



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, April 11, 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, April 11, 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 April 11, 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 4:00 p.m. and 4:30 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. **APPROVAL OF MINUTES**
 - A. March 14, 2023, Regular Meeting Minutes
5. **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. #23-126 at **701 N. Milam** - *Cassell Heep* Landmark designation of Jack Stehling home
- B. #23-122 at **208 Woodcrest** by *Matt Jarosz* - renovation
- C. #23-123 at **217 W Centre St** by Matt Jarosz for renovation and addition
- D. #23-124 at **505 W Main St** by *Bob Ball* - addition of vinyl patio enclosure
- E. 311 E Travis - Demo by neglect status update

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Anna Hudson, posted this Agenda at TIME. on DATE, 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
MARCH 14, 2023
5:30 PM**

On this 14th day of March 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
 LARRY JACKSON
 ROBIN COWSAR
 SAM CHILDERS
 LILIANA WELLIVER
 JESSICA MITTEL
 RICAHRD LAUGHLIN @ 5:35

ABSENT JOE SALINAS
 AMY SLAUGHTER

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

David Bullion called the meeting to order at 5:32 PM.

MINUTES

Larry Jackson made a motion to approve the February 2023 Regular Meeting Minutes as presented. Seconded by Sam Childers. All voted in favor and the motion carried.

STAFF ANNOUNCEMENTS

APPLICATIONS

Application- #23-004 416-418 E Main Street– Jason Stout- repaint exterior

Jason Stout presented the application. He Stated after meeting with members of the Board on site, he and his team put together a few renderings based on the feedback and desired colors as selected by Amy Slaughter.

Anna Hudson, Interim Director of Development Services, stated the HRB convened in session. at an onsite meeting on February 23, 2023, to review proposed paint options for 416 East Main. A quorum was lost before action could be taken.

The applicant has provided 7 renderings for different color combinations and color 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 East Main.

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 tie 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.

Robin Cowsar stated that she prefers options 3 & 5.

Richard Laughlin made a motion to approve Application #23-004 with option number 7. Seconded by Sam Childers. Robin Cowsar voted in opposition. All others voted in favor and the motion carried.

Application- #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.

Stan Klein presented the application.

Anna Hudson, Interim Director of Development Services, stated 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, tank house, 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.

Staff commends the new owner for taking on the substantial rehabilitation efforts of the main house, tank house 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 buildings 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.

Stan Klein stated it was his desire to dismantle the barn building rather than demolish it. David Bullion recommended reclaiming the materials. Sam Childers would like for the salvaged material to be reused on the site.

Sam Childers made a Motion to Approve Application #23-002 items 1 – 5. Seconded by Liliana Welliver. All voted in favor and the motion carried.

Jessica Mittel made a Motion to Approve Application #23-002 item 6 due to hazardous conditions with the condition upon the applicant submitting dimensions and location of barn and salvaging and reusing the materials onsite. Seconded by Larry Jackson. All voted in favor and the motion carried.

Application- #23-115 – 108 E. Schubert – Laughlin Homes – New 1 ½ story garage/adu.

Richard Laughlin recused himself and left the table.

Kelsey Lansford presented the application.

Anna Hudson, Interim Director of Development Services, stated the 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.

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);

Sam Childers said he had no issue with the view from Schubert Street.

Robin Cowsar said the structure would be visible from Travis Street.

David Bullion stated Sec. 3.4.3 requires a maximum of 18 ft in height and the proposed building is taller than that.

Sam Childers would like to see corrugated material mixed with something else like Board and Batten.

Jessica Mittel made a motion to Approve Application #23-115 per Sec. 1.4.2.4 to allow for an exception for the height for exceptional function in the design. Seconded by Larry Jackson. All voted in favor and the motion carried.

Application- #23-116 – 211 W. San Antonio – Sylvia Cook – Rehab of structure including door replacement, addition of plaster, roof replacement, siding replacement.

Richard Laughlin returned to the table as a voting member.

Sylvia Cook, presented the application.

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

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

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.

Jessica Mittel made a motion to Approve Application #23-116 per Staff recommendation. 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 on the status of the Demolition by Neglect for 413 W. Creek Street. The new owner is working with a structural engineer and is aware of the Demolition by Neglect.

ADJOURN

With nothing further to come before the Board, Larry Jackson moved to adjourn. Jessica Mittel seconded the motion All voted in favor and the meeting was adjourned at 6:57 p.m.

PASSED AND APPROVED this the 11th day of April 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: April 11, 2023

CATEGORY: INDIVIDUAL CONSIDERATION

CAPTION: #23-126 at **701 N. Milam** - *Cassell Heep* Landmark designation of Jack Stehling home

PRESENTATION:

SUMMARY:

Landmark designation request by Cassell Heep for the home designed by and for Jack Stehling, AIA, at 701 N. Milam Street. John Arthur "Jack" Stehling, AIA (March 2, 1930-December 22, 1996) was born and raised in Fredericksburg and was the only son of Arthur and Bea Stehling.

The house has been rehabbed and is currently used as a Short Term Rental and appeals to visitors wanting a unique mid-century-styled house.

BACKGROUND:

701 N. Milam

The Jack Stehling home at 701 N Milam was designed by the architect for his personal residence circa 1960. From the street, the house appears much as it did when it was constructed. Some modifications have been made to the rear of the house including additions to the master bedroom and alterations to the carport/garage. Some of the defining features of the home are the solid limestone front walls with an oversized front door flanked by large glass panels on both sides. The limestone is also used on the extra wide chimney that extends beyond the flat roof of the front of the house and above the gable of the right side of the house. The chimney has a gable pitched cap that mimics the gable of the roof behind it. The house layout is a U that creates a center courtyard with glass panels as interior walls. The main living area is an open concept with dining and living flowing directly in the the kitchen. The kitchen has been modified by removing the common upper cabinets that defined the space with a pass through to the dining area. It now has a more modern fully open concept.

There are large clerestory windows on the south façade that let light in but allow for privacy from the street side of the house on a corner lot. The ceiling is covered in thin strips of wood that carry out to the extended eaves creating uniform look inside and out. The exterior limestone is also used for the interior fire place. True to the time period the house melds the living area to the outside by using natural materials of wood and stone and allowing the outside in with large glass panels. gh. The use of wood on the ceiling and wood beams creates a warm interior. The house is an excellent example of an architect-designed mid-century home in Fredericksburg. Jack Stehling's personal residence at 701 N. Milam has a similar look and feel as the home at 208 Woodcrest in that it has a towering center gable flanked by flat roofs on either side. The design of 701 N. Milam is very similar to the

house designed for June and Jack Watkins of Llano, Texas.

Jack Stehling, AIA:

John Arthur "Jack" Stehling, AIA (March 2, 1930 – December 22, 1996)

Jack is the only son of Arthur and Bea Stehling. Arthur was the founder and long-time president of Security State Bank. Jack was married four times and had five children and was known as a concert pianist.

Mr. Stehling graduated from the University of Texas in Austin in 1952 with a BA in 1952 and attended law school at UT from 1952-1953. He married Jane Bridge in 1952. He received a BA in Architecture from UT in 1956. Mr. Stehling became a registered architect in 1962 after working for the US State Department. In 1965 he received his American Institute of Architects designation. He practiced mostly in Fredericksburg in the early 1960s. In 1967 founded Stehling Interests with offices in both Fredericksburg and Houston. On his business card he listed himself as a Consultant and Specialist in Banks, Hospitals, Resort Centers, Schools and Fine Residences.

Some of his best-known local works include his personal residence at 701 N. Milam.

Fredericksburg's first mid-century landmark at 208 Woodcrest, a home built for Norbert and Alene Fritz St. Barnabas Sanctuary (1964 – cornerstone laid by Lady Bird Johnson), the National Guard Armory Building, Dr. J. Hardin Perry's residence (1966) on West Creek Street, the Fritz home at 208 Woodcrest, and Inn of the Hills on Junction Hwy in Kerrville. In Fredericksburg he officed out of Security State Bank, of which his father was the president. In Houston Mr. Stehling designed homes for prominent families in the Memorial and Buffalo Bayou neighborhoods. Jack also had an office in Mexico City. He designed the US Embassy in Mexico City along with several beach resorts. He also designed many high rise buildings and business parks. He was part of a group with Guich Kook that unsuccessfully tried to create the "Texas Embassy Living Museum" as a collection of historic structures in Caldwell County. Mr. Stehling was also involved with the Nimitz Foundation and drew plans for a "Bavarian Inn".

Mid-century architecture:

At its height in the 1950's and 1960's, the time period marked a new way of designing houses, many attributes are still found in today's houses and floorplans including- open plan living spaces, indoor/outdoor living, and integrated kitchens. Post World War II, the design world was able to use advances in engineering and improved technologies to use glass, concrete and steel in new ways. Prefabrication also allowed the building process to be comes streamlined and faster. The formality of the Victorian house and compartmentalized rooms in bungalows changed to free-flowing floor plans with the kitchen as an integral part of the house used for entertaining and full of new technology. As Michael Boyd says in Mid-Century Modern Design: A Complete Sourcebook, "...so if Victorian and Federal architectural works are protected by preservation laws, then modern architecture should also be guarded by local and national codes and by a responsible caretaker. The informed custodian must also know the limits of what can be added or extended, and most importantly – what cannot."

Sections of Historic Preservation Ordinance:

Article III - Historic Preservation - Chapter 23

(1) High rating. The most significant Resources identified in a Fredericksburg Historic Resource Survey. These properties are considered to be 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.

Historic landmark. A Resource which is an individual property (including its component parts as are regulated for properties in the Historic District) designated by the City council under subsection 23-58(b) of this article, as having outstanding historical and cultural significance in the nation, region, or community.

The designation "historic landmark" recognizes that the historic place, or the building(s), structure(s),

accessory building(s), fences, or other appurtenances at the place are of basic and vital importance for the preservation of culture and neighborhoods and economic development and promotion of tourism.

Sec. 23-58. -Designation of historic districts, historic landmarks, and preservation priority rating. (e) (2) Landmarks. The designation of new historic landmarks or the removal of the designation may be initiated by any person by request submitted to the Historic Review Board which will forward its recommendation to the City Council. The Historic Review Board shall consider the request at a meeting held in accordance with the procedures set forth in subsection 23-61(f) below. The City Council shall consider the request within 40 days following the meeting of the Historic Review Board at which the request was heard. Applications for designation of or changes to historic landmarks shall be on forms and shall contain the information required thereon as determined by the Historic Preservation Officer and shall be accompanied by the fee set forth in subsection 23-61(c) unless initiated by the Historic Review Board or City staff.

(3) Owner consent and supermajority. The designation of a property as a local historic landmark, or the inclusion of a property within the boundaries of a local historic district, shall be subject to the requirements set forth in Section 211.0165, Texas Local Government Code. The Historic Review Board is designated as the entity with exclusive authority to approve the designations of properties as local historic landmarks and the inclusion of properties in a local historic district under Section 211.0165(a)(2)(B), Texas Local Government Code.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION: Staff has worked with the current property owner to raise awareness of Jack Stehling and mid-century modern homes in Fredericksburg. Staff recommends a favorable recommendation from the Historic Review Board to City Council for landmark designation of 701 N. Milam.

Staff finds the property meets 6 of the 8 criteria used to evaluate historic significance and has importance for design and construction and association with persons significant in our past:

1. **Character, interest, or value as a part of the development, heritage, or cultural characteristics of the city;** post war residential development by a local architect that became emblematic of its time period (mid century)

c. Embodiment of distinctive characteristics of an architectural type or specimen; mid-century modern contemporary residence with numerous distinctive characteristics for the time period and style including: both the prominent middle gable roof with an extra wide chimney protruding beyond the roof, reaching above flat roofs on both sides, an open floor plan for the common areas and secluded bedrooms off a central hall, post and beam construction with exaggerated eaves, clerestory windows over a "private" front façade, stone veneer, juxtaposition of large stone fireplace with large panes of glass, sliding glass doors to the backyard that makes the outside feel inside.

d. Relationship to other distinctive buildings, sites, districts, or structures which are historically significant; relationship to 208 Woodcrest (City's first mid-century landmark) and other homes and buildings such as St. Barnabas Episocopal Sanctuary designed by Jack Stehling

e. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city; orientation on corner lot on a major street (Milam), designed around large live oak trees. The neighborhood was developed in the mid-century, but this house stands out from the rest of the neighborhood.

g. Identification with a person or persons who significantly contributed to the development or culture of the city, the state or the nation; John Arthur "Jack" Stehling was born and raised in

Fredericksburg and belonged to a prominent family as his father, Arthur Stehling, was the founder and long-time president of Security State Bank. As a registered architect, Mr. Stehling left his professional mark on Fredericksburg, the Hill Country, Houston, San Antonio, the Bahamas, and Mexico.

h. Value as protective of a historical resource. a one-of-a-kind, custom house designed by and for local and international architect, Jack Stehling, AIA.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Quality of Life Vision

ATTACHMENTS:

1. 701 N Milam photos and aerial
2. Jack Stehling designs

APPROVAL/REVIEW:

701 N. Milam—The Jack Stehling, AIA house



Image retrieved from Google Maps <https://www.google.com/maps/place/701+N+Milam+St,+Fredericksburg,+TX+78624/@30.2842967,-98.8718923>,



701 N. Milam—The Jack Stehling, AIA house

Photo credit: Traeger Furhmann of Wingman Imagery

Front façade as view from N. Milam



701 N. Milam—The Jack Stehling, AIA house

Interior photo taken from kitchen looking west

Photo credit: Traeger Furhmann of Wingman Imagery



701 N. Milam—The Jack Stehling, AIA house

Photo credit: Traeger Furhmann of Wingman Imagery

Courtyard photo looking southwest showing portion of U- shape and large glass panels



701 N. Milam—The Jack Stehling, AIA house

South section of front elevation showing chimney gable cap with main house roof gable

Jack Stehling Buildings

Address	City	Building Name	Built For/Commissioned by	Year Built not built
		Bavarian Inn		
11100 Wickdale	Piney Point Village		Quisenberry	1972
1001 Junction Hwy	Kerrville	Inn of the Hills		
403 Hunters Park Lane	Hunters Creek Village		Ann Brickenhauff	1969
911 W Creek St	Fredericksburg	J. Hardin Perry House	Dr. J. Hardin Perry	1966
	Comfort	Hermann Sons Youth Camp	Hermann Sons	1966
	Del Rio	Motel	John Scott	1966
598 Armory Road	Fredericksburg	National Guard Armory Building		1965
126 W Main	Fredericksburg	City Hall	City of Fredericksburg	1965
	Kingsland	Kingsland National Bank		1965
208 Woodcrest	Fredericksburg	Fritz Home	Fritz	1963
701 N Milam St	Fredericksburg	Jack Stehling House	Jack Stehling	1960
		Mural inside Security State Bank		
Main Street	Fredericksburg		Security State Bank	
301 Longhorn Ln	Llano		June & Jack Watkins Ruben Kammlah Siblys	1968
	Fredericksburg	St. Barnabas Episcopal Church		







HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM: Anna Hudson, Interim Director of
Development Services

MEETING DATE: April 11, 2023

CATEGORY: INDIVIDUAL CONSIDERATION

CAPTION: #23-122 at **208 Woodcrest** by *Matt Jarosz* - renovation

PRESENTATION:

SUMMARY:

The scope of the work is to update the existing mid-century modern residence built in 1963. This involves replacing all single pane windows, updating paint colors of the fascia and the existing structure. All cement board siding and stone cladding which was added to the residence at a later date will be replaced with stucco cladding. A new carport which displays mid-century modern characteristics will be added to the east portion of the property. An open-air outdoor living space is also proposed for the rear of this property.

