



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, June 13, 2023 ~ 5:30 PM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

David Bullion, Chair
Jessica Mittel, Vice Chair
Larry Jackson, Member
Sharon Joseph, 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, June 13, 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 June 13, 2023.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to ahudson@fbgtx.org

Verbal Comments on Agenda Items:

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. May 9, 2023, Regular Meeting Minutes
5. **CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

- A. Application 23-133 at **505 W Schubert** - Evelyn Williams - new ADU
- B. Application #23-142 - **612 N Llano** - Andy Bray - renovation for restaurant including porch alterations, painting brick, removal of carport
- C. Application #23-138 - **101 W. Creek** - Kimberlyn Galifaro - Addition to rear of building.
- D. Application #23-140 - **111 E. Austin** - Jim Carpenter - New Construction of 5 STR Units.

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda at 3:00 PM. on June 9, 2023, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Shelby Collier
Associate Planner

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

**HISTORIC REVIEW BOARD
MAY 9, 2023
5:30 PM**

On this 9th day of May 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
 AMY SLAUGHTER
 RICHARD LAUGHLIN
 JOE SALINAS
 LILIANA WELLIVER

ABSENT JESSICA MITTEL

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

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

MINUTES

Amy Slaughter made a motion to approve the April 2023 Regular Meeting Minutes. Seconded by Larry Jackson. All voted in favor and the motion carried.

STAFF ANNOUNCEMENTS

APPLICATIONS

Application- #23-119 at 302 E. Orchard – Judy Luckenbach – Building Addition.

Anna Hudson, Interim Director of Development Services, stated 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.

3.3. Additions

(d) For rear additions, consider using hyphens, breezeways, insects, 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.

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 to the existing pressed metal but provides better protection of the foundation. Staff recommends approval.

Richard Laughlin made a Motion to Approve Application #23-119 subject to Staff approval of garage doors and density verification by Staff per Building Permit. Seconded by Larry Jackson. All voted in favor and the Motion carried.

Application- #23-132 at 118 E. Main Street – Stan Klein – Replace Non-Historic Windows, New Rear Exit Stairs.

Stan Klein presented the application.

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

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) can be met (SOI Standard 6) – *required 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.*

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 stairs will be at the rear and not visible from Main Street. Staff recommends approval as presented.

Robin Cowsar made a motion to Approve Application #23-132 as presented. Seconded by Joe Salinas. All voted in favor and the motion carried.

Application- #23-129 at 328 E. Main – Admiral Nimitz Foundation – Window Replacement.

General Mike Hagee presented the application.

Anna Hudson, Interim Director of Development Services, stated the applicant is requesting a Certificate of Appropriateness for the replacement of windows. 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.

(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) can be met. (SOI Standard 6)

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.

Larry Jackson made a Motion to Approve Application #23-129. Seconded by Robin Cowsar. All voted in favor and the motion carried.

Application # 23-133 at 505 W. Schubert – Evelyn Williams – New ADU

Evelyn Williams presented the application. She stated that the new ADU is for her personal use as the front unit is a STR.

Anna Hudson, Interim Director of Development Services, stated the applicant is requesting a Certificate of Appropriateness for a new Accessory Dwelling Unit and garage behind the main residence at 505 W Schubert.

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.*

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

David Bullion commented on the size of the structure. He stated that the footprint of the existing house is 1,720 sq ft. The proposed ADU is 2,223 sq ft, which is larger than the main residence, which is not allowed by the design guidelines.

The Board discussed making modifications to the structure to make it smaller. The unit is 450 sq ft to large.

Richard Laughlin made a Motion to Approve Application #23-133 based on an exception due to size of the lot and location of buildings, conditioned upon removal of the side porch to the west, relocate the Master door to the Patio, remove back porch, front porch shorten by 4 ft, add a trellis on the garage and a turned ridge cap. Seconded by Joe Salinas. Amy Slaughter and Sam Childers voted in opposition. All others voted in favor and the motion carried.

DISCUSSION ITEMS

Directors Report

An update regarding the status of 311 E. Travis was provided.

ADJOURN

With nothing further to come before the Board, Sam Childers moved to adjourn. Richard Laughlin seconded the motion. All voted in favor and the meeting was adjourned at 6:51

PASSED AND APPROVED this the 13th day of June 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: June 13, 2023

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: Application 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 with a 2,448 sf footprint behind the main residence at 505 W Schubert that has a .

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:**

The applicant brought the original design to the HRB on May 9, 2023. The footprint was deemed to exceed the allowance per design guidelines. The new design has removed all covered porches (as recommended by the HRB) and storage has been added over the garage.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Family Life Vision

Quality of Life Vision

ATTACHMENTS:

1. 505 W Schubert Photos
2. Schubert W 505 low survey 2005
3. WILLIAMS-3D-R-1

APPROVAL/REVIEW:









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

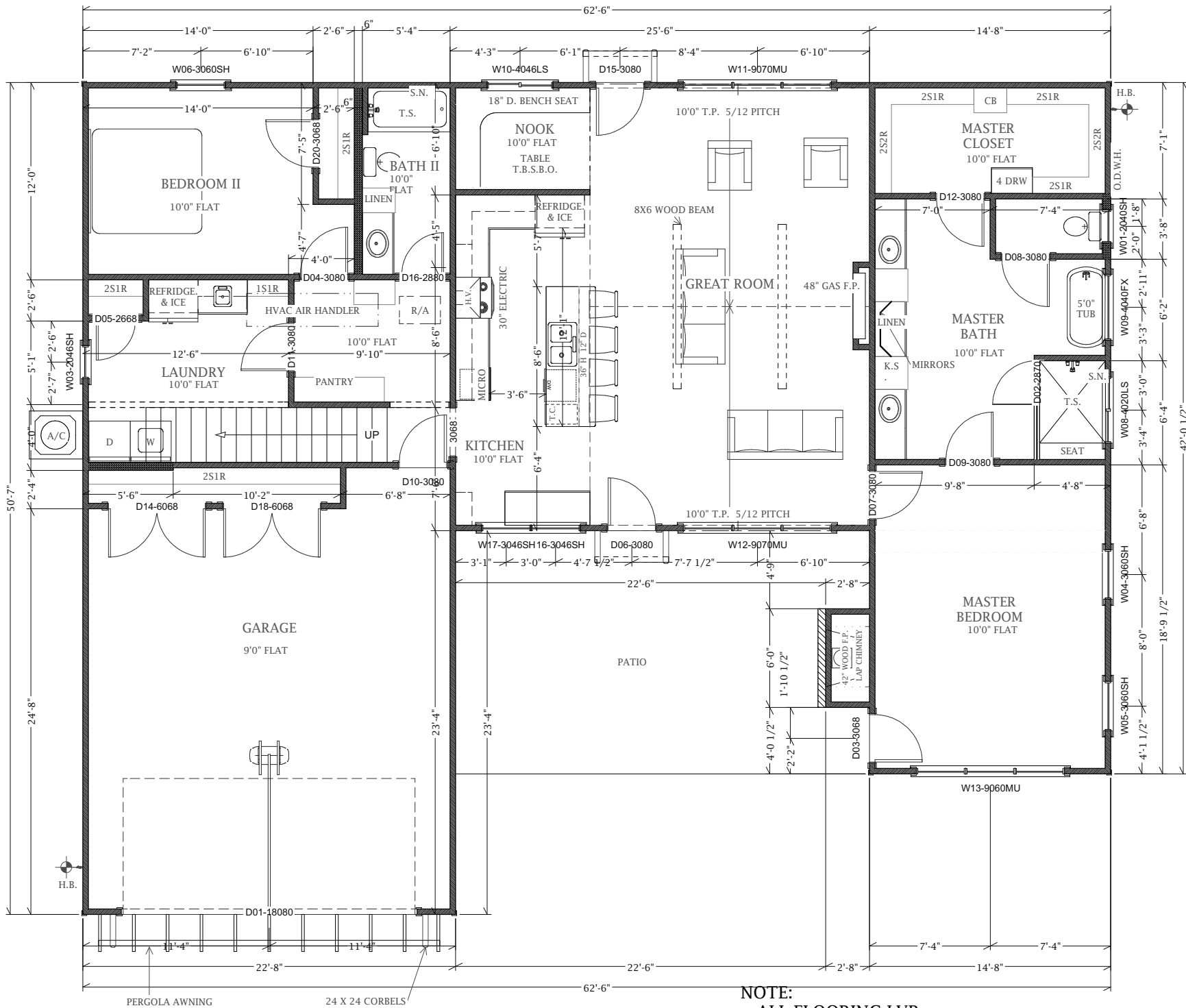
Alterations exterior materials

1983 SURVEY DATA

1983 Survey Site No 749

1983 Survey Ranking 4

1983 Photo References



1ST FLOOR

NOTE:
 - ALL FLOORING LVP
 - SPRAY FOAM INSULATION



NO.	DESCRIPTION	BY	DATE

PRINT ON
 8 1/2" X 11" PAPER

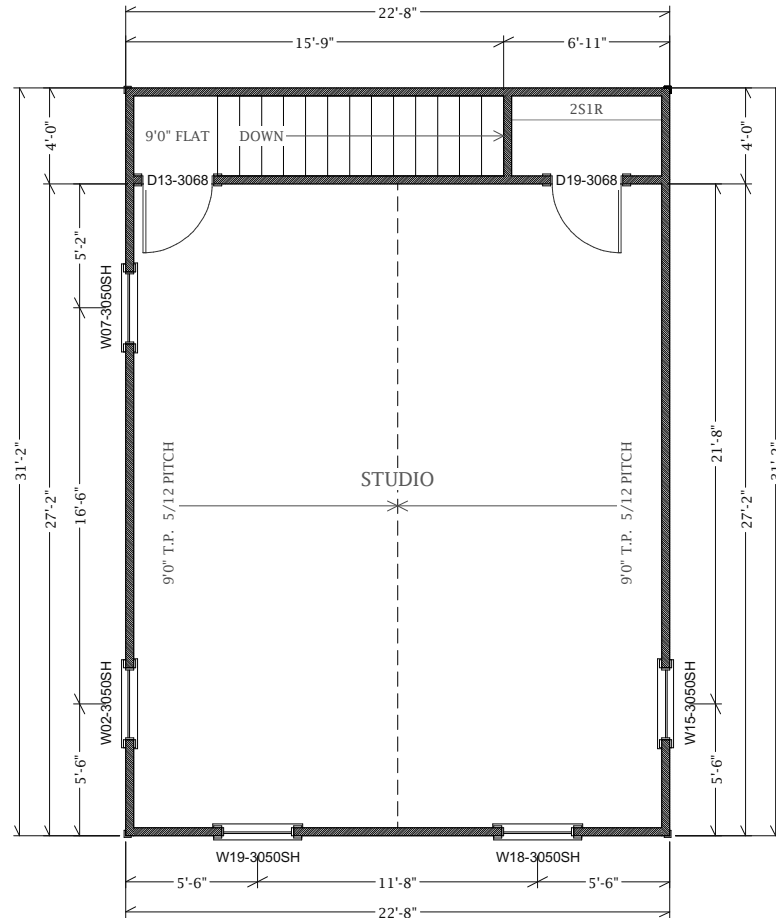
PROJECT DESCRIPTION:
WILLIAMS-3D-R-1

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

DATE:
 5/31/2023

SCALE:
 1/8" = 1'0"

