



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, February 13, 2024 ~ 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 February 13, 2024, at 5:30 PM.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on February 13, 2024.
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, 1601 E. 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. January 9, 2024, Regular Meeting Minutes
5. **CONSENT AGENDA**
6. **CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

- A. 24-08 - 311 E Travis - Michael Perez - Approval to Relocate and Restore Small Historic Structure and Build New Main Residence.
- B. 24-09 - 101 E Morse - Adam Hahn - Carport Addition

7. DISCUSSION ITEMS

- A. Director's Report
- B. Demolition by Neglect - 107 W. San Antonio - Don Nagel
- C. Demolition by Neglect - 413 W Creek
- D. Palace Theater Sign

8. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM on February 9, 2024, 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
JANUARY 9, 2024
5:30 PM**

On this 9th day of January 2024, 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
 ROBIN COWSAR
 SHARON JOSEPH
 JESSICA MITTEL
 JOE SALINAS
 AMY SLAUGHTER @ 5:33
 RICHARD LAUGHLIN

ABSENT SAM CHILDERS
 LARRY JACKSON

ALSO PRESENT: ANNA HUDSON – Director of Development Services
 ELIZABETH YELVERTON– 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 December 2023 Historic Review Board meeting minutes with corrections. Seconded by Richard Laughlin. All voted in favor and the motion carried.

APPLICATIONS

Application #23-190 – 107 N. Acorn – Gregor Igler – Repaint Exterior Trim, Siding, Doors and Stucco and Build a 2 ft Tall Rock Wall Along the Corner of the Property.

Greg Igler and Adam Hahn presented the application. Adam said it is the desire of the applicant to build a rock wall setback 25 ft from the road on the corner of North Acorn and West Austin.

Anna Hudson, Director of Development Services, presented the application. She stated that it is not recommended to construct front yard fences where they were not present historically.

Staff finds the stone wall would disrupt the openness of the front yards in the immediate neighborhood. A historic house across the street has a single row of stones laid out as a perimeter,

however, there are no other front yard walls. Fences or walls are typical for defining side and rear yards.

Richard Laughlin said that historically, the lot was vacant and had goats and livestock fence.

Sharon Joseph asked if Adam had a photo of the wall.

Adam provided a photo and reference the style of the marketplatz rock wall.

Richard Laughlin made a motion to approve Application 23-190 based on the historic fence. Seconded by Sharon Joseph. Amy Slaughter and Robin Cowsar voted in opposition, all others voted in favor and the motion carried.

Application #23-201 – 503 W Austin – Laughlin Homes and Restoration – Demolition of Barn and New Construction of Guest House.

Richard Laughlin recused himself and left the table.

Kelcey Lansford presented the application. She stated that the application is to allow for the demolition of a barn, construction of a 700 sq ft, 1 ½ story guest house and a rock wall in the front of the property. Kelcey provided new renderings in an attempt to show that she does not believe the guest house to be taller than the main house due to the grade of the lot.

Anna Hudson, Director of Development Services, stated that Staff was able to conduct a site visit to assess the condition of the structure. It is not as old as the main house but has likely been in place for more than 50 years. Outbuildings tell an important part of Fredericksburg history and should be retained whenever and wherever possible. The structure in question is a typical barn/garage structure that is built with cedar posts and a mishmash of materials. It is not of the same value as the high-rated main house. Staff recommends re-rating to "medium" rating. The metal siding and framing members are a patchwork, typical for the use and age of the building. The condition and dimensions of the building limit its ability to be re-used for anything other than storage. An adaptive re-use would require such extensive alterations that the authenticity of the nature of the building would be lost. Staff suggests the materials be dismantled and re-used on site wherever possible.

The requested new construction of a guest house is in the location of the old barn. It is very common for town lots to have secondary structures, but they were historically smaller in size and height than the primary structure. The proposed accessory building has a footprint of approximately 700 sq which is less than the main house with its current additions but is close to the footprint of the original house. It is taller than the main house. Staff suggests modifications be made to the new construction to reduce the height and mass of the new building to give it more of an outbuilding appearance and that materials from the demolition of the outbuilding be used where feasible.

Amy Slaughter does not support construction of the rock wall.

Sharon Joseph made a motion to rerate the barn from High to Medium for application 23-201. Seconded by Robin Cowsar. All voted in favor and the motion carried.

Jessica Mittel made a motion to demolish the barn for application 23-201. Seconded by Robin Cowsar. All voted in favor and the motion carried.

Sharon Joseph made a motion to approve the construction of the guest house as presented for application 23-201 per sec. 2.2.6.1. Seconded by Joe Salinas. Robin Cowsar voted in opposition. All others voted in favor and the motion carried.

Amy Slaughter made a motion to deny the rock wall for application 23-201. Seconded by Sharon Joseph. Joe Salinas voted in opposition, all others voted in approval and the motion carried.

DISCUSSION ITEMS

Discussion and possible creation of an HRB Committee to evaluate outbuildings and create a policy on designation and protection.

Anna Hudson said there is a need to create an accessory committee to protect accessory buildings. The committee should have less than 4 members.

Jessica Mittel said she thinks a committee for accessory buildings is a good idea. Identifying the existing buildings would be helpful.

David Bullion said this effort would be good for preservation.