BACKGROUND:

Historic District Design Guidelines & Standards

3.2.6 Exterior Walls

(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). - *Required*

(e) If replacement of deteriorated historic windows is necessary, use windows that match the dimensions, profile, and configuration of the historic windows. - *Required*

3.2.8 Windows

(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) can be met. - *Required*

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff commends the owners for taking on the rehab of Fredericksburg's newest landmark. The Fritz house is mostly original with minimal changes. Some original materials are deteriorated and not easily repaired. Overall staff recommends approval of the proposed changes as they meet the

Historic District Design Guidelines and Standards. However, staff recommends the proposed siding changes - including the removal of limestone wainscoting in rear and replacement of cement board siding with stucco, be replaced with a material more similar to the existing. The limestone should be retained. The cement board siding could be replaced with a composite siding to keep the look of the original design. Staff requests more information be provided on the wholesale replacement of all glazing.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. 208 Woodcrest - COA Application
2. 208 Woodcrest Street - COA Drawings

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 permits@fbgtx.org

Subject Property Address 208 Woodcrest Street Date Submitted 3/23/23
Owner name: Sarah Talley Phone # (571) 455-0385
Owner Address: 208 Woodcrest Street, Fredericksburg, Tx 78624
Authorized Applicant: Matt Jarosz (Sport & Country) Phone # (440) 465-4758

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

Applicant E-mail: design@sportandcountry.com

Desired Start Date: 05.15.2023

Desired Completion Date: 1.15.2023

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)

The scope of the work is to update the existing mid-century modern residence built in 1963. This involves replacing all single pane windows, updating paint colors of the fascia and the existing structure. All cement board siding and stone cladding which was added to the residence at a later date will be replaced with stucco cladding. A new carport which displays mid-century modern characteristics will be added to the east portion of the property. An open air outdoor living space is also proposed for the rear of 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 # 23-122

Year Built: 1963

Eligible for Administrative Approval Yes X No

Zoning: R1

Historic Review Board Meeting Date LANDMARK - HIGH

April 11,
2023

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.



EXISTING RESIDENCE, IMAGE ALONG WOODCREST STREET



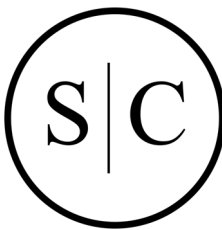
EXISTING RESIDENCE, IMAGE ALONG CATHOLIC CEMETARY ROAD



NEIGHBORING RESIDENCE, IMAGE ALONG WOODCREST STREET



NEIGHBORING RESIDENCE, IMAGE ALONG WOODCREST STREET



SPORT&COUNTRY



UPDATES:

REMOVE CONCRETE TILES, INSTALL NEW WOOD T&G SOFFIT, PAINT FASCIA, REPLACE ALL GLAZING, PAINT EXPOSED STRUCTURE, STAIN EXISTING T&G PANELING AT ROOF.



UPDATES:

REMOVE PORTION OF POOL DECK, RELOCATE POOL EQUIPMENT, PAINT FASCIA, REPLACE ALL GLAZING, PAINT EXPOSED STRUCTURE, STAIN EXISTING T&G PANELING AT ROOF, REMOVE EXISTING CEMENT BOARD SIDING AND REPLACE WITH STUCCO CLADDING.

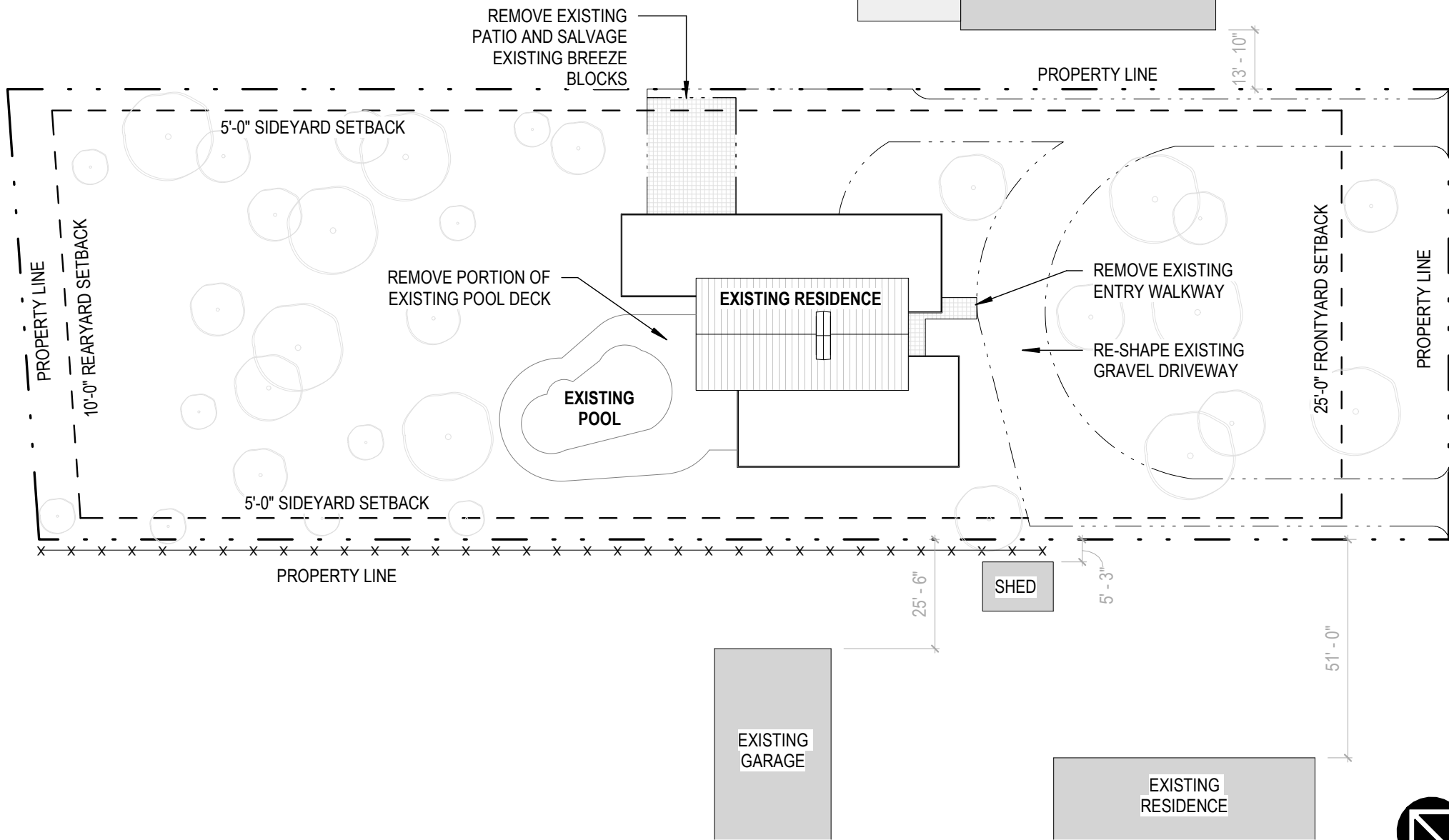


UPDATES:

REMOVE CONCRETE TILES, REMOVE BREEZE BLOCK, INSTALL NEW WOOD T&G SOFFIT, PAINT FASCIA, REPLACE ALL GLAZING, REMOVE STONE WAINSCOTING AND ALL CEMENT BOARD SIDING AND REPLACE WITH STUCCO CLADDING.



SPORT & COUNTRY



EXISTING SITE PLAN

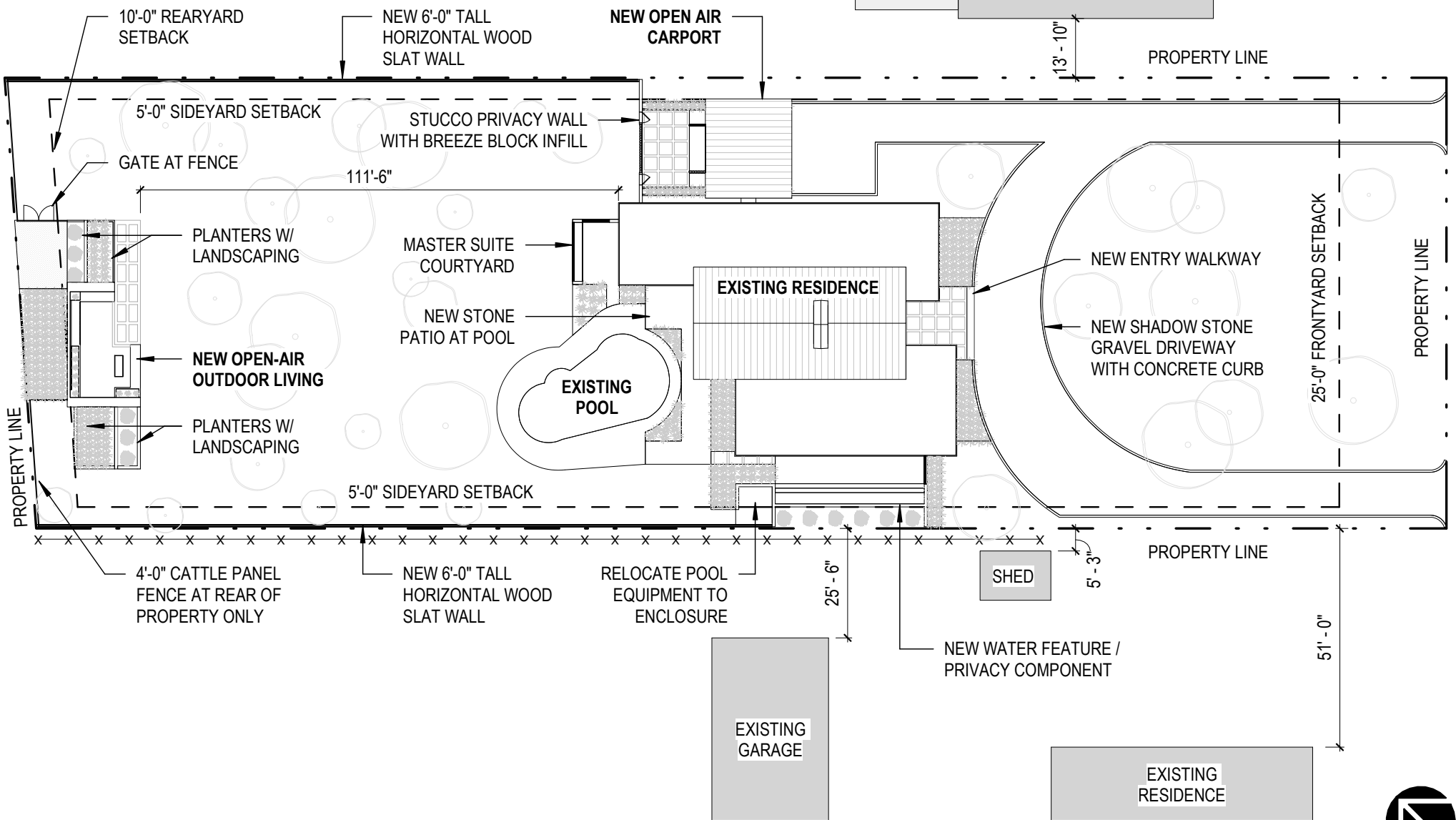
SCALE: 1/32" = 1'-0"



TRUE NORTH



SPORT & COUNTRY



EXISTING SITE PLAN

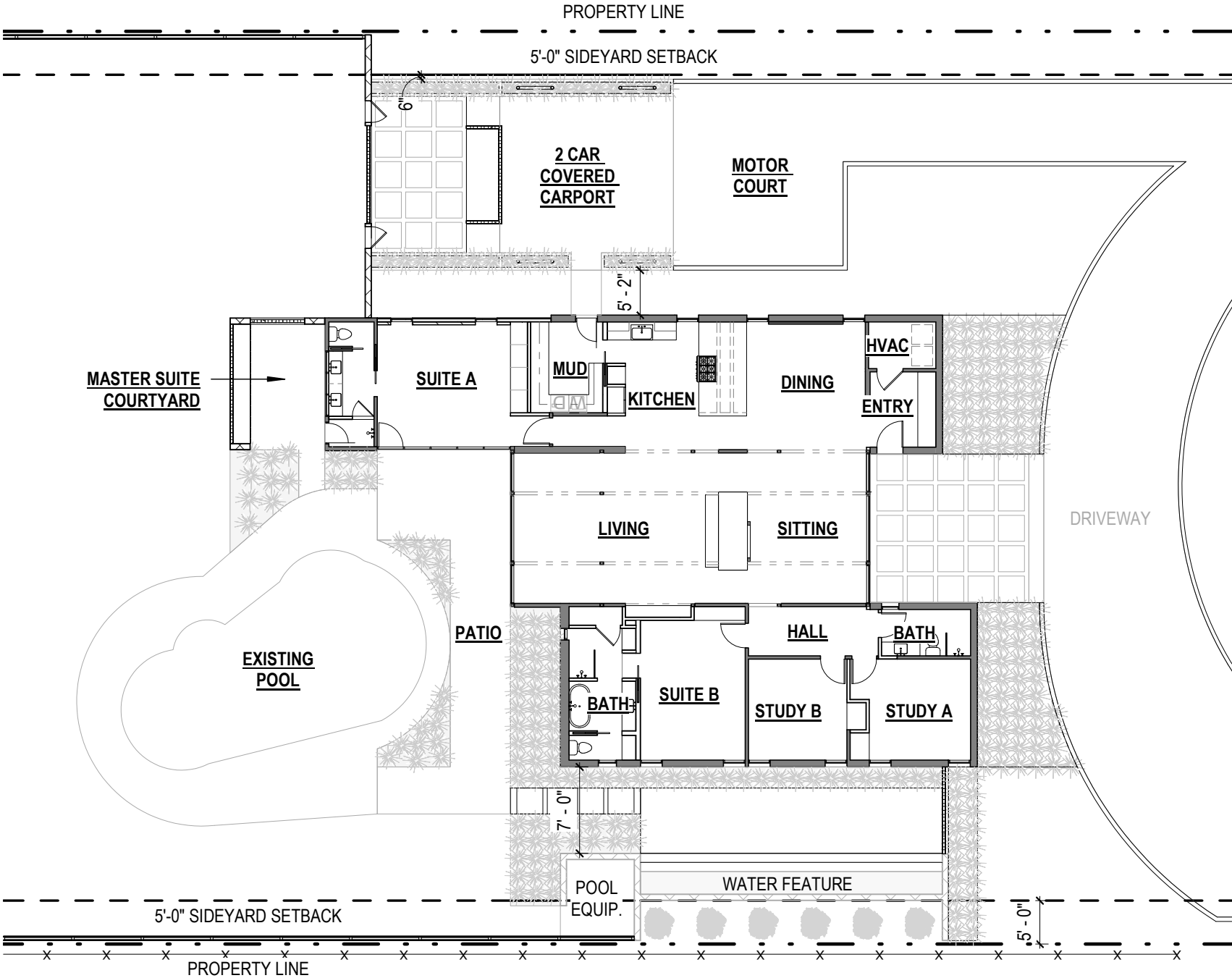
SCALE: 1/32" = 1'-0"



