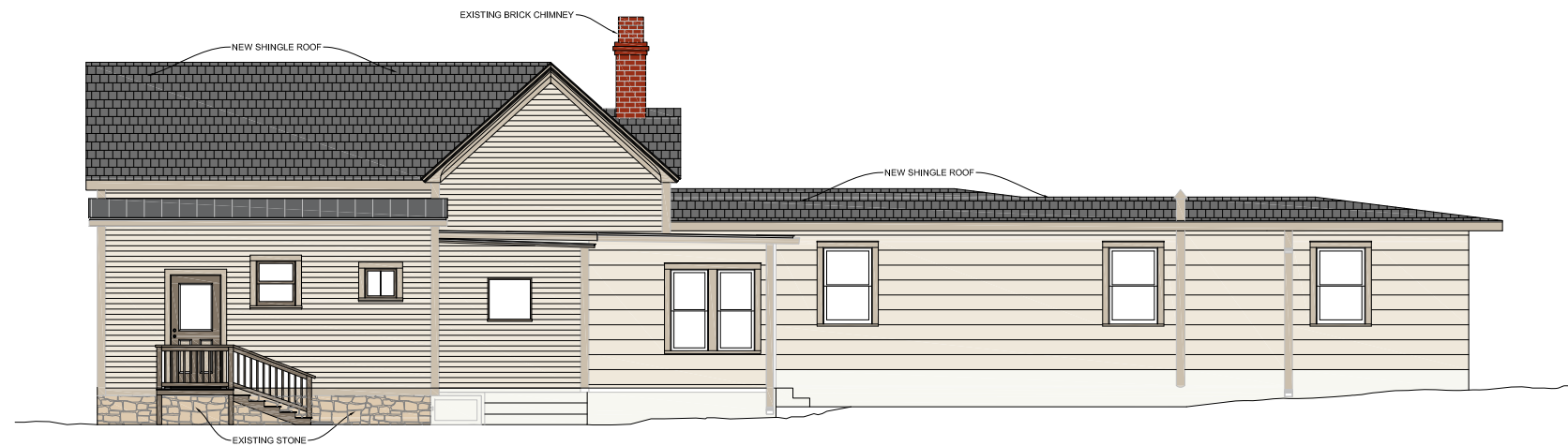
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING MATERIALS

-  NEW ESTATE GREY ASPHALT SHINGLE ROOF
-  EXISTING EXTERIOR STONE @ FRONT FACADE
-  EXISTING EXTERIOR STONE @ SIDE AND REAR CRAWL SPACE
-  EXISTING GALVANIZED METAL ROOF PANELS

LEFT SIDE (MID-CENTURY) PROPOSED PAINT COLORS

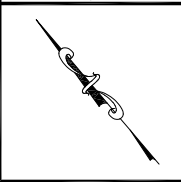
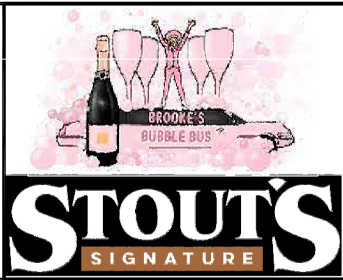
-  PRIMARY FACADE SW 7012 CREAMY
-  ACCENT COLOR SW 6582 IMPATIENS PETAL
-  BROOKE'S TRIM SW 7547 SANDBAR

RIGHT SIDE (MID-CENTURY) PROPOSED PAINT COLORS

-  PRIMARY FACADE SW 7012 CREAMY
-  ACCENT COLOR SW 0038 LIBRARY PEWTER
-  J EVANS BAR TRIM SW 7547 SANDBAR

BROOKE'S BUBBLE BAR AND J EVAN'S BAR

416 & 418 EAST MAIN STREET

 	416 EAST MAIN STREET FREDERICKSBURG, TX EXISTING LOT SIZE: 12,349 SF (.28 AC) EXISTING BUILDING: 2,868 SF DATE: MARCH 1, 2023 SCALE: 3/32" = 1'-0" PAPER SIZE: 11" x 17"		PROPOSED EXTERIOR ELEVATIONS OPTION 6 (11x17)
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HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM: Anna Hudson, Interim Director of
Development Services

MEETING DATE: March 14, 2023

CATEGORY: INDIVIDUAL CONSIDERATION

CAPTION: #23-002 at **410 S. Milam** - *Stan Klein* - new rear addition, window and door restoration, restoration of porches, roof replacement, smoke house and tank house repairs, demolition of barn and storage shed/chicken coop.

PRESENTATION:

SUMMARY:

410 S. Milam is a local landmark known as the Klier home. It is an excellent example of a typical residential compound including a stone house, tankhouse, smokehouse, a barn, and ancillary outbuildings for storage and animals and land for farming. There are very few such properties left within the city limits. Previously approved work has begun on the selective demolition of non-historic additions. Many original features of the house have been changed over time including the replacement of an original wood shingle roof with a typical metal roof, porch changes including concrete porch floors replacing wood on limestone, removal of decorative trim and random post replacement.

The applicant is requesting a Certificate of Appropriateness for:

1. new rear addition to the existing historic home. Walls will be of stone and stucco veneer. wood shingles roofing material
2. restoration of existing windows & doors
3. restoration of existing porches to match original details based on historic photos.
4. installation of Trex 1x4 flooring on the porches
5. repair existing smoke house and tank house.
6. removal of historic age chicken shed and wood barn.

BACKGROUND:

Relevant Sections of Fredericksburg Historic Preservation Ordinance:

23-61 (h) Special time period for demolition. Anything in this article to the contrary notwithstanding, the Board shall make its determination within 120 days after receipt of a completed application for a permit to demolish a historic Resource, landmark or building within the historic district, a historic landmark or Resource outside the historic district, or to move a historic landmark, or to move a building (Resource) into or out of a historic district.

Sec. 23-63. - Demolition/removal

(b) In addition to the criteria specified in section 23-62, the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district: (1) The demolition, removal or relocation of a historic Resource with a rating of "high" or the demolition or removal of a historic Resource with a rating of "medium" in the Fredericksburg Historic Resource Survey is strictly prohibited.

(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....

(f) In the case of a demolition application, the Board shall affirmatively find that:

(1) Reasonable measures could not be taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;

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

(3) The condition of the Resource building or structure is such that it has been so altered or deteriorated that it has lost its value for promoting the goals of this article, and is no longer significant, and in such event that the condition is not due to demolition by neglect or action of the owner or another related person or entity; (4) Plans for proposed new construction or other reuse of the property, and their effects on the historical, cultural, social, or architectural identity of the surrounding area will be positive and promote the goals of this article.

(g) In the case of a removal application, the Board shall affirmatively find that:

(1) Reasonable measures could not be taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;

(2) The Resource is no longer significant to the area in which it is situated;

(3) Reasonable measures have been taken to relocate the Resource within the same property, and that the same cannot reasonably be done;

(4) Reasonable measures have been taken to relocate the Resource within the historic district (if applicable), or that it will be relocated to an area that will be enhanced by the resource and where the goals of this article will be furthered; and

(5) That the condition is not due to demolition by neglect.

(h) In making the determination to permit demolition or removal of a historic Resource, the Board may place reasonable conditions on the same even if such conditions are not related to the mandatory requirements of this article but which are related to the demolition or removal, and to ensure compliance with the plans approved by the Board. The same may include, but is not limited to, the requirement that all conditions be fulfilled prior to issuance of a building permit for the original Resource's location.

(i) Prior to demolition, the Historic Preservation Officer may, as a condition of approval of a certificate of appropriateness for demolition or removal, require the owner, at the owner's expense, to provide documentation of the subject Resources in accordance with the standards of the Historic American Building Survey. Such documentation may include photographs, floor plans, measured drawings, an archeological survey, or other information specified.

Relevant sections of the Fredericksburg Historic District Design Guidelines/Standards

3.2. ALTERATIONS TO HISTORIC PROPERTIES

- (e) Maintain and preserve historic structural elements visible from the public right-of way unless deteriorated beyond repair (SOI Standards 2, 5, 6). *Required*
- (g) If replacing deteriorated visible historic structural elements, the new materials should match the historic profile, dimensions, and finish (SOI Standard 6). *Required*

3.2.3. Roofs and Roof Features

- (e) Do not add new roof features or ornamentation where not historically present – such as dormers, cresting, or ornamental cornices; if adding a lightning rod, select the simplest design possible to avoid creating the false impression that it was present historically (SOI Standards 3, 9). *Required if visible from ROW*
- (g) Original and period-appropriate wood shingles should be maintained; if deteriorated beyond repair, wood shingles should be replaced with matching wood shingles; variation in wood species is acceptable if the profile, dimension, and finish match (SOI Standard 6). *Required*
- (l) If roof materials were altered after the end of the period of significance, and if electing to replace the roof, go back to period-appropriate roof materials (SOI Standard 3). *Recommended*

3.2.5 Porches

- (e) Synthetic replacement materials, such as composite lumber or synthetic materials, may be considered appropriate for replacing deteriorated porch floors or exterior stair treads in some cases, such as when the porch floor has been previously replaced or when the porch floor is minimally visible (SOI Standard 6). *Appropriate*
- (j) If research documents that historic features to the porch's roof are missing, such as decorative brackets or friezes, consider replicating and restoring them (SOI Standards 3, 6). *Recommended*
- (k) Remove visible non-historic porch features that diminish the structure's historic integrity (SOI Standards 3, 9). *Recommended*

3.3 Additions to Historic Properties

- (a) Avoid damaging or obstructing historic character-defining building features and/or site features when constructing additions. *Required*
- (k) Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building *Required*
- (l) Design new additions to be compatible with the historic building but differentiated enough so that they are not confused as historic or original to the building. *Required*
- (m) Balance compatibility with differentiation among the following aspects of the addition's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette. *Required*

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff commends the new owner for taking on the substantial rehabilitation efforts of the main house, tankhouse and smoke house.

Item 1: Staff finds the addition meets the Design Guidelines/Standards including 3.3 (a,k,l,m). It is appropriate in location, size, material and compatibility.

2. Staff finds the proposed rehab of the windows and doors, including proposed paint colors, to be appropriate.

3. The applicant has found historic photos of the house with porch details and has identified very similar houses in the district to base the reproduction of the porch features. Staff recommends approval based on section 3.2.5 (j,k)

4. The original porch flooring was replaced decades ago with concrete. Since the original material is not intact staff find the replacement with Trex meets 3.2.5(e)

5. The tank house and smokehouse are important features to the property and staff supports the proposed repairs. (3.2.e,g)

6. As a landmark property all appurtenances have a high rating by default. The barn carries significance as a key

part of the agricultural history of the property. Demolition has a longer review time (up to 120 days) than other COA requests. As such, staff recommends members of the board visit the site to better understand the condition of the barn. If it is determined that demolition is allowed based on the criteria set forth in Chapter 23 of the Historic Preservation Ordinance, the property should be thoroughly documented.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. Application phase 2.
2. drawings and photos

APPROVAL/REVIEW:

02-27-2023



EXISTING NORTH



PROPOSED NORTH



EXISTING EAST (STREET)



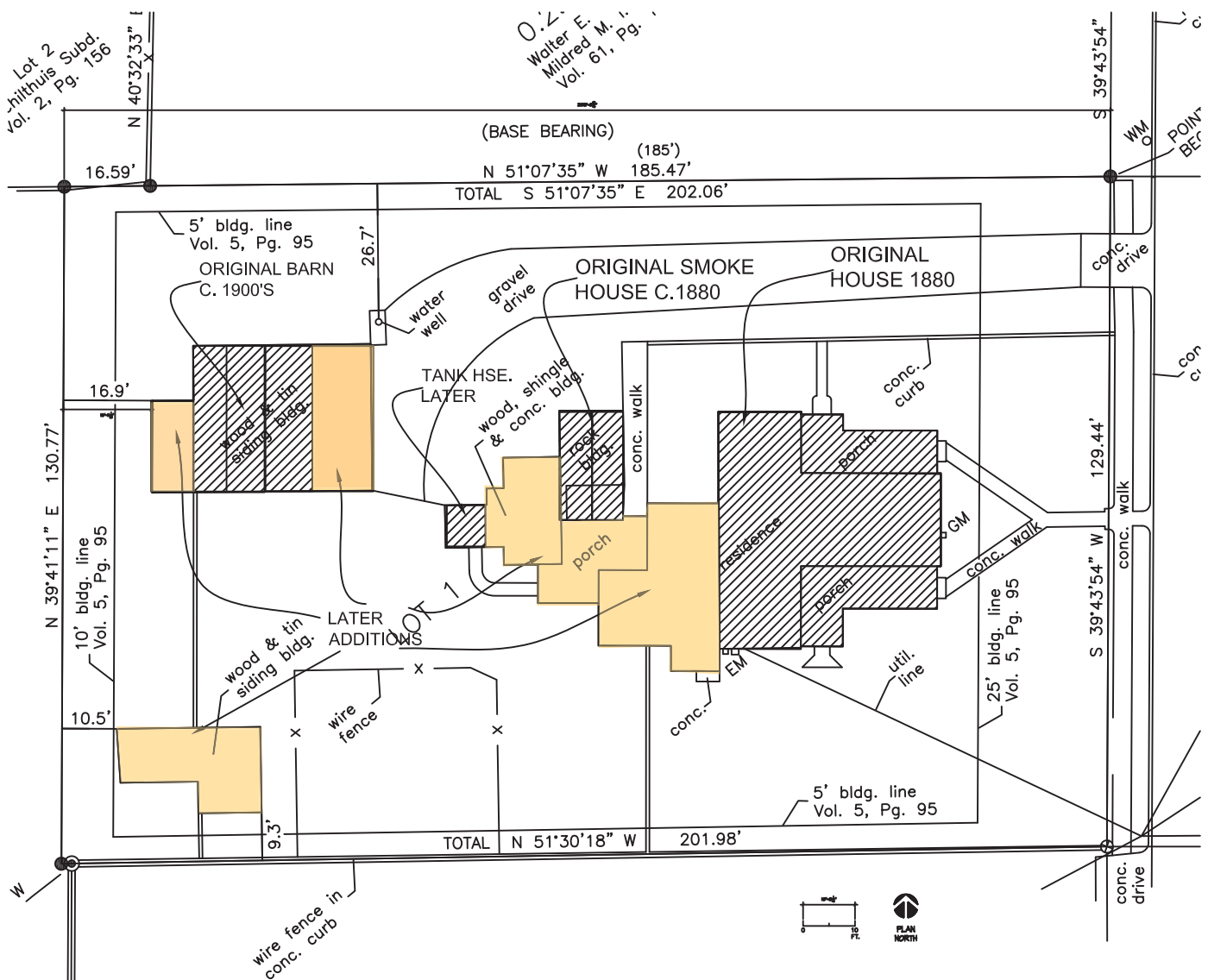
PROPOSED EAST (STREET)



