City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, November 14, 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 November 14, 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 November 14, 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.

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1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. APPROVAL OF MINUTES

A. October Regular Meeting Minutes

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.

A. #23-184 - **301 W Main** - *John Boehm* - New Construction of a 16 - 20 ft tall, 54 x 24 shade structure.

B. #23-192 - **110 N. Bowie** - *Jordan Muraglia* - construction of new carport

C. #23-170 - **517 E San Antonio** - *Jerald Blout* - New Construction of 22 x 33 carport over existing slab

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

A. #23-186 - **309 W Schubert** - *Gilbert Gonzalez* - Addition of Front Stone Wall that is 5 ft tall and 44 ft long.

B. #23-191 - **208 Woodcrest** - *Matt Jarosz* - Construction of an 8' tall horizontal slate fence at the North, West and South property line.

C. #23-197 - **313 E Travis** - *Carlo Rivera* - Installation of a 12 x 24 Wood Gazebo with an Aluminum Roof.

D. #23-199 - **312 W Main Street** - *John Akin* - demolish and reconstruct old Grobe Barber shop as restrooms based on recent drawings.

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 11/09/23, 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
OCTOBER 10, 2023
5:30 PM

On this 10th day of October 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 RICHARD LAUGHLIN ROBIN COWSAR JOE SALINAS SHARON JOSEPH AMY SLAUGHTER
ABSENT	JESSICA MITTEL LARRY JACKSON SAM CHILDERS
ALSO PRESENT:	ANNA HUDSON – Director of Development Services ELIZABETH – City Attorney, Staff SHELBY COLLIER – Associate Planner

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

MINUTES

Sharon Joseph made a motion to approve the September 2023 Historic Review Board meeting minutes with corrections. Seconded by Joe Salinas. All voted in favor and the motion carried.

STAFF ANNOUNCEMENTS

APPLICATIONS

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

The applicant, Hunter Huffman, presented the application. He stated that it is his desire to add glass windows to rear openings and to convert the rear double doors to a sliding, double barn door.

Shelby Collier, Associate Planner, stated that 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.

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.

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 need 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.

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.

Sharon Joseph asked the applicant if they had considered how heavy the barn door would be. The applicant admitted that they had not and stated that they might need to rethink that idea.

Amy Slaughter asked for clarification on the window location. The applicant used pictures to show existing conditions and the requested location for new windows.

Richard Laughlin made a motion to Approve Application #23-178 that would allow for repair of the rear door and addition of wood windows. Seconded by Sharon Joseph. All voted in favor and the motion carried.

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

The applicant did not attend the meeting.

No action was taken as the applicant was not present.

Anna Hudson, Director of Development Services, stated that a Stop Work Order has been issued for property as the owner painted the brick chimney without the necessary approvals.

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

Megen Perez presented the application.

She stated that it was her desire to relocate the main structure to allow for the construction of a new residence. She also requests approval to demolish 3 accessory buildings and build a new fence along the front and side of the property.

Anna Hudson, Director of Development Services, stated that 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.

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.

Anna Hudson stated that she had several meetings with the applicant regarding their desire to relocate the building and agrees that the building could be relocated but supports conceptual approval as there are many details that need to be figured out.

Amy Slaughter does not support the iron fence that is proposed.

Sharon Joseph said she has no issue with the demolition of the accessory buildings.

David Bullion commented on the mass and size of the proposed new construction.

Richard Laughlin said the lot is 20,000 sq ft and should allow for a larger house. He would support moving the existing building to the front of the lot but believes it may be better to wait on fencing.

A conversation was had regarding the elimination of one of the front doors. David Bullion stated that he believes the property should keep both doors.

Sharon Joseph made a motion to Approve the demolition of the 3 accessory buildings. Seconded by Robin Cowsar. All voted in favor and the motion carried.

Richard Laughlin made a motion to Approve the coyote fence with a max height of 4 ft within the 1st 40 ft on the East Side. Sharon Joseph seconded the motion. Amy Slaughter and Robin Cowsar voted in opposition. All others voted in support and the motion carried.

Richard Laughlin made a motion to Approve the relocation of the existing residence to the Northeast corner of the property. It should be 8 ft from the side property and 14.4 ft from the front setback to match the neighborhood. Seconded by Amy Slaughter. Robin Cowsar voted in opposition. All others voted in favor and the motion carried.

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

Gilbert Gonzalez presented the application. He stated that it was the owners desire to build a 5 ft tall rock wall along the front of West Schubert Street in place of an existing chain link fence that had greenery.

Shelby Collier, Associate Planner, stated that 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.

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.

There was confusion regarding the length of the desired wall as well as the location of the gate and the height of the gate.

Richard Laughlin told Gilbert Gonzalez that given the confusion it would be best for him to return with more detailed drawings. Richard recommended tabling the application until the November 14th Historic Review Board Meeting.

DISCUSSION ITEMS

Directors Report

Anna Hudson, Director of Development Services, provided the Board with an update regarding the color of the Tequila Bar. She commented on the demolition of the High rated structure located at Hondo's which will require consideration by the Historic Review Board on November 14th.

The Board discussed the need for demolition letters to be sent to 117 & 119 W. San Antonio St as well as a follow up with the temporary posts for the porch's located on East Main Street.

ADJOURN

With nothing further to come before the Board, Sharon Joseph moved to adjourn. Amy Slaughter seconded the motion. All voted in favor and the meeting was adjourned at 7:15

PASSED AND APPROVED this the 14th day of November 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: November 14, 2023 **CATEGORY:** CONSENT AGENDA

CAPTION: #23-184 - **301 W Main** - *John Boehm* - New Construction of a 16 - 20 ft tall, 54 x 24 shade structure.

PRESENTATION:

SUMMARY:
The applicant requests permission to build a 16-20 ft tall, 54 x 24 shade structure on the East side of the property.

BACKGROUND:
The property is the current home to Aldorf Biergarten, a Medium rated resource in the vernacular style, that was built in 1880.The property underwent a major renovation in 2018-2019 that resulted in a new outdoor space located along the east side of the property.

Application Number: 23-184

Address: 301 W Main

Rating: Medium

Zoning: CBD

Owner: Mariposa Hospitality Group

Applicant: John Boehm

Proposal: The applicant requests permission to build a 16-20 ft tall, 54 x 24 shade structure on the East side of the property.

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 (c) it is required that the side addition be setback as far as possible so as to retain the original side elevation.

City of Fredericskburg 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.

FUNDING SOURCE: **FINANCIAL IMPACT:**

STAFF RECOMMENDATION:

Staff applauds the applicant for considering a permanent design that compliments the historic resource. Staff recommends approval of the new construction and recommends a neutral color for the shade and would recommend a muted color for the posts. Appendix G - Historic Design Guidelines and Standards.

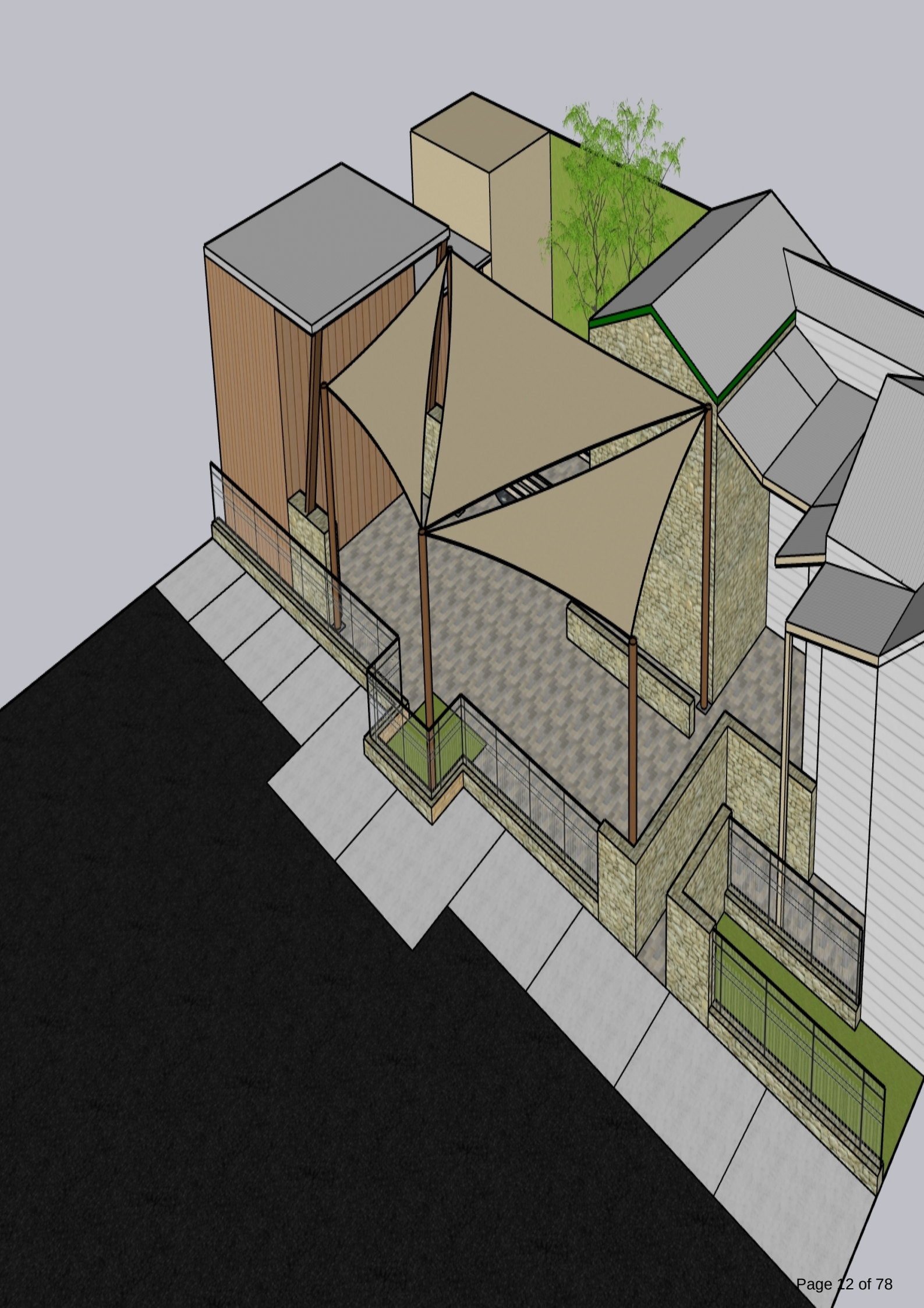
COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. AB sunshade rendering 1
2. AB sunshade rendering 2
3. AB sunshade rendering 3
4. AB sunshade rendering 4
5. AB Sunshade Bid (1)
6. Certificate-of-Appropriateness-Application

APPROVAL/REVIEW:



CAPITAL SUNSHADES

Project Name: Altdorf Biergarten	Date: 08/23/2023
Invoice # : 8729323 PO # : N/A	Contact: John Phone # : (210)508-2787
Location: 301 West Maine St. Fredericksburg Tx, 78264	

Job Description:			
(1)	54' x 24' Shade Sail Structure	$65,500.	00
	(6) 6" I.D. - 6 ½" O.D. Structural Round Pipe - Gauge 3/16		
	36" x 36" x 36"Concrete Footing		
	Powder Coated Structure: Color TBD		
	Materials, Labor, Installation Included		
	Total Structure Height: 16' - 20'		
	Blueprints, Engineers Plans, City Permitting		
Payment & Signature of Completion:			
Total:		$65,500.	00

227 N. Loop 1604 E. Access Rd.
Suite 150
San Antonio, Texas 78232
(210)445-5817

http://www.capitalsunshades.com/

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 301 W. Main **Date Submitted** 9/29/23

Owner name: Mariposa Hospitality Group **Phone #** _____

Owner Address: 305 W.Main, Fredericksburg Texas 78624

Authorized Applicant: John Boehm **Phone #** (210) 508-2787

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

Applicant E-mail: chefjohn@mhg-tx.com

Desired Start Date: as soon as approved

Desired Completion Date: Dec.'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)

Erect Sunshade to provide covering for outside patio to consist of five 6" steel pillars(black) to be installed without contacting or blocking any view of the buildings. With a natural stone colored cloth to blend in with background and to placed at a heigth that allows for the full building and surrounding areas view to be unencumbered. This will not impact any part of the stucture nor block any significant part of the view or prevent any maintenance of buildings. Renderings are attached with this application. Sidebar,the heat this summer rendered this area unusable for several weeks,

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.

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
FROM: Anna Hudson, Director of Development Services
MEETING DATE: November 14, 2023 **CATEGORY:** CONSENT AGENDA

CAPTION: #23-192 - **110 N. Bowie** - *Jordan Muraglia* - construction of new carport

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PRESENTATION:

SUMMARY:
Applicant is requesting a Certificate of Appropriateness for a new Heavy Timber 2 vehicle pavilion style carport that is 25 x 18.5. The design utilizes heavy reclaimed timbers & trims, limestone masonry, steel joints and neutral paints & washes that coordinate w/ newly refurbished trims on the historic home.

BACKGROUND:
The property is a High rated resource that previously obtained an approved COA, 22-044, for the construction of a 2-story garage. The approved location of the garage was in the setback and required variance issued by the Zoning Board of Adjustment, which was not approved. The applicant has returned with a new application that includes a 25 x 18.5, 2 vehicle style carport.

Application Number: 23-192

Address: 110 N Bowie

Rating: High

Zoning: R1, Single Family Residential

Owner: Richard Beaupre & Jordan Muraglia

Applicant: **Richard Beaupre & Jordan Muraglia**

Proposal: Applicant is requesting a Certificate of Appropriateness for a new Heavy Timber 2 vehicle pavilion style carport that is 25 x 18.5. The design utilizes heavy reclaimed timbers & trims, limestone masonry, steel joints and neutral paints & washes that coordinate w/ newly refurbished trims on the historic home.

3.4.3 Accessory Buildings

The proposed height is appropriate and the size of the building, 25 x 18.5, does not overpower the main residence. In addition, the new-construction will be located to the side of the high-rated building. While it is required that the building not be visible from the street,this property is located on a corner, which makes that requirement impossible.

The requested materials are heavy reclaimed timbers and trims, limestone masonry, steel joints and neutral paints and washes that will compliment the newly refurbished trim on the home. The requested materials are in keeping with the Sec. 3.4.3 (h).

