



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, August 8, 2023 ~ 5:30 PM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

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

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

The City of Fredericksburg Historic Review Board will meet in a regular session on August 8, 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 August 8, 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. July 2023, Regular Meeting Minutes
5. **CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

- A. 23-158 - 505 W. Main - Bobby Ball - Request to Construct at 16x12 Steel Trellis on the Raised Concrete Patio. The Color of the Trellis is Black.
- B. 23-165 - 151 E. Main - Richard Tuttle - Repaint Exterior, Replace Front Door and Shutters.
- C. 23-161 - 106 E. Creek - Kenny Bledsoe - Replace Rotten Front-Porch Posts, Add a Bathroom Addition to the Second Floor with a Dormer. Replace a Window along the Front Elevation on the Second Floor and Relocate a Window by the Front Door.

CONSENT AGENDA

The items under the consent agenda are deemed by the Historic Preservation Officer to be routine innature and will be approved by one motion of the Board adopting the staff findings andrecommendation as part of the approval. The items on the consent agenda will not be discussed. Any member of the Board or the public that wishes to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Anna Hudson, posted this Agenda before 5:00 PM. on August 4, 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
JULY 11, 2023
5:30 PM**

On this 11th day of July 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
 JESSICA MITTEL
 LARRY JACKSON
 RICHARD LAUGHLIN
 AMY SLAUGHTER

ABSENT ROBIN COWSAR
 SAM CHILDERS
 JOE SALINAS
 SHARON JOSEPH

ALSO PRESENT: ANNA HUDSON – 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 June 2023 Regular Meeting Minutes with a correctio to Kendel Kaspers name. Seconded by Jessica Mittel. All voted in favor and the motion carried.

STAFF ANNOUNCEMENTS

APPLICATIONS

Application # 23-152 – 409 E. Main – Whitney Koch – Add to arbors behind existing retail building.

The applicant, Whitney Koch, presented the application. She stated that it was her client’s desire to add 2 arbors to the rear of the property to allow for usable outdoor space.

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

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.

The property is Low rated, and 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.

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.

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

Richard Laughlin asked about the location of the arbors along the side property line. He was concerned that the code does not allow combustible material on the property line.

Shelby Collier stated that through the building permit application process, the building and fire codes would be reviewed.

Richard Laughlin made a Motion to Approve Application #23-152 as presented conditioned upon building code compliance. Seconded by Larry Jackson. All voted in favor and the Motion carried.

Application- #23-144 – 100 W. Main – Sam Harris – Replacement of front, double-doors and threshold with replicated white oak doors, reuse of door hardware.

Monte Marshall, Executive Director of the Gillespie County Historical Society, presented the application. He stated that it was their desire to replace the double doors located on the Verines Kirche as they have deteriorated beyond repair.

Shelby Collier, Associate Planner, stated 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.

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.

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.

Jessica Mittel made a motion to Approve Application #23-144 as presented. Seconded by Amy Slaughter. All voted in favor and the motion carried.

Application- #23-154 – 110 E. Creek – Randy Stehling – New 2-Story addition to the rear of the building.

Randy Stehling, with SKT Architects presented the application.

He stated that the complete plans included limited exterior renovations and repair with the largest change being the 2-story addition to the rear that includes new classroom spaces on both floor levels.

Shelby Collier, Associate Planner, stated the applicant is requesting approval to construct a 2-story rear addition to the Eckardt House. The addition will have a stucco and Hardie plank siding, wood windows, a standing seam metal roof and paint to match the main portion of the house. The request includes the relocation of existing door and awning on current rear addition on east elevation. The opening will be covered with plaster and paint and new roof crickets at mid-point of roof valleys of original portions of house

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

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.

Larry Jackson made a Motion to Approve Application #23-154. Seconded by Richard Laughlin. All voted in favor and the motion carried.

Application # 23-155 – 209 E. San Antonio – Bow Carpenter – New paint colors, relocation of smoke house, new fencing and railing, rebuild previously demolished chimneys, and new outdoor bar with limestone wall.

Bob Carpenter presented the application. He stated he wants to paint the building as close to the existing colors as possible which includes a red on the trim. He voiced his confusion regarding the relocation of the smoke house.

Anna Hudson, Director of Development Services, stated that several changes have been made to the project and unpermitted work occurred. The application that was submitted called for the relocation of the smoke shed.

Shelby Collier, Associate Planner, stated 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.

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.

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

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

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.

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.

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.

Richard Laughlin made a motion to approve the reconstruction of the Chimneys with the original material. Seconded by Larry Jackson. All voted in favor and the motion carried.

Richard Laughlin made a motion to approve the fence and railing. Seconded by Larry Jackson. All voted in favor and the motion carried.

Amy Slaughter commented that the red color is too strong for a Queen Anne structure.

Jessica Mittel made a motion to deny the colors. Seconded by Amy Slaughter. All voted in favor and the motion carried.

Richard Laughlin made a motion to approve the new outdoor bar with limestone wall as presented. Seconded by Larry Jackson. Amy Slaughter voted in opposition and all others voted in favor and the motion carried.

DISCUSSION ITEMS

Directors Report

Anna Hudson thanked the board members that participated in the grant award process. She informed the Board that they were able to issue \$30,000 worth of grants.

She commented on the demo by neglect for the West Travis property. It is for sale but no potential buyers.

Amy Slaughter recommended raising the \$300.00 fine for working without a COA.

ADJOURN

With nothing further to come before the Board, Jessica Mittel moved to adjourn. Amy Slaughter seconded the motion. All voted in favor and the meeting was adjourned at 6:27

PASSED AND APPROVED this the 8th day of August 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: August 8, 2023

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 23-158 - 505 W. Main - Bobby Ball - Request to Construct at 16x12 Steel Trellis on the Raised Concrete Patio. The Color of the Trellis is Black.