PROPOSED SOUTH

HISTORIC KLIER HOUSE

410 S. MILAM ST
 Fredericksburg, TX 78624



SITE PLAN Existing 2021

SCALE: 1" = 20'-0"

HISTORIC Klier HOUSE

410 S. MILAM STREET

Fredericksburg, TX 78624

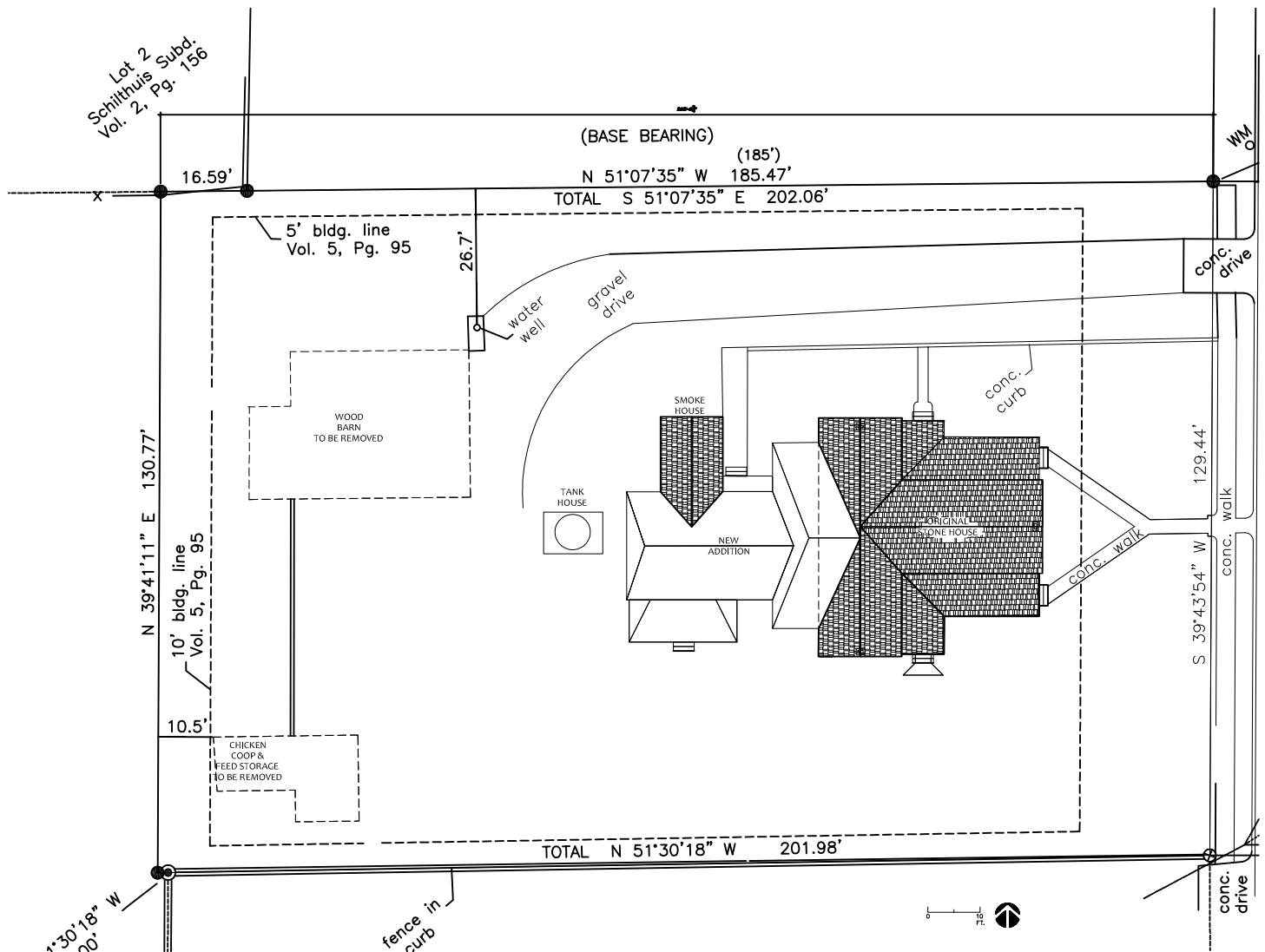
Stan Klein, AIA, NCARB

TEXAS ARCHITECT
REGISTRATION NO. 9757

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3-6-2023

02-27-2023



PROPOSED

1

SITE PLAN

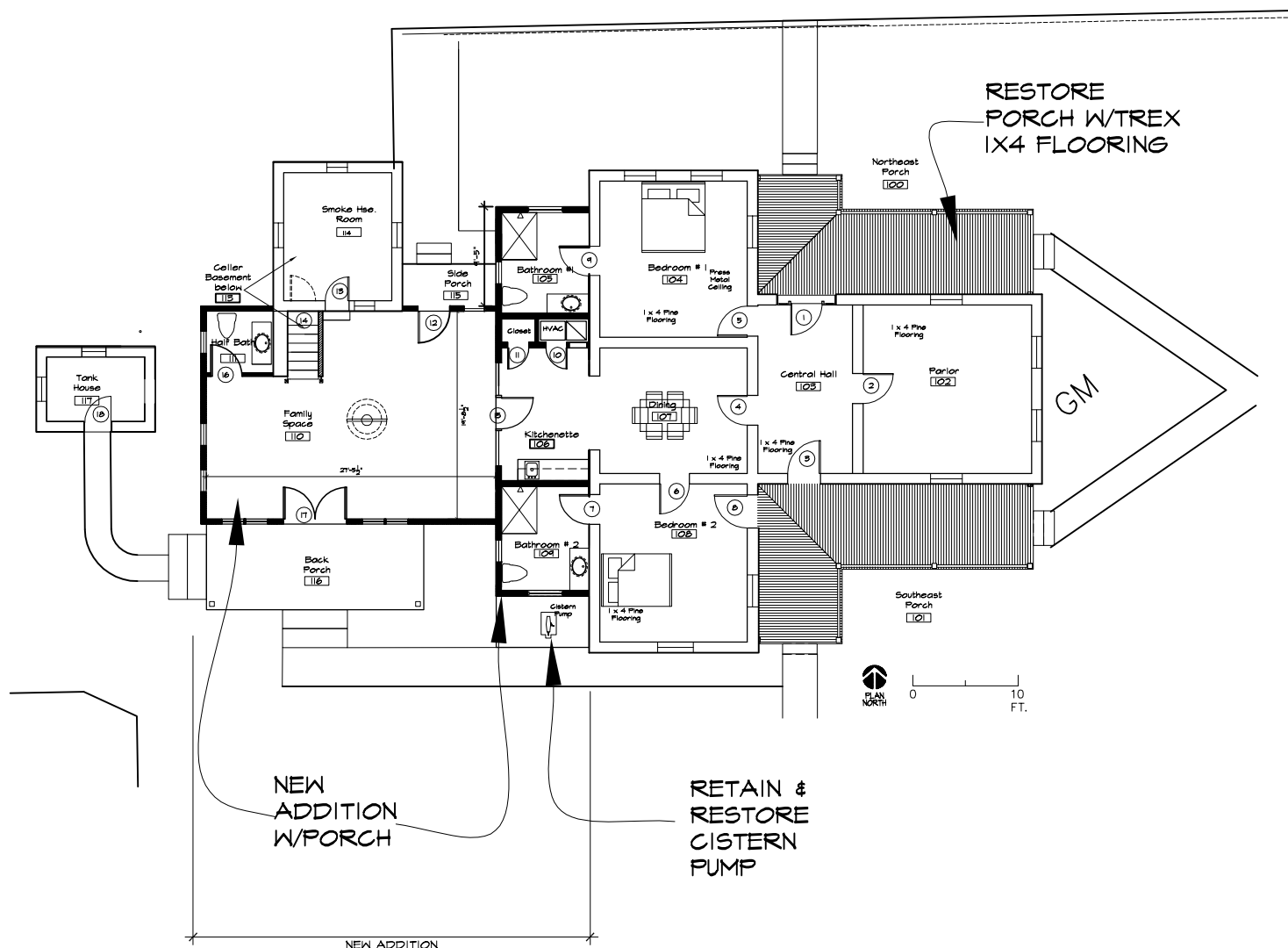
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HISTORIC KLIER HOUSE

410 S. MILAM ST
Fredericksburg, TX 78624

Page 2

Schilt+
Vol



BUILDING DATA

Orig. Stone House 1,218 sf
New Addition 873 sf

PROPOSED FLOOR PLAN

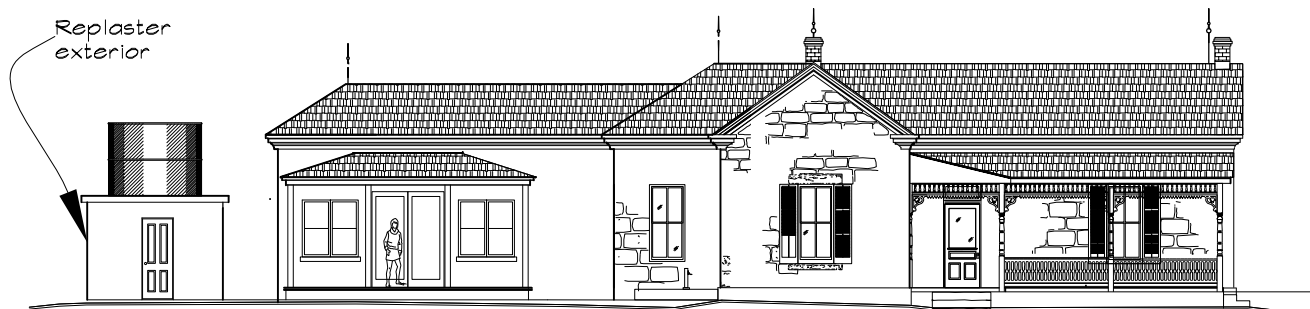
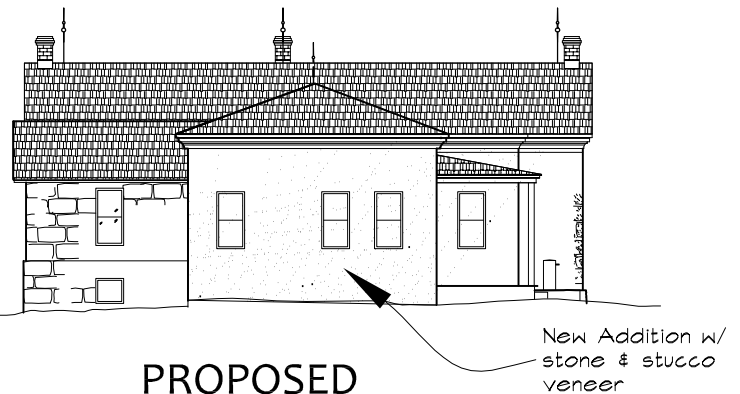
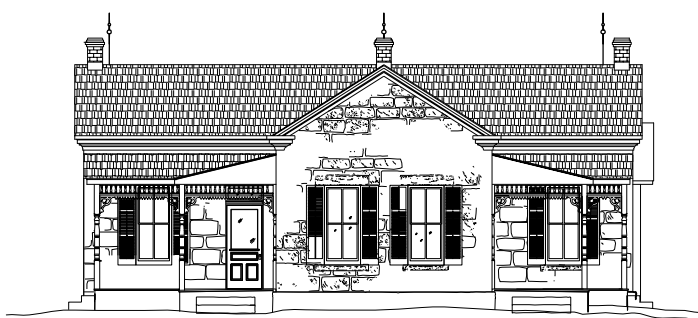
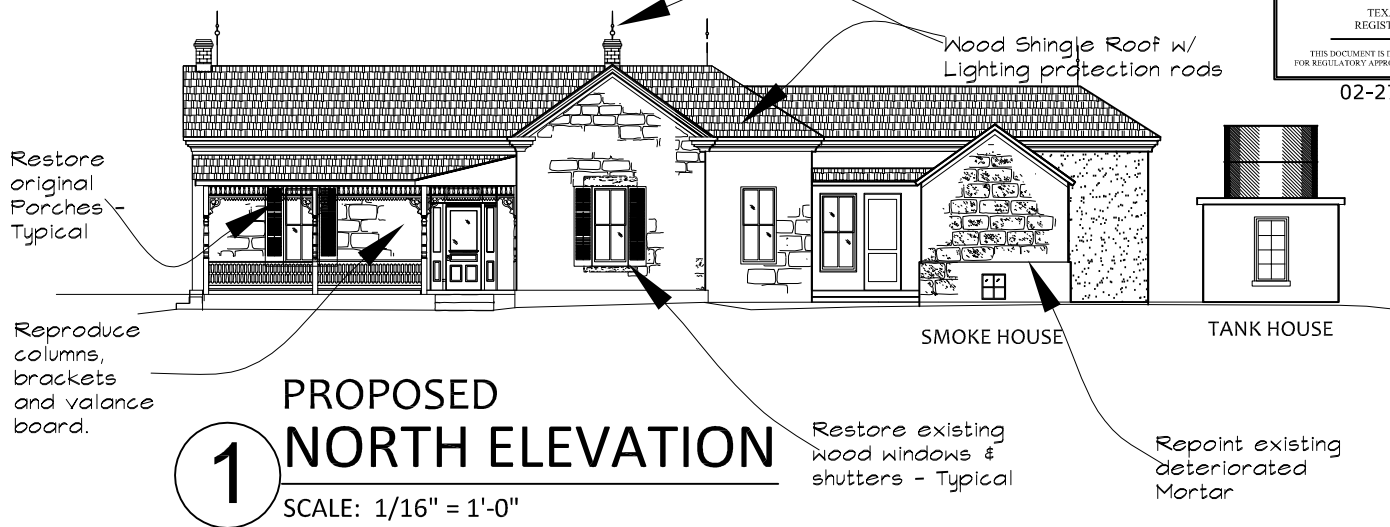
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HISTORIC KLIER HOUSE