It was recommended that Joe Salinas, Amy Slaughter, Larry Jackson, Eric Hammerson, and an employee of Slaughter Design would make up the committee.

DIRECTORS REPORT

Anna Hudson, Director of Development Services, provided the Board with an update on the Comprehensive Plan.

Sharon Joseph requested an update on all active Demo by Neglect properties.

David Bullion asked about the status of the Landmark process for the gas station at the "Y". He does not want to lose track of the property. In addition, he believes an amendment of the design guidelines is needed specifically for front yard fences and accessory buildings.

Anna Hudson said she would recommend waiting for a full time HPO for design guideline amendments and the landmark designation of the gas station at the "Y".

ADJOURN

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

PASSED AND APPROVED this the 13th day of February 2024.

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: February 13, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 24-08 - 311 E Travis - Michael Perez - Approval to Relocate and Restore Small Historic Structure and Build New Main Residence.

PRESENTATION:

SUMMARY:

The applicant requests a Certificate of Appropriateness to relocate and restore the historic structure and to construct a new residence and a pool as well as a relocation of the existing driveway.

BACKGROUND:

Application Number: 24-08

Rating: Medium

Zoning: R1, Single Family Residential

Owner: MP2 Properties, LLC

Applicant: Michael Perez

3.2.4 Chimneys

3.2.4.B The existing Medium rated resource has a chimney that is required to be maintained and repaired.

3.2.6 Exterior Walls

3.2.6.A the exterior wall material is required to be retained and repaired if necessary. The limestone skirting is not appropriate for the medium rated resource. If the historic aged metal is salvageable it should be retained in situ. If it has to be removed and reinstalled the front facade is the most important. If the original siding is to be exposed on the sides it should be painted a period appropriate color.

3.4.1 Lot Coverage

3.4.1.B, C, D, E: As a Medium rated property, it is a requirement to design the new siteplan so that it generally reflects the character-defining features of the prevalent neighboring types and should maintain historic development patterns as well as appropriate setbacks from the street and the historic building, 10 ft is required from the historic building.

3.4.2 Primary Buildings

The new building should be designed in such a way as to complement the historic building with revealing elements like true load-bearing posts and beams. 3.4.2.G, H In addition, the new building should not visually overpower the existing historic buildings. The proposed new construction for the primary residence consists of 3,872 sq ft. If the attached, covered accessory uses, such as the porch and portico, are included, this brings the total square footage to 6,273 sq ft. The massing of the proposed residence vastly overshadows the 906 sq ft historic home and is larger than the average home of the block. 3.4.2.I The height should also be taken into consideration and should have floor-to-floor heights similar to those on contributing buildings in the block. 3.4.2.D large trees and other significant landscaping should be protected

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Existing historic structure:

Staff recommends the house be relocated with a setback in keeping with the E. Travis neighborhood. The proposed location is too close to the house at 313 E Travis. Staff suggests at least 10' from the property line. The historic aged material should be retained and no additional features should be added, such as limestone skirting. Windows, shutters, and screenings should be repaired where possible and replaced in-kind if beyond repair. The proposed black windows are not appropriate. More detail is needed to better understand the plan for the historic features of the small house. The roof should be replaced in-kind if beyond repair. A dark metal is not appropriate for the historic structure.

New construction:

The new construction is overpowering to the small historic structure and deviates from the development pattern of the neighborhood. Efforts should be made to minimize the mass of the building. The proposed materials palette should be reduced per the design guidelines.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. 24-08 COA Application
2. 02-08 Revised Plans
3. Scope of Work_ Final
4. East Travis Street View

APPROVAL/REVIEW:

Shelby Collier, Associate Planner

Date:

Rachel Raggio, TOASE Attorney

Date:

Anna Hudson, Director of Development Services

Date:



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	311 E. TRAVIS	Date Submitted	01/22/2023
Owner name:	MP2 PROPERTIES, LLC	Phone #	210.845.4469
Owner Address:	43115 IH-10 WEST, BOERNE, TX 78006		
Authorized Applicant:	MICHAEL A PEREZ	Phone #	210.845.4469
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.		Applicant E-mail:	MIKE@MP2UD.COM
		Desired Start Date:	02/14/2023
		Desired Completion Date:	02/14/2025

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)

FINAL APPROVAL TO:

1. RELOCATE EXISTING SMALL HISTORIC STRUCTURE NORTHWEST CORNER OF _____
PROPERTY AND BEGIN RESTORATION _____
2. BEGIN CONSTRUCTION OF A NEW RESIDENTIAL STRUCTURE _____