TRUE NORTH



SPORT & COUNTRY



WALL LEGEND

- EXISTING WALL
- NEW WALL

FLOOR PLAN

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

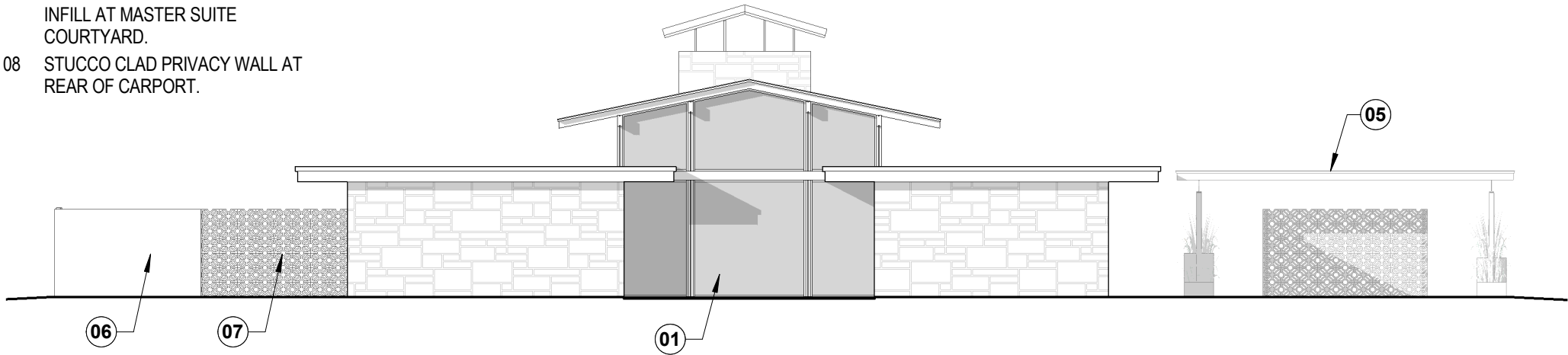


ELEVATION NOTES



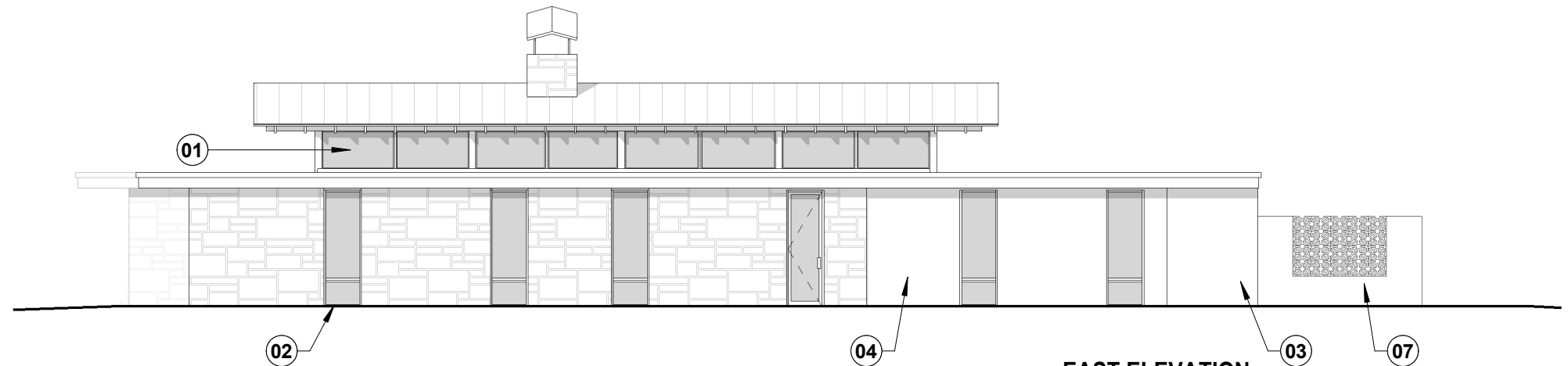
SPORT & COUNTRY

- 01 NEW STOREFRONT SYSTEM TO REPLACE EXISTING GLAZING.
- 02 NEW WINDOW SYSTEMS TO REPLACE EXISTING, TYPICAL.
- 03 REMOVE CEMENT BOARD SIDING AND REPLACE WITH STUCCO CLADDING.
- 04 REMOVE STONE WAINSCOT AND CEMENT BOARD SIDING AND INFILL WITH STUCCO CLADDING.
- 05 NEW CARPORT.
- 06 NEW WATER FEATURE & POOL EQUIPMENT SCREENING.
- 07 STUCCO WALL WITH BREEZE BLOCK INFILL AT MASTER SUITE COURTYARD.
- 08 STUCCO CLAD PRIVACY WALL AT REAR OF CARPORT.



SOUTH ELEVATION

SCALE: 1" = 10'-0"



EAST ELEVATION

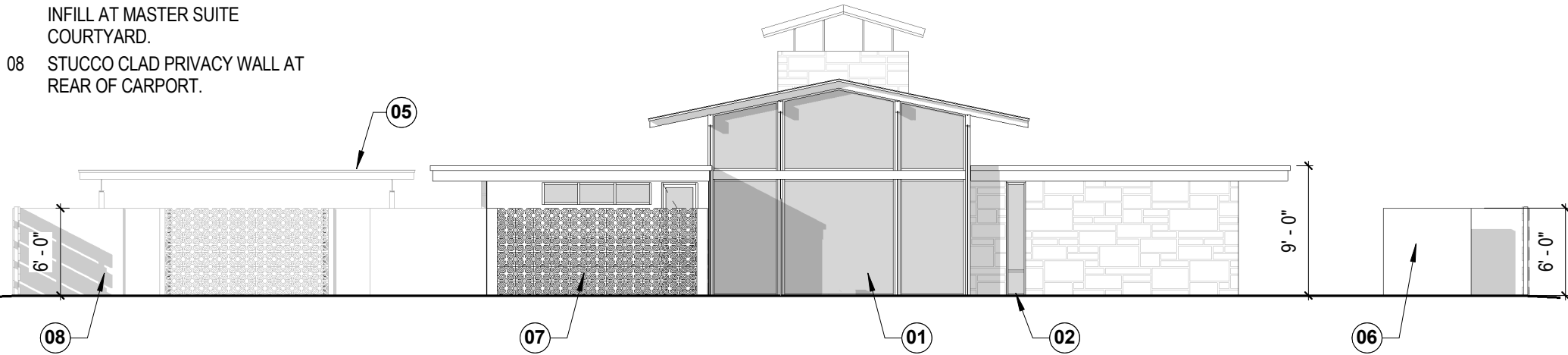
SCALE: 1" = 10'-0"

ELEVATION NOTES



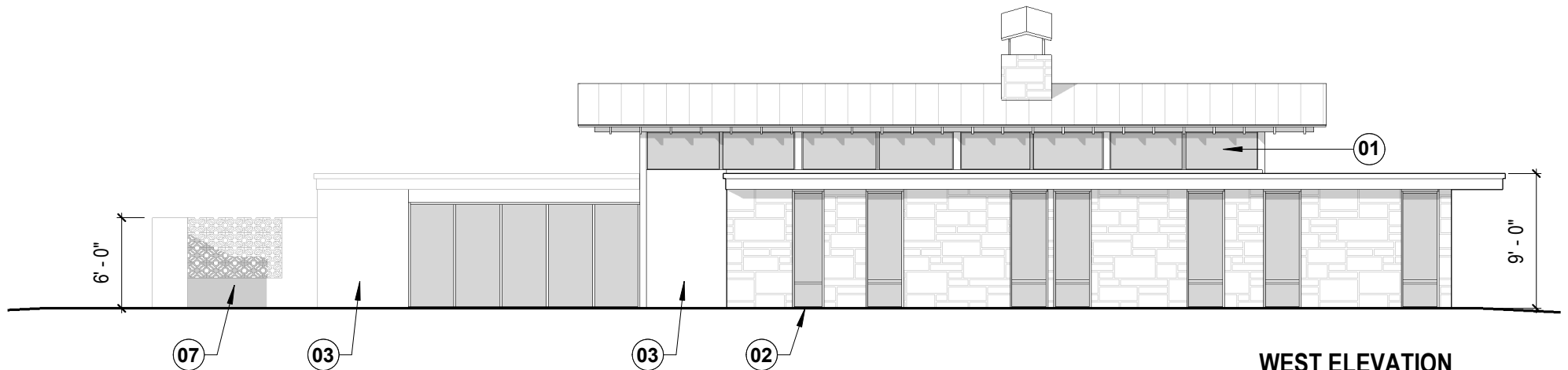
SPORT & COUNTRY

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NORTH ELEVATION

SCALE: 1" = 10'-0"



WEST ELEVATION

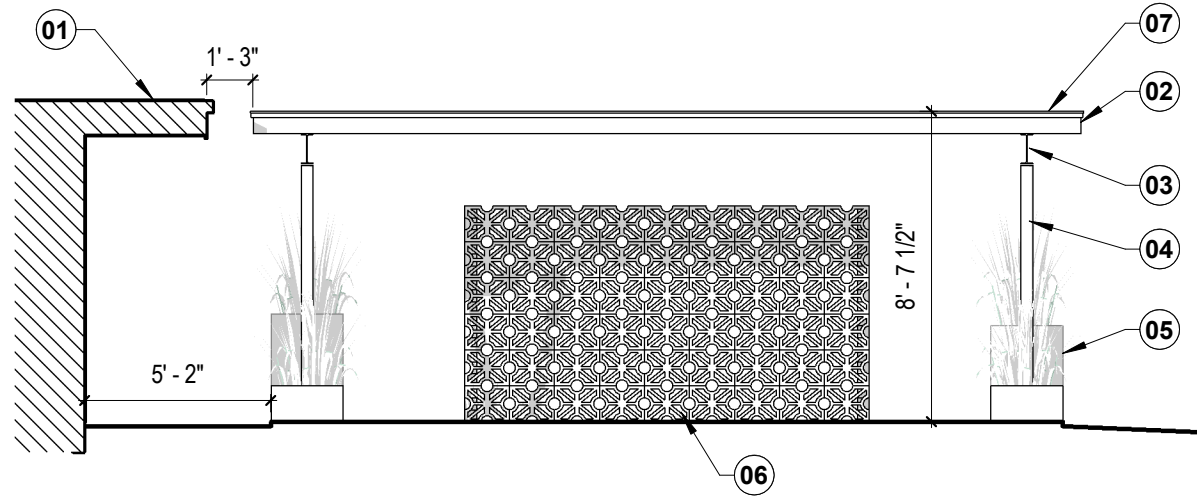
SCALE: 1" = 10'-0"

CARPORT ELEVATION NOTES



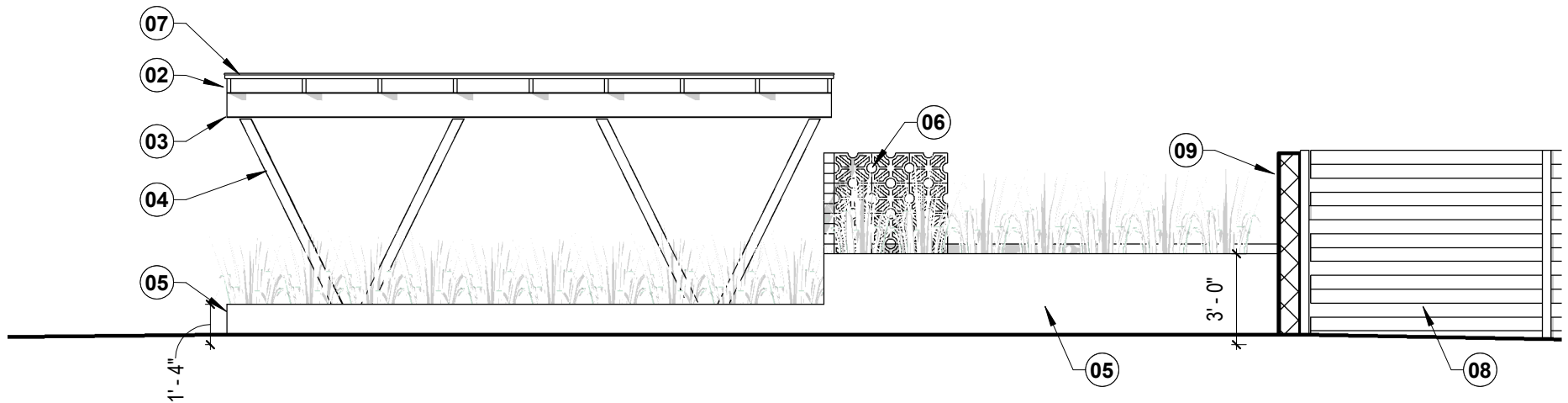
SPORT & COUNTRY

- 01 EXISTING RESIDENCE.
- 02 HOLLOW STRUCTURAL SECTION.
- 03 STEEL I-BEAM.
- 04 ANGLES STEEL PIPE COLUMN.
- 05 STUCCO CLAD PLANTER BOXES, BOTH SIDES.
- 06 ACCENT / SCREENING WALL TO BE CONSTRUCTED WITH SALVAGED BREEZE BLOCK.
- 07 METAL ROOF TO MATCH EXISTING RESIDENCE ROOF.
- 08 6'-0" TALL HORIZONTAL WOOD SLAT PRIVACY FENCE.
- 09 6'-0" TALL STUCCO CLAD PRIVACY WALL.



CARPORT - PLAN SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



CARPORT - PLAN EAST ELEVATION

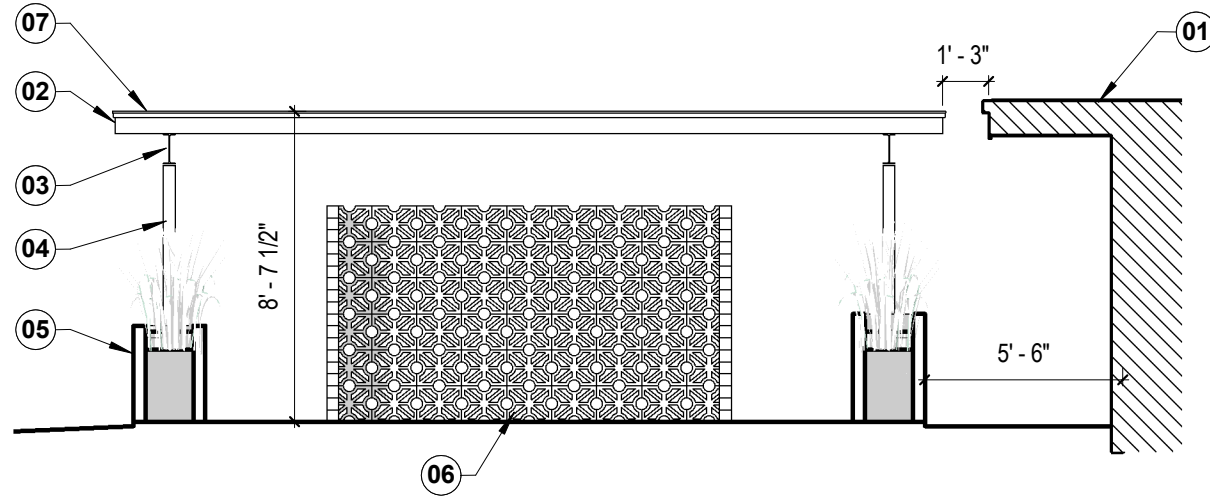
SCALE: 3/16" = 1'-0"

CARPORT ELEVATION NOTES



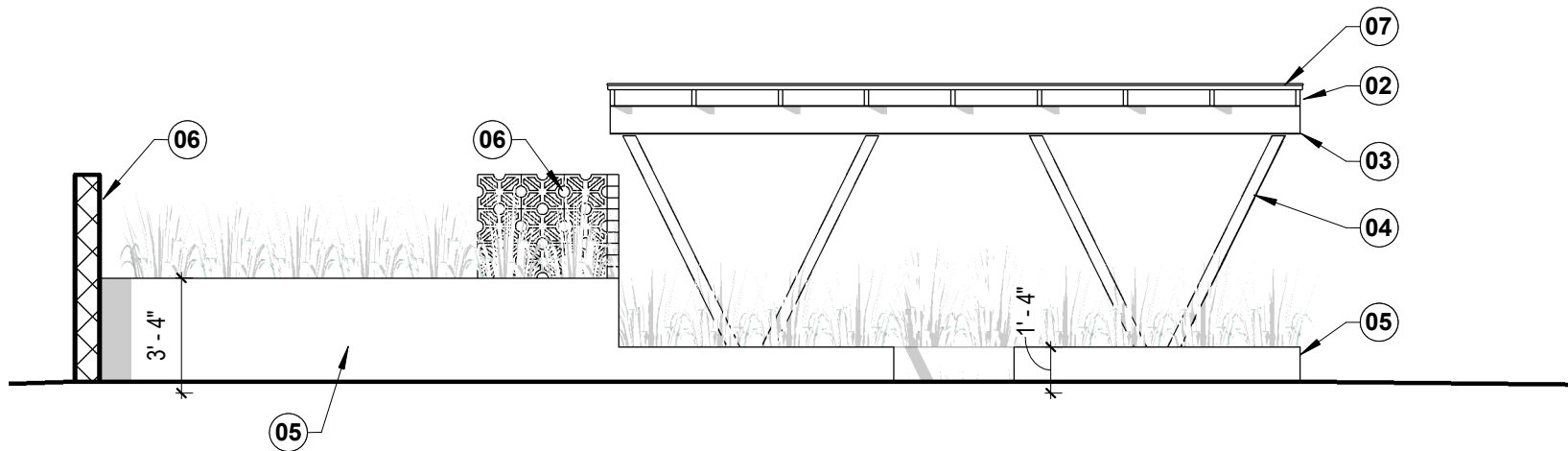
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CARPORT - PLAN NORTH ELEVATION