410 S. MILAM ST
Fredericksburg, TX 78624

Page 3

02-27-2023

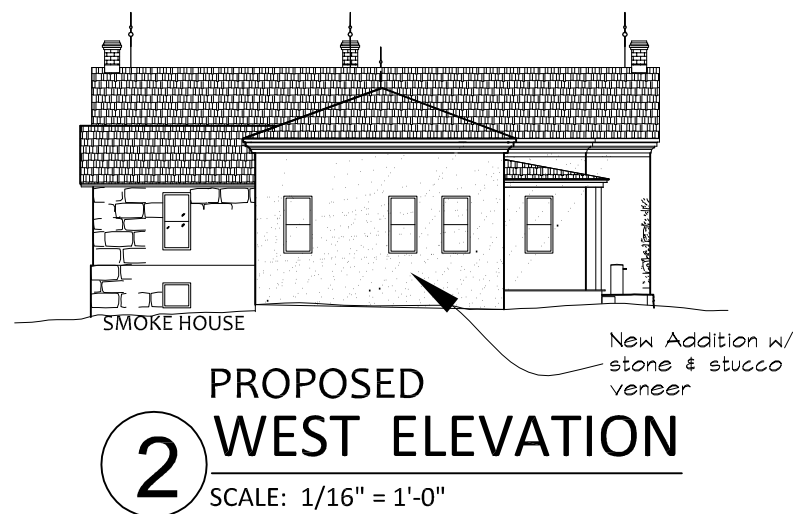
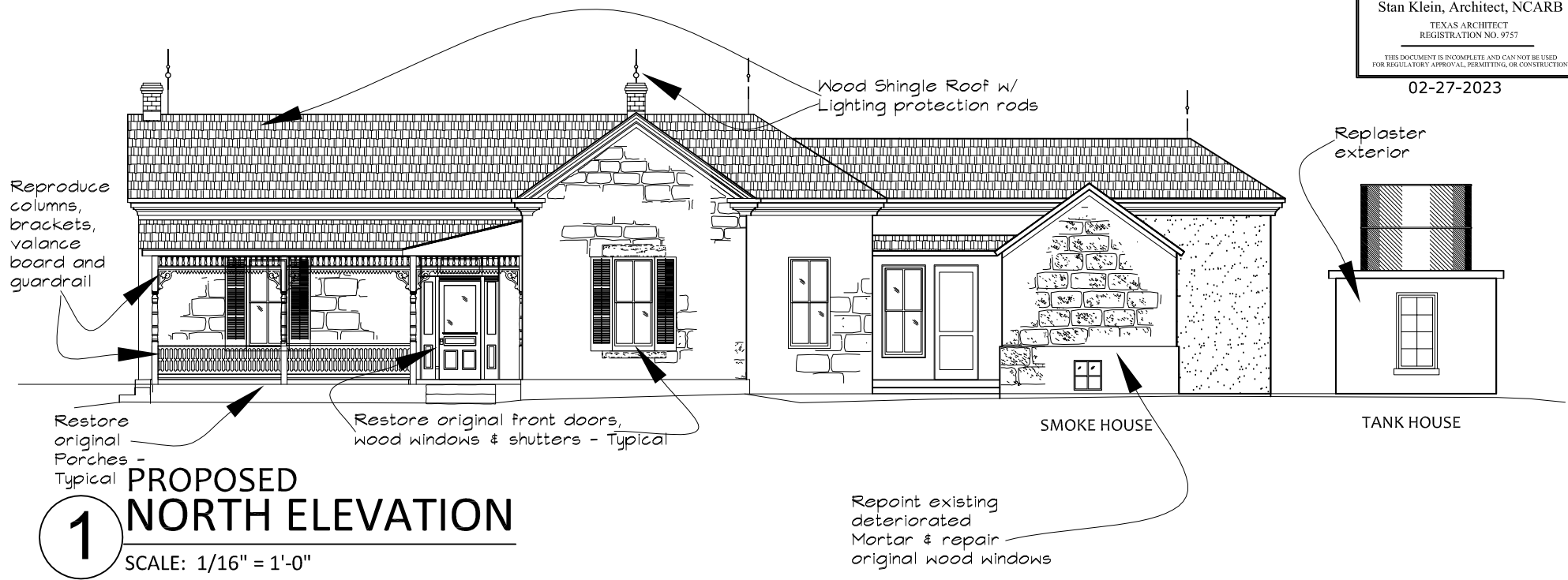


PAINT COLORS
Match existing -
Forest Green Shutters
Oxblood Red Window Sash
Montgomery White Trim,
original doors finish to
match original natural
finish.

HISTORIC KLIER HOUSE

410 S. MILAM ST
Fredericksburg, TX 78624

Page 4

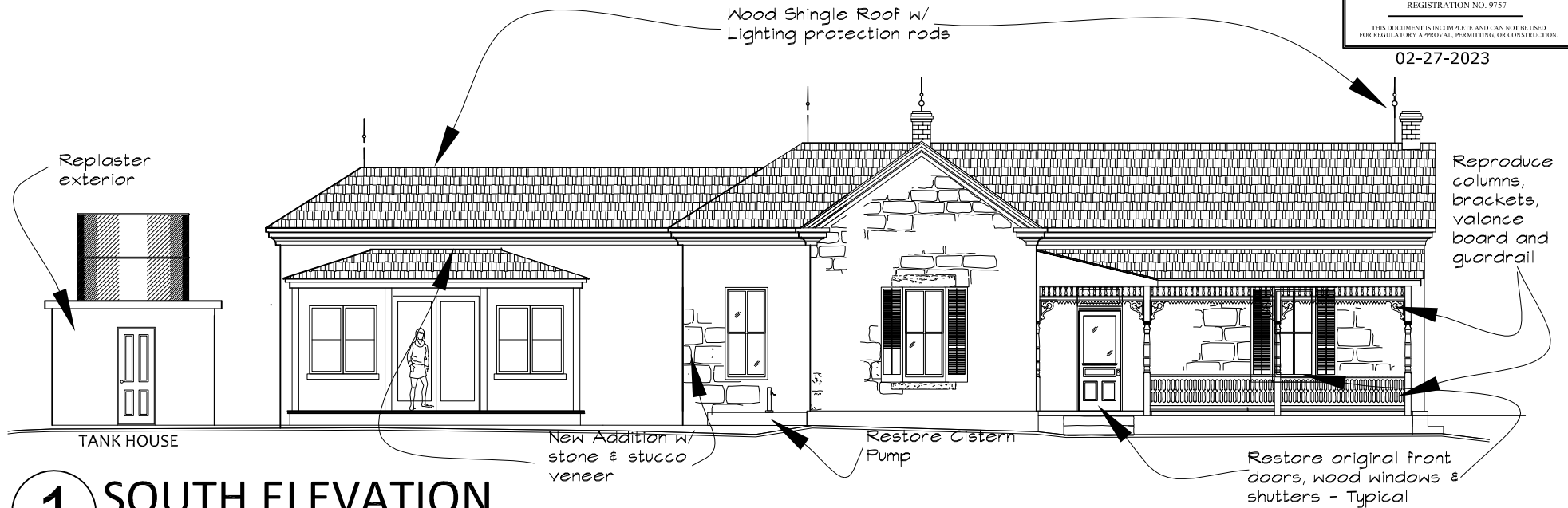


PAINT COLORS
 Match existing -
 Forest Green Shutters
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 original doors finish to
 match original natural
 finish.

HISTORIC KLIER HOUSE

410 S. MILAM ST
 Fredericksburg, TX 78624

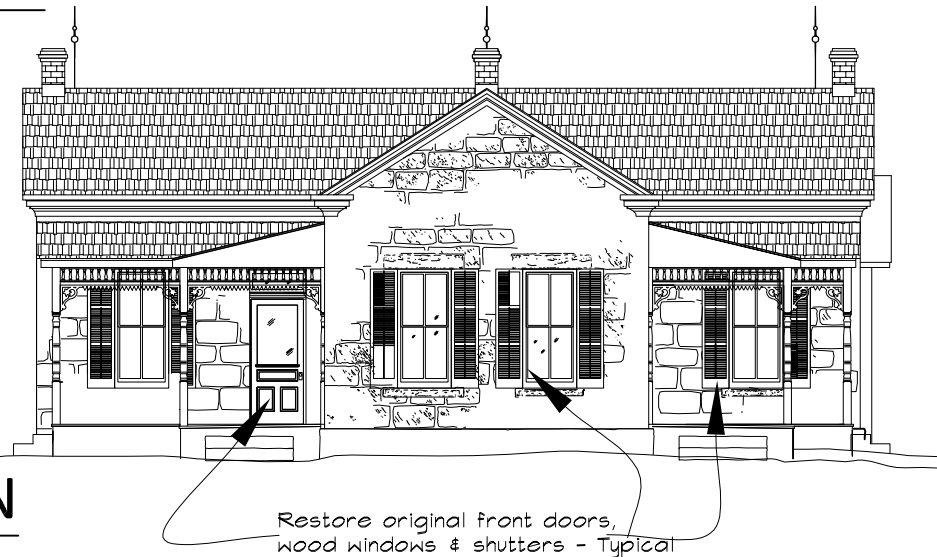
02-27-2023



1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

PROPOSED



2 PROPOSED EAST ELEVATION

SCALE: 3/32" = 1'-0"

PAINT COLORS
Match existing -
Forest Green Shutters
Oxblood Red Window Sash
Montgomery White Trim,
original doors finish to
match original natural
finish.

HISTORIC KLIER HOUSE

410 S. MILAM ST

Fredericksburg, TX 78624

Page 4b

2-27-2023



NORTHEAST VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW



EAST VIEW

HISTORIC KLIER HOUSE
410 S. MILAM ST
Fredericksburg, TX 78624

Page 5

12-23-2022



HISTORIC PHOTO OF HOUSE & PORCH



MATCHING PORCH DETAIL 507 W. AUSTIN ST.



EARLY PHOTOS

HISTORIC KLIER HOUSE

410 S. MILAM ST
Fredericksburg, TX 78624



South elevation of existing barn



North Elevation of barn



West elevation of Barn



East elevation of barn



South close-up of lean-to



Interior view of barn – collapse floor.



Close up view of barn siding w/ collapsed floor

BARN-HISTORIC KLER HOUSE
410 S. MILAM STREET
Fredericksburg, TX 78624

STAN KLEIN NCARB
TEXAS ARCHITECT
REGISTRATION NO. 9757
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12-27-22



North view of the chicken coop. Exterior walls were enclosed.



Southeast view of the storage room.



Rear Northwest view of addition to the chicken coop.



Southwest view of chicken coop.

CHICKEN COOP - HISTORIC Klier House
 410 S. MILAM STREET
 Fredericksburg, TX 78624

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 TEXAS ARCHITECT
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12-27-22



SMITH
STRUCTURAL
ENGINEERS

January 31, 2023

Mr. Stan Klein Architect
405 West Live Oak Road
Fredericksburg, Texas 78624

Re: The Klier Residence Barn

Mr. Klein:

On October 13, 2022 and January 25, 2023 I conducted site visits to observe the existing structures at the site. One of the existing site structures is a barn. I was asked to give my opinion as to whether the barn is salvageable and could be restored.

The foundation, walls, first and second floor and roof structure of the barn are all wood. The exterior is primarily wood board and batten strips. The roof is corrugated sheet metal.

The floor structure/foundation at the first level has collapsed due to decay of the floor joists and piers. With the exception of 2x4 studs spaced approximately 5'-0" on center, the primary structural system of the load bearing walls are the vertical wood 1x12 board and 1x4 battens. This style of framing sometimes called "box and strip" framing was fairly common in older structures but would not be in compliance with any of the modern building codes. The condition of the existing walls is poor, with some of the 1x12's severely decayed and many of the 1x4's missing. Many of the floor joists are in good condition and can be reused. The roof rafters at the lower shed roof have deflected noticeably which is indicative of structural deficiency.

Due to the overall poor condition of the existing building it is my opinion that very little of the building is salvageable. While it is not impossible to restore the building while standing, it would be difficult and expensive. In my opinion, if there is a desire on the part of the owner or a requirement from the city to retain this barn on the property, the best course would be to have an architect document the existing barn and prepare new construction documents that match the exterior of the existing barn. Then demolish the existing structure, salvaging whatever material possible for reuse. Retain a structural engineer to design and draw a new code compliant foundation system similar to the existing foundation. Do the same for the wall, second floor and roof framing. Then hire a competent contractor to rebuild the barn from the ground up.

This information is submitted for your use. Feel free to call me and discuss.

Respectfully,

A handwritten signature in black ink that reads 'Jeffrey L. Smith'. The signature is written in a cursive, flowing style.

Jeffrey L. Smith, P.E.
Texas P.E. Registration No. 65663



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM: Anna Hudson, Interim Director of
Development Services

MEETING DATE: March 14, 2023

CATEGORY: INDIVIDUAL CONSIDERATION

CAPTION: #23-115 at **108 E Schubert** - *Laughlin Homes* - new 1 1/2 story garage/adu

PRESENTATION:

SUMMARY:

Applicant is requesting a Certificate of Appropriateness to build a two-car, 24x36 footprint, 1 1/2 story garage with a living space above. Exterior material includes corten corrugated metal siding with paint-grip standing seam roof and turned edges along with bronze windows and open rafter tail.