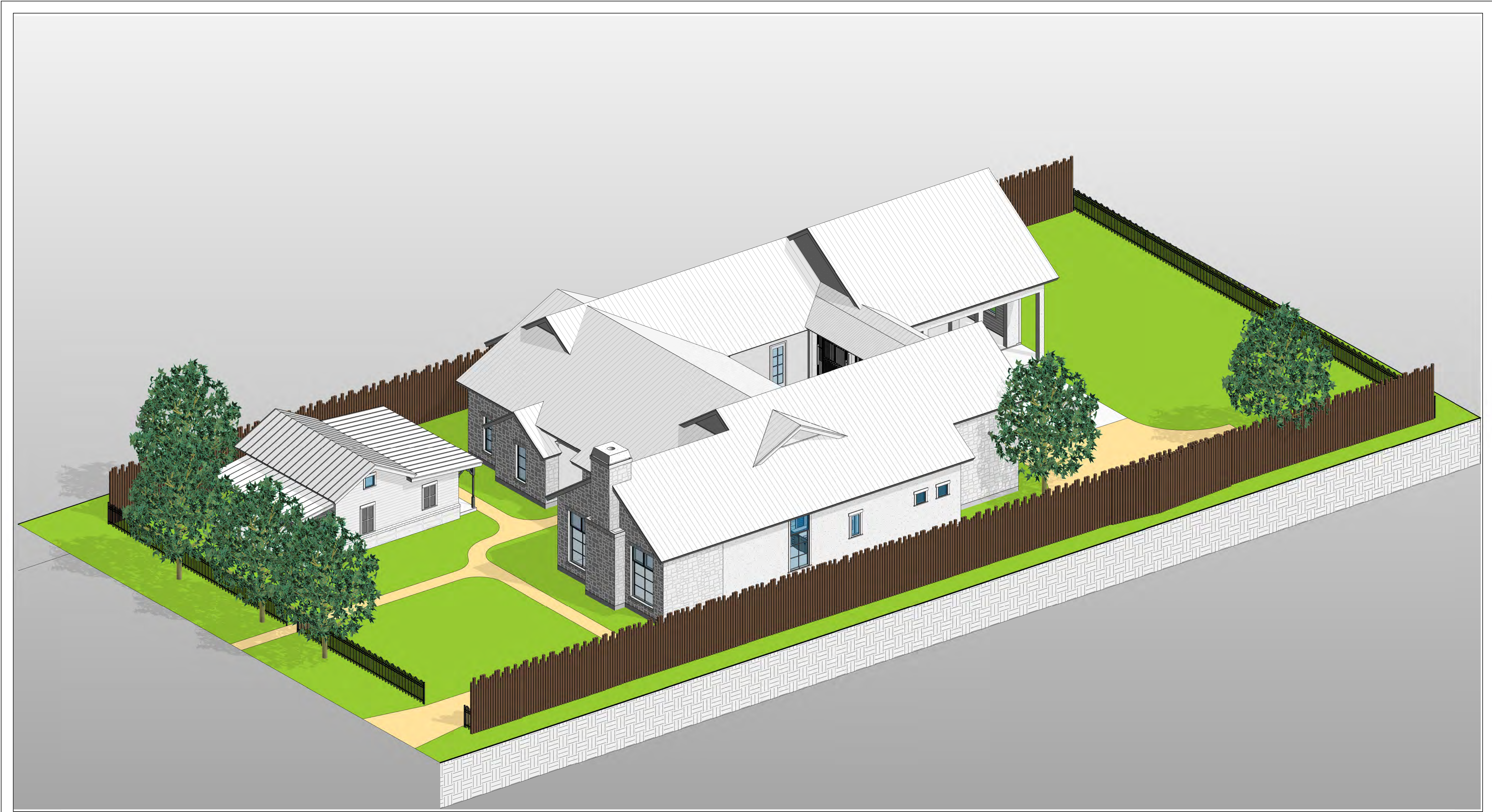
Attach supporting documentation in jpeg or pdf: ☒ paint color ☒ color photographs ☒ site plan
☒ elevations & floorplans ☒ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application #		Year Built:	
Eligible for Administrative Approval	___ Yes ___ No	Zoning:	
Historic Review Board Meeting Date		Application Fee \$10	COA#
Survey Rating:	High 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.*



311 E. TRAVIS PROJECT

REVISIONS

COPYRIGHT © 2023 BY RANDY HERRERA DESIGNER, LLC. GREAT EFFORT AND CARE HAVE GONE INTO THE CREATION OF THE DESIGN & COMPLETION OF THESE PLANS. HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING ANY PERSONAL ADVICE OR QUALITY CONSULTATION, SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION AND BECAUSE OF THE GREAT VARIANCE IN LOCAL BUILDING CODES AND VARIOUS LOCALITIES, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO ANY DEPENDENCIES, OMISSIONS, OR ERRORS IN THE DESIGN. IT IS RECOMMENDED THAT YOU CONSULT A LOCAL CERTIFIED ENGINEER, ARCHITECT OR ENGINEER, OF YOUR CHOICE, AND CHECK WITH YOUR LOCAL BUILDING OFFICIAL. 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 PROJECT



RANDY HERRERA
DESIGNER, LLC
1130 West Blanco, San Antonio, Texas 78232
Voice: 210.779.6544 | Fax: 210.478.8428
Email: randy@randyherreradesigner.com
Web: randyherreradesigner.com
RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

REVIEW SET NOT FOR CONSTRUCTION

ISSUE DATE
Issue Date

P-1
1 OF 14



EXISTING STREETVIEW



PROPOSED STREETVIEW

COPYRIGHT © 2023 BY RANDY DEBENSKI
AND RANDY HERRNSTEIN AND CARD
HAVE COME INTO THE CREATION OF
THE DESIGN & COMPLETION OF THESE
PLANS. HOWEVER, BECAUSE OF THE
IMPOSSIBILITY OF PROVIDING ANY
PERSONAL ADVISOR TO EACH
CONSULTATION, THE DESIGNER HAS NO
CONTROL OVER THE DESIGN AND
CONSTRUCTION AND BECAUSE OF THE
GREAT VARIANCE IN LOCAL BUILDING
CODES AND WEATHER CONDITIONS,
THE DESIGNER ASSUMES NO RESPONSIBILITY
FOR ANY INJURY OR DAMAGE DUE TO
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 DEPARTMENT HOW 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 AND
RETRIEVAL SYSTEM. WITHOUT THE
PERMISSION IN WRITING FROM RANDY
DEBENSKI DESIGN, LLC.