SCALE: 3/16" = 1'-0"



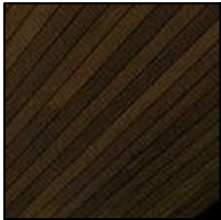
CARPORT - PLAN WEST ELEVATION

SCALE: 3/16" = 1'-0"

MATERIALS



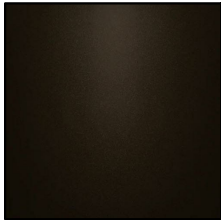
STRUCTURE AND FASCIA
(PAINT: SW 7041 OR SIMILAR)



WOOD SOFFIT
(STAIN TO ACCENT SW 7041)



STUCCO - LIGHT CREAM
(INTEGRAL COLOR)



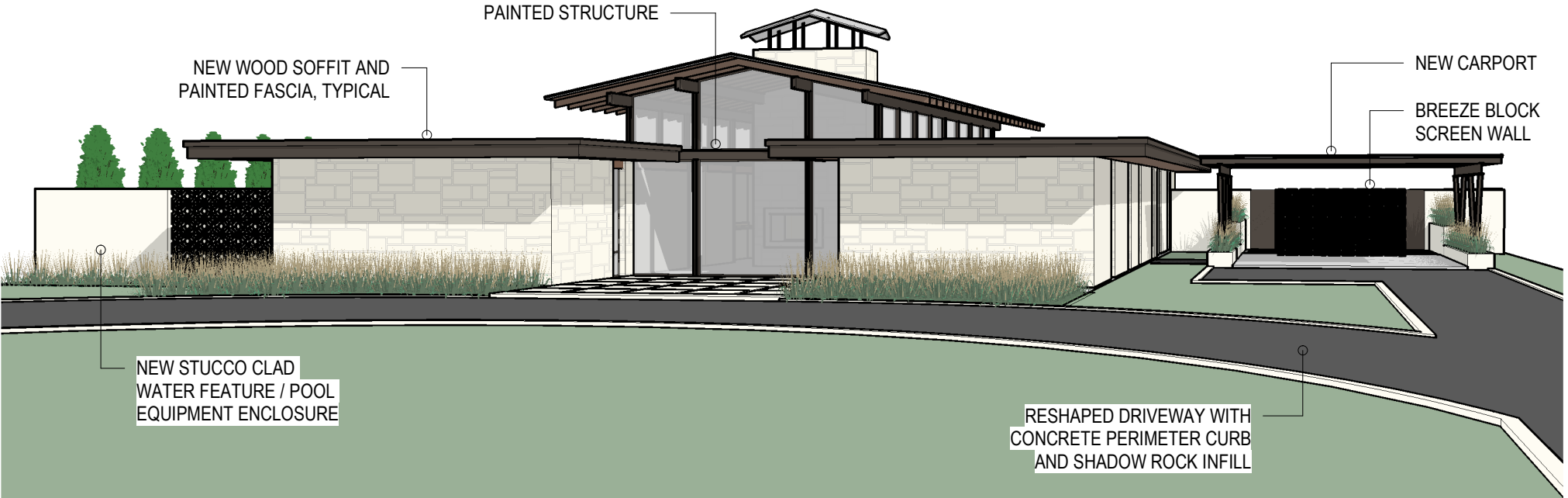
WINDOW / DOOR FRAMES
(ANODIZED BRONZE ALUMINUM)



STONE DRIVEWAY
(SHADOW STONE)



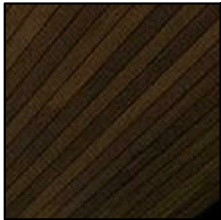
SPORT&COUNTRY



MATERIALS



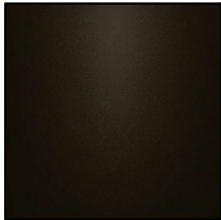
STRUCTURE AND FASCIA
(PAINT: SW 7041 OR SIMILAR)



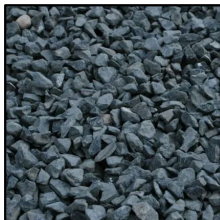
WOOD SOFFIT
(STAIN TO ACCENT SW 7041)



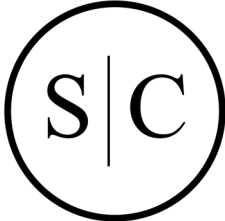
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(INTEGRAL COLOR)



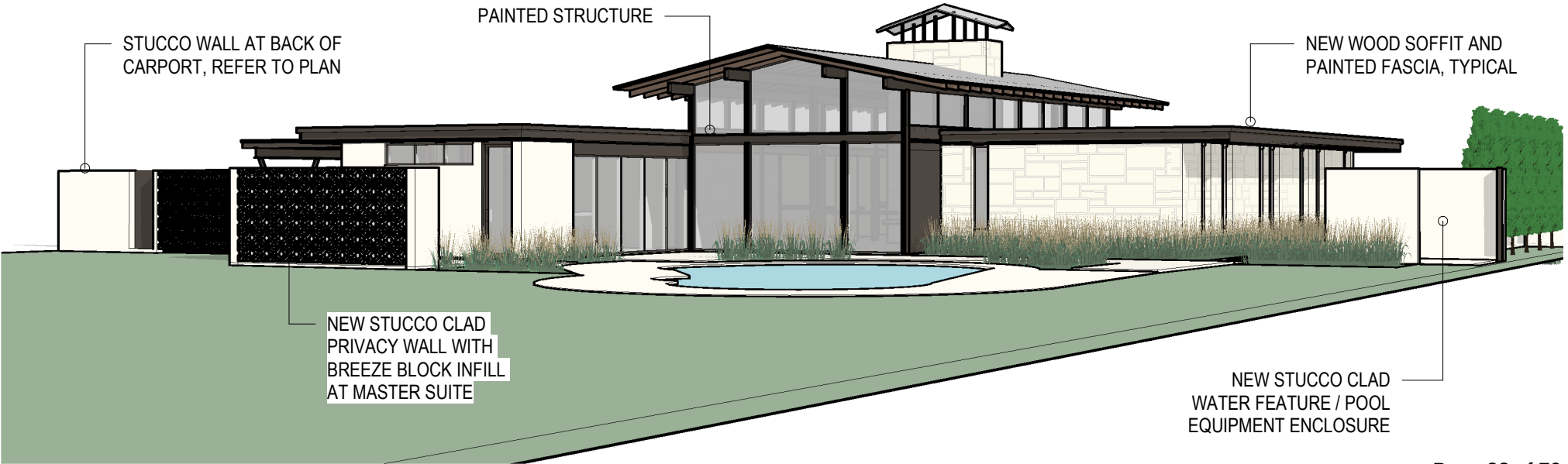
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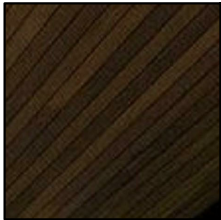
SPORT&COUNTRY



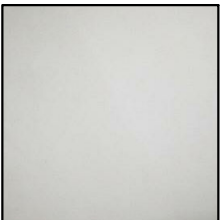
MATERIALS



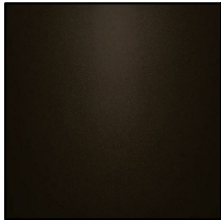
STRUCTURE AND FASCIA
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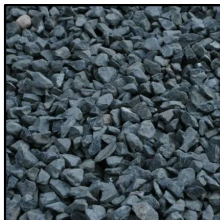
WOOD SOFFIT
(STAIN TO ACCENT SW 7041)



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(INTEGRAL COLOR)



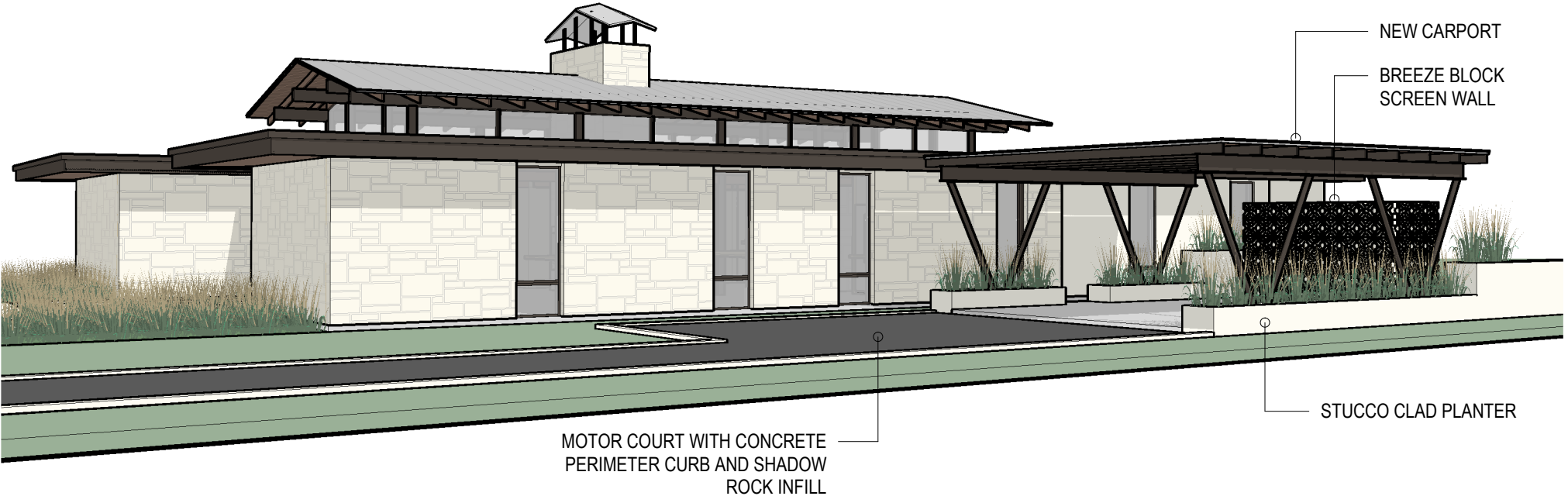
WINDOW / DOOR FRAMES
(ANODIZED BRONZE ALUMINUM)



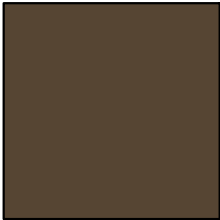
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(SHADOW STONE)



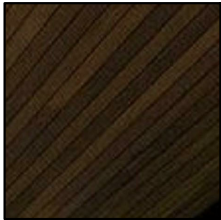
SPORT&COUNTRY



MATERIALS



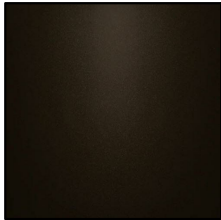
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(STAIN TO ACCENT SW 7041)



STUCCO - LIGHT CREAM
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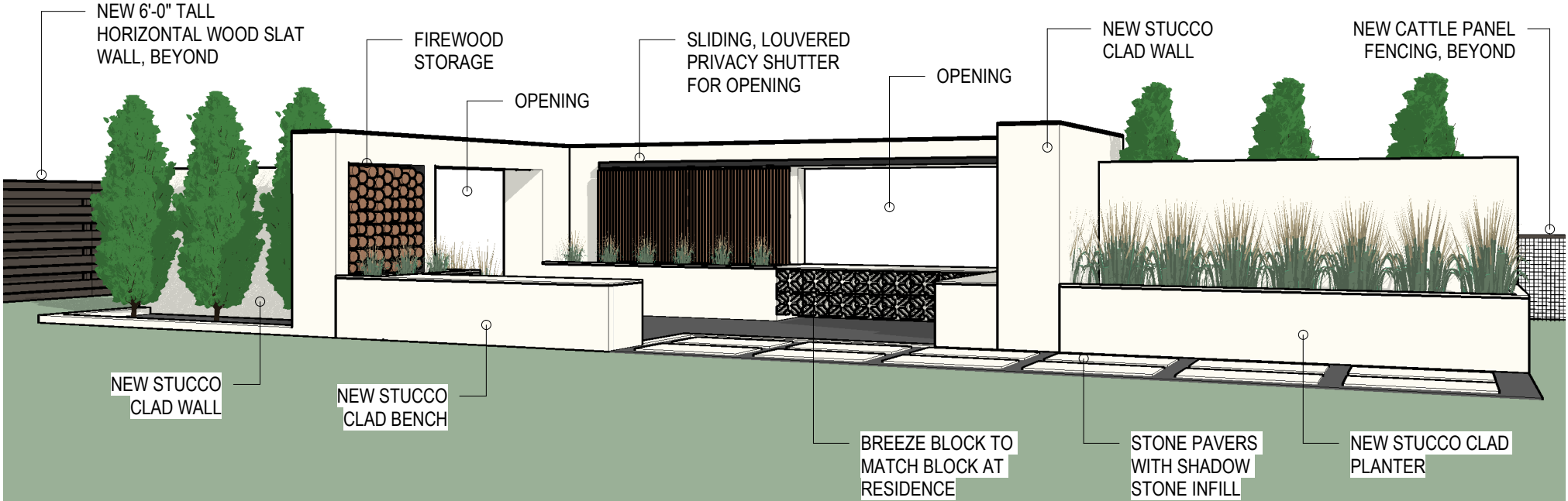
WINDOW / DOOR FRAMES
(ANODIZED BRONZE ALUMINUM)



STONE DRIVEWAY
(SHADOW STONE)



SPORT&COUNTRY





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM: Anna Hudson, Interim Director of
Development Services

MEETING DATE: April 11, 2023

CATEGORY: INDIVIDUAL CONSIDERATION

CAPTION: #23-123 at **217 W Centre St** by Matt Jarosz for renovation and addition

PRESENTATION:

SUMMARY:

Applicant is requesting a Certificate of Appropriateness for:

Renovation and addition to the existing residence. The addition and renovation work is to be complimentary in form and material to the existing 'Minimal Traditional' style home. Lap siding with similar exposure profile will replace the existing asbestos shingle siding. White stucco, board & batten siding, and minimal stone veneer cladding will also be used to complement the new siding. The addition will also consist of a covered porch which wraps the South and West facades. Replace composite shingle roof with flat pan standing seam metal roof

BACKGROUND:

Historic District Design Guidelines & Standards

3.2.5 Porches & Exterior Stairs

Alterations

(b) Do not add new porch features or ornamentation where not historically present - *Required*

3.3 Additions

Height & Massing

(d) For rear additions, consider using hyphens, breezeways, insets, or offsets to connect the addition to the historic building differentiating the massing from the original main house.