PRESENTATION:

SUMMARY:

The Applicant is requesting approval to construct a 16x12 steel trellis on the existing concrete patio to the east of the structure.

BACKGROUND:

BACKGROUND:

Previously, the applicant requested a COA (23-124) for the installation of a temporary awning. This application was denied on 04/11/23. The applicant has returned with plans for a permanent structure as requested by Staff and the Board.

Application Number: 23-158

Address: 505 W. Main

Rating: High

Zoning: [CBD](#)

Owner: Gregory Ball

Applicant: Bobby Ball

Proposal: The Applicant is requesting approval to construct a 16x12 steel trellis on the existing concrete patio to the east of the structure.

Relevant Sections of the Fredericksburg Historic District Design Guidelines & Standards

[3.3 Additions to Historic Properties](#)

A side addition should be set back so as to retain the original side elevation and retain visual emphasis. As the building is a trellis and not a solid addition, no hyphen is required and the layout as presented is compatible with the high-rated property.

Additionally, the building is a self-supported structure that should be anchored to the concrete slab and not the High rated property.

Appendix G. Treatment Methods for Historic Architectural Materials

The property is a Craftsman bungalow constructed in 1920 and it is important to select period/stylist appropriate colors. Black, while trendy, is not appropriate for the structure. Staff recommends the applicant reference Appendix G from the Historic Design Guidelines to select a more appropriate color.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the permanent structure as long as it does not impact historic materials. It should be a stand alone feature that does not attach to the historic materials of the house in keeping with with 3.3 of the Fredericksburg Historic Design Guidelines.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. 505 W Main Front of property
2. COA Application
3. Trellis Rendering
4. 16x12-Stratford-Exploded_1024x1024@2x
5. 16x12-Stratford-Steel-Pergola-Diagram_1024x1024@2x
6. Notice of Action for 505 w main

APPROVAL/REVIEW:



Front of property



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	505 West Main Street	Date Submitted	5/31/23
Owner name:	Gregory Robert Ball	Phone #	(917) 681-9302
Owner Address:	209 West Park St, Fredericksburg, TX 78624		
Authorized Applicant:	Bob Ball	Phone #	(203) 829-1407
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.	Applicant E-mail: bobby@blackstonetexas.com		
	Desired Start Date:		6/15/23
	Desired Completion Date:		7/1/23

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

As per the boards suggestion, we would like to construct a 16' x 12' steel trellis on the raised concrete patio. The color will be black.

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.

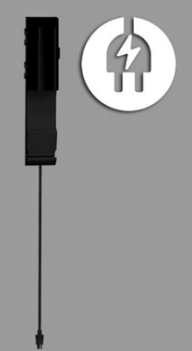


SAIL SHADE SOFT CANOPY

MULTI-LEVEL ROOF TRELLIS

HEAVY-DUTY 100% GALVANIZED STEEL

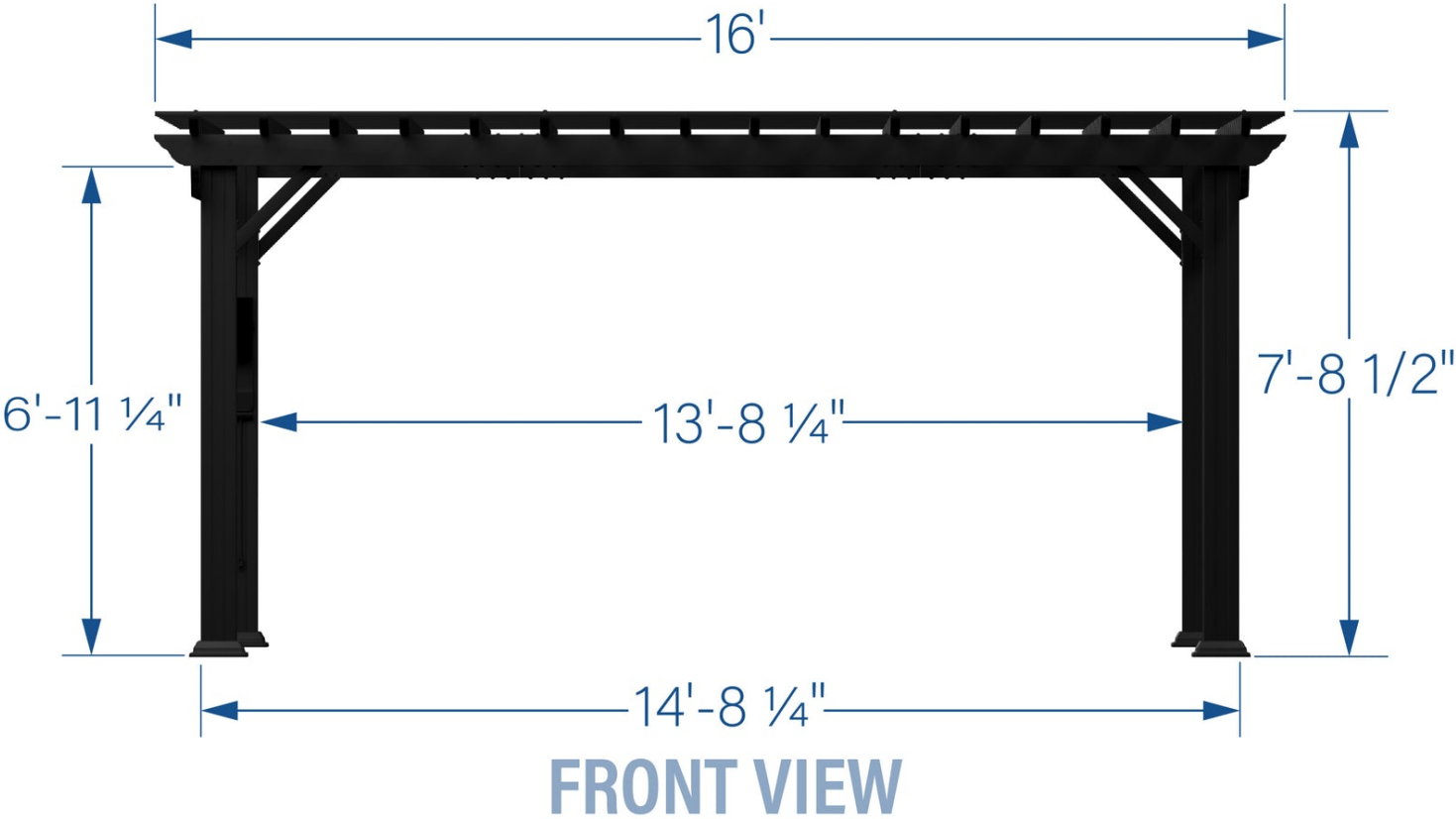
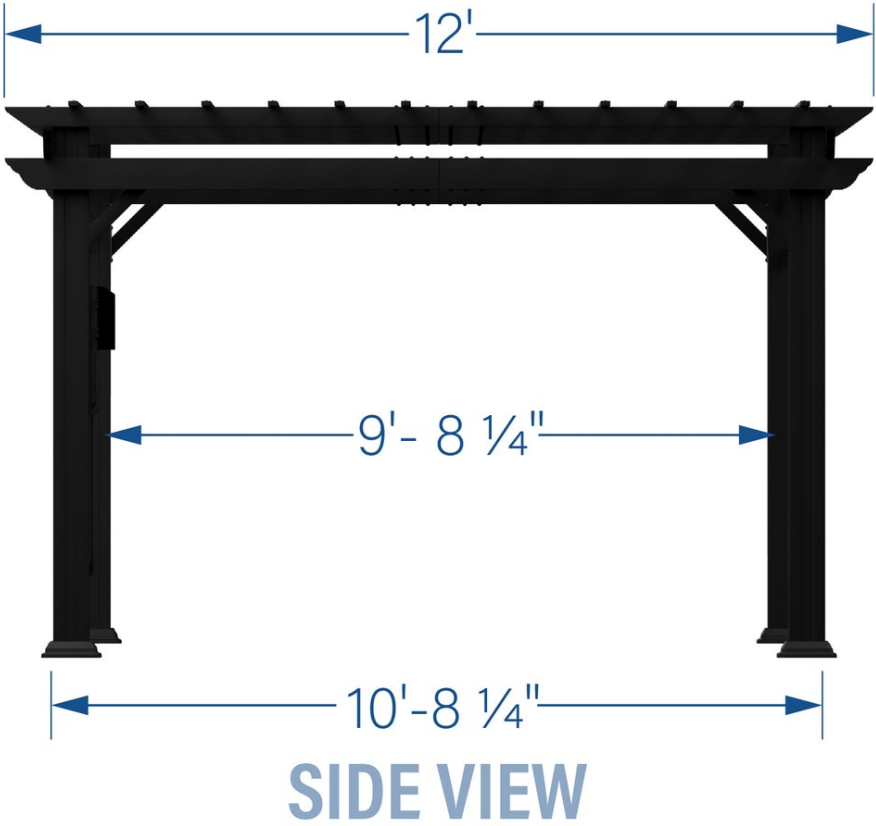
EXCLUSIVE
POWERPORT™



THICK GAUGE STEEL POST

POWDER COATED STEEL
ANCHORING PLATES

16X12 STRATFORD
STEEL PERGOLA





HISTORIC REVIEW BOARD **NOTICE OF ACTION**

DEPARTMENT: Development Services

TO: Historic Review Board

FROM: Shelby Collier, Associate Planner

MEETING DATE: April 11, 2023

CATEGORY: INDIVIDUAL CONSIDERATION

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

PRESENTATION:

SUMMARY:

Applicant is requesting approval to:

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

BACKGROUND:

Historic District Design Guidelines & Standards

3.2.9 Canopies and Awnings

Alterations

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

3.3 Additions

Height & Massing

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

City of Fredericksburg Zoning Ordinance

Sec. 8.100 Temporary Use Types

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

STAFF RECOMMENDATION:

The Bungalow building has a High rating.

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

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

Staff recommends denial.

BOARD ACTION:

Denial of application based on staff recommendation. Encourage a new design.



Anna Hudson
Historic Preservation Officer/
Interim Director of Development Services



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

151 E. Main

Date Submitted 7-28-2023

Owner name:

K-3 ON Main Karlo Griffith

Phone #

210-606-6429

Owner Address:

1231 Stone Meadow FBG, TX 78628

Authorized Applicant:

Richard Tuttle

Phone #

805-890-2880

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

Applicant E-mail:

tuttlehomesandremodel@gmail.com

Desired Start Date:

Jan. 1st 2024

Desired Completion Date:

MAY 1st 2024

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

See Attached file name "Description"

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.

Certificate of Appropriateness Application

151 E Main St. FBG, TX 78268

Attached Files:

Exhibit 1- Front of building (current)

Exhibit 2 - (2a, 2b)- The two exterior colors (Snowbound White, Tricorn Black)

Exhibit 3 - Back of the building (current)

Exhibit 4 - The style of the new louvered shutters

Exhibit 5 - The new front door

Exhibit 6 - Up close picture of the front door and under porch sign (current)

Exhibit 7 - Top of building sign

Exhibit 8 - Bottom sign

Description:

We will be repainting the entire exterior of the building (see attached file - **Exhibit 1**). The existing yellow paint and the brick will be painted “Snowbound white” (see attached files - **Exhibit 1, 2a**). The shutters, posts, gutters, porch ceiling, all trim and the staircase (located at the rear end of the building) will be painted “Tricorn black” (see attached files - **Exhibit 1, 2b, 3**). We will replace the front shutters with new louvered horizontal wood shutters (see attached files - **Exhibit 1, 4**). We will replace the front door with a commercial grade black metal/glass front door (see attached file - **Exhibit 5**). We will be replacing the two current signs with new signage, same spot and dimensions (see attached files - **Exhibit 1, 5, 6, 7**). The top sign (see attached file - **Exhibit 7**) will be a black metal box (4ftx4in) and the words and logo will be cut out and it will be backlit. The bottom sign (see attached file - **Exhibit 8**) will be made out of wood with laminate graphics on it or painted graphics (1ftx6ft).

The historic structure will not be negatively affected in any way. We want to update the exterior with paint, shutters, and a front door. We have sufficient funds to complete the project so there will not be any circumstances which affect compliance with the ordinances.

If there are any questions, please do not hesitate to contact me:

Richard Tuttle

805-890-2880

tuttlehomesandremodel@gmail.com

Tuttle Homes & Remodel



Front of 151 E. Main



Gypsies & Cowgirls

Gypsies & Cowgirls
Store Hours
Monday 10am - 5pm
Tuesday 10am - 5pm
Wednesday 10am - 5pm
Thursday 10am - 5pm
Friday 10am - 5pm
Saturday 10am - 5pm
Sunday 10am - 5pm

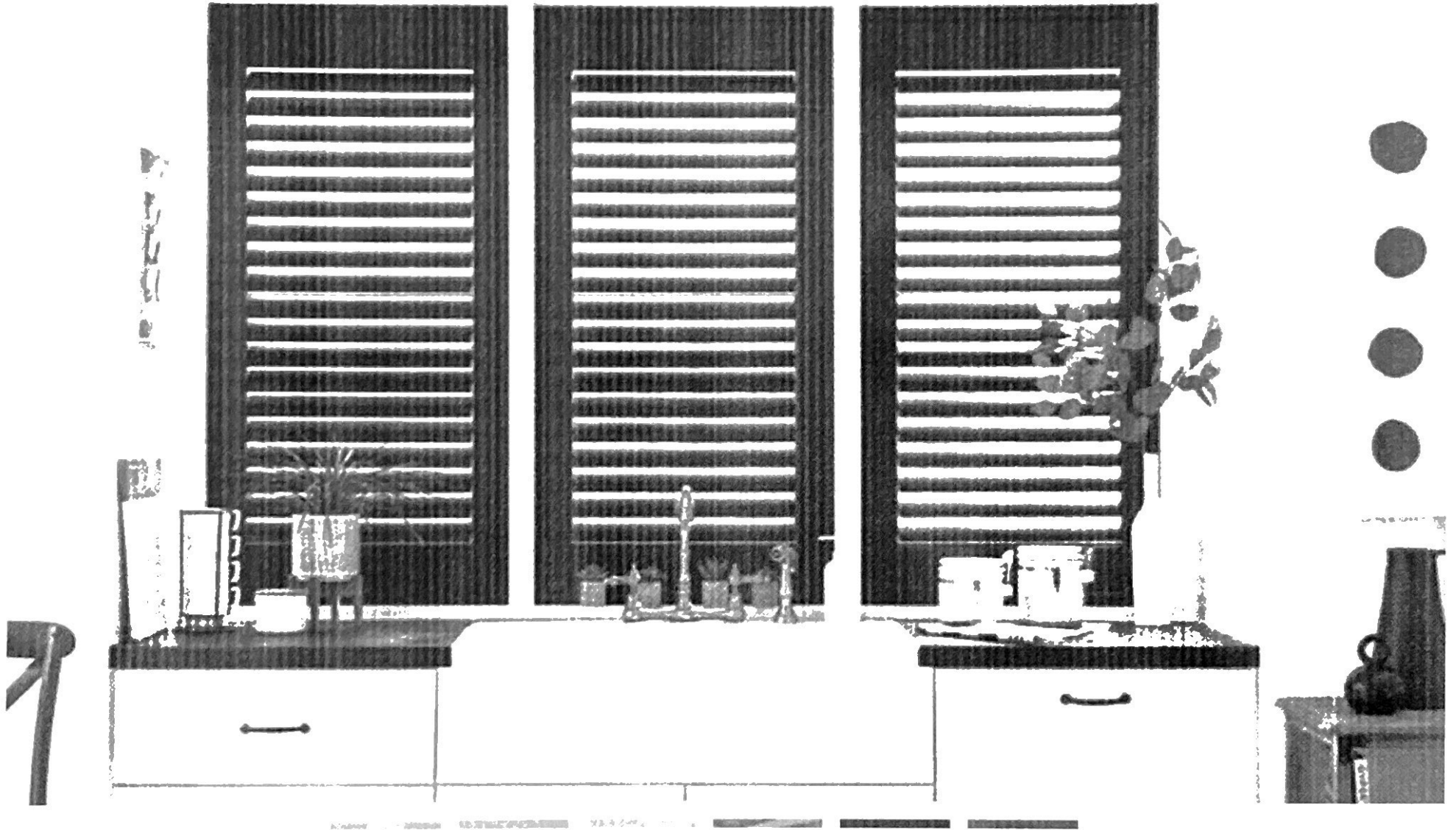
Johnny Lee's
Something For Me
Knives - Hats - Belts

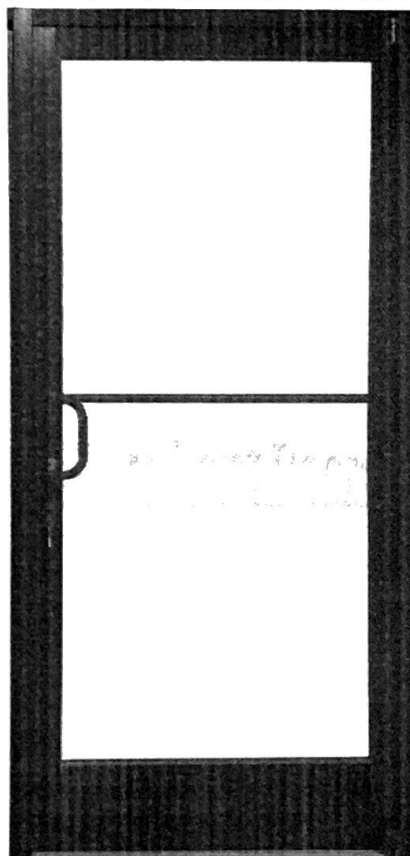
Save

2b

2a

4





\$1,025.00 - \$1,050.00

- Door opening: 36" X 84"
- Frame dimensions: 39-1/2" x 85-3/4"
- Rough opening: 40" X 86"

Package Includes:

- Doors
- Frame
- Tempered Glass
- Locking Hardware
- Door Closers
- Threshold

Glass Thickness:

- Standard 3/16" clear tempered
- We have other thicknesses available, please email for availability.

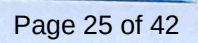
- DOOR IS FULLY ASSEMBLED AND WELDED FOR SUPERIOR CONSTRUCTION
- Frame is shipped KD (knocked down, requires minor assembly)

Shipping & Tax:

- Allow approximately 20 days for fabrication and crating in addition to actual shipping freight time (estimated freight time will show when checking out).
- Freight is calculated in addition to the door price. ALL PRICES ARE FOB OUR DOCK.
- Sales tax will be charged in Georgia.
- We ship to the entire United States.

Terms & Conditions









OWN A PIECE OF TEXAS HISTORY





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
FROM: Shelby Collier, Associate Planner
MEETING DATE: August 8, 2023

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 23-161 - 106 E. Creek - Kenny Bledsoe - Replace Rotten Front-Porch Posts, Add a Bathroom Addition to the Second Floor with a Dormer. Replace a Window along the Front Elevation on the Second Floor and Relocate a Window by the Front Door.

PRESENTATION:

SUMMARY:

The applicant is requesting approval to remodel the exterior, including replacement of siding and rotten front porch posts, relocation of a front window on the first floor, replacement of a window on the second floor and a small second floor addition resulting in a dormer at the rear of the property.

BACKGROUND:

BACKGROUND:

The property is a medium-rated property that was built in 1870 in the Vernacular style. The property currently has a mix of window types as two original windows on the side facade have been replaced with aluminum sash units.

Application Number: 23-161

Address: 106 E Creek

Rating: Medium

Zoning: [CBD](#)

Owner: Robert Killian

Applicant: Kenny Bledsoe

Proposal: The applicant is requesting approval to remodel the exterior, including replacement of siding and rotten front porch posts, relocation of a front window on the first floor, replacement of a window on the second floor and a small second floor addition resulting in a dormer at the rear of the property.

Relevant Sections of the Fredericksburg Historic District Design Guidelines & Standards

3.2.6 Exterior Walls

It is required that historic exterior wall materials be maintained or repaired. It is required that the cause of the deterioration, such as poor drainage or moisture retention, are identified and remedied.

If the exterior wall material is deteriorated beyond repair an identical material including dimensions, profile, reveal and texture are required.

Staff finds the deterioration to be significant and require replacement.

3.2.5 Porches and Exterior Stairs

It is required that porch materials be maintained and preserved if deteriorated beyond repair, as the porch posts are, the replacement posts must match the existing materials including dimensions, profile and texture.

3.2.8 Windows and Window Openings

As the property has a medium rating and is visible from the ROW, it is required that the windows be repaired rather than replaced, however, the window in question is not a historic window but an alluminium window and Staff supports its replacement. In addition, the relocation of historic windows are not allowed. Staff would need more information on the specific window.

Staff supports the reglazing and repainting of the windows with period/stylistic appropriate paint colors.

3.3 Additions to Historic Properties

The proposed addition to the second story is not visible from the ROW and consists of a dormer added to the middle of the second floor that is only visible from the rear of the property. It does not result in an increase to the height of the building nor does it obstruct historic defining features. Staff supports the addition.

Appendix G. Treatment Methods for Historic Architectural Materials

Staff was not supplied with a color selection, rather, the applicant stated they are to match the colors to the existing color palette. Staff supports the existing colors but requests that the colors are provided for the record.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends replacement of the deteriorated material found on the resource including the exterior siding and front porch posts provided the materials are replaced with a match of existing materials as required. Staff supports the replacement of the aluminum window and reglazing of existing windows. The small window on the front facade seems out of place. If it is not original staff supports the relocation.

Staff recommends approval of the second floor addition as well as the repainting of the exterior to match the existing color palette, but requests that colors be provided for the record and for future applications.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. 23-161 COA Application
2. Elevations
3. Floor Plan 1
4. Floor Plan
5. Front of 106 E Creek
6. First Floor Window to be Replaced
7. Photo of Replacement Window
8. Email regarding windows

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	<u>106 E. Creek</u>	Date Submitted	
Owner name:	<u>Robert Skillian</u>	Phone #	<u>713-299-3924</u>
Owner Address:	<u>106 E. Creek</u>		
Authorized Applicant:	<u>Kenny Bledsoe</u>	Phone #	<u>830-377-8300</u>
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.		Applicant E-mail:	<u>bledsoe-inc@yahoo.com</u>
		Desired Start Date:	<u>07-15-2023</u>
		Desired Completion Date:	<u>10-15-2023</u>

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)

Basic Face Lift. - Replace Siding. Conceal Plumbing & electric on exterior
and Front Porch - Replace Rotten porch Posts - Repaint Entire Exterior
to Original Colors - Make it look New 100 yrs ago -
We will add an upstairs bathroom Not visible to front or sides 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.

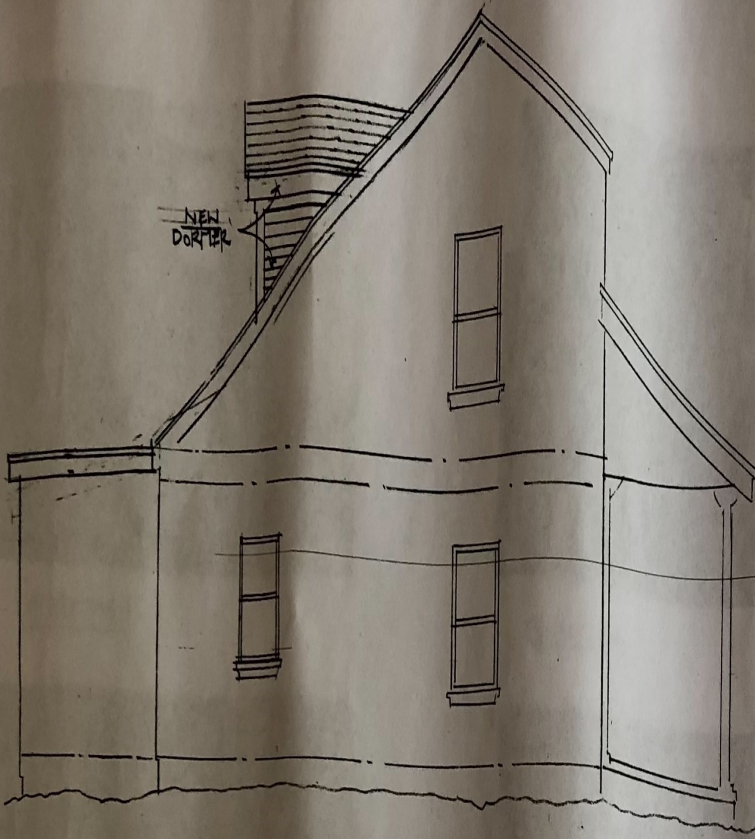
Staff to complete

Application #	<u></u>	Year Built:	<u></u>
Eligible for Administrative Approval	<u>Yes</u> <u>No</u>	Zoning:	<u></u>
Historic Review Board Meeting Date	<u></u>	Application Fee \$10	COA#
Survey Rating:	<u>Medium - Medium</u>	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.

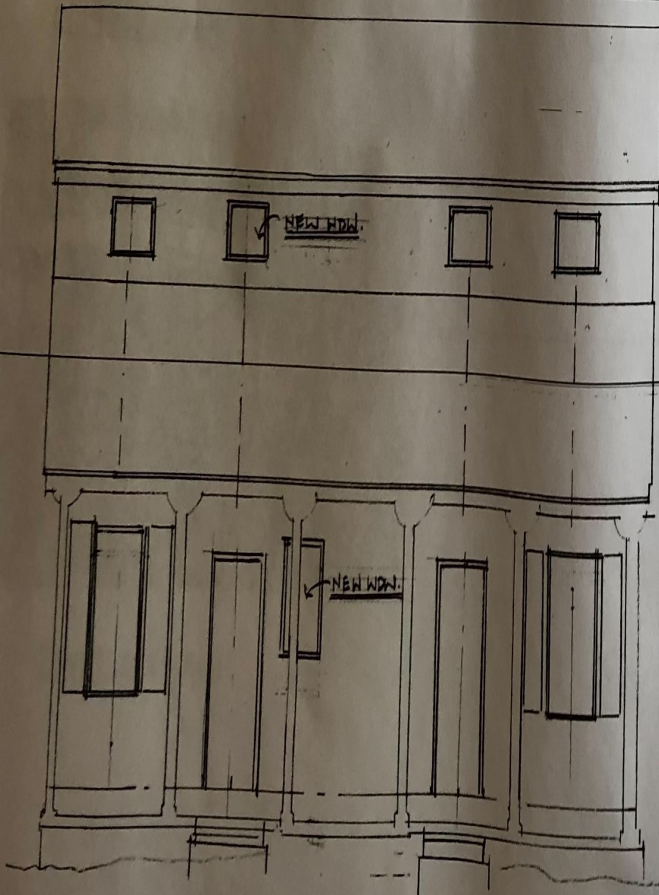


LEFT SIDE ELEVATION



REAR ELEVATION

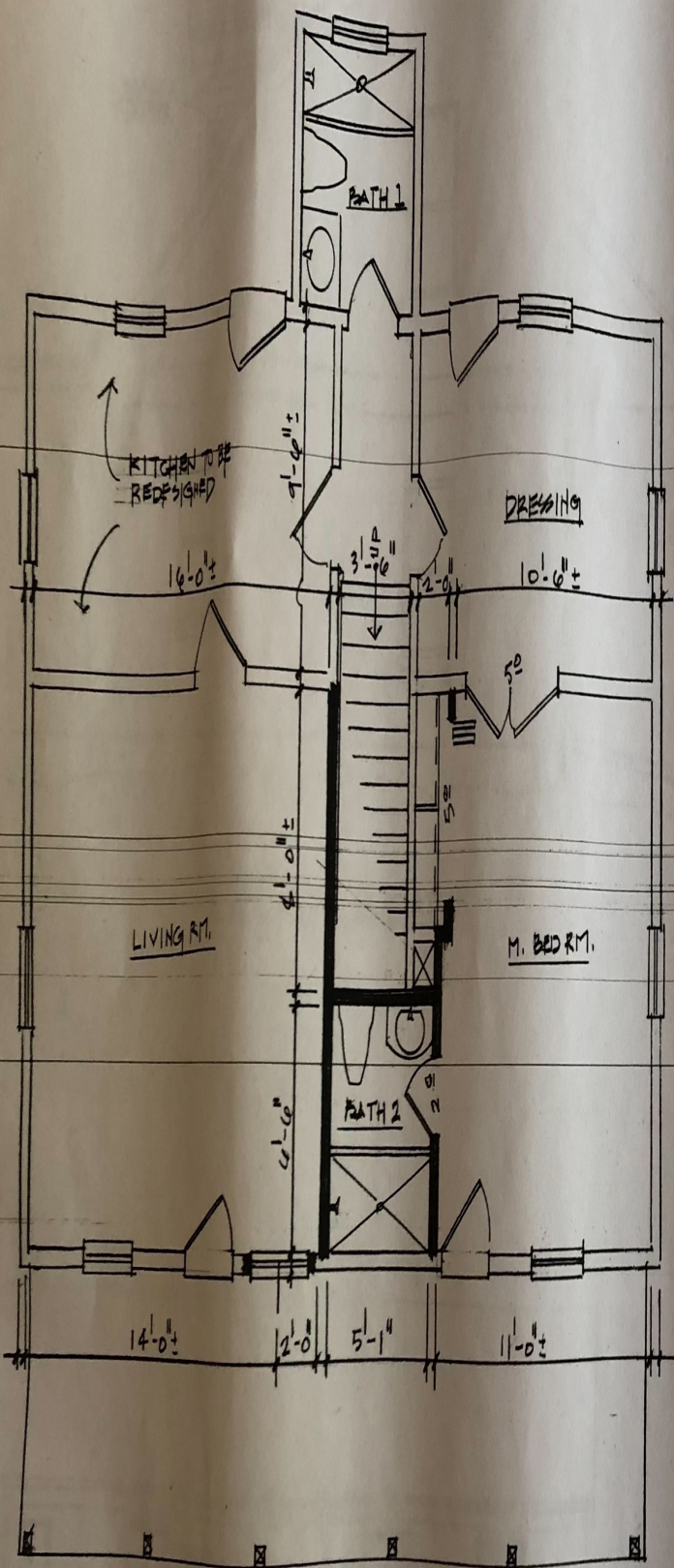
NOTE:
ALL ELEV'S. SCALE
@ 1/4" = 1'-0" 5 FT.



FRONT ELEVATION

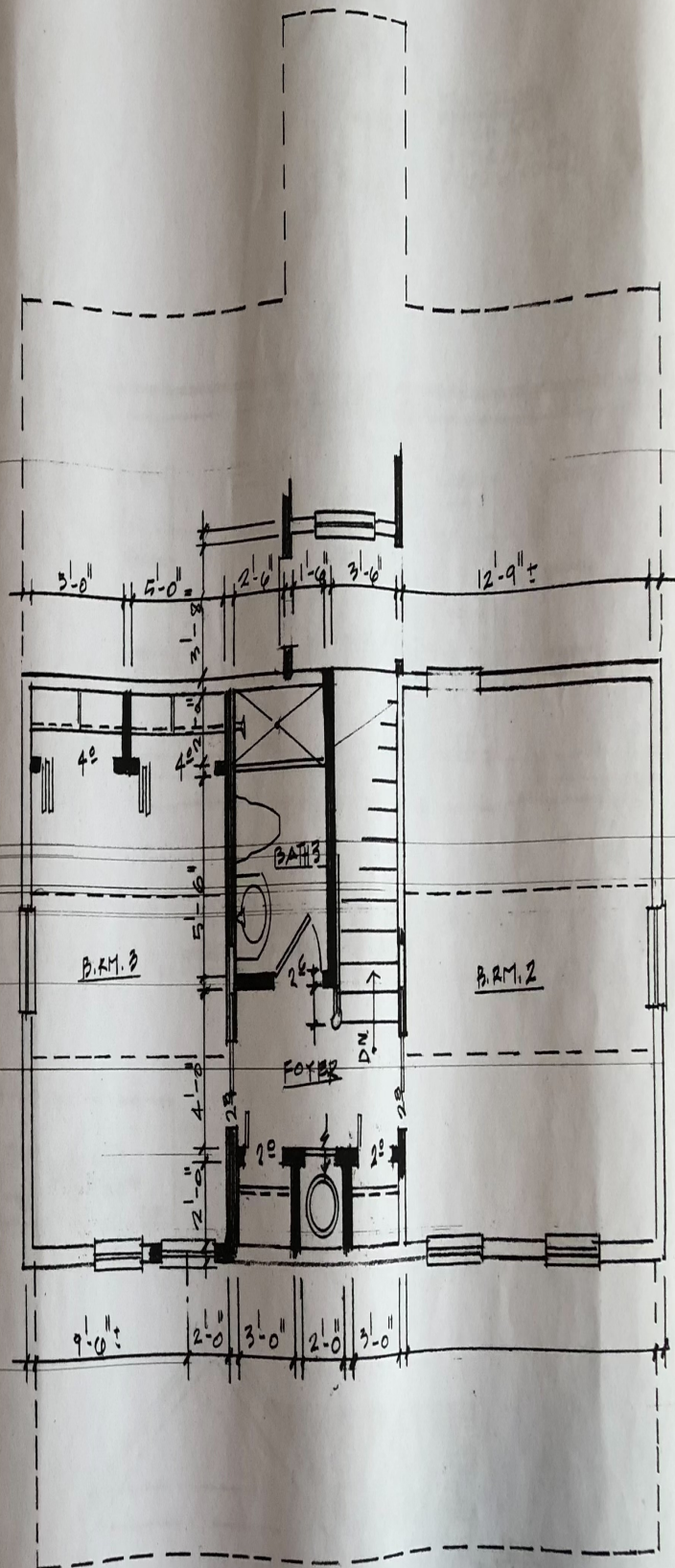


RIGHT SIDE ELEVATION

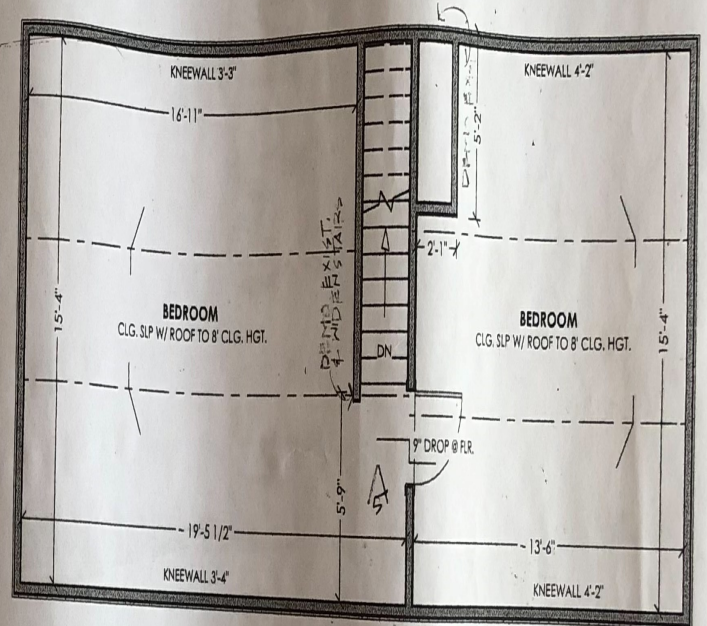
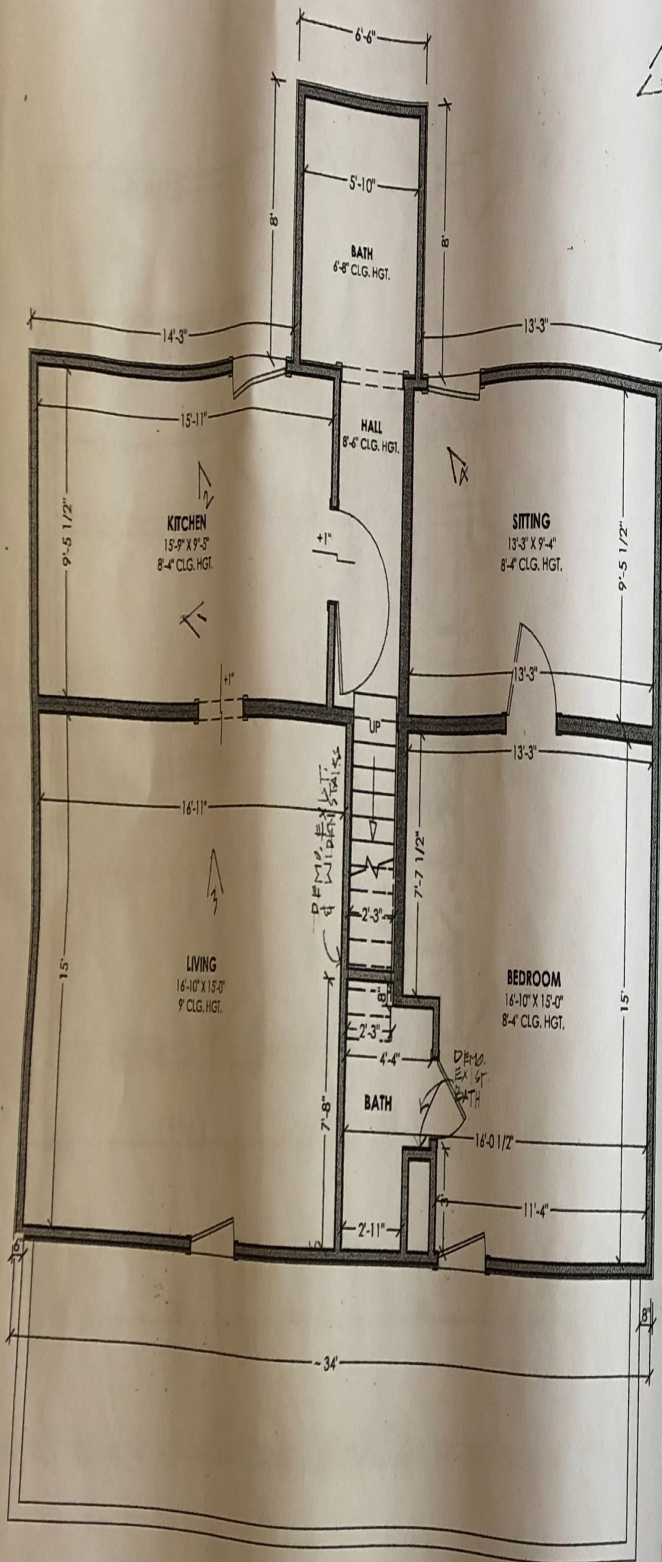


1ST FL. FLOOR PLAN
(953 #/K)

CONSTR. KEY
 ——— EXIST. (REMAINING)
 ■■■ NEW CONSTRUCTION
 (MATCH EXISTING)



2ND FL. FLOOR PLAN
(524 #/K)

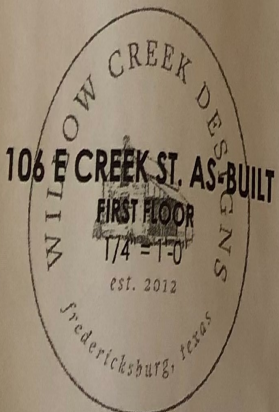


SHEET KEY

- A.1 EXIST. FLOOR PLANS
- A.2 PROP. FLOOR PLANS
- A.3 EXISTING ELEVATIONS
- A.4 EXISTING PHOTOGRAPHS
- E.1 PROP. ELECTRIC PLANS

SHEP GLASS/ARCHITECT

535 W. 17th Street
Houston, Texas 77008
Phone (713) 869-0516



PHOTOGRAPH
SHEET NO. #7
(TYP.)

NOTES:

- AS-BUILT SHOWN WITH MINIMAL WALLS & THICKNESSES ONLY. ADDITIONAL DETAIL CAN BE PROVIDED AS NEEDED.
- WALL THICKNESSES MAY VARY. EXACT WALL LAYERS UNKNOWN UNTIL DEMO



Front of 106 E Creek