311 E. TRAVIS PROJECT

RANDY HERRERA
DESIGNER, LLC

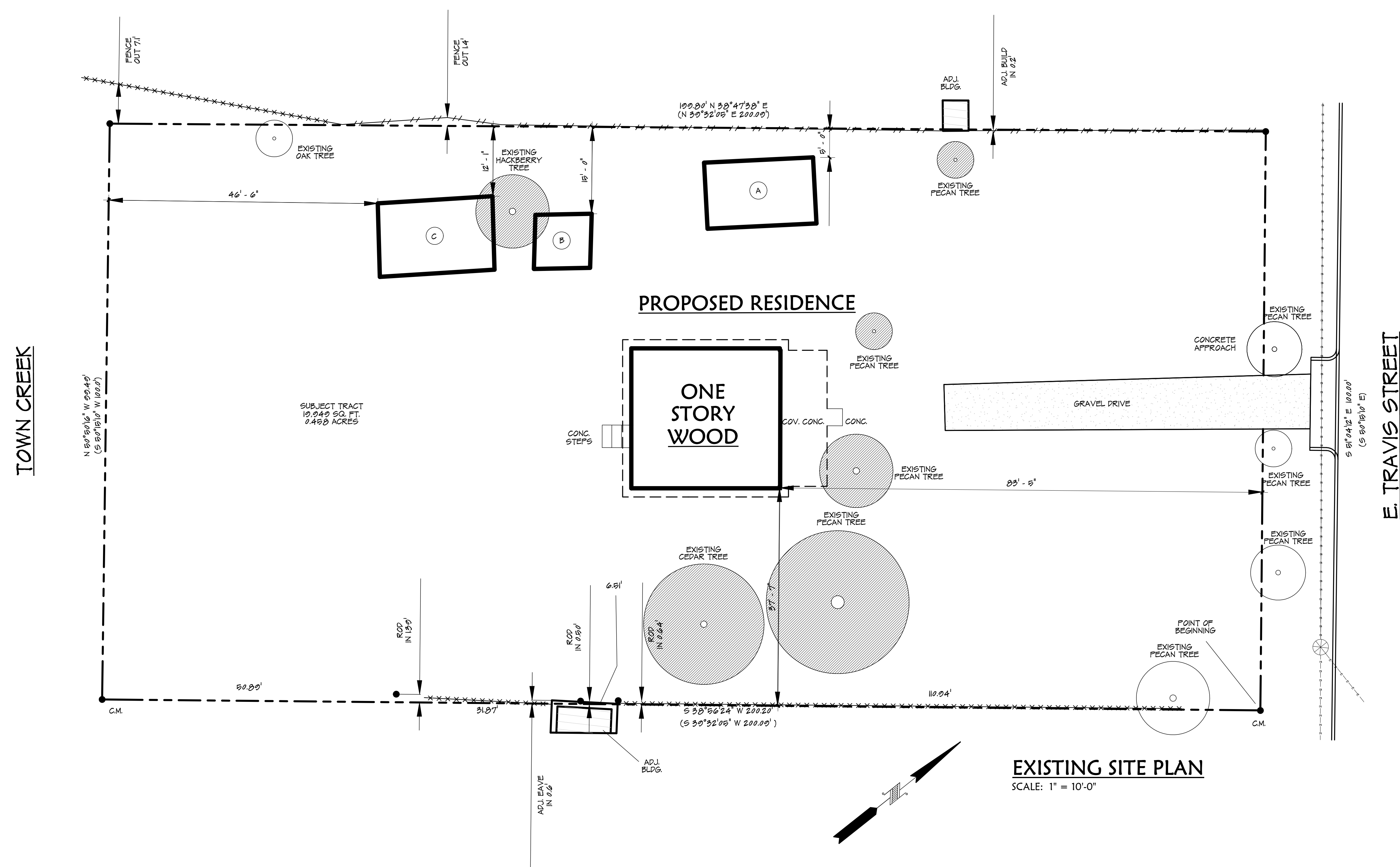
1130 West Blanco, San Antonio, Texas, 78212
Voice: 210.479.6544 | Fax: 210.479.8428
Email: randy@randyherreradesigner.com
Web: randyherreradesigner.com

RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

REVIEW SET NOT FOR
CONSTRUCTION

ISSUE DATE
Issue Date

P-3
3 OF 14



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.