FUNDING SOURCE: **FINANCIAL IMPACT:**

STAFF RECOMMENDATION:

The applicant previously requested approval of a garage with conditioned space above. This request for a carport is in lieu of the garage. The removal of the existing garage was previously approved. The proposed carport has less of a visual impact than the previously approved garage. The proposed height and materials are appropriate for the historic district and are in keeping with 3.4.3 Accessory Buildings (c)

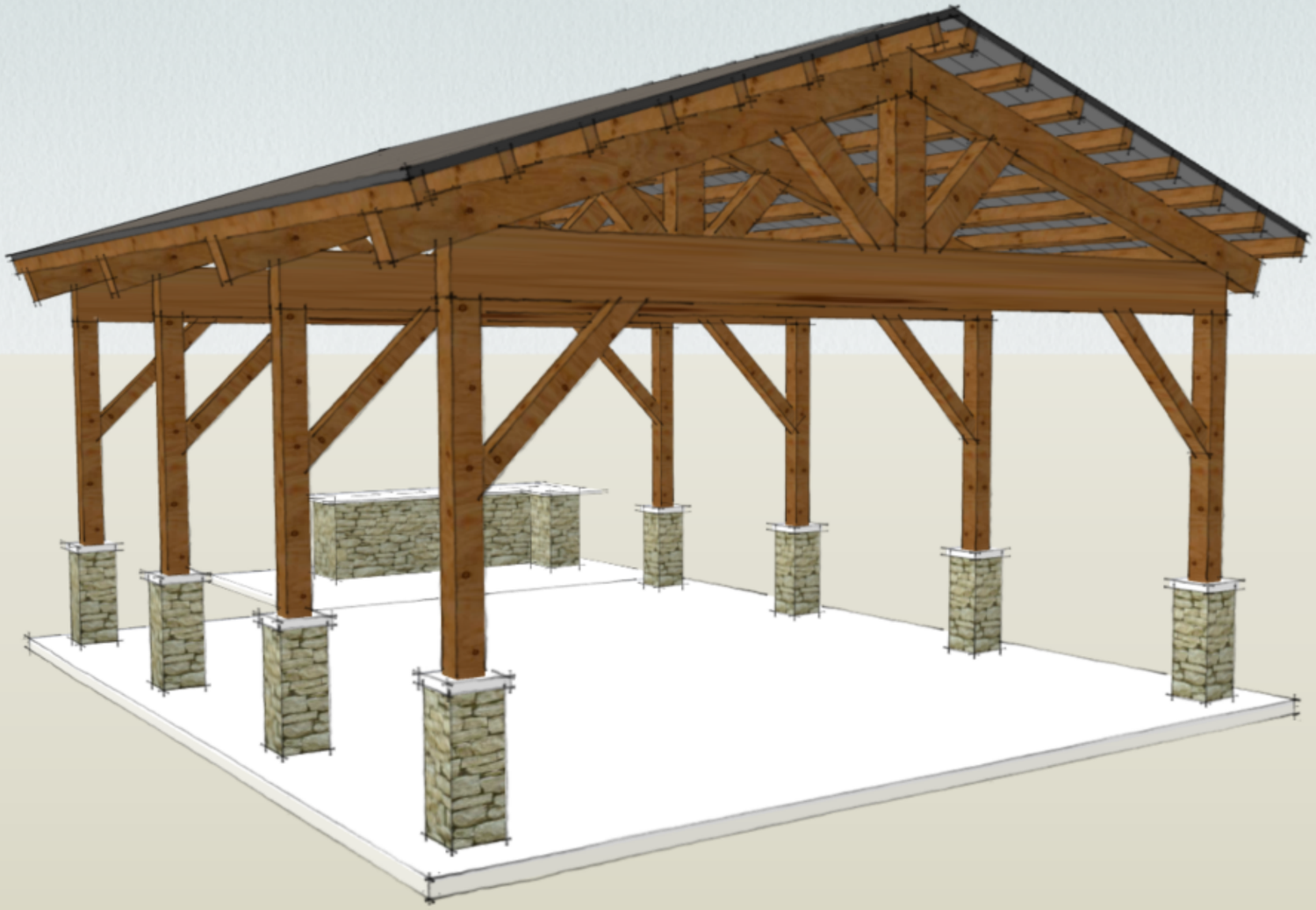
COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. 23-192 Renderings and Elevations
2. 110 N Bowie photo 1
3. 110 N Bowie photo 2
4. 110 N Bowie photo 3
5. 23-192 Survey Including Carport
6. 23-192 Description
7. 23-192 COA Application

APPROVAL/REVIEW:



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POST & BEAM

MURAGLIA PAVILION

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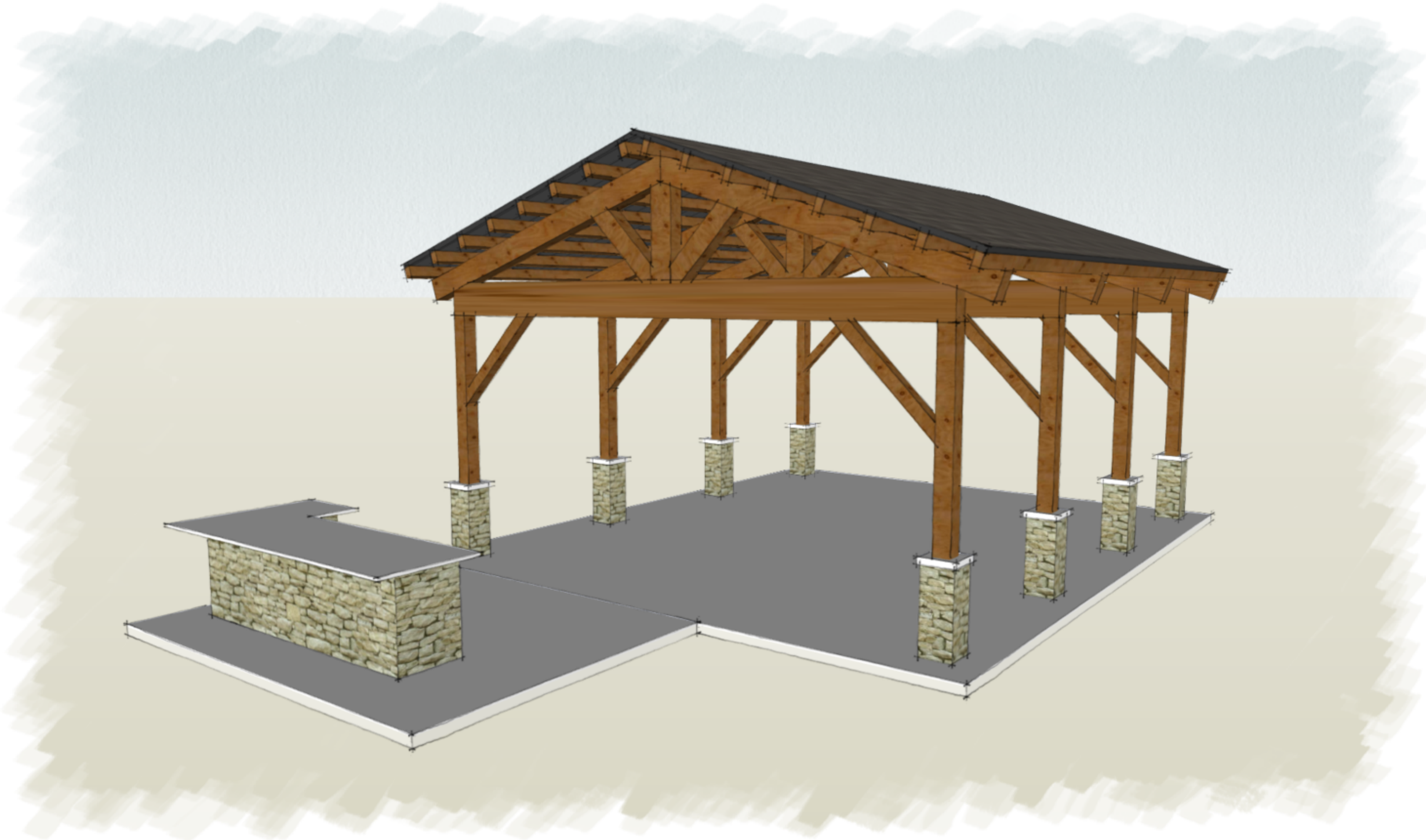
MURAGLIA PAVILION



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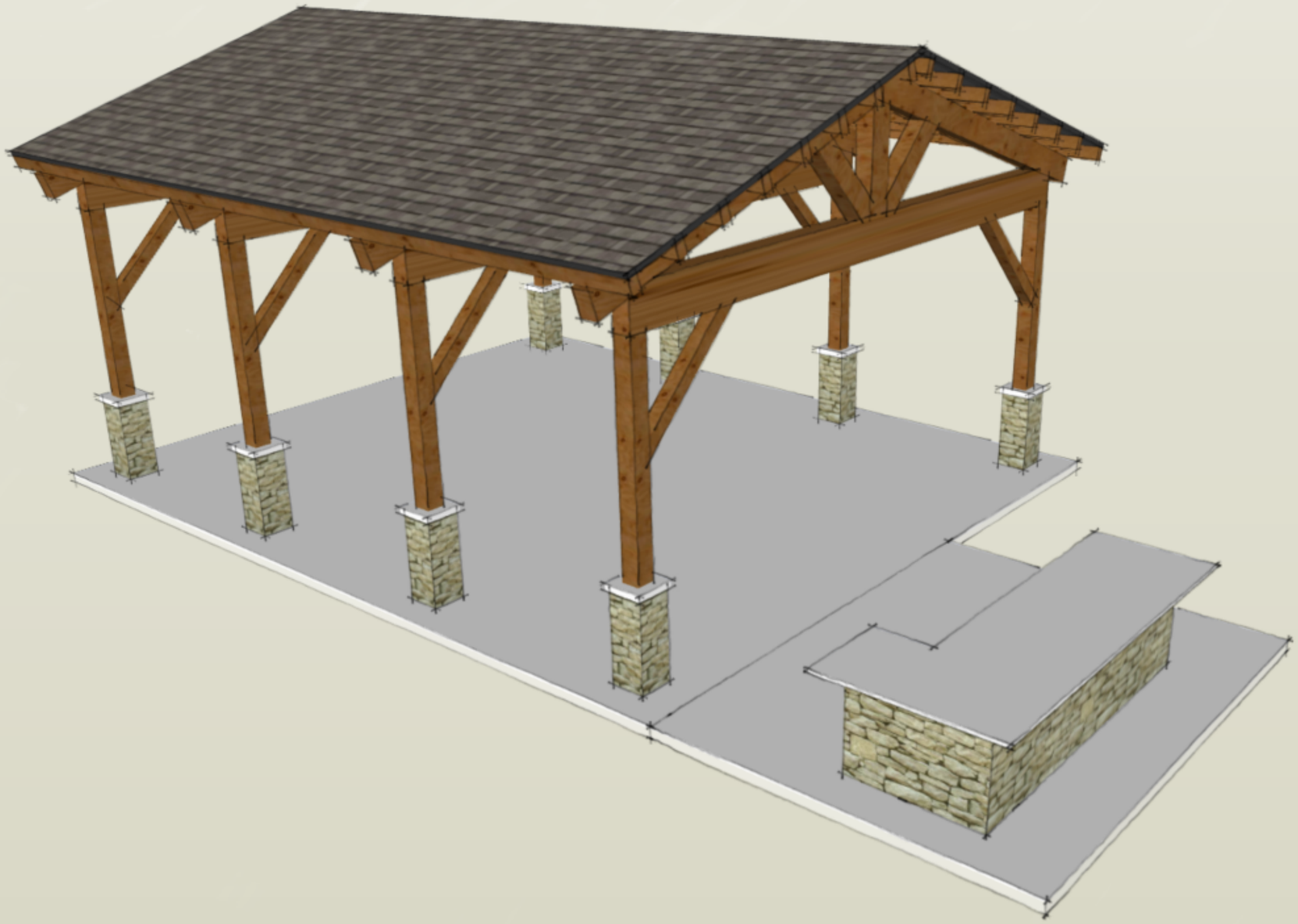

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MURAGLIA PAVILION

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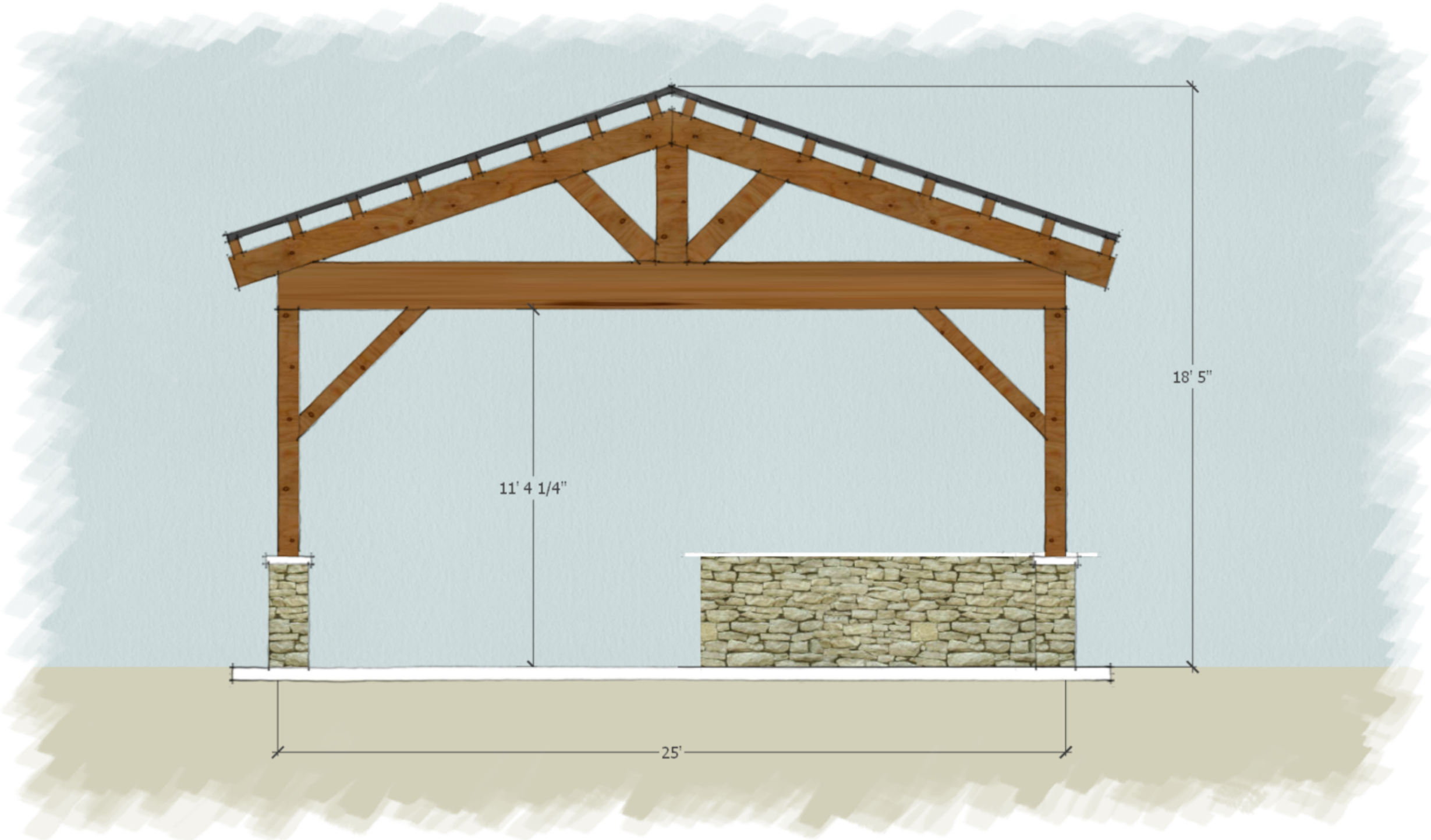

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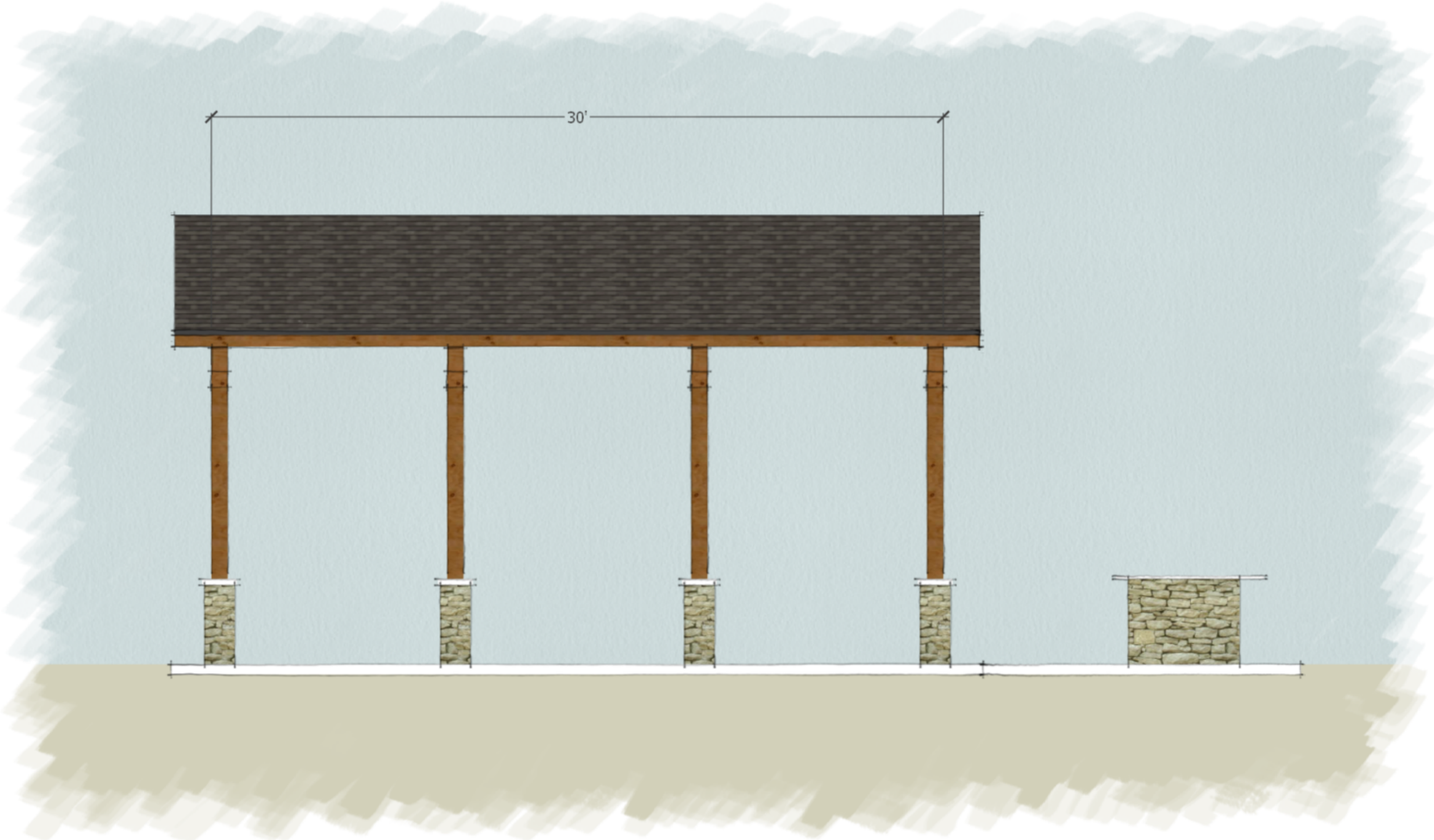
MURAGLIA PAVILION



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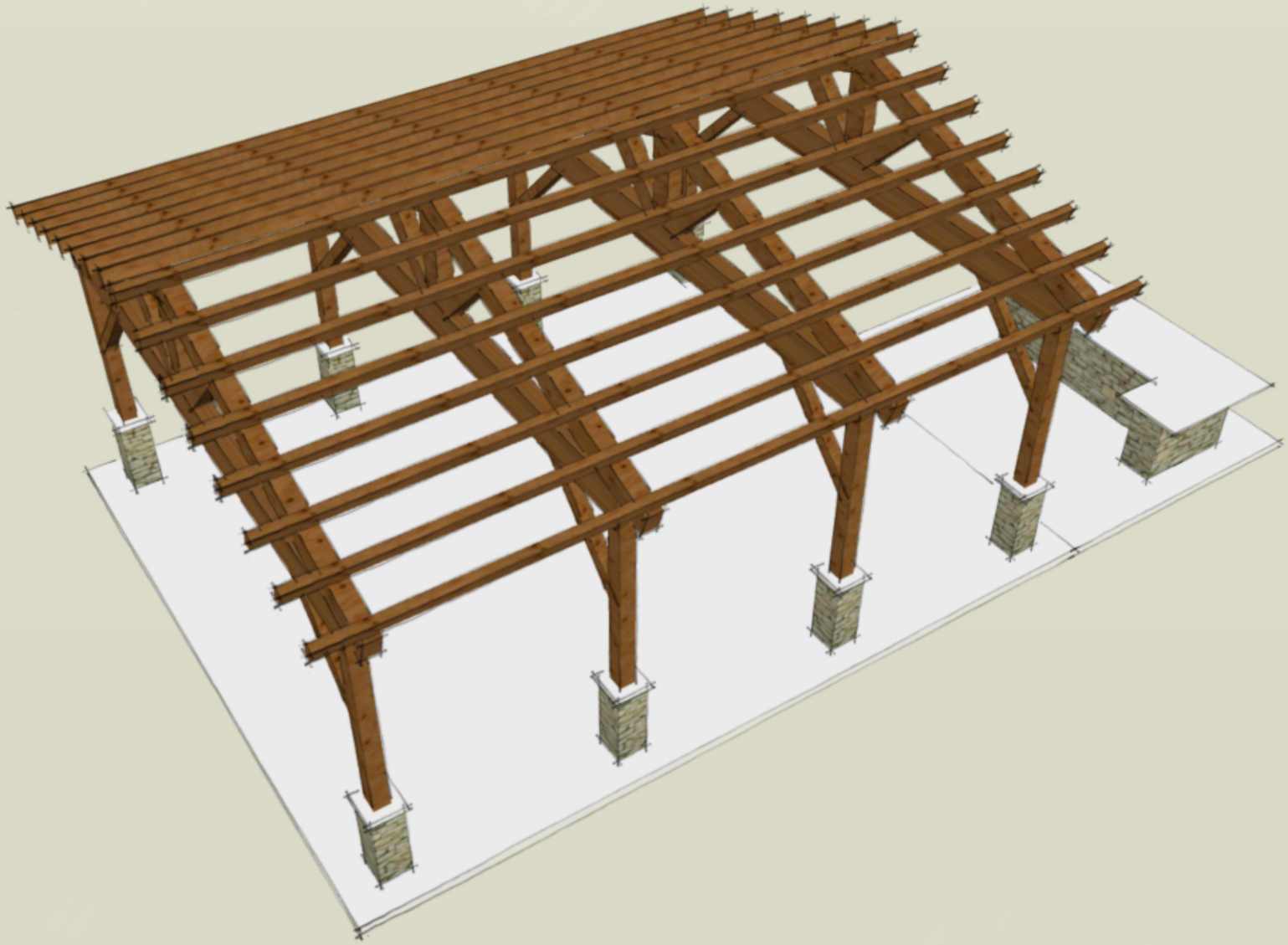
MURAGLIA PAVILION



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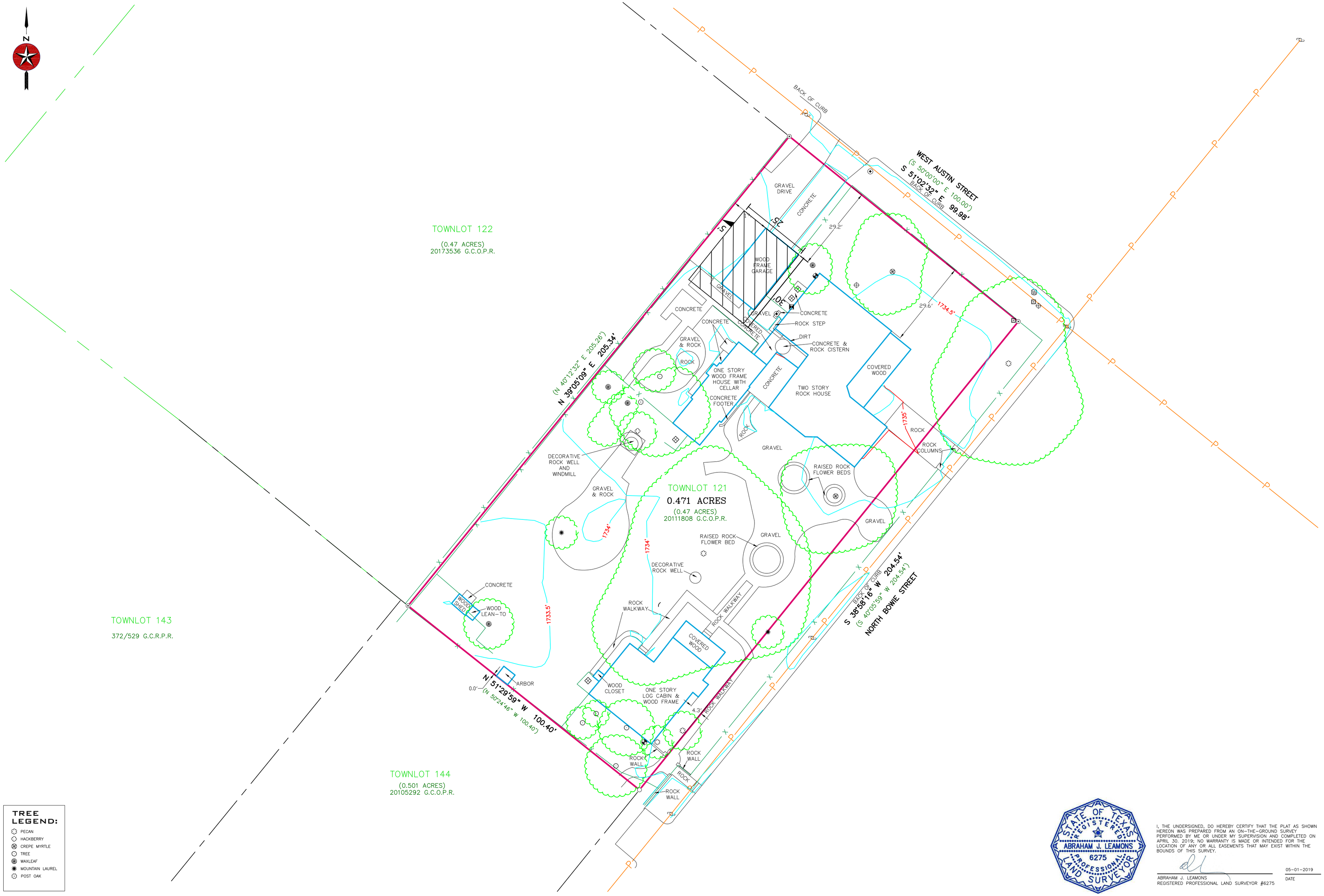
POST & BEAM

MURAGLIA PAVILION

SKYJACK



TREE LEGEND:

- PECAN
- HACKBERRY
- CREPE MYRTLE
- TREE
- WAXLEAF
- MOUNTAIN LAUREL
- POST OAK

STATE OF TEXAS — REGISTERED — ABRAHAM J. LEAMONS — 6275 — PROFESSIONAL LAND SURVEYOR

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, 2019; NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

05-01-2019
DATE

SEARCHERS
LAND SURVEYING, LLC
MASON | FREDERICKSBURG
P.O. Box 528 Mason, TX 76856 | 325-347-7489 | TBPLS Firm #10193966
735 Mustang St. Fredericksburg, TX 78624 | 806-252-9810 | TBPLS Firm #10194211
www.searchersls.com

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 3/8" IRON ROD FOUND
- IRON PIPE FOUND
- 120D NAIL FOUND
- NAIL SET
- SEWER CLEAN OUT
- IRRIGATION CONTROL BOX
- FIRE HYDRANT
- UTILITY POLE
- GUY
- WATER WELL
- ELECTRIC METER
- GAS METER
- AIR CONDITIONER
- VALVE BOX
- PEDESTAL
- WATER METER
- U.E. – UTILITY EASEMENT
- B.L. – BUILDING SETBACK LINE
- (BRG.-DIST.) – RECORD CALL
- P.O.B. – POINT OF BEGINNING
- G.C.P.R. – GILLESPIE COUNTY PLAT RECORDS
- G.C.D.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

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 METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."

0' 20' 40' 60'
SCALE: 1" = 20'

SITE SURVEY

0.471 ACRES BEING ALL OF TOWNLOT 121 IN THE CITY OF FEDERICKSBURG, GILLESPIE COUNTY, TEXAS AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY

REFERENCE: BURTON BALDRIDGE ARCHITECTS, INC	JOB NO. 19-3082
ADDRESS: 110 N. BOWIE REV. 0	DRAWN BY: NJA/AJL

Jordan Muraglia & Richard Beaupre
110 N. Bowie ST
Fredericksburg, TX. 78624

Date: Oct 24th, 2023

Re: 110 N Bowie, residential parking pavilion

The proposed heavy-timber vehicle cover was found to be the best solutions for the property. Site limitations led us to consider this option as a replacement to the previously HRB approved garage plan. Although the previous garage plan was approved by the Historic Review Board, it required that we use several feet of the set-back, and thus required a zoning variance. This variance was not granted by the zoning board, which led us to examine other options. In short the size of the space didn't allow for a two car garage with respect to the setback and proximity to the historic homestead.

This proposed pavilion style canopy will allow for two vehicles, will have a clean "historic hill country" aesthetic, will respect the setback, and allow optimal visibility of the historic homestead. It will built using high quality materials, including heavy reclaimed timbers and trims, limestone masonry, steal joints, and neutral paints and washes that will coordinate with the newly refurbished trims on the homestead.