BACKGROUND:

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

(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

3.4.3 Accessory Buildings

Height and Massing

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

to the preservation priority assigned to the primary building on the parcel.

High Priority - Required: maximum of one story, 18' in height

(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

(j) *Modern materials, such as fiber-cement siding and corrugated metal, may be appropriate for new accessory buildings.*

High Priority -

Appropriate

(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

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

108 E Schubert is a through lot, meaning it has frontage on both E Schubert and E Travis Streets. The property is accessed from E. Travis Street. The lot is large enough for a new structure. Staff recommends approval of a new garage and ADU with the condition that all relevant Design Guidelines and Standards are met. (A different design was approved in 2021 that met the requirements)

Staff finds the project does not meet the following sections of the FBG Design Guidelines/Standards: 3.4.1 Lot Coverage (g); 3.4.3 Height /Massing (c); 3.4.3 Materials (i), (j), and (k);

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. COA app pdf
2. view from E Travis
3. view from E Schubert
4. Drawings
5. corten photo

APPROVAL/REVIEW:



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

108 East Schubert St.

Date Submitted 1/30/23

Owner name:

Peter and Janet Smith

Phone #

(713) 889-4029

Owner Address:

Peter and Janet Smith

Authorized Applicant:

Laughlin Homes + Restoration, Inc.

Phone #

(830) 997-4974

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

Applicant E-mail:

mm@hillcountrybuilder.com

Desired Start Date:

March 2023

Desired Completion Date:

March 2024

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)

Building a a two car, 24x36 footprint, 1 1/2 story garage with a living space above. Exterior material includes corten corrugated metal siding with paint grip standing seam roof and turned edges along with bronze windows and open rafter tail.

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 #

23-115

Year Built:

Eligible for Administrative Approval Yes ☒ No

Zoning:

R2

Historic Review Board Meeting Date March 14, 2023

Application Fee \$10

COA# 00582

Survey Rating:

Medium

HIGH

HRB Fee \$40

paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature

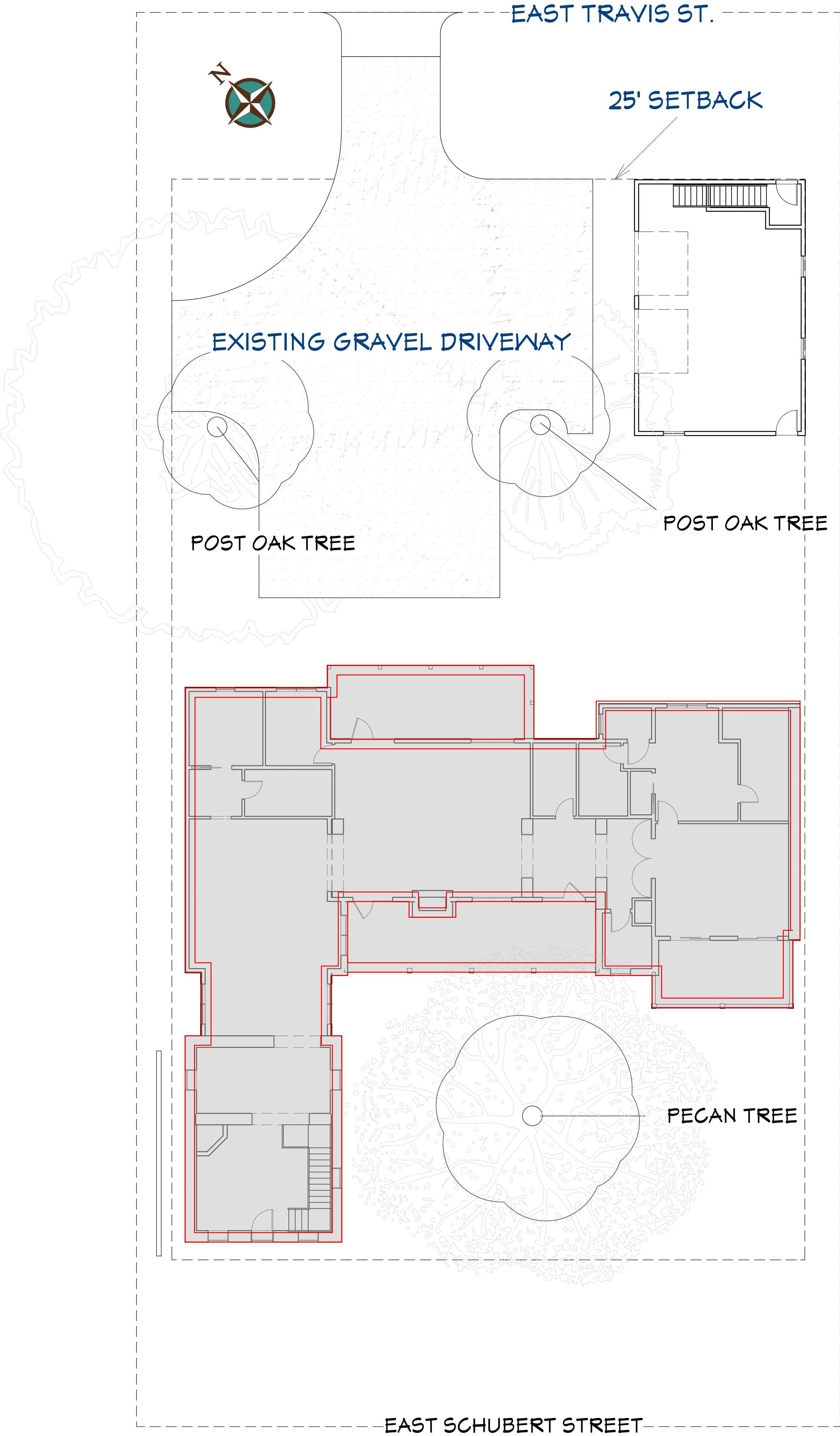
Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.





REVISION TABLE			
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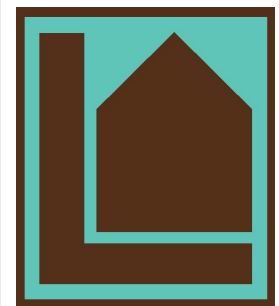
ORIGINAL SURVEY:
FOR REFERENCE



SHEET NUMBER
2

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PETER AND JANET SMITH RESIDENCE
103 E SCHUBERT ST.
FREDERICKSBURG, TEXAS



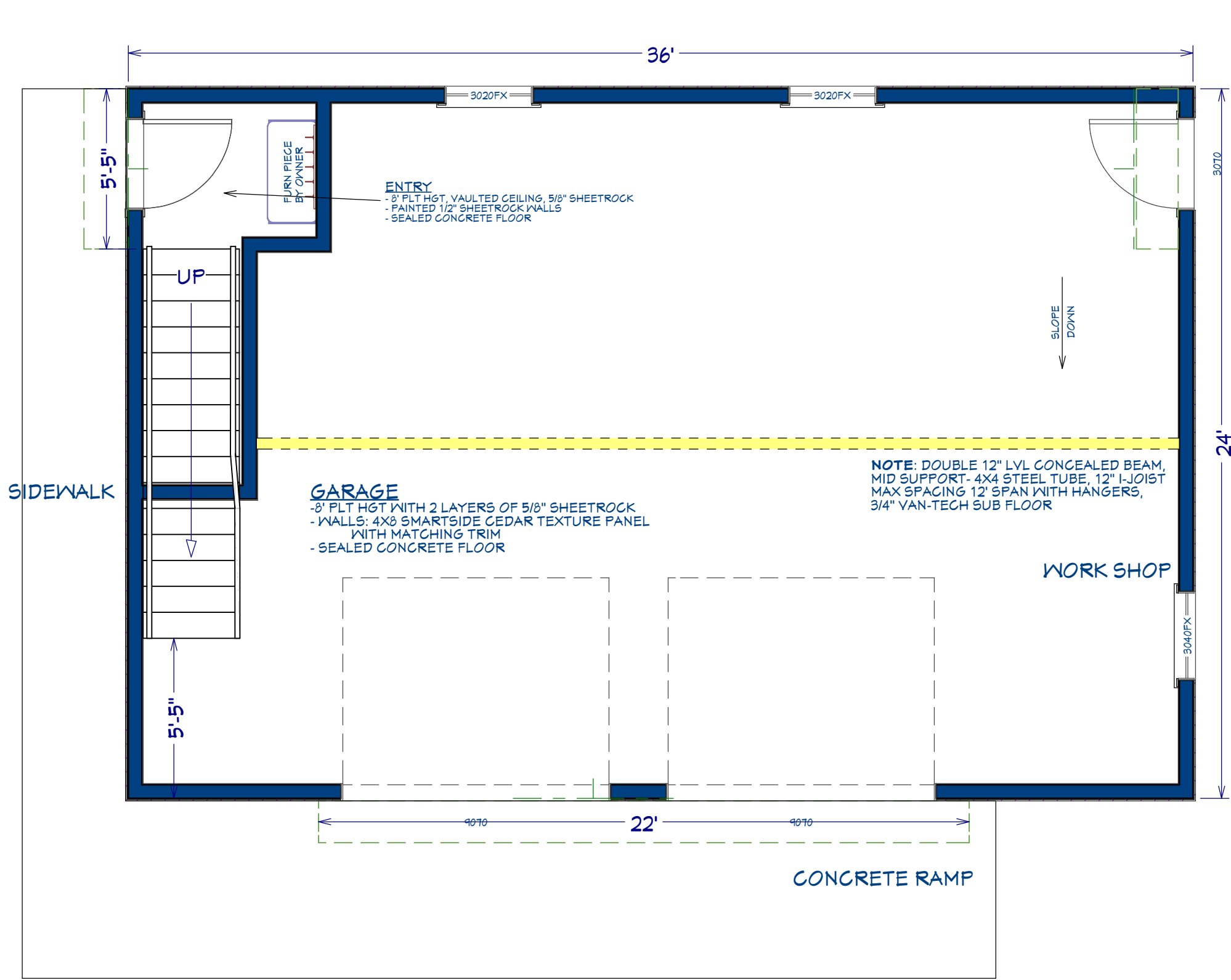
DRAWINGS PROVIDED BY:
LAUGHLIN HOMES + RESTORATION
830-997-4974
WWW.HILLCOUNTRYBUILDER.COM
616 W. MAIN ST.
FREDERICKSBURG, TEXAS 78624

DATE:
3/2/2023

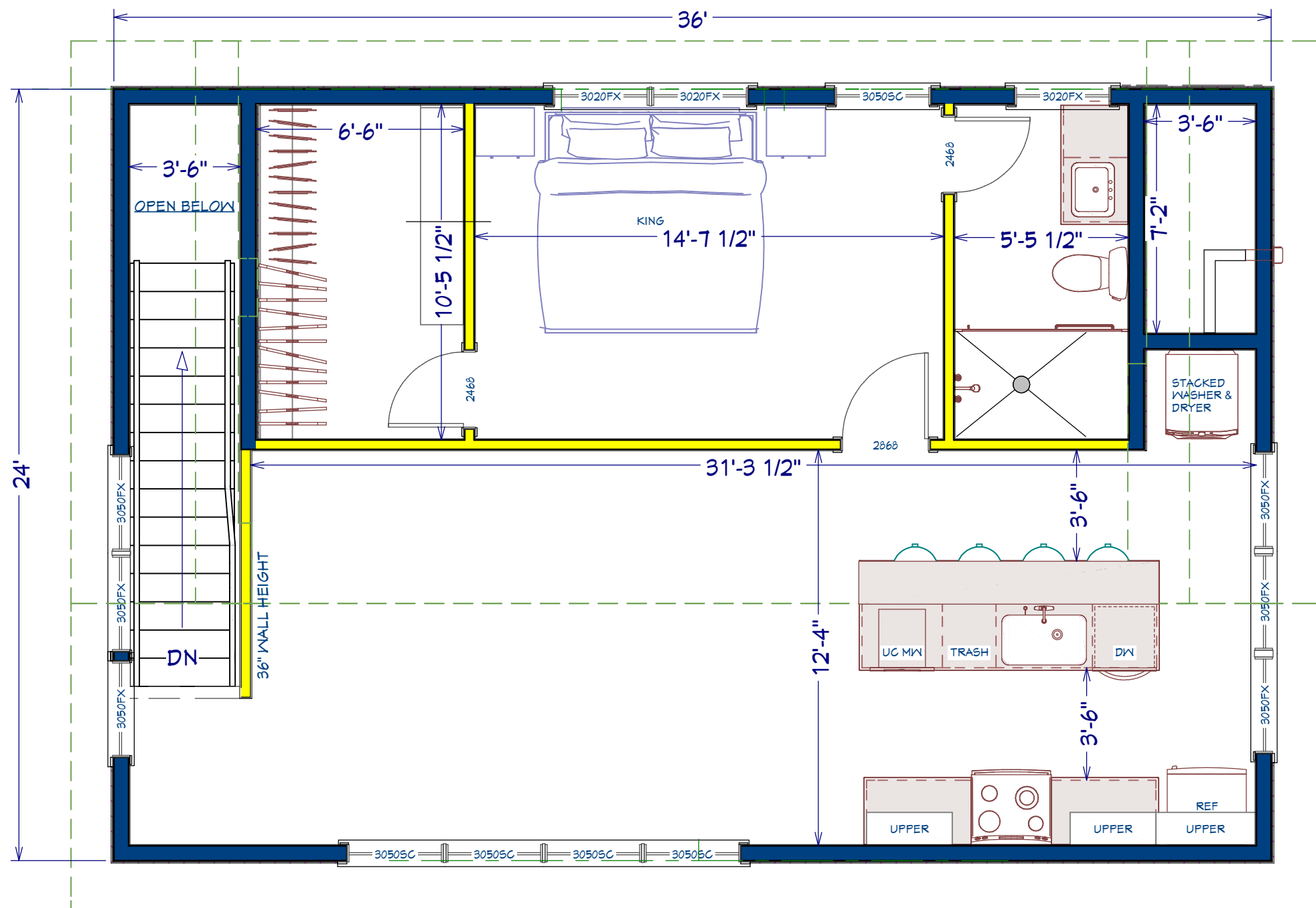
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PAPER: ARCH D
(24" X 36")