BUILDING LEGEND

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

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 |

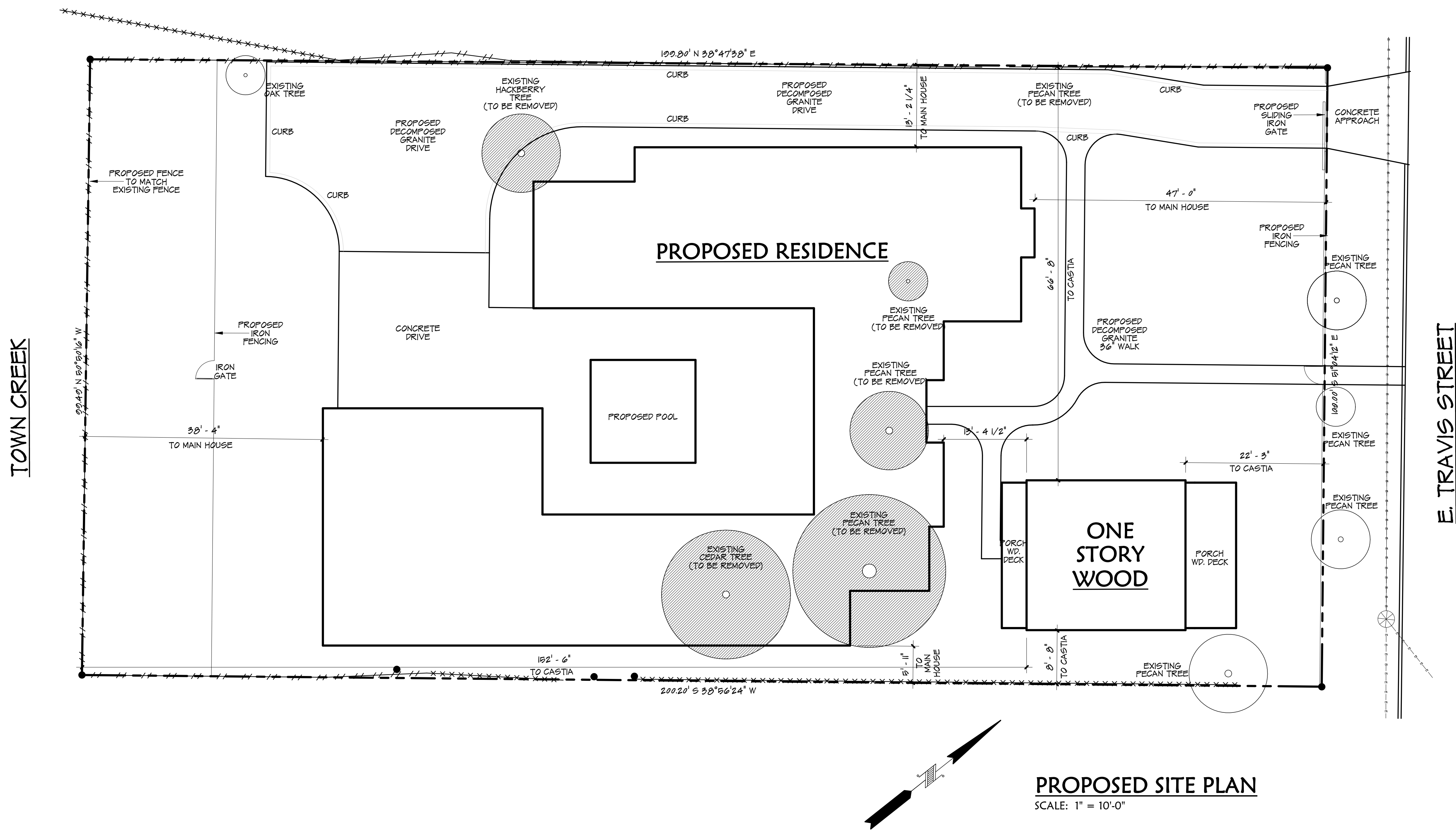
PROPERTY ADDRESS:
311 E. TRAVIS STREET
PROPERTY DESCRIPTION:

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

IMPERVIOUS COVERAGE CHART

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:
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.

BUILDING LEGEND

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

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

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:
RBPB, INC

IMPERVIOUS COVERAGE CHART

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.