Please see additional attachments.

Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to permits@fbgtx.org

Subject Property Address 110 N. Bowie St. **Date Submitted** 10-24-23

Owner name: Richard Beaupre & Jordan Mungia **Phone #** 303 478-6508

Owner Address: 110 N. Bowie St.

Authorized Applicant: Richard B. & Jordan M **Phone #** 303 478-6508

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

Applicant E-mail: Jordan@vandeville.com

Desired Start Date: 2-2024

Desired Completion Date: 6-2024

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)

- Please See explanation in attachment

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 Low **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: November 14, 2023 **CATEGORY:** CONSENT AGENDA

CAPTION: #23-170 - **517 E San Antonio** - *Jerald Blout* - New Construction of 22 x 33 carport over existing slab

---

PRESENTATION:

SUMMARY:
The applicant requests permission to build a 22 x 33, free-standing structure located behind the main residence.

BACKGROUND:
The property is a High rated resource, in the vernacular style, that was built in 1900. The main residence fronts on East San Antonio Street with a driveway to the existing slab located along the east side of the house.

Application Number: 23-170

Address: 517 E San Antonio

Rating: Hgh

Zoning: R2, Mixed Residential

Owner: Jerald & Dianna Blount

Applicant: Jerald & Dianna Blount

Proposal: The applicant is requesting to construct a 22 x 33 carport over an existing slab located behind the High rated resource.

3.4.3 Accessory Buildings

The proposed height is appropriate and the size of the building, 22 x 33, does not overpower the main residence. In addition, the new-construction will be located behind the high-rated building and is not visible from the street, all of which are required as the property is high rated.

The requested materials are 6-11 gauge 4x4 posts painted cream to match the color of the house with 8", 14 gauge C purlin for the framework of the roof and 6", C purlin for the rafters. The roof panels will be Rust Red to match the main residences' roof color. The structure will be welded, not bolted.

The height and size of the building are appropriate and, as a freestanding structure that does not block the view of the house or impact historic materials, it will not harm the high-rated resource.

FUNDING SOURCE: **FINANCIAL IMPACT:**

STAFF RECOMMENDATION:
The requested construction is appropriate per Sec. 3.4.3 - Accessory Buildings, of the Historic Design Guidelines and Standards. Staff recommends approval.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:
1. 23-170 HRB COA Application
2. 23-170 Arial of Property

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 517 E San Antonio Street **Date Submitted** _____

Owner name: Jerald and Diana Blount **Phone #** 830-456-6028

Owner Address: 517 E San Antonio St. Fredericksburg Tx 78624

Authorized Applicant: _____ **Phone #** _____

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

Applicant E-mail: don_blount@yahoo.com

Desired Start Date: Aug 19 2023

Desired Completion Date: Oct 8 2023

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

start time approximately Aug 19 finish Oct 8, 2023

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

Staff to complete

Application # 23-170 Vernaculars **Year Built:** 1900

Eligible for Administrative Approval ___Yes X No **Zoning:** _____

Historic Review Board Meeting Date 09/12 **Application Fee $10** COA#

Survey Rating: Medium HIGH Low **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.

We would like to install a Skillion Roofed Carport behind our home at 517 East San Antonio Street. The Carport will be 22' x 33'. The tall side of the roof will be 9 ½ ' sloping to 7 ½ '.

The materials we will be using are as follows:

6 – 11 gauge 4x4 posts painted Cream to match the color of the house

8" 14 gauge C purlin for the framework of the roof

6" C purlin for the rafters – 3'8" spacing centered on roof

Roof Panel will be Rust Red to match the house roof color

We will be using pre primed steel – it will be welded up not bolted

The Skillion Roofed Carport will not impact the historic structure of the house because it will not be attached to the home. It will provide the long-time residents a safe place, near the home, to protect their vehicles from inclement weather and scorching sun.

There are no circumstances or financial hardships that should affect compliance with ordinance.