SHEET:
SITE PLAN

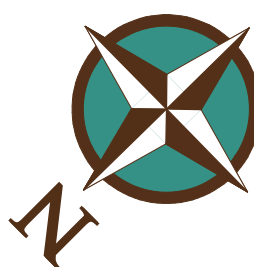
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NUMBER	DATE	REVISED BY	DESCRIPTION



GARAGE-APARTMENT FIRST FLOOR
SCALE: 1/4" = 1'



GARAGE-APARTMENT SECOND FLOOR
SCALE: 1/4" = 1'



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WWW.HILLCOUNTRYBUILDER.COM
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FREDERICKSBURG, TEXAS 78624

PETER AND JANET SMITH RESIDENCE
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FREDERICKSBURG, TEXAS

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10

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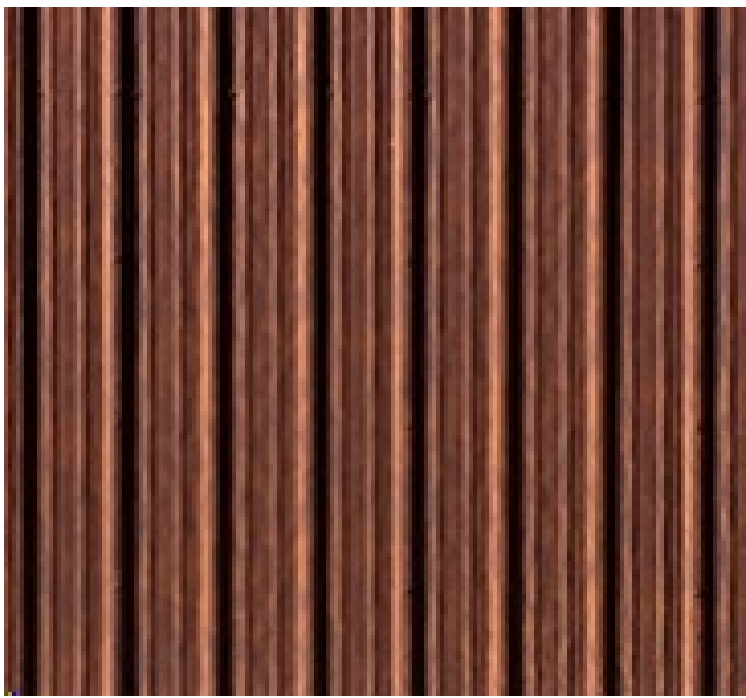
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(24" X 36")

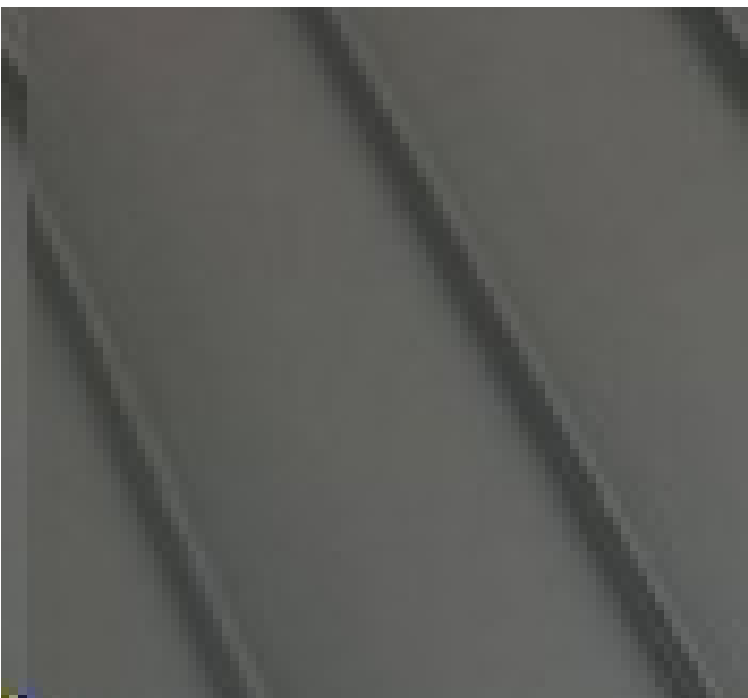
SHEET:
GARAGE APPT
FLOORPLAN

Page 39 of 62

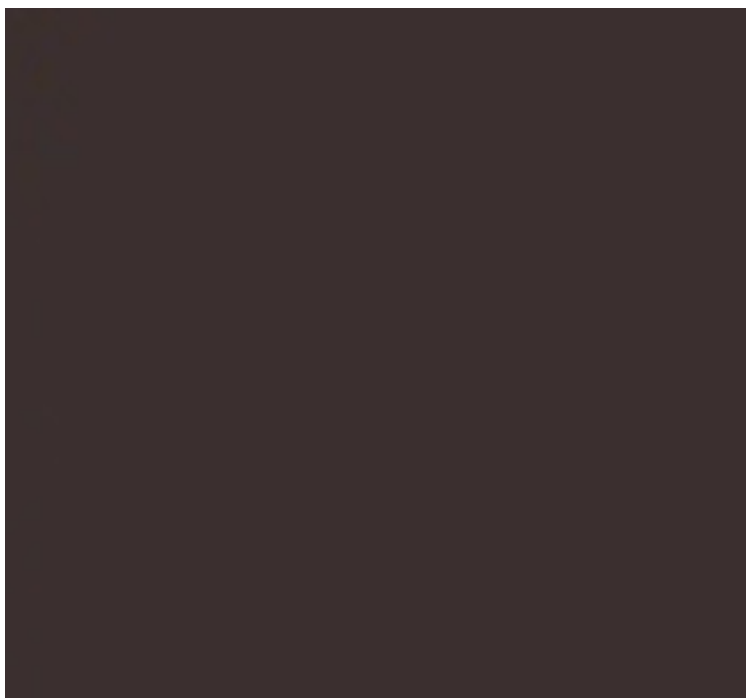
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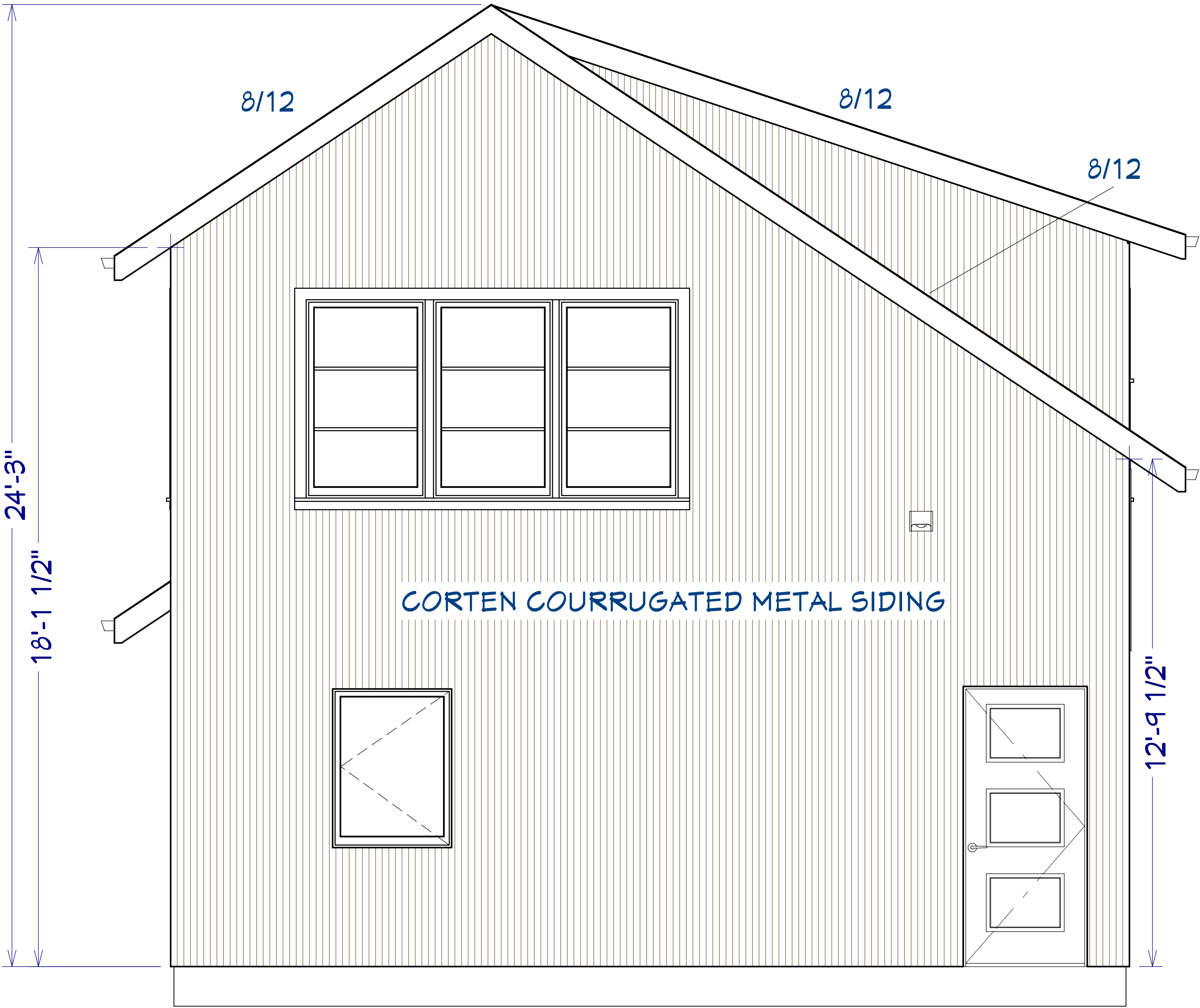
CORTEN SIDING



PAINT-GRIP METAL ROOF

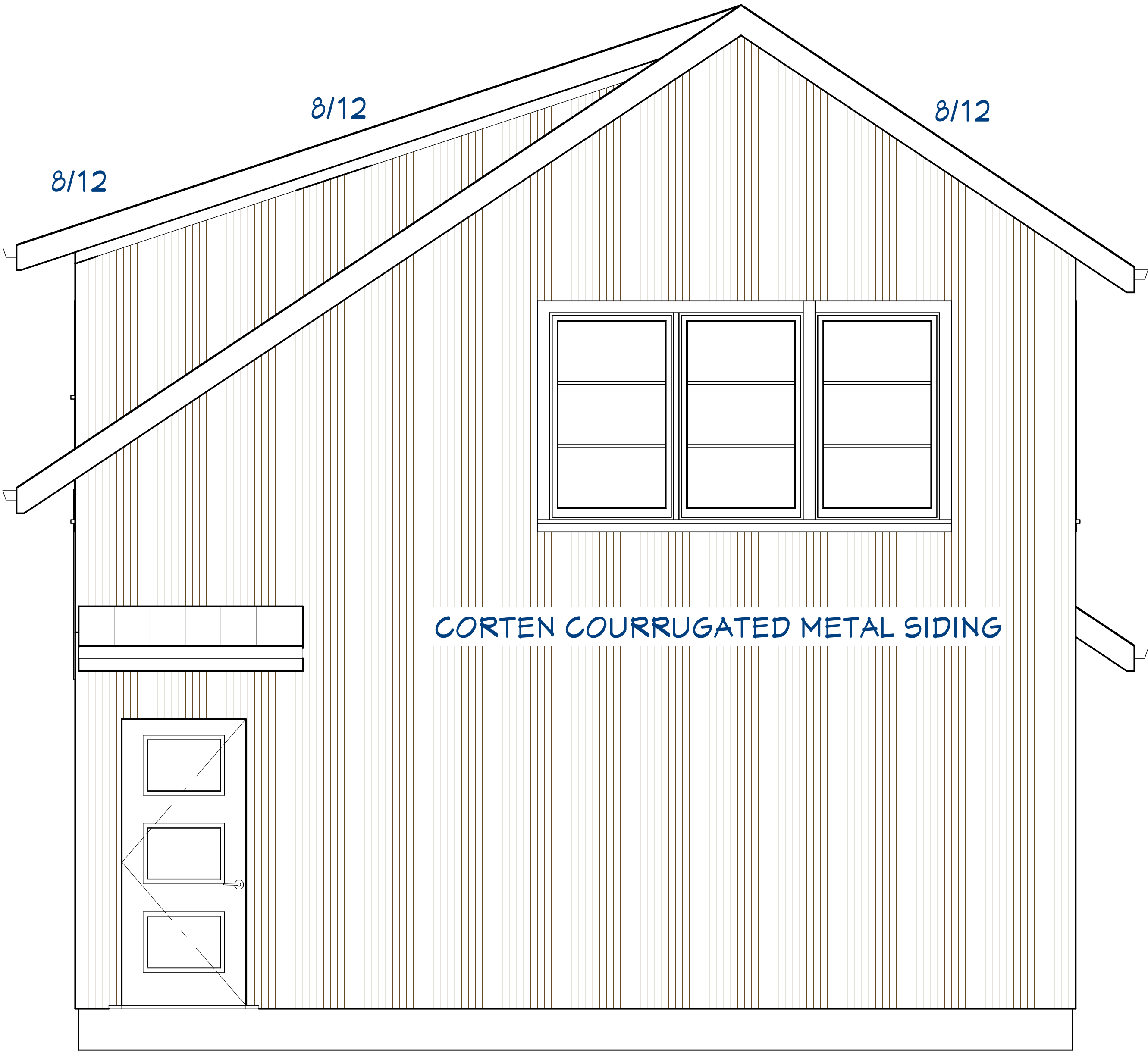


BRONZE WINDOWS



SOUTH EXTERIOR ELEVATION

SCALE: 1/2" = 1'