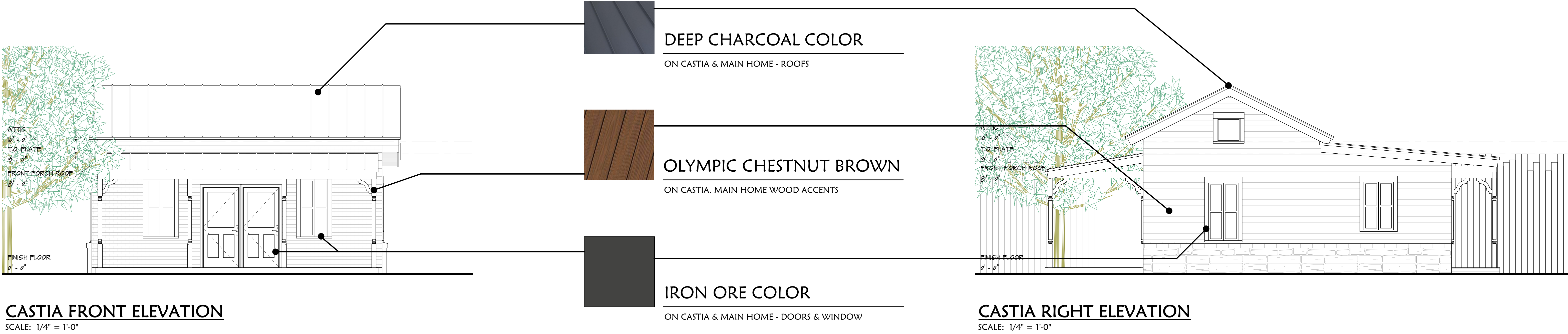
COPYRIGHT © 2023 BY RANDY HERRERA DESIGNER, LLC. GREAT EFFORT AND CARE HAVE GONE INTO THE CREATION OF THE DESIGN & COMPLETION OF THESE PLANS. HOMEOWNERS BEWARE OF THE IMPOSSIBILITY OF PROVIDING ANY PERSONAL ADVICE OR QUALITY CONSULTATION, SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION AND BECAUSE OF THE GREAT VARIANCE IN LOCAL BUILDING CODES AND VARIOUS LOCAL ORDINANCES, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFERRED, OMISSION, OR BREACH IN THE DESIGN. IT IS RECOMMENDED THAT YOU CONSULT A LOCAL CERTIFIED ENGINEER, ARCHITECT 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 IN ANY MANNER, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE OR RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM RANDY HERRERA DESIGNER, LLC.



RANDY HERRERA
DESIGNER, LLC
1130 West Blanco, San Antonio, Texas 78232
Voice: 210.779.6544 | Fax: 210.478.8428
Email: randy@randyherreradesigner.com
Web: randyherreradesigner.com
RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

REVIEW SET NOT FOR CONSTRUCTION

ISSUE DATE
Issue Date



CASTIA FRONT ELEVATION
SCALE: 1/4" = 1'-0"

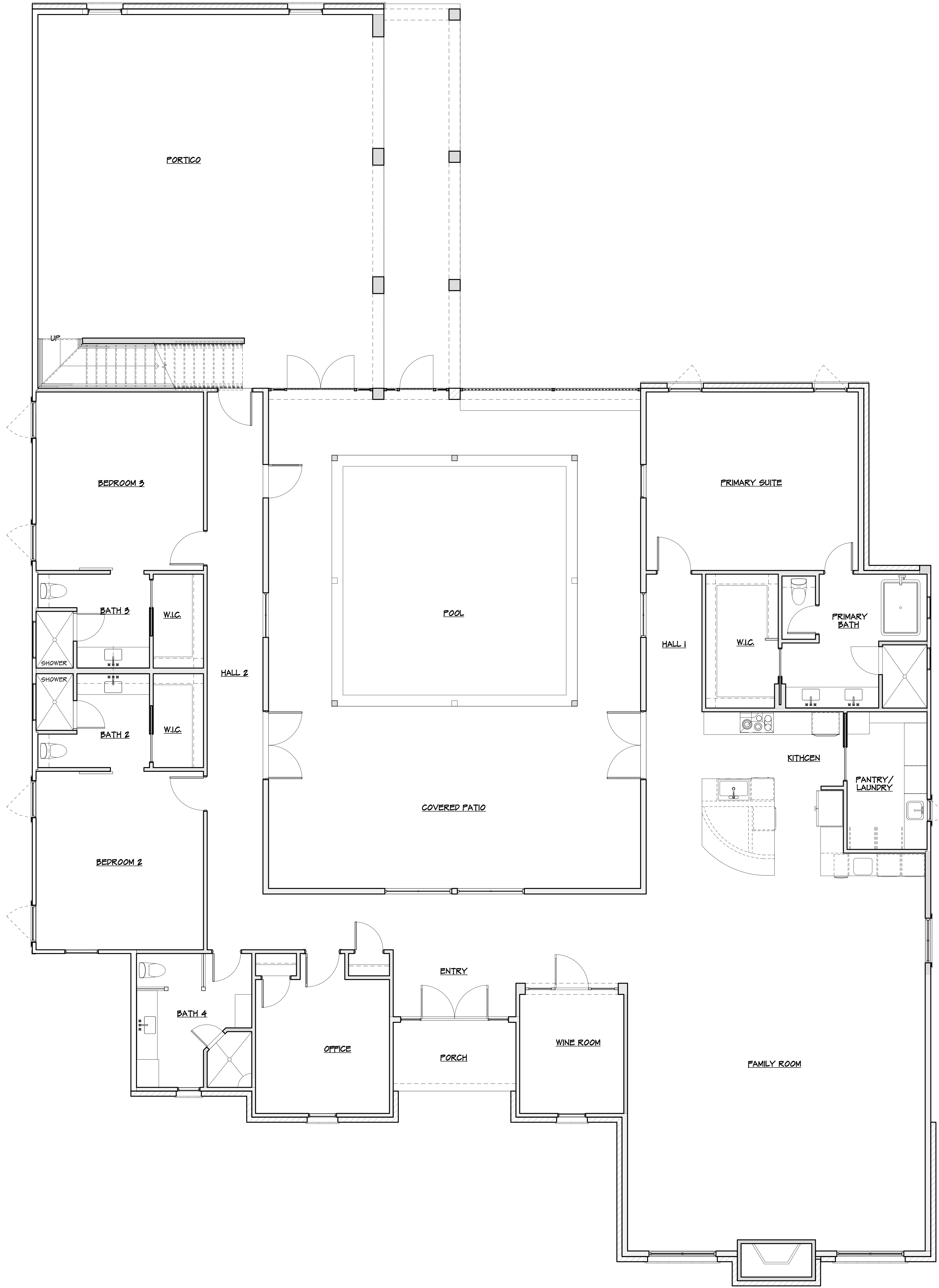
CASTIA RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



