



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, July 11, 2023 ~ 5:30 PM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

David Bullion, Chair
Jessica Mittel, Vice Chair
Larry Jackson, Member
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 July 11, 2023, at 5:30 PM. Link to City of Fredericksburg YouTube Channel (Fredericksburg, Texas USA - YouTube <https://www.youtube.com/c/FredericksburgTexasUSA>).

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on July 11, 2023.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to ahudson@fbgtx.org

Verbal Comments:

1. Sign up in-person between 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. June 2023, Regular Meeting Minutes
5. **CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

- A. 23-152 - **409 E. MAIN** - *WHITNEY KOCH* - ADD TWO ARBORS BEHIND EXISTING RETAIL BUILDING.
- B. 23-144 - **100 W. MAIN** - *SAM HARRIS* - REPLACEMENT FRONT DOUBLE DOORS AND THRESHOLD WITH REPLICATED WHITE OAK DOORS. REUSE DOOR HARDWARE.
- C. 23-154 - **110 E CREEK** - *RANDY STEHLING* - NEW 2-STORY ADDITION TO THE REAR OF THE BUILDING.
- D. 23-155 - **209 E. SAN ANTONIO ST** - *BOW CARPENTER* - NEW PAINT COLORS, RELOCATION OF SMOKE HOUSE, NEW FENCING AND RAILING, REBUILD PREVIOUSLY DEMOLISHED CHIMNEYS, AND NEW OUTDOOR BAR WITH LIMESTONE WALL.

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda by 1:00 PM. on July 7, 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
JUNE 13, 2023
5:30 PM**

On this 13th day of June 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
 SHARON JOSEPH
 JESSICA MITTEL

ABSENT

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

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

MINUTES

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

STAFF ANNOUNCEMENTS

APPLICATIONS

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

The applicant, Evelyn Williams, presented the application.

Anna Hudson, Director of Development Services, stated the applicant is requesting a Certificate of Appropriateness to construct a 2,448 sq ft Accessory Dwelling Unit and Garage behind the main residence of 505 W. Schubert.

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 Board and storage has been added over the garage.

Richard Laughlin made a Motion to Approve Application #23-133 as presented. Seconded by Larry Jackson. All voted in favor and the Motion carried.

Application- #23-142 – 612 N. Llano – Andy Bray – Renovation for restaurant including porch alterations, painting brick, removal of carport.

The Applicant, Andy Bray, presented the application. He stated that it is the intent to open a limited use restaurant at 612 N. Llano. As part of that conversion of the space the owner is requesting permission to paint the existing brick exterior, add new window locations and revise the front entry.

Shelby Collier, Associate Planner, stated the applicant is requesting approval to renovate the existing building. 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.

The property is Low rated and is zoned C1.

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.

Sharon Joseph made a motion to Approve Application #23-142 as presented. Seconded by Jessica Mittel. All voted in favor and the motion carried.

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

Kednel Kasper with Kasper Construction presented the application.

Shelby Collier, Associate Planner, stated the applicant is requesting approval 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.

The property is Zoned CBD and has a medium rating.

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.

Staff recommends approval of 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.

Richard Laughlin stated the addition should have a rolled roof.

Jessica Mittel made a Motion to Approve Application #23-138 with a rolled roof. Seconded by Robin Cowsar. All voted in favor and the motion carried.

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

Jessica Mittel recused herself and left the table.

Jim Carpenter presented the application. He stated that the owner has recently purchased the property and would like to add 5 STR Units

Shelby Collier, Associate Planner, stated the applicant is requesting approval to construct a single building, 4,000 sq ft in size, and 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.

The property is Zoned CBD and is Low rated.

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.

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.

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.

Sharron Joseph stated she has concerns regarding the effect the construction will have on 109 E. Austin. She stated that property is the only example left of historic living in our community. She would like to see protection for the structure from water runoff caused by this development as well as protection from vehicles. She suggested a wall or railing between the new construction and 109 E. Austin.

David Bullion stated that he would like to see a west elevation. The view from the Fredericksburg Bible Church.

Richard Laughlin made a Motion to Approve Application #23-140 conditioned upon Civil Construction Plan Approval, Approval of colors, submission of western elevations and protection for 109 E. Austin. Seconded by Sharron Joseph. All voted in favor and the motion carried.

DISCUSSION ITEMS

Directors Report

Jessica Mittel returned to the table and the discussion.

Anna Hudson discussed the need to review the Grant Applications that were submitted for the Historic Preservation Grant. A meeting was planned for June 20th.

An update was provided regarding the status of the demolition by neglect for 311 E. Travis.

ADJOURN

With nothing further to come before the Board, Larry Jackson moved to adjourn. Jessica Mittel seconded the motion. All voted in favor and the meeting was adjourned at 6:36

PASSED AND APPROVED this the 11th day of July 2023.

SHELBY COLLIER, ASSOCIATE PLANNER

DAVID BULLION, CHAIRMAN



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
FROM: Shelby Collier, Associate Planner
MEETING DATE: July 11, 2023

CATEGORY:

CAPTION: 23-152 - **409 E. MAIN** - *WHITNEY KOCH* - ADD TWO ARBORS BEHIND EXISTING RETAIL BUILDING.

PRESENTATION:

SUMMARY:

The Applicant is requesting a Certificate of Appropriateness to construct two natural cedar arbors that are 288 sq ft (12x24) behind an existing retail building to allow for usable outdoor space adjacent to existing Short-Term Rentals. In addition, the applicant is requesting to reorient existing parking and add landscaping.

BACKGROUND:

Previously, the applicant requested a COA (23-113) for the construction of 6 new prefabricated STR units and a pavilion. This request was denied on 02/14/23. The applicant has returned with a different plan and product.

Application Number: 23-152

Address: 409 E. Main

Zoning: [CBD](#)

Owner: Luke Sanders

Applicant: Whitney Koch

Rating: Low

Proposal: The Applicant is requesting a Certificate of Appropriateness to construct two natural cedar arbors that are 288 sq ft (12x24) behind an existing retail building to allow for usable outdoor space adjacent to existing Short-Term Rentals. In addition, the applicant is requesting to reorient existing parking and add landscaping.

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

[3.4.3 - Accessory Buildings](#)

The design of the structures and materials are appropriate. The proposed locations are in keeping with setbacks and lot coverage as well as height and massing, although the location of the arbors are not directly behind the retail building and their visibility from Main Street is confusing as the accessory building does not support the primary

structure, rather it supports the ADU's at the rear of the property that are not necessarily visible.

3.2.12 - Landscaping and Site Features

While not regulated by the Historic Preservation Ordinance, landscaping can play an important role in enhancing a property. To ensure that landscaping does not accelerate deterioration of historic fabric, avoid direction irrigation and/or runoff toward historic buildings. The proposed landscaping supports the recommendation.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

The proposed new construction is in keeping with the Design Guidelines and Staff recommends approval.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. 23-152 COA Application

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)

Item 1: Add two natural cedar arbors behind existing retail building to allow for usable outdoor space adjacent to the existing casita #1 building

Item 2: Add landscaping between parking area behind main building and existing casita #1 to connect new retail area to main building and a wood fence behind casita #1

Item 3: Reorient existing parking to accommodate new expanded uses

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.

E. MAIN STREET

OWNER INFORMATION:

LUKE SANDERS
409 E. MAIN STREET
FREDERICKSBURG, TEXAS 78624

LEGAL DESCRIPTION:

A PORTION OF TOWNLOT 220 AND A PORTION AND A PORTION OF AN
UNNUMBERED TOWNLOT AS SHOWN ON THE MAP OF FREDERICKSBURG
AND EVIRONS BY THE GERMAN EMIGRATION COMPANY IN THE CITY OF
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS.

ZONING:

ZONED:

CBD COMMERCIAL BUSINESS DISTRICT
RETAIL FACILITY / PRIVATE RESIDENCE

PROPOSED USE:

MIN. ALLOWABLE LOT AREA:

5,000 SQ FT

TOTAL LOT AREA:

19,122 SQ FT (0.439 ACRES)

TOTAL USABLE AREA:

14,337 SQ FT(OUTSIDE FLOODPLAIN)

SETBACKS:

FRONT YARD:

0 FT

STREET SIDE YARD:

0 FT

INTERIOR SIDE YARD:

0 FT

REAR SIDE YARD:

0 FT

MAX. ALLOWABLE BUILDING COVERAGE:

N/A OF USABLE LOT AREA

TOTAL PROPOSED BUILDING COVERAGE:

4,078 SF

EXISTING

4,078 SF EXISTING

MAX ALLOWABLE IMPERVIOUS COVERAGE:

90% OF USABLE LOT AREA

PROPOSED IMPERVIOUS COVERAGE:

52% (7,403 SF)

IMPERVIOUS COVERAGE:

7,403 SQFT (83%)

BUILDING

4,078 SQFT

DRIVE AISLES / PARKING / WALKS

3,325 SQFT

PERVIOUS COVERAGE:

6,934 SQFT (17% LANDSCAPE)

(TABULATIONS PROVIDED ABOVE ARE OUTSIDE THE FLOODPLAIN LINE)

MAXIMUM ALLOWABLE BUILDING HEIGHT:

3 STORIES - 38' - 0"

MAXIMUM PROPOSED BUILDING HEIGHT:

EXISTING TO REMAIN

REQUIRED PARKING SPACES:

(3) EXISTING BUILDINGS (UNCHANGED)

2 EXISTING SPACES

TOTAL REQ. PARKING PROVIDED

2 EXISTING SPACES PROVIDED

ADA PARKING REQ.

EXISTING STREET PARKING TO REMAIN

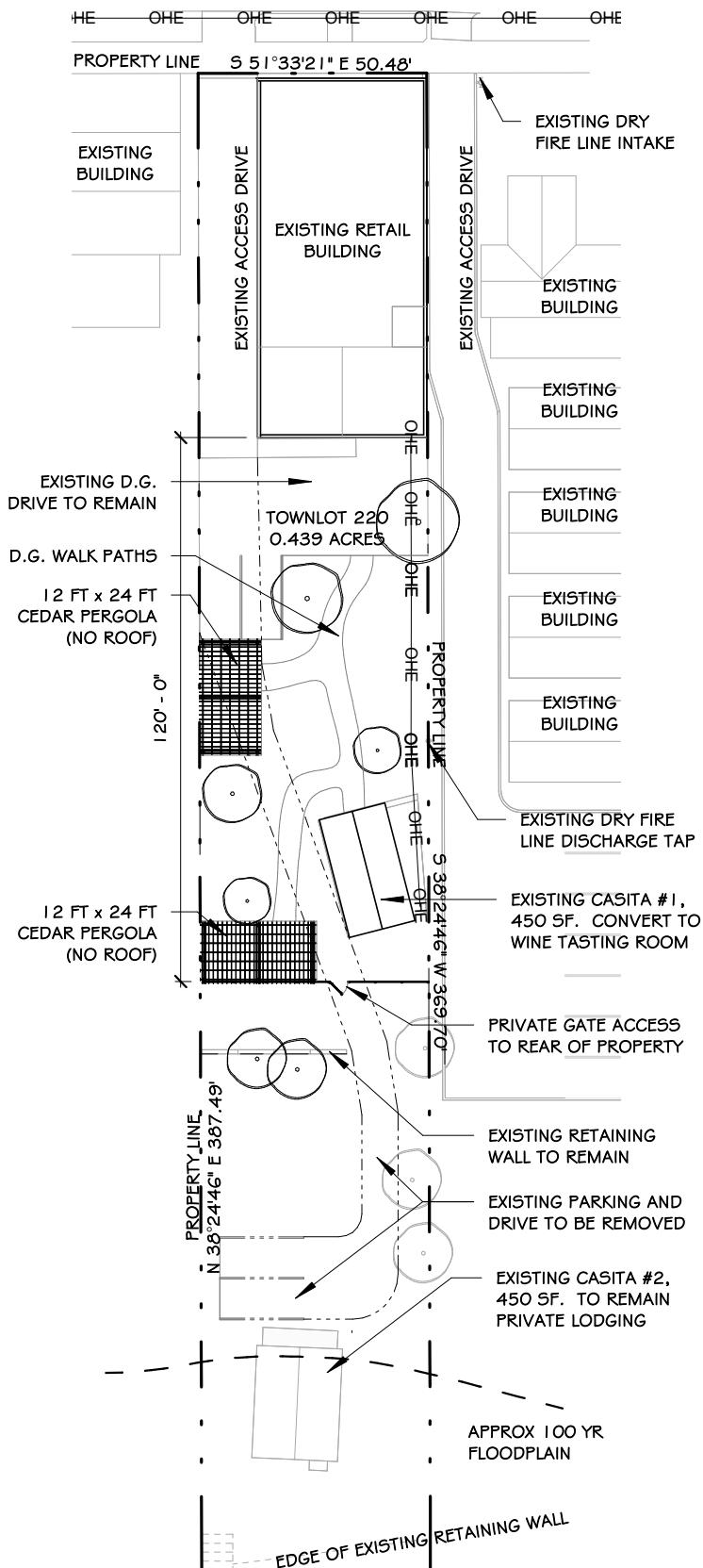
INTERIOR LANDSCAPING REQUIRED:

10 SQFT PER EACH INTERIOR PARKING SPACE
1 SQFT OF LANDSCAPE/100 SQFT PAVED AREA

51 SQFT
10 x 2 SPACES = 20 SQFT
(3,061/100)*1 = 31 SQFT

INTERIOR LANDSCAPING PROVIDED:

= 6,934 SQFT



SITE PLAN

SCALE: 1" = 40'-0"



409 E. Main St. Casitas

CONCEPTUAL SITE PLAN

SCALE: As indicated 06.27.23

mustard
DESIGN
architects
Page 11 of 61



PROPOSED TWP-BAY PERGOLA TO BE STAINED CEDAR WITH
 DECOMPOSED GRANITE GRAVEL FLOOR
 STYLE AND FINISH WILL BE SIMILAR TO THE IMAGE ABOVE.

CEDAR PERGOLA

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



STREET VIEW

SCALE: 1" = 10'-0"

409 E. Main St. Casitas
 STREET VIEW AND MATERIALS

SCALE: As indicated 06.27.23



EXISTING FENCE LINE



EXISTING UPPER CASITA



EXISTING ACCESS DRIVE & CASITAS



EXISTING ACCESS DRIVE

409 E. MAIN STREET DEV.

HRB PHOTO VIEWS

SCALE: 06.27.23



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
FROM: Shelby Collier, Associate Planner
MEETING DATE: July 11, 2023

CATEGORY:

CAPTION: 23-144 - **100 W. MAIN - SAM HARRIS** - REPLACEMENT FRONT DOUBLE DOORS AND THRESHOLD WITH REPLICATED WHITE OAK DOORS. REUSE DOOR HARDWARE.

PRESENTATION:

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to replace solid oak, exterior double doors on the Verines Kirche building located at Market Platz. The proposed project would include new double doors made of white oak with a similar finish to the existing doors and would include the reuse of the existing hardware.

BACKGROUND:

Application Number: 23-144

Address: 100 W. Main

Zoning: [CBD](#)

Owner: Gillespie County Historical Society

Rating: High & Recorded Texas Historic Landmark

Proposal: The applicant is requesting a Certificate of Appropriateness to replace solid oak, exterior double doors on the Verines Kirche building located at Market Platz. The proposed project would include new double doors made of white oak with a similar finish to the existing doors and would include the reuse of the existing hardware. :

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

3.2.7 Doors and Door Openings - Maintenance/Alterations

As the property is High rated, it is required that the historic doors be maintained unless deteriorated beyond repair, however, if the door is unable to be repaired, a replicated door with the same design and appearance is appropriate.

If the new door is required, it must maintain the spatial relationships (including depth and dimension) and joint patterns as existed historically.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

After review of the application, it is Staff's recommendation that the doors are not beyond repair and should be maintained per [Sec. 3.2.7 - Doors and Door Openings](#). While the doors are not original, they should be retained unless there is documentation to show that the new design is more in keeping with the original doors in species and design.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. 23-144 COA Application

APPROVAL/REVIEW:

Waymaker Designs, LLC

2147 N US HWY 87
Fredericksburg, TX 78624 US
832.797.1875
billing@waymakerdesigns.com
www.waymakerdesigns.com



Estimate

ADDRESS
Sam Harris
Pioneer Museum

ESTIMATE 1038
DATE 04/25/2022

PRODUCT/SERVICE	DESCRIPTION	AMOUNT
Sales	Custom Built Doors - 4 Panel White Oak - to match existing	0.00
Materials	4/4 & 8/4 White Oak -	1,945.70T
Shop Labor and Production Cost	Estimated 32 Hrs @ 75.24	2,407.68T
		Subtotal: 4,353.38
Sales	Finishing / Install / Onsite	0.00
Finishing	Shop time and supplies	854.00T
Delivery and Installation	Remove & Clean Existing hardware, Fit & Install Doors.	1,203.84T
		Subtotal: 2,057.84
Thank you for considering us for your project. We look forward to working with you!		
	SUBTOTAL	6,411.22
	TAX	432.76
	TOTAL	\$6,843.98

Accepted By

Accepted Date

Vereins Kirche Property Reference Photos

1936



1940-1950's



2010



Current 2023









HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM: Anna Hudson, Director of Development Services

MEETING DATE: July 11, 2023

CATEGORY:

CAPTION: 23-154 - 110 E CREEK - RANDY STEHLING - NEW 2-STORY ADDITION TO THE REAR OF THE BUILDING.

PRESENTATION:

SUMMARY:

Applicant is requesting a Certificate of Appropriateness for approval of

1. a 2-story rear addition to the Eckardt House. The addition will have a stucco and hardieplank siding, wood windows, a standing seam metal roof and paint to match the main portion of the house.
2. relocation of existing door and awning on current rear addition on east elevation. Opening will be covered with plaster and paint
3. new roof crickets at mid-point of roof valleys of original portions of ouse

BACKGROUND:

Holy Ghost Lutheran Church received approval of a campus master plan on March 9, 2021. This project was included in the plan.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

The addition is to the rear of the structure, will attach to an earlier addition and will not impact historic materials. The design is consistent with the previously approved concept. Staff recommends approval.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. 23-154 COA Application
2. 2022 Approved COA

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 scollier@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)

This project received conditional approval on 3-9-21 as part of a Master Plan for Holy Ghost Lutheran Church. Final plans for the project include interior renovations, including new mechanical, plumbing and electrical systems and adding a new two story addition to the rear of the building. The scale and detail of the addition remain consistent with the original concept and include a stucco exterior, wood windows, standing seam metal roofing and exterior paint colors to match the existing building exterior which is in good condition and intended to remain as is.

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.

110 East Creek Steet Existing Photos 6-28-23:



Southeast elevation looking northwest



Southwest elevation looking northeast

Existing Photos:



Northwest elevation looking southeast

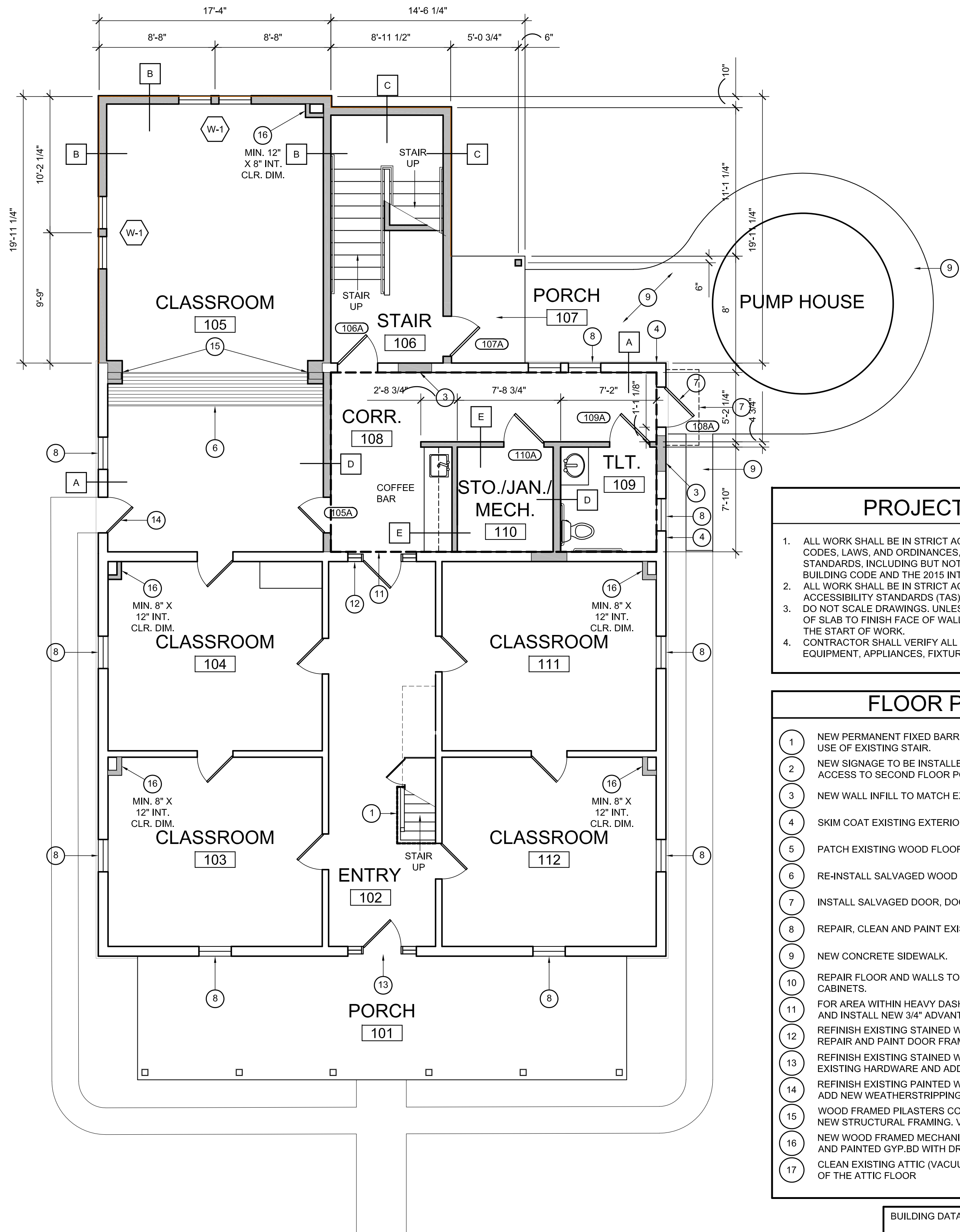


North elevation looking south

110 East Creek Street Site Diagram 6-28-23:



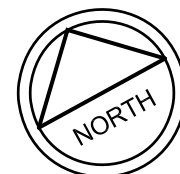
Site Diagram showing location of proposed addition to 110 East Creek Street



FIRST FLOOR PLAN

2,774 GROSS S.F.

3/16" = 1' - 0"



PROJECT GENERAL NOTES

- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES, LAWS, AND ORDINANCES, MANUFACTURERS RECOMMENDATIONS, AND REFERENCE STANDARDS, INCLUDING BUT NOT NECESSARILY LIMITED TO THE 2015 INTERNATIONAL BUILDING CODE AND THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF THE 2012 TEXAS ACCESSIBILITY STANDARDS (TAS).
- DO NOT SCALE DRAWINGS. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE FROM EDGE OF SLAB TO FINISH FACE OF WALL. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INSTALLATION REQUIREMENTS OF ALL EQUIPMENT, APPLIANCES, FIXTURES, AND HARDWARE PRIOR TO THE START OF WORK.

FLOOR PLAN KEYED NOTES

- NEW PERMANENT FIXED BARRIER TO BE DESIGNED AND INSTALLED BY OWNER TO PREVENT USE OF EXISTING STAIR.
- NEW SIGNAGE TO BE INSTALLED BY OWNER ADJACENT TO EXISTING DOOR IDENTIFYING ACCESS TO SECOND FLOOR PORCH IS PROHIBITED.
- NEW WALL INFILL TO MATCH EXISTING WALL CONSTRUCTION AND FINISHES.
- SKIM COAT EXISTING EXTERIOR WALL WITH NEW PLASTER TO MATCH EXISTING AND PAINT.
- PATCH EXISTING WOOD FLOOR TO MATCH EXISTING.
- RE-INSTALL SALVAGED WOOD FLOOR / CEILING TO MATCH ORIGINAL CONDITION.
- INSTALL SALVAGED DOOR, DOOR FRAME, TRIM AND AWING AT NEW LOCATION AS SHOWN.
- REPAIR, CLEAN AND PAINT EXISTING WOOD WINDOW.
- NEW CONCRETE SIDEWALK.
- REPAIR FLOOR AND WALLS TO ORIGINAL CONDITION FOLLOWING REMOVAL OF EXISTING CABINETS.
- FOR AREA WITHIN HEAVY DASHED LINE - REPAIR EXISTING FLOOR FRAMING AS REQUIRED AND INSTALL NEW 3/4" ADVANTECH SUBFLOORING
- REFINISH EXISTING STAINED WOOD DOOR, CLEAN AND REPAIR HARDWARE AND CLEAN, REPAIR AND PAINT DOOR FRAME, SIDELIGHTS AND TRANSOM
- REFINISH EXISTING STAINED WOOD DOOR, SIDELIGHTS, AND TRANSOM - CLEAN AND REPAIR EXISTING HARDWARE AND ADD NEW WEATHERSTRIPPING
- REFINISH EXISTING PAINTED WOOD DOOR - CLEAN AND REPAIR EXISTING HARDWARE AND ADD NEW WEATHERSTRIPPING
- WOOD FRAMED PILASTERS COVERED WITH TEXTURED AND PAINTED GYP. BD. TO CONCEAL NEW STRUCTURAL FRAMING. VERIFY EXACT SIZE AND DTLS. WITH ARCH. DURING CONST..
- NEW WOOD FRAMED MECHANICAL CHASE - 2 X 4 FRAMING COVERED WITH 1/2" TEXTURED AND PAINTED GYP. BD WITH DRYWALL L TRIM AND CAULK ABUTTING EXISTING WALLS
- CLEAN EXISTING ATTIC (VACUUM CLEAN) AND INSULATE WITH R38 BATT INSULATION ON TOP OF THE ATTIC FLOOR

BUILDING DATA:

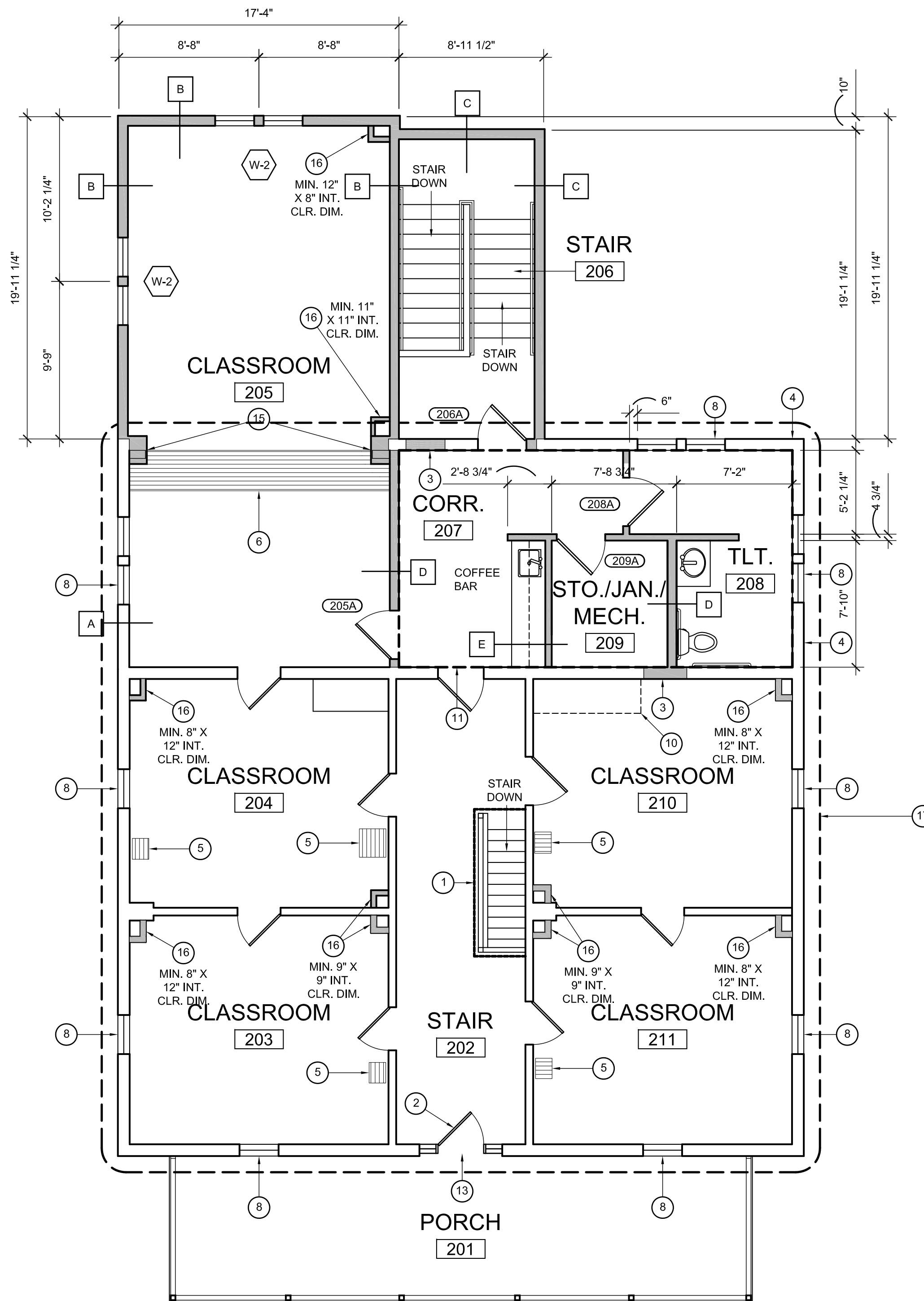
OCCUPANCY CLASSIFICATION: BUSINESS GROUP B

BUILDING AREA (GROSS SQUARE FEET):

FIRST FLOOR 2,774 S.F.
SECOND FLOOR 2,716 S.F.
TOTAL 5,590 S.F.

NUMBER OF STORIES: TWO

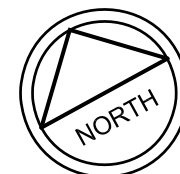
CONSTRUCTION TYPE: TYPE VB, NOT SPRINKLED



SECOND FLOOR PLAN

2,716 GROSS S.F.

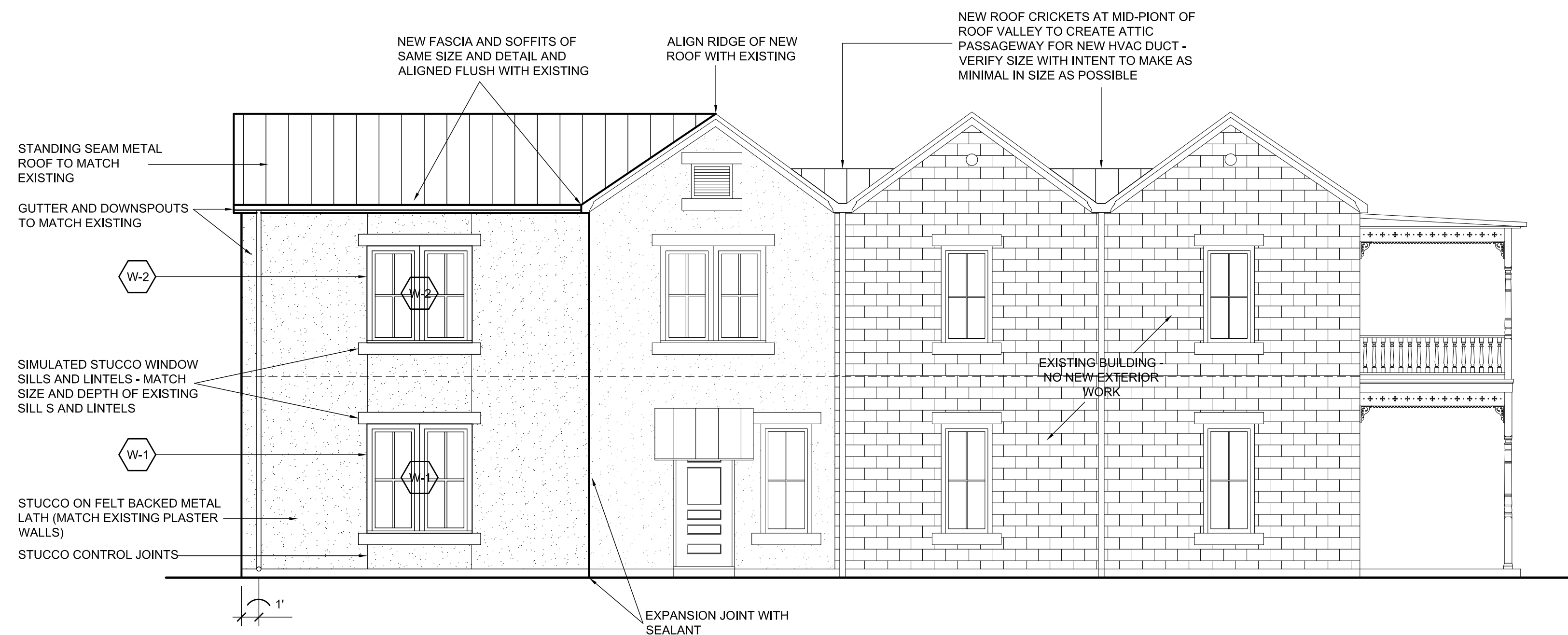
3/16" = 1' - 0"





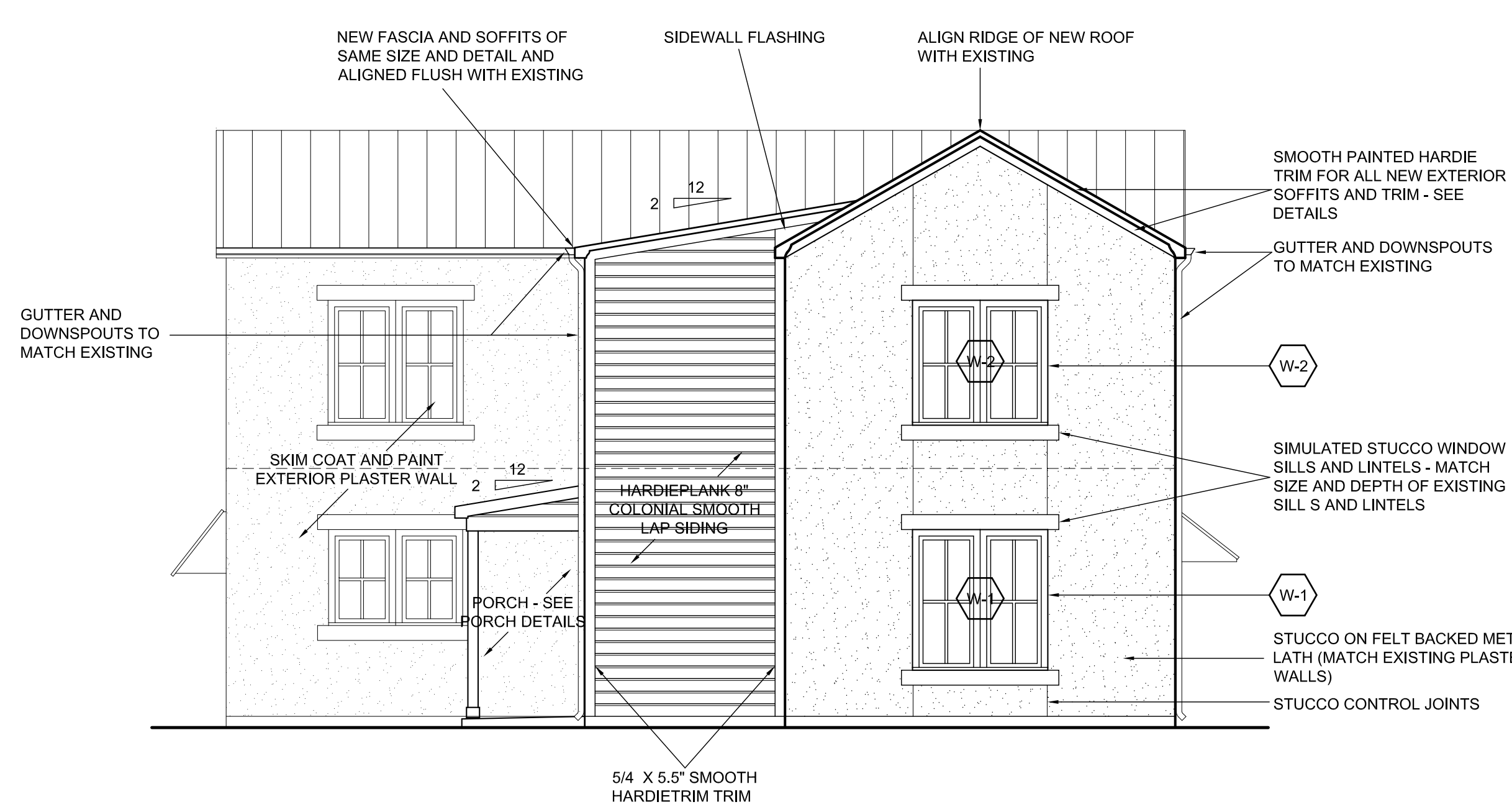
SOUTH ELEVATION

1/4" = 1' - 0"



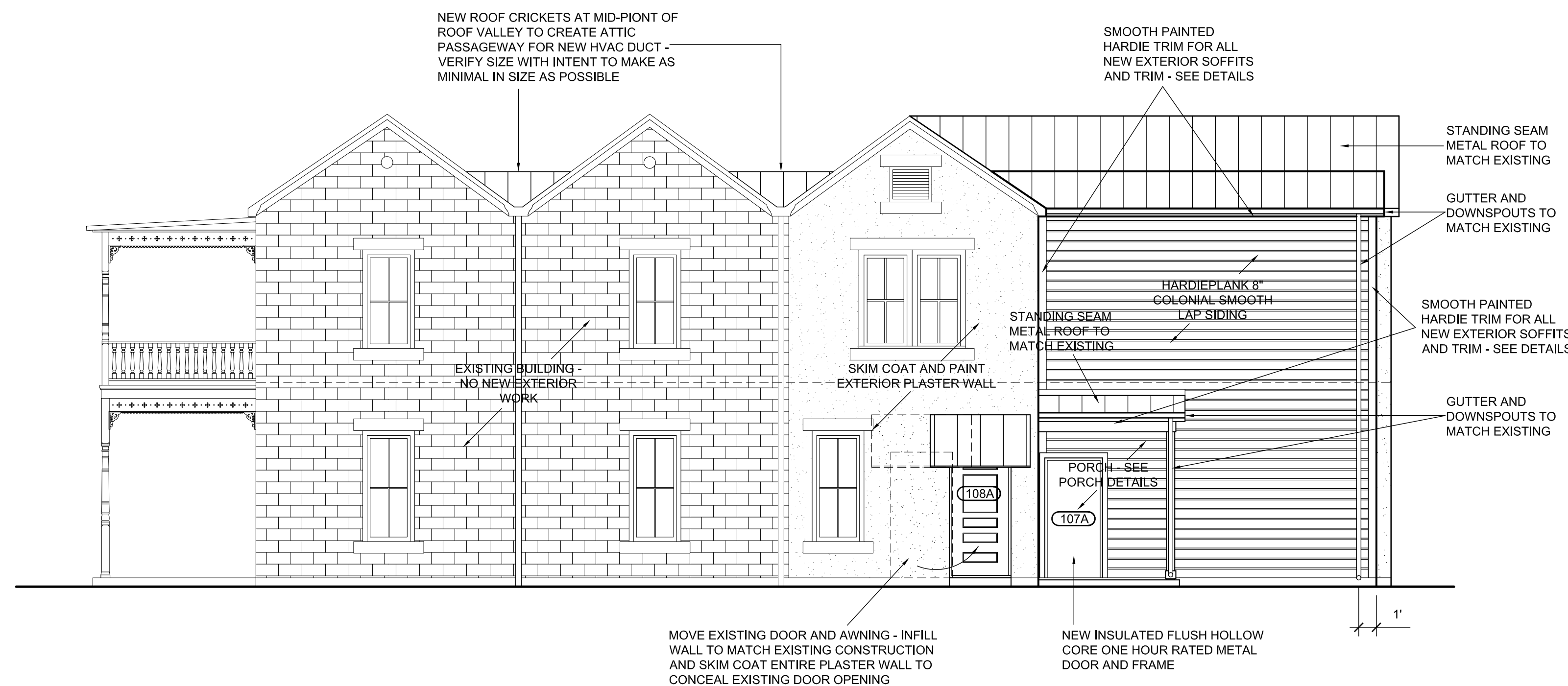
WEST ELEVATION

1/4" = 1' - 0"



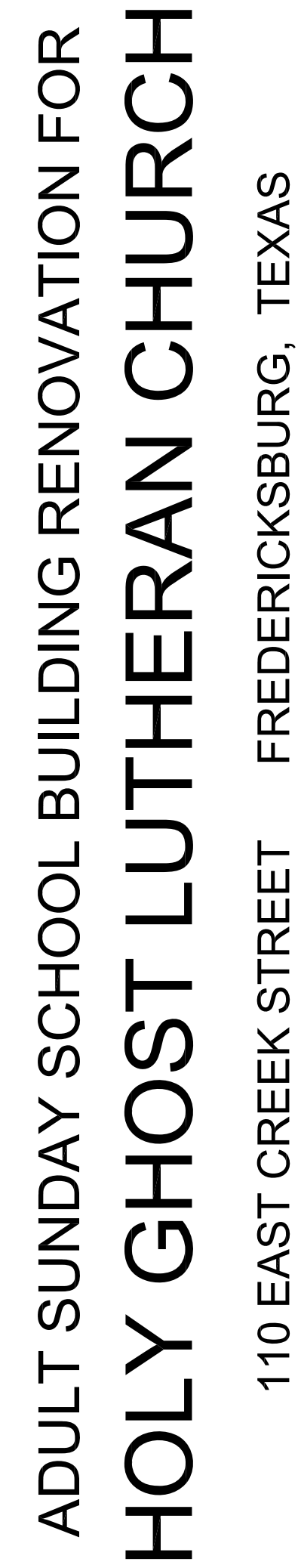
NORTH ELEVATION

1/4" = 1' - 0"



EAST ELEVATION

1/4" = 1' - 0"



A3.1

[illegible]

DOOR SCHEDULE									
DOOR NO.	TYPE	SIZE			DOOR		FRAME		REMARKS
		WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	
105A	A	3'-0"	6'-8"	1-3/4"	WOOD	PAINTED (COLOR TBD)	WOOD	PAINTED (COLOR TBD)	1
106A	B				METAL		METAL		1
107A	C								1
108A	D	EXISTING	EXISTING	EXISTING	EXISTING WOOD		WOOD		1,2,3
109A	A	3'-0"	6'-8"	1-3/4"	WOOD				1
110A	A								1
205A	A								1
206A	B				METAL		METAL		1
208A	A				WOOD		WOOD		1
209A	A								1

REMARKS KEY

- HARDWARE BY ALLOWANCE.
- REPAIR EXISTING DOOR AND FRAME AS PART OF REINSTALLATION.
- REPLACE EXISTING GLASS WITH NEW CLEAR SAFETY GLASS.

A
 INTERIOR FOUR PANEL
 WOOD DOOR WITH 1 X 6
 CASING TRIM TO MATCH
 EXISTING DOORS -
 PROVIDE PRODUCT
 DATA AND SAMPLE FOR
 APPROVAL

B
 1 HOUR FIRE RATED
 HOLLOW METAL DOOR AND
 FRAME WITH 1 X 6 CASING
 TRIM TO MATCH EXISTING
 DOORS RABBETED AND
 LAID OVER FACE OF METAL
 FRAME

C
 SAME AS DOOR "B"
 EXCEPT INSULATED FOR
 EXTERIOR APPLICATION

D
 SALVAGED DOOR. DOOR
 FRAME AND TRIM - CLEAN,
 REPAIR AND REINSTALL AT
 NEW LOCATION AS SHOWN
 WITH NEW HARDWARE AND
 WEATHERSTRIPPING

WINDOW SCHEDULE

MATCH EXISTING

MATCH EXISTING 1ST FLOOR

MATCH EXISTING 2ND FLOOR

FINISHED FLOOR

W-1

MATCH EXISTING

MATCH EXISTING 1ST FLOOR

MATCH EXISTING 2ND FLOOR

FINISHED FLOOR

W-2

W-1 & W-2 WINDOW SPECIFICATIONS:

MARVIN ULTIMATE WOOD DOUBLE HUNG
PRIMED INTERIOR AND EXTERIOR
INSULATED, LOW E2 A/ARGON GLASS
RECTANGULAR ADL DIVIDER TYPE
WOOD SCREENS WITH BRIGHT ALUMINUM WIRE
5/4 FLAT EXTERIOR WOOD CASING
SIMULATED THICK SUBSILL
HARDWARE FINISH TBD AS SELECTED FROM MFG. STANDARD FINISH OPTIONS

INSTALL WINDOWS IN STRICT ACCORDANCE WITH WINDOW AND AIR BARRIER MANUFACTURER INSTALLATION INSTRUCTIONS. CONTRACTOR SHALL PROVIDE WINDOW SUBMITTAL, CONDUCT PRE-INSTALLATION CONFERENCE WITH ARCHITECT AND PREPARE INSTALLED MOCKUP FOR APPROVAL.

INTERIOR TRIM SHALL MATCH EXISTING WINDOWS AND SHALL BE PAINTED

Holy Ghost Lutheran Church

Master Plan - August 2021







HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM: Shelby Collier, Associate Planner

MEETING DATE: July 11, 2023

CATEGORY:

CAPTION: 23-155 - **209 E. SAN ANTONIO ST - BOW CARPENTER** - NEW PAINT COLORS, RELOCATION OF SMOKE HOUSE, NEW FENCING AND RAILING, REBUILD PREVIOUSLY DEMOLISHED CHIMNEYS, AND NEW OUTDOOR BAR WITH LIMESTONE WALL.

PRESENTATION:

SUMMARY:

The applicant is requesting a Certificate of Appropriateness for approval to relocate a Smoke House, new fencing and railing. In addition, the applicant would like to rebuild previously demolished chimneys, obtain approval for new paint and request approval for changes to the previously approved southern wall of the bar.

BACKGROUND:

The project first obtained an approved Certificate of Appropriateness (21-85) on August 24, 2021 and again on 07/12/22 for the construction of an outdoor bar and restrooms, pergola for outdoor seating and window repair.

Application Number: 23-155

Address: 209 E. San Antonio

Zoning: CBD

Owner/Applicant: Bow Carpenter

Style: Queen Anne

Rating: High

Proposal: The applicant is requesting a Certificate of Appropriateness for approval to relocate a Smoke House, build new fencing and railing, and add a water feature. In addition, the applicant would like to rebuild previously demolished chimneys, obtain approval for new paint and request approval for changes to the previously approved southern wall of the bar.

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

3.2.4 - Chimneys and Stove Pipes

The chimney should be replaced in kind based on photo documentation.

3.2.6 - Exterior Walls

When considering paint colors, the applicant should refer to period appropriate paint palletes found in Appendix G. The proposed colors are not in keeping with the period or style.

3.3 - Additions

Additions are required to avoid obstructing historic character-defining features of the site and property. As proposed, the solid southern wall obstructs the view of the historic structure. In addition, Staff comments for the previous COA (2022) were to leave the openness of the outdoor space and recommended that the outdoor seating area not become an enclosed space in the future. The proposal feels like a step backward from the previous submittal.

3.2.12 - Landscape and Site Features

The reuse of the Oma Style Loop fence is an appropriate material and its proposed location is in keeping with the existing development patterns and historical use of the site. In addition, the proposed railing is required by the 2015 IBC building code and the material and design are appropriate.

The applicant performed work that went beyond the approved Certificate of Appropriateness (21-85) and has resulted in unapproved painting and the relocation of a smokehouse. [Per Sec. 23-67 - Penalties and Enforcement](#), a \$300.00 penalty fee is due prior to issuance of a Building Permit.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the replacement of the chimneys, fencing and railing. Staff does not recommend the paint colors, nor the requested solid masonry wall for the back of the bar.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. 2021 Approved COA
2. 2022 Approved COA
3. 2021-2022 Renderings
4. 23-155 Renderings
5. 23-155 COA Application

APPROVAL/REVIEW:



Historic Review Board
Certificate of Appropriateness & Conceptual Approval

Application Number: 21-85
Date: August 24, 2021
Address: 209 E San Antonio
Zoning: CBD
Owner: Bow Carpenter
Applicant: Creo Designs
Rating: High
Proposal: porch rehabilitation, new structures for outdoor seating, re-rate outbuildings for demolition, fenestration changes

Request:

The applicant is requesting:

Approval to:

- A. Re-rate the following to allow for demolition/removal: open air shed in rear of property, 1950s rear addition, greenhouse (added for florist), water feature.
- B. The main structure's exterior character will be maintained, cleaned (water and non-abrasive soaps) and painted, repair existing wood ceiling on front porch to match existing.
- C. Remove existing concrete ramp and railing and replace with ADA compliant concrete ramp in configuration as shown.
- D. Replace existing aluminum front porch floor material with T&G cedar decking in similar orientation.
- E. Repair existing original windows as needed on front of house including replacing plexi glass pane with single pane glass.
- F. Refinish and stain existing front door and side lights, flipping door swing to open out for egress.
- G. New pass-thru window from inside bar to outdoor deck in existing window opening.
- H. Paint existing house siding and trim as shown.
- I Paint existing metal roof.
- J. Replace rear window with door for kitchen access

Conceptual Approval of

- New concrete site walls with fence on top on street side of outdoor bar area.
- New outdoor bar, restrooms and dining area to south of existing structure with new steel and wood trellis detached from existing structure.

New deck adjacent to existing front porch deck, but with different wood finish and orientation to distinguish from original.

- New smoke house in rear parking area.

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

3.2.6 WALLS

- b) Maintain, repair, and clean historic exterior walls according to accepted preservation techniques (see *Appendix G*, SOI Standards 5, 7).

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

- j) If replacement of historic exterior wall materials is necessary, install the new materials maintaining spatial relationships (including depth, dimension, and joint patterns) as historically relative to window frames, door frames, and other exterior features (SOI Standards 3, 6).

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

- l) Historic-age foundation skirting should be preserved; new foundation skirting should be appropriate for the age and style of the building (SOI Standards 2, 5, 6).

3.2.8 WINDOWS

- j) If the extant windows are non-historic, consider researching the historic window's appearance, and if documented, replicate and restore the historic windows.

High Priority	Medium Priority	Low Priority
recommended	Recommended	Recommended

3.3 ADDITIONS

Preservation

- (a) Avoid damaging or obstructing historic character-defining building features and/or site features when constructing additions.

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

Height and Massing

c) For side additions, use hyphens to connect the addition to the historic building while minimizing the impact on adjoining historic building fabric. The side addition should be pushed back as far as possible so as to retain the original side elevation. (See fig. 3-47.)

High Priority	Medium Priority	Low Priority
Side additions not allowed unless a rear addition is not feasible.	Required	Recommended

e) Set back new additions from the historic building so that the historic building retains visual emphasis.

High Priority	Medium Priority	Low Priority
Required set back behind historic rear wall	Required setback a minimum of 15 feet measured from the front (street-facing) wall of the historic building (excluding the porch)	Recommended

Staff Recommendation:

The former Schmidt House and later Blumenhandler Flower Shop at 209 E San Antonio has a high rating. The roof, porch flooring, and side/rear windows have been replaced.

A. The carport and greenhouse are not historic age and do not contribute to the integrity of the property. The first rear addition was added as early as the 1950's. The additions proposed for removal is not of historic age/materials. Staff recommends they be re-rated to allow for demolition.

B. Staff recommends approval based on Section 3.2.6 (b)

C. The current ramp does not meet ADA requirements. The front porch was originally concrete. The proposed ramp will meet requirements while re-introducing a 2 step concrete porch.

D. The existing porch flooring is not historic age/material. Staff recommends the proposed replacement which is more in keeping with the original design and material.

E. Staff recommends approval based on Section 3.2.8.(b)

F. Staff recommends approval of the repair and staining of the front door and the changes to the swing to accommodate ADA requirements with minimal change to the door.

G. The window in question is a replacement window. The proposed modification will not impact historic material. Staff recommends approval. Section 3.2.8.(j)

H. The house appears to be white in the 1940's and is an appropriate field color for the house. The proposed accent color is associated with the business and used minimally. Staff recommends approval.

I. The metal roof in question is not historic. The proposed color is a common color for metal roofs. Staff recommends approval.

J. The window in question is not original. The door is needed for life/safety egress.

Conceptual Approval of New Construction:

Staff recommends the new pergola/covered trellis is pulled back from the front façade. The height is compatible, and the openness of the structure is a benefit. More detail is needed on how the pergola will abut the side of the house. As presented staff does not recommend approval based on Section 3.3 a, c and e.

The site currently has garden loop that should be kept and re-used where fencing is necessary. The fountain/pond has been modified over the years, but a pond feature was present in the 1940's. Other landscaping features include concrete perimeter edging found on the side (east) yard. Staff recommends the design incorporate as many original features as possible.

For final approval more detail is needed on the proposed bar and restrooms along with lighting fixtures for the front porch and yard.

Board Action:

Approval of changes to historic house as recommended by staff and Design Guidelines/Standards.

Conceptual approval of new construction with staff comments on placement of pergola.



Anna Hudson

Historic Preservation Officer



Historic Review Board Certificate of Appropriateness

Application Number: 21-85
Date: August 17, 2021
Address: 209 E San Antonio
Zoning: CBD
Owner: Bow Carpenter
Applicant: Creo Designs
Rating: High
Proposal: new outdoor bar and restrooms, pergola for outdoor seating, window replacement

Request:

The applicant is requesting final approval of:

1. New outdoor bar and restrooms wood siding (tongue & groove stained cedar)
2. New steel and wood trellis/pergola with translucent rigid roof. Will be located next to existing historic structure. East side of pergola to have decorative block on top of wood siding.
3. Vinyl windows to be replaced with wood clad aluminum windows, confirm with client.
4. "oma loop" or looped wire fencing on site to be salvaged and stored for reuse.

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

3.2.8 WINDOWS

j) If the extant windows are non-historic, consider researching the historic window's appearance, and if documented, replicate and restore the historic windows.

High Priority	Medium Priority	Low Priority
recommended	Recommended	Recommended

3.3 ADDITIONS

Preservation

(a) Avoid damaging or obstructing historic character-defining building features and/or site features when constructing additions.

High Priority	Medium Priority	Low Priority

Required	Required if visible from the public ROW	Recommended
----------	---	-------------

Height and Massing

c) For side additions, use hyphens to connect the addition to the historic building while minimizing the impact on adjoining historic building fabric. The side addition should be pushed back as far as possible so as to retain the original side elevation. (See fig. 3-47.)

High Priority	Medium Priority	Low Priority
Side additions not allowed unless a rear addition is not feasible.	Required	Recommended

e) Set back new additions from the historic building so that the historic building retains visual emphasis.

High Priority	Medium Priority	Low Priority
Required set back behind historic rear wall	Required setback a minimum of 15 feet measured from the front (street-facing) wall of the historic building (excluding the porch)	Recommended

Staff Recommendation:

1. The new restroom and bar will not impact historic fabric and are sufficiently different than the historic home. Staff recommends approval.
2. The proposed pergola addition does not damage historic fabric however as presented the decorative block will obstruct part of the view of the east elevation (3.3.a). The block was not represented in the conceptual drawings. The openness of outdoor seating should be retained as much as possible. Staff recommends that the outdoor seating area not become enclosed space in the future.
3. Staff recommends approval of the replacement of the non-original vinyl windows with the proposed wood aluminum clad windows that are a better match to the original wood windows. (3.2.8)
4. Staff recommends the retention and re-use of the garden “oma” loop fencing.

Case Comments:

This application was first presented to the Historic Review Board in August of 2021. Approval was granted for rehab of the main structure and selective demolition of rear additions. Conceptual approval of new construction with staff comments on placement of pergola:

Staff recommends the new pergola/covered trellis is pulled back from the front façade. The height is compatible, and the openness of the structure is a benefit. More detail is

needed on how the pergola will abut the side of the house. As presented staff does not recommend approval based on Section 3.3 a, c and e.

The site currently has garden loop that should be kept and re-used where fencing is necessary. The fountain/pond has been modified over the years, but a pond feature was present in the 1940's. Other landscaping features include concrete perimeter edging found on the side (east) yard. Staff recommends the design incorporate as many original features as possible.

For final approval more detail is needed on the proposed bar and restrooms along with lighting fixtures for the front porch and yard.

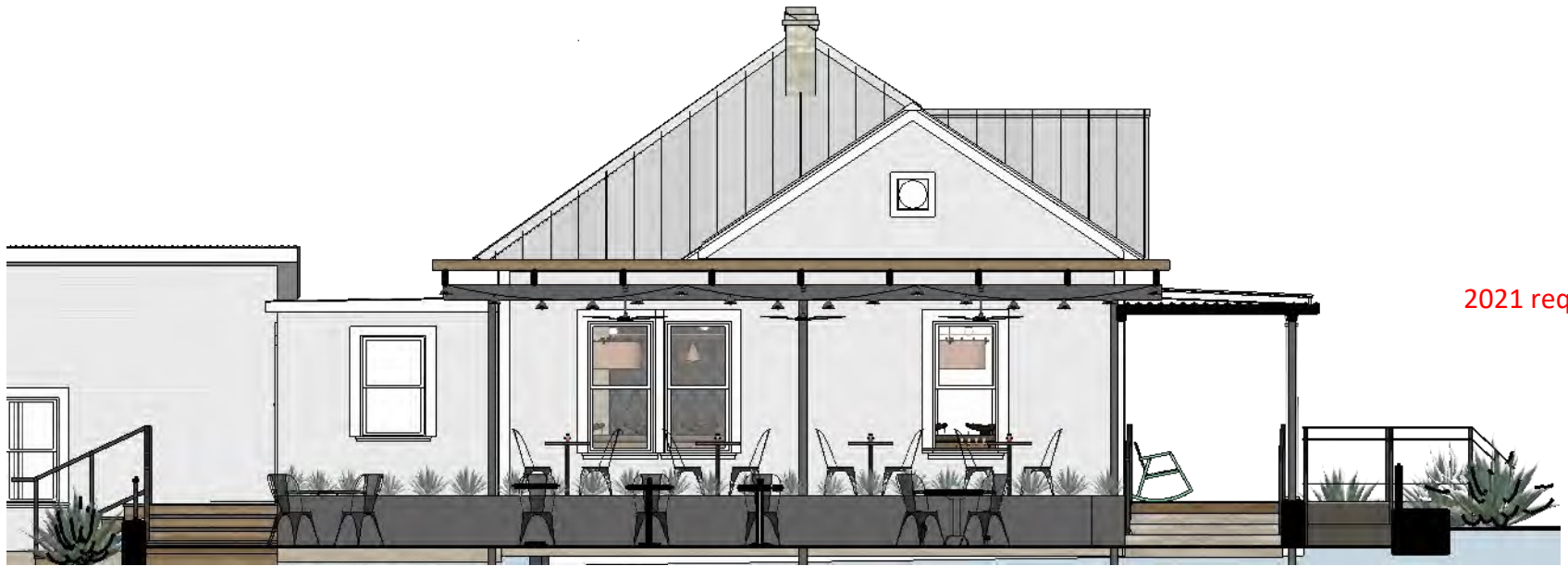
Board Action:

Approved as submitted with the exception of the decorative block on the new outdoor eating area. An alternative railing can be approved administratively.

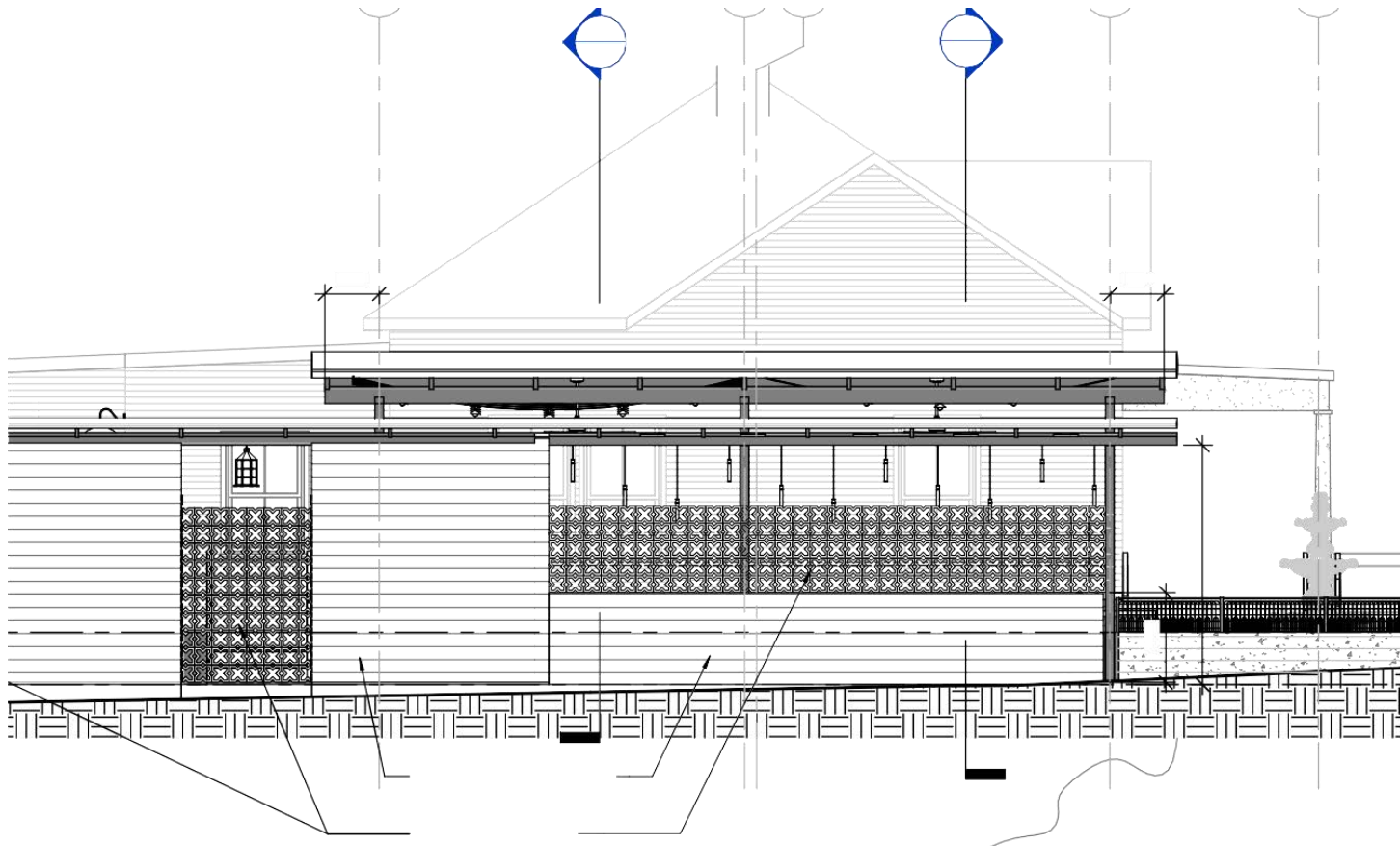


Anna Hudson

Historic Preservation Officer



2021 request

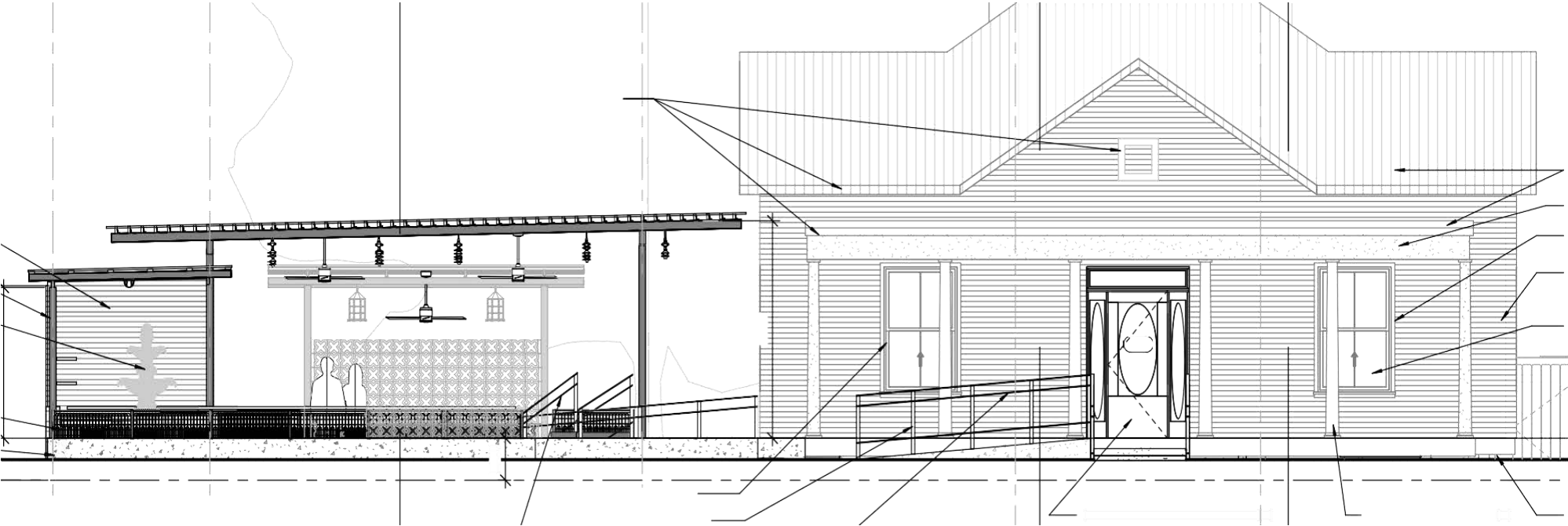


2022 Request

2021 request



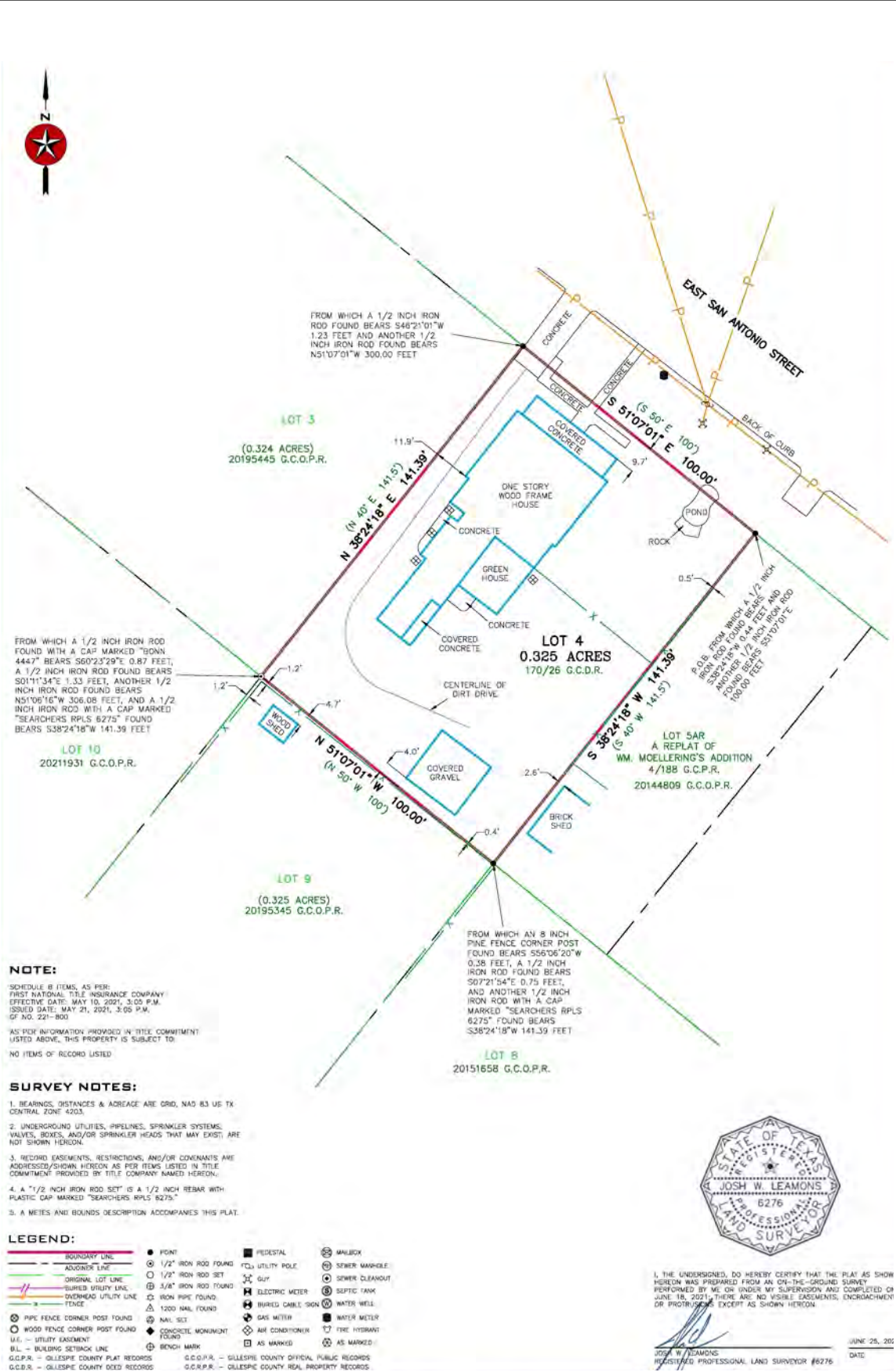
2022 Request







SURVEY OVERLAY



NOTE:
SCHEDULE B ITEMS, AS PER:
FIRST NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: MAY 10, 2021, 3:00 P.M.
ISSUED DATE: MAY 21, 2021, 3:00 P.M.
OF NO. 221-800

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT
LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:
NO ITEMS OF RECORD LISTED

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TK
CENTRAL ZONE 4203.

2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS,
VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST ARE
NOT SHOWN HEREON.

3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE
ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE
COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.

4. A "1/2" INCH IRON ROD SET" IS A 1/2" INCH REBAR WITH
PLASTIC CAP MARKED "SEARCHERS RPLS 6275."

5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

LEGEND:

BOUNDARY LINE	POINT	PEDESTAL	MAILBOX
ADJOINING LINE	1/2" IRON ROD FOUND	UTILITY POLE	SEWER MANHOLE
ORIGINAL LOT LINE	1/2" IRON ROD SET	GUY	SEWER CLEANOUT
SUBDIVISION LINE	3/8" IRON ROD FOUND	ELECTRIC METER	SEPTIC TANK
OVERHEAD UTILITY LINE	IRON PIPE FOUND	BURIED CABLE: SON	WATER WELL
FENCE	1200 NAIL FOUND	GAS METER	WATER METER
PIPE FENCE CORNER POST FOUND	NAIL SET	AIR CONDITIONER	THE HYDRANT
WOOD FENCE CORNER POST FOUND	CONCRETE MONUMENT FOUND	AS MARKED	AS MARKED
UTILITY EASEMENT	BENCH MARK		
B.L. - BUILDING SETBACK LINE			
G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS			
G.C.B.R. - GILLESPIE COUNTY DEED RECORDS			
		G.C.O.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS	
		G.C.R.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS	



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN
HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY
PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON
JUNE 18, 2021. THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENT
OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

JOSH W. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6276

JUNE 28, 2023
DATE

SURVEY



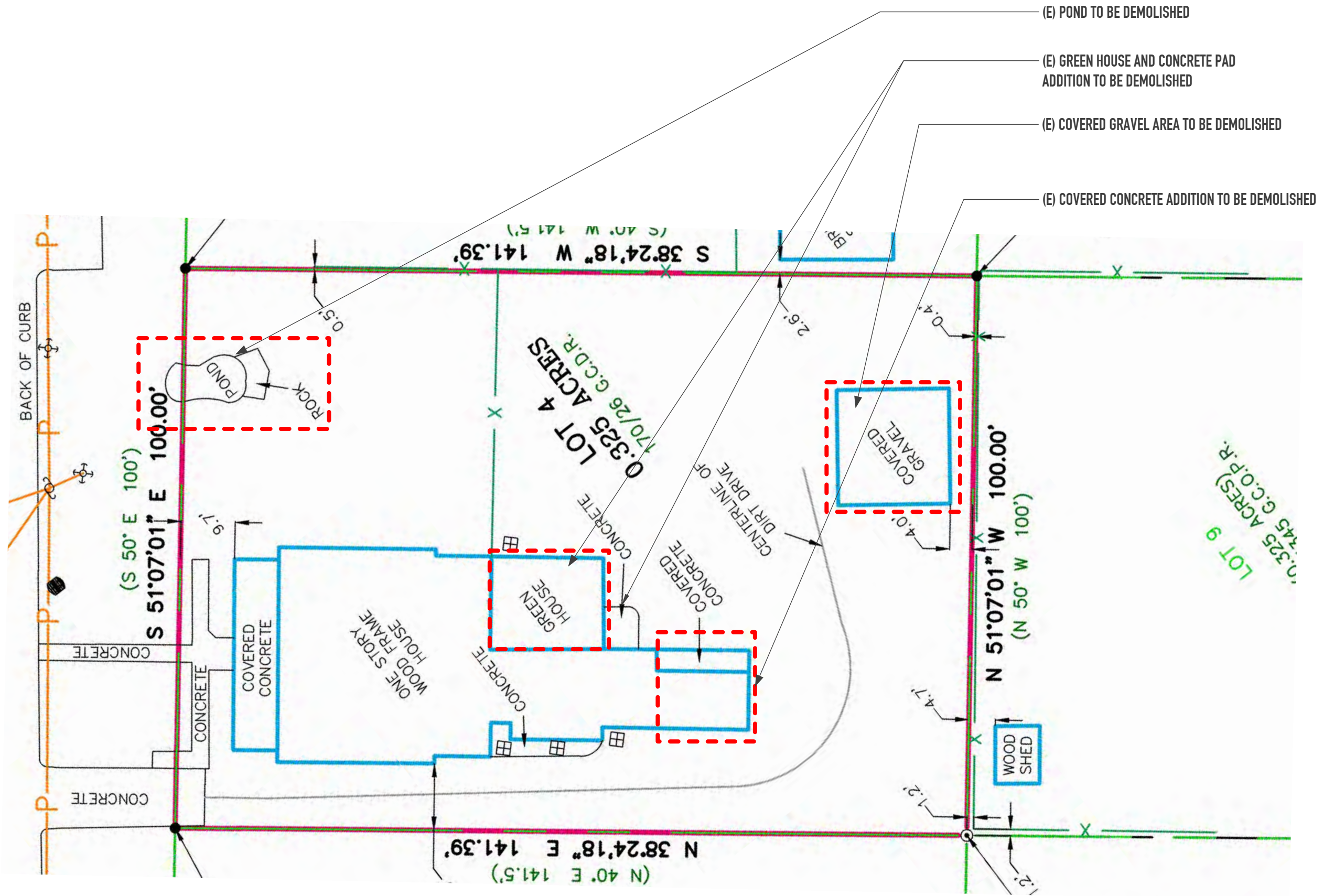
PRE-2021

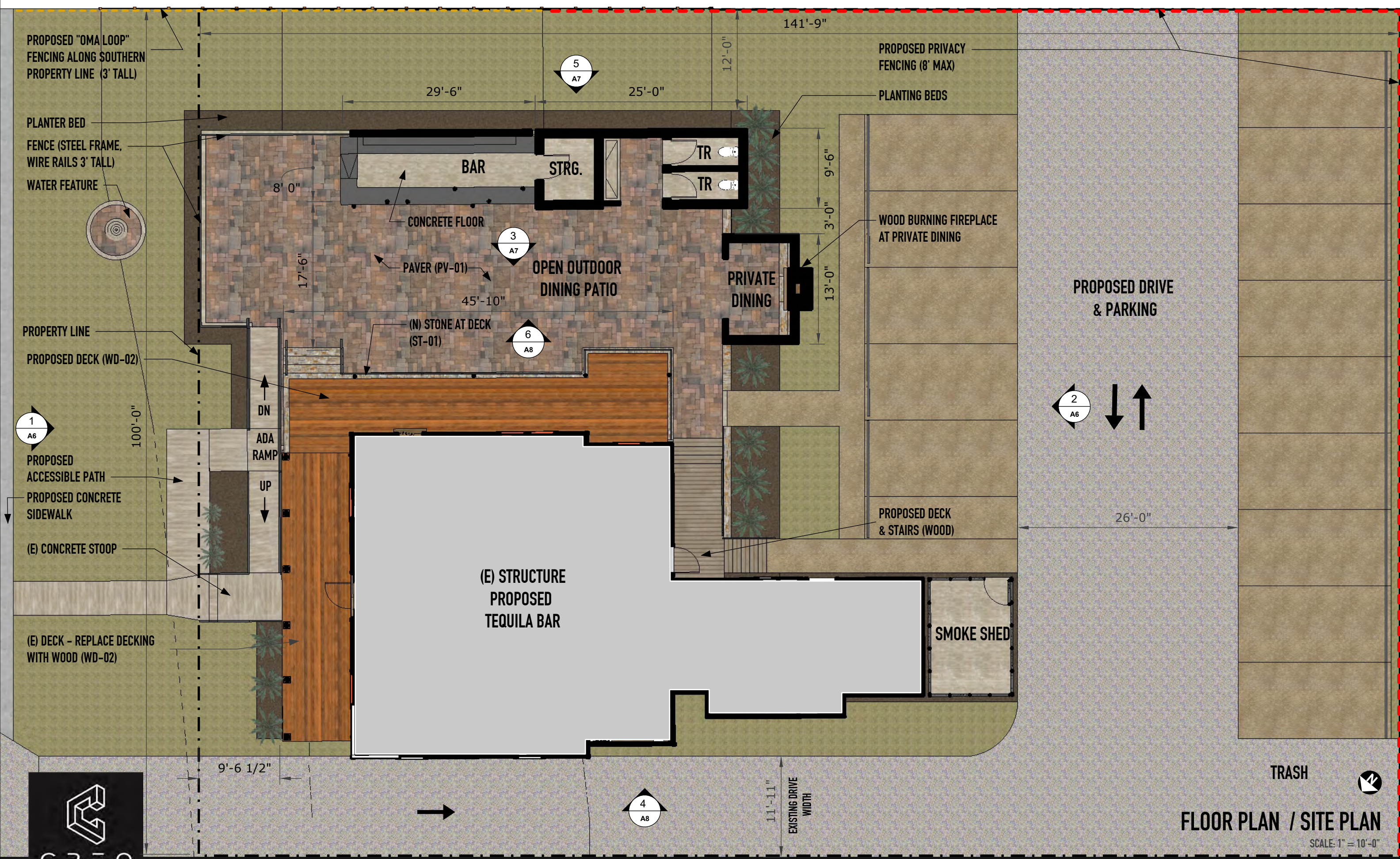


CURRENT 2023

EXISTING PHOTOS







PROPOSED WOOD & STEEL TRELLIS
STRUCTURE - MATCH HEIGHT OF (E) WALL
PLATE - DETACHED FROM PRIMARY
STRUCTURE - ROOF TO BE FINISHED WITH
TRANSPARENT TINTED POLYCARBONATE
ROOFING (RF-01)

FESTOON LIGHTS W/ SHADES
TO PREVENT UPLIGHTING

CORREGATED ROOF
OVER STEEL FRAME

STONE (ST-01)

WOOD FENCE

PROPOSED "OMA LOOP"
FENCING ALONG SOUTHERN
PROPERTY LINE (3' TALL)
SEE A10|2

PROPOSED WATER FEATURE

PROPOSED STEEL CABLE FENCE
SEE A10|1

(E) METAL ROOF

PORCH CEILING TO REMAIN, CLEAN,
STAIN & SEAL

(E) WINDOWS TO REMAIN, CLEAN & PAINT
RELACE AS NEEDED

KEEP ORGINAL SIDING, CLEAN AND PATCH
AS NEEDED & PAINT (OFF-WHITE)

TRIM, PAINTED

ORIGINAL DOOR, CLEAN & STAIN

1 | EAST ELEVATION

PRESSED METAL SKIRTING TO REMAIN,
CLEAN

STEEL CABLE RAIL, PAINTED
SEE A10|1

STONE (ST-01)

2 | WEST ELEVATION

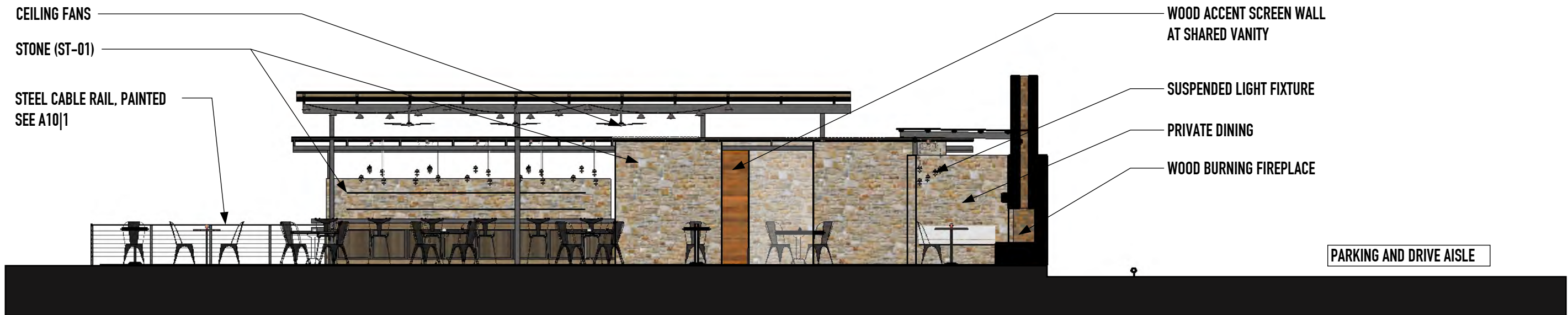
STEEL CABLE RAIL, PAINTED
A10|1

EXTERIOR ELEVATIONS

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







6 | NORTH ELEVATION AT BAR



4 | NORTH ELEVATION



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



ST-01 LIMESTONE BY OWNER



PV-01 STONE PAVER BY OWNER



RF-01 POLYCARBONATE ROOFING - TINTED



WD- 02 TIGERWOOD DECKING BY OWNER



EXISTING HOME: TRIM, FACIA BOARDS

PT-03 SW CAYENNE 6881 BY OWNER



EXISTING HOME: SIDING

PT-02 SW ELDER WHITE 7014 BY OWNER



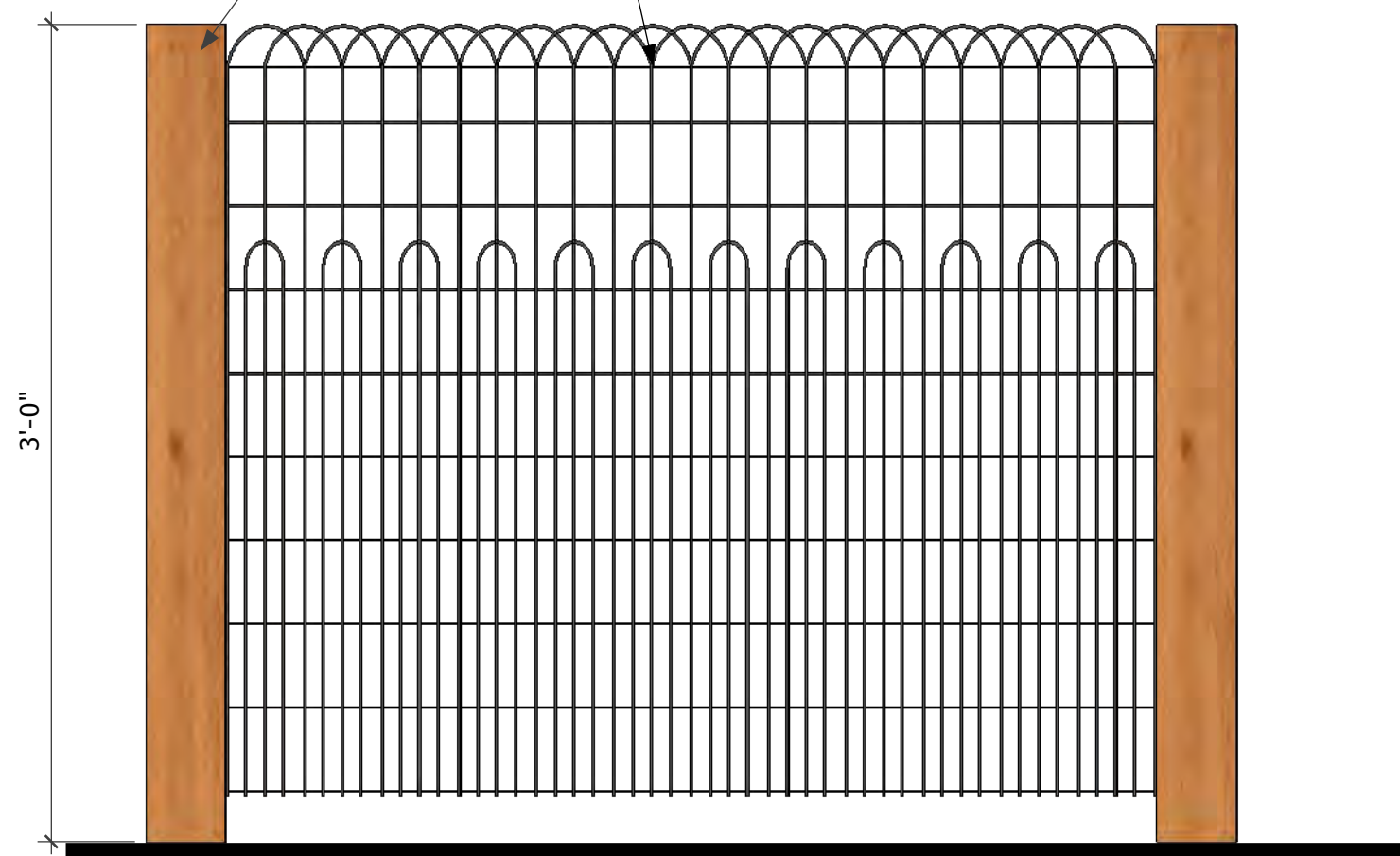
STEEL

PT-01 SW URBANE BRONZE 7048

EXTERIOR MATERIALS

REUSE "OMA LOOP" FENCING FROM (E) PROPERTY
(THE IMAGE IS FOR GRAPHIC REPRESENTATION ONLY
THE ACTUAL (E) FENCING MAY VARY)

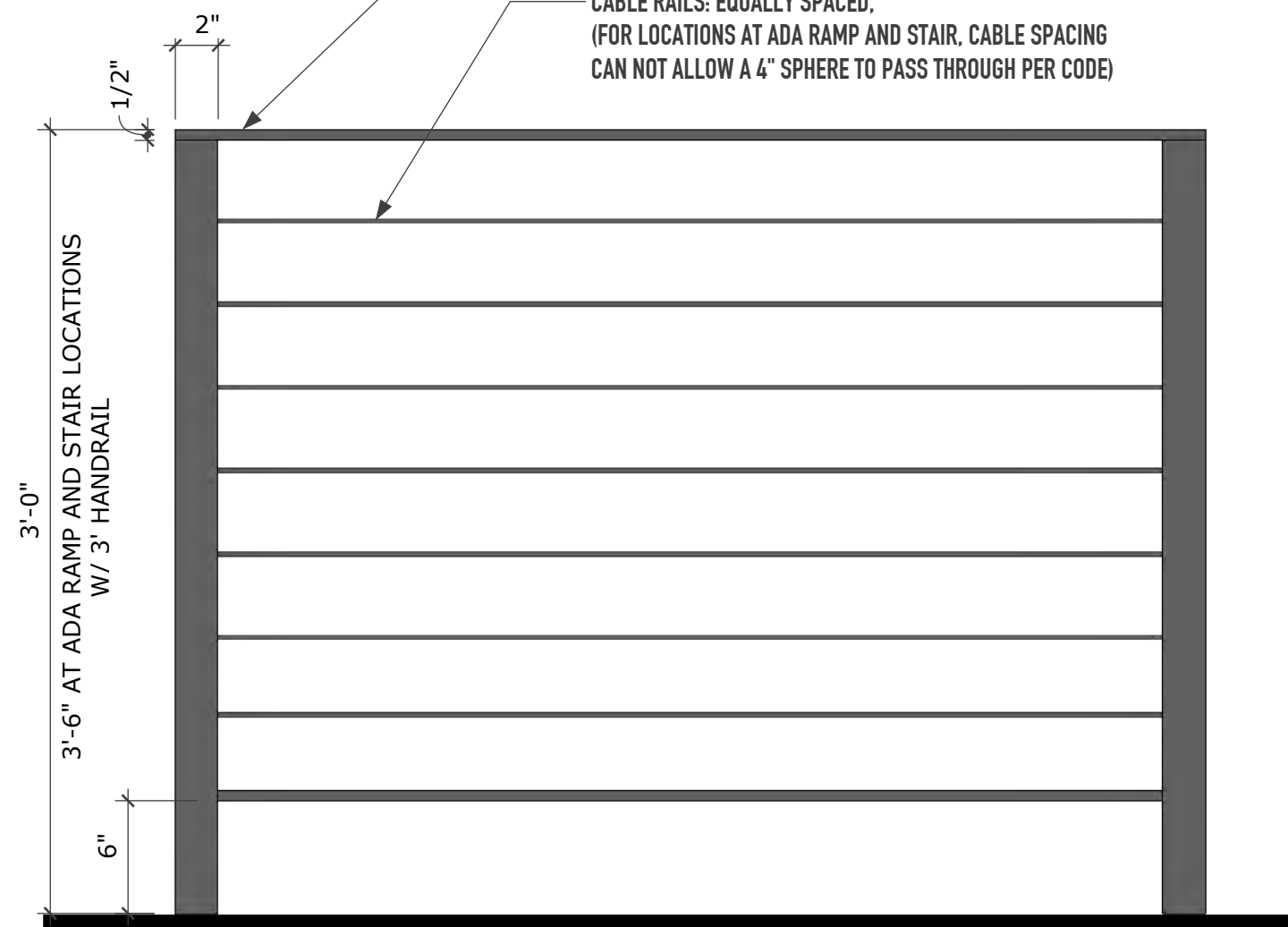
CEDAR POSTS



2 | OMA LOOP FENCING

(N) STEEL FRAME, WELDED, PRIMED & PAINTED

CABLE RAILS: EQUALLY SPACED,
(FOR LOCATIONS AT ADA RAMP AND STAIR, CABLE SPACING
CAN NOT ALLOW A 4" SPHERE TO PASS THROUGH PER CODE)



1 | STEEL CABLE FENCING / RAILING





FRONT PERSPECTIVE



OUTDOOR DINING/BAR





C R E O

BELIEVE:CREATE

- The (e) main structure's exterior character will be maintained, cleaned (water and non-abrasive soaps) and painted, colors selected by owner.
- Remove existing ADA ramp and railing and replace with concrete ramp in configuration as shown with new steel and cable railing that is similar to the neighboring Westend Pizza railing.
- New fencing (similar to ramp railing) on street side of outdoor bar perimeter to enclose bar area.
- Replace existing aluminum front porch flooring material with Tigerwood decking in similar orientation. Add a side deck to the south with the decking material orientation running perpendicular to the front porch to show a distinction between the existing deck and the new.
- Repair existing wood ceiling on front porch to match existing and paint (color selected by owner).
- Repair existing original windows as needed on front of house including replacing the plexi glass pane with single pane glass to maintain consistency.
- Refinish and stain existing front door and side lights, flipping door swing to open out for egress.
- New outdoor bar, restrooms, dining area with private dining to the south of existing structure.
 - New steel and wood trellis over outdoor dining and bar detached from existing structure. Currently erected. Paint color by owner.
 - The southern back wall of the bar, restroom vestibule and private dining area was previously shown with breeze block, currently it is shown with owner selected limestone, images attached to design packet.
- The flooring of the outdoor dining area is owner selected stone paving; images attached to design packet.
- Reuse of "Oma Loop" fencing, which was found on the existing site, is proposed to run along the southern property line until the end of the newly built outdoor dining/bar area then switches to cedar privacy fencing along the west property line. See plans for locations.
- The new smoke house shed was relocated, since the previous HRB submission, to the west side of the existing structure and proposed parking drive.
- Refinish and lay out new parking area to rear of property where parking currently exists.
- The roof of the existing structure was proposed to be replaced in the previous HRB submission, will now remain by the owner. The chimneys were removed in preparation for the new roof and will be rebuilt now that existing roof is remaining.
- Replace rear window with a door for kitchen access.
- Windows on the northwest end of the existing structure (part of a later addition to the existing structure) were removed for interior program purposes.
- Add new water feature in the front lawn outside of the dining area.