NORTH EXTERIOR ELEVATION

SCALE: 1/2" = 1'

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PETER AND JANET SMITH RESIDENCE

108 E SCHUBERT ST.
FREDERICKSBURG, TEXAS



DRAWINGS PROVIDED BY:
LAUGHLIN HOMES + RESTORATION
830-997-4974
WWW.HILLCOUNTRYBUILDER.COM
616 W. MAIN ST.
FREDERICKSBURG, TEXAS 78624

DATE:

3/2/2023

SCALE:

PAPER: ARCH D
(24" X 36")

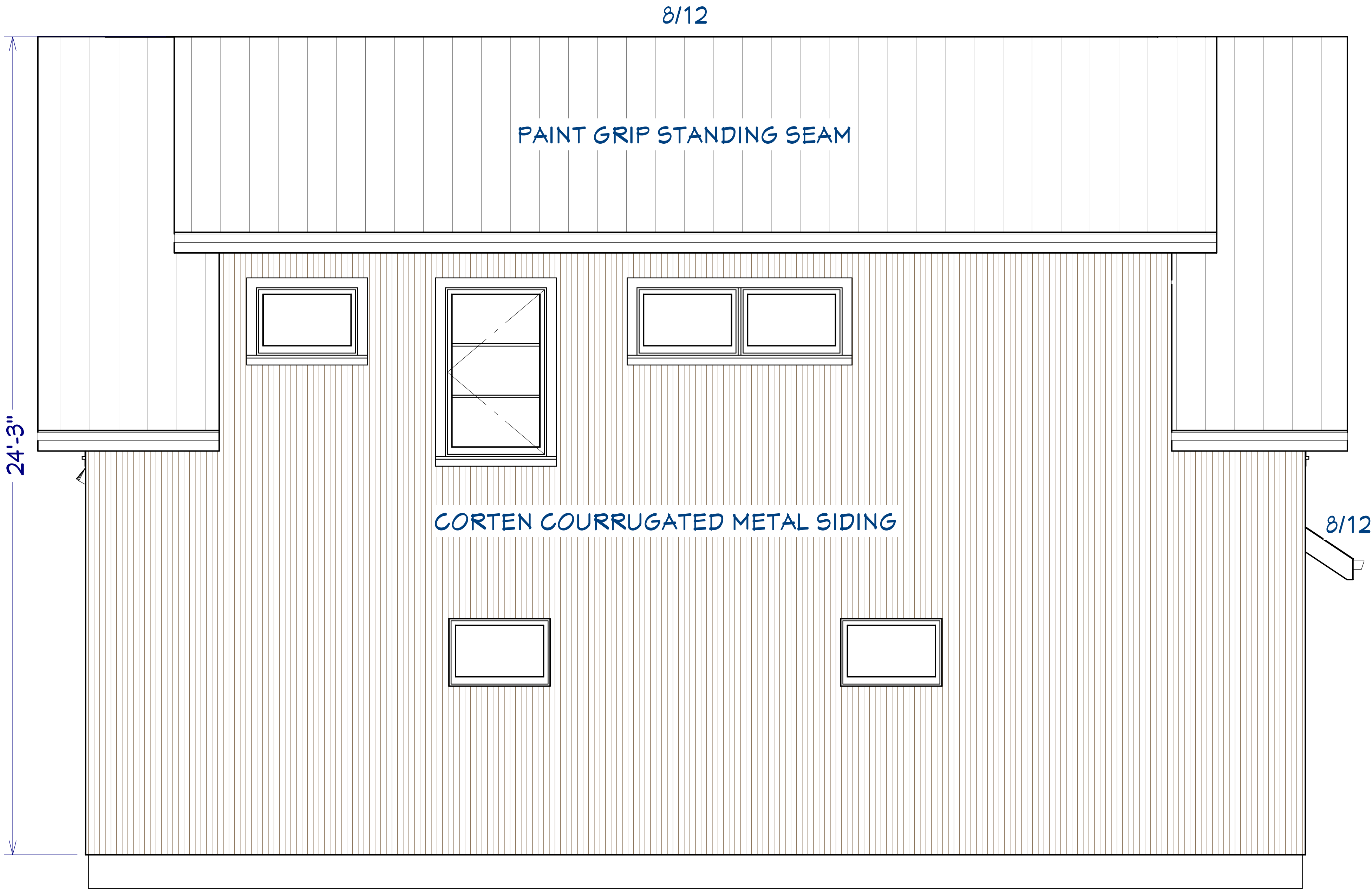
SHEET:

N&S GARAGE-APPT
EXTERIOR
ELEVATIONS

SHEET NUMBER

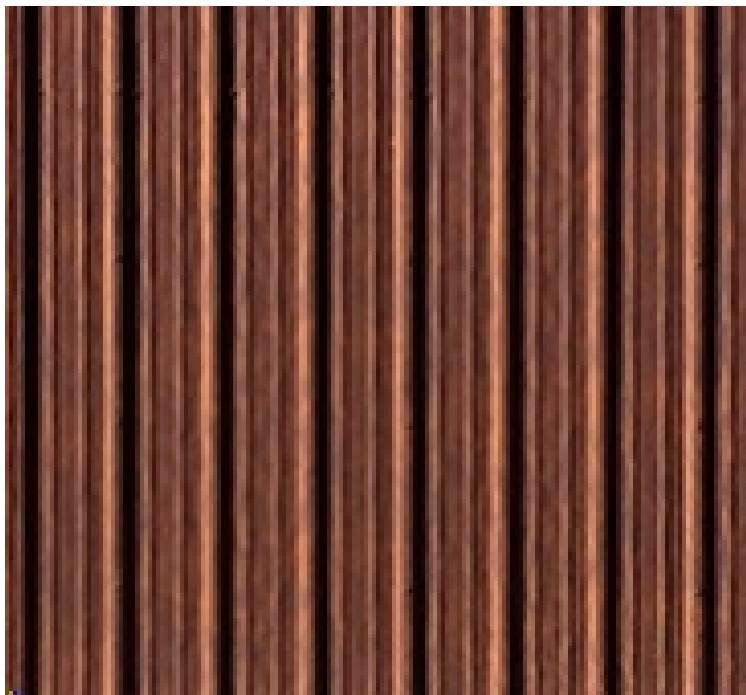
11

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

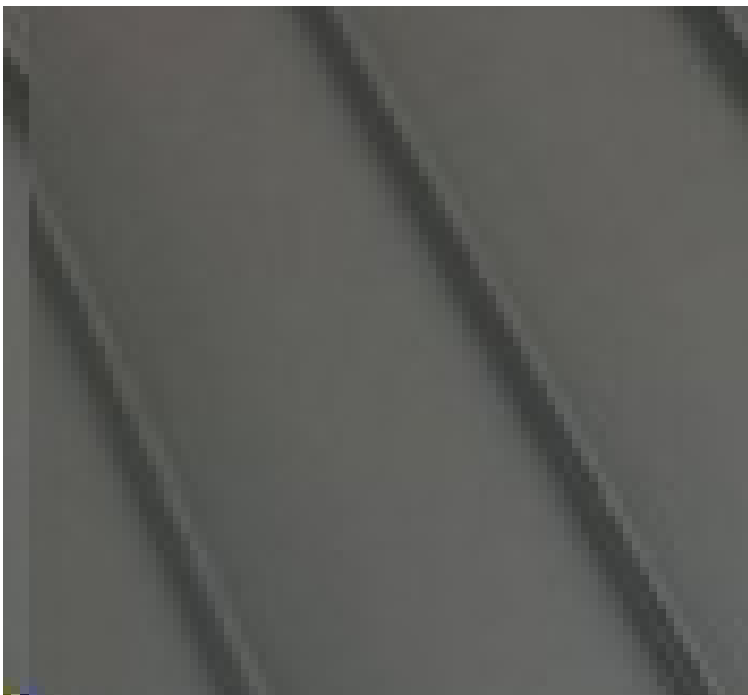


EAST EXTERIOR ELEVATION

SCALE: 1/4" = 1'



CORTEN SIDING



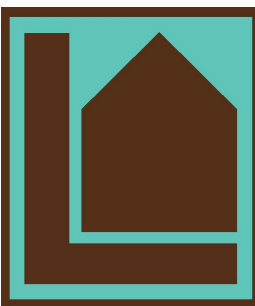
PAINT-GRIP METAL ROOF



BRONZE WINDOWS

PETER AND JANET SMITH RESIDENCE

103 E SCHUBERT ST.
FREDERICKSBURG., TEXAS



DRAWINGS PROVIDED BY:
LAUGHLIN HOMES + RESTORATION
830-997-4974
WWW.HILLCOUNTRYBUILDER.COM
616 W. MAIN ST.
FREDERICKSBURG, TEXAS 78624

DATE:

3/2/2023

SCALE:

PAPER: ARCH D
(24" X 36")

SHEET:

E GARAGE-APPT
EXTERIOR
ELEVATION

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SHEET NUMBER

12

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



VIEW FROM SCHUBERT ST.
FOR REFERENCE ONLY



VIEW FROM E TRAVIS ST.
FOR REFERENCE ONLY

Required; maximum of one story, 18 feet in height	Required; maximum of two stories, 28 feet in height	Required; maximum of two stories, 28 feet in height
---	---	---



Figure 3-66. Example of an **appropriate** new accessory building—a garage apartment—with no applied ornament and minimal stylistic detailing, taking a visually subordinate role compared to the adjacent historic buildings (not shown). Since this building meets the definition of an ADU, it may be the only ADU on the lot. Source: HHM, 2020.

SHEET NUMBER

14

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PETER AND JANET SMITH RESIDENCE

103 E SCHUBERT ST.
FREDERICKSBURG, TEXAS

DRAWINGS PROVIDED BY:

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830-997-4974

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616 W. MAIN ST.

FREDERICKSBURG, TEXAS 78624

DATE:

3/2/2023

SCALE:

PAPER: ARCH D

(24" X 36")

SHEET:

HRB

SUPPLEMENTAL

Page 43 of 62





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM: Anna Hudson, Interim Director of
Development Services

MEETING DATE: March 14, 2023

CATEGORY: INDIVIDUAL CONSIDERATION

CAPTION: #23-116 at **211 W San Antonio** - *Sylvia Cook* - rehab of structure including door replacement, addition of plaster, roof replacement, siding replacement

PRESENTATION:

SUMMARY:

Applicant is requesting a Certificate of Appropriateness to:

1. replace existing green metal roof with either (a) standing seam with seam ridge painted green, or (b) polymer composite shingles with wood shingle appearance.
2. change the pitch of the roof addition to meet original roof,
3. add plaster back to the front of the house,
4. replace light fixture at front door with period appropriate fixtures,
5. replace porch gutters,
6. add 3 skylights to backside of roof,
7. repair chimneys and add cap,
8. replace 1970's addition siding with fiber cement board
9. remove rear stair and replace with deck
10. installation of new water softener next to existing a/c unit.
11. replace existing replacement door with period-appropriate double wood doors to fit original opening

BACKGROUND:

3.2.3. Roofs

(f) If deteriorated beyond repair, replacement roofing materials should resemble the dimensions, profile, appearance, and configuration of the historic material (SOI Standard 6). *High Priority Required for area visible from ROW*

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

High Priority -Required

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

(SOI Standard 6). *High Priority - Inappropriate*

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

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff commends the owner for taking on this worthy rehab project. The stone Jordan home is an iconic Fredericksburg house. The house next door is associated with the same family and lends itself as a good example to look to for architectural features.

1. The current roof is not original but is historic age. Replacement with in-kind metal roof is appropriate per the design guidelines 3.2.3.(i)
2. The roof of the addition can be altered to better match the original section of the house
3. The house previously had plaster, the "sister" house next door also has plaster. Staff will provide National Park Technical Brief on masonry/plaster for reference to get the appropriate mix/strength of plaster.
4. The existing light fixture is not historic and can be replaced with period appropriate fixture
5. Half round gutters are appropriate replacement gutters
6. The location of the skylights will not be visible and are not on the original section of the house. Staff recommends approval.
7. Staff recommends approval of the chimney repairs and cap replacement.
8. The siding on the rear is not historic and can be replaced either in-kind or with composite materials as proposed.
9. The stair is not a historic feature and can be removed and replaced with a deck without impacting the integrity of the structure.
10. The placement of the water softener is appropriate.
11. The existing front door is a replacement door that required in-fill of the original opening. The proposed double wood door is more period appropriate than existing. Staff recommends approval. See above referenced sections of the Design Guidelines/Standards.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. application
2. Images of 211 W San Antonio
3. Documentation and history
4. drawings for 211 W San Antonio

APPROVAL/REVIEW:



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

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

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

Applicant E-mail:

Desired Start Date:

Desired Completion Date:

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

Please see attached drawings and documentation of the proposed 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:

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.**





211 West San Antonio Street

History

The story-and-a-half rock house was built 1871-73 by William and Carolina Jordan. A compact house on a narrow lot, it was built with one large room facing the street (*die Stube*) with a kitchen behind it. A staircase to the room above the front room rises from the kitchen. The Jordans lived in the house with their seven children. The house passed out of the Jordan family in 1896 and to several owners until 1923 when it was sold to Mary Stehling. It may have been used as a rental in the early twentieth century.

Miss Stehling made several changes to the house. The front room was divided into a bedroom and sitting room. Plumbing was added to the kitchen and a bathroom was carved out of the room. A standing seam metal roof replaced the original wood shingles. The three windows in the front room were replaced with larger one-over-one single hung windows. The windows are larger than the original six-over-six window in the kitchen. To cover the rough edges of the enlarged window openings the front of the house was plastered. A front porch with four craftsman style columns was added.



Figure 1 Front porch, circa 1970

The original windows upstairs were also replaced with one-over-one windows. The three openings do not appear to have been enlarged, but they are not the same size. The original double front doors were replaced with a paneled door with glazing, a transom above, and a screen door. The opening, which is larger than the replacement door, was filled in with wood trim.

