



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, May 9, 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 May 9, 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 May 9, 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. APPROVAL OF MINUTES

- A. April 11, 2023, Regular Meeting Minutes

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

6. INDIVIDUAL CONSIDERATION

- A. 23-119 at **302 E Orchard** - Judy Luckenbach - addition
- B. 23-132 at **118 E Main St** - Stan Klein- replace non-historic windows, new rear exist stair
- C. 23-129 at **328 E Main St** - Admiral Nimitz Foundation - window replacement
- D. 23-133 at **505 W Schubert** - Evelyn Williams - new ADU

7. DISCUSSION ITEMS

- A. Director's Report

8. ADJOURN

CERTIFICATION

This is to certify that I, Anna Hudson, posted this Agenda before 3:00 PM. on May 5, 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
APRIL 11, 2023
5:30 PM**

On this 11th day of April 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 @ 5:33
 AMY SLAUGHTER

ABSENT RICHARD LAUGHLIN
 JOE SALINAS

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

Larry Jackson made a motion to approve the March 2023 Regular Meeting Minutes with correction to Richard Laughlin's name found on page one. Seconded by Sam Childers. All voted in favor and the motion carried.

STAFF ANNOUNCEMENTS

APPLICATIONS

Application- #23-126 – 701 N. Milam – Cassell Heep – Landmark Designation of Jack Stehling Home.

Cassell Heep presented the application.

Anna Hudson, Interim Director of Development Services, stated the applicant requests a Landmark designation 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).

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.

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 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 a uniform look inside and out. The exterior limestone is also used for the interior fireplace. 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. 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 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."

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:

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 (midcentury)

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.

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 Episcopal Sanctuary designed by Jack Stehling

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.

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.

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.

Sam Childers thanked the applicant for protecting the property and thanked Anna Hudson for the detailed research.

Robin Cowsar made a motion to recommend Application #23-126 for a favorable recommendation for landmark designation. Seconded by Jessica Mittel. All voted in favor and the motion carried.

Application- #23-122 – 208 Woodcrest – Matt Jarosz - Renovation

Matt Jarosz presented the application.

Anna Hudson, Interim Director of Development Services, stated 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.

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*

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.

Jessica Mittel made a Motion to Approve Application #23-122 Item J with Stucco and Items E & F conditioned upon return to the Board for review. Seconded by Amy Slaughter. All voted in favor and the motion carried.

Application- #23-123 – 217 W. Centre – Matt Jarosz – Renovation and Addition.

Matt Jarosz presented the application.

Anna Hudson, Interim Director of Development Services, stated the applicant is requesting a Certificate of Appropriateness for a renovation and addition to the existing residence. The addition and renovation work are 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.

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.

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.

Sam Childers commented that he agreed with the City Staff recommendation. The porch addition would alter the property. The Board agreed.

Michael Madden, owner, spoke regarding his desire to make the front porch improvements.

Larry Jackson made a motion to Approve Application #23-123 not to include the porch addition. Seconded by Jessica Mittel. Robin Cowsar voted in opposition, all others voted in favor and the motion carried.

Application- #23-124 – 505 W. Main – Bob Ball – Addition of Vinyl Patio Enclosure.

Bob Ball presented the application.

Shelby Collier, Associate Planner, stated the 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 on the concrete deck.

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.

Sam Childers made a motion to Deny Application #23-124. Seconded by Larry Jackson. All voted in favor and the motion carried.

Sam Childers encouraged the applicant to return with a different design.

311 E. Travis – Demo by Neglect Status Update.

Anna Hudson, Interim Director of Development Services, stated 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.

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.

Carlo Rivera spoke regarding 311 E. Travis. He owns 313 E. Travis and stated it is difficult to be neighbors as 311 E. Travis is not well kept. The property often has unwanted visitors and is insecure. He doesn't understand why the City has not enforced the rules for this property.

David Bullion recommends moving swiftly and potentially demolishing accessory structures.

Robin Cowsar made a motion to issue a 2nd Demo by Neglect letter. Seconded by Amy Slaughter. All voted in favor and the motion carried.

DISCUSSION ITEMS

Directors Report

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 6:58 p.m.

PASSED AND APPROVED this the 9th day of May 2023.

SHELBY COLLIER, ASSOCIATE PLANNER

DAVID BULLION, CHAIRMAN



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM:

MEETING DATE: May 9, 2023

CATEGORY: INDIVIDUAL CONSIDERATION

CAPTION: 23-119 at **302 E Orchard** - JudyLuckenbach - addition

PRESENTATION:

SUMMARY:

The applicant is requesting a Certificate of Appropriateness for the addition of 2955 square feet of living space to the original Craftsman style home, plus a 576 square foot detached garage, and 407 square feet of porches under roof. The new structure will add a large living area, wet bar area with kitchenette and powder room, a primary suite with a private screened porch, and two bedrooms and baths upstairs, plus a large attic area for storage and mechanical. A detached garage will be located toward the rear of the property.

Materials: The “hyphen” structure between the old and new sections of the house will have a “Carved Stone” in the style of Austin Limestone, installed on the side facing the neighbor’s house for a distinct transition between the original house and the new construction. The opposite side of the “hyphen”, facing the old Tank House, will be finished in board and batten to coordinate with the siding on that one wall of the Tank House. The fireplace chimney in the corner next

to the two story addition, will use the same Carved Stone product/pattern used on the backside of the hyphen structure.

The larger part of the new addition will be finished in stucco. Windows and doors will be trimmed with lintel and sill details resembling stone, similar to the photo below. The roof throughout will be the same – 24 gauge metal roofing, United Steel/Valspar color - Rustic Red –

or equivalent product and color. Marvin Ultimate Signature Collection, except for feature windows in bar area and living room, which will be Arcadia Custom – T225 Aluminum Frame, multi-lite windows and window/door systems, in a dark. Marvin Ultimate Aluminum Cladding Color – to coordinate with roof. Stucco - Integrated Color matched to Benjamin Moore - Deer Path 1047

Stucco Skirting and Board & Batten – Creamy White OC-7

Installation of a new privacy fencing for the side and back yards as well. The front yard will remain unfenced.

Replacement of existing pressed metal skirting in a block pattern with a concrete block.

BACKGROUND:

3.3. Additions

(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. (See fig. 3-48.)

- (e) Set back new additions from the historic building so that the historic building retains visual emphasis.
- (f) Additions may gain additional height the further they are set back, with a maximum height no more than 10 feet taller than the historic building, measured from the historic building's original roof peak to the addition's roof peak.
- (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.
- (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.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

The applicant has worked with staff to adhere to the Design Guidelines. The addition will attach to a previous addition and will not impact any original material. The use of a hyphen pushes the mass of the addition to the rear of the large lot. The color scheme ties the addition to the original. The historic aged tank house will be retained and incorporated into the design. The proposed change in skirting is recommended as it uses a similar block style as the existing pressed metal but provides better protection of the foundation. Staff recommends approval.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. 302 E Orchard CofA App & Scope of Work
2. 302 E Orchard Scope of Work continued
3. PAGE 1 - SITE PLAN - PHASE 2
4. PAGE 2 - ELEV 1 - PHASE 2
5. PAGE 3 - ELEV 2 - PHASE 2
6. PAGE 4 - ELEV 3 - PHASE 2
7. PAGE 5 - ELEV.4 - PHASE 2
8. PAGE 6 - Isometric Illustration
9. Additional illustrations-photos

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)

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.

Phase Two: This is an application to approve the addition of 2955 square feet of living space to the original Craftsman style home, plus a 576 square foot detached garage, and 407 square feet of porches under roof.

Status of Phase One - renovation of historic Craftsman Home:

The demolition of sheds and plans for renovating the original structures were approved last year in April of 2022.

Progress this year has been slow. The demolition work has been done, the concrete slab floor in the garage is complete, the room addition on the rear of the house has been removed. It was found that the pier and beam foundation needed some repair/leveling, and that has been done, and some interior modifications have been framed. The entire house has been sanded in preparation for painting.

Photo 1 – Orchard Street view of original house prior to renovation work – pressed metal skirting, damaged during foundation repair. They found that the metal was rotting from the inside (the paint was holding it together) and was not reusable.



Photo 2 – Proposed replacement material: concrete block very similar to Basse Block. Available from Indiana.



Certificate of Appropriateness Application, Phase Two – continued, page 2 of 3

The clients would also like to resubmit paint color selections as they have changed their mind about the original selection.

For the original Craftsman structure, new paint selections are:



Roof – 24 gauge metal roofing, United Steel/Valspar color Rustic Red.

Window Screens – Sand smooth and repaint in Benjamin Moore Mars Red 2170-20

Window/Door Trim – Make repairs, sand smooth and paint Benjamin Moore Sandy Brown 1046

Wood Siding throughout – Make repairs, sand smooth Benjamin Moore Tyler Taupe HC-43

Concrete block skirting – Benjamin Moore Creamy White OC-7

RE: Construction of New Addition – please see attached plan and elevations

The new structure will add a large living area, wet bar area with kitchenette and powder room, a Master Suite with a private screened porch, and two bedrooms and baths upstairs, plus a large attic area for storage and mechanical. A detached garage will be located toward the rear of the property.

We are requesting approval of privacy fencing for the side and back yards as well. The front yard will remain unfenced.

Materials:

The “hyphen” structure between the old and new sections of the house will have a “Carved Stone” product offered by Blackstone Stucco & Plaster of Kerrville, in the style of Austin Limestone, installed on the side facing the neighbor’s house for a distinct transition between the original house and the new construction.



Certificate of Appropriateness Application, Phase Two – continued, page 3 of 3

The opposite side of the “hyphen”, facing the old Tank House, will be finished in board and batten to coordinate with the siding on that one wall of the Tank House. The fireplace chimney in the corner next to the two story addition, will use the same Carved Stone product/pattern used on the backside of the hyphen structure.

The larger part of the new addition will be finished in stucco. Windows and doors will be trimmed with lintel and sill details resembling stone, similar to the photo below.



The roof throughout will be the same – 24 gauge metal roofing, United Steel/Valspar color - Rustic Red – or equivalent product and color.

Windows: Marvin Ultimate Signature Collection, except for feature windows in bar area and living room, which will be Arcadia Custom – T225 Aluminum Frame, multi-lite windows and window/door systems, in a dark.