(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 if visible from public ROW*

(t) Limiting the materials palette for additions to two materials is recommended.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

The Minimal Traditional house has a medium rating. Overall staff finds the proposals to be in keeping with the Design Guidelines and Standards except for the number of materials being used. Staff recommends 2, but no more than 3 materials be used. The addition of the proposed front wrapping

porch would change the character of the simple stoop entry as is a common feature for the style of house. Such a porch would be appropriate on the rear.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. 217 W Centre St - COA Application
2. 217 W Centre Medium rating Survey
3. 217 W Centre St - COA drawings

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 permits@fbgtx.org

Subject Property Address 217 West Centre Street Date Submitted 3/24/23
Owner name: Michael Madden Phone # (949) 689-0838
Owner Address: 217 West Centre Street
Authorized Applicant: Matt Jarosz (Sport & Country) Phone # (440) 465-4758

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

Applicant E-mail: design@sportandcountry.com

Desired Start Date: 06.15.2023

Desired Completion Date: 1.15.2023

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)

The scope includes a renovation and addition to the existing residence. The addition and renovation work is to be complimentary in form and material to the existing 'Minimal Traditional' style home. Lap siding with similar exposure profile will replace the existing asbestos shingle siding. White stucco, board & batten siding, and minimal stone veneer cladding will also be used to compliment the new siding. The addition will also consist of a covered porch which wraps the South and West facade.

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 # 23-123

Year Built:

Eligible for Administrative Approval ☐ Yes ☒ No

Zoning: R1

Historic Review Board Meeting Date April 11, 2023

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.

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 217 W CENTRE ST

LAT/LON 30.281892 -98.8693

ALTERNATE ADDRESS N/A

PARCEL # 2061

LEGAL DESCRIPTION BASSE BLK 4 LOT 22 & 23

OWNER NAME MCDONNELL, GARY L & BELINDA K

2017 GCAD VALUATION \$249,800

PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION None

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

If recommended eligible: CRITERIA (local) N/a

CRITERIA (NRHP) N/a

HISTORICAL INFORMATION

Per aerial review, this resource was constructed between 1948 and 1963. Previous owner was contractor J. Nichols.

PHYSICAL DESCRIPTION

YR. BUILT 1949

YR. SOURCE CAD

TYPE Building

FORM L-plan

PRIMARY STYLE Minimal Traditional

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling



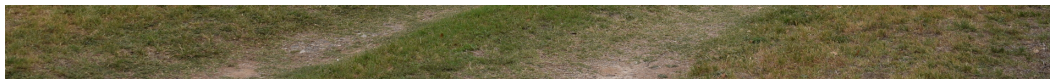
VISIBLE 1. carport
ANCILLARY not hist.-age ('69 or later)
RESOURCES

ALTERATIONS Detached shed connected to house via addition and breezeway
 Door (primary) replaced
 Rear porch door replaced
 Windows replaced – all
 Wall cladding replaced

GENERAL
NOTES

SOURCES USGS aerials







ADDITIONAL/HISTORICAL PHOTOS

217 W CENTRE ST SURVEY ID# 28





PERSPECTIVE FROM WEST CENTRE STREET



PERSPECTIVE FROM WEST CENTRE STREET



PERSPECTIVE FROM EAST PROPERTY LINE



PERSPECTIVE FROM SOUTHEAST PORTION OF SITE



PERSPECTIVE FROM WEST CENTRE STREET



PERSPECTIVE FROM WEST CENTRE STREET



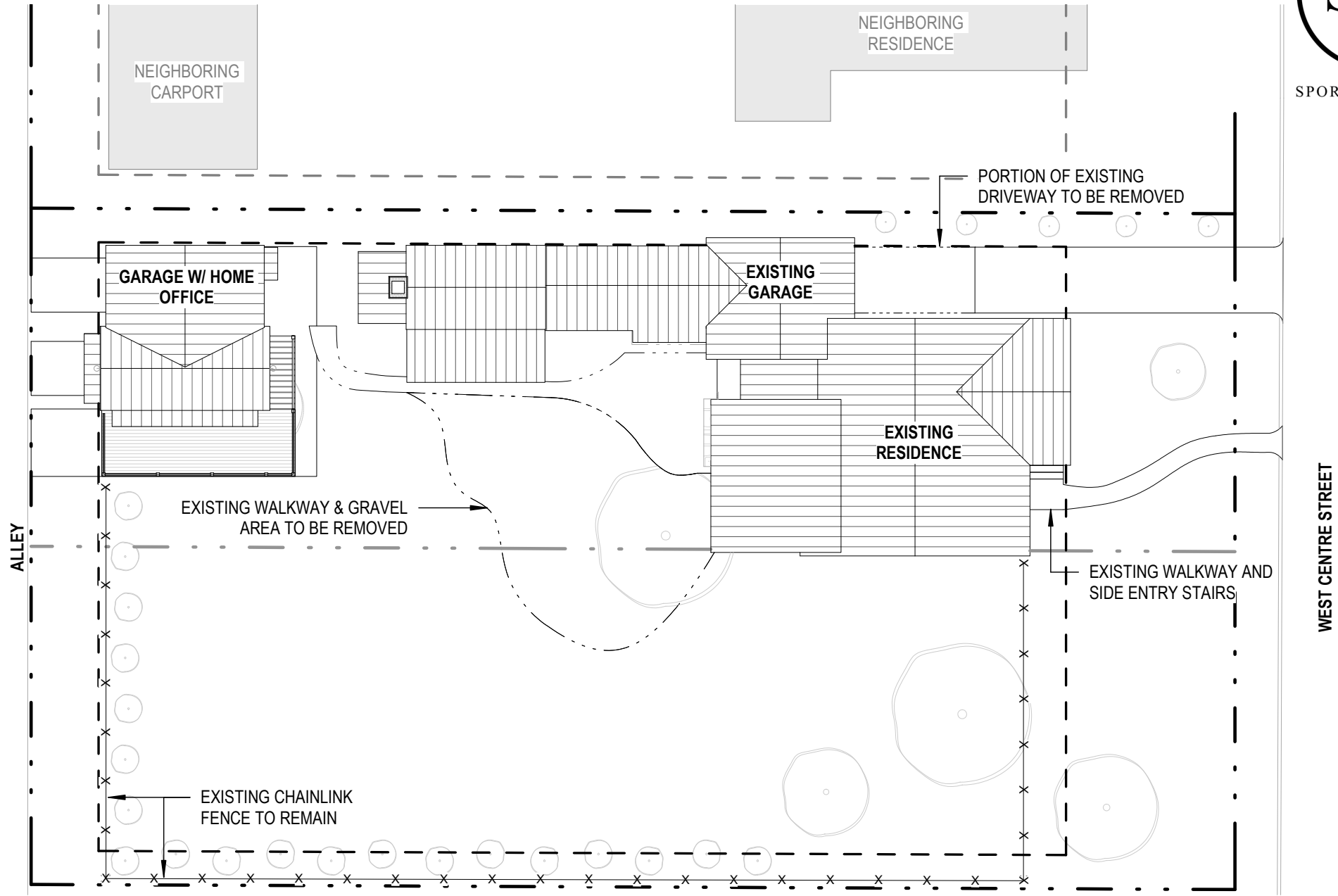
NEIGHBORING RESIDENCE TO EAST



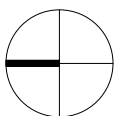
NEIGHBORING RESIDENCE TO WEST



SPORT&COUNTRY



EXISTING SITE PLAN
SCALE: 1"= 20'-0"



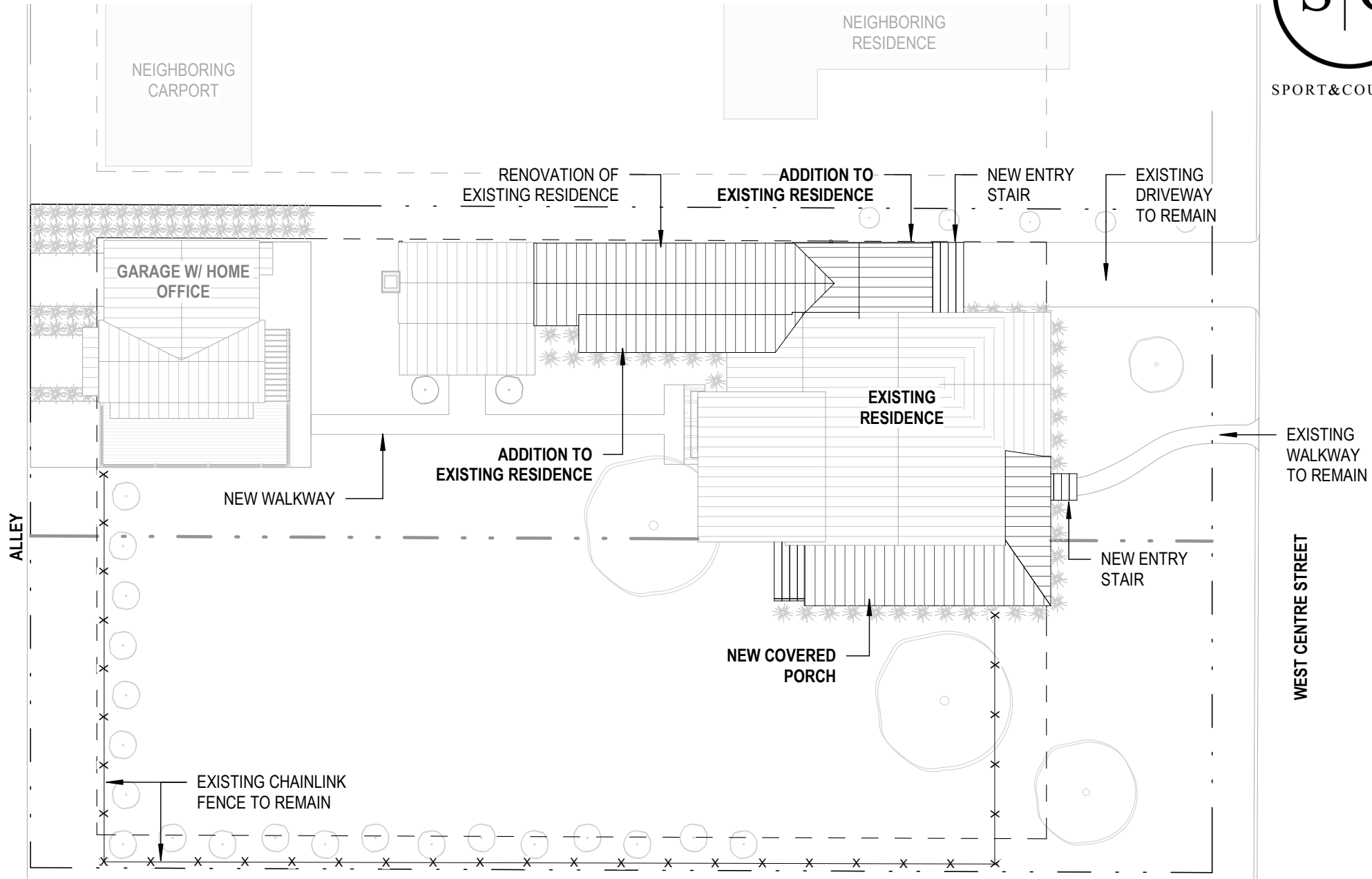
PLAN NORTH



TRUE NORTH

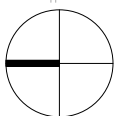


SPORT & COUNTRY



EXISTING SITE PLAN

SCALE: 1"= 20'-0"



PLAN NORTH



TRUE NORTH

WALL LEGEND

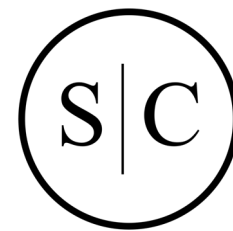
EXISTING WALL

NEW WALL

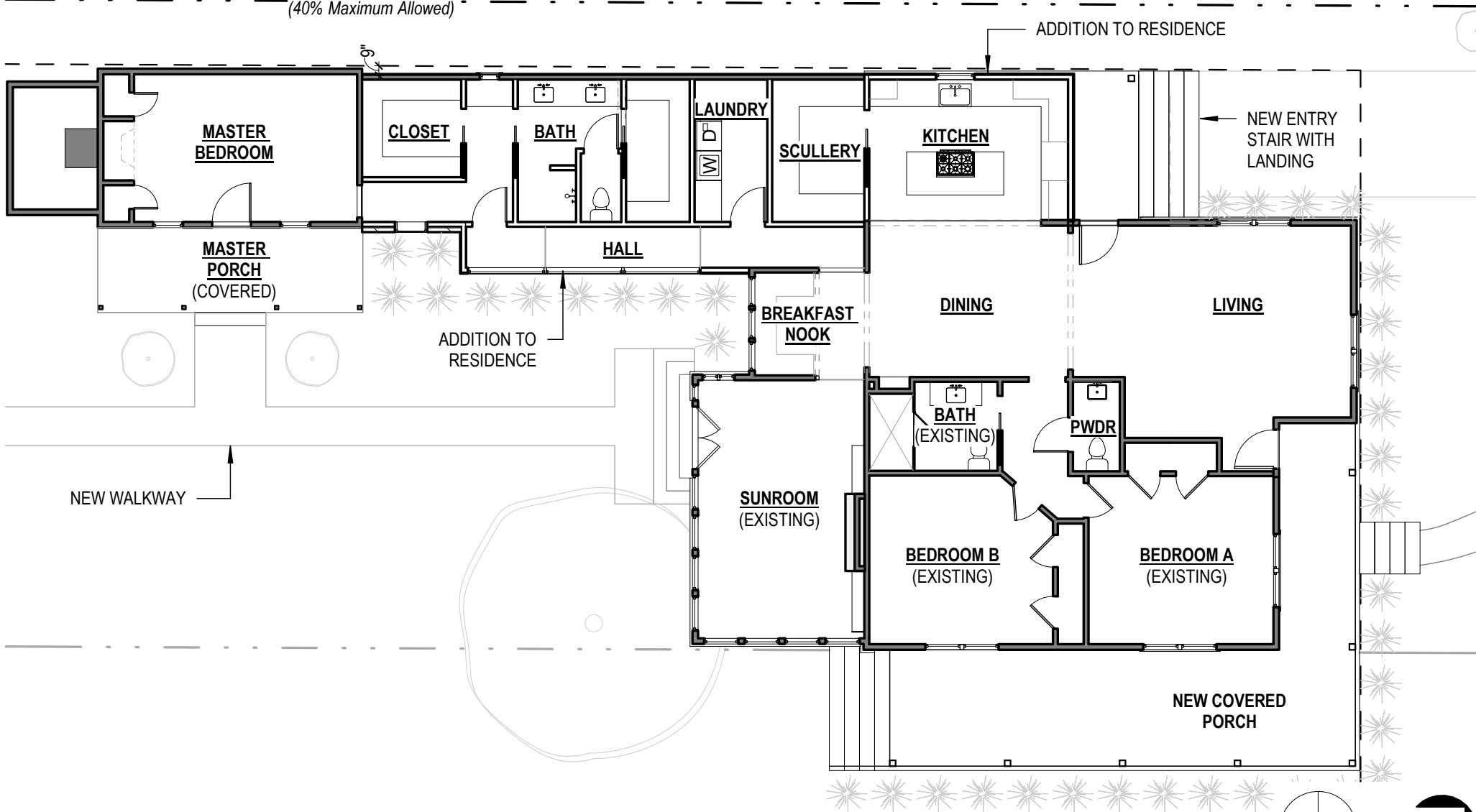
BUILDING INFORMATION

Lot: 17,850 SF
Existing Residence: 2,474 SF
Garage + Covered Parking: 1,119 SF
Addition to Residence: 320 SF
New Covered Porch: 427 SF
Total Building Coverage: 4,340 SF

Lot Building Coverage: 24%
(40% Maximum Allowed)