The house was sold in 1942 after Mary Stehling's death,

and sold again in 1951 to my grandmother, Hannah Feuge. The house has now been owned by my family for over seventy years, nearly half of the house's life.

The house changed little until the late 1970s. In 1978 a small bedroom and bathroom were added to the back of the house. This required the removal of the cistern that collected rainwater from the roof and a small porch covering the back door. Partitions were removed from the front room and kitchen. The craftsman style columns (See Figure 1) were removed from the front porch and replaced with 4x4 posts. Simple trim was added to the porch fascia. By the 1990s cracks had developed in the plaster covering the front of the house and pieces were falling off. The plaster was removed, exposing the rough edges of the enlarged window openings. Removal of the plaster also resulted in deterioration of the front porch.



Figure 2 Front door

Proposal

Roof

Proposed renovations start with the roof. The roof over the original house is estimated to be approximately 100 years old. Although the roof does not leak, it may have reached the end of its life expectancy. The roof over the 1978 addition, which does not join the original roof, is also at the end of its life. It is proposed to bring the pitch of the roof over the addition up to meet that of the original roof. When the addition was built, the roof was not properly flashed and this has caused damage to the structure.

It is requested that two roofing materials be approved, the first being a standing seam metal roof with a standing seam ridge, similar to the existing roof and painted green similar to the existing color, and the second being polymer composite shingles, such as DaVini, with the appearance of wood shingles. Estimated cost will determine the final roofing material.



Figure 3 Example of polymer composite shingles at 707 West Creek Street

Because of its pitch, the roof over the porch will need to be replaced with standing seam metal. Porch rafters and decking need to be repaired. Porch posts may also need to be replace.

Approval is requested for replacement of the plaster on the front of the house. This will allow the rough edges caused by the window enlargements in the 1920s to be covered and hidden.



Figure 4 Rough edges caused by 1920s window enlargements

It will also allow the house to be more compatible with the house next door at 2009 San Antonio Street, built by August and Caroline Jordan in 1886-87. The two houses built by members of the same family share a history and fronts of both were plastered probably in the 1920s.

Approval is also requested for replacement of the front porch light (See Figure 2) with compatible lights on either side of the front door.

Gutters on the porch and addition need to be replaced. Any deteriorated fascia needs to be repaired or replaced.

Approval is requested for the addition of three small skylights over the kitchen stairs, fitted between the roof rafters. This will provide much needed natural light in the kitchen. The skylights will not be visible from the street. (See Sheets 3 & 5 of floorplans)

It is requested that restoration of the chimneys be approved. The chimneys are no longer being used. The crown and cap of the chimney for the front room were blown off in a windstorm. The rock that formed the crown was saved. Approval is requested for repair of the crown and installation of an appropriate cap. The cap of the chimney for the kitchen was also blown off. The chimney was raised at

some point in the past and a concrete crown was added. Approval is requested for the installation of an appropriate cap.



Figure 5 Chimneys after caps were blown off. Part of chimney crown is resting on roof.

Siding, Trim and Deck

Siding on the 1970s addition has deteriorated and needs to be replaced. It is requested that use of fiber cement board, such as HardiBoard, be approved. Insulation will need to be removed and replaced. Some framing may need to be repaired or replaced.

The siding will be painted a color compatible with the color of the rock walls. Windows, doors and trim will be painted with colors similar to the existing colors.

Approval is requested for the removal of the landing and steps at the back door and replacement with a deck. (See Sheets 6 & 7 of floorplans) The deck will not be visible from the street.



Figure 6 Back of house showing back door landing and steps to be replaced with deck.

Mechanical

Approval for the addition of a water softener is requested to prevent deterioration of the water supply system and appliances. Approval of placement of the water softener next to the air conditioner compressor is requested.



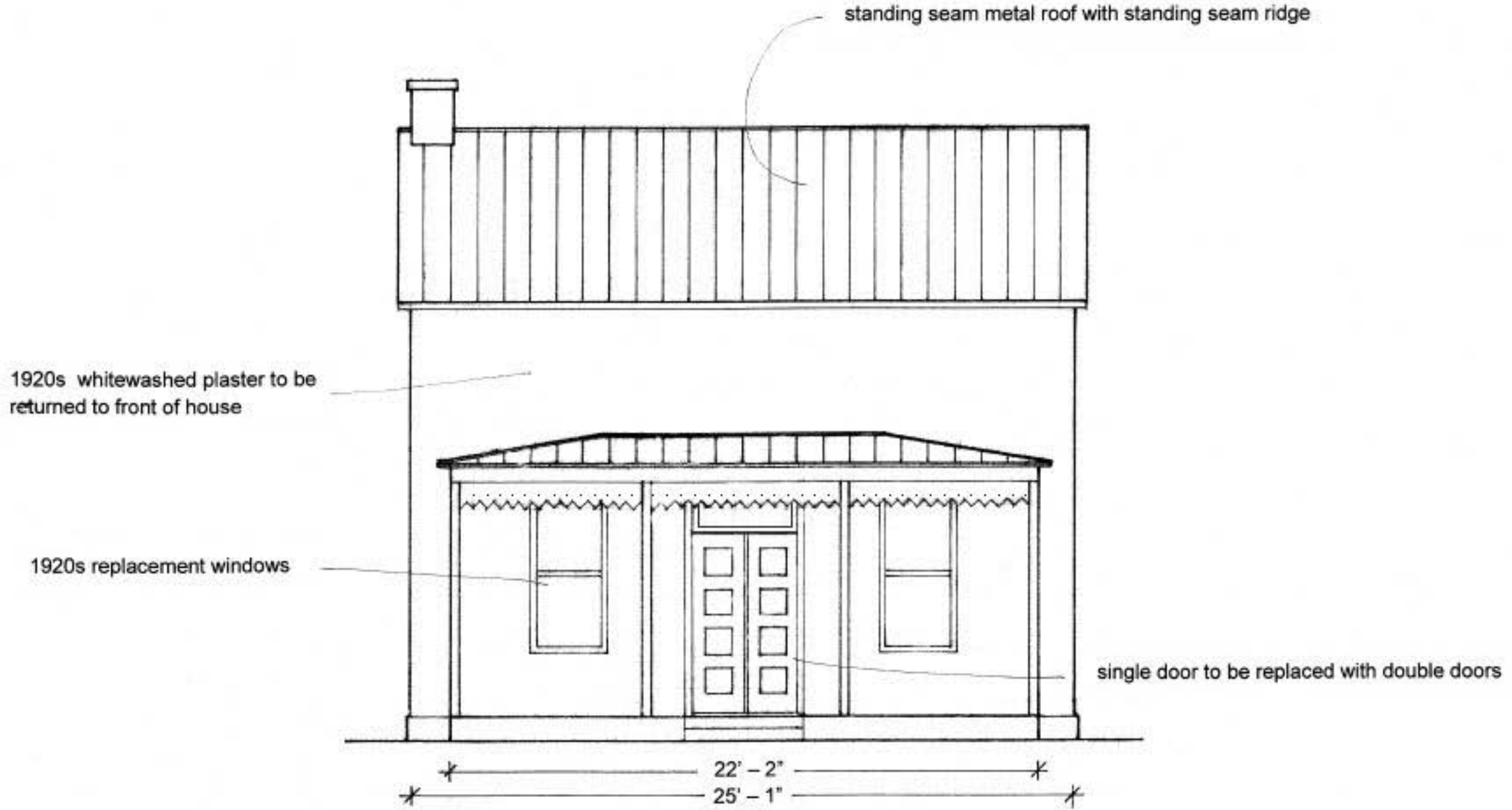
Figure 7 Proposed location of water softener next to air conditioner compressor.

References:

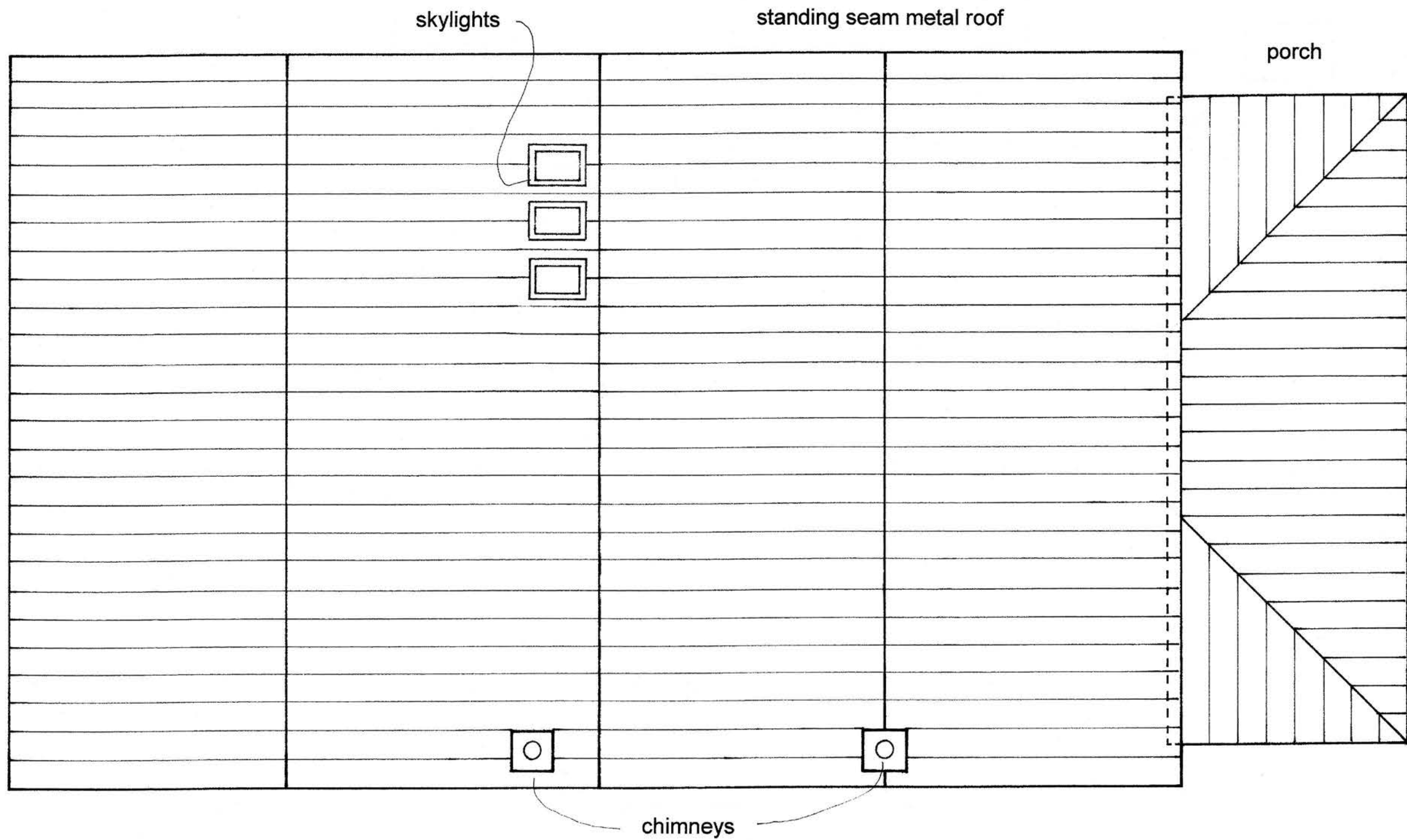
Cook, Sylvia. *The Rock Houses of Fredericksburg, Texas 1846-1910*. Thesis in partial fulfillment of the requirements for the degree of Master of Architecture. University of New Mexico, 1975.

Hafertepe, Kenneth. *A Guide to the Historic Buildings of Fredericksburg and Gillespie County*. College Station, Texas A & M University Press, 2015.

Kowert, Elise. *Historic Homes In and Around Fredericksburg*. Fredericksburg, Texas, Fredericksburg Publishing Company, 1980.