Marvin Ultimate Aluminum Cladding
Color – to coordinate with roof



Arcadia Custom T225 – Dk. Architectural Bronze



Siding Finish Colors:

Stucco - Integrated Color matched to Benjamin Moore - Deer Path 1047

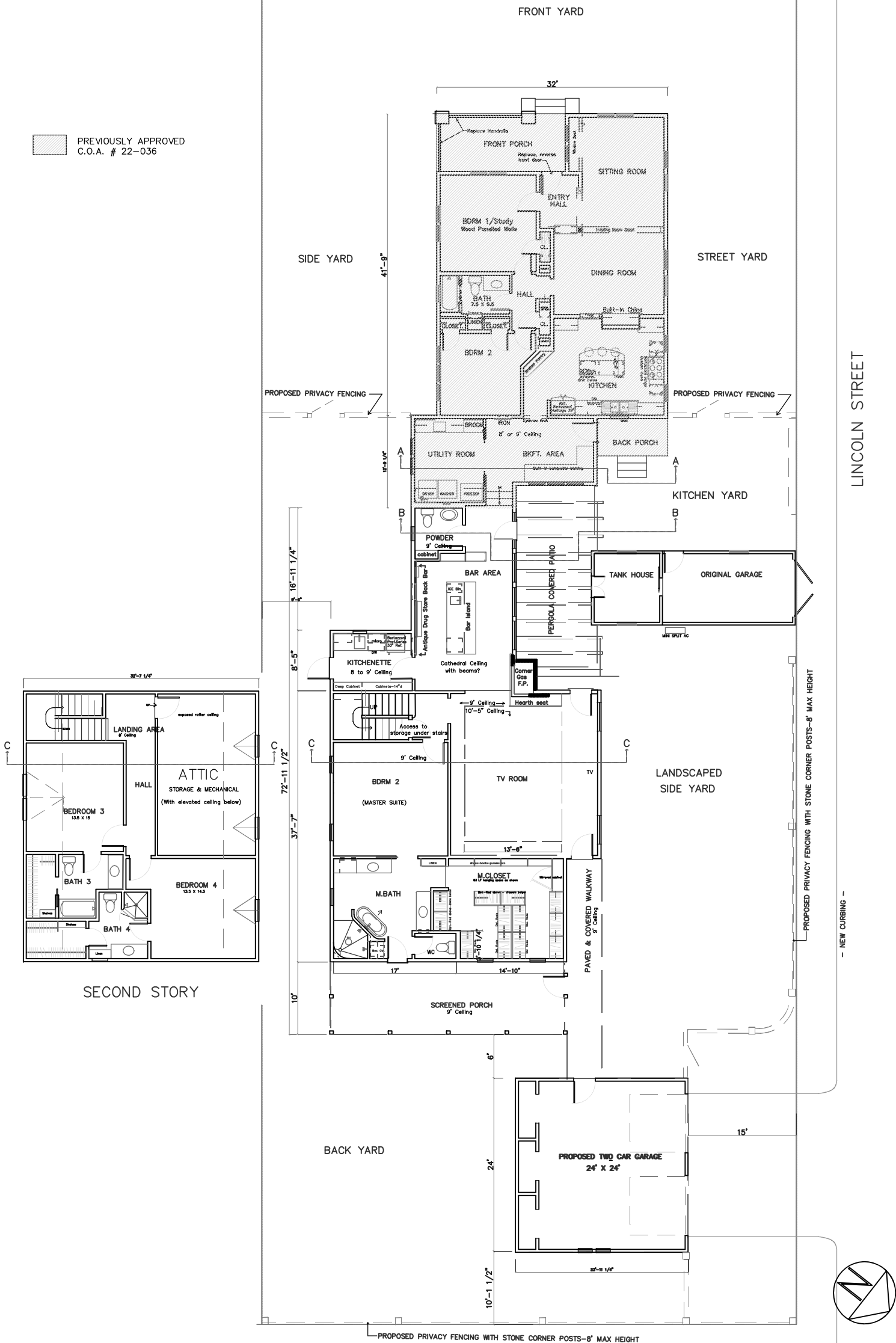
Stucco Skirting and Board & Batten – Creamy White OC-7

ORCHARD STREET

STREET CURB

PROPERTY LINE

PREVIOUSLY APPROVED
C.O.A. # 22-036



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

PROJECT

DATE

SHEET NAME

PAGE NO.

JUDY LUCKENBACH
INTERIOR DESIGN

412 S. Adams St. #141, Fredericksburg, TX 78624
830.992.9044 www.judysdesignstudio.com

302 EAST ORCHARD ST.
FREDERICKSBURG, TX 78624

1927 CRAFTSMAN RENOVATION/REMODEL
OWNERS: PAUL & MONA KNOPP

Δ1-13-23

REVISIONS

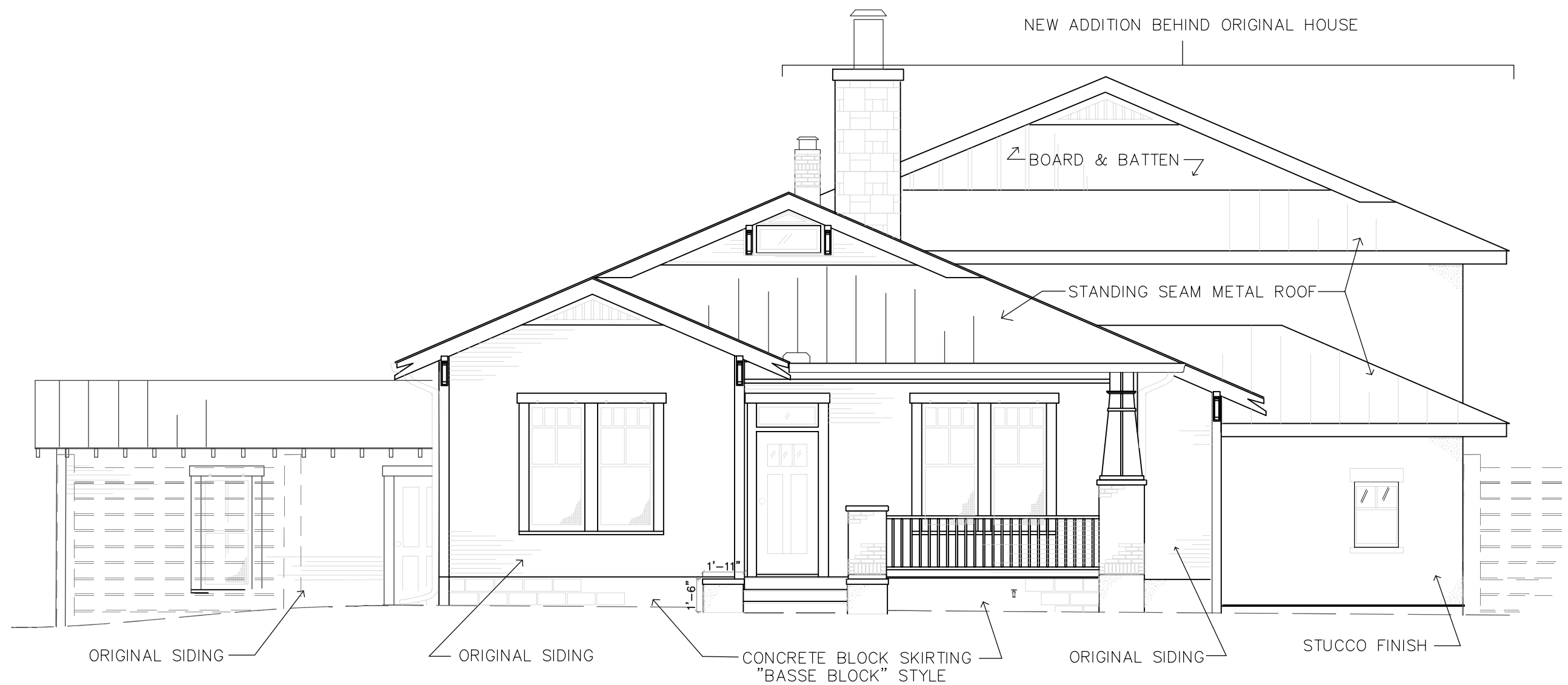
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SITE PLAN

INCLUDES PLANNED
NEW ADDITIONS
AND PHASE ONE
HOUSE RENOVATION

PHASE TWO

PG.1



Orchard Street View

Scale: 3/16=1'-0"

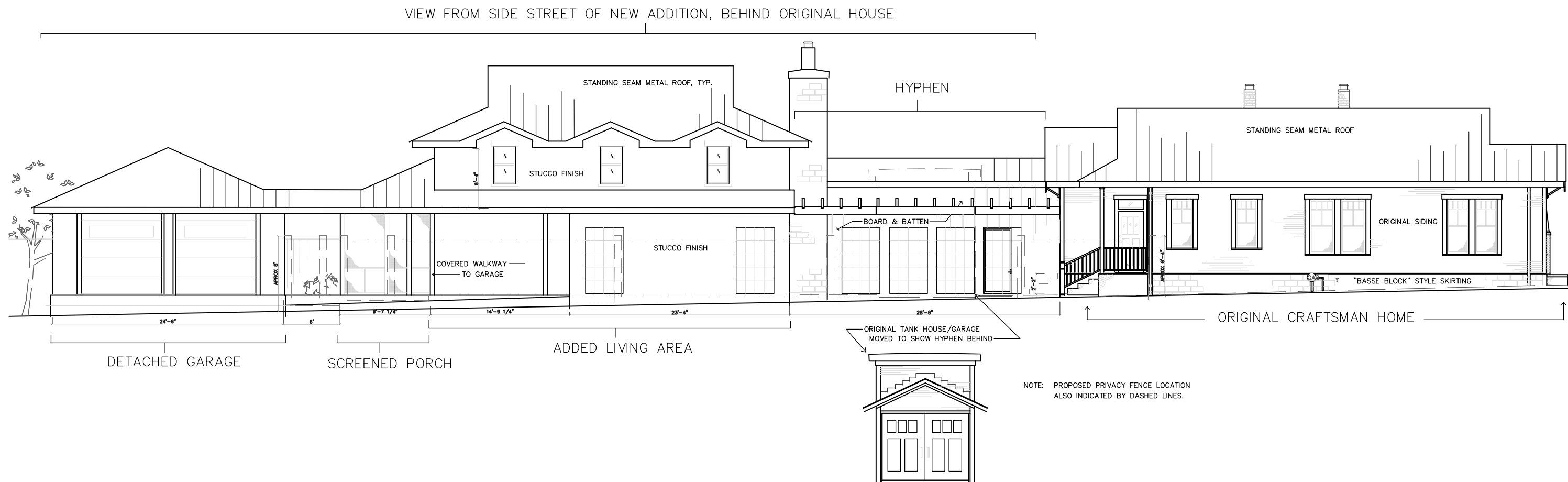
JUDY LUCKENBACH
INTERIOR DESIGN
 412 S. Adams St. #141, Fredericksburg, TX 78624
 830.992.9044 www.judysdesignstudio.com