SHEET:
A-1



NO.	DESCRIPTION	BY	DATE

PRINT ON
8 1/2" X 11" PAPER

PROJECT DESCRIPTION:
WILLIAMS-3D-R-1

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

DATE:

5/31/2023

SCALE:

1/8" = 1'0"

SHEET:

A-2



NO.	DESCRIPTION	BY	DATE

PRINT ON
8 1/2" X 11" PAPER

PROJECT DESCRIPTION:
WILLIAMS-3D-R-1

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

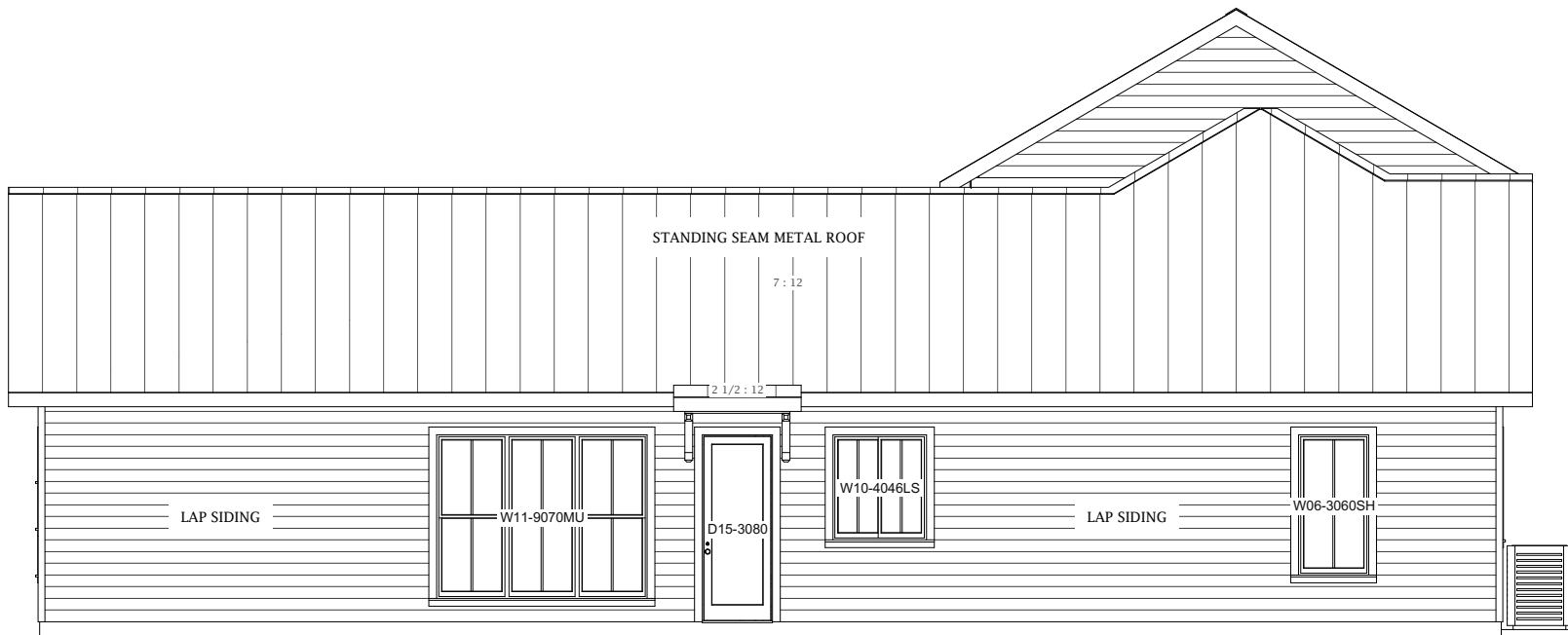
DATE:
5/31/2023

SCALE:
1/8" = 1'0"

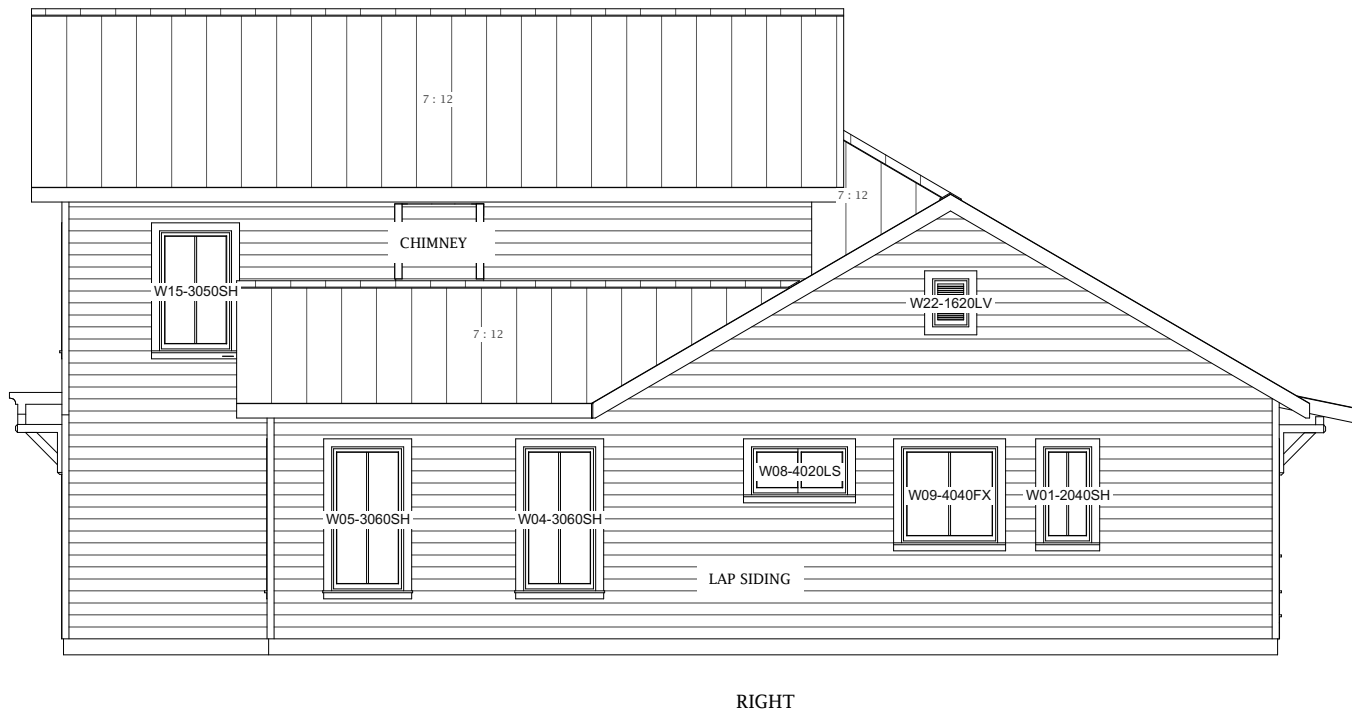
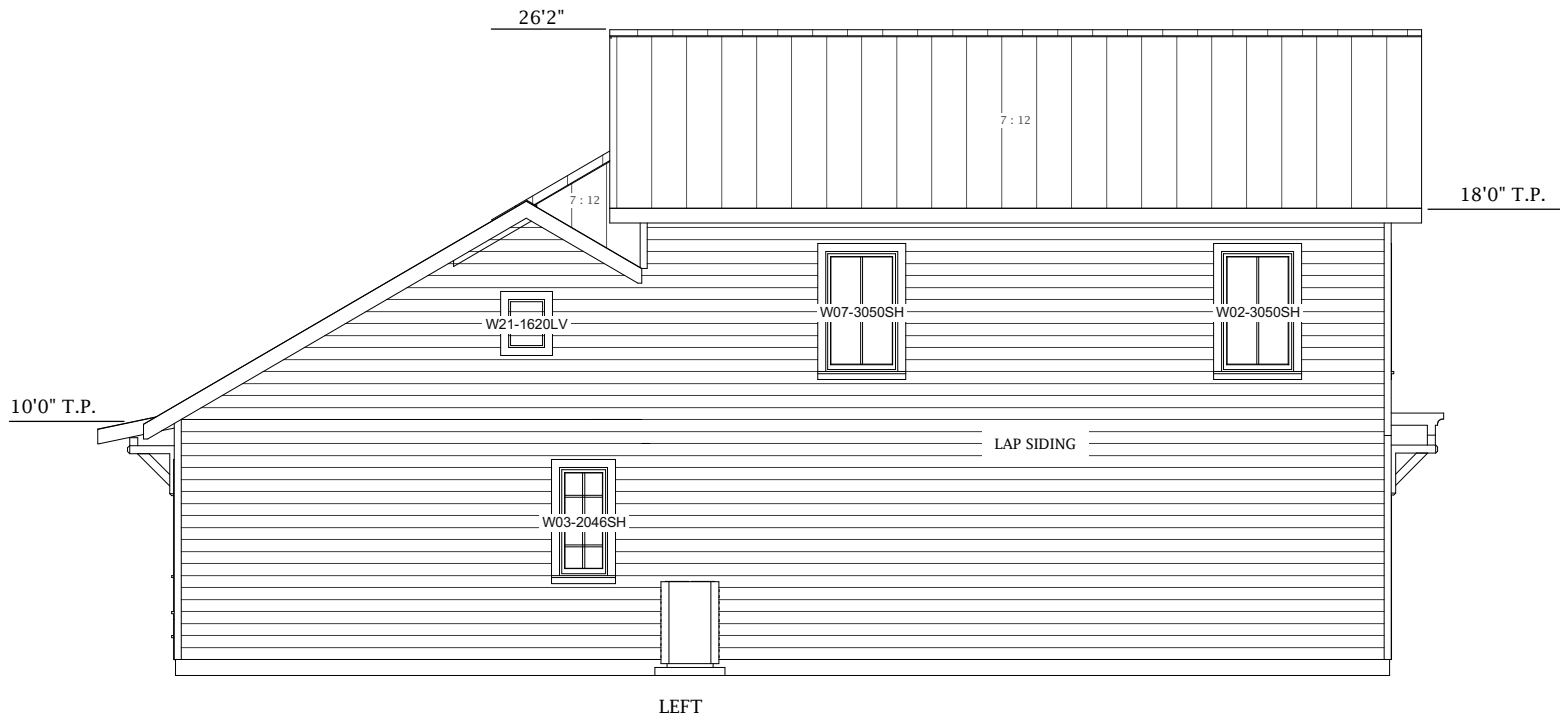
SHEET:
A-3