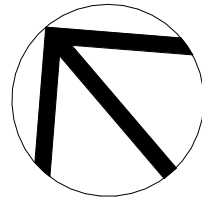
CASTIA REAR ELEVATION
SCALE: 1/4" = 1'-0"



CASTIA LEFT ELEVATION
SCALE: 1/4" = 1'-0"



GROUND LEVEL - FLOOR PLAN
SCALE: 1/4" = 1'-0"

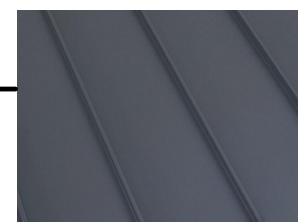


FLOOR COVERAGE TABLE

HOUSE PROPER	3872 S.F.
PORTICO	1318 S.F.
PORCH	68 S.F.
COVERED PATIO	1015 S.F.
TOTAL FLOOR COVERAGE	6273 S.F.



MAIN HOUSE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



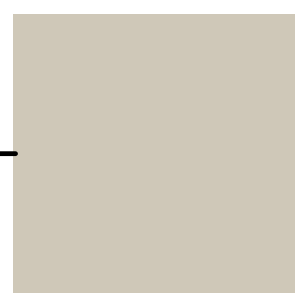
DEEP CHARCOAL COLOR
ON CASTIA & MAIN HOME - ROOFS



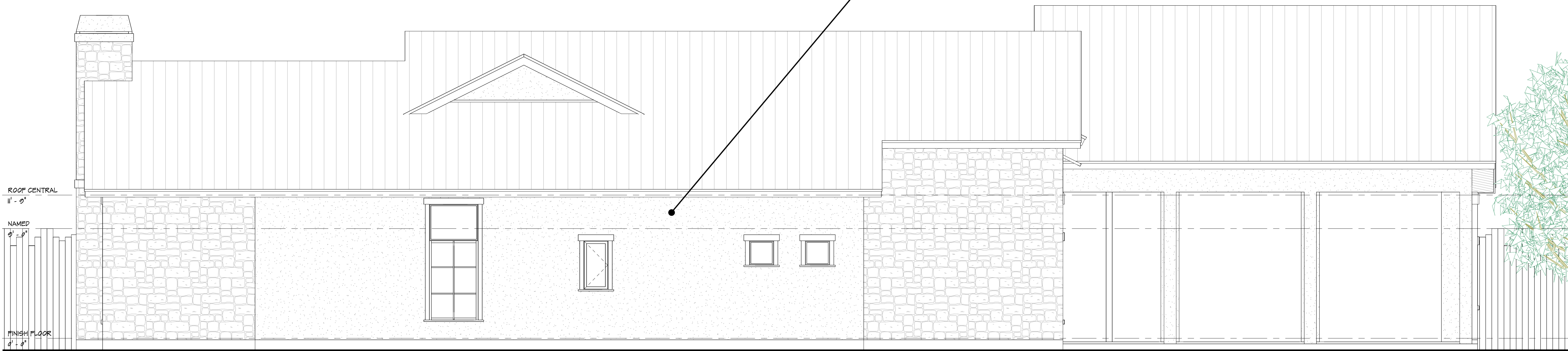
OLYMPIC CHESTNUT BROWN
ON CASTIA, MAIN HOME WOOD ACCENTS



IRON ORE COLOR
ON CASTIA & MAIN HOME - DOORS & WINDOW



COLISEUM MARBLE
ON MAIN HOME STUCCO & SIDING



MAIN HOUSE RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



COPYRIGHT © 2023 BY RANDY DEBENSKI
AND RANDY HENDERSON AND CARD
HAVE COME INTO THE CREATION OF
THE DESIGN & COMPLETION OF THESE
PLANS. HOWEVER, BECAUSE OF THE
IMPOSSIBILITY OF PROVIDING ANY
PERSONAL ADVISOR OR OTHER
CONSULTATION, DESIGNATION AND
CONTROL OVER THE ACTUAL
CONSTRUCTION AND BECAUSE OF THE
GREAT VARIANCE IN LOCAL BUILDING
CODES AND WEATHER CONDITIONS, THE
DESIGNER ASSUMES NO RESPONSIBILITY
FOR ANY COLLAPSE, FAILURE, LOSS OR
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 DEPARTMENT HOW 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 THE
PERMISSION IN WRITING FROM RANDY
DEBENSKI DESIGN, LLC.