PROJECT
 302 EAST ORCHARD ST., FREDERICKSBURG, TX 78624
 1927 CRAFTSMAN RENOVATION/REMODEL
 OWNERS: PAUL & MONA KNOPP

DATE
 Δ 03-27-22
REVISIONS
 Δ 02-27-23
 Δ
 Δ
 Δ

SHEET NAME
 PROPOSED ADDITION
 STREET VIEW ELEVATION

PAGE NO.
 PHASE TWO
 PG.2



Lincoln Street View

Scale: 3/32=1'0"

PROJECT

302 EAST ORCHARD ST., FREDERICKSBURG, TX 78624

1927 CRAFTSMAN RENOVATION/REMODEL
OWNERS: PAUL & MONA KNOPP

DATE

Δ 03-27-22

REVISIONS

Δ 02-27-23

Δ

Δ

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SHEET NAME

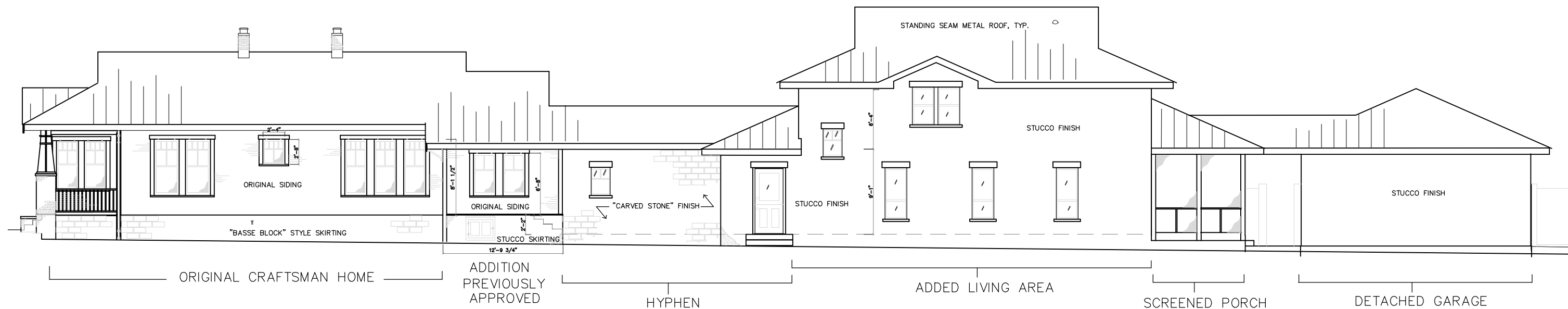
PROPOSED ADDITION
ELEVATION TWO

PAGE NO.

PHASE TWO

PG.3

JUDY LUCKENBACH
INTERIOR DESIGN
412 S. Adams St. #141, Fredericksburg, TX 78624
830.992.9044 www.judysdesignstudio.com



Interior Side Yard View

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

PROJECT

302 EAST ORCHARD ST., FREDERICKSBURG, TX 78624

1927 CRAFTSMAN RENOVATION/REMODEL
OWNERS: PAUL & MONA KNOPP

DATE

Δ 03-27-22

REVISIONS

Δ 02-27-23

Δ

Δ

Δ

SHEET NAME

PROPOSED ADDITION
ELEVATION THREE

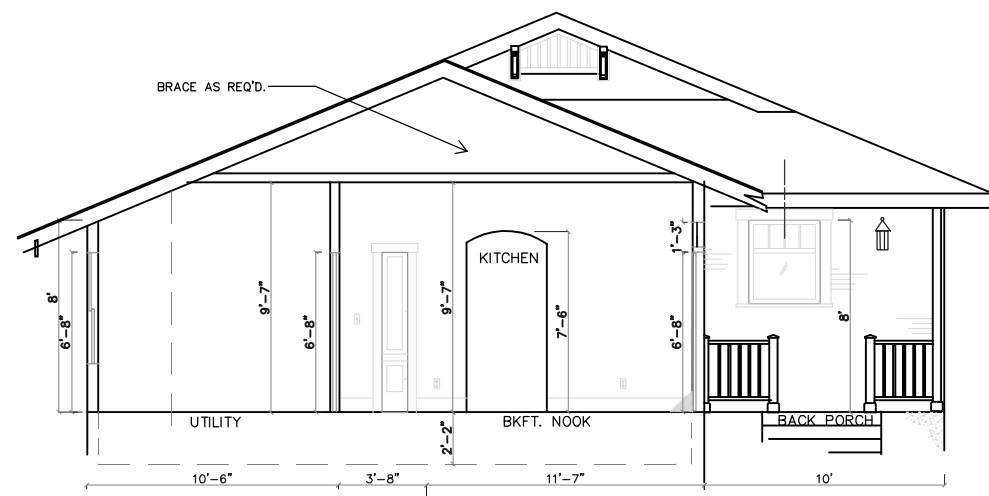
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PHASE TWO

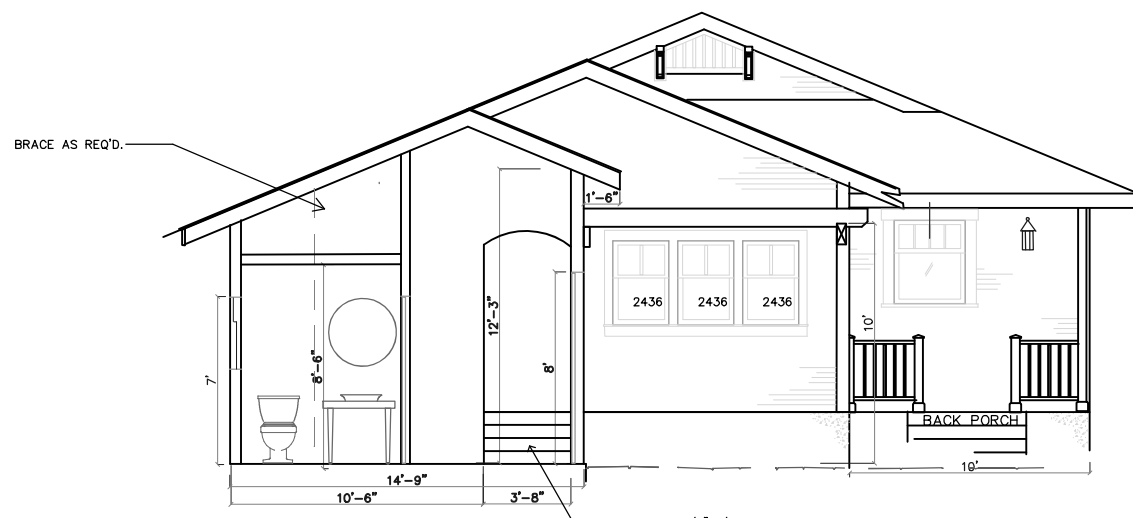
PG.4

JUDY LUCKENBACH
INTERIOR DESIGN

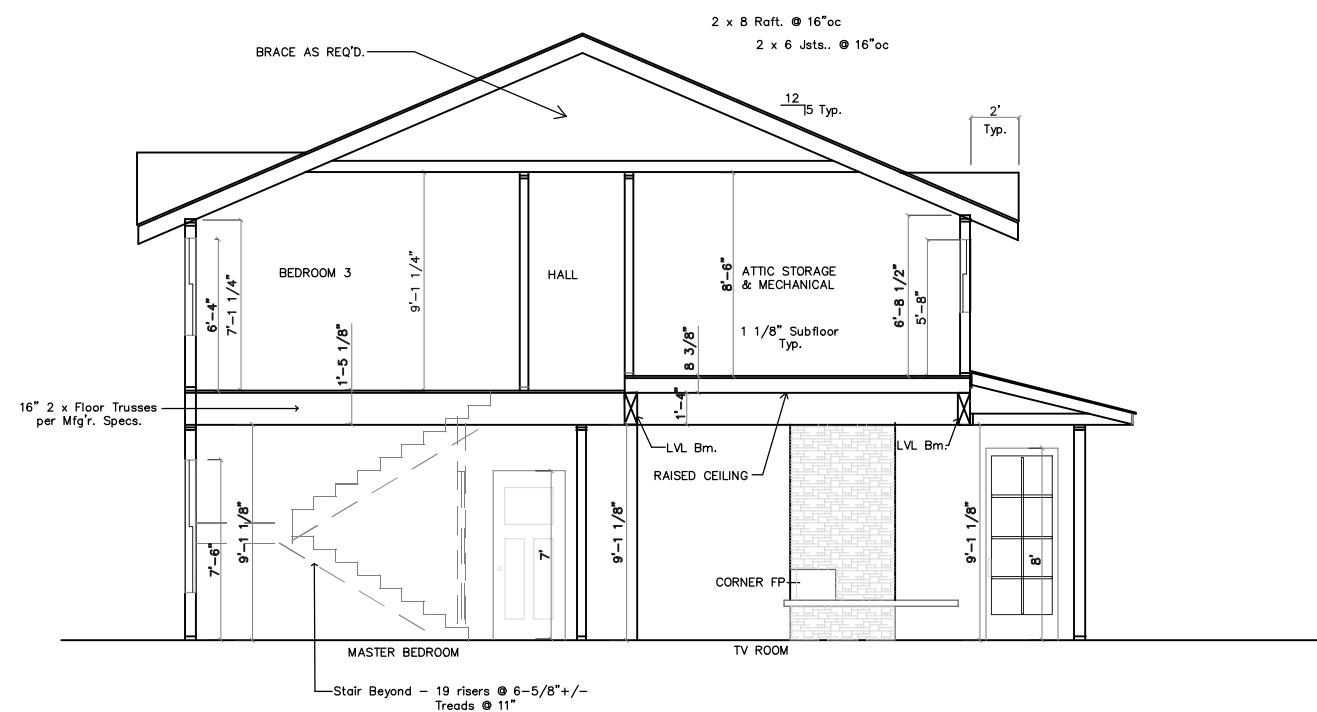
412 S. Adams St. #141, Fredericksburg, TX 78624
830.992.9044 www.judysdesignstudio.com