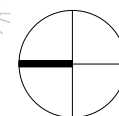


SPORT & COUNTRY



RESIDENCE FLOOR PLAN

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

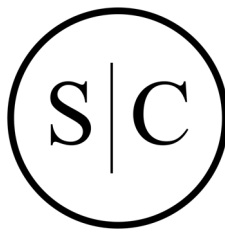


PLAN
NORTH



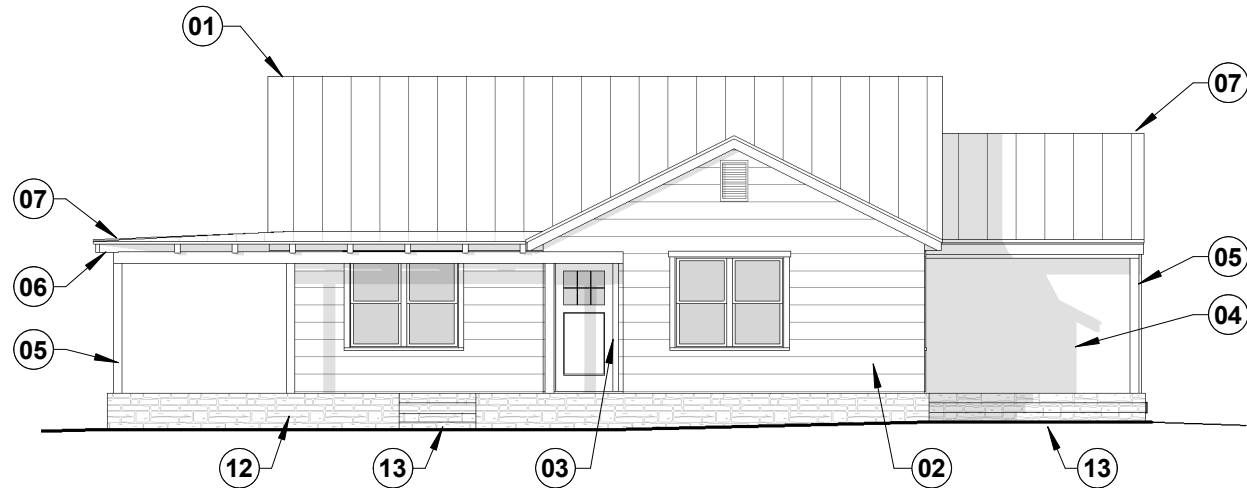
TRUE
NORTH

RESIDENCE ELEVATION NOTES



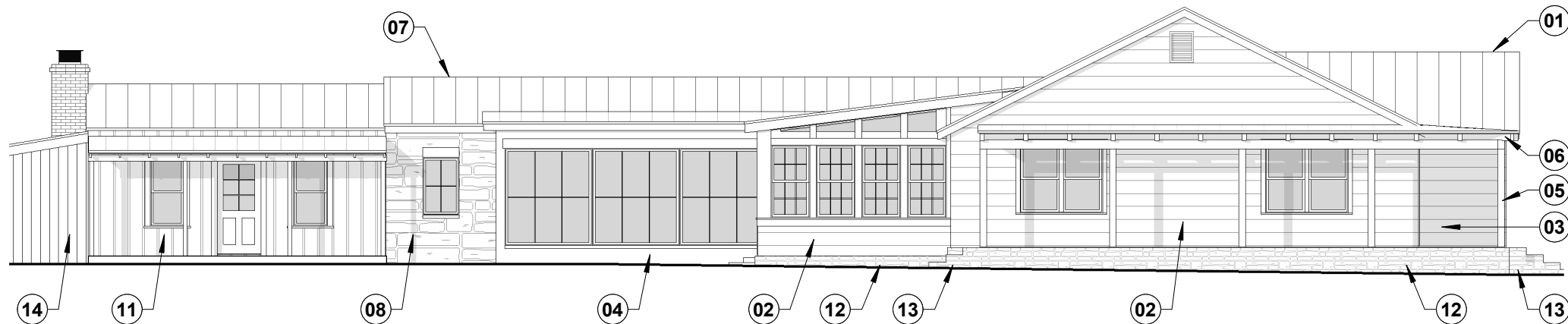
SPORT & COUNTRY

- 01 EXISTING COMPOSITE SHINGLE ROOF REPLACED WITH NEW FLAT PAN STANDING SEAM METAL ROOF, TYPICAL.
- 02 EXISTING SHINGLE SIDING WITH 11" EXPOSURE TO BE REPLACED WITH NEW CEMENT BOARD SIDING. NEW SIDING EXPOSURE TO BE 10 3/4".
- 03 EXISTING CEDAR SHAKE SIDING AT ENTRY DOOR TO BE REMOVED AND REPLACED WITH NEW CEMENT BOARD SIDING.
- 04 NEW, STUCCO CLAD EXTERIOR WALL.
- 05 TIMBER PORCH BEAM AND COLUMNS.
- 06 TIMBER ROOF RAFTERS WITH T&G PANELING ABOVE.
- 07 NEW FLAT PAN STANDING SEAM ROOF.
- 08 NEW, LIMESTONE VENEER CLAD EXTERIOR WALL.
- 09 EXISTING CORRUGATED METAL PANEL CLADDING TO BE REPLACED WITH BOARD AND BATTEN SIDING TO MATCH EXISTING GUEST HOUSE. PAINT WHITE.
- 10 EXISTING CEDAR SHAKE CLADDING TO BE REPLACED WITH STUCCO CLADDING.
- 11 EXISTING BOARD AND BATTEN SIDING TO REMAIN. PAINT WHITE.
- 12 LIMESTONE CLAD PERIMETER GRADE BEAM.
- 13 LIMESTONE CLAD STAIR.
- 14 EXISTING CORRUGATED METAL SHED TO REMAIN.



02 RESIDENCE - SOUTH ELEVATION

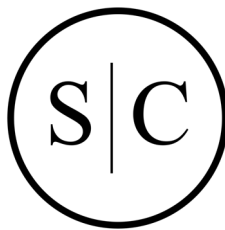
SCALE: 1" = 10'-0"



01 RESIDENCE - WEST ELEVATION

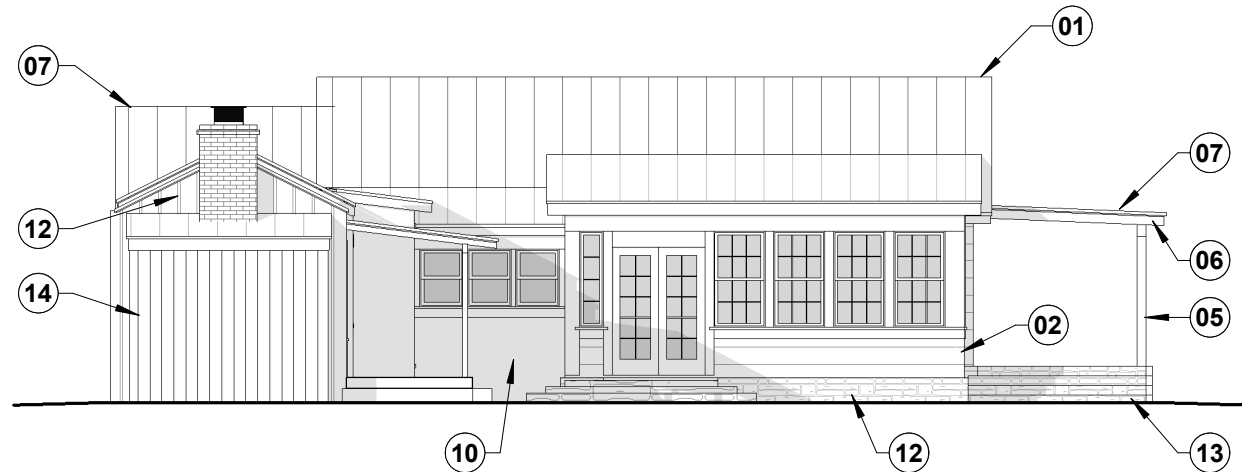
SCALE: 1" = 10'-0"

RESIDENCE ELEVATION NOTES



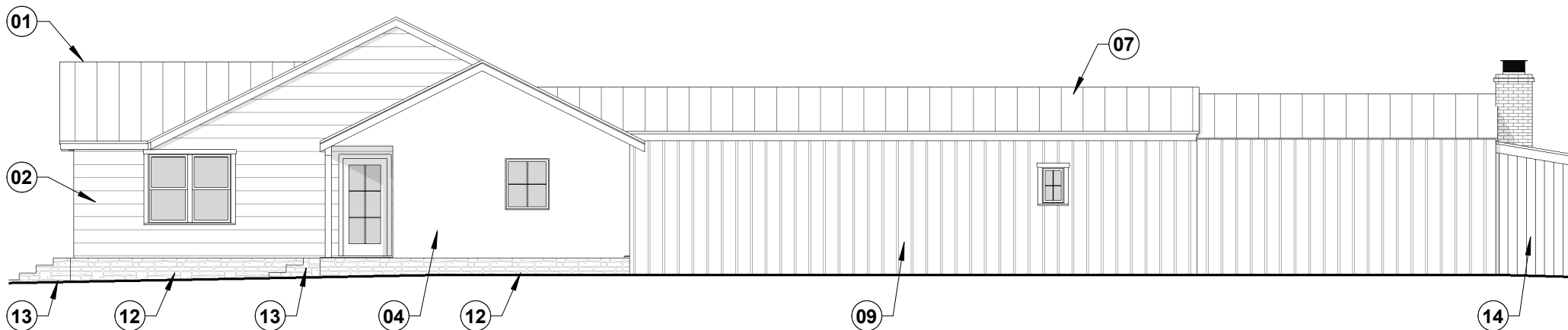
SPORT & COUNTRY

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02 RESIDENCE - NORTH ELEVATION

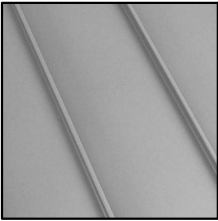
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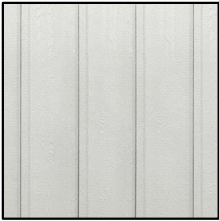
01 RESIDENCE - EAST ELEVATION

SCALE: 1" = 10'-0"

MATERIALS LEGEND



METAL ROOF - GALVALUME
(FLAT PAN STANDING SEAM)



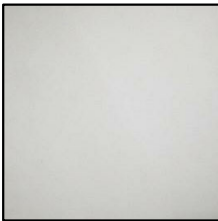
BOARD & BATTEN SIDING
(TO MATCH EXISTING)



LAP SIDING
(10 3/4" EXPOSURE)



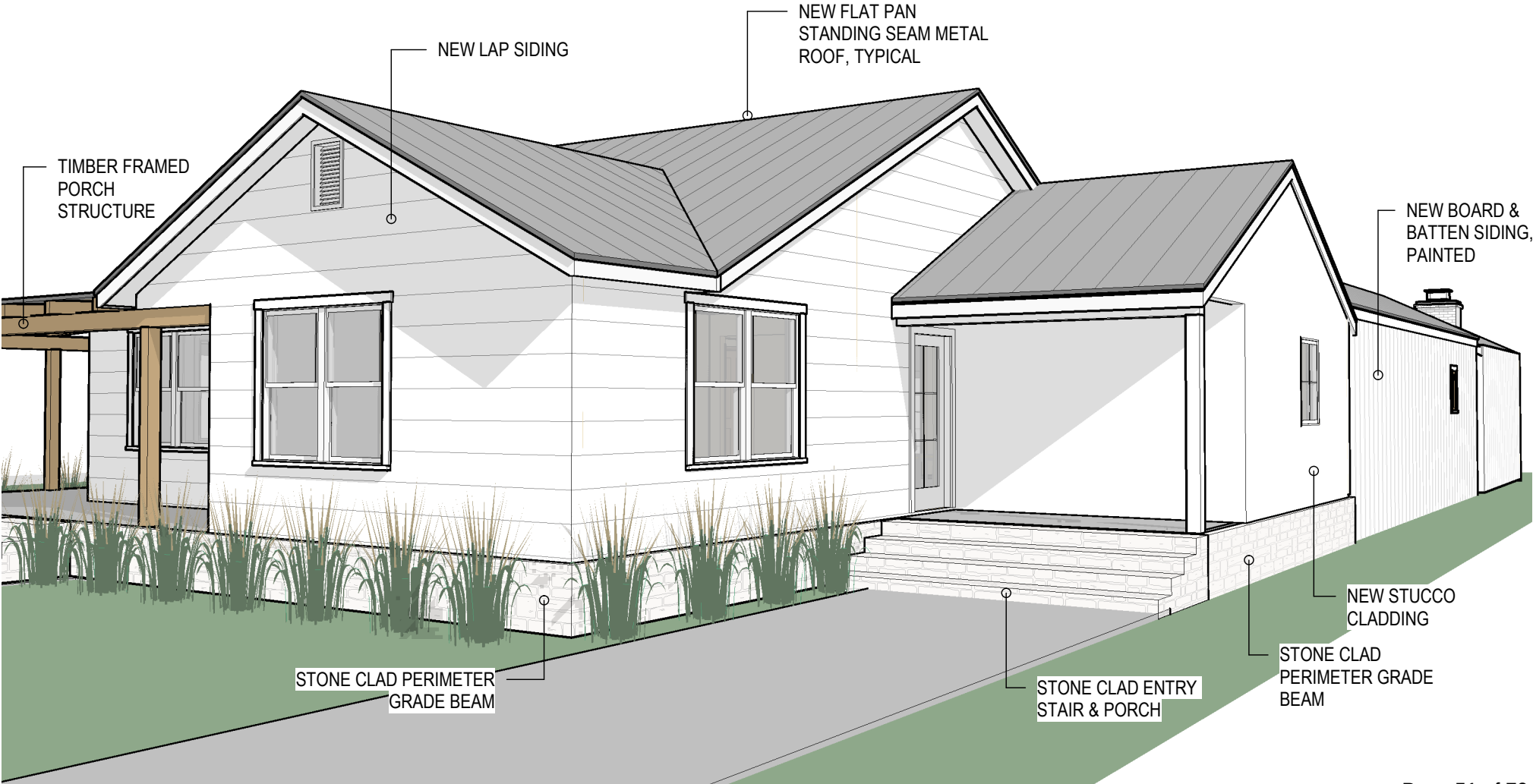
STONE VENEER
(CREAM & LIGHT GREY)



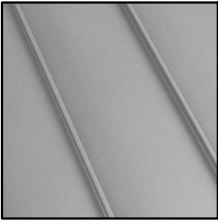
STUCCO - WHITE
(INTEGRAL COLOR)



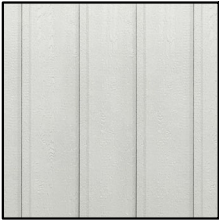
SPORT&COUNTRY



MATERIALS LEGEND



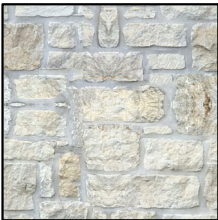
METAL ROOF - GALVALUME
(FLAT PAN STANDING SEAM)



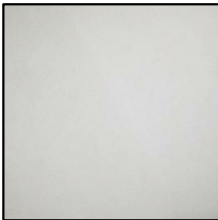
BOARD & BATTEN SIDING
(TO MATCH EXISTING)



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(10 3/4" EXPOSURE)