Jerald and Dianna Blount

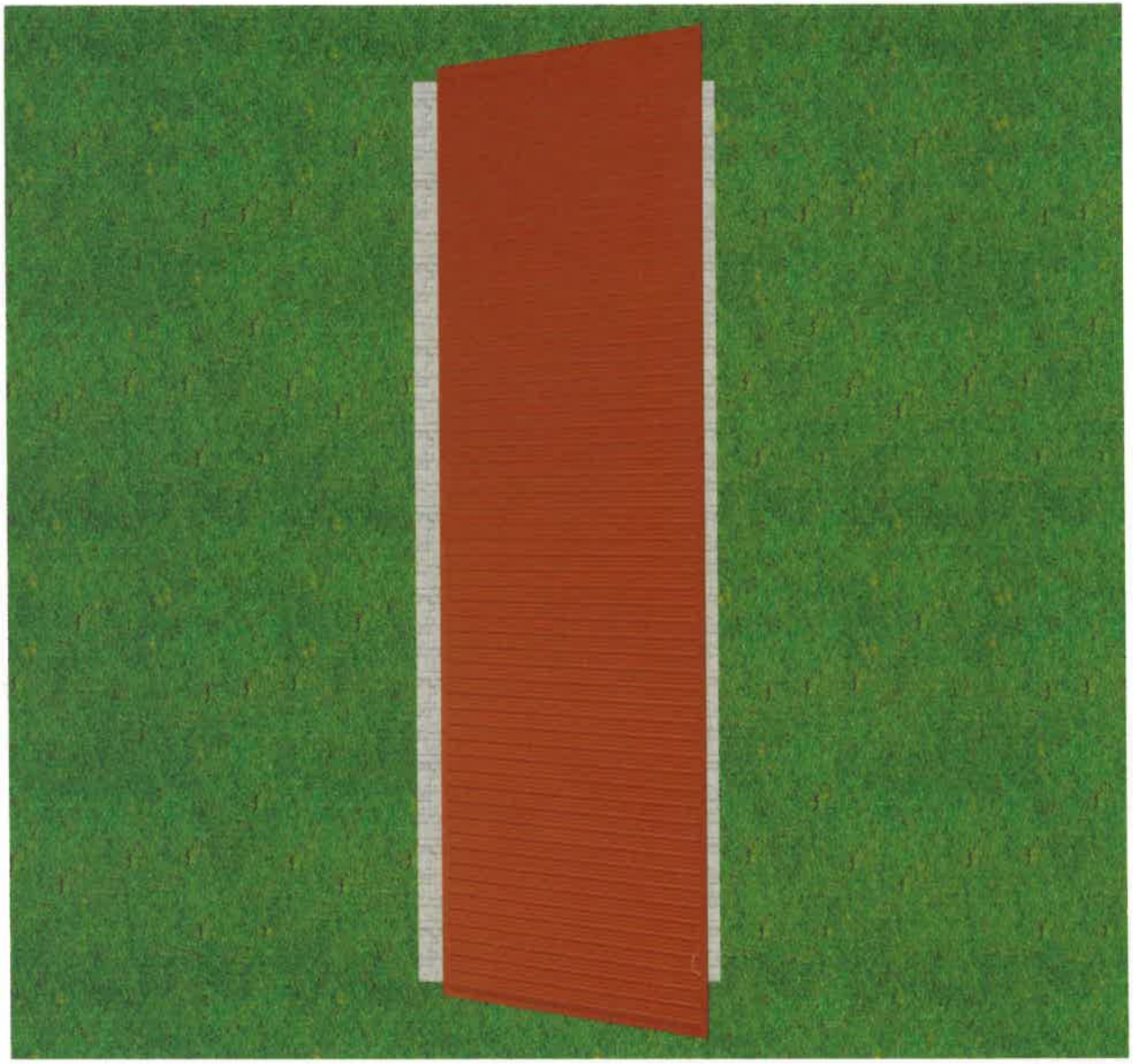
517 East San Antonio Street

Fredericksburg, TX 78624

830-456-6028

N
S. LEE ST
E. SAN ANTONIO ST
E. CREEK ST
E. ELK ST
E. UFER ST.
BARRONS CREEK

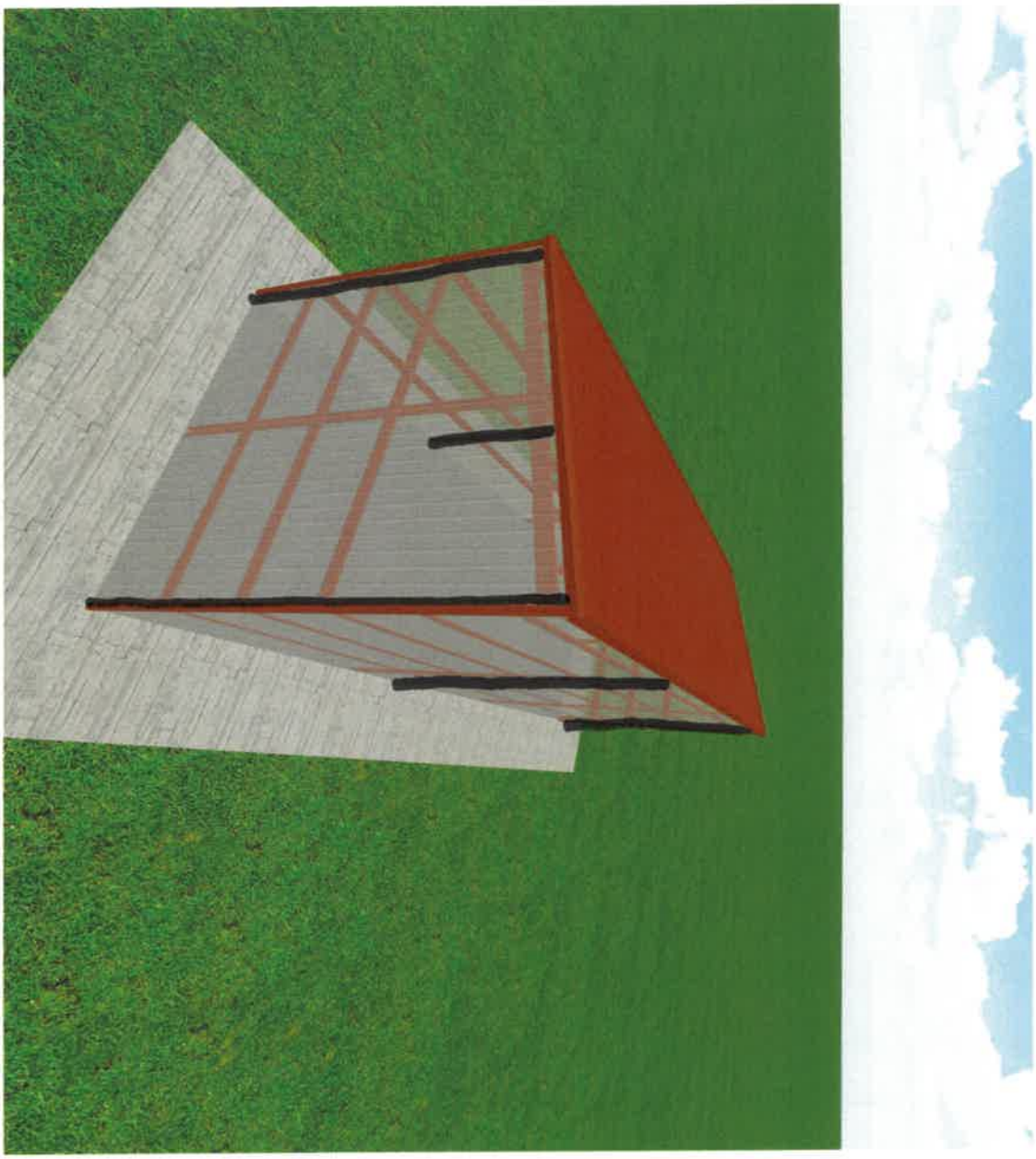
sweethomedecorplans.com

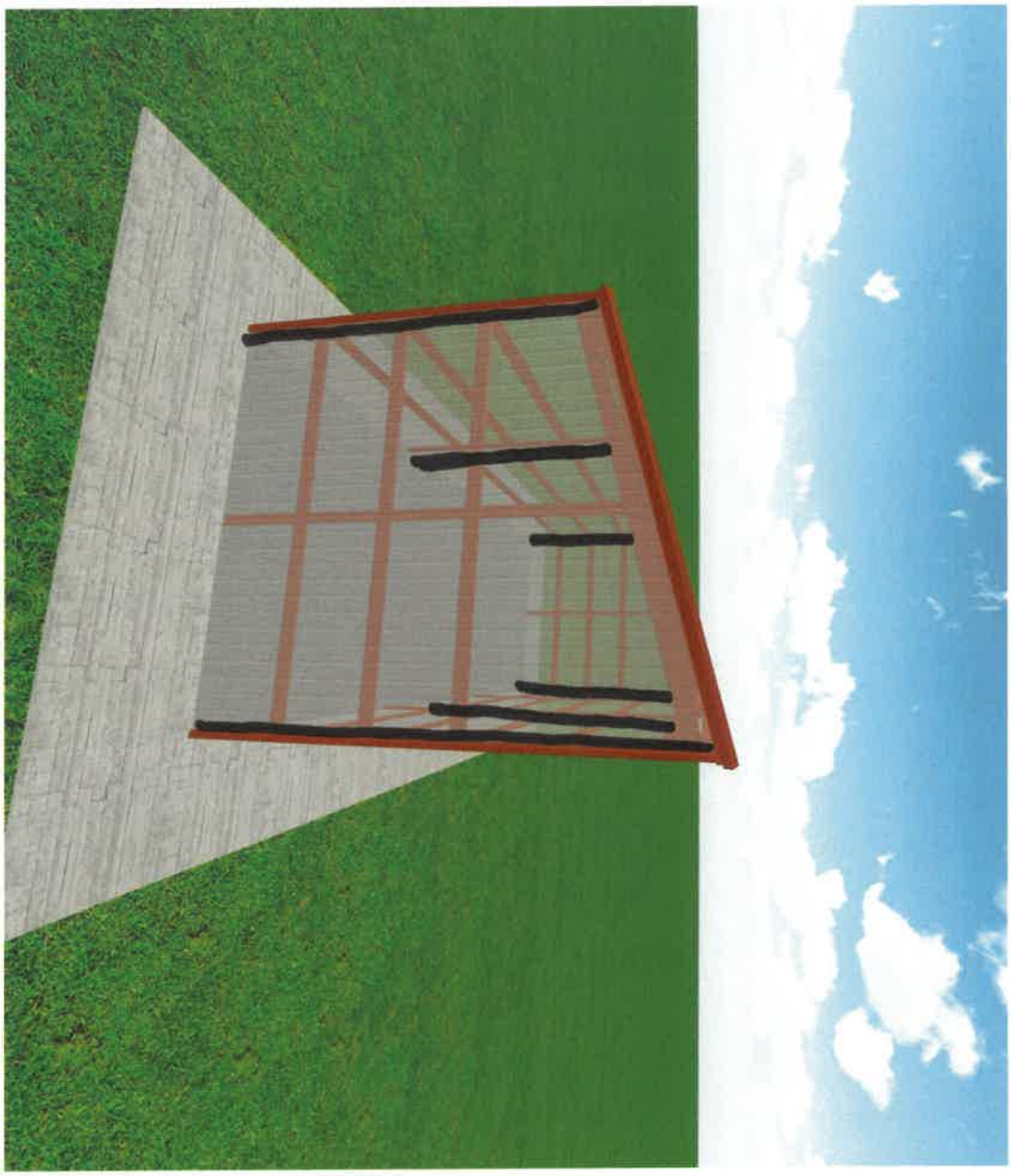


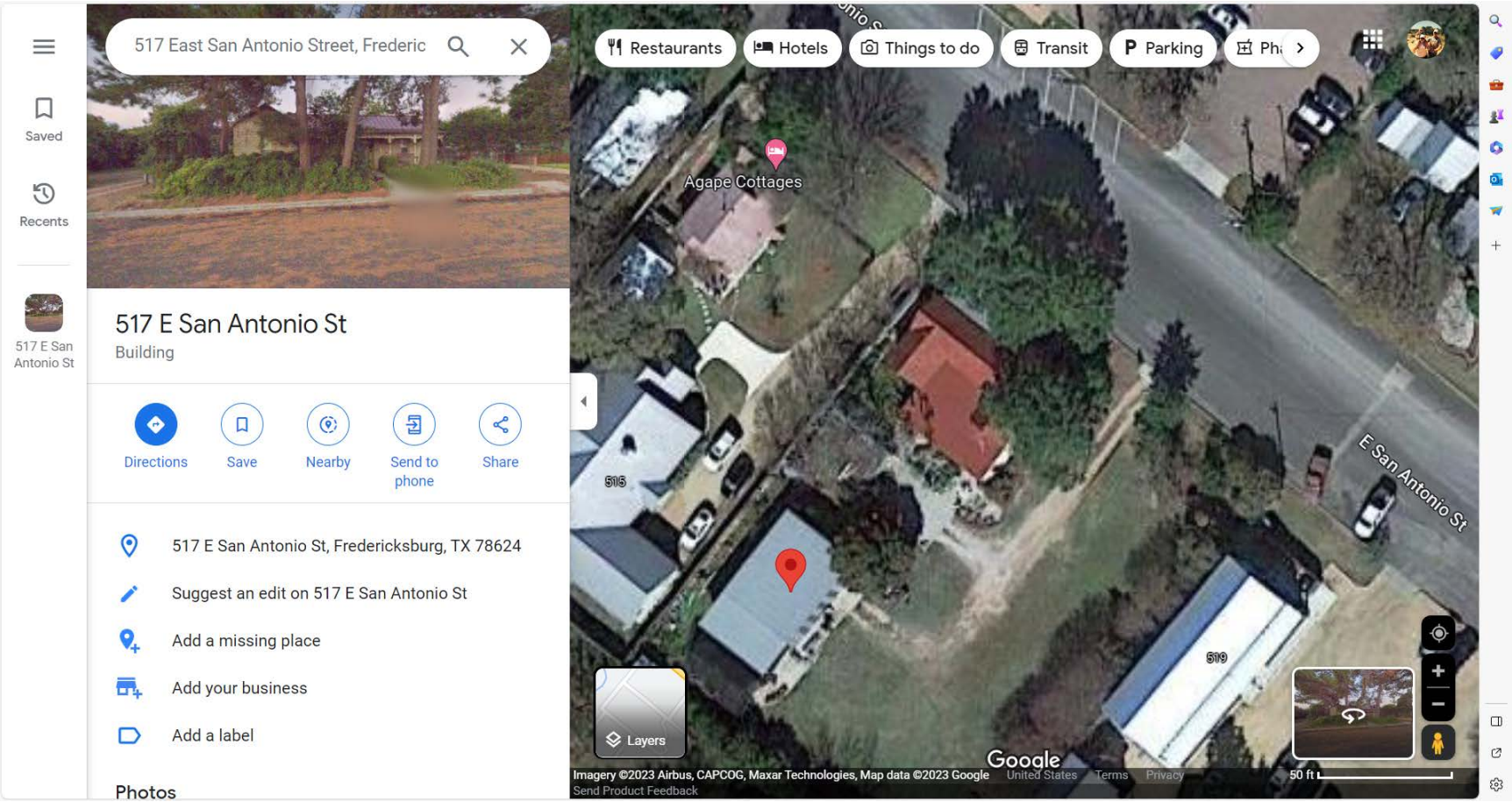
22 x 33

9½" x 7½'

Rust Red






517 East San Antonio Street, Frederic
Saved
Recents
517 E San Antonio St
517 E San Antonio St
Building
Directions
Save
Nearby
Send to phone
Share
517 E San Antonio St, Fredericksburg, TX 78624
Suggest an edit on 517 E San Antonio St
Add a missing place
Add your business
Add a label
Photos
Restaurants
Hotels
Things to do
Transit
Parking
Agape Cottages
515
519
E San Antonio St
Layers
Google
Imagery ©2023 Airbus, CAPCOG, Maxar Technologies, Map data ©2023 Google
United States
Terms
Privacy
50 ft
Send Product Feedback

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
FROM: Shelby Collier, Associate Planner
MEETING DATE: November 14, 2023

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: #23-186 - **309 W Schubert** - *Gilbert Gonzalez* - Addition of Front Stone Wall that is 5 ft tall and 44 ft long.

PRESENTATION:

SUMMARY:

The applicant is requesting a Certificate of Appropriateness for the construction of a 5 ft tall, 44 ft long rock fence at the front of the property facing West Schubert Street.

BACKGROUND:

The applicant previously submitted a COA for a stone wall but the application was unclear as to the size and location. The Board directed the applicant to return with more detailed renderings regarding the request and the applicant has since provided a Certificate of Appropriateness for the construction of a 5 ft tall, 44 ft long rock fence at the front of the property facing West Schubert Street.

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 that were not historically present is not supported by the design guidelines unless it is for a safety issue or adjacent noxious use. In addition, the gates that are proposed are 7 ft tall and would add to the overall visual block of the property.

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' wall and recommends a maximum height of 3' as required by 3.2.12 of the Historic Design Guidelines and Standards.

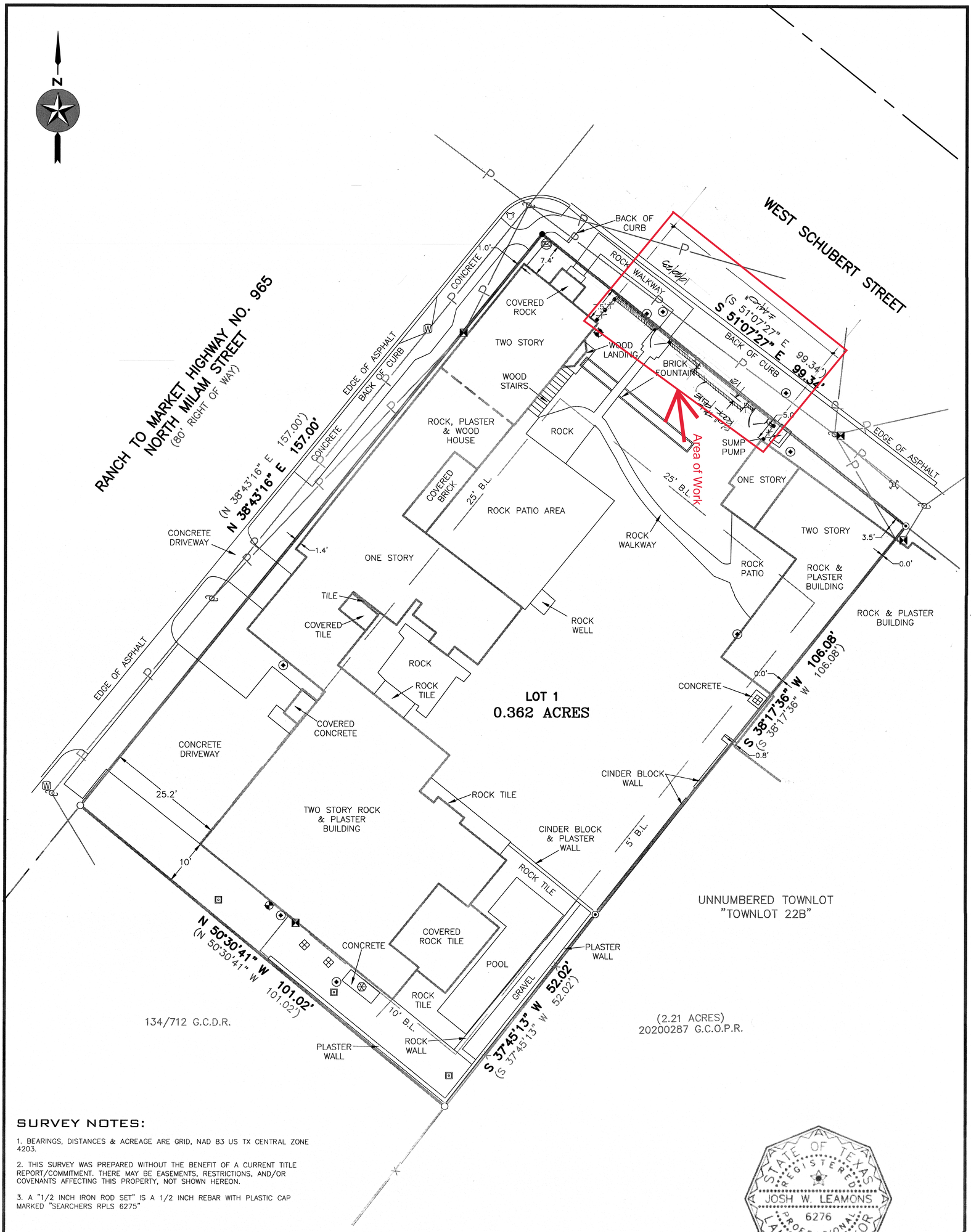
COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. 23-186 Survey
2. (309)(628) 309 W. Schubert St Enlarged Stone Fence Area of Work 102623
3. 23-186 Elevations
4. 23-186 Enlarge Elevation
5. 23-186 enlarge elevation 2
6. Limestone German Schmear
7. (309)(325) Albert Keidel Enlarged Landscape Plan 08.10.1978
8. 23-186 COA Application

APPROVAL/REVIEW:



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"

STATE OF TEXAS
REGISTERED
JOSH W. LEAMONS
6276
PROFESSIONAL
LAND SURVEYOR

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- U.E. – UTILITY EASEMENT
- B.L. – BUILDING SETBACK LINE
- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 3/8" IRON ROD FOUND
- IRON PIPE FOUND
- 120D NAIL FOUND
- NAIL SET
- CONCRETE MONUMENT FOUND
- BENCH MARK
- PEDESTAL
- UTILITY POLE
- GUY
- ELECTRIC METER
- BURIED CABLE SIGN
- GAS METER
- AIR CONDITIONER
- AS MARKED
- MAILBOX
- SEWER MANHOLE
- SEWER CLEANOUT
- SEPTIC TANK
- WATER WELL
- WATER METER
- FIRE HYDRANT
- AS MARKED

G.C.P.R. – GILLESPIE COUNTY PLAT RECORDS
G.C.D.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 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

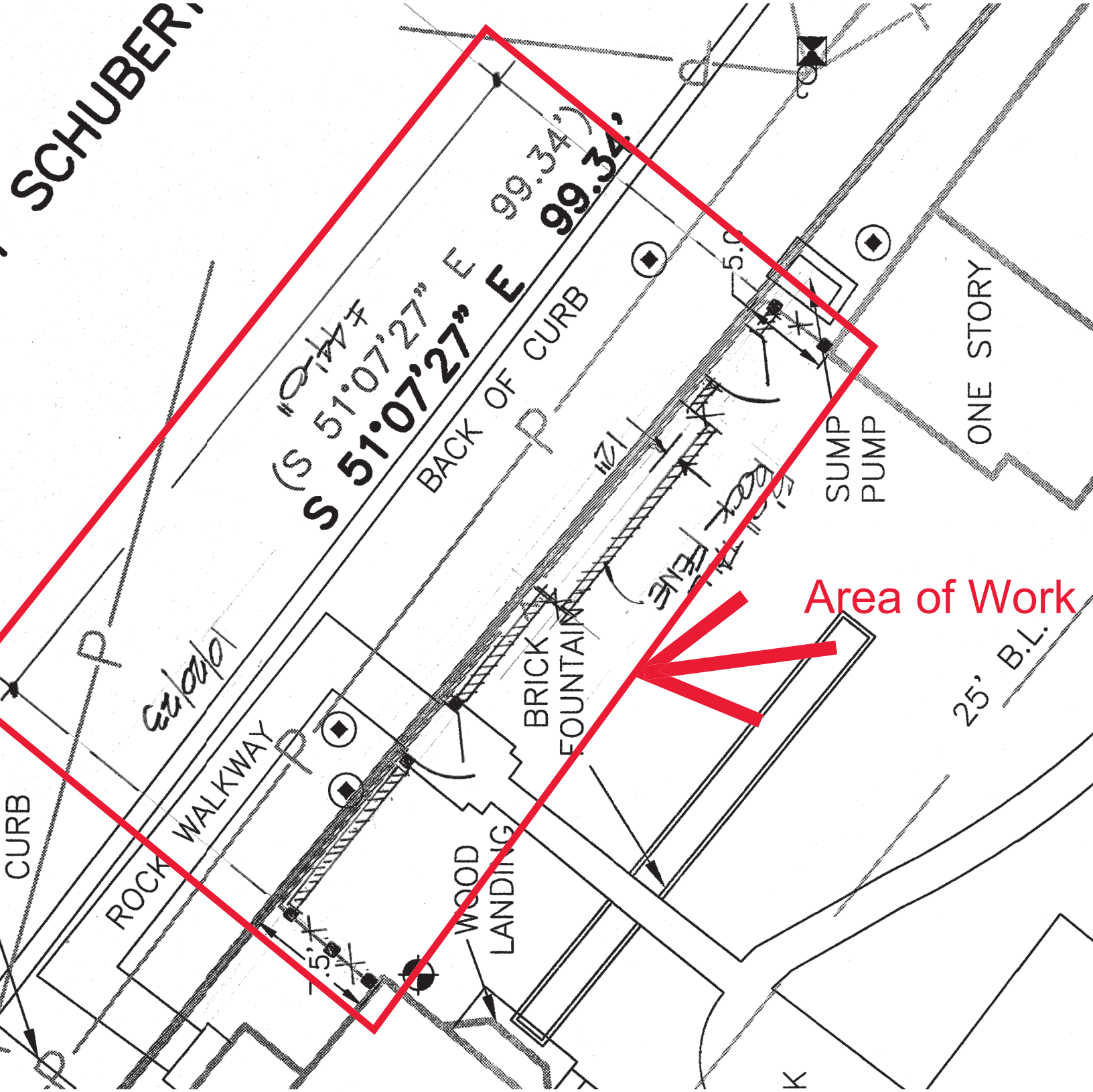
SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG
P.O. Box 1504 Fredericksburg, TX 78624 | 830-383-1211
Firm #10193966 | www.searchersls.com