SECTION A-A



SECTION B-B



SECTION C-C

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

PROJECT

302 EAST ORCHARD ST., FREDERICKSBURG, TX 78624

1927 CRAFTSMAN RENOVATION/REMODEL
OWNERS: PAUL & MONA KNOPP

DATE

03-27-22

REVISIONS

03-3-23

SHEET NAME

PROPOSED ADDITION
CROSS SECTIONS

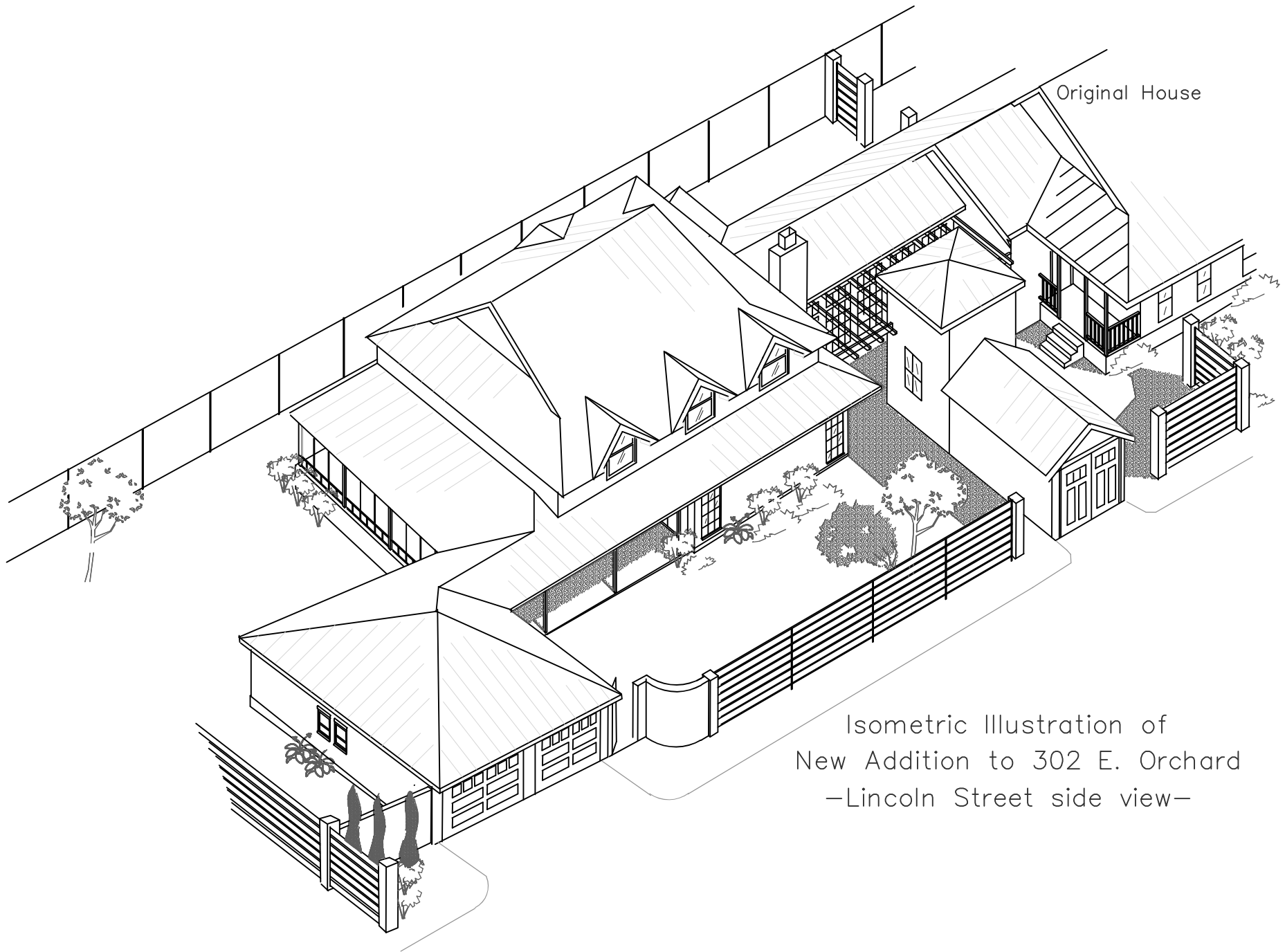
PAGE NO.

PHASE TWO

PG. 5

JUDY LUCKENBACH
INTERIOR DESIGN

412 S. Adams St. #141, Fredericksburg, TX 78624
830.992.9044 www.judysdesignstudio.com

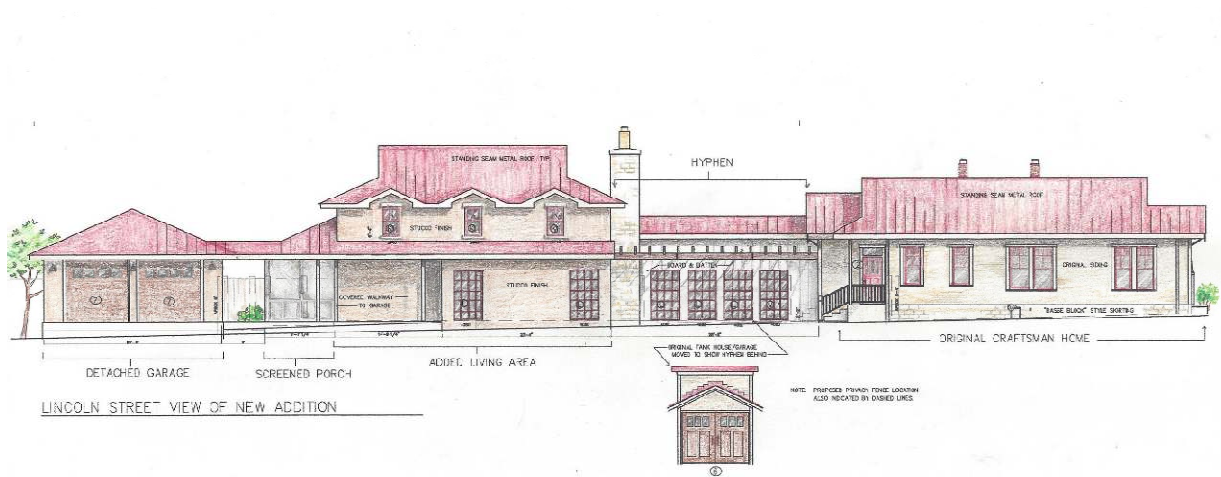


Isometric Illustration of
New Addition to 302 E. Orchard
—Lincoln Street side view—

Illustrations:



ORCHARD STREET VIEW OF NEW ADDITION BEHIND THE ORIGINAL HOUSE.



SITE PHOTOS:



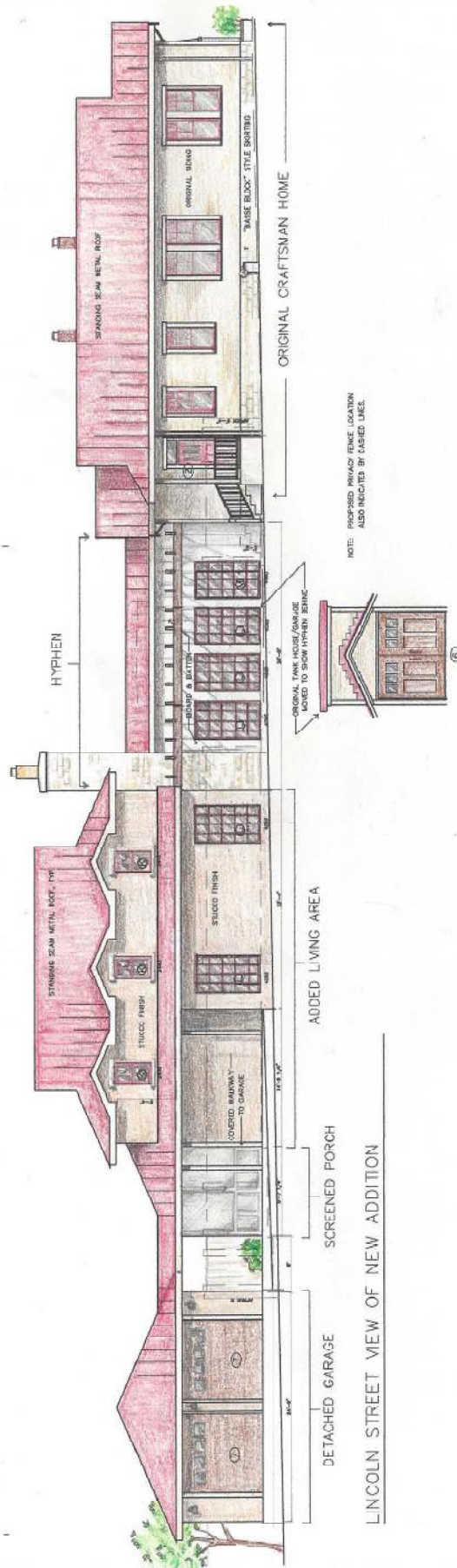
Current progress on the renovations of the original house. Windows have been removed for refinishing. Skirting was removed for access to level the floor, the majority of the material was damaged during removal because it was rotting from the inside out.