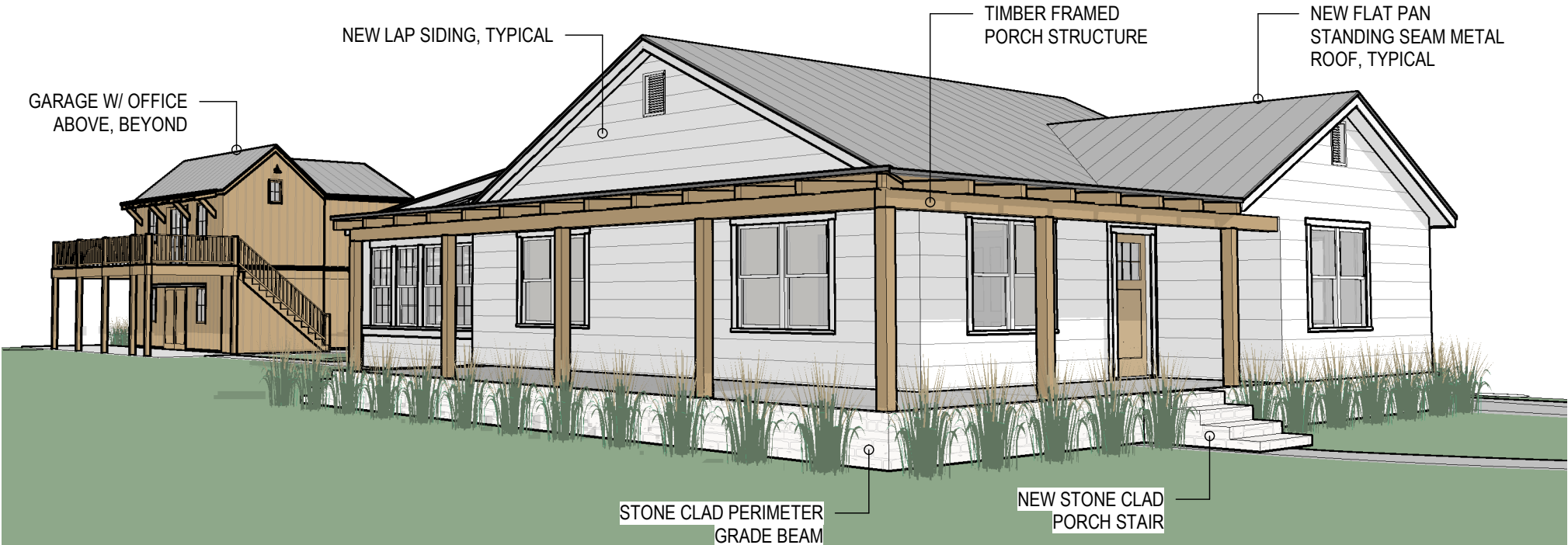
STONE VENEER
(CREAM & LIGHT GREY)



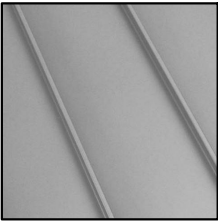
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(INTEGRAL COLOR)



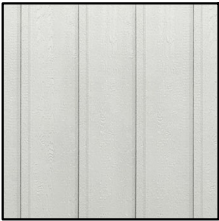
SPORT & COUNTRY



MATERIALS LEGEND



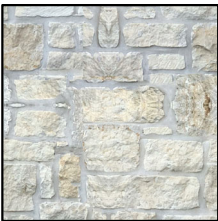
METAL ROOF - GALVALUME
(FLAT PAN STANDING SEAM)



BOARD & BATTEN SIDING
(TO MATCH EXISTING)



LAP SIDING
(10 3/4" EXPOSURE)



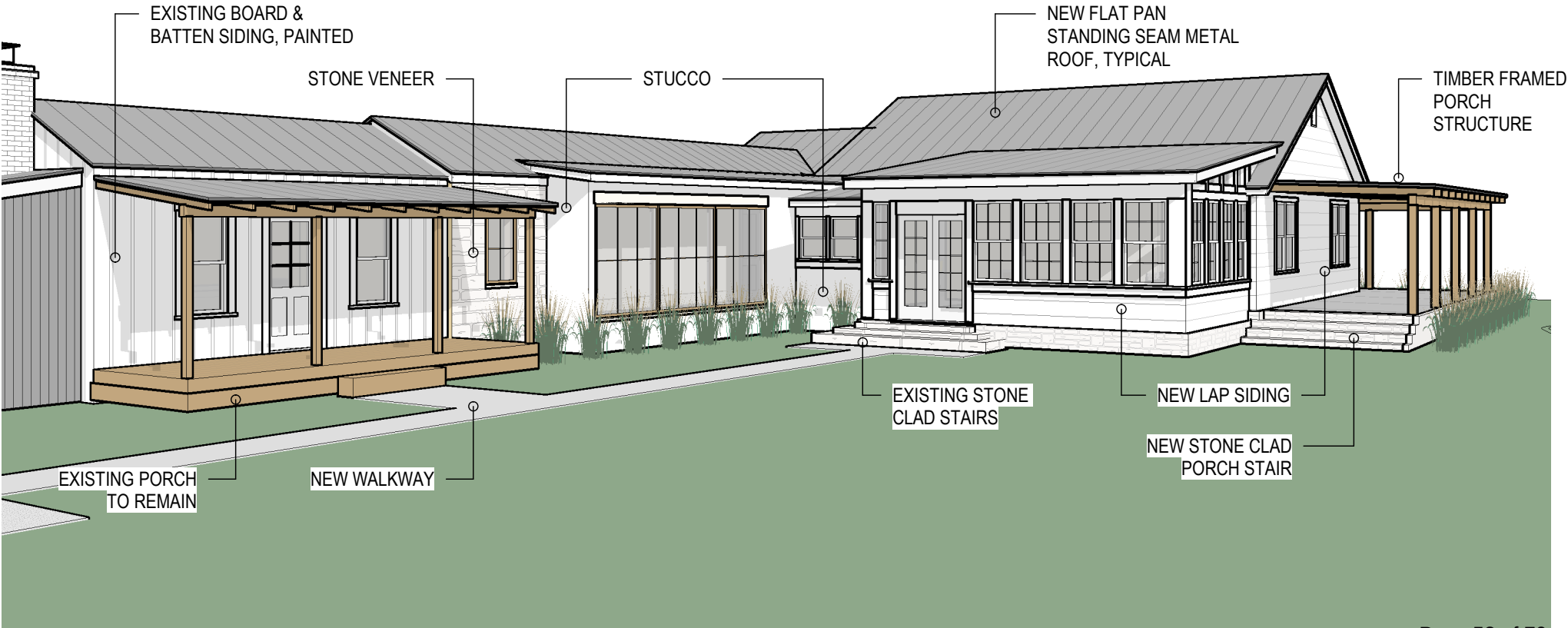
STONE VENEER
(CREAM & LIGHT GREY)



STUCCO - WHITE
(INTEGRAL COLOR)



SPORT & COUNTRY





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM: Shelby Collier, Associate Planner

MEETING DATE: April 11, 2023

CATEGORY: INDIVIDUAL CONSIDERATION

CAPTION: #23-124 at **505 W Main St** by *Bob Ball* - addition of vinyl patio enclosure

PRESENTATION:

SUMMARY:

Applicant is requesting approval to:

install a new side enclosure on the existing concrete deck. It will measure 13 in width and will have vinyl windows and black vinyl attached to metal posts mounted in the concrete deck.

BACKGROUND:

Historic District Design Guidelines & Standards

3.2.9 Canopies and Awnings

Alterations

(e) Because awnings and canopies are functional building elements with significant energy efficiency benefits, adding awnings where they did not exist historically may be appropriate in some situations, provided that the new awning or canopy is simple in design, does not conceal or distract from historic character-defining features, and is installed without damaging significant character-defining features (SOI Standard 9) - *Required*

3.3 Additions

Height & Massing

(d) For rear additions, consider using hyphens, breezeways, insets, or offsets to connect the addition to the historic building, differentiating the massing from the original main house.

City of Fredericksburg Zoning Ordinance

Sec. 8.100 Temporary Use Types

(M) No Temporary type structures shall be placed in the Historic Overlay District (HO). Temporary structures shall include, mobile trailer units, portable structures, sun shades of whatever material, tents, tarps, or umbrellas. Notwithstanding the foregoing sentence, the use of tents by Event Centers, and the use of umbrellas or similar detached (portable), non-structural sun shading devices by a restaurant for that restaurant's outdoor eating and serving areas, shall be permitted in the HO in conformance with conditions.

FUNDING SOURCE:**FINANCIAL IMPACT:****STAFF RECOMMENDATION:**

The Bungalow building has a High rating.

Staff finds that the proposed request is not in keeping with Sec. 8.100 of the Zoning Ordinance or 3.2.9 of the Historic District Design Guidelines and Standards as the "Temporary Structure" is not portable as required per Sec 8.100 of the Zoning Ordinance and is considered inappropriate for a High rated structure per 3.2.9 of the Historic District Design Guidelines and Standards.

If it is the applicant's desire to provide cover for his guests visiting the restaurant, Staff encourages him to seek a permanent, appropriate addition to the building that is acceptable per 3.3 - Additions to Historic Properties, of the Historic District Design Guidelines and Standards.

Staff recommends denial.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. COA app for porch addition
2. Mock up of awning
3. example awning with posts no vinyl
4. Sec. 8.100. TEMPORARY_USE_TYPES.
5. Sec.3.2.9 Canopies and Awnings

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 permits@fbgtx.org

Subject Property Address 505 West Main Street Date Submitted 4/23/23
Owner name: Jacks Chop House- Gregory Ball Phone # (917) 681-9302
Owner Address: 209 West Park Street, Fredericksburg, TX 78624
Authorized Applicant: Bob Ball Phone # (203) 829-1407

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

Applicant E-mail: bobby@blackstonetexas.com

Desired Start Date: 5/1/23

Desired Completion Date: 5/15/23

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

We would like to install a temporary outdoor awning on the raised cement patio at our restaurant.

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 # 23-124

Year Built: 1920

Eligible for Administrative Approval ___Yes x___ No

Zoning: EBD

Historic Review Board Meeting Date April 11, 2023

Application Fee \$10 COA#

Survey Rating: Medium High

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

XXXXXXXXXX

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.

Workscope

- New fabric awning with poles
- Sign A Quantity - 1

X _____ Initial

Included

- Sign Production
- Sign Installation

X _____ Initial

Not Included

X _____ Initial

Note:Electrical hook up to sign is NOT included & must be done by separate electrician, unless existing power is available at install location.

Existing

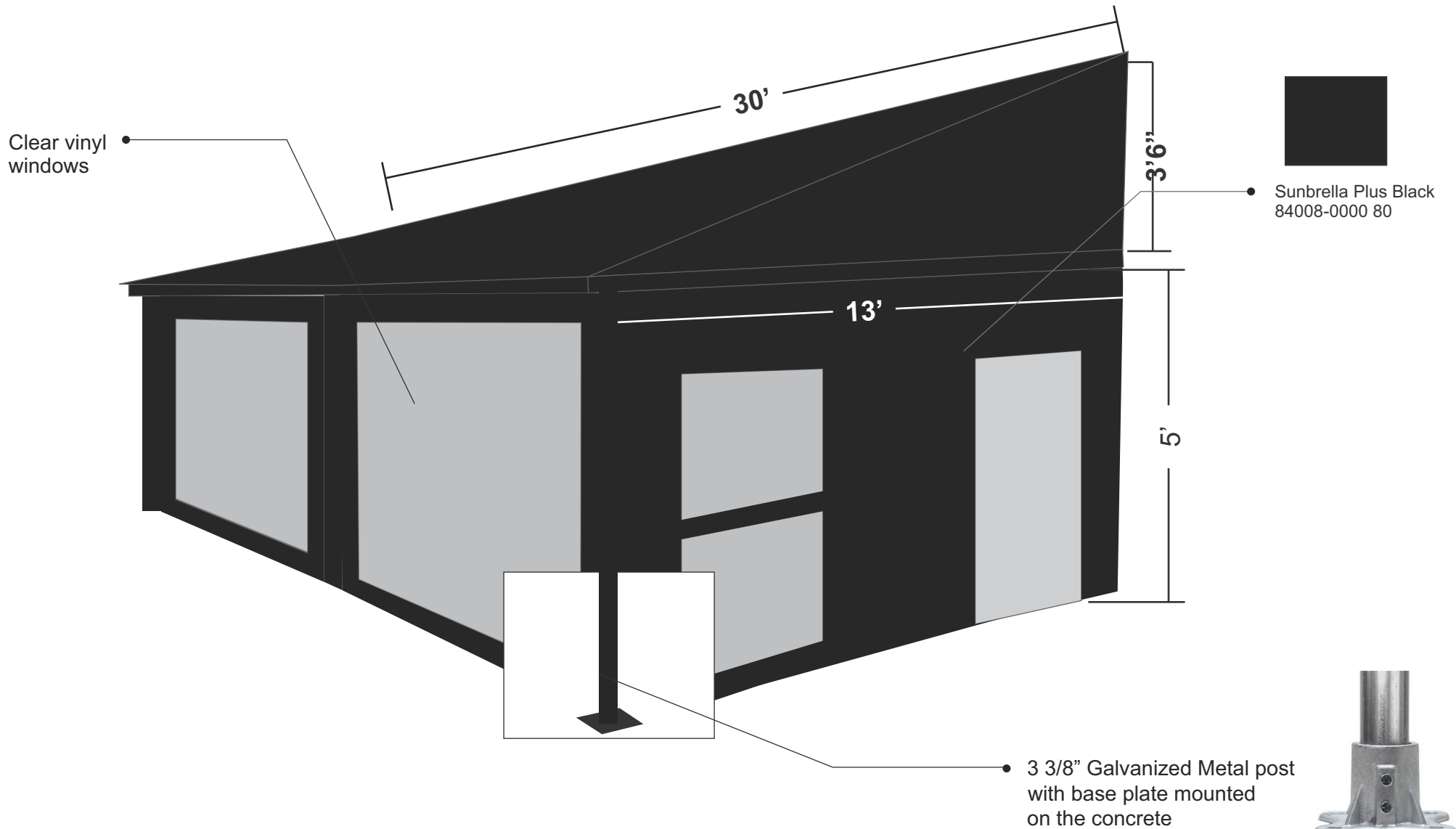


Proposed Picture is for Illustration Purpose Only



Highlights / Special Instruction:

 3216 S Congress Ave, Austin, TX 78704 (512) 675 6869 sales@royalgroupinc.com www.royalgroupinc.com SIGNS that make a ROYAL impact on your BRAND	Client Name: Greg Ball (917) 681-9302 Greg@blackstonetexas.com 505 W Main St, Fredericksburg, TX 78624	Start Date: - 01/24/2023 Last Revision: Job#: Drawing#: Page: 1 of 2	_____ Client Approval _____ Landlord Approval	MEMBER 	
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royalgroupinc.com  ROYAL SIGNS & AWNINGS SIGNS that make a ROYAL impact on your BRAND 3216 S Congress Ave, Austin, TX 78704 (512) 675 6869 sales@royalgroupinc.com www.royalgroupinc.com	Client Name: Greg Ball (917) 681-9302 Greg@blackstonetexas.com 505 W Main St, Fredericksburg, TX 78624	Start Date: - 01/24/2023 Last Revision: Job#: Drawing#: Page: 2 of 2	_____ Client Approval _____ Landlord Approval	MEMBER  TEXAS SIGN ASSOCIATION	 LISTED
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INSTALLATION PROCUREMENT FORM

Project Name: _____

Date: _____

Item Line:

1) _____

2) _____

3) _____

4) _____

5) _____

Approved By: _____

Approved Date: _____

FOR OFFICIAL USE ONLY

Ordered From: _____

Invoice/Receipt: _____

Delivery ☐

Pickup ☐

Date: _____

Tracking No: _____



Sec. 8.100. TEMPORARY USE TYPES.

The following types of temporary uses may be authorized, subject to specific limitations herein and such additional conditions as may be established by the Director of Development Services for the City of Fredericksburg or his or her designee "Director."