FRONT



BACK



NO.	DESCRIPTION	BY	DATE

PRINT ON
8 1/2" X 11" PAPER

PROJECT DESCRIPTION:
WILLIAMS-3D-R-1

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

DATE:

5/31/2023

SCALE:

1/8" = 1'0"

SHEET:

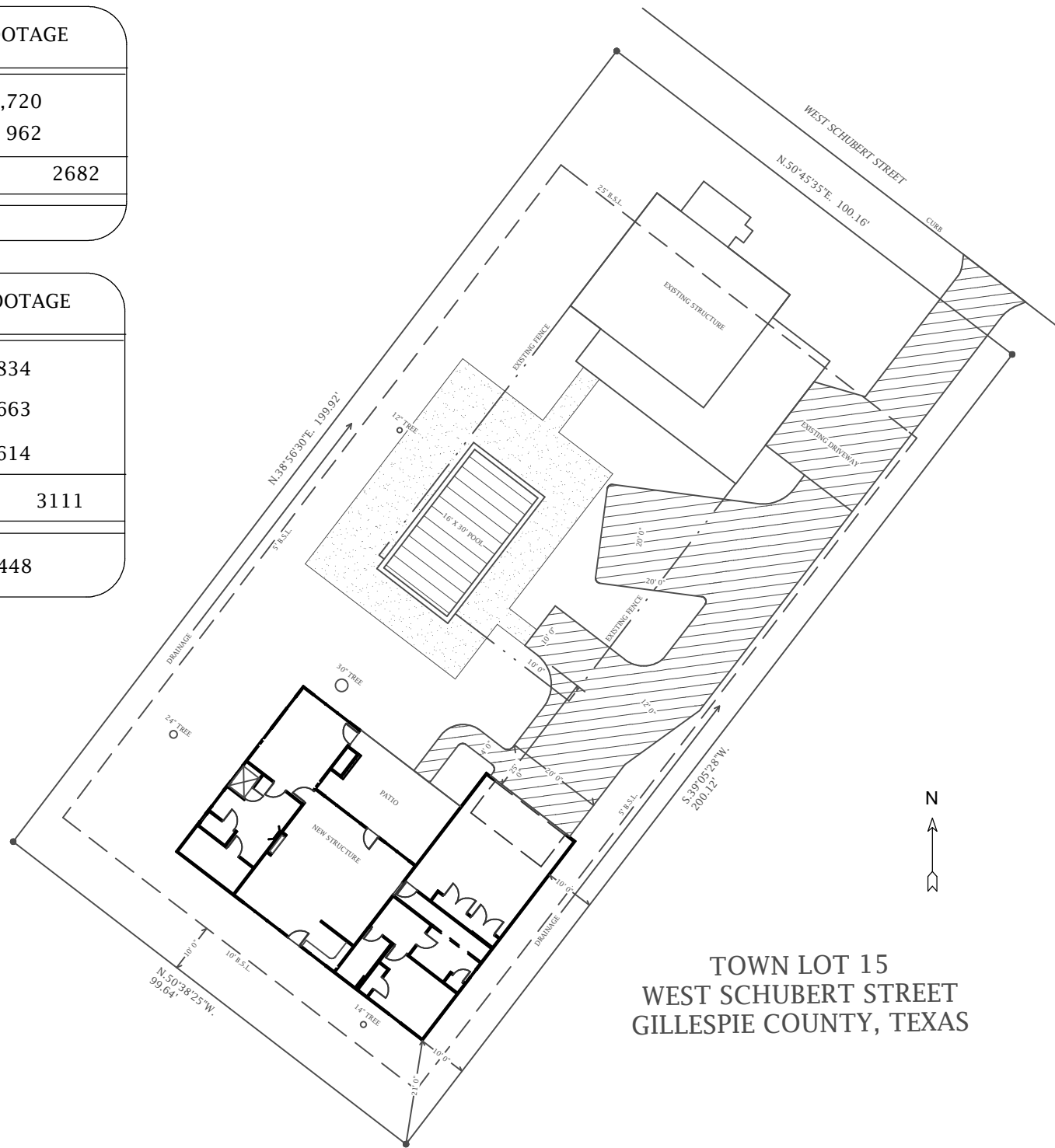
A-4

EXISTING STRUCTURE SQUARE FOOTAGE

1ST STORY FOOTPRINT	1,720
2ND STORY FOOTPRINT	962
TOTAL AREA	2682

PROPOSED STRUCTURE SQUARE FOOTAGE

1st STORY A/C AREA	1,834
2nd STORY A/C AREA	663
GARAGE/ W.H. CLOSET	614
TOTAL AREA	3111
1ST STORY FOOTPRINT	2,448



TOWN LOT 15
WEST SCHUBERT STREET
GILLESPIE COUNTY, TEXAS



NO.	DESCRIPTION	BY	DATE

PRINT ON
8 1/2" X 11" PAPER

PROJECT DESCRIPTION:
WILLIAMS-3D-R-1

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

DATE:
5/31/2023

SCALE:
1" = 30'

SHEET:
A-5



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
FROM: Shelby Collier, Associate Planner
MEETING DATE: June 13, 2023

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: Application #23-142 - **612 N Llano** - Andy Bray - renovation for restaurant including porch alterations, painting brick, removal of carport

PRESENTATION:

SUMMARY:

Applicant is requesting a Certificate of Appropriateness to renovate the existing building into a restaurant occupancy. Exterior renovations include painting the existing brick, new window locations in selected locations, new composite shingle roof and revised front entry feature. A wood slat screen is proposed to match existing and to help blend the enclosed carport work with the existing house. The existing screened porch shall be removed. Exterior landscape and parking shall be provided.

BACKGROUND:

Rating: Low
Zoning: C1

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

This property received approval for a different renovation earlier in 2022. This is a low rated structure without a defined style. The proposed changes are contemporary but should not negatively impact the integrity of the neighborhood. Staff recommends approval.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. 612 N Llano CofA App & Supporting Documents

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 _____

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.



Subject Property Address: 612 North Llano ST Fredericksburg, Texas 78624

Owner Name: Karen Mae Abernethy

Authorized Applicant:

Andrew Bray for Kay and Gabrielle Stabile

Phone: 830-997-7024

Email: abray@mustarddesign.net

Desired Start Date:

08/01/2023

Desired Completion Date:

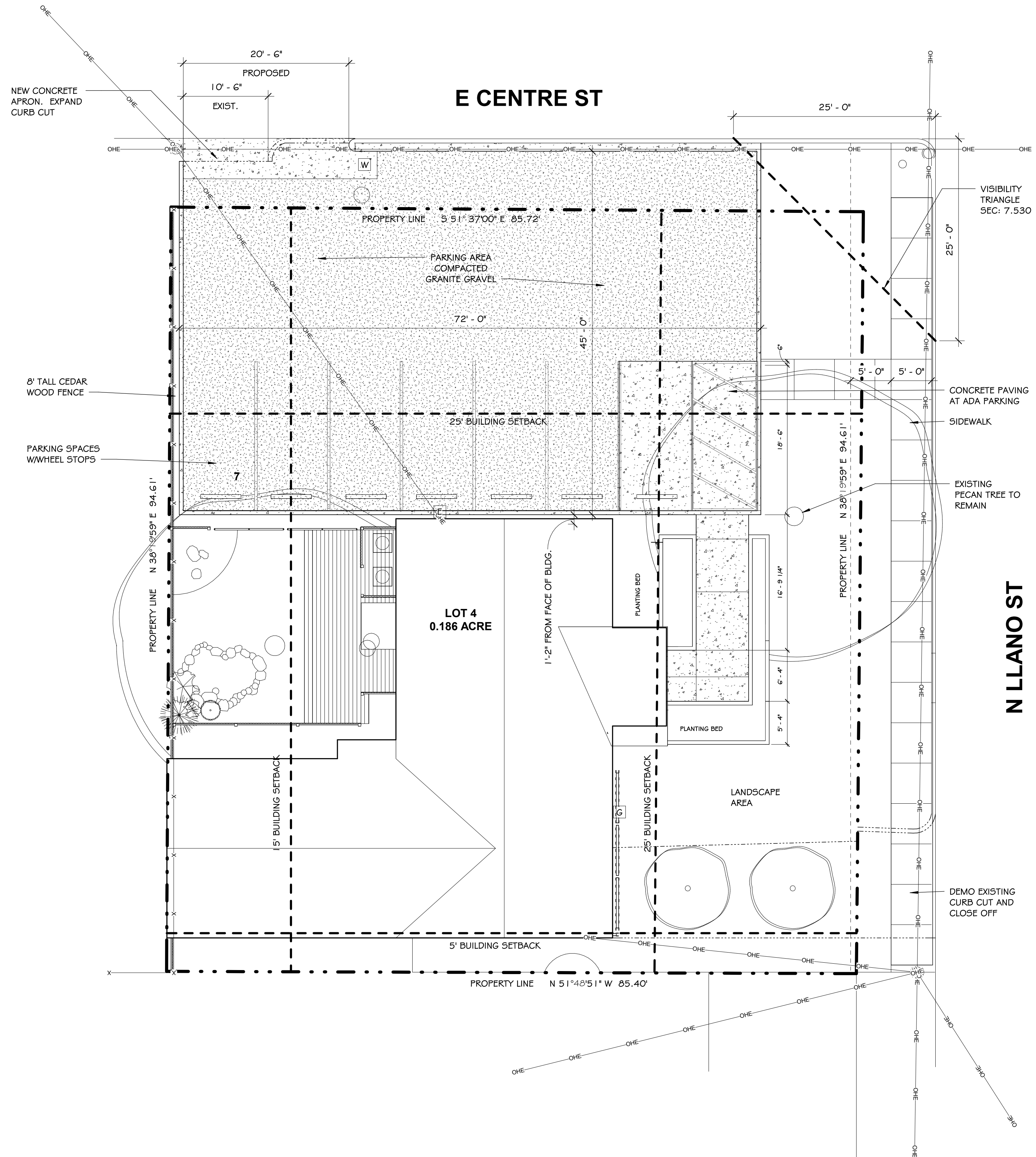
12/01/2023

Scope of work

Proposed work at 612 North Llano ST Fredericksburg, TX 78624 is as follows:

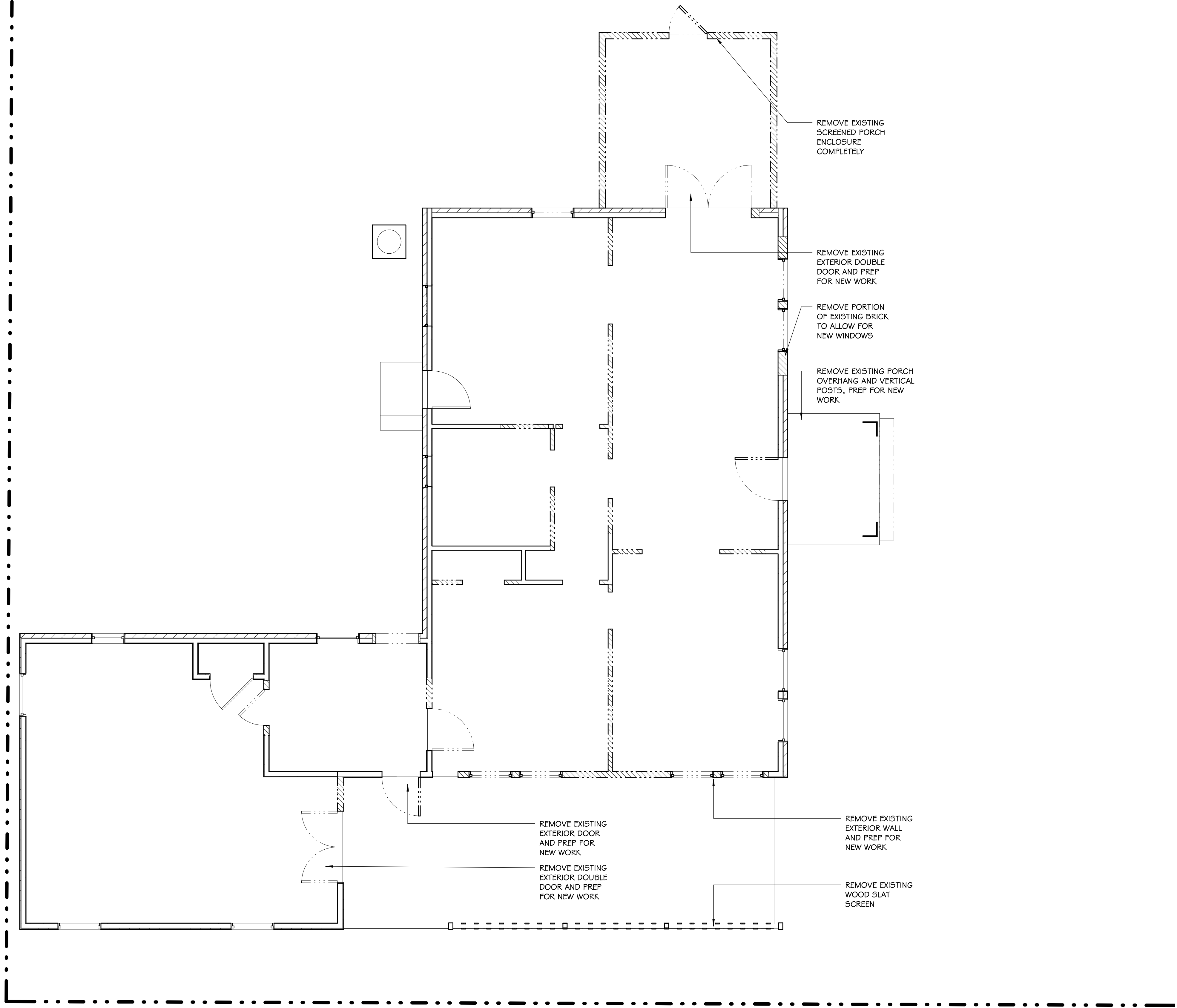
1. Renovate existing building:
 - a. Repair and repaint existing brick of existing building.
 - b. Replace composite shingle roofing with new composite shingle roofing.
 - c. Remove front porch and update the front of the building per shown rendering to create an entry feature for the restaurant.
 - d. Remove screened porch on the north side of the house completely.
 - e. Remove wood slat wall at Carport and completely enclose Carport. The design of the wood slat wall will be used in the front of the house to blend the existing house with the carport enclosure
 - f. Replace limited existing windows as indicated on the on the elevations.

Please see attached documentation for site plans, floor plans, renderings, and material specifications.



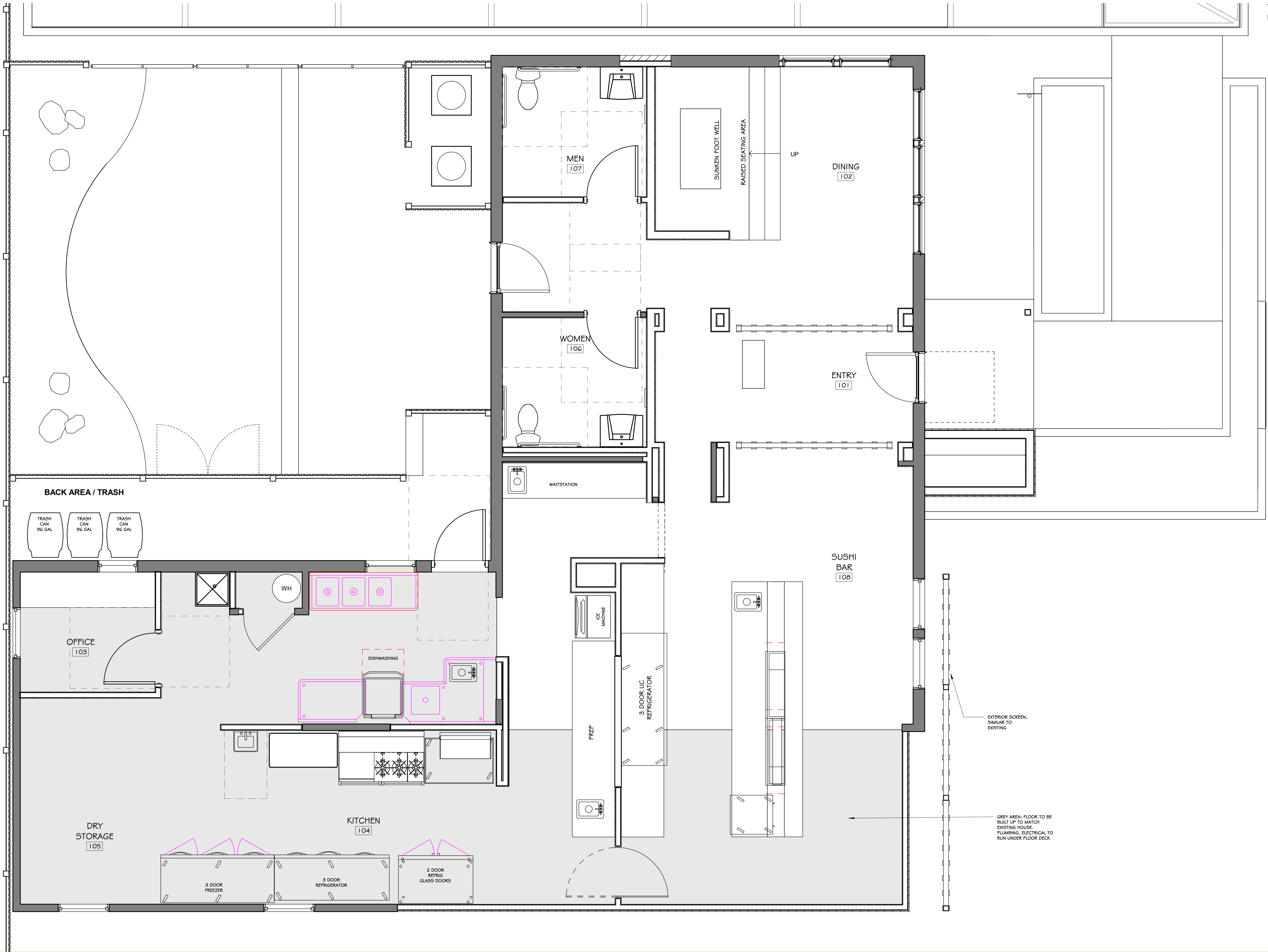
KAY & GABRIELE STABILE

SCALE: 1/8" = 1'-0" 05.25.23



1 FIRST FLOOR - DEMO PLAN

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



ROBATA MON SUSHI

Conceptual Floor Plan

SCALE: 3/8" = 1'-0" 05.25.23



REMOVE EXISTING CARPORT
SCREENING WALL AND
ENCLOSE CARPORT.

ADD SCREENING WALL TO
MATCH EXISTING CARPORT
SCREENING WALL.

REPAIR AND PAINT BRICK,
SEE COLOR SAMPLE.

REPAIR AND REPLACE ROOF
SHINGLES, SEE COLOR
SAMPLE.

REMOVE EXISTING
CONCRETE WALKWAY AND
REPLACE WITH PROPOSED
ENTRY AND PARKING LOT.

REMOVE AND REPLACE
COVERED PORCH WITH
PROPOSED PORCH.

REPLACE WINDOWS AT THIS
SPECIFIC LOCATION ONLY.
PROPOSED REPLACEMENT,
ANDERSEN 100 SERIES
PICTURE WINDOW
W/NARROW HORIZONTAL
MULLIONS



REMOVE EXISTING CARPORT
SCREENING WALL AND
ENCLOSE CARPORT.

ADD SCREENING WALL TO
MATCH EXISTING CARPORT
SCREENING WALL.

REPAIR AND PAINT BRICK,
SEE COLOR SAMPLE.

REMOVE EXISTING
CONCRETE WALKWAY AND
REPLACE WITH PROPOSED
ENTRY AND PARKING LOT.

REMOVE AND REPLACE
COVERED PORCH WITH
PROPOSED PORCH.

ADD ADDITIONAL WINDOW
SIMILAR TO REPLACED
WINDOWS.

REPLACE WINDOWS AT THIS
SPECIFIC LOCATION ONLY.
PROPOSED REPLACEMENT,
ANDERSEN 100 SERIES
PICTURE WINDOW
W/NARROW HORIZONTAL
MULLIONS

COMPLETELY REMOVE
DETERIORATING ATTACHED
SCREENED IN PORCH

REPAIR AND PAINT BRICK,
SEE COLOR SAMPLE.



REMOVE EXISTING
CONCRETE WALKWAY AND
REPLACE WITH PROPOSED
ENTRY AND PARKING LOT.

REMOVE AND REPLACE
COVERED PORCH WITH
PROPOSED PORCH.

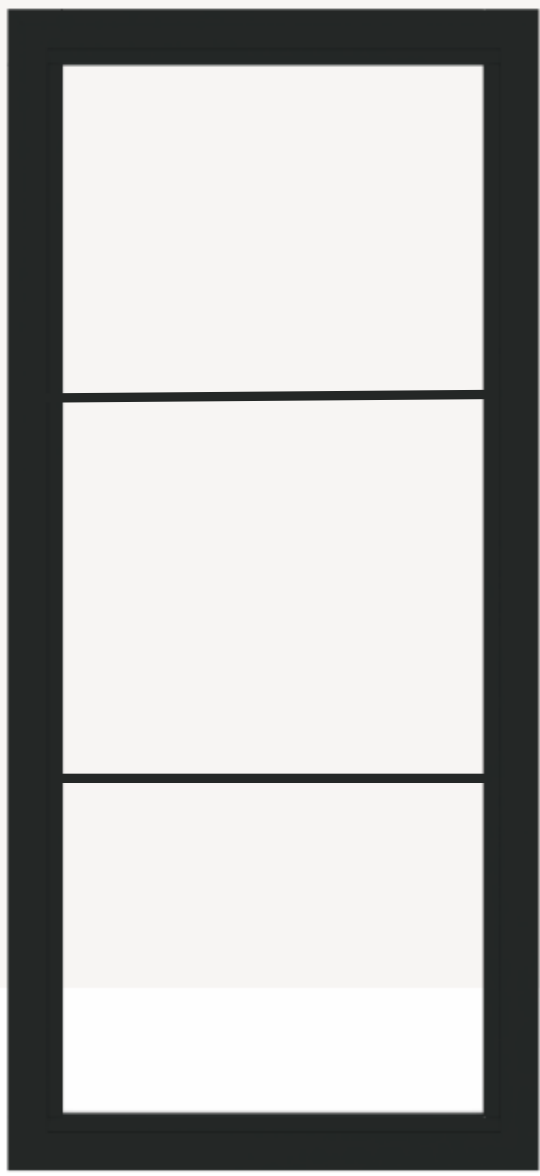
ADD ADDITIONAL WINDOW
SIMILAR TO REPLACED
WINDOWS.

REPLACE WINDOWS AT THIS
SPECIFIC LOCATION ONLY.
PROPOSED REPLACEMENT,
ANDERSEN 100 SERIES
PICTURE WINDOW
W/NARROW HORIZONTAL
MULLIONS

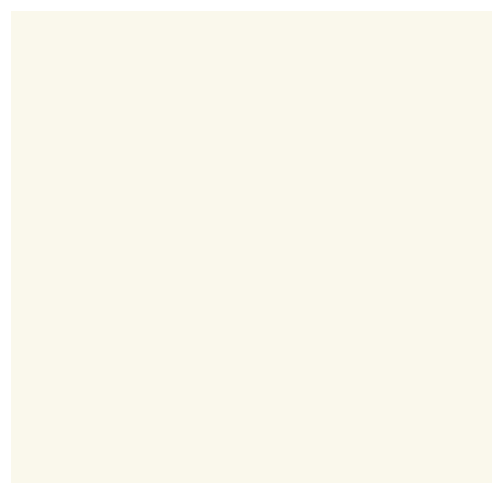
COMPLETELY REMOVE
DETERIORATING ATTACHED
SCREENED IN PORCH

PROPOSED WINDOW

Andersen 100 Series Picture Window



COLOR SAMPLES



PAINT SAMPLE FOR BRICK AND
LAP SIDING BENJAMIN MOORE
MOUNTAIN PEAK WHITE
OC-121



EXTERIOR WOOD CLADDING
SAMPLE
TONGUE AND GROOVE 1X6
PLANKS
STAIN: NATURAL CEDAR



PAINT SAMPLE FOR FASCIA AND
SCREEN WALL
BENJAMIN MOORE
BLACK BEAUTY
2128-10



ROOFING SHINGLES SAMPLE
ESTATE GRAY



COMPLETELY REMOVE
DETERIORATING ATTACHED
SCREENED IN PORCH

REMOVE WINDOW AND INFILL
WITH BRICK, PAINT TO
MATCH.

REPAIR AND PAINT BRICK,
SEE COLOR SAMPLE.



COVER OVER EXISTING
SIDING WITH HORIZONTAL
LAP SIDING, PAINT. SEE
COLOR SAMPLE.

EXISTING WINDOW TO
REMAIN



COVER OVER EXISTING
SIDING WITH HORIZONTAL
LAP SIDING, PAINT. SEE
COLOR SAMPLE.

EXISTING WINDOW TO
REMAIN

REMOVE EXISTING CARPORT
SCREENING WALL AND
ENCLOSE CARPORT.

ROBATA MON SUSHI

PHOTOS

SCALE:

05-25-23

mustard
DESIGN
architects



ROBATA MON SUSHI

RENDERINGS

SCALE: 05-25-23



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
FROM: Shelby Collier, Associate Planner
MEETING DATE: June 13, 2023

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: Application #23-138 - **101 W. Creek** - Kimberlyn Galifaro - Addition to rear of building.

PRESENTATION:

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to remove an existing small rear addition from the rear of the property and construct a new rear addition totaling 1,487 sq ft (713 sq ft for the first floor and 773 sq ft. for the second floor) to an existing dental office located at 101 W. Creek Street. The applicant also requests the removal of Tudor style trim on the existing addition along the Highway 16 frontage.

BACKGROUND:

Application Number:	23-138
Address:	101 West Creek
Zoning:	CBD
Owner:	JF Roots LLC - Dr. Erikca McBrine
Applicant:	Kimberlyn Galifaro
Rating:	Medium

Proposal:

The applicant is requesting a Certificate of Appropriateness to remove an existing addition from the rear of the property and construct a new rear addition totaling 1,487 sq ft (713 sq ft for the first floor and 773 sq ft for the second floor) to an existing dental office located at 101 W. Creek Street. The applicant also requests the removal of Tudor style trim along the Highway 16 frontage.

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

[3.3 - Additions to Historic Properties](#)

The proposed project adds approximately 1, 487 sq ft to the existing 1,927 sq ft. dental office connecting at an existing addition (not impacting original material) the medium rated resource as recommended per Sec. 3.3.d. The site has a substantial grade change from the front of the property facing north, to the back of the property facing south resulting in an increase in height for the addition from grade. However, the roof line is in keeping with the existing historical structure facing West Creek Street. The total height of the two-story addition is 16 feet from the porch to the plate line.

The design of the addition will incorporate stucco and stone and the use of the materials are done in such a way as to identify the addition as new as required per Sec. 3.3.I - *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.* The new addition should not overpower the existing main structure and should be visibly cohesive as a unit.

The project started work without an approved Certificate of Appropriateness and has resulted in the unauthorized demolition of a sq ft addition and the construction of the foundation for the proposed project. Per [Sec. 23-67 - Penalties and Enforcement](#), a \$300.00 penalty fee is due prior to issuance of a Building Permit.

Once a Certificate of Appropriateness has been approved, the project will still require an approved Administrative Site Plan through the Development Review Committee. Items such as building and impervious cover will be reviewed at that time.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval the addition as it will connect to an earlier addition and will not impact any historic material. It is sufficiently compatible with the historic design yet clearly modern. The removal of the faux fachwerk trim on the existing addition that remains is appropriate. The two-story section of the addition is adequately spaced from the 1.5 story historic Sunday house.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. Certificate of Approp. - Creek Street Dental

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	101 West Creek Street	Date Submitted	5/10/20
Owner name:	JF Roots LLC - Dr. Ericka McBrine	Phone #	(830) 370-4809
Owner Address:	101 West Creek Street		
Authorized Applicant:	Kimberlyn Galifaro	Phone #	(830) 370-4809
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.		Applicant E-mail: kimberlyng@kkasperconstruction.com	
Desired Start Date:		5/12/2023	
Desired Completion Date:		8/15/2023	

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)

Scope of work to include addition to rear of building - along with removal of tudor style trim along highway 16 frontage. New materials on exterior are to be stone and stucco, the stone will match the existing Historic Sunday House and the stucco will match the existing addition from '82. Proposed work is to complement/blend into Historic Structure, there are no issues with compliance of structure.

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

Staff to complete

Application #		Year Built:	
Eligible for Administrative Approval	___Yes ___No	Zoning:	
Historic Review Board Meeting Date		Application Fee \$10	COA#
Survey Rating:	Medium	HRB Fee \$40	paid

Staff Comments regarding Administrative Approval:

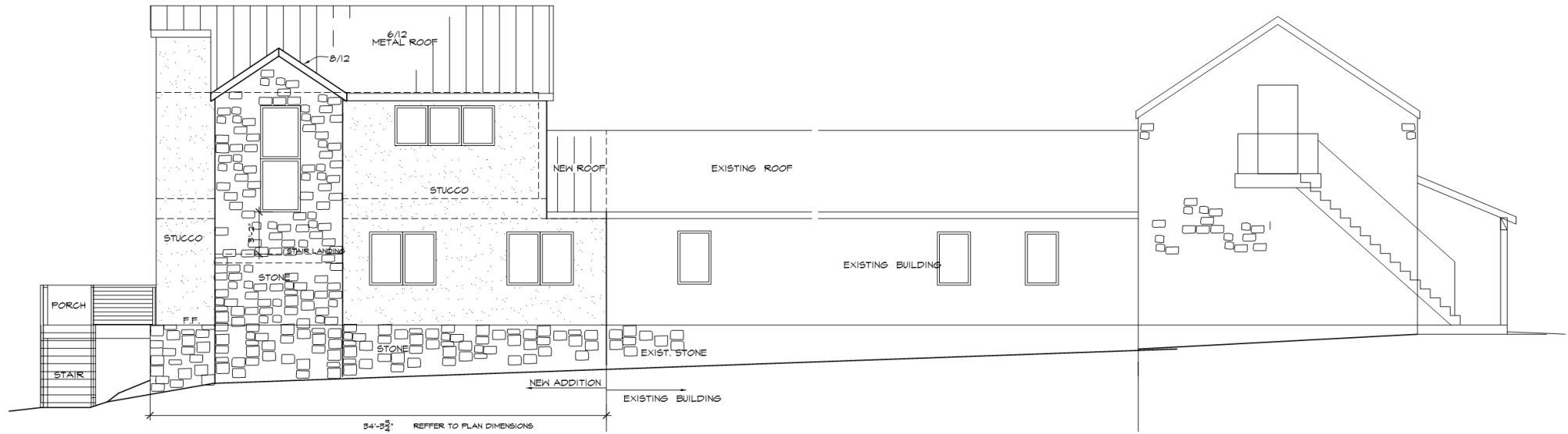
Historic Preservation Officer Signature _____

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



Existing Sunday House - North Elevation

No work to existing historic structure; only work will be site ADA parking/ramp to building



EAST ELEVATION

1/4" = 1'-0"

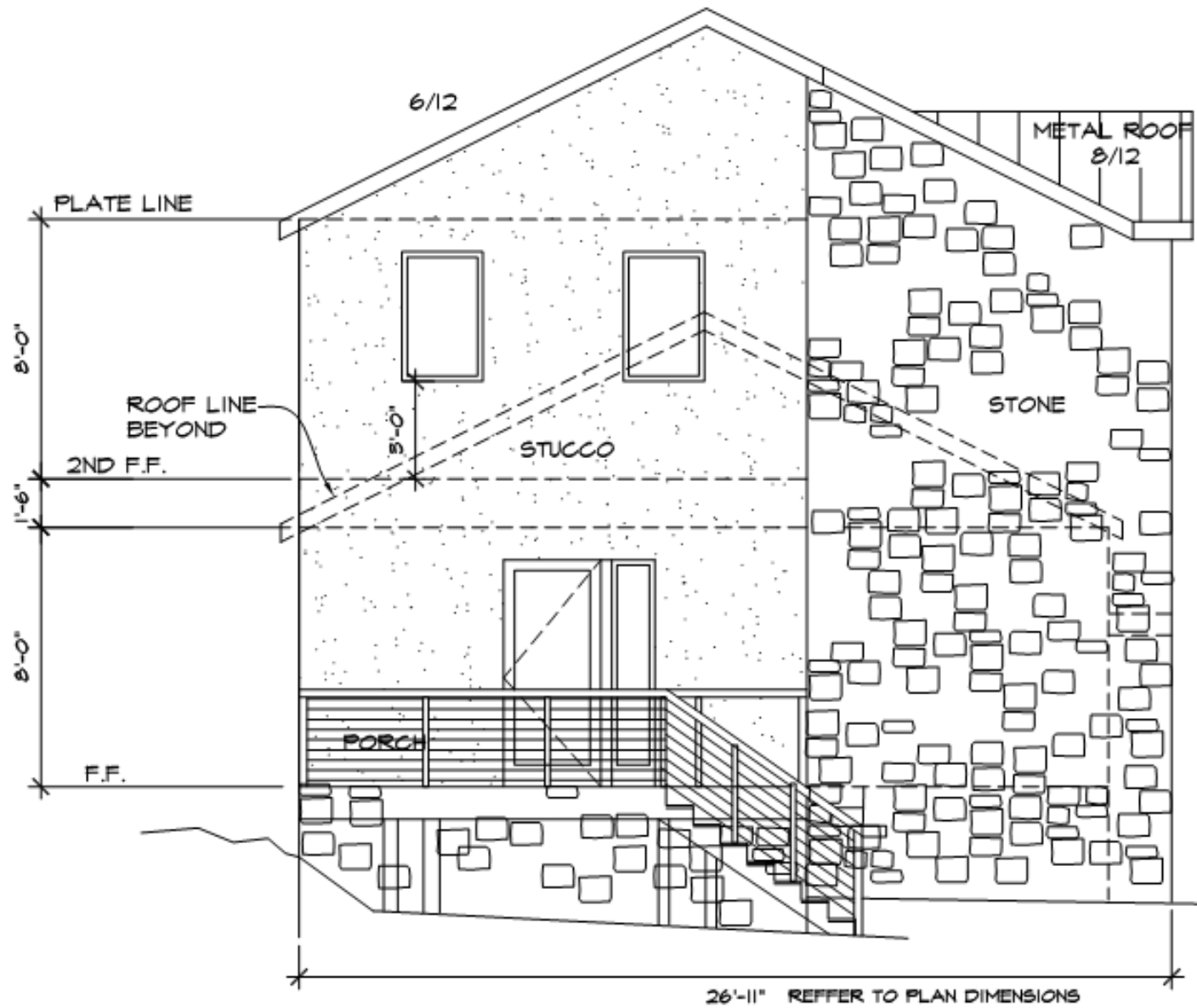
Tudor style to be removed from 1983 addition - replaced with stucco to match





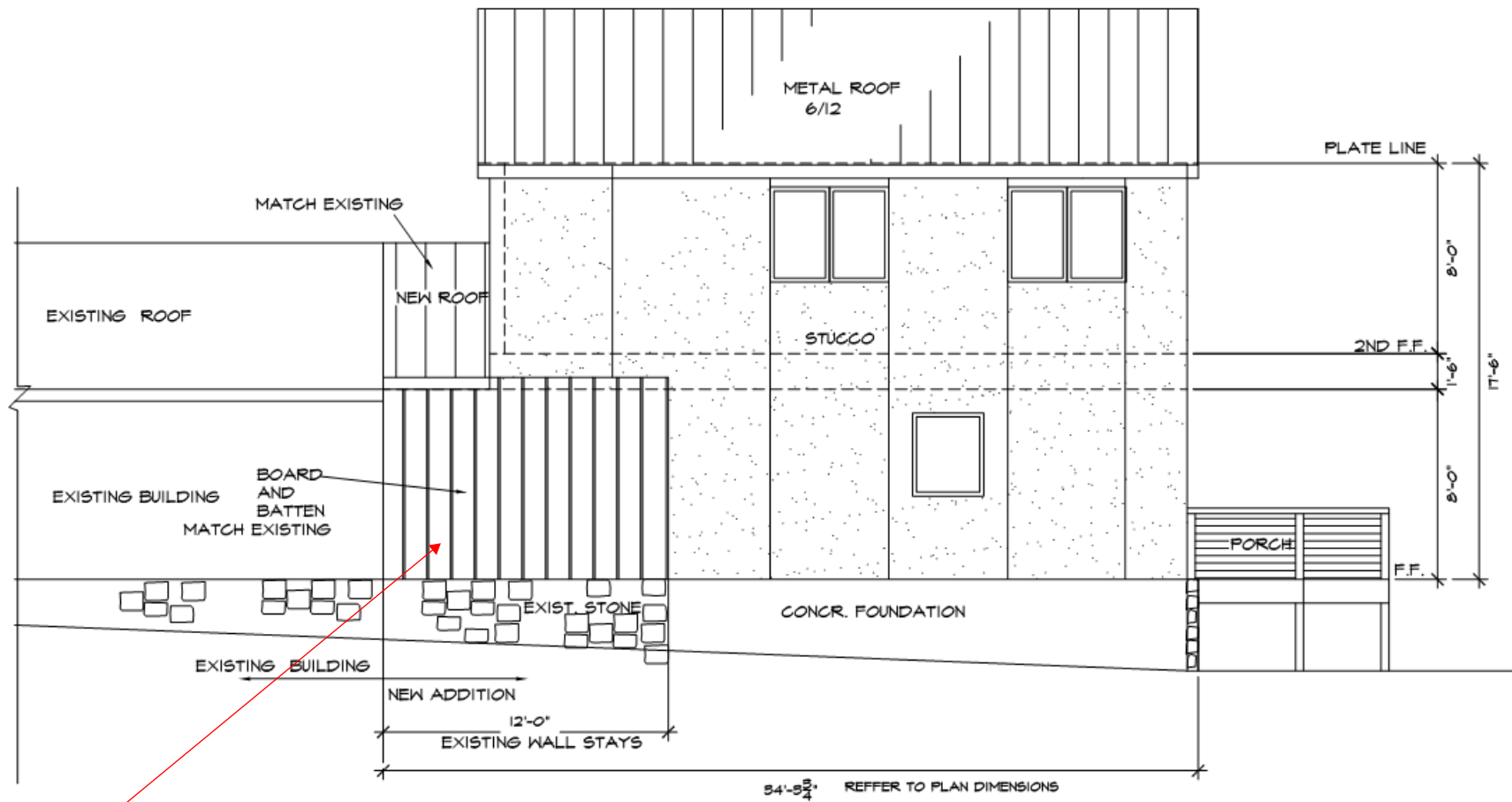
Existing South East Elevation

Tudor and Board and Batten to be removed and replaced with stucco/stone to match existing Sunday house



SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

Board and Batten to be painted to blend in with stucco

Item	Material	Additional Information
Stone	Limestone	To match existing Sunday House
Mortar		To match existing Sunday House
Stucco		Beige/Field match existing stucco at East Side
Roof	Standing Seam	Galvalume - to match existing
Glazing	Guardian SNX 62/27 Low E	
Deck	Wood	

SunGuard® eXtraSelective

SNX 62/27

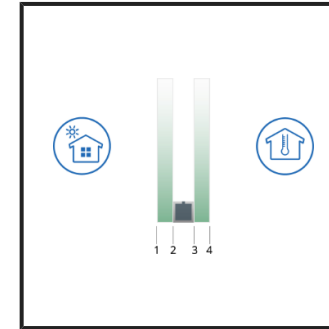
More natural light, less heat gain, greater energy savings

Let natural light do what it does best with SunGuard SNX 62/27 coated glass. SNX 62/27 coated glass product offers the highest light-to-solar-gain ratio of all SunGuard coated glass. This triple silver coating is an excellent option for daylighting—making it easy to create more inviting spaces, increase occupant comfort and help achieve LEED® credits. Its neutral/green appearance stays true to your design vision while helping to gain the energy-saving performance you desire.

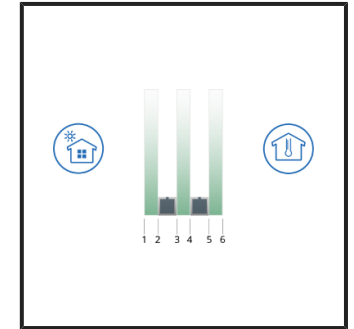


Product Information

Applications	Windows / Skylights / Facades / Curtain walls / Doors
Manufacturing options	Heat Strengthened / Heat Soaked / Annealed / Tempered / Bent
Recommended Coating Positions	Double glazed: #2 or #3 surface (restrictions apply) Triple Glazed: #2 surface
Maximum Size	130"x240"
Edge Deletion	Yes
Glass type	Low E
Glass functions	U-Value Benefit
Fabrication options	Must be used in an Insulating Glass Units
Appearance	Clear



Double Glazed



Triple Glazed

Visible Light				Ultraviolet	Solar Energy						Thermal Properties		Light to Solar Gain (LSG)
Transmittance	Reflectance		General Color Rendering Index (Ra)	Trans UV(tuv %)	Transmittance	Reflectance		Absorptance	Solar Heat Gain Coefficient (SHGC)	Shading Coefficient (sc)	U-Value		
Visible (tv %)	pv % out	pv % in			Solar (te %)	pe % out	pe % in	Solar (ae %)			Winter Night (Btu/hr-ft²-F)	Summer Day (Btu/hr-ft²-F)	
Double Glazed: 6-12.7-6 SunGuard® eXtraSelective SNX 62/27 on Clear Float #2, Clear Float, 90% Argon Fill													
62	11	12	93.0	6	23	39	42	38	0.26	0.30	0.238	0.209	2.36
Triple Glazed: 6-12.7-6-12.7-6 SunGuard® eXtraSelective SNX 62/27 on Clear Float #2, Clear Float, Clear Float, 90% Argon Fill													
56	14	18	91.6	5	21	40	35	39	0.24	0.27	0.179	0.173	2.33

The performance values shown are nominal and subject to variations due to manufacturing tolerances. Spectra-photometric values according to NFRC2010 / US Standard.

www.guardianglass.com

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HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
FROM: Shelby Collier, Associate Planner
MEETING DATE: June 13, 2023

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: Application #23-140 - **111 E. Austin** - Jim Carpenter - New Construction of 5 STR Units.

PRESENTATION:

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to construct a single building, 4,000 sq ft in size, and is comprised of five (5) Short-Term Rental units on the western edge of the property, which is currently a parking lot. The project proposes ornamental fencing along the front of the units with a shed roof and stucco siding.

BACKGROUND:

Application Number:	23-140
Address:	111 East Austin
Zoning:	<u>CBD</u>
Owner:	Dan E Scully Family Trust
Applicant:	Jim Carpenter
Rating:	Low

Proposal: The applicant is requesting a Certificate of Appropriateness to construct a single building comprised of five (5) Short-Term Rental units on the western edge of the property, which is currently a parking lot.

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

3.4.1 - New Infill Construction - Lot Coverage

The proposed development adds approximately 4,000 sq ft of building coverage to an existing paved parking lot. The proposal does not remove historical resources and is in line with the base zoning requirements. In addition, the new development is 19.6 feet from the High rated property located at

109 E. Austin. The minimum setback is 15 ft.

As the development is adding to an existing parking lot, there is ample parking to accommodate the project. However, Staff recommends using landscape to soften the visual impact of the large parking lot per Sec. 3.4.1.K - *Always use landscaping as a buffer between service areas/parking lots and streets or buildings, as well as to break up the visual effect of a parking lot – regardless of the location of the service area or parking lot.*

3.4.2.2 - Primary Buildings - New Commercial Construction

Given the shape of the existing lot and its location behind the historic property located at 109 E. Austin, the project is unable to orient the structures facing the street as is required per Sec. 3.4.2.2. Rather, the proposal is to have the structures facing east, which allows the project to take advantage of the existing parking and provides an opportunity to highlight the pedestrian access to the units and neighboring commercial uses. The proposed height is in keeping with surrounding resources such as the historic church at 111 E. Austin.

The design is to match the previously approved Villas, located at 142 E. Main, and consists of ornamental fencing along the front of the units, stucco walls and a Shed roof.

As the project is proposing first-floor Short-Term Rental Units, a Conditional Use Permit (CUP) is required. The applicant has submitted the required application and is scheduled for the July 5th Planning and Zoning Meeting and July 18th City Council meeting.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

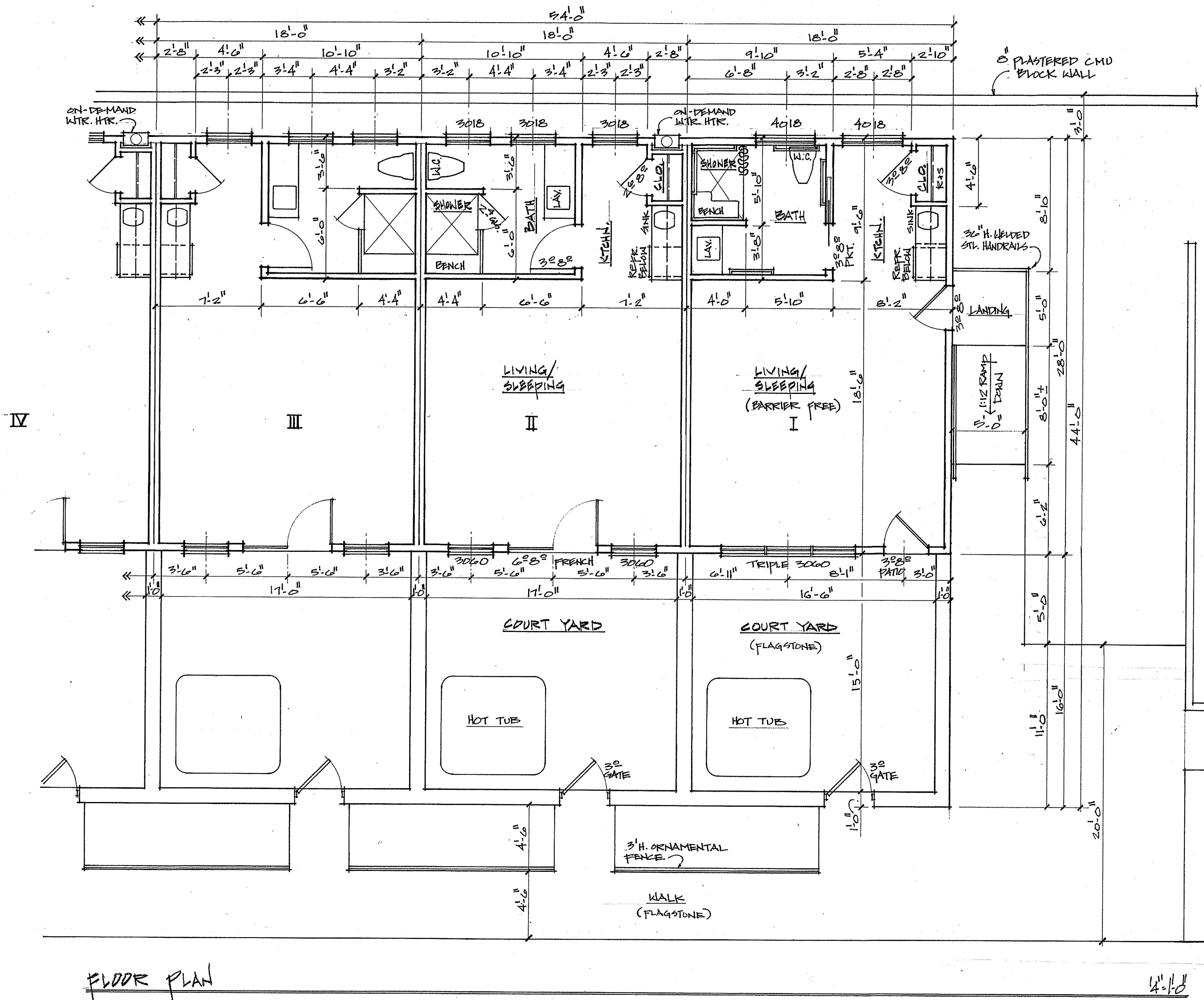
The proposed new construction is in keeping with the Design Guidelines and is harmonious with existing developments on the neighboring site (142 East Main - The Villas). Staff recommends approval.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. Z-2314 COA Application
2. Z-2314 Site Plan
3. Street View Photos

APPROVAL/REVIEW:



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

5.24.2023

"N-TOWN VILLAS" @ 111 E AUSTIN STREET FOR

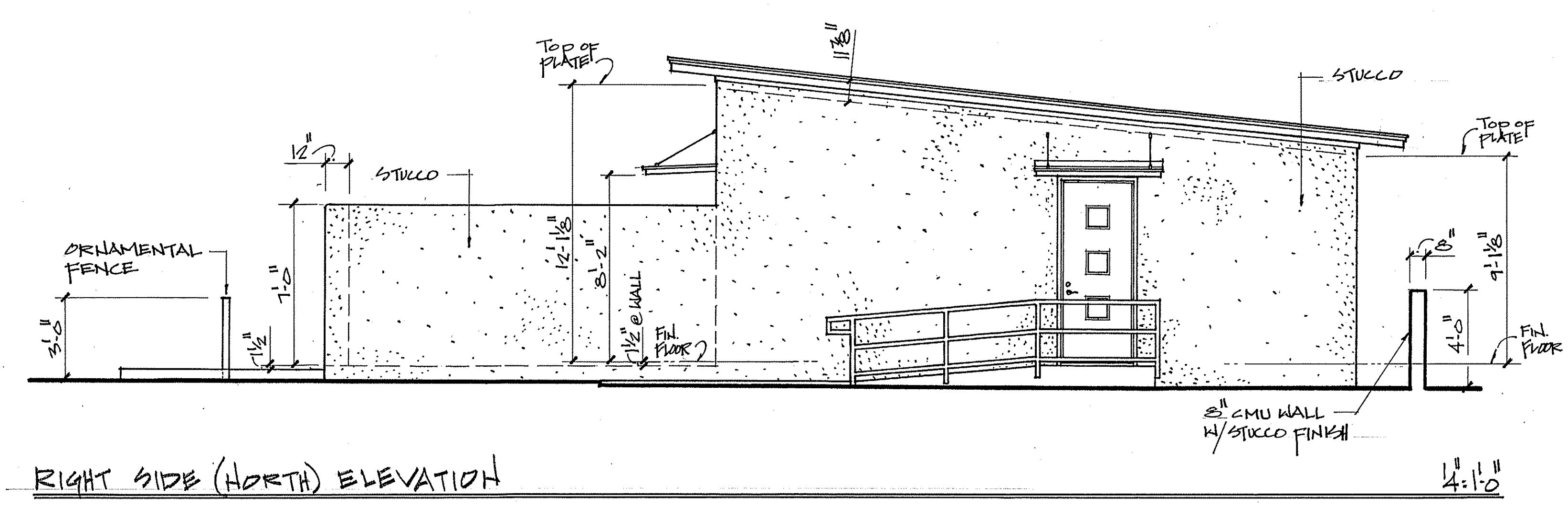
THE BULLY TRUST

REF ID: A66542
PRELIMINARY DRAFT #2

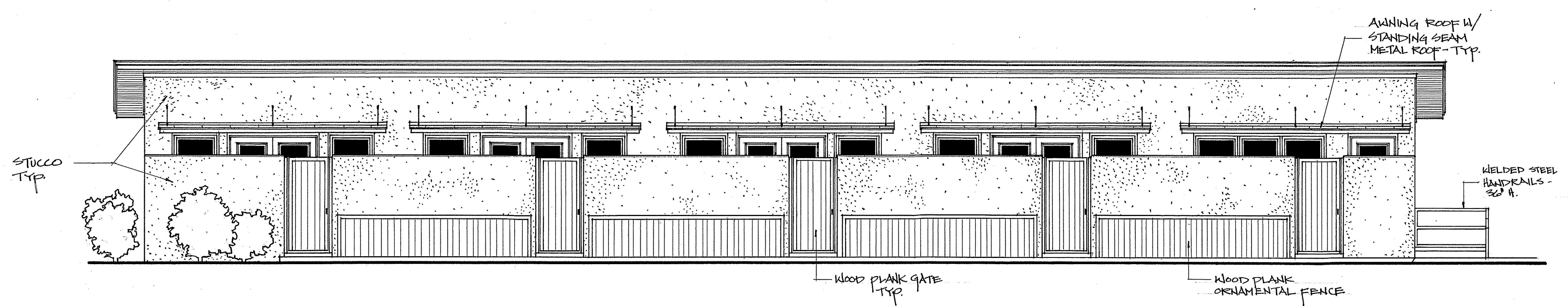
11

5.24.2023

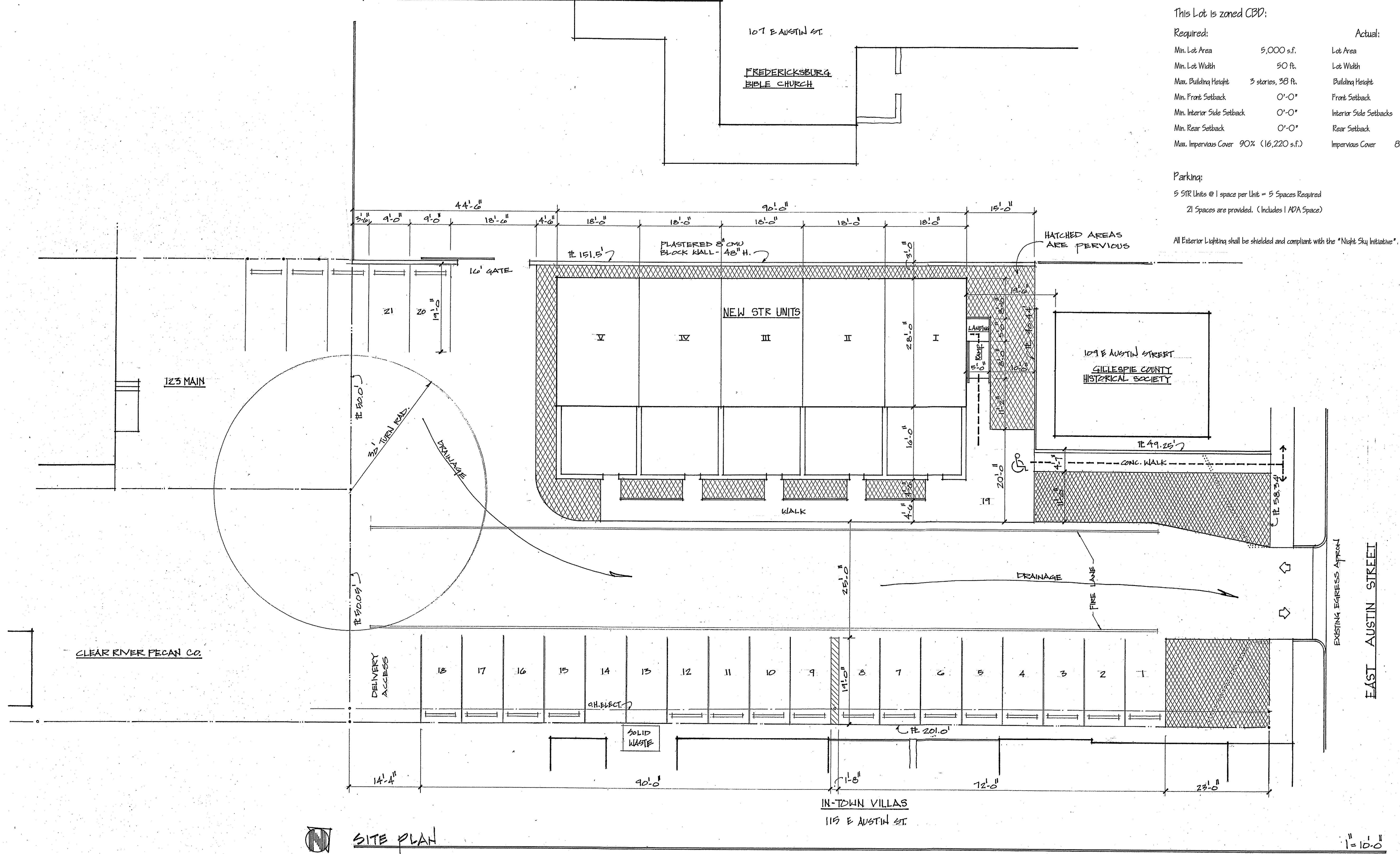
PRELIMINARY DRAFT #1
2 OF 2
"IN-TOWN VILLAS @ III E AUSTIN STREET FOR
THE SCULPT TRUST"



RIGHT SIDE (NORTH) ELEVATION



FRONT (EAST) ELEVATION



This Lot is zoned CBD:

Required:		Actual:	
Min. Lot Area	5,000 s.f.	Lot Area	18,023 s.f.
Min. Lot Width	50 ft.	Lot Width	100 ft.
Max. Building Height	3 stories, 38 ft.	Building Height	14'-8"
Min. Front Setback	0'-0"	Front Setback	64'-3"
Min. Interior Side Setback	0'-0"	Interior Side Setbacks	3'-0" & 53'-0"
Min. Rear Setback	0'-0"	Rear Setback	44'-6"
Max. Impervious Cover	90% (16,220 s.f.)	Impervious Cover	88% (15,817 s.f.)

Parking:

5 STR Units @ 1 space per Unit = 5 Spaces Required
21 Spaces are provided. (Includes 1 ADA Space)

All Exterior Lighting shall be shielded and compliant with the "Night Sky Initiative".

PRELIMINARY DRAFT #3

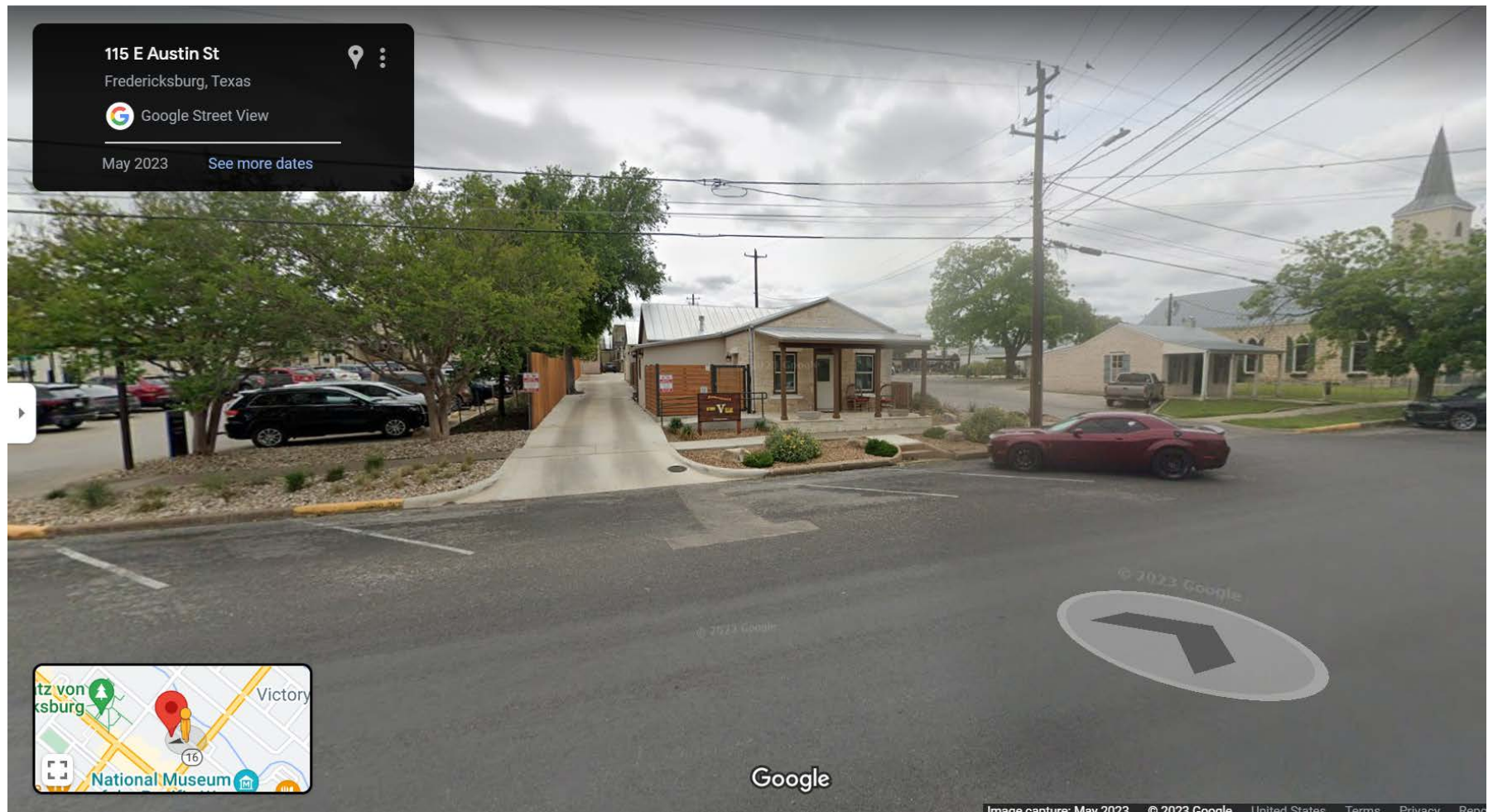
"IN-TOWN VILLAS" @ 111 EAST AUSTIN STREET FOR
THE SCULLY TRUST

5.24.2023

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East Austin Street 109 East Austin



The Villas neighboring 111 East Austin