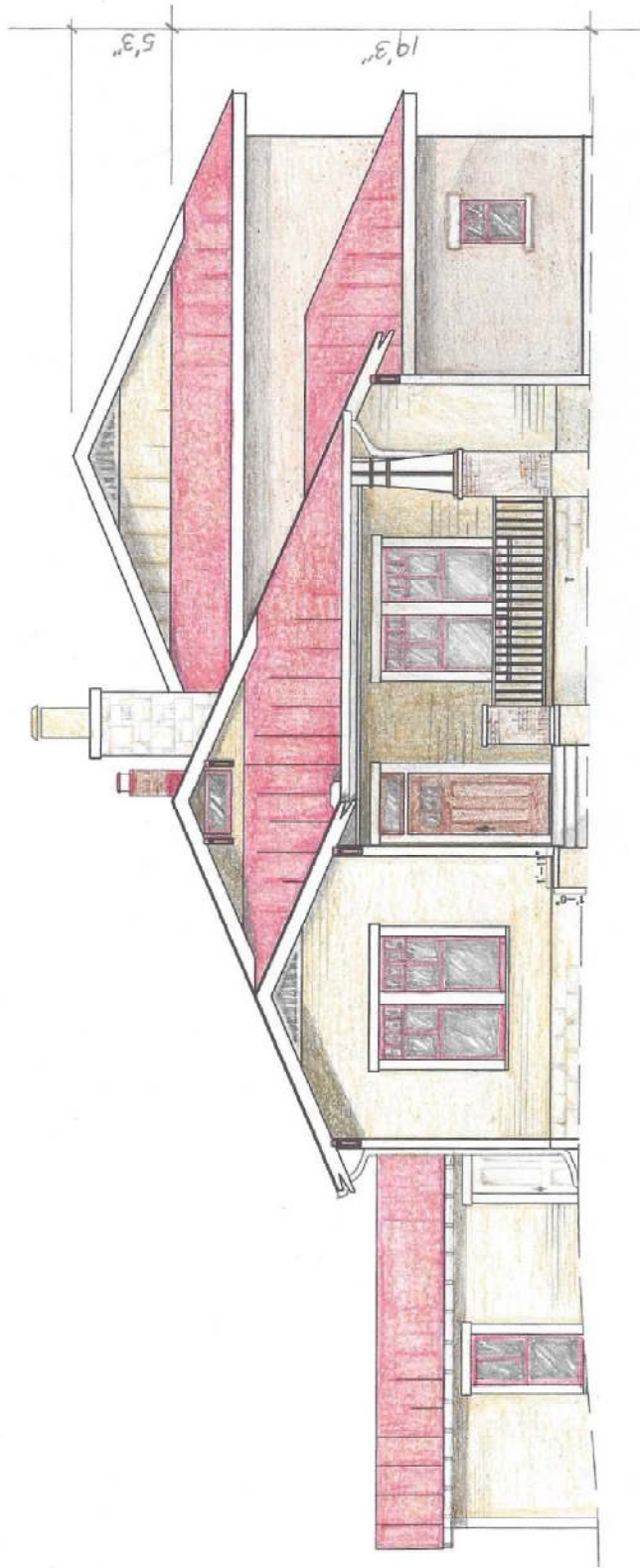


View of site from the back fence line looking at the back of the original house.



View of property from the deck of the house across Lincoln Street. With work being done, the contractor's tool vehicle and dumpster are parked in the way, unfortunately – but the depth of the lot behind the original house can be seen (garage/tank house are visible to the right).







HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM:

MEETING DATE: May 9, 2023

CATEGORY: INDIVIDUAL CONSIDERATION

CAPTION: 23-132 at **118 E Main St** - Stan Klein- replace non-historic windows, new rear exist stair

PRESENTATION:

SUMMARY:

Applicant is requesting a Certificate of Appropriateness to replace second story non-historic windows (aluminum frames, unknown installation date) with wood sash (exterior clad) insulated windows for a total of 6 double hung windows and 1 triple hung window. Install a new door on the non-original section of the building to allow egress. A new steel frame stair will also be constructed at the rear of the addition. One existing steel casement window will be replaced with a metal door and steel sidelight.

BACKGROUND:

3.2.7 Doors

(j) Use of synthetic or composite appropriate materials for replacement doors, door frames, and hardware is acceptable in some cases (SOI Standard 6). *inappropriate if visible from ROW*

3.2.8 Windows & Window Openings

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

mentioned requirements (e & f) in can be met. (SOI Standard 6). - *required if visible from ROW*

(j) If the extant windows are non-historic, consider researching the historic windows' appearance and, if documented, replicate and restore the historic windows (SOI Standard 3). - *recommended*

(k) If the extant windows are non-historic, and if the owner opts to replace the windows, select replacement windows compatible with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standard 3). *required if visible from ROW*

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

The old Bank of Fredericksburg building has a high rating because of its age, association with Alfred Giles, and prominent architectural features. The building has had several inappropriate changes over

the years including replacement windows and doors. The proposed window and door replacements are appropriate in design and materials. All of the windows are on the sides of the building. The new stair will be at the rear and not visible from Main Street. Staff recommends approval as presented.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. application & exhibits
2. Main E 118 high survey rating

APPROVAL/REVIEW:



NEW EXTERIOR IMPROVEMENTS
HISTORIC BANK OF FREDERICKSBURG
118 E. MAIN STREET
FREDERICKSBURG, TEXAS



SOUTH ELEVATION



NEW EXTERIOR IMPROVEMENTS
HISTORIC BANK OF FREDERICKSBURG
118 E. MAIN STREET
FREDERICKSBURG, TEXAS



SOUTHEAST



SOUTHWEST VIEW AT MAIN STREET



NEW EXTERIOR IMPROVEMENTS
HISTORIC BANK OF FREDERICKSBURG
118 E. MAIN STREET
FREDERICKSBURG, TEXAS



REAR VIEW OF BANK BUILDING WITH LATER ADDITION



REAR NORTHWEST VIEW OF LATER ADDITION



NEW EXTERIOR IMPROVEMENTS
HISTORIC BANK OF FREDERICKSBURG
118 E. MAIN STREET
FREDERICKSBURG, TEXAS



EAST SIDE VIEW OF BANK BUILDING LOOKING SOUTH



EAST SIDE VIEW OF BANK BUILDING LOOKING NORTH



NEW EXTERIOR IMPROVEMENTS
HISTORIC BANK OF FREDERICKSBURG
118 E. MAIN STREET
FREDERICKSBURG, TEXAS



EAST VIEW OF CIRCA 1940'S ADDITION WHERE NEW STAIRWAY IS PLANNED



NEW EXTERIOR IMPROVEMENTS
HISTORIC BANK OF FREDERICKSBURG
118 E. MAIN STREET
FREDERICKSBURG, TEXAS



Circa 1900



Circa 1899



NEW EXTERIOR IMPROVEMENTS
HISTORIC BANK OF FREDERICKSBURG
118 E. MAIN STREET
FREDERICKSBURG, TEXAS



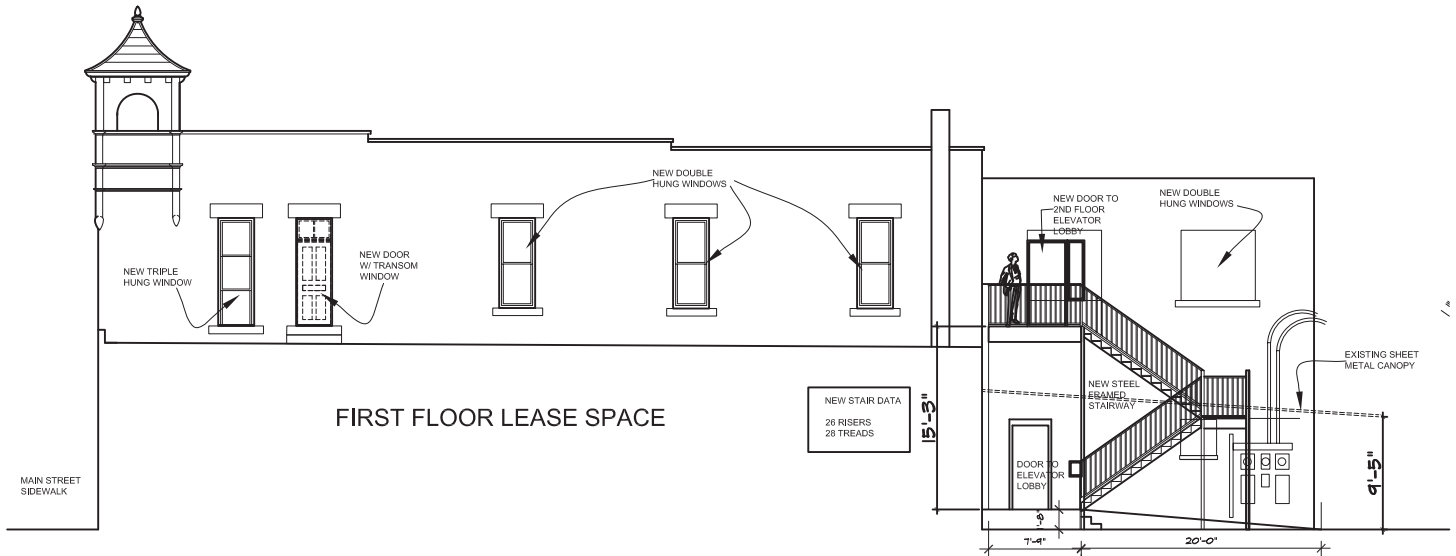
1938



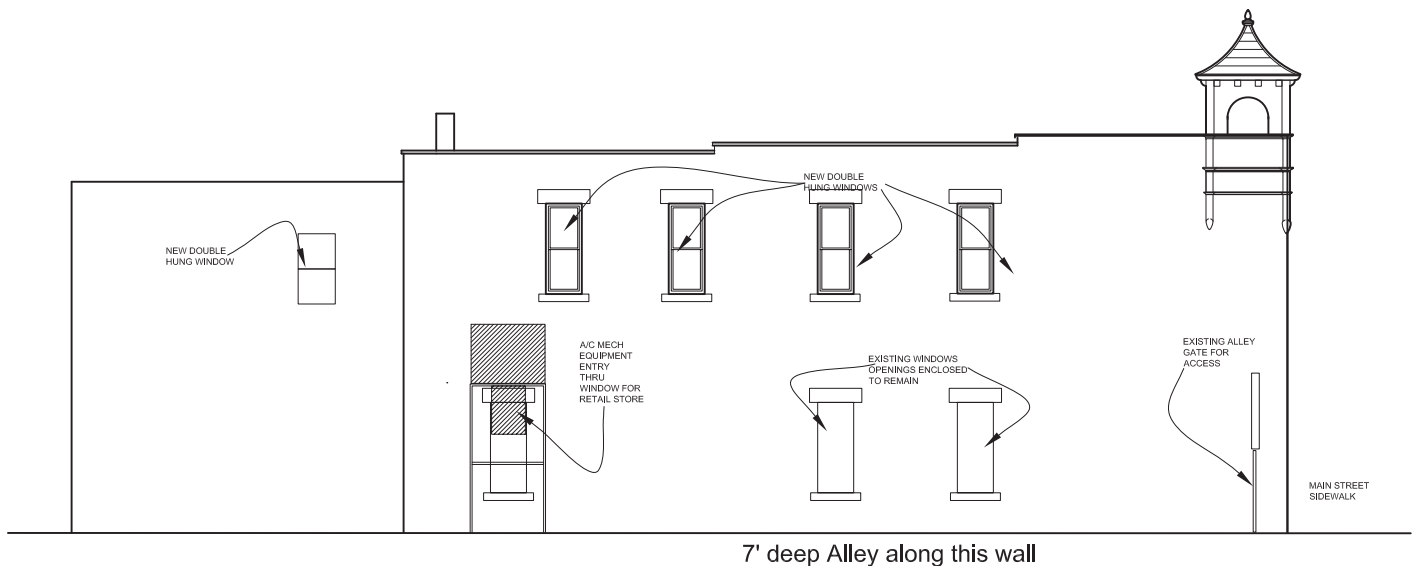
1929 Interior Lobby View



NEW EXTERIOR IMPROVEMENTS HISTORIC BANK OF FREDERICKSBURG 118 E. MAIN STREET FREDERICKSBURG, TEXAS



1 EAST EXTERIOR ELEVATION 3/32" = 1'-0"



2 WEST ELEVATION 3/32" = 1'-0"



NEW EXTERIOR IMPROVEMENTS
HISTORIC BANK OF FREDERICKSBURG
118 E. MAIN STREET
FREDERICKSBURG, TEXAS



Original window on upper façade. New windows to match existing.