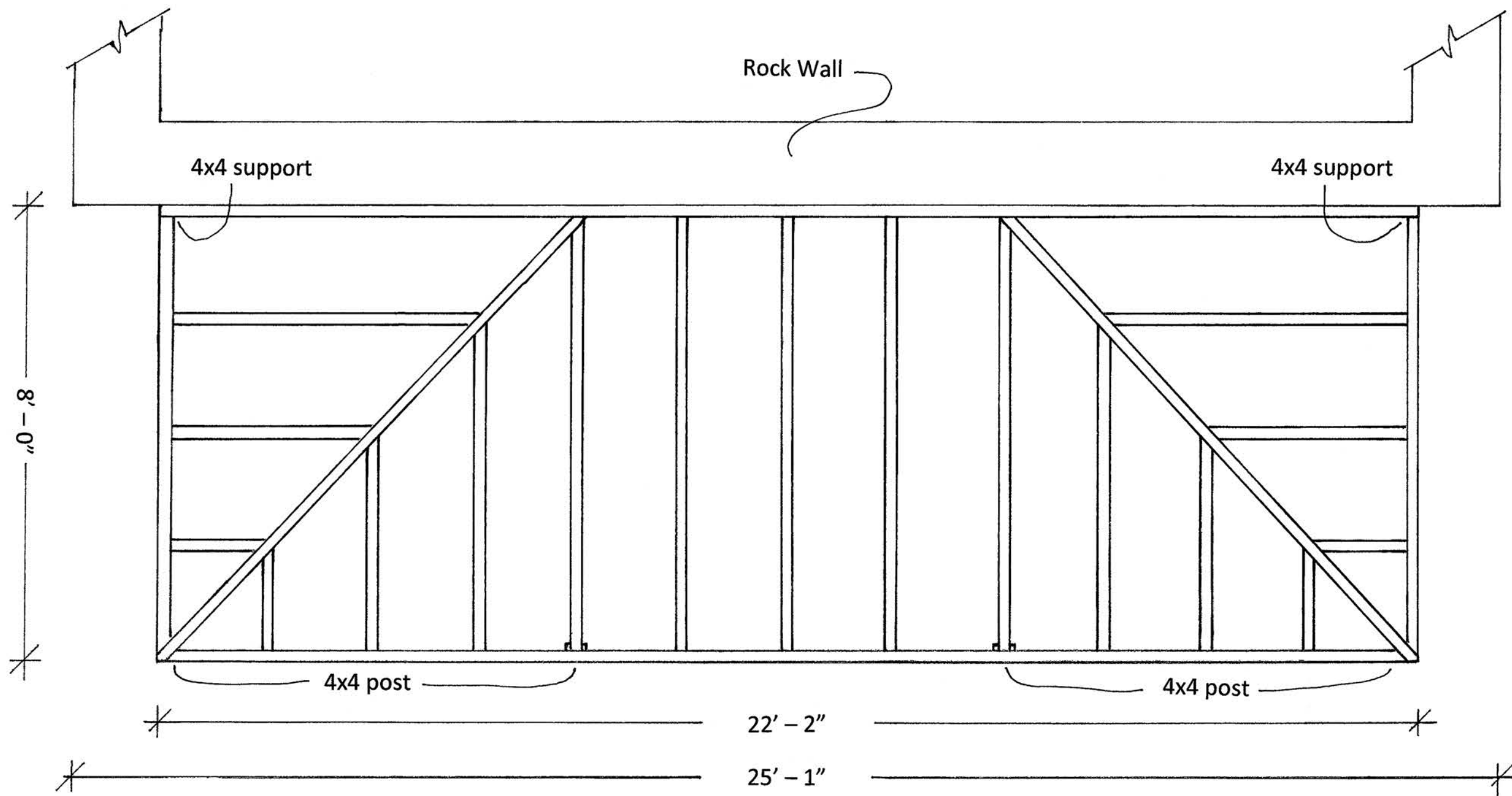






211 West San Antonio Street
Fredericksburg, Texas
Sylvia Cook • 512-567-8446

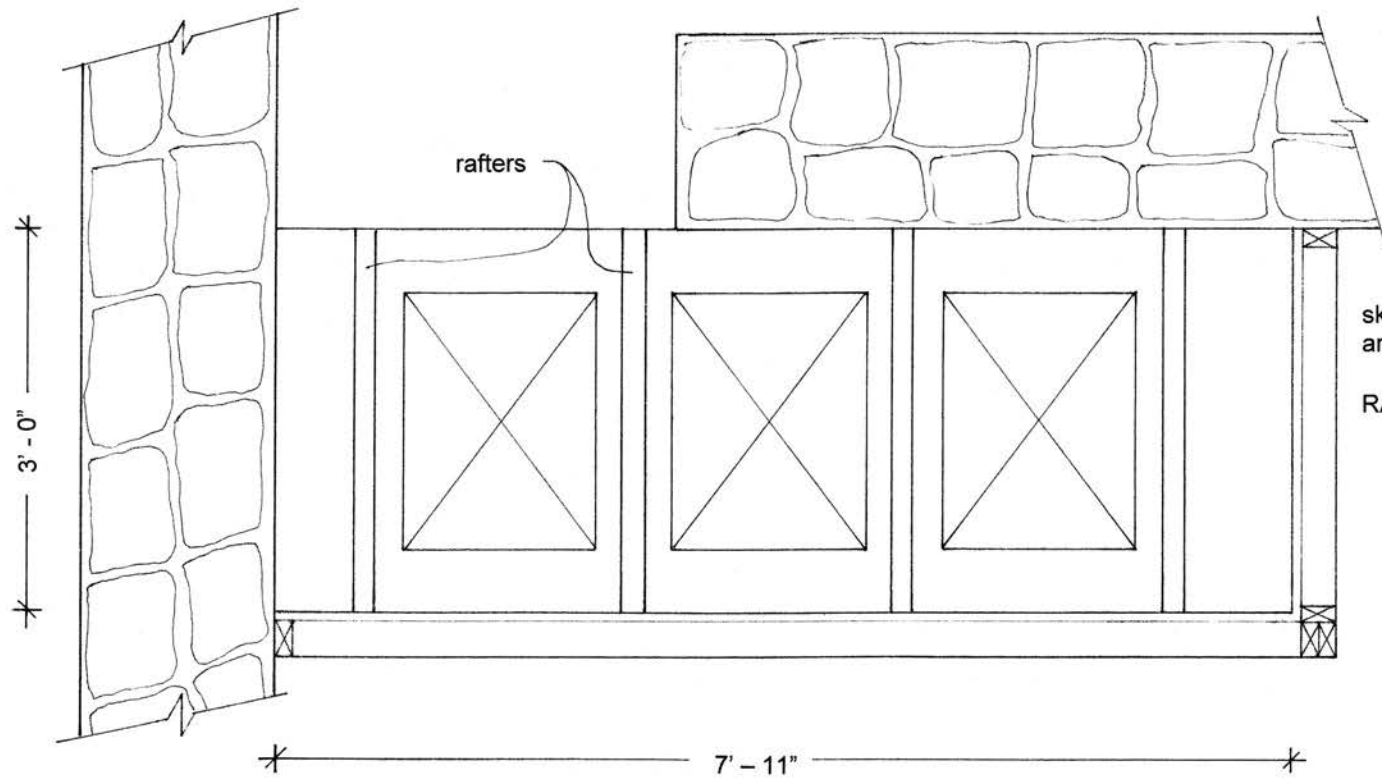
Roof Plan
Scale 1/4" = 1'-0"
All Measurements Must Be Verified



211 West San Antonio Street
 Fredericksburg, Texas
 Sylvia Cook • 512-567-8446

Front Porch Framing
 Scale $\frac{1}{4}" = 1' - 0"$
 All Measurements Must Be Verified

Sheet
 4 of 7



211 West San Antonio Street
 Fredericksburg, Texas
 Sylvia Cook • 512-567-8446

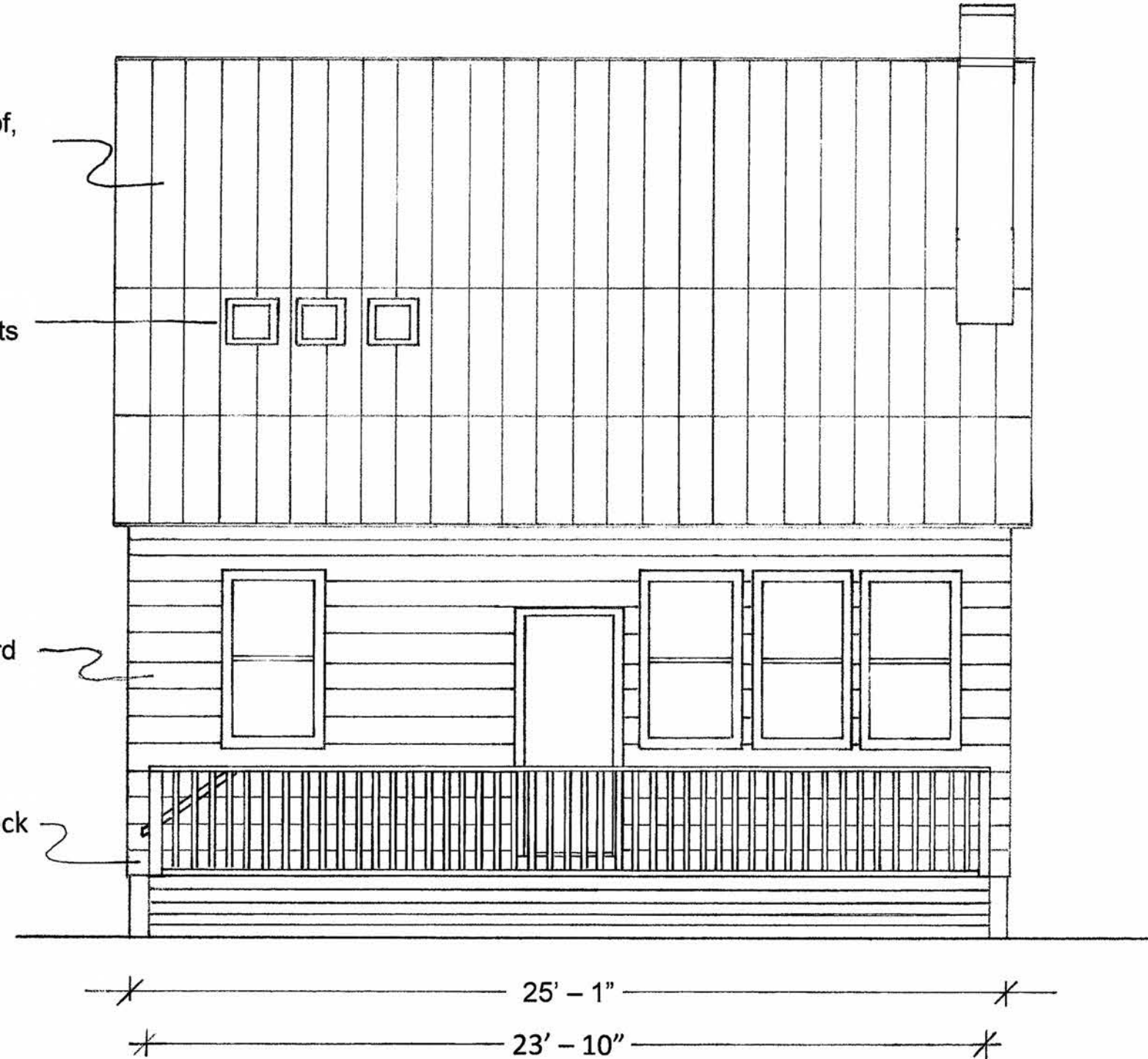
Skylights
 Reflected Ceiling Above Stairs
 Scale 1" = 1'-0"
 All Measurements Must Be Verified

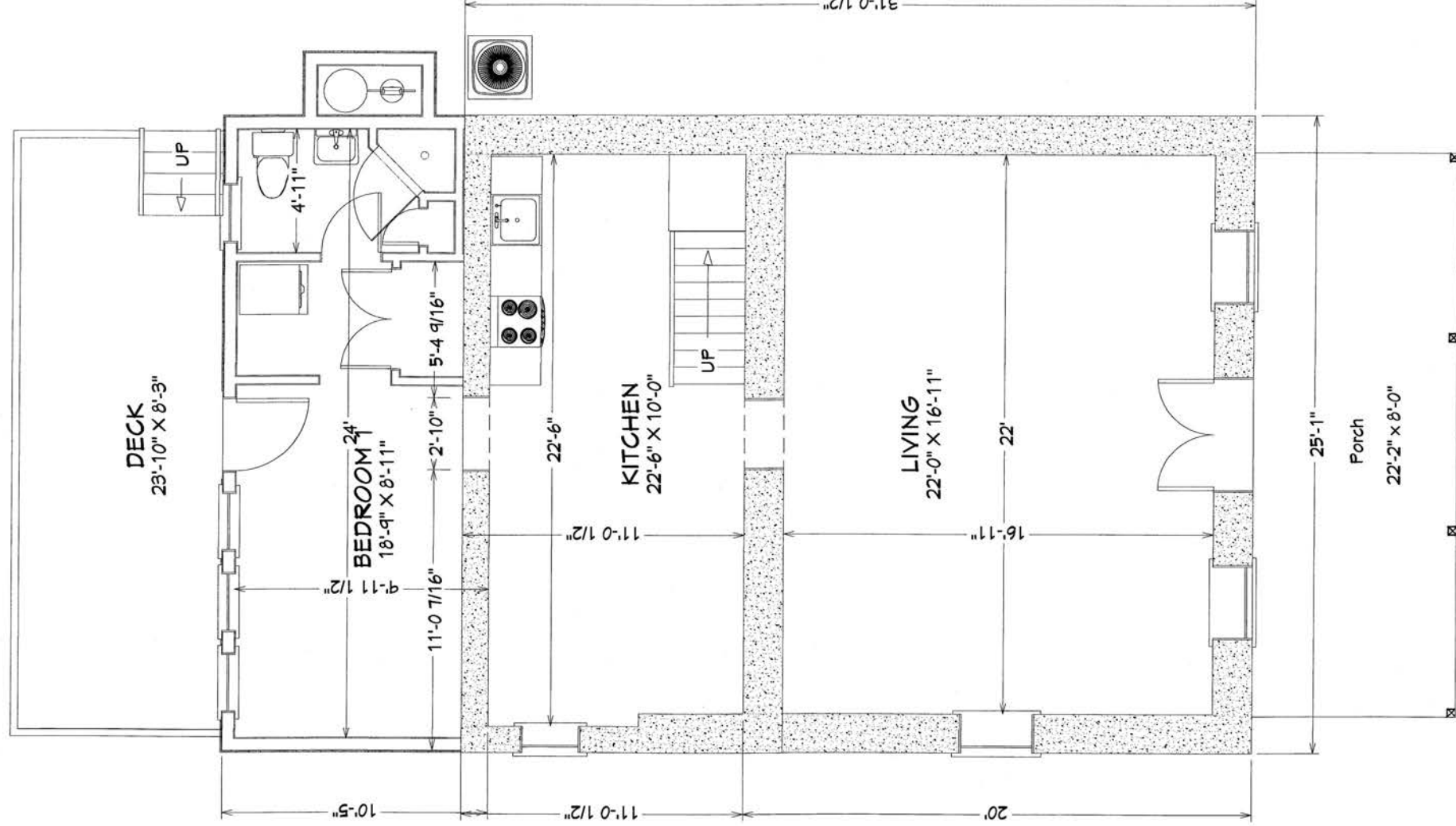
standing seam metal roof,
standing seam ridge

skylights

fiber cement board

Deck





211 West San Antonio Street
Fredericksburg, Texas
Sylvia Cook • 512-567-8446

Floor Plan
Scale 1/4" = 1' - 0"
All Measurements Must Be Verified

Sheet
7 of 7



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM:

MEETING DATE: March 14, 2023

CATEGORY: DISCUSSION ITEMS

CAPTION: 413 W Creek - Demolition by Neglect status update

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

None

APPROVAL/REVIEW: