



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, October 10, 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 October 10, 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 October 10, 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. September, Regular Meeting Minutes
5. **CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

- A. Application #23-178 - 305 S. Lincoln - Hunter Huffman - Add Glass Windows to Rear Openings and Change the Rear Double Doors to a Double Sliding Barn Door.
- B. Application #23-179 - 119 W. San Antonio - Prince & Laura Ricker - Paint Brick Chimney
- C. Application #23-181 - 311 E Travis - Megan Perez - Relocate the main structure, remove 3 accessory buildings and build a new fence.
- D. Application #23-186 - 309 W. Schubert - Gilbert Gonzalez - Addition of a Stone Privacy Fence.

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on October 6th, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

A handwritten signature in black ink, appearing to read 'Shelby', written over a horizontal line.

Shelby Collier
Associate Planner

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

**HISTORIC REVIEW BOARD
SEPTEMBER 12, 2023
5:30 PM**

On this 12th day of September 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: JESSICA MITTEL
RICHARD LAUGHLIN
ROBIN COWSAR
JOE SALINAS
SHARON JOSEPH
LARRY JACKSON
SAM CHILDERS
AMY SLAUGHTER

ABSENT DAVID BULLION

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

Jessica Mittel called the meeting to order at 5:30 PM.

MINUTES

The August 2023 Historic Review Board meeting minutes stand as presented.

STAFF ANNOUNCEMENTS

APPLICATIONS

Application # 23-173 at 206 N Orange St – Stan Klein – Rehab of main house and addition.

The applicant, Stan Klein, presented the application. He stated the property had previously had an approved COA; however, the owners would like to make the addition taller.

Anna Hudson, Director of Development Services, stated that the applicant requests approval to increase the height of the addition to 25'5". The new addition will be offset to define the original house with new addition finishes to be stucco and stone veneer. The roof will be metal on both the original house and the addition.

The proposed addition takes up the entire buildable area of the back yard of the small lot. Staff recommends approval with the use of a hyphen to reduce the amount of the original rear wall to be

removed. To change the stone material so that it will not compete with the original and to match the color of the original. A wood shingle roof is more appropriate for the original structure. Staff supports the removal of asbestos siding and restoration of wood windows. A standing seam metal roof is more appropriate.

Sharon Joseph and Joe Salinas asked Stan Klein if he planned to use incorporated gutters. Stan responded that was the intention.

Richard Laughlin asked about removing the western porch. Stan Klein stated that the ownership wanted to retain the porch.

Sharon Joseph made a Motion to Approve Application #23-173 as presented. Seconded by Robin Cowsar. Amy Slaughter opposed, all others voted in favor and the Motion carried.

Application #23-175 at 520 E Main St – Gary Hunter – Reconstruct school.

Richard Laughlin recused himself and left the table.

Gary Hunter presented the application. He stated that it was their intent to reconstruct the original schoolhouse. The original building exists, and they were able to use the building to create plans for its reconstruction. It is their hope to add the schoolhouse to the property and use it as a museum to tell their family's history.

Anna Hudson, Director of Development Services, stated that the applicant has received HOT funds to reconstruct the former school building. The exact location of the original structure is unknown, but the original building has been relocated and still exists on Schubert Street with some modifications. Staff has met with the applicant several times and commends the applicant for their desire to more fully interpret the history of the black community in Fredericksburg.

Staff suggests reclaimed materials be used for siding, windows and doors if available. More detailed measurements will be needed for windows and the chimney. The historic photos will be the primary reference for the period to interpret the new structure.

The site has limitations on fire access and the location of a City Water Line. The school building should be located behind the church as proposed.

Robin Cowsar and Jessica Mittel both supported the project.

Larry Jackson made a motion to Approve Application #23-175 as presented. Seconded by Sharon Joseph. All voted in favor and the motion carried.

DISCUSSION ITEMS

107 W San Antonio

Sharon Joseph said the property has fallen into disrepair and requests a Demolition by Neglect Letter be sent to the property owner. The Board agreed.

1149 N US HWY 87 Gas Station

Richard Laughlin said this building is one of the last icons and should be preserved. The Board requested the property obtain a Landmark designation.

Update on status of post replacements for the 100 Block of E Main.

Richard Laughlin stated that the posts have been left since the accident that took them out. The Board would like to see the post replacement completed for all affected properties.

Directors Report

Anna Hudson, Director of Development Services, provided the Board with an update regarding the open Historic Preservation Officer position. She informed them that the position is still open and the City has received 1 application. She provided an update regarding the ongoing STR Ordinance amendment discussion and that City Council was scheduled to consider the proposed changes on Tuesday, October 3rd. She also commented on the ongoing Comprehensive Plan Update. City Staff are scheduled to receive the first draft in late September.

ADJOURN

With nothing further to come before the Board, Sam Childers moved to adjourn. Joe Salinas seconded the motion. All voted in favor and the meeting was adjourned at 6:34

PASSED AND APPROVED this the 10th day of October 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: October 10, 2023

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: Application #23-178 - 305 S. Lincoln - Hunter Huffman - Add Glass Windows to Rear Openings and Change the Rear Double Doors to a Double Sliding Barn Door.

PRESENTATION:

SUMMARY:

The applicant is requesting approval to add windows in existing openings on the south side of the building and convert the existing rear double door into a sliding barn door using the existing rear door and adding barn door sliding hardware.

BACKGROUND:

Application Number: 23-178

Address: 305 S Lincoln

Rating: High

Zoning: CBD

Owner: Bruce Woerner

Relevant Sections of the Fredericksburg Historic District Design Guidelines & Standards

3.2.8 Windows and Window Openings

It is required that new window openings not be added to the medium-rated property. However, replacement of deteriorated windows is acceptable. In this instance, it appears that the windows were just openings with no frame or glass therefore, windows with substitute materials or clad windows may be appropriate.

3.2.7 Doors and Door Openings

It is required that the historic door be maintained, including the hardware and the door opening may not be enlarged. If the doors are deteriorated beyond repair then the doors should be replicated to

look exactly like the historic doors. In this instance, the applicant would like to take the existing double doors and use them to make one large barn door that will slide on new hardware barndoor hardware.

It is unknown if the existing double doors are original to the property, however, It is apparent that the doors are in need of maintenance and repair. Staff would support repairing the doors using acceptable preservation methods or, if a picture were provided showing the original door, Staff would support the replacement of the existing doors with the recreated door.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the replacement windows if the window material matches the existing windows. As for the door, Staff recommends approval of repair and maintenance of the original door and using the existing hardware.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. 23-178 Elevations and Floor Plans
2. 23-178 Photo of empty opening
3. 23-178 Photo of Window
4. 23-178 COA Application
5. 23-178 Photo of Rear Door

APPROVAL/REVIEW:

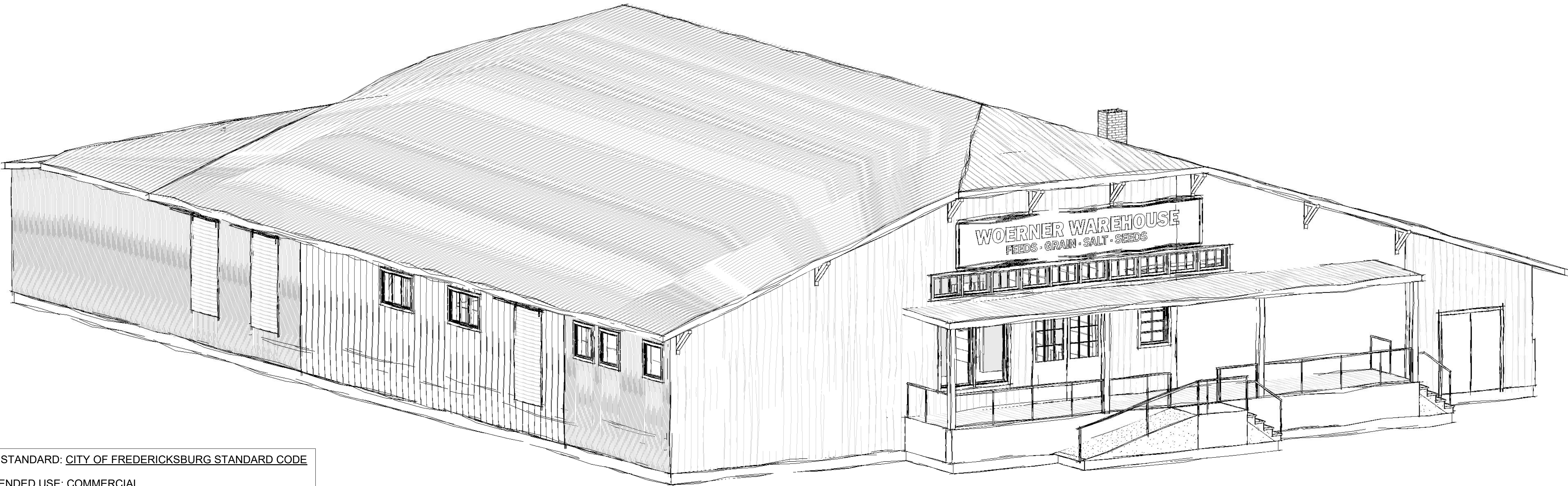
305 S. LINCOLN REMODEL
305 S. LINCOLN ST.
FREDERICKSBURG, TX 78624

PROJECT SCOPE:

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF SINGLE FAMILY RESIDENCE TOTALING XXXX SQ. FT. (GSF) ON XXX ACRE SITE. THE TOTAL IMPERVIOUS COVER IS XX%.



VICINITY MAP



DESIGN STANDARD: CITY OF FREDERICKSBURG STANDARD CODE

INTENDED USE: COMMERCIAL

CONSTRUCTION CLASSIFICATION: TYPE - V

BUILDING FIRE AREA: xxx S.F.

CITY OF FREDERICKSBURG CODES

20XX - INTERNATIONAL BUILDING CODE

20XX - INTERNATIONAL ENERGY CODE

20XX - INTERNATIONAL FIRE CODE

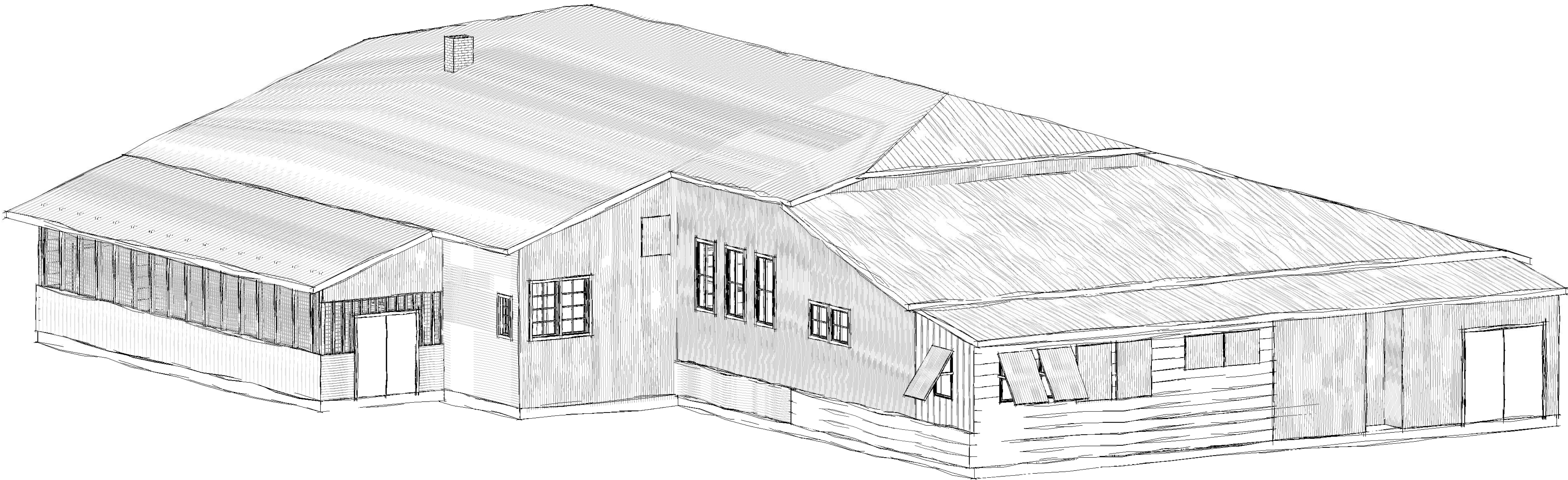
20XX - INTERNATIONAL RESIDENTIAL CODE

20XX - INTERNATIONAL PROPERTY MAINTENANCE CODE

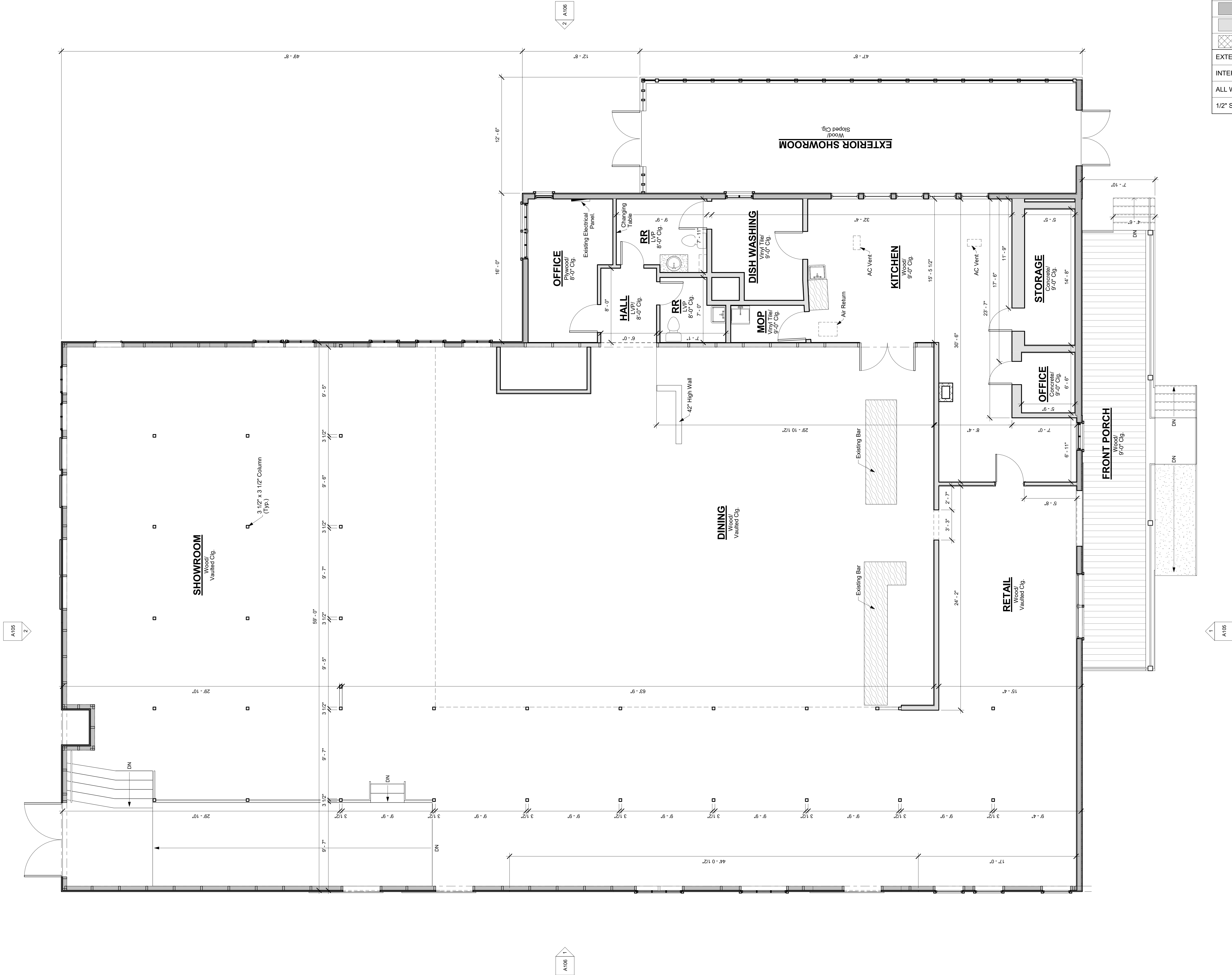
20XX - INTERNATIONAL MECHANICAL CODE

20XX - INTERNATIONAL PLUMBING CODE

20XX - NATIONAL ELECTRICAL CODE



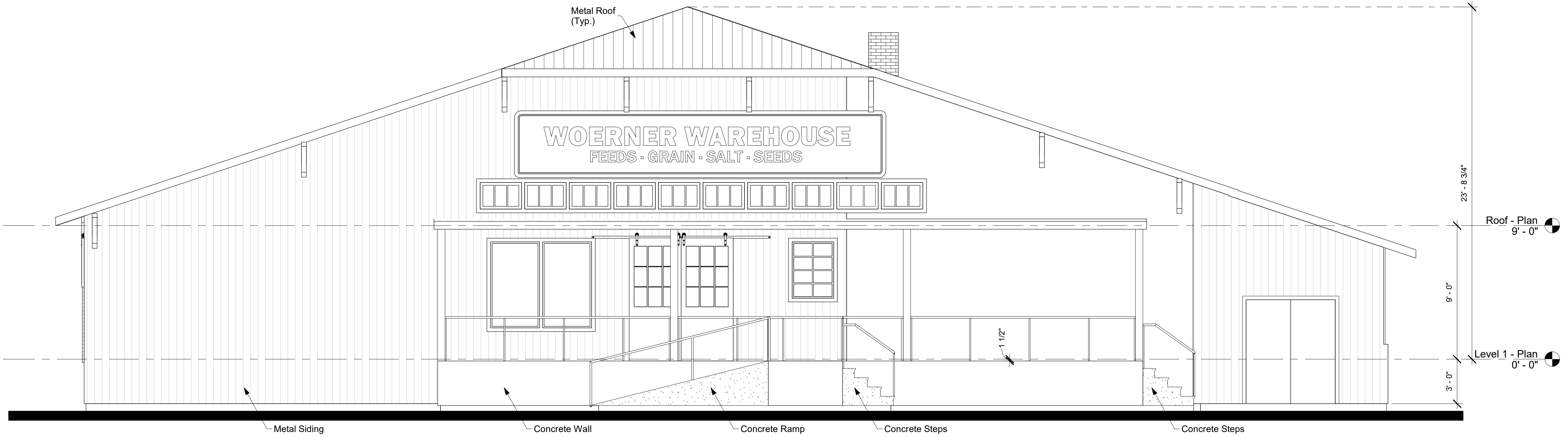
Sheet List	
Sheet Number	Sheet Name
A101	Cover Plan
A102	Existing Area Analysis Plans, General Notes & Existing Roof Plan
A103	Existing Site Plan
A104	Level 1 - Existing Plan
A105	Existing Front & Rear Exterior Elevations
A106	Existing Left & Right Exterior Elevations
A107	Level 1 - Demo Plan & Notes
A108	Remodel Exterior 3D Views
A109	Remodel Area Analysis Plan, Remodel Roof Plan, Door & Window Schedules
A110	Remodel Site Plan
A111	Level 1 - Remodel Plan
A112	Level 1 - Lighting Plan
A113	Level 1 - Power Plan
A114	Enlarge Plans & Cabinet Sections
A115	Remodel Front & Rear Exterior Elevations
A116	Remodel Left & Right Exterior Elevations
A117	Typical Structural Details
A118	Remodel Interior - 3D Views
Grand total: 18	



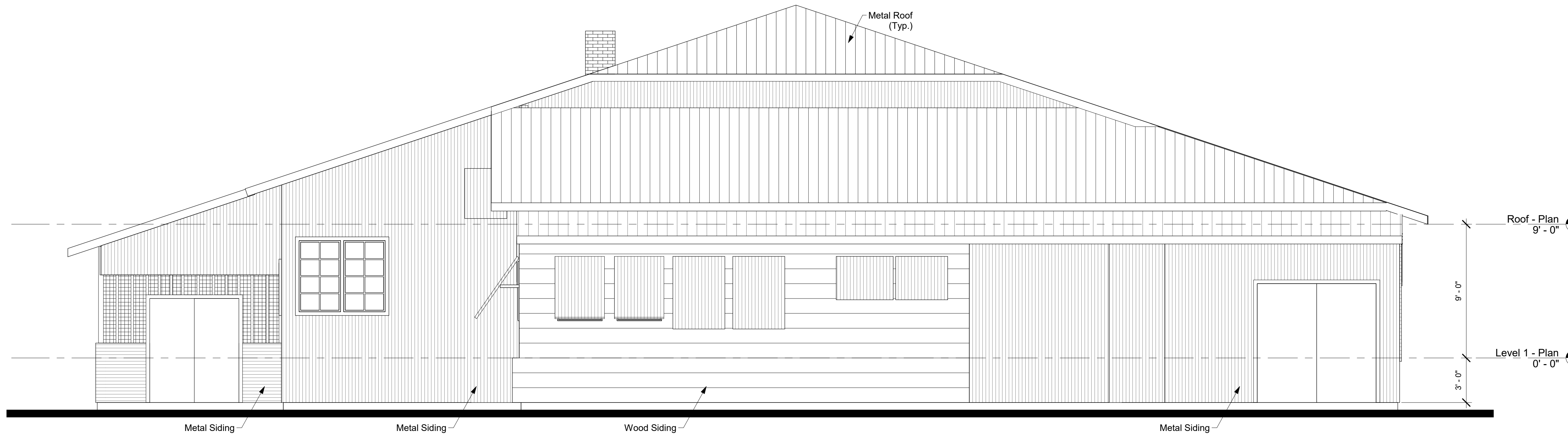
WALL TYPES:	
HATCHING	DESCRIPTION
	EXTERIOR WALL
	INTERIOR WALL
	ROCK WALL
EXTERIOR WALLS ARE 3 1/2" STUD WALLS	
INTERIOR WALLS ARE 3 1/2" STUD WALLS (U.N.O.)	
ALL WET WALLS SHOULD BE 5 1/2" STUD WALLS	
1/2" SHEETROCK WILL BE USED	

1 Level 1 - Existing Plan
1/4" = 1'-0"

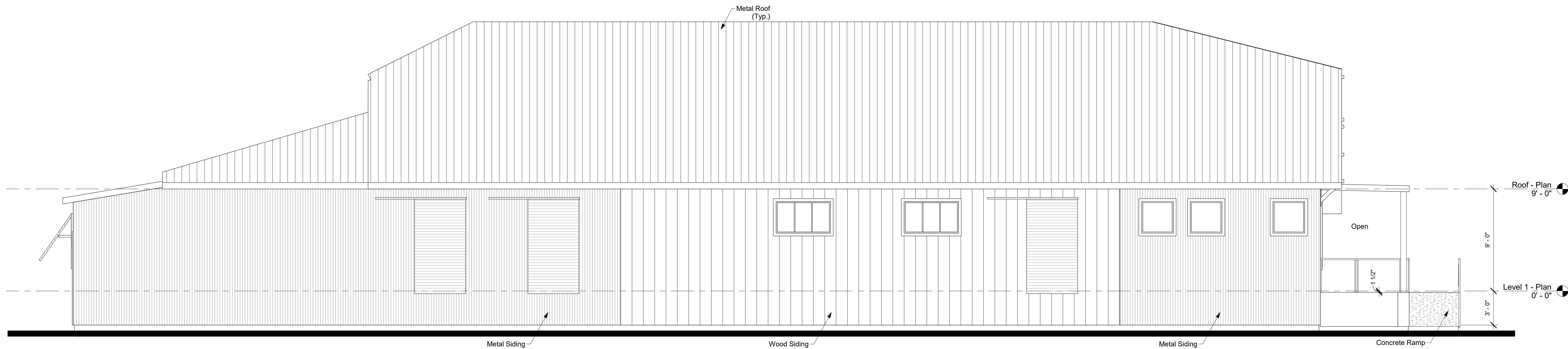
The drawings, specifications, ideas, designs, and arrangements presented herein are and shall remain the property of ACD. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they were prepared and developed without the written consent of ACD. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions.



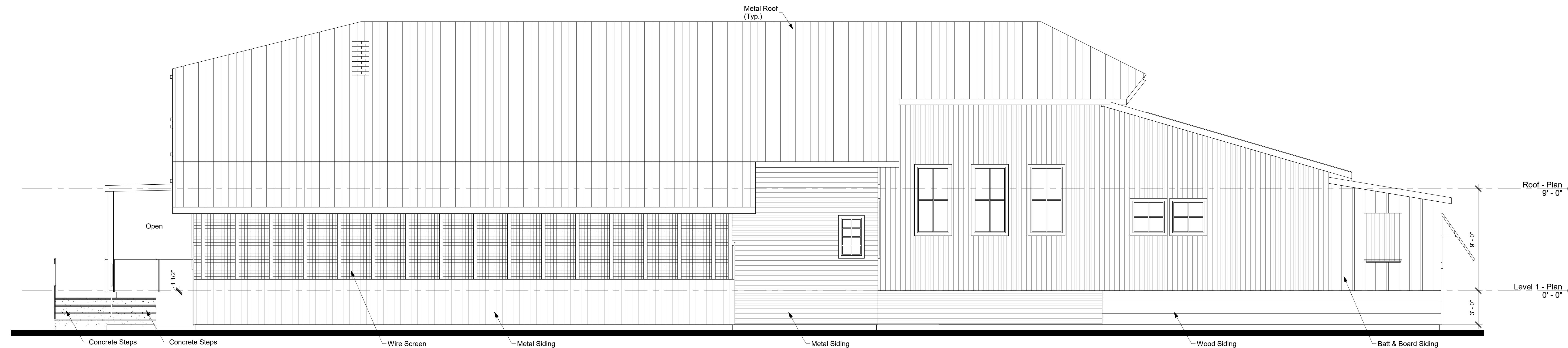
① Existing Front Elevation
1/4" = 1'-0"



② Existing Rear Elevation
1/4" = 1'-0"



① Existing Left Elevation
1/4" = 1'-0"



② Existing Right Elevation
1/4" = 1'-0"

PROJECT INFORMATION

305 S. Lincoln Remodel
305 S Lincoln St.
Fredericksburg, TX 78624

NOT FOR CONSTRUCTION

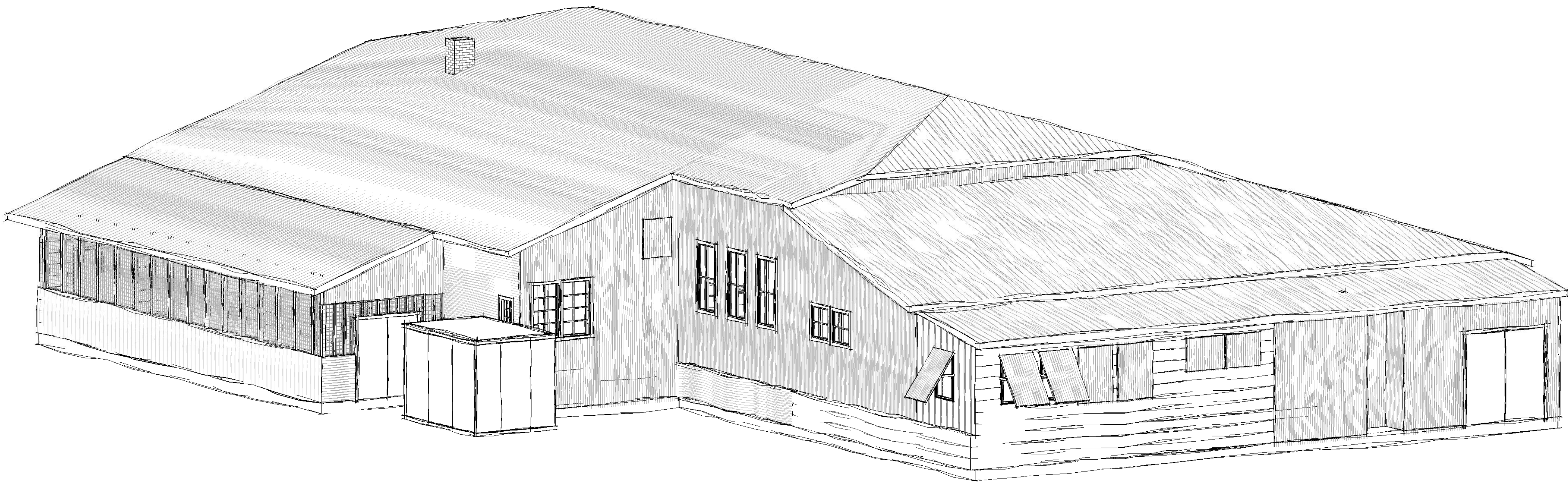
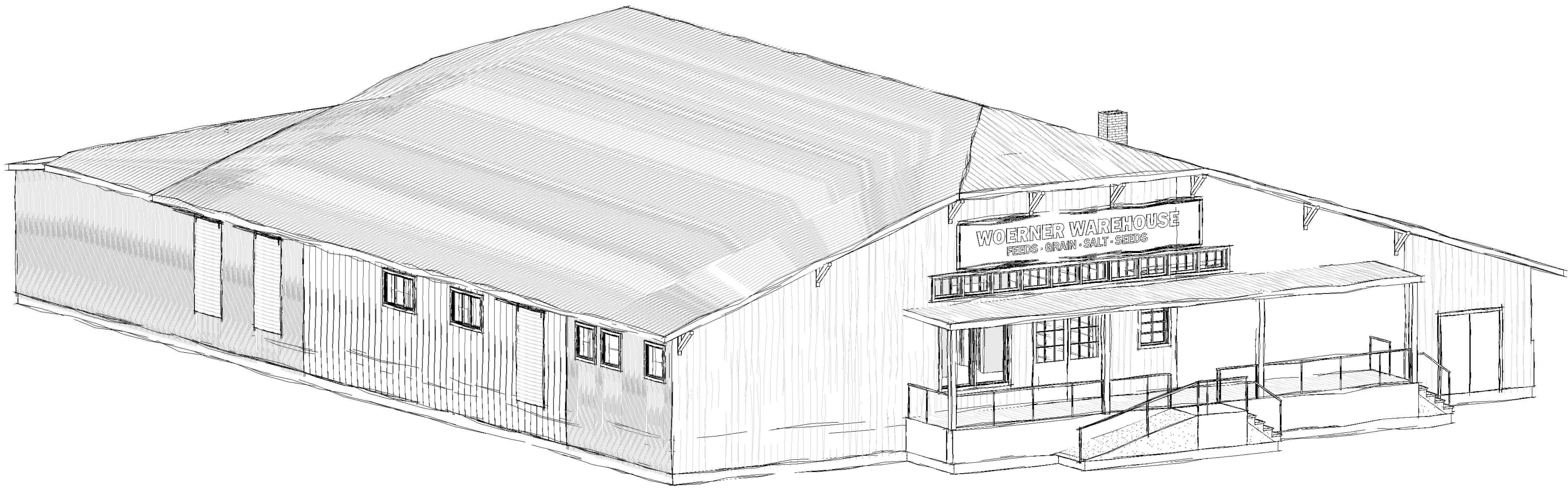
DRAWING TITLE:
Existing Left & Right Exterior
Elevations

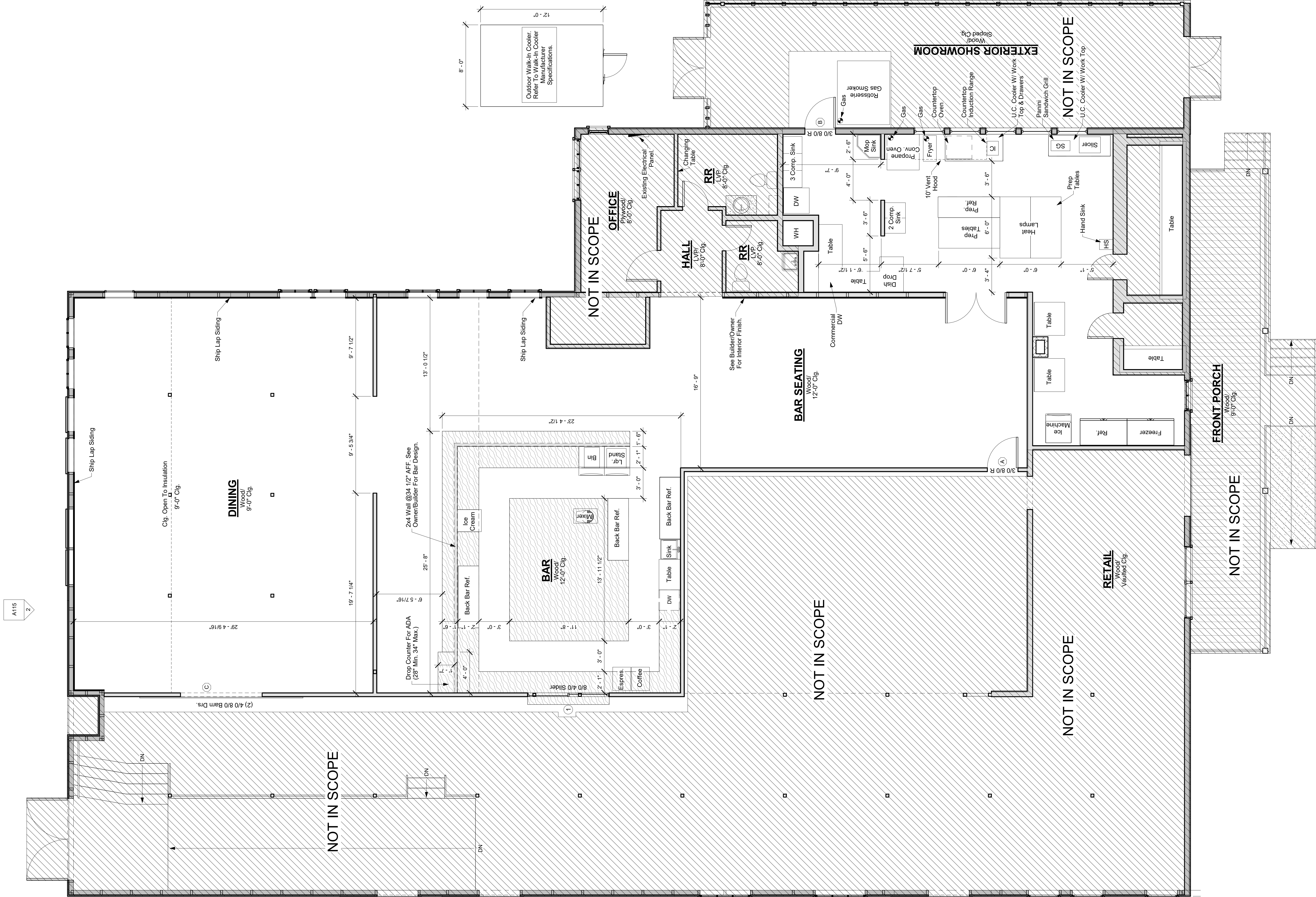
30" x 42" SCALE:
1/4" = 1'-0"

ISSUES DATE:
9/6/2023
DRAWN BY:
MRP
PROJECT NUMBER:
232210

SHEET NUMBER:

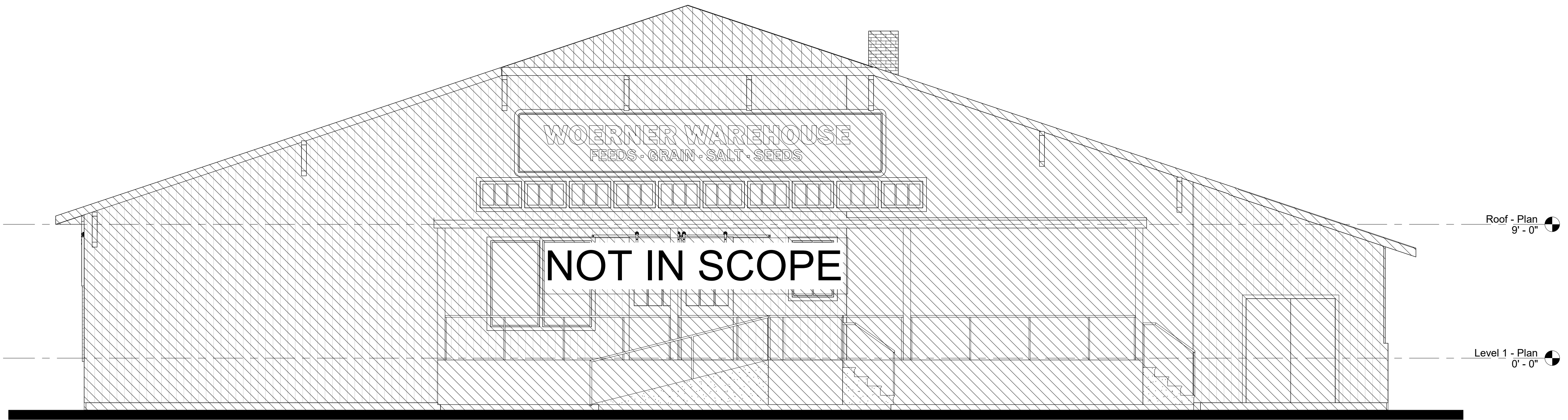
A106



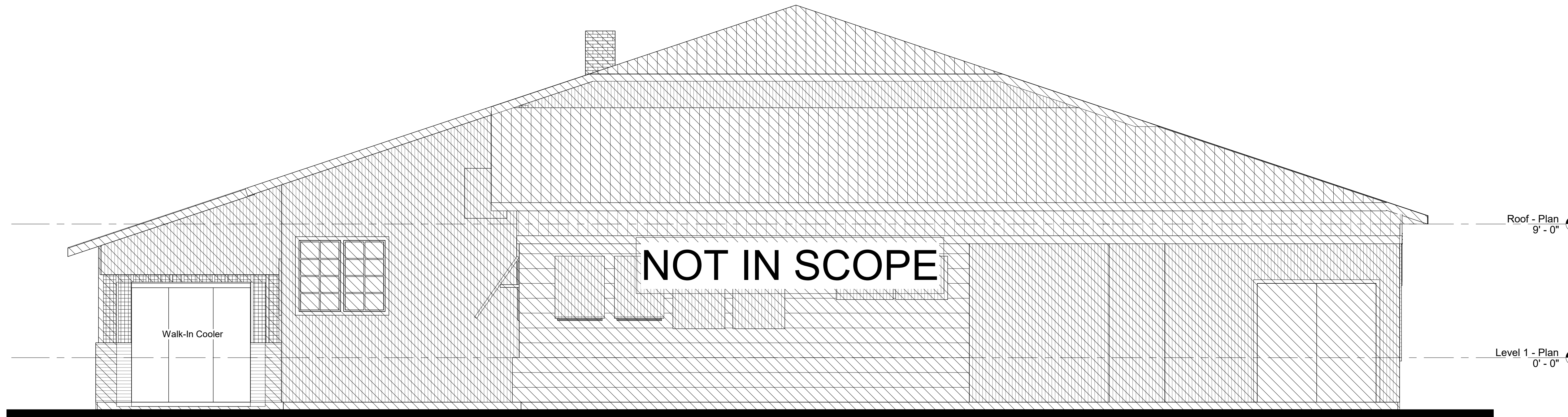


WALL TYPES:	
HATCHING	DESCRIPTION
	EXTERIOR WALL
	INTERIOR WALL
	ROCK WALL
EXTERIOR WALLS ARE 3 1/2" STUD WALLS	
INTERIOR WALLS ARE 3 1/2" STUD WALLS (U.N.O.)	
ALL WET WALLS SHOULD BE 5 1/2" STUD WALLS	
1/2" SHEETROCK WILL BE USED	

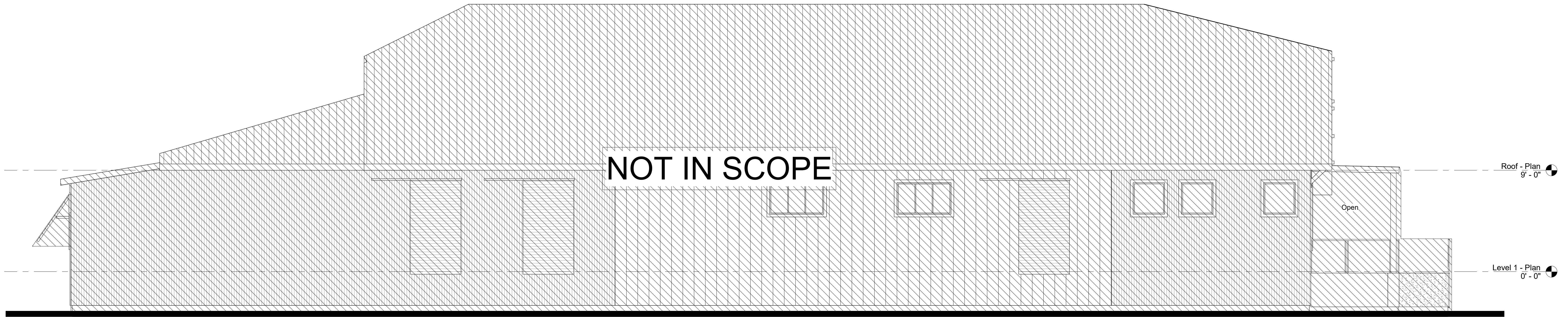
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① Remodel Front Elevation
1/4" = 1'-0"



② Remodel Rear Elevation
1/4" = 1'-0"



① Remodel Left Elevation
1/4" = 1'-0"



② Remodel Right Elevation
1/4" = 1'-0"

PROJECT INFORMATION

305 S. Lincoln Remodel
305 S Lincoln St.
Fredericksburg, TX 78624

NOT FOR CONSTRUCTION

DRAWING TITLE:
Remodel Left & Right Exterior
Elevations

30" x 42" SCALE:
1/4" = 1'-0"

ISSUES DATE:
9/6/2023
DRAWN BY:
MRP
PROJECT NUMBER:
232210

SHEET NUMBER:

A116







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)

We are overjoyed to be able to work at this amazing historic property. We are committed to keeping the integrity of the Woerner Warehouse, while also breathing new life into the space. The exterior will undergo minimal changes to ensure that the historic appearance is up-kept. A few things that we wish to modify on the exterior are: adding glass windows to rear window openings with window panes that are designed for replicating a historic feel. Removing and refinishing rear doorway, then reattaching and resealing the entry to create a secure opening. (see attached)

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.**





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
FROM: Shelby Collier, Associate Planner
MEETING DATE: October 10, 2023

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: Application #23-179 - 119 W. San Antonio - Prince & Laura Ricker - Paint Brick Chimney

PRESENTATION:

SUMMARY:

The applicant is currently remodeling the property located at 119 W. San Antonio with an approved COA having been issued in February, 2023 that included the painting of the building but did not include painting of the chimney. Unfortunately, work was done outside of the approved COA which included the painting/priming of the brick chimney. A Stopwork Order was issued for the property and the applicant was notified of the issue. The applicant is now requesting permission to paint the brick chimney on the main residence.

BACKGROUND:

Application Number: 23-179

Address: 119 W. San Antonio

Rating: Medium

Zoning: CBD

Owner: Prince & Laura Ricker

Relevant Sections of the Fredericksburg Historic District Design Guidelines & Standards

3.2.4 Chimneys

It is required that the chimney be maintained in accordance with accepted preservation techniques, which includes not applying a waterproof coating to the brick as well as retaining historic unfinished brick surfaces. [Appendix G4 # 8&9](#). It is recommended that the brick remain unpainted as paint can allow moisture to become trapped within the brick, resulting in flaking of the bricks' hard outer crust along with the paint. A good depiction of this damage may be found on page 95 of the Historic Design Guidelines and Standards found [here](#).

The project started work without an approved Certificate of Appropriateness. [Per Sec. 23-67-Penalties and Enforcement](#), a \$300.00 penalty fee is due prior to issuance of a Certificate of Appropriateness.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends denial of the application as the painting of the brick is not supported by the Historic District Design Guidelines & Standards.

If approval were to be given, a \$300.00 penalty fee is due prior to issuance of an approved COA.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. 23-179 COA Application
2. 119 W San Antonio CofA Paint Primer Sample-Natural Linen
3. Cert. Of App. , Pg. 2 - Sep 20 2023 - 8-22 PM
4. Cert. Of App., Pg III - Sep 20 2023 - 8-23 PM
5. 23-179 photo of house prior to painting
6. 23-179 Photo of house with painted chimney
7. 23-179 Chimneys current condition

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

Small completed applications with required supporting documentation to

Subject Property Address 119 W San Antonio Date Submitted _____
Owner name: Prince + Laura Rieker Phone # 432-349-5783
Owner Address: 1005 Janice Ln Spicewood TX 78669
Authorized Applicant: _____ Phone # _____

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

Applicant E-mail: Laural.60@hotmail.com

Desired Start Date: Sept 20/23

Desired Completion Date: Oct 30/23

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)

Prime + Paint / weathertproof Brick Chimney
Materials used are Brick primer + elastomeric paint
this helps by preserving + preventing deterioration of the
structure. And improves the look + integrity of the
dwelling. Cost was more to remove loose paint, mortar etc.
It is cost efficient.

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 _____



SW 9109
Natural Linen

205-C1

Enthusiast EN 10
LRV: 66



LIVE IN THE
MOMENT.

This is you. This is your
Color ID. The colors in
this palette are perfectly
coordinated, allowing
you to mix and match
with confidence.



I AM AN
ENTHUSIAST

Want to see how this color will look in your
space? Download the **ColorSnap® Visualizer**
app at **getcolorsnap.com**.

sherwin-williams.com

©2019 The Sherwin-Williams Company

*Samples approximate
the actual paint color.*

Try different color combinations
using the cutout below to create
a look that's all your own.

1018-38811

CS 12/21



Page 24 of 47

4:41



Quora

Sign In

Rocket Painter LLC

Licensed Painting Contractor at Rocket Painter LLC ·

May 10

Related **How do you paint brick on your home?**

Painting brick on your home can be a great way to update its appearance and protect it from the elements. To do a good job that will last, follow these steps and tips:

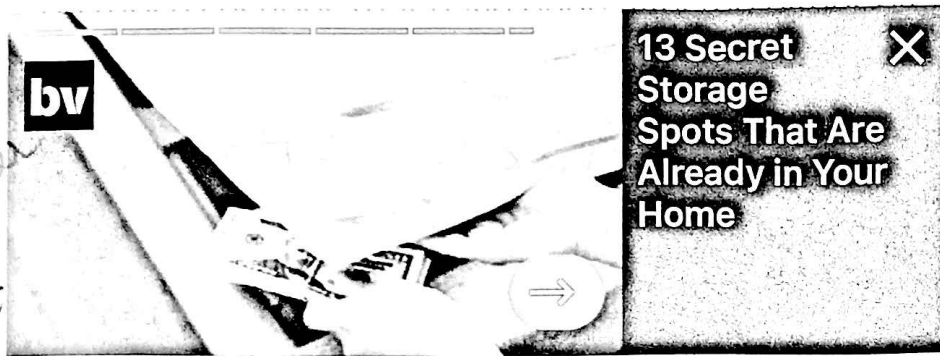
1. **Clean the surface:** Before you start, make sure the brick is clean and free of dirt, mold, and mildew. Use a wire brush to remove any loose debris and a solution of warm water and mild detergent to wash the surface. You can also use a pressure washer, but be gentle to avoid damaging the bricks.
2. **Repair any damage:** Inspect the brick for any cracks, chips, or mortar damage. Repair these issues with a suitable filler or mortar mix, and allow them to dry completely before moving on.
3. **Choose the right paint:** Use a high-quality, breathable, acrylic latex paint specifically designed for masonry surfaces. This type of paint allows moisture to escape while still providing excellent coverage and durability.
4. **Apply primer:** A good-quality masonry primer will help the paint adhere better and last longer. Make sure the primer is fully dry before applying paint.



Interested in "Paint"? Sign up to learn more

quora.com

4:35



Many favor the use of elastodynamic paint for brick. It features (as the term implies) a high level of elasticity, which makes it excellent for filling cracks as well as preventing them. Plus, elastodynamic paint performs well in all weather—not only precipitation but also high humidity.

If you cannot find or don't wish to use elastodynamic paint, don't hesitate to opt instead for regular acrylic latex exterior paint. In fact, for exterior brickwork, acrylic latex may be the superior choice, because it's designed to stand up against mildew and to quickly evaporate any moisture that it absorbs.

amazon

Floor-Mopping Robots

[Learn more](#)


bobvila.com









HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM: Shelby Collier, Associate Planner

MEETING DATE: October 10, 2023

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: Application #23-181 - 311 E Travis - Megan Perez - Relocate the main structure, remove 3 accessory buildings and build a new fence.

PRESENTATION:

SUMMARY:

The property has received 2 demolition by neglect letters and is currently up for sale.

The applicant is requesting a Certificate of Appropriateness to relocate and restore the existing residence located in the middle of the property to the northeast corner to allow for construction of a new single-family residence. In addition, they request permission to remove the 3 accessory buildings and plan to salvage any usable material and build a cedar fence with metal posts and crossbars at the back and side of the property and a 4' metal panel wire fence with a sliding and front walk gate at the front of the property as well as towards the rear of the property.

BACKGROUND:

Application Number: 23-181

Address: 311 E Travis

Zoning: R1, Single-Family Residential

Applicant: Megan Perez

Rating: High

Relevant Sections of the Fredericksburg Historic District Design Guidelines and Standards

3.4.2 Primary Buildings

It is best to avoid relocating a historic building to allow for new infill construction. If the building were to be relocated on the property, the building should lend itself to the traditional development pattern of the neighborhood and the new construction should compliment the historic resource which typically includes a larger building upfront with a smaller accessory building to the rear of the

property.

3.4.3 Accessory Buildings

If a property includes an existing historic building, lot coverage standards are affected by the property ranking. Therefore, all the accessory buildings have a High rating and should be reviewed through that lens. If the buildings are salvageable, they should be maintained and repaired, perhaps even relocated on the lot to allow for additional development, however, if the buildings are in a state of disrepair and are unsalvageable, demolition may be supported.

3.2.12 Landscape and Site Features

The style of fence proposed for the front yard (metal panel, wire fence with wire rolling gate) is not compatible with the style and era of the High rated resource. The proposed cedar fence to match the existing fence along the side is appropriate.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

The application as presented is a much needed adaptation of a High rated resource that has fallen into disrepair. Staff approves the conceptual review of the project, including the relocation of the main structure, however, the main structure should be incorporated into the new design in such a way that is compatible with the look and feel of the neighborhood. Staff may support the demolition of the accessory structures if they are unsalvageable and Staff supports the addition of fencing if the fencing is compatible with the style and era of the main residence.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

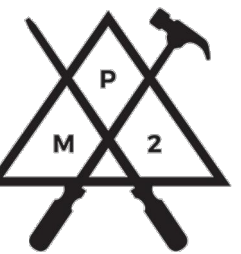
1. 23-181 Site Plan
2. CEDAR FENCE
3. PANEL WIRE FENCE
4. PANEL WIRE ROLLING GATE
5. EXISTING HOME
6. 23-181 Accessory Building Photo 1
7. Scope of Work_Site Plan
8. 23-181 COA Application

APPROVAL/REVIEW:

SEPTEMBER 19, 2023

[illegible]

311 E. TRAVIS ST., GILLESPIE COUNTY, TEXAS

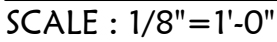


11130 West Blanco, San Antonio, Texas, 78232
Voice: 210.479.6544 | Fax: 210.479.8428
Email: randy@randyherreradesigner.com
Web: randyherreradesigner.com

RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

SEPTEMBER 15, 2023

OF 3



LOT AREA	19,949 S.F.
EXISTING RESIDENCE	623 S.F.
PORCH	199 S.F.
BUILDING A	215 S.F.
BUILDING B	91 S.F.
BUILDING C	252 S.F.
TOTAL IMPERVIOUS AREA	1128 S.F.
TOTAL PERCENTAGE	5.7% S.F.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON
ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE
COORDINATES, SOUTH CENTRAL ZONE, GRID.

(A) = SIDING BLDG
ON GROUND

(B) = METAL BLDG
ON GROUND

(C) = SIDING BLDG
ON BLOCKS

● = FOUND 1/2" IRON ROD
 () = RECORD INFORMATION
 C.M. = RECORD DIGNITY MONUMENT
 = POWER POLE
 = OVERHEAD ELECTRIC
 = WOOD FENCE
 = WIRE FENCE
 = METAL FENCE

BEING 0.458 ACRES OF LAND, MORE OR LESS, SITUATED IN THE HENRY C. THOMPSON SURVEY NO. 128, ABSTRACT 685, GILLESPIE COUNTY, TEXAS, AND BEING THAT SAME TRACT CALLED 0.458 ACRES DESCRIBED IN THE WARRANTY DEED RECORDED IN INSTRUMENT NO. 20185982, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS; SAID 0.458 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

Owner:
RPBP, INC.

311 E. TRAVIS ST.

TOWN CREEK

N 50°50'16" W 99.49'
(N 50°15'10" W 100.0')

SUBJECT TRACT
19,949 SQ. FT.
0.458 ACRES

N 38°47'38" E 199.80'
(N 39°32'05" E 200.09')

CONC.
STEPS

ONE
STORY
BRICK
TO BE RELOCATED

COV. CONC. CONC.

GRAVEL DRIVE

CONC.
APRON

S 51°04'12" E 100.00'
(S 50°15'10" E)

E. TRAVIS STREET

50.89'

31.87'

S 38°56'24" W 200.20'
(S 39°32'05" W 200.09')

110.94'

POINT OF
BEGINNING

BUILDING LEGEND

- (A) = SIDING BLDG.
ON GROUND
(B) = METAL BLDG.
ON GROUND
(C) = SIDING BLDG.
ON BLOCKS

LEGEND

- = FOUND 1/2" IRON ROD
() = RECORD INFORMATION
C.M. = RECORD DIGNITY MONUMENT
⊗ = POWER POLE
—E— = OVERHEAD ELECTRIC
--- = WOOD FENCE
—X— = WIRE FENCE
—●— = METAL FENCE

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE
FOUND.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON
ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE
COORDINATES, SOUTH CENTRAL ZONE, GRID.

DEMOLITION SITE PLAN

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

Property Address:
311 E. TRAVIS STREET
Property Description:

BEING 0.458 ACRES OF LAND, MORE OR LESS, SITUATED IN THE HENRY C.
THOMPSON SURVEY NO. 128, ABSTRACT 685, GILLESPIE COUNTY, TEXAS,
AND BEING THAT SAME TRACT CALLED 0.459 ACRES DESCRIBED IN THE
WARRANTY DEED RECORDED IN INSTRUMENT NO. 20185982, OFFICIAL PUBLIC
RECORDS, GILLESPIE COUNTY, TEXAS; SAID 0.458 ACRES BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

Owner:
RPBP, INC.

311 E. TRAVIS ST.

REVISIONS

SEPTEMBER 18, 2023

SEPTEMBER 19, 2023

COPYRIGHT © 2023 BY RANDY HERRERA
DESIGNER, LLC. GREAT EFFORT & CARE HAVE
GONE INTO THE CREATION OF THE DESIGN
& COMPLETION OF THESE PLANS. HOWEVER,
BECAUSE OF THE IMPOSSIBILITY OF
PROVIDING ANY PERSONAL AND/OR
'ON-SITE' CONSULTATION, SUPERVISION
AND CONTROL OVER THE ACTUAL CONST-
RUCTION AND BECAUSE OF THE GREAT
VARIANCE IN LOCAL BUILDING CODES AND
WEATHER CONDITIONS, THE DESIGNER
ASSUMES NO RESPONSIBILITY FOR ANY
DAMAGES, INCLUDING STRUCTURAL FAILURES
DUE TO ANY DEFICIENCIES, OMISSIONS, OR
ERRORS IN THE DESIGN. IT IS RECOMMENDED
THAT YOU CONSULT A LOCAL CERTIFIED
BUILDER, DESIGNER OR ENGINEER, OF
YOUR CHOICE, AND CHECK WITH YOUR
LOCAL BUILDING OFFICIALS PRIOR TO
START. NO PART OF THESE DRAWINGS
MAY BE REPRODUCED OR USED
IN ANY FORM OR BY ANY MEANS,
ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
STORAGE OR RETRIEVAL SYSTEM,
WITHOUT PERMISSION IN WRITING
FROM RANDY HERRERA DESIGNER, LLC.

311 E. TRAVIS ST. PROJECT

311 E. TRAVIS ST., GILLESPIE COUNTY, TEXAS



RANDY HERRERA
DESIGNER, LLC

1130 West Blanco, San Antonio, Texas 78222
Voice: 210.479.6544 | Fax: 210.479.8428
Email: randy@randyherreradesigner.com
Web: randyherreradesigner.com

RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

DATE DRAWN

SEPTEMBER 15, 2023

SHEET

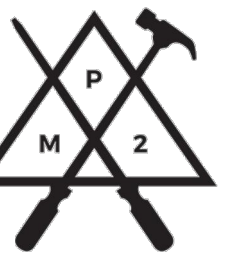
A-2

2 OF 3

SEPTEMBER 19, 2023

FYRIGT © 2023 BY RANDY HERREIRA
 LINC. GREAT EFFORT & CARE HAVE
 BEEN MADE INTO THE CREATION OF THE DESIGN
 DOCUMENTS. THE DESIGNER ASSUMES NO
 LIABILITY FOR THE DESIGN OR THE
 CAUSE OF THE IMPOSSIBILITY OF
 PROVIDING ANY PERSONAL AND/OR
 ON-SITE CONSULTATION, SUPERVISION
 OR CONSTRUCTION OF THE PROJECT.
 THE DESIGNER ASSUMES NO LIABILITY
 ACTION AND BECAUSE OF THE GREAT
 DIFFERENCE IN LOCAL BUILDING CODES AND
 CLIMATE CONDITIONS, THE DESIGNER
 ASSUMES NO LIABILITY FOR THE DESIGN
 MATERIALS, INCLUDING STRUCTURAL FAILURES
 OR ANY DEFICIENCIES, OMISSIONS, OR
 ERRORS IN THE DESIGN. IT IS RECOMMENDED
 THAT THE CLIENT CONSULT A LOCAL CERTIFIED
 ENGINEER, ARCHITECT, OR OTHER PROFESSIONAL
 FOR THEIR OWN CHOICE AND CHECK WITH THEIR
 LOCAL BUILDING OFFICIALS, DRAWING
 PERMIT, NOR PART OF THESE DRAWINGS
 BE USED FOR ANY OTHER PROJECT, IN
 ANY FORM OR BY ANY MEANS,
 ELECTRONIC OR MECHANICAL,
 INCLUDING PHOTOCOPYING,
 RECORDING, OR BY ANY INFORMATION
 STORAGE OR RETRIEVAL SYSTEM,
 WITHOUT PERMISSION IN WRITING
 FROM RANDY HERREIRA DESIGNER, LLC.

311 E. TRAVIS ST., GILLESPIE COUNTY, TEXAS



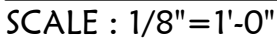
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RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

HEET

OF 3



LOT AREA	19,949 S.F.
RELOCATED RESIDENCE	623 S.F.
PORCH	199 S.F.
PROPOSED NEW RESIDENCE	3360 S.F.
PORTRICO	1008 S.F.
POOL CONCRETE DECKING (APPROX.)	816 S.F.
TOTAL IMPERVIOUS AREA	6006 S.F.
TOTAL PERCENTAGE	30% S.F.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON
ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE
COORDINATES, SOUTH CENTRAL ZONE, GRID.

(A) = SIDING BLDG.
ON GROUND

(B) = METAL BLDG.
ON GROUND

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BEING 0.458 ACRES OF LAND, MORE OR LESS, SITUATED IN THE HENRY C. THOMPSON SURVEY NO. 128, ABSTRACT 685, GILLESPIE COUNTY, TEXAS, AND BEING THAT SAME TRACT CALLED 0.459 ACRES DESCRIBED IN THE WARRANTY DEED RECORDED IN INSTRUMENT NO. 20185982, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS; SAID 0.458 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

Owner:
RPBP, INC.

Page 34 of 47











FREDERICKSBURG HISTORIC PRESERVATION SITE PLAN: SCOPE OF WORK

Proposed Site Plan for 311 E. Travis Street

1. To relocate the small existing historical structure currently located in the middle of the property to the Northeast corner of the property for restoration. Relocating the structure towards the front of the property will provide: clear visual emphasis of the historic front façade towards the R.O.W., conforming front setbacks with the other existing historical structures along E. Travis street/blockface, and allow acceptable space to build a new, non detached single family dwelling behind the historical structure.
2. Remove the 3 existing storage / shed structures. These storage / shed buildings are structurally compromised and unsafe with heavy water and insect damage. Any useable materials will be deconstructed and saved.
3. Construct a continuation of the existing side cedar fences (with metal posts and crossbars) to the back and rear side of the property. Construct a 4' metal panel wire fence with sliding and front walk gate at the front of the property at E. Travis Street as well as towards the rear of the property where there is a significant slope towards Town Creek.

If approved, we will continue the historic process showing elevations, materials, etc. of the proposed new construction home and the restoration of the existing structure. Our goal is to get our conceptual site plan approved so we can: move the existing house, construct our fences and remove the 3 dilapidated storage sheds prior to moving forward with our project.

Thank you,

Megan K. Perez
MP2UD Properties, LLC



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
FROM: Shelby Collier, Associate Planner
MEETING DATE: October 10, 2023

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: Application #23-186 - 309 W. Schubert - Gilbert Gonzalez - Addition of a Stone Privacy Fence.

PRESENTATION:

SUMMARY:

The Applicant is requesting a Certificate of Appropriateness for the construction of a 5 ft tall, 99.34 ft long rock fence at the front of the property facing West Schubert Street.

BACKGROUND:

Application Number: 23-186

Address: 309 W Schubert

Zoning: C1, Neighborhood Commercial

Applicant: Gilbert Gonzalez

Rating: High

Relevant Sections of the Fredericksburg Historic District Design Guidelines and Standards

3.2.12 Landscape and Site Features

The style of fence proposed for the front yard is compatible with the style and era of the High rated resource but construction of front yard fences where not historically present is not supported by the design guidelines unless it is for a safety issue or adjacent noxious use. If the Board finds the fence is permissible, it must minimize obstruction of the character-defining features of the building and be a maximum of 3' tall.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

This property is a corner lot with frontage onto a major roadway. Neighboring properties have solid rock fences and the addition of this rock fence would not be out of character for the neighborhood or the High rated property. However, Staff does not support a 5' fence and recommends a maximum height of 3' as required by **3.2.12** of the Historic Design Guidelines and Standards.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. Survey
2. 23-186 Fence Rendering Option A
3. 23-186 Fence Rendering Option B
4. 23-186 COA Application

APPROVAL/REVIEW:



RANCH TO MARKET HIGHWAY NO. 965
NORTH MILAM STREET
(80' RIGHT OF WAY)

WEST SCHUBERT STREET

Proposed Fence Location
9/1/2023

LOT 1
0.362 ACRES

UNNUMBERED TOWNLOT
"TOWNLOT 22B"

(2.21 ACRES)
20200287 G.C.O.P.R.

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275"

LEGEND:

BOUNDARY LINE	POINT	PEDESTAL	MAILBOX
ADJOINER LINE	1/2" IRON ROD FOUND	UTILITY POLE	SEWER MANHOLE
SURVEY LINE	1/2" IRON ROD SET	GUY	SEWER CLEANOUT
BURIED UTILITY LINE	3/8" IRON ROD FOUND	ELECTRIC METER	SEPTIC TANK
OVERHEAD UTILITY LINE	IRON PIPE FOUND	BURIED CABLE SIGN	WATER WELL
FENCE	1200 NAIL FOUND	GAS METER	WATER METER
PIPE FENCE CORNER POST FOUND	NAIL SET	AIR CONDITIONER	FIRE HYDRANT
WOOD FENCE CORNER POST FOUND	CONCRETE MONUMENT FOUND	AS MARKED	AS MARKED
U.E. - UTILITY EASEMENT	BENCH MARK		
B.L. - BUILDING SETBACK LINE			
G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS	G.C.O.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS		
G.C.D.R. - GILLESPIE COUNTY DEED 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 APRIL 30, 2021; NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

JOSH W. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6276

MAY 13, 2021
DATE



SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG

P.O. Box 1504 Fredericksburg, TX 78624 | 830-383-1211
Firm #10193966 | www.searcherslls.com



SCALE: 1" = 20'

BOUNDARY SURVEY

0.362 ACRES BEING ALL OF LOT 1 OF THE DONNELL SUBDIVISION IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 5, PAGE 197 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

REFERENCE: CYDNEY DONNELL

JOB NO. 21-5031

ADDRESS: 309 WEST SCHUBERT/209 NORTH MILAM

DRAWN BY: JWJ

LATE
ADDITION
STUDIO

8' HIGH



EXIST
HOUSE

EXISTING 8' STONE FENCE ACROSS THE STREET AT 312 W. SCHUBERT

Albert Keidel Designed Landscape



EXISTING WOOD FENCE AT 309 W. SCHUBERT ST.

PROPERTY LINE
LATTICE SCREEN
EXIST. CURB

01/04/23

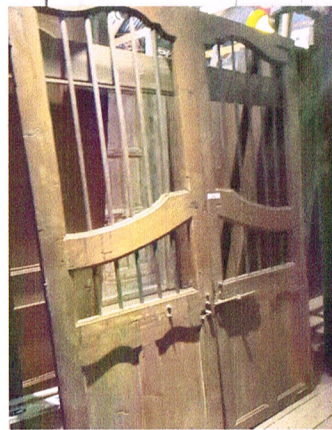
2/20/23

ROCK FENCE

TRELLIS



OPTION "A"



Existing 5' Stone Fence
at 303 W. Schubert

309 W. SCHUBERT ST.
FBG., TX 787624

9/1/2023

8' HIGH



EXISTING 8' STONE FENCE ACROSS THE STREET AT 312 W. SCHUBERT



EXIST. HOUSE

LATE ADDITION
STUDIO



EXISTING WOOD FENCE AT 309 W. SCHUBERT ST.



OPTION "B"

309 W. SCHUBERT ST.
FBG., TX 787624

9/1/2023



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 309 W. Schubert St.

Date Submitted 9/15/2023

Owner name: Cydney C. Donnell

Phone # (917) 363-7214

Owner Address: 309 W. Schubert St., FBG, Texas 78624

Authorized Applicant: Gilbert Gonzalez Phone # (281) 798-5937

Applicant Signature: Gilbert Gonzalez, President Applicant E-mail: Gilbert.fidaecustomhomesllc@gmail.com

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

Desired Start Date: 10/12/2023

Desired Completion Date: 11/20/2023

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.

The applicant is requesting approval to add a stone privacy fence at their primary residence being the historical property (Johan Joseph Knopp house) at the above captioned address. This request includes approval in keeping with the existing stone fencing found on adjacent property and property across the street. There is NO physical connection to the Historic portion of the _____ (attach another sheet if necessary) property. The proposed trellis and antique doors are reflective of architectural elements already found on the existing site. Option "A" preserves and maintains the integrity of the Albert Keidel designed gardens and hardscape and is preferred. Option "B" setback demolishes the gardens as the structures are not aligned. Please advise. Attach supporting documentation including: ☐ 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

Survey Rating: High Medium Low

HRB Fee \$40

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.