0' 20' 40' 60'
SCALE: 1" = 20'

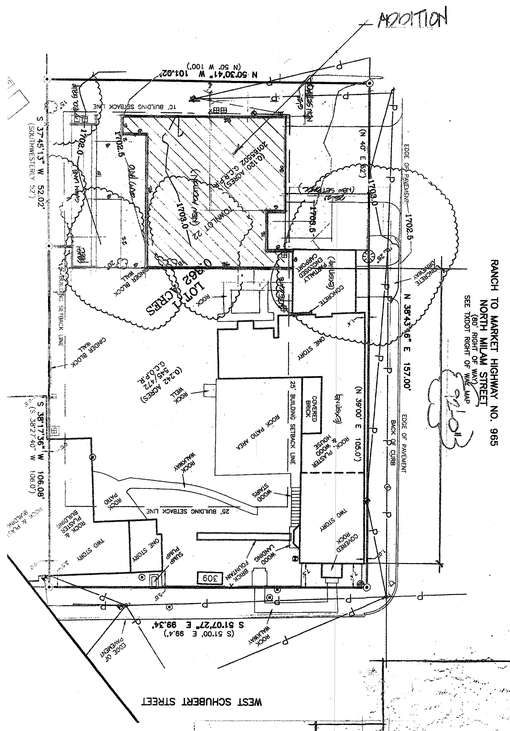
BOUNDARY SURVEY

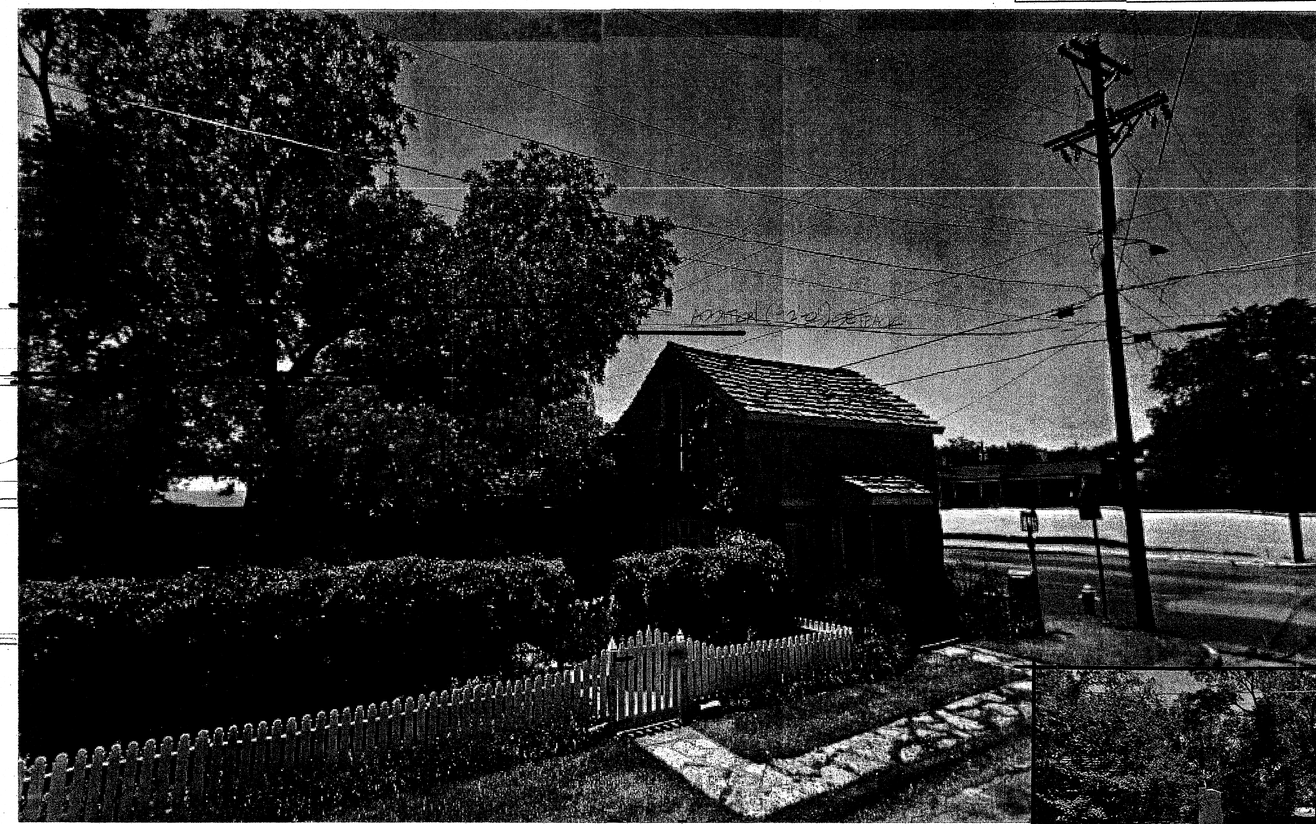
0.362 ACRES BEING ALL OF LOT 1 OF THE DONNELL SUBDIVISION IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 5, PAGE 197 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

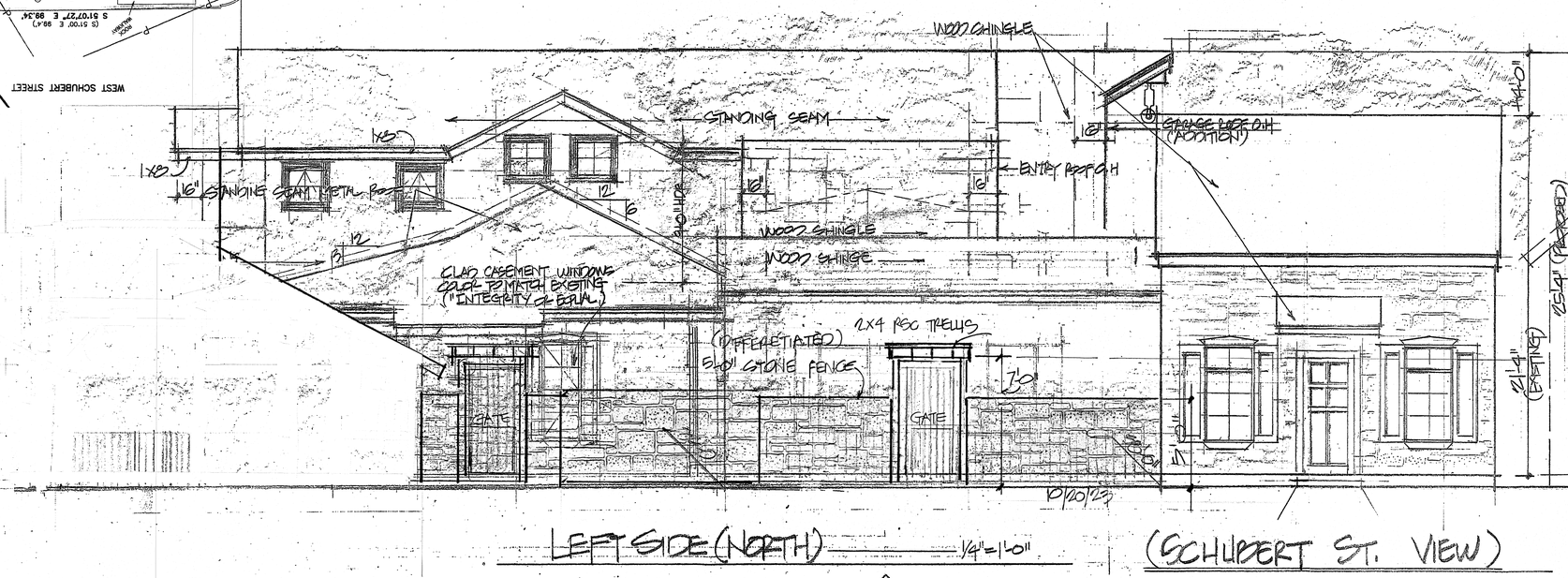
REFERENCE: CYDNEY DONNEL	JOB NO. 21-5031
ADDRESS: 309 WEST SCHUBERT/209 NORTH MILAM	DRAWN BY: JWL


SCHUBER
S 51°07'27" E 99.34'
(S 51°07'27" E 99.34')
BACK OF CURB
CURB
ROCK WALKWAY
BRICK FOUNTAIN
WOOD LANDING
SUMP PUMP
ONE STORY
25' B.L.
Area of Work

These documents, ideas and designs are an instrument of professional service and are the property of Gilbert Gonzalez, Designer, and may not used in whole or in part without the written authorization of Gilbert Gonzalez, Designer. Copyright 2018







LEFT SIDE (NORTH) 1/4"=1'-0"

(SCHUBERT ST. VIEW)

2

Plans for an Addition to

Donnell Haus

309 W. Schubert St.
Fredericksburg, Texas 78624

G G D
Gilbert Gonzalez, Designer
1201 Jennifer lane
Fredericksburg, Texas 78624
(281) 798-5937

GILBERT C. GONZALEZ
REG. CERT. NO. 13199

Revision:

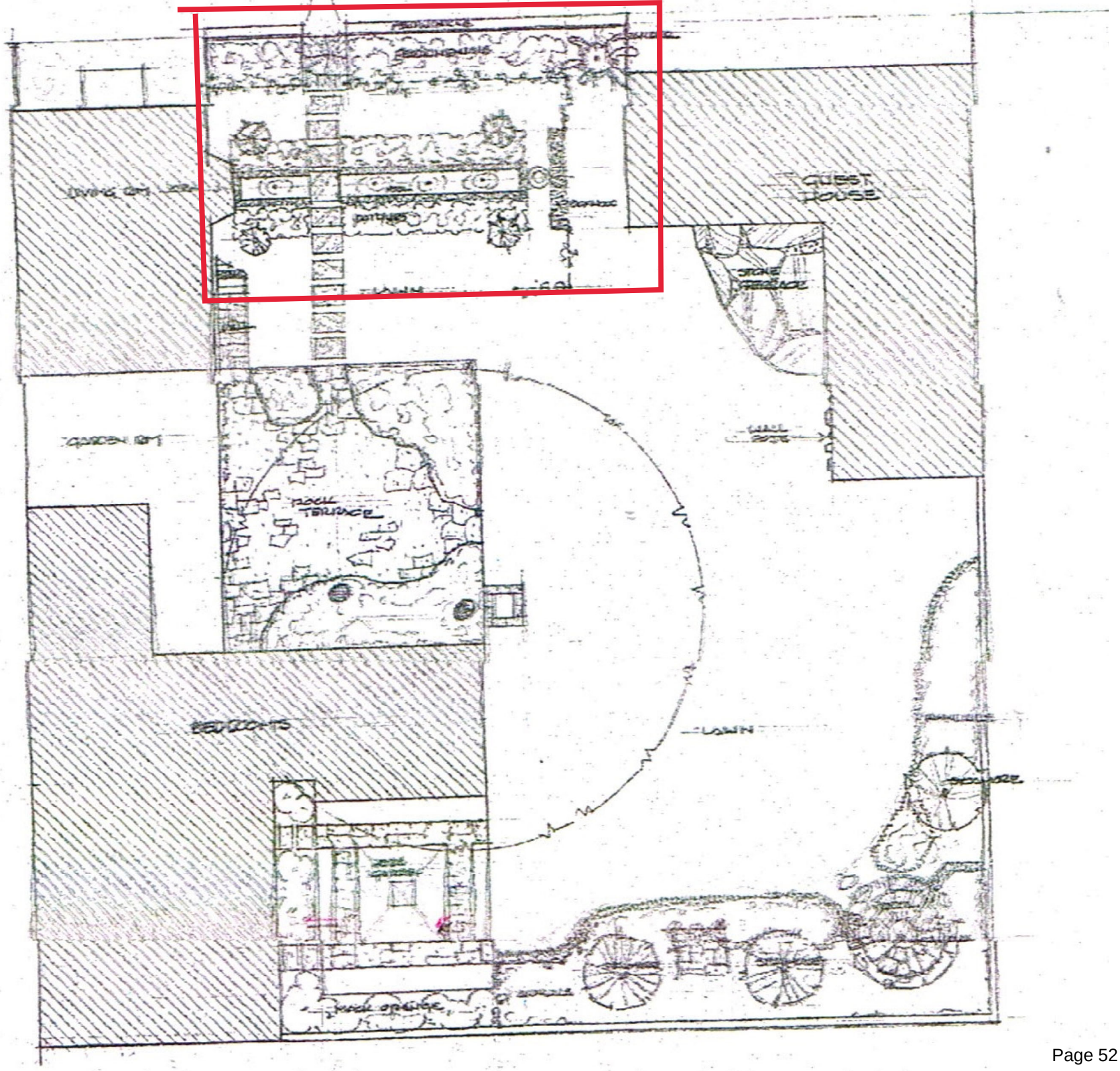
Issued: 10/20/23

SCHUBERT ST. VIEW

A-3.1

2X4 RSC TRELLIS
(DIFFERETIATED)
5'-0" STONE FENCE
7'-0"
GATE
GATE
10/20/23
LEFT SIDE (NORTH)
1/4"=1'-0"
(SCHUR

2X4 RSC TRELLIS
(DIFFERETIATED)
5'-0" STONE FENCE
7'-0"
GATE
GATE
10/20/23
LEFT SIDE (NORTH)
1/4"=1'-0"


GUEST HOUSE
LAWN
BEDROOMS

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** 10/26/2023

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: 11/12/2023

Desired Completion Date: 12/20/2023

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 for the construction of a 5 ft tall, 44 lf long rock fence at the front of the property (Johan Joseph Knopp house) facing W. Schubert St. for the purpose of Safety and Security. Neighboring properties have solid rock fencing. The addition of this rock fence is not out of character for the neighborhood. Massing and volume is designed to minimize any (attach another sheet if necessary) obstruction of the character defining features to the Historic portion of the property. The proposed trellis and wood gates are reflective of architectural elements already found on the existing site. This approach also preserves and maintains the integrity of the Albert Keidel designed gardens and hardscape of 10 July 1978.

Attach supporting documentation including: ☐ **paint color** ☐ **color photographs** ☒ **site plan** ☒ **elevations & floorplans** ☒ **material specifications.** **Applications are incomplete without sufficient documentation.**

Staff to complete

Application # _____

Eligible for Administrative Approval Yes No

Historic Review Board Meeting Date _____

Survey Rating: High Medium Low

Year Built: _____

Zoning: _____

Application Fee $10

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.

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
FROM: Shelby Collier, Associate Planner
MEETING DATE: November 14, 2023

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: #23-191 - **208 Woodcrest** - *Matt Jarosz* - Construction of an 8' tall horizontal slate fence at the North, West and South property line.

PRESENTATION:

SUMMARY:
The applicant requests permission to construct an 8' tall horizontal slate fence at the North, West and South property line.

BACKGROUND:
The property is a High rated Landmark that was recently designated in 2022. The custom home was built for the Norbert Fritz Family in 1963 and was designed by local architect John Arthur "Jack" Stehling and It is one of the best local examples of Midcentury residential architecture and retains a high level of integrity.

Application Number: 23-191

Address: 208 Woodcrest

Rating: High, Historic Landmark Outside of District

Zoning: **R1, Single Family Residential**

Owner: Sarah Talley

Applicant: Matt Jarosz (Sport & Country)

Proposal: The Owner is requesting the installation of an 8' tall, horizontal slat fence at the North, West, and South property line. The fence will transition from 8' to 4' approximately 30' from the East property line.

3.2.12 Landscape and Site Features

As the property is high rated, a backyard fence may be added provided that it is a maximum of 6 ft tall unless additional height is justified by an adjacent noxious use. The style of fence should be compatible with the style and era of the main building and appropriate materials would include rough-hewn posts, wood pickets, wood lattice or wood posts with rails. The fence should not protrude froward from the front facade as it then becomes a front yard fence.

If a front yard fence is requested, if should be partially transparent and no more than 3 ft tall.

FUNDING SOURCE: **FINANCIAL IMPACT:**

STAFF RECOMMENDATION:

Staff does not support the addition of a front yard fence to this High rated resource. This property is a unique example of the Midcentury style and as a High rated resource should be held to the requirements found in 3.2.12.

Staff could support the side and rear fence provided the height of the fence is 6 ft from grade.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. 208 Woodcrest - Fence - HRB submission

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 208 Woodcrest Street **Date Submitted** 10/24/23

Owner name: Sarah Talley **Phone #** (571) 455-0385

Owner Address: 208 Woodcrest Street, Fredericksburg, Tx 78624

Authorized Applicant: Matt Jarosz (Sport & Country) **Phone #** (440) 465-4758

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

Applicant E-mail: design@sportandcountry.com

Desired Start Date: 11.20.2023

Desired Completion Date: 03.20.2023

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. (attach another sheet if necessary)

The owner is requesting the installation of an 8'-0" tall -horizontal slat fence at the North, West, and South property line. Due to elevation change at the neighboring North property, a concrete stem wall will be installed to act as a retaining component. The stem wall will be 2'-0" tall and the wood fence will account for the remaining 6'-0". As indicated in the revised site plan, the fence will transition from 8'-0" to 4'-0" approximately 30'-0" from the East property line. This fence is to provide privacy from new development to the North and the short term rental located to the South.

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

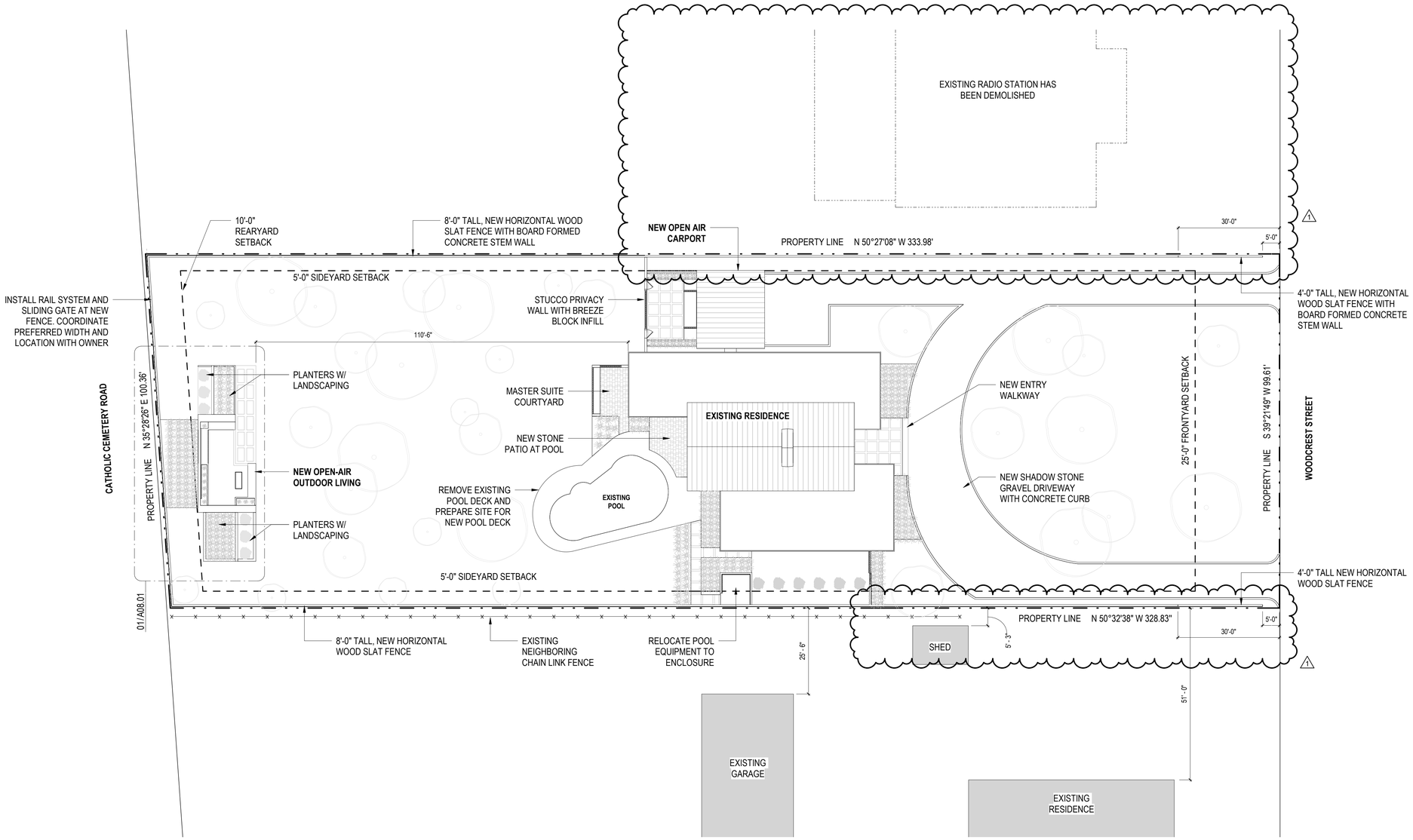
Staff Comments regarding Administrative Approval:

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.

GENERAL SITE NOTES

1. CONTRACTOR SHALL COORDINATE AND CONFIRM BUILDING LOCATION AND SITE COMPONENTS WITH DESIGN TEAM AND OWNER PRIOR TO SETTING FORMWORK.
2. CONTRACTOR SHALL COORDINATE ANTICIPATED STAGING LOCATIONS ON THE PROPERTY FOR EQUIPMENT AND CONSTRUCTION MATERIAL WITH THE OWNER PRIOR TO MOBILIZATION.
3. CONTRACTOR TO COORDINATE DESIRED FINISH GRADE AND ELEVATIONS WITH THE OWNER AND DESIGN TEAM. IF RETAINING COMPONENTS ARE REQUIRED, COORDINATE WITH THE DESIGN TEAM PRIOR TO FABRICATION AND INSTALLATION.
4. CONTRACTOR TO REVIEW ALL EXISTING SITE UTILITES WITH OWNER AND COORINATE LOCATION OF NEW SUB-GRADE COMPONENTS PRIOR TO INSTALLATION.



01 EXISTING SITE PLAN

SCALE: 1/32": 1'-0"

PLAN NORTH

TRUE NORTH

S|C

SPORT&COUNTRY

THE TALLEY RESIDENCE

208 Woodcrest Street, Fredericksburg, Texas 78624

NO.	REVISION	DATE
1	REVISION 01	10.06.2023

S|C PROJECT NO. 2022017

PROJECT STATUS:

CONSTRUCTION DOCUMENTS

THE DESIGN IS OF MUTUAL AGREEMENT BETWEEN THE OWNER AND SPORT & COUNTRY. THE OWNER AND THEIR CONTRACTOR ARE RESPONSIBLE TO BUILD A COMPLIANT STRUCTURE WITH THEIR CONSULTANTS AND WITHIN THE GUIDELINES OF THE GOVERNING AREA.

DATE: 06.26.2023

SHEET NAME & NO.:

SITE PLAN

A01.01

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Exhibit 01: Design intent for the wood horizontal slat privacy fence. Color: TBD

Exhibit 02: Design intent for the wood horizontal slat privacy fence.

Exhibit 03: Concrete stem wall to be board formed. The stem wall is to be located at the North property line only and act as a retaining component due to the large grade chage at the property line.

The proposed height of this privacy fence will be 8'-0". The stem wall will be approximately 2'-0" tall and act as a base for the 6'-0" tall horizontal slat fence.

Exhibit 04: View of horizontal slat privacy fence from the residence

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
FROM: Shelby Collier, Associate Planner
MEETING DATE: November 14, 2023

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: #23-197 - **313 E Travis** - *Carlo Rivera* - Installation of a 12 x 24 Wood Gazebo with an Aluminum Roof.

PRESENTATION:

SUMMARY:
The Applicant is requesting a Certificate of Appropriateness for the Installation of a 12 x 24 Wood Gazebo with an Aluminum Roof.

BACKGROUND:
Application Number: 23-186

Address: 313 E Travis

Zoning: R1, Single Family Residential

Applicant: Carlo Rivera

Rating: Medium

Relevant Sections of the Fredericksburg Historic District Design Guidelines and Standards

3.4.3 Accessory Buildings

The proposed height, 10'2" is appropriate and the size of the building, 12 x 24, does not overpower the main residence, however, the requested location of the building visually competes with the main residence. Staff recommends that the building be pushed towards the back of the lot so that it appears as an accessory building and does not detract from the Medium rated resource.

The requested materials are appropriate, as are the neutral colors.

FUNDING SOURCE:

FINANCIAL IMPACT:

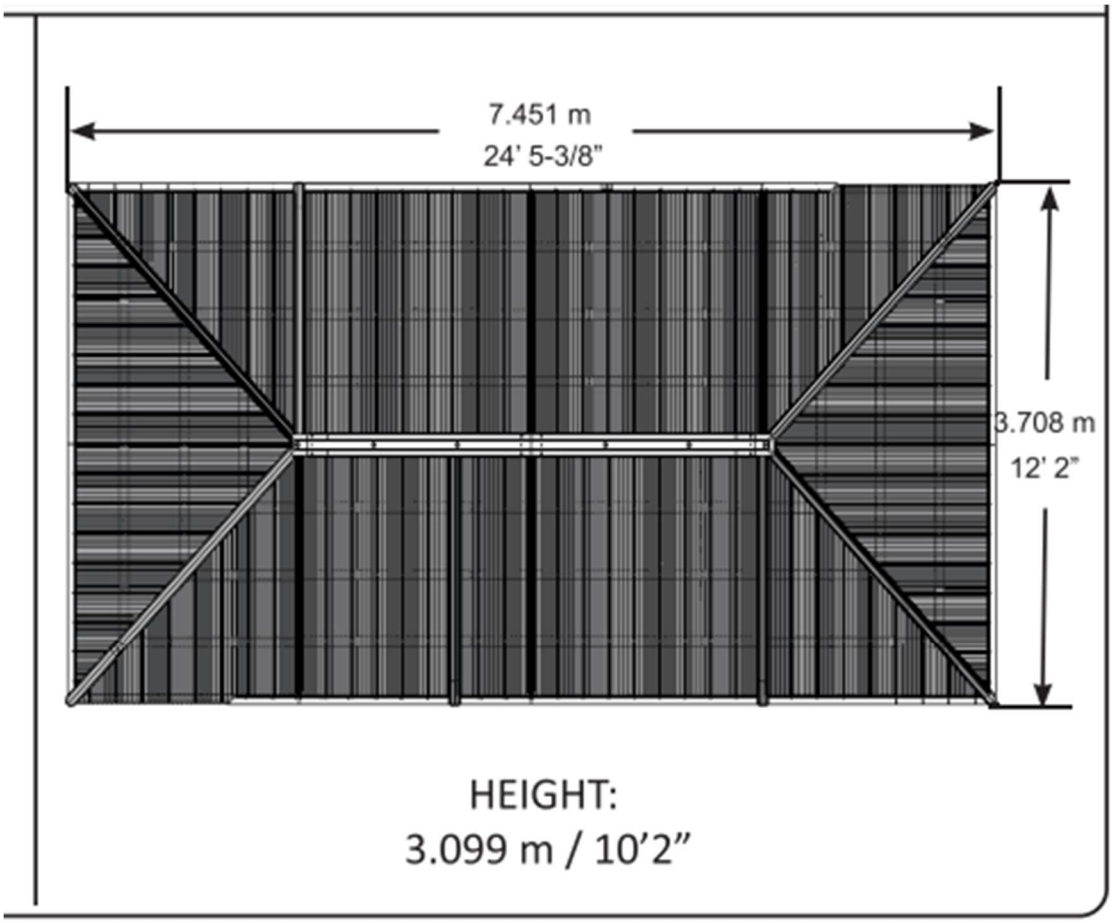
STAFF RECOMMENDATION:
The requested construction is appropriate as an accessory structure, however, the requested location does not compliment the Medium rated resource. Staff recommends that the accessory structure be setback towards the rear of the property.

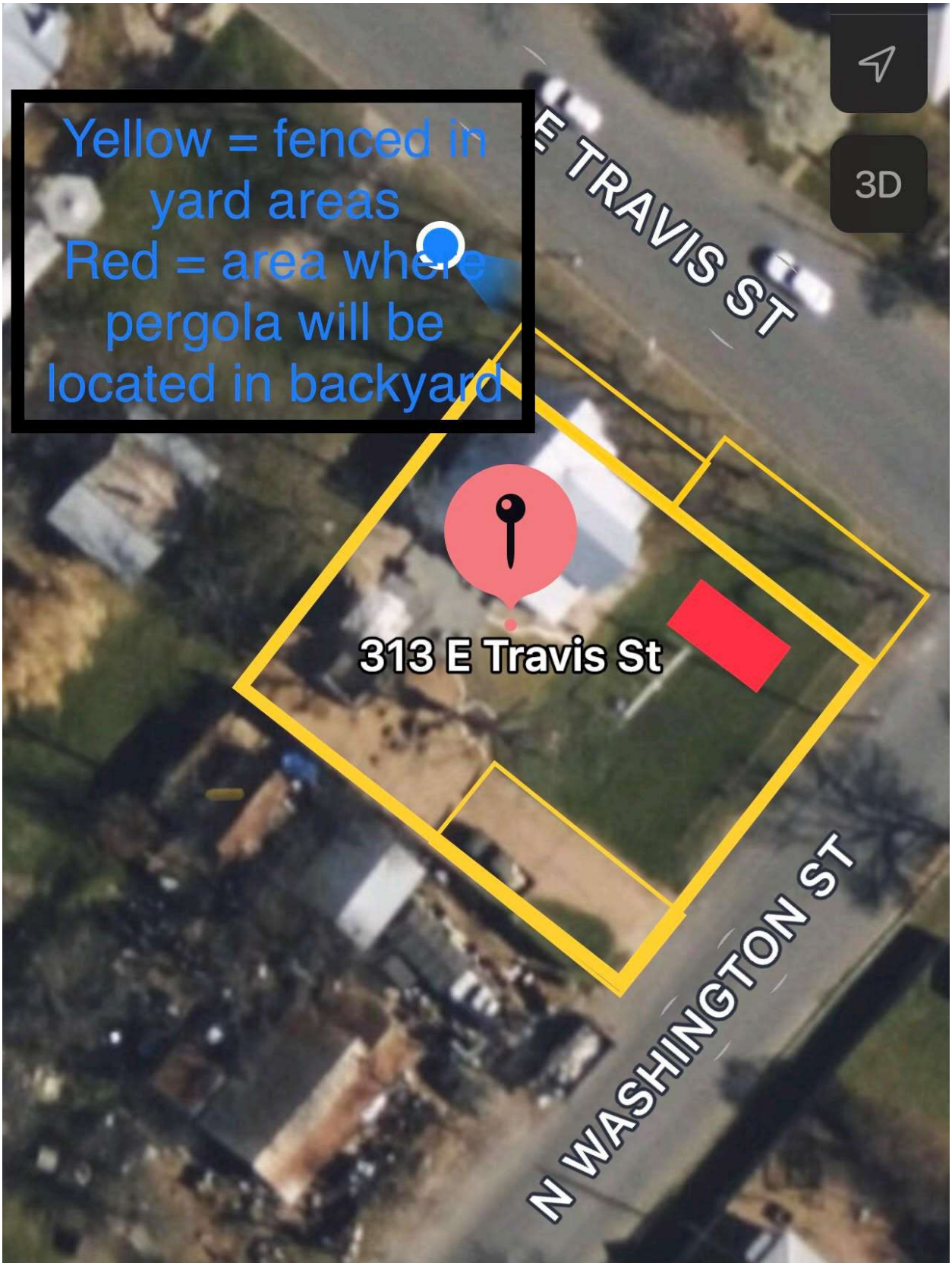
COMMUNITY VISIONING/STRATEGIC INITIATIVES:
Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

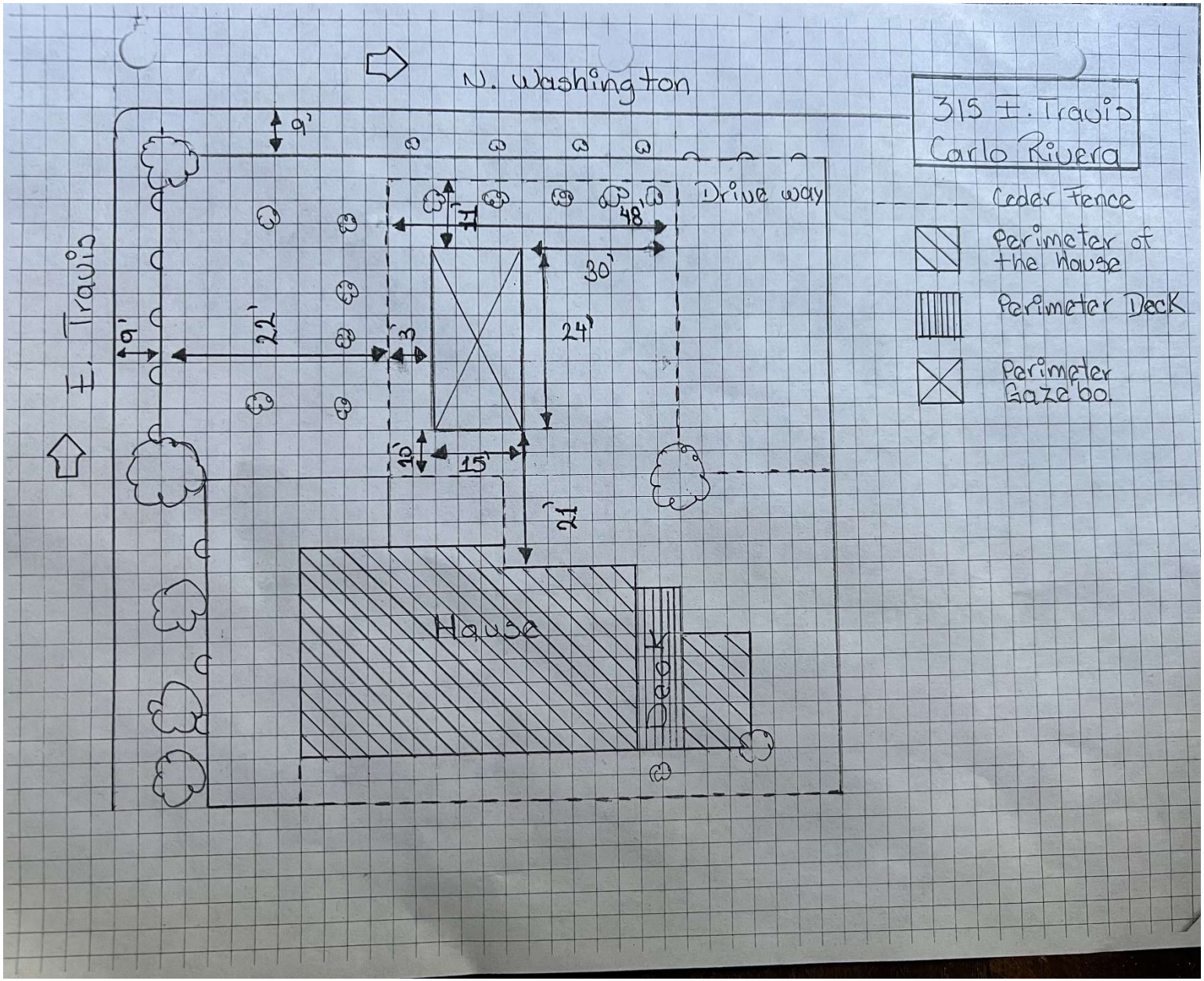
ATTACHMENTS:
1. Gazebo Supplements
2. COFA Gazebo

APPROVAL/REVIEW:

GAZEBO SUPPLEMENTAL PICTURES / SCHEMATICS




Yellow = fenced in yard areas
Red = area where pergola will be located in backyard
E TRAVIS ST
3D
313 E Travis St
N WASHINGTON ST


N. Washington
E. Travis
315 E. Travis
Carlo Rivera
Cedar Fence
Perimeter of the House
Perimeter Deck
Perimeter Gazebo.
Drive way
House
Deck
9'
9'
22'
3'
7'
48'
30'
24'
10'
15'
21'

View from E. Travis

View from N Washington

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 313 E TRAVIS ST **Date Submitted** 10/11/23

Owner name: PETITE MAISON TEXAS LLC **Phone #** (214) 536-8971

Owner Address: 313 E TRAVIS ST, FBG, TX 78624

Authorized Applicant: CARLO RIVERA **Phone #** (214) 536-8971

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

Applicant E-mail: carlorivera182@gmail.com

Desired Start Date: ASAP

Desired Completion Date: 11/15/2013

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)

Installation of a Yardistry 12' x 24' Wood Gazebo with an Aluminum Roof (Kit to be purchased).
Please refer to addendum with photos and full dimensions/site plan.

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.

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
FROM: Anna Hudson, Director of Development Services
MEETING DATE: November 14, 2023

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: #23-199 - **312 W Main Street** - *John Akin* - demolish and reconstruct old Grobe Barber shop as restrooms based on recent drawings.

PRESENTATION:

SUMMARY:

The applicant previously received approval to rehab the old Grobe Barber shop and convert to restrooms. During construction the contractor determined the building to be beyond salvage and it was demolished without approval. The applicant is requesting to rebuild the structure based on previously approved rehab plans and using new materials to match the historic materials.

BACKGROUND:

Staff was notified of the unapproved demolition and issued a stop work order. Staff was not consulted and cannot speak to the condition of the structural integrity of the building or the degradation of the materials.

Application Number: 23-199

Address: 312 W Main St

Zoning: CBD

Rating: The old Grobe Barber Shop had a medium rating.

Sec. 23-63. - Demolition/removal.

(1)The demolition, removal or relocation of a historic Resource with a rating of "high" or the demolition or removal of a historic Resource with a rating of "medium" in the Fredericksburg Historic Resource Survey is strictly prohibited.

(b)In addition to the criteria specified in section 23-62, the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district:

(d) As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building, or that the requirements of section 23-64, economic hardship, below are met.

(f) In the case of a demolition application, the Board shall affirmatively find that:(1)Reasonable measures could not be taken to

adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;(2)Reasonable measures have been taken to relocate the Resource to a new site first within the same property, secondly within the historic district (if applicable), or thirdly to an area that will be enhanced by the Resource or where the goals of this article will be furthered and that the same cannot reasonably be done;(3)The condition of the Resource building or structure is such that it has been so altered or deteriorated that it has lost its value for promoting the goals of this article, and is no longer significant, and in such event that the condition is not due to demolition by neglect or action of the owner or another related person or entity;(4)Plans for proposed new construction or other reuse of the property, and their effects on the historical, cultural, social, or architectural identity of the surrounding area will be positive and promote the goals of this article.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. COA Appl
2. HRB APPLICATION -312 W. Main - HONDO'S RR_

APPROVAL/REVIEW:

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 312 W. MAIN ST. **Date Submitted** 10/10/23

Owner name: CRIS & JOHN GRAHAM **Phone #** 830-456-3025

Owner Address: 281 CJ RANCH ROAD, FREDERICKSBURG, TX

Authorized Applicant: JOHN S. AKIN, AKIN CONSTRUCTION **Phone #** 830-456-5870

Applicant Signature: [signature]

Applicant E-mail: jakin1223@gmail.com

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

Desired Start Date: NOVEMBER 15, 2023

Desired Completion Date: MAY, 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.

Reconstruct the front porch and front façade, and construct a new bathroom building to replicate exactly the front porch and façade of the old Grobe Barber Shop. The original building was removed due to the health and safety concerns presented by its deteriorated and rotted condition. Exact measurements and material types were preserved in order to rebuild the front porch and façade exactly as they originally were and to install siding on the remainder of the building in the same style and profile as the original (sample will be presented at the meeting). Interior ceiling trim and decorative porch trims were salvaged for re-use.

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: _____

Zoning: _____

Eligible for Administrative Approval Yes No

Application Fee $10 paid

Historic Review Board Meeting Date _____

HRB Fee $40 paid

Survey Rating: High (Medium) Low

Staff Comments regarding Administrative Approval:

_____

_____

Historic Preservation Officer Signature_____

Certificates of Appropriateness must be displayed on site along with building permits

BACKGROUND & SITE

The old Grobe Barber Shop constructed circa 1915 and was in the courtyard of the current Pontotoc Vineyard Weingarten at 328 W. Main Street. In approximately 1976 the building was moved to its present location at Hondo's Beer Garden. Refer to 1915 Sanborn Map in this submittal

Aerial Photo of location history

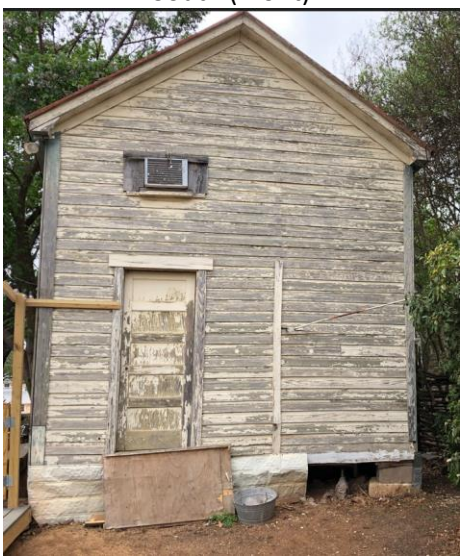
Circa 1976 Photo

Current Photo of Original Location

Existing Conditions Photos

South (Front)

East (Side View)



North (Rear)

West (Side View)

Detail View at Porch

Detail View at Porch

- Repair and replace deteriorated wood trim & siding. New to match existing.
- Repair and/or replace porch roof framing.
- Remove Chinaberry tree.
- Replace foundation with new to support new interior functions.
- Repair and reinforce existing stud walls and main roof framing.
- Create new entrance into new restrooms.
- Construct new cantilevered canopy over new entry.
- Sand, prime and paint all exterior wood surfaces.

PAINT: Match existing paint colors.
Body Color: Cream (Montgomery white)

Wood Trim: Blue (Hamilton Blue)

Accent & Roof Color: Oxblood Red

STAN KLEIN NCARB
TEXAS ARCHITECT
REGISTRATION NO. 9757

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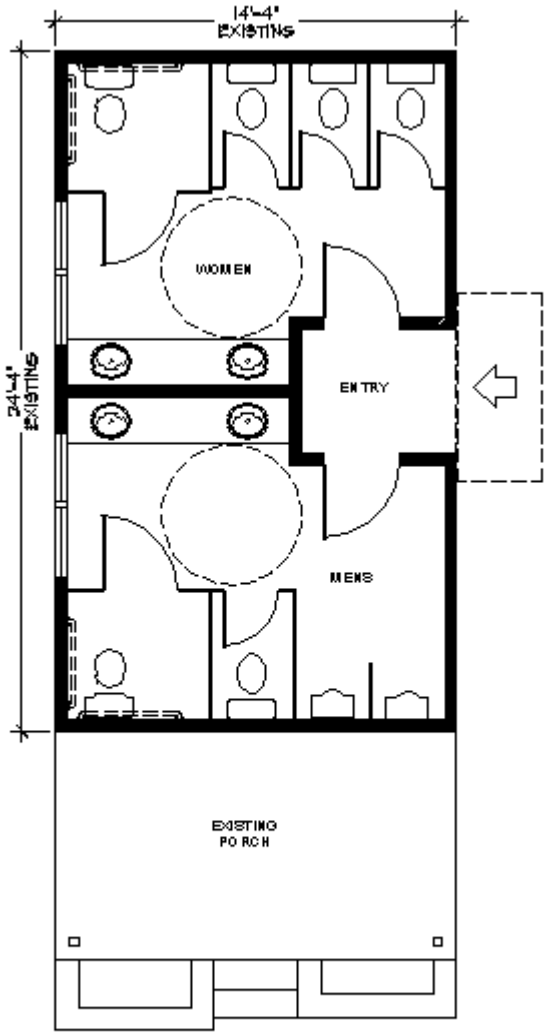
Proposed Restroom

Hondo's

312 W. Main Street
Fredericksburg, TX 78624



FLOOR PLAN

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

PLAN NORTH

STAN KLEIN NCARB
TEXAS ARCHITECT
REGISTRATION NO. 9757

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