- A. Model homes or apartments and related real estate sales and display activities located within the subdivision or residential development to which they pertain.
- B. New subdivisions or apartments and related real estate sales and display activities located within the subdivision or residential development to which they pertain.
- C. A temporary sales office for use in development of a new subdivision may be established and operated within the subdivision for a period not to exceed four (4) years from the date of the first construction permit issued in the subdivision or until ninety-five percent (95%) of the lots therein are sold, whichever occurs first; provided that extension of time may be granted by the Board of Adjustment on application duly made for a special exception or temporary permit to continue such temporary use.
- D. Public, religious, patriotic, or historic assemblies, displays or exhibits, including festivals, benefits, fund-raising events or similar uses which typically attract a mass audience shall require any use district other than residential. (Exception: religious assembly in residential districts) and shall not be subject to the provisions of Subsection M below.
- E. Circuses, carnivals, rodeos, fairs, or similar transient amusement or recreational activities not closer than two hundred (200) feet to an existing dwelling shall require any use district classification other than residential and shall be subject to the provisions of Subsection M below.
- F. Outdoor art and craft shows and exhibitors shall require any use district classification other than residential, and shall be subject to the provisions of Subsection M below.
- G. Christmas tree sales lots shall require any use district classification other than residential and other than Historic Overlay District (HO).
- H. One house trailer or mobile home to serve as a dwelling may be permitted on a construction site during construction, upon application to the Director setting out the need therefor, to provide security against theft or vandalism of materials or equipment or other property left on the site during night time. This permit shall allow no more than one such dwelling per construction site, shall be effective for no more than six months, and shall be renewable, upon application, for no more than one additional six month period. Denial of such a permit may be appealed to the Board of Adjustment.
- I. Seasonal retail sale of agricultural or horticultural products raised or produced on or off the premises. To be limited to 120 days per calendar year and shall be subject to the provisions of Subsection M below.
- J. Additional Temporary uses determined to be similar to the foregoing by the Building Official which may be subject to the provisions of Subsection M below.
- K. Outdoor special sales, including swap meets, flea markets, parking lot sales or similar activities, limited to locations in commercial or industrial districts, and when operated not more than three days in the same week or more than five days in the same month or more than two weekends in the same month per location, and shall be subject to the provisions of Subsection M below.
- L. Temporary use of mobile trailer units or similar portable structures including tents and like structures for non-residential uses, located in districts other than the Historic Overlay District (HO) where the use is a permitted use, and limited to a maximum period of six months. Exception: KIOSK located in the Historic Overlay District (HO) where the use is a permitted use. (KIOSK as used herein is meant as an

informational, non-manned structure). Permitted Mobile Food establishments are governed by Chapter 8 Article V. of this Code of Ordinances and are therefore not Temporary Use Types for the purposes of this section.

M. No temporary type structures shall be placed in the Historic Overlay District (HO). Temporary structures shall include mobile trailer units, portable structures, sun shades of whatever material, tents, tarps, or umbrellas. Notwithstanding the foregoing sentence, the use of tents by Event Centers, and the use of umbrellas or similar detached (portable), non-structural sun shading devices by a restaurant for that restaurant's outdoor eating and serving areas, shall be permitted in the HO in conformance with the following conditions:

- (1) The covered area at a restaurant, for that restaurant's outdoor eating and serving areas, shall be specifically defined with impervious surface in place.
 - (2) No advertising, logos, or words which would violate the City's sign ordinance or any other law or statute shall appear on the Cover, and any advertising which does meet the City's sign ordinance shall be included in the overall allowable signage for the business.
 - (3) The color of the Cover shall be an approved color under the City of Fredericksburg's Historic Design Guidelines and Standards, and any Cover displaying pictures, stripes, floral or other designs, if any, shall be approved by the Historic Review Board of the City of Fredericksburg, which shall approve or disapprove the Cover pursuant to the City's Historic Design Guidelines and Standards. Traditional white, beige, cream, or similar colors may be approved administratively by the Historic Preservation Officer. The Historic Preservation Officer may choose to send review of any proposed Cover to the Historic Review Board, should City staff determine that the proposed Cover requires additional approval.
 - (4) If the Cover to be used by a restaurant for that restaurant's outdoor eating and serving areas is not an umbrella that is commonly used in outdoor dining as defined below, all aspects of the particular shading device shall be subject to review and approval by the Historic Review Board of the City of Fredericksburg, pursuant to the City's Historic Design Guidelines and Standards.
 - (5) Umbrella, for the purposes of this Subsection 8.100(M), is defined as a light, portable cover for protection from rain or sun consisting of fabric held on a collapsible frame of any shape having a diameter or cross-measurement in any direction of no more than 13 feet. Both tents and umbrellas are referred to collectively as "Cover".
 - (6) Tent, for the purposes of this Subsection 8.100(M), is defined as a light, portable cover for protection from rain or sun consisting of fabric held on a collapsible frame of any shape having a diameter or cross-measurement in any direction. Both tents and umbrellas are referred to collectively as "Cover." Tents used by an Event Center shall not be installed more than 48 hours prior to the start time of an event, and shall be removed within 48 hours following the end time of the event. Upon a showing of good cause, the 48-hour time period allowed for installation or removal of a Tent under this subsection may be extended by administrative approval of the Historic Preservation Officer.
 - (7) For the purpose of this Subsection 8.100(M), "Event Center" shall be defined as a service commercial establishment used for the gathering of groups of persons for specific functions including social, recreation, amusement or dining activities, and where food and beverages may be served on the premises. Such facilities are frequently rented out for public or private activities that are not repeated on a weekly basis, and which are not open to the public on a daily basis at times other than when an event is scheduled. Other establishments such as restaurants, tasting rooms, or other commercial venues, which may on occasion hold events within their facility, but which events are not part of the day-to-day operations of the business, are not considered an Event Center under this definition.
- N. Small sales carts that are man-powered only, and not larger than five feet by six feet fully extended, that are colored and styled in keeping with the Historic District in the determination of the Director

shall be permitted in the Historic Overlay District (HO). Regulation of small sales carts shall be by the Director who shall also determine that those using the same abide by the laws and regulations that are relevant. The Director shall be permitted to place other reasonable restrictions and requirements upon the use of such sales carts. The use of sales carts shall be limited to the time periods set forth in Section K. above.

- O. Uses permitted under sections E, F, J, K, L and N above shall require issuance of a permit for each location by the Director prior to setting up or commencement of sales. Such permit shall ensure compliance with the terms of this ordinance and other ordinances and health regulations. The Director shall not issue a permit unless each applicant or vendor provides proof of sales tax permits and permission of the owner of the location for which the permit is issued for the intended use. The Director may establish procedural rules and application forms requiring relevant information to implement this permit process and may place limits on changes to permits, set-up and take-down times and the like. The initial permit fee will be \$25.00 per month. Permits shall not be issued less than five days nor more than three months in advance of the time period for which they will be used.

(Ord. No. 14-001, § 8.100, 1-19-2004; Ord. No. 19-011, § 8.100, 9-21-2009; Ord. No. 25-004, 5-4-2015; Ord. No. 2021-26, § 1, 11-1-2021)

3.2.9. Canopies and Awnings

The Intent of Canopies and Awnings

Canopies and awnings are functional building components, designed with a fixed lifespan and the understanding that they will be replaced over time. As such, standards and guidelines are more flexible for canopies than other building elements.

Maintenance

- (a) Repair damaged historic awning or canopy elements in-kind whenever possible, following accepted preservation practices (*Appendix G, SOI Standards 6, 7*).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Alterations

- (b) No element of historic canopy or awning should be removed (SOI Standards 2, 5).

High Priority	Medium Priority	Low Priority
Required if on the front (street-facing) façade	Required if on the front façade	Recommended

Determining if Canopies and Awnings are Historic

Determining whether a canopy or awning is historic-age can be challenging. Given the usefulness of canopies and awnings, many have been added over time. The following steps can be helpful in determining the age of a canopy or awning:

- Investigate how the canopy or awning is attached. Original attachments often are integrated into the masonry walls using metal tie-rods or anchors.
- Compare the hardness and paint layers of the canopy or awning with other painted elements. If they are the same age, they should be similar.
- Look for "ghost" marks or old hardware on the façade or sidewalk documenting the presence of earlier original columns.

If it is unclear whether a canopy or awning is historic or non-historic, consult with the Historic Preservation Officer.

- (c) If replacement is necessary, match the original in design, profile, finish, and texture (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required if on the front façade	Required if on the front façade	Recommended

- (d) Do not add ornamentation or details that were not historically present (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Required if on the front façade	Required if on the front façade	Recommended

- (e) Because awnings and canopies are functional building elements with significant energy efficiency benefits, adding awnings where they did not exist historically may be appropriate in some situations, provided that the new awning or canopy is simple in design, does not conceal or distract from historic character-defining features, and is installed without damaging significant character-defining features (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

Restoration

- (f) If research documents that a historic canopy or awning is missing, consider replicating and restoring it (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended



Figure 3-37. Example of an **appropriate** canopy on a historic building at 121 E. Main Street. Note how the canopy is mounted so that it does not obscure the transom windows above. Also note the metal tie rods anchored into the façade. Source: HHM 2003 Historic Resources Survey.



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM: Anna Hudson, Interim Director of
Development Services

MEETING DATE: April 11, 2023

CATEGORY: INDIVIDUAL CONSIDERATION

CAPTION: 311 E Travis - Demo by neglect status update

PRESENTATION:

SUMMARY:

The first notice of Demolition by Neglect was sent in July of 2020. A Certificate of Appropriateness was issued in June of 2021 for rehab. The approved scope of work was not completed and the structure continues to sit vacant. Since that time, no significant improvements have been made. The issue was also discussed at the Historic Review Board Meeting on September 13, 2022. At that meeting the owner asked for more time. Since then, no plan has been presented and no improvements have been made.

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Proceed with the Prevention of Demolition by Neglect process's second step:

The Board shall again determine that the resource is being demolished or deteriorated by neglect, it may direct the Historic Preservation Officer to file a complaint for a violation of a zoning ordinance of the City, against the owner or owners if the necessary repairs are not completed within 90 days of the second determination by the Board that the subject building or structure is being demolished or deteriorated by neglect.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. Demo by Neglect 311 E Travis March 10 2023
2. Sec 23-65 prevention of demo by neglect

APPROVAL/REVIEW:



March 10, 2023

Nancy N. Jenkins
P.O. Box 235
Rocksprings, TX 78880

RE: Demo by Neglect of property located at 311 E. Travis

Dear Ms. Jenkins,

The City of Fredericksburg's Historic Preservation Ordinance requires that properties located in the City's Historic District be preserved and not be allowed to be demolished, even when the demolition occurs because of the neglect by the owner to maintain or repair the property. This is referred to in the ordinance as demolition by neglect. A copy of that section of the preservation ordinance is attached to this letter.

Please be advised that the property located at the above address appears to be in violation of the demolition by neglect provisions of the preservation ordinance in the following respects:

- Wood Decay
- Pest and Moisture Infiltration
- General Deterioration
- Deterioration or defects in paints, coating systems, or flashing resulting in destructive moisture penetration or rot;
- Members of ceilings, roofs, and their support system, or other horizontal members which sag, split, or buckle due to defective material, workmanship, or deterioration
- Open/broken windows

We have received multiple complaints regarding vagrants and illegal activity taking place at the property. Generally, stabilization of the property and the prevention of further deterioration is required to bring your property into compliance with the ordinance. As the trustee, you will have thirty (30) days from the date of this notice to correct the

defects or present to the Board a plan for remediation if the defect cannot be remedied within such thirty (30) day period. Please either remedy the property violation or contact Anna Hudson, the City's Historic Preservation Officer, at City Hall, 126 West Main Street, 830-990-2026 to discuss and propose a plan to bring the property into compliance.

The first notice of Demolition by Neglect was sent in July of 2020. A Certificate of Appropriateness was issued in June of 2021 for rehab. The approved scope of work was not completed and the structure continues to sit vacant. Since that time no significant improvements have been made. We understand that you did not create the situation at hand, but you were aware of the condition of the property when you purchased it and its need for prompt attention. The issue was also discussed at the Historic Review Board Meeting on September 13, 2022. At that time, you asked for more time. Since then, no plan has been presented and no improvements have been made.

This item will be placed on the April 11, 2023, Historic Review Board Agenda at 5:30 at the LEC at 1601 E Main Street. Your presence is requested. If you have made any improvements to the structure, please provide documentation.

The City is very fortunate to have a significant Historic District and many valuable local landmarks. It is also very important that the integrity of these structures be maintained. If you would be inclined, the Historic Review Board is available to meet with you to discuss the matter, or any solutions you may propose. We look forward to hearing from you, and we thank you in advance for your attention to this issue.

Sincerely,



Anna Hudson
Historic Preservation Officer

Enclosures: Historic Preservation Ordinance Sec. 23-65.

Cc: Ray Ortegon, City Code Enforcement Officer
Kyle Staudt, City Building Official

Sec. 23-65. - Prevention of demolition by neglect.

- (a) *Duty to maintain.* All historic Resources landmarks and all significant buildings, objects, sites, and structures located in the historic district, shall be preserved against decay, deterioration, and kept free from certain structural defects by the owner thereof or such person, persons, or entities who may have custody or control thereof. Such owners, or other persons shall repair such building, object, site, or structure if it has any of the following defects:
- (1) Deteriorated or inadequate foundations;
 - (2) Defective or deteriorated flooring or floor supports of insufficient size to carry imposed loads with safety;
 - (3) Members of walls or other vertical supports that split lean, list, or buckle due to defective material, workmanship, or deterioration;
 - (4) Members of walls or other vertical supports that are insufficient to carry imposed loads with safety;
 - (5) Members of ceilings, roofs, and their support system, or other horizontal members which sag, split, or buckle due to defective material, workmanship, or deterioration;
 - (6) Members of ceiling and roof supports or other horizontal members that are insufficient to carry imposed loads with safety;
 - (7) Fireplaces or chimneys which list, bulge, or settle due to defective material, workmanship, or deterioration;
 - (8) Deterioration or defects in paints, coating systems, or flashing resulting in destructive moisture penetration or rot;
 - (9) Any fault, defect, or condition in the building which renders the same structurally unsafe or not properly watertight.
- (b) *Neglect.*
- (1) *Determination of neglect.* If the Board upon recommendation or presentation by the Historic Preservation Officer or a building official of the City or his or her designee, makes a determination that a Resource is being demolished or deteriorated by neglect, it shall direct the Historic Preservation Officer to notify the owner or owners of the Resource of this preliminary determination, stating the reasons therefor, and shall give the owner of record 30 days from the date of such notice to correct the defects or present to the Board a plan for remediation if the defect cannot be remedied within such 30-day period.
 - (2) *Subsequent determination.* If, within 30 days following such initial determination, the Board shall again determine that the resource is being demolished or deteriorated by neglect, it may direct the Historic Preservation Officer to file a complaint for a violation of a zoning

ordinance of the City, against the owner or owners if the necessary repairs are not completed within 90 days of the second determination by the Board that the subject building or structure is being demolished or deteriorated by neglect.

- (3) *City stabilization.* Additionally, the Historic Review Board may direct the Historic Preservation Officer to accomplish the repairs necessary to stabilize and protect the Resource. The City shall then pay therefor, and charge the expenses incurred in doing such work or having such work done or improvements made to the record owner of such Resource. If such work is done or improvements made at the expense of the City, then such expenses shall be assessed as a lien on the real estate, lot or lots upon which such expense was incurred except as prohibited by law. The City, and the City's authorized assistants, employees, contracting agents, or other representatives, are hereby expressly authorized to enter upon private property at all reasonable hours for the purpose of completing repairs necessary for the stabilization and repair of a Resource. Any court having jurisdiction over such cases including the municipal court of the City shall have authority to issue all orders necessary to enforce this article. Neither the City nor its employees, agents or contractors shall be answerable in damages or otherwise for damage to property due to the enforcement of this article.
- (4) *Lien establishment.* The City Manager or other person authorized to act on behalf of the City shall file a statement of such expenses incurred by filing the amount of such expenses, the date on which said work was done or improvements made, with the county clerk of Gillespie County, Texas in the Real Property Records of such county. The City shall have a privileged lien on such lot, lots or real estate upon which said work was done or improvements made to secure the expenditures so made. Said lien amount shall bear interest per annum from the date said statement was filed at the greater of the maximum rate published by the state Board of control, or the rate of ten percent. For any such expenditures, and interest, as aforesaid, suit may be instituted and recovery and foreclosure of said lien may be had in the name of the City. The statement of expenses so made, as aforesaid, shall be a prima facie proof of the amount expended for such work or improvements.

(Ord. No. 27-007, 7-5-2017)