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 371

Address 118 -120 E. Main

Parcel Number 20707

GCAD Valuation (as of 2017; where available) \$651,500

Year Built 1898

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority High

Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Outstanding decorative features contribute to the resource's significance.

2002 Photo



Photo Information & Notes

Image Name 0371_1.JPG

Photo References 0371_*.jpg

Notes Bank of Fredericksburg Building. Front façade transom windows covered with plywood panels. Individually listed in the NRHP. Designed by renown architect Alfred Giles.

2002 SURVEY DATA (continued)

Property Description

Function Domestic: Single-Family; Commerce/Trade

No of Stories 2

Style Romanesque

Construction load-bearing masonry

Plan square

Foundation stone

Exterior Walls stone

Roof gable

Porches shed

Windows double-hung wood sash

Outbuildings not provided

Doors original

Alterations windows

1983 SURVEY DATA

1983 Survey Site No 387

1983 Survey Ranking 1

1983 Photo References



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM:

MEETING DATE: May 9, 2023

CATEGORY: INDIVIDUAL CONSIDERATION

CAPTION: 23-129 at **328 E Main St** - Admiral Nimitz Foundation - window replacement

PRESENTATION:

SUMMARY:

Nine windows require complete replacement due to weather and age degradation. Hill Country Windows & Doors will replace the windows using Jeld Wen Auraline Pine Wood windows. The old windows will be removed, the enclosures cleaned and repaired before installation of the new windows. The new windows, frames, and trim will reflect the current windows and will reflect the present character of the building.

Please see the nine attachments for the supporting documentation.

BACKGROUND:

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

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

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

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

The medium rated structure retains many original features. Replacing original material should always be a last resort. If the windows are beyond repair, they should be replaced in-kind with material and dimensions that match the original features. Wood-clad windows have been approved in cases where repair was no longer an option.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. 328 E Main CofA Application and exhibits
2. street view images
3. Main E 328 Medium survey rating

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 328 E. Main Street Date Submitted 4/24/23
Owner name: Admiral Nimitz Foundation Phone # (956) 755-9679
Owner Address: 310 E. Austin Street
Authorized Applicant: Mike Hagee, CEO Phone # (830) 997-8600

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

Applicant E-mail: hagee@nimitzfoundation.org

Desired Start Date: 10 Jun 2023

Desired Completion Date: 13 Jun 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)

Nine windows require complete replacement due to weather and age degradation. Hill Country Windows & Doors will replace the windows using Jeld Wen Auraline Pine Wood windows. The old windows will be removed, the enclosures cleaned and repaired before installation of the new windows. The new windows, frames, and trim will reflect the current windows and will reflect the present character of the building. Please see the nine attachments for the supporting documentation.

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 # 23-129

Year Built: 1874

Eligible for Administrative Approval ☒ Yes ☐ No 5-9-23

Zoning: CBD

Historic Review Board Meeting Date _____

Application Fee \$10 COA#

Survey Rating: Medium

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

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











Glacier White

OC-37

OC-37

OC  **Benjamin Moore®** OC



JJ Price

517 S Adams Fredericksburg Tx 78624

QUOTE BY : JJ Price

SOLD TO : Nimitz Museum

PO# : Nimitz

Ship Via : Ground

QUOTE # : JW221100GRQ - Version 0

SHIP TO :

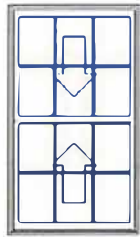
PROJECT NAME: Nimitz

REFERENCE :

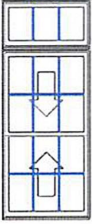
U-Factor Weighted Average: 0.29

SHGC Weighted Average: 0.18

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		Frame Size : 41 1/2 X 72 1/2 (Outside Casing Size: 51 1/8 X 79 1/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Solid 5 1/2" Flat Casing, 2" Sill Nosing, Casing & Nosing Loose, DripCap, Brilliant White Drip Cap, 6 9/16 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:37.7w, 32.7h, 8.5 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2022.4.0.4074/PDV 6.824 (12/02/22)NW			
			\$2,023.96	8	\$16,191.68



Viewed from Exterior. Scale: 1/2" = 1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2		Frame Size : 42 1/2 X 106 1/2, BTM= 83			
	Rough Opening : 43 1/4 X 107 1/4	(Outside Casing Size: 52 1/8 X 113 1/8), Siteline Wood Double Hung, Auralast Pine, Single w/Transom Primed Exterior, Primed Interior, Solid 5 1/2" Flat Casing, 2" Sill Nosing, Casing & Nosing Loose, DripCap, Brilliant White Drip Cap, 6 9/16 Jamb, 4/4 Thick, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, DP 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) BetterVue Mesh Brilliant White Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2022.4.0.4074/PDV 6.824 (12/02/22)NW			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$3,073.05	1	\$3,073.05
Line 2-1(A1)		Frame Size : 42 1/2 X 23 1/2 Siteline Double Hung Product, Sash Forward (Transom) Wood Fixed Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, 4 9/16 Jamb, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial 3 Wide 1 High *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), U-Factor: 0.27, SHGC: 0.19, VLT: 0.45, Energy Rating: 17.00, CR: 63.00, CPD: JEL-N-888-01836-00001 PEV 2022.4.0.4074/PDV 6.824 (12/02/22)NW			
Line 2-2(B1)		Frame Size : 42 1/2 X 83 Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear			

cust-65919

Page 2 of 3 (Prices are subject to change.)

JW221100GRQ (Ver:0)- 01/11/2023 12:00 PM

Quote Date: 11/15/2022

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

Last Modified: 01/11/2023

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
		Opening:38.7w, 37.9h, 10.2 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2022.4.0.4074/PDV 6.824 (12/02/22)NW			
Line 3		Labor and Misc Materials - Install 9 windows and haul away debris			
			\$700.00	9	\$6,300.00
		Total:			\$25,564.73
		Sales Tax (8.2500%):			\$1,589.34
		Net Total:			\$27,154.07
		Total Units:		18	

 Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.



City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 401

Address 328 E. Main

Parcel Number 2625

GCAD Valuation (as of 2017; where available)

Year Built 1874

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority Medium

Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

2002 Photo



Photo Information & Notes

Image Name 0401_1.JPG

Photo References 0401_*.jpg

Notes Nauwald House. Porch added c. 1985.

2002 SURVEY DATA (continued)

Property Description

Function Domestic: Single-Family; Commerce/Trade

No of Stories 1.5

Style not provided

Construction load-bearing masonry

Plan square

Foundation stone

Exterior Walls wood siding

Roof gable

Porches shed

Windows double-hung wood sash

Outbuildings not provided

Doors original

Alterations porch

1983 SURVEY DATA

1983 Survey Site No 431

1983 Survey Ranking 3

1983 Photo References



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM:

MEETING DATE: May 9, 2023

CATEGORY: INDIVIDUAL CONSIDERATION

CAPTION: 23-133 at **505 W Schubert** - Evelyn Williams - new ADU

PRESENTATION:

SUMMARY:

The applicant is requesting a Certificate of Appropriateness for a new Accessory Dwelling Unit and garage behind the main residence at 505 W Schubert.

BACKGROUND:

3.3.4 Accessory Buildings

- (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.
- (h) If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Use of true load-bearing masonry walls with stone, brick, or stucco also is encouraged.
- (i) The palette of exterior materials for new accessory buildings should not use more than two different primary siding materials; a third material may be added if used for trim only. At least one exterior material on the accessory building must match the primary building on the property. *Low Priority - Recommended*
- (j) Modern materials, such as fiber-cement siding and corrugated metal, may be appropriate for new accessory buildings. *Low 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. - *Low Priority - Recommended*

3.4.1 Lot Coverage

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

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff finds the proposed new structure meets the Design Guidelines for new ADUs. Staff recommends approval.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Family Life Vision

Quality of Life Vision

ATTACHMENTS:

1. Elevations of 505 W Schubert ADU
2. 505 W Schubert Photos
3. Schubert W 505 low survey 2005

APPROVAL/REVIEW:



NO.	DESCRIPTION	BY	DATE

PRINT ON
8 1/2" X 11"
PAPER

PROJECT DESCRIPTION:
**WILLIAMS-2A-
PRE APP-1**

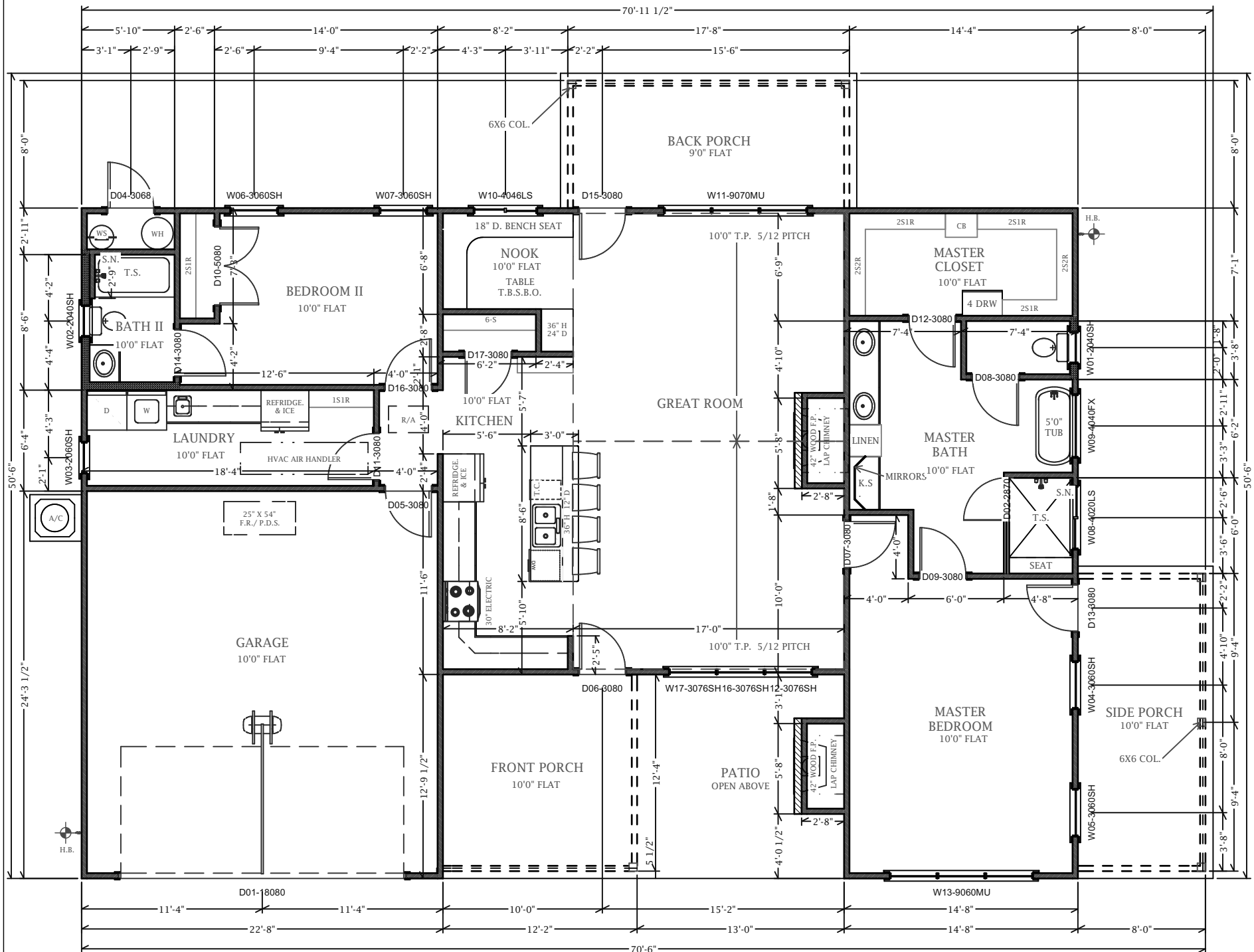
DRAWINGS PROVIDED BY:
ATHENS DESIGNS
2505 1/2 COAT CREEK RD.
KERRVILLE, TX 78028
(830) 896-0892

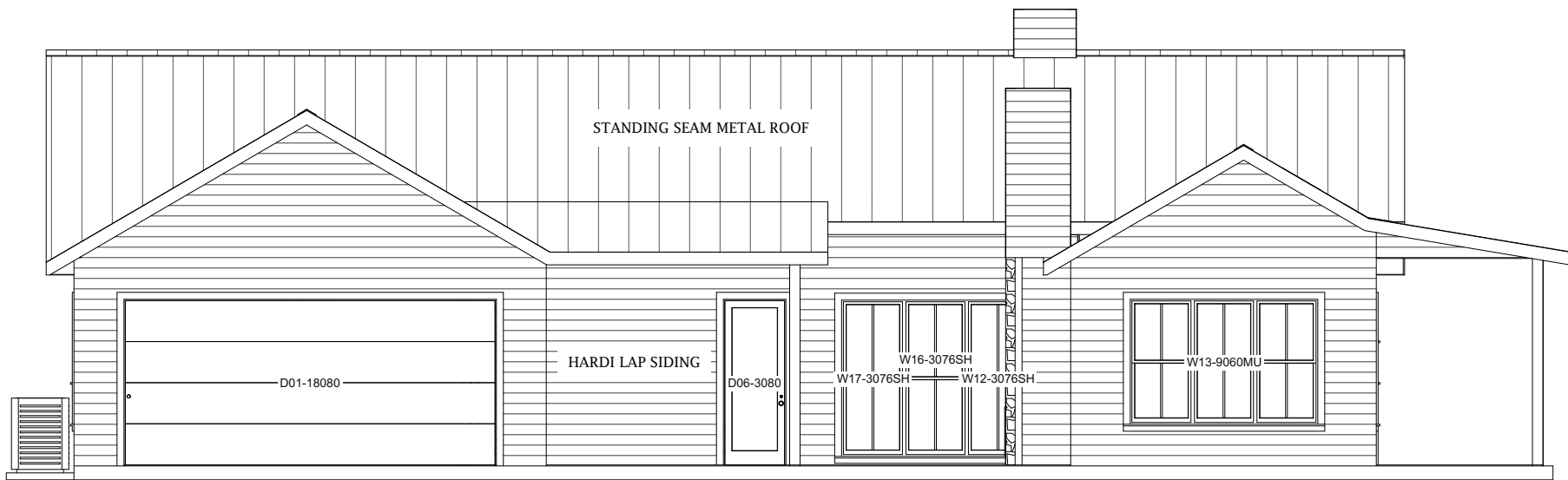
DATE:
5/1/2023

SCALE:

SHEET:

A-1





FRONT



NO.	DESCRIPTION	BY	DATE

PRINT ON
8 1/2" X 11"
PAPER

PROJECT DESCRIPTION:
**WILLIAMS-2A-
PRE APP-1**

DRAWINGS PROVIDED BY:
ATHENS DESIGNS
2505 1/2 GOAT CREEK RD.
KERRVILLE, TX 78028
(830) 896-0892

DATE:

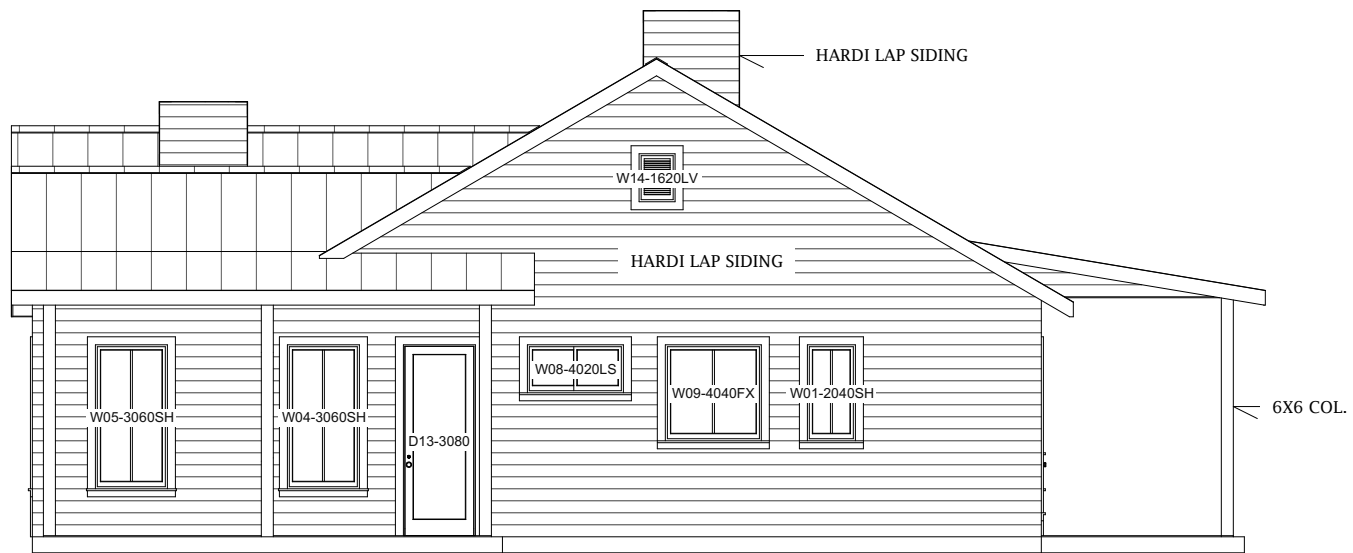
5/1/2023

SCALE:

1/8" = 1'0"

SHEET:

A-2



RIGHT



NO.	DESCRIPTION	BY	DATE

PRINT ON
8 1/2" X 11"
PAPER

PROJECT DESCRIPTION:
**WILLIAMS-2A-
PRE APP-1**

DRAWINGS PROVIDED BY:
ATHENS DESIGNS
2505 1/2 GOAT CREEK RD.
KERRVILLE, TX 78028
(830) 896-0892

DATE:

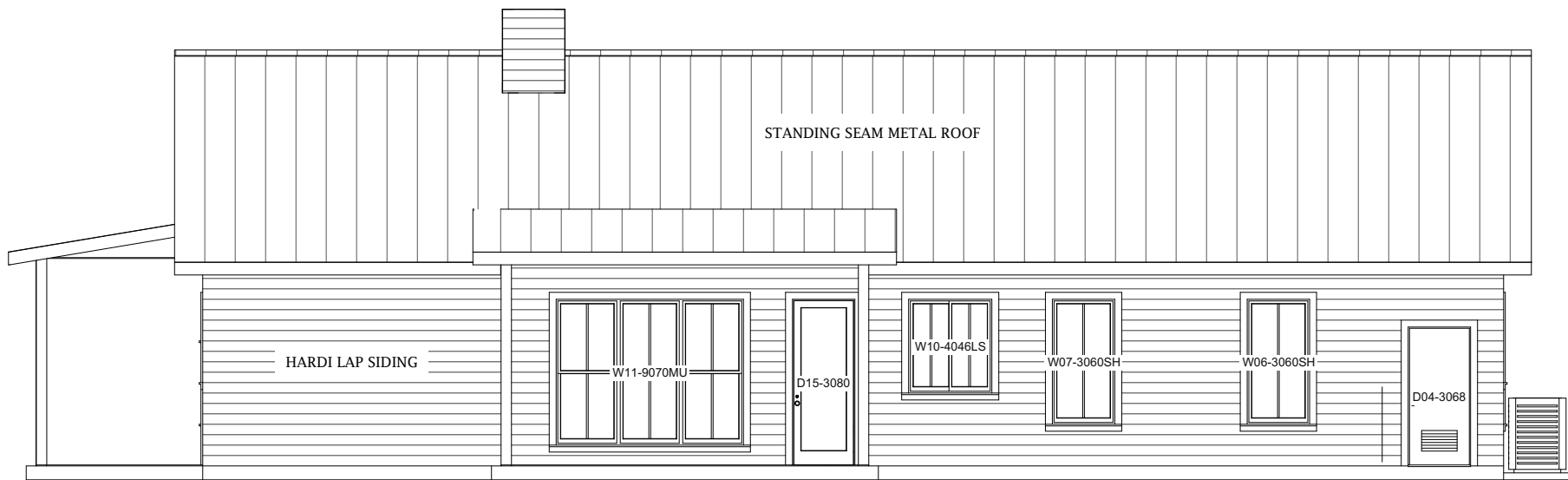
5/1/2023

SCALE:

1/8" = 1'0"

SHEET:

A-3



BACK



NO.	DESCRIPTION	BY	DATE

PRINT ON
8 1/2" X 11"
PAPER

PROJECT DESCRIPTION:
**WILLIAMS-2A-
PRE APP-1**

DRAWINGS PROVIDED BY:
ATHENS DESIGNS
2505 1/2 GOAT CREEK RD.
KERRVILLE, TX 78028
(830) 896-0892

DATE:

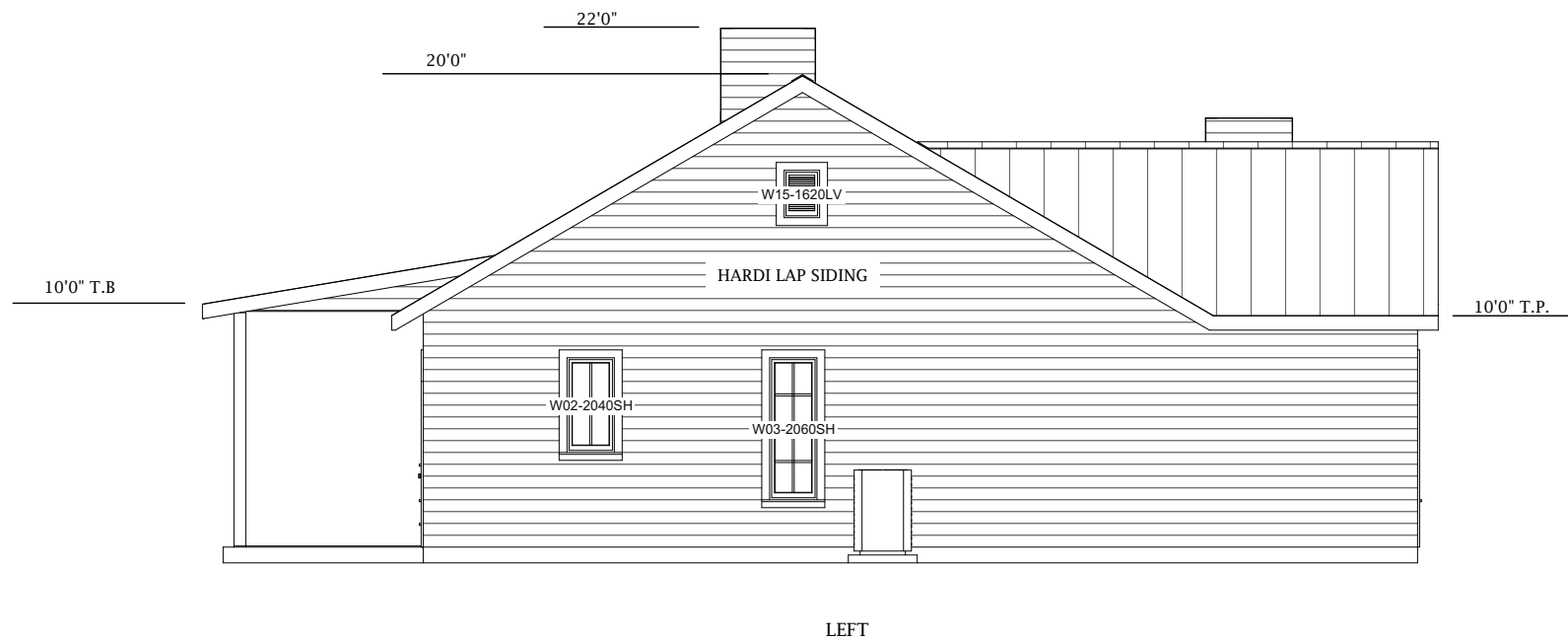
5/1/2023

SCALE:

1/8" = 1'0"

SHEET:

A-4



NO.	DESCRIPTION	BY	DATE

PRINT ON
8 1/2" X 11"
PAPER

PROJECT DESCRIPTION:
**WILLIAMS-2A-
PRE APP-1**

DRAWINGS PROVIDED BY:
ATHENS DESIGNS
2505 1/2 GOAT CREEK RD.
KERRVILLE, TX 78028
(830) 896-0892

DATE:

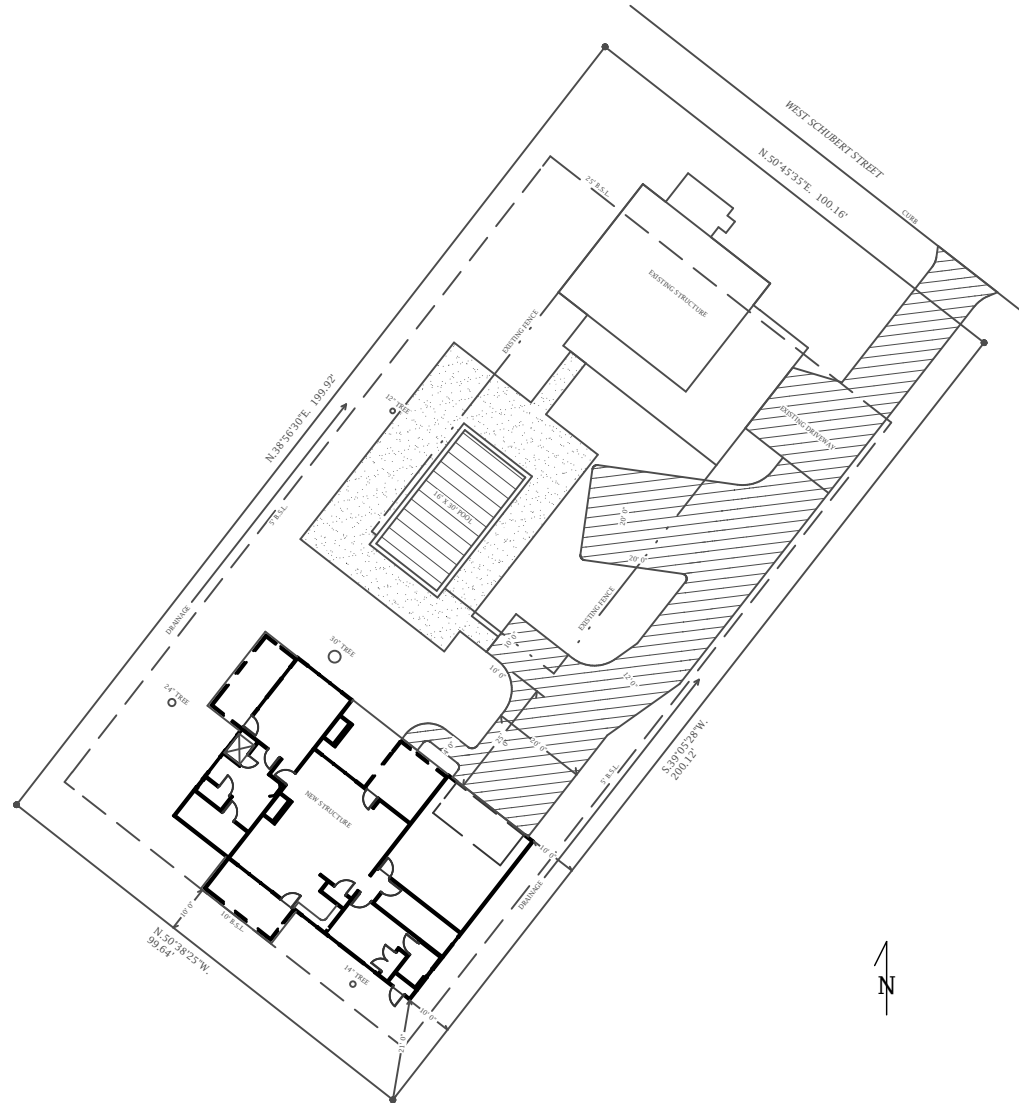
5/1/2023

SCALE:

1/8" = 1'0"

SHEET:

A-5



TOWN LOT 15
WEST SCHUBERT STREET
GILLESPIE COUNTY, TEXAS

EXISTING STRUCTURE'S SQUARE FOOTAGE

FIRST STORY FOOTPRINT	1720
SECOND STORY FOOTPRINT	962
TOTAL AREA	2682

PROPOSED STRUCTURE'S SQUARE FOOTAGE

A/C AREA	1744
PORCHES	479
GARAGE/ W.H. CLOSET	562
TOTAL AREA	2785



NO.	DESCRIPTION	BY	DATE

PRINT ON
8 1/2" X 11"
PAPER

PROJECT DESCRIPTION:
WILLIAMS-2A-
PRE APP-1

DRAWINGS PROVIDED BY:
ATHENS DESIGNS
2505 1/2 GOAT CREEK RD.
KERRVILLE, TX 78028
(830) 896-0892

DATE:

5/1/2023

SCALE:

1" = 40'0"

SHEET:

A-6









City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 104

Address 505 W. Schubert

Parcel Number 28592

GCAD Valuation (as of 2017; where available) \$386,220

Year Built 1920

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority Low

Assessment

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

2002 Photo



Photo Information & Notes

Image Name 0104_1.JPG

Photo References 0104_*.jpg

Notes

2002 SURVEY DATA (continued)

Property Description

Function Domestic: Single-Family

No of Stories 2

Style not provided

Construction wood-frame

Plan square

Foundation slab

Exterior Walls synthetic siding

Roof gable

Porches shed

Windows double-hung wood sash

Outbuildings shed

Doors original

Alterations exterior materials

1983 SURVEY DATA

1983 Survey Site No 749

1983 Survey Ranking 4

1983 Photo References