311 E. TRAVIS PROJECT

RANDY HERRERA
DESIGNER, LLC

1130 West Blanco, San Antonio, Texas, 78212
Voice: 210.479.6544 | Fax: 210.479.8438
Email: randy@randyherrera-designer.com
Web: randyherrera-designer.com

RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

REVIEW SET NOT FOR
CONSTRUCTION

ISSUE DATE
Issue Date

P-10
10 OF 14

COPYRIGHT © 2023 BY RANDY DEBENSKI
AND RANDY HENDERSON AND CARD
HAVE COME INTO THE CREATION OF
THE DESIGN & COMPLETION OF THESE
PLANS. HOWEVER, BECAUSE OF THE
IMPOSSIBILITY OF PROVIDING ANY
PERSONAL ADVISOR OR OTHER
CONSULTATION, DESIGNATION AND
CONTROL OVER THE ACTUAL
CONSTRUCTION AND BECAUSE OF THE
GREAT VARIANCE IN LOCAL BUILDING
CODES AND WEATHER CONDITIONS, THE
DESIGNER ASSUMES NO RESPONSIBILITY
FOR ANY COLLAPSE, FAILURE, LOSS OR
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 DEPARTMENT HOW 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 RETRIEVAL OR
RETRIEVAL SYSTEM, WITHOUT THE
PERMISSION IN WRITING FROM RANDY
DEBENSKI DESIGN, LLC.

311 E. TRAVIS PROJECT

RANDY HERRERA
DESIGNER, LLC

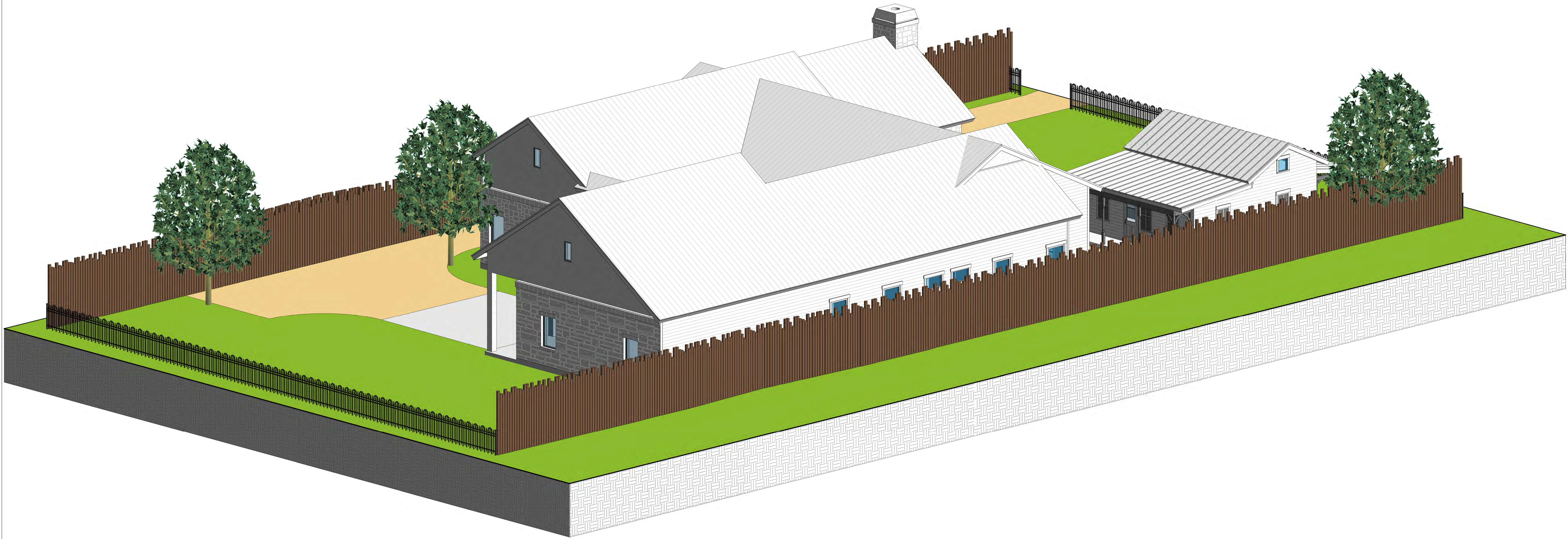
1130 West Blanco, San Antonio, Texas, 78212
Voice: 210.479.6544 | Fax: 210.479.8438
Email: randy@randyherrera-designer.com
Web: randyherrera-designer.com

RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

REVIEW SET NOT FOR
CONSTRUCTION

ISSUE DATE
Issue Date

P-11
11 OF 14



REVISIONS

COPYRIGHT © 2023 BY RANDY HERRERA DESIGNER, LLC. GREAT EFFORT AND CARE HAVE GONE INTO THE CREATION OF THE DESIGN & COMPLETION OF THESE PLANS. HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING ANY PERSONAL ADVICE OR QUALITY CONSULTATION, SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION AND BECAUSE OF THE GREAT VARIANCE IN LOCAL BUILDING CODES AND VARIOUS CONDITIONS, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFERRED, OMISSION, OR BREACH IN THE DESIGN. IT IS RECOMMENDED THAT YOU CONSULT A LOCAL CERTIFIED ENGINEER, DESIGNER OR ENGINEER, OF YOUR CHOICE, AND CHECK WITH YOUR LOCAL BUILDING OFFICIAL, PRIOR TO START. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR USED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIING, RECORDING, OR BY ANY INFORMATION STORAGE OR RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM RANDY HERRERA DESIGNER, LLC.

311 E. TRAVIS PROJECT



RANDY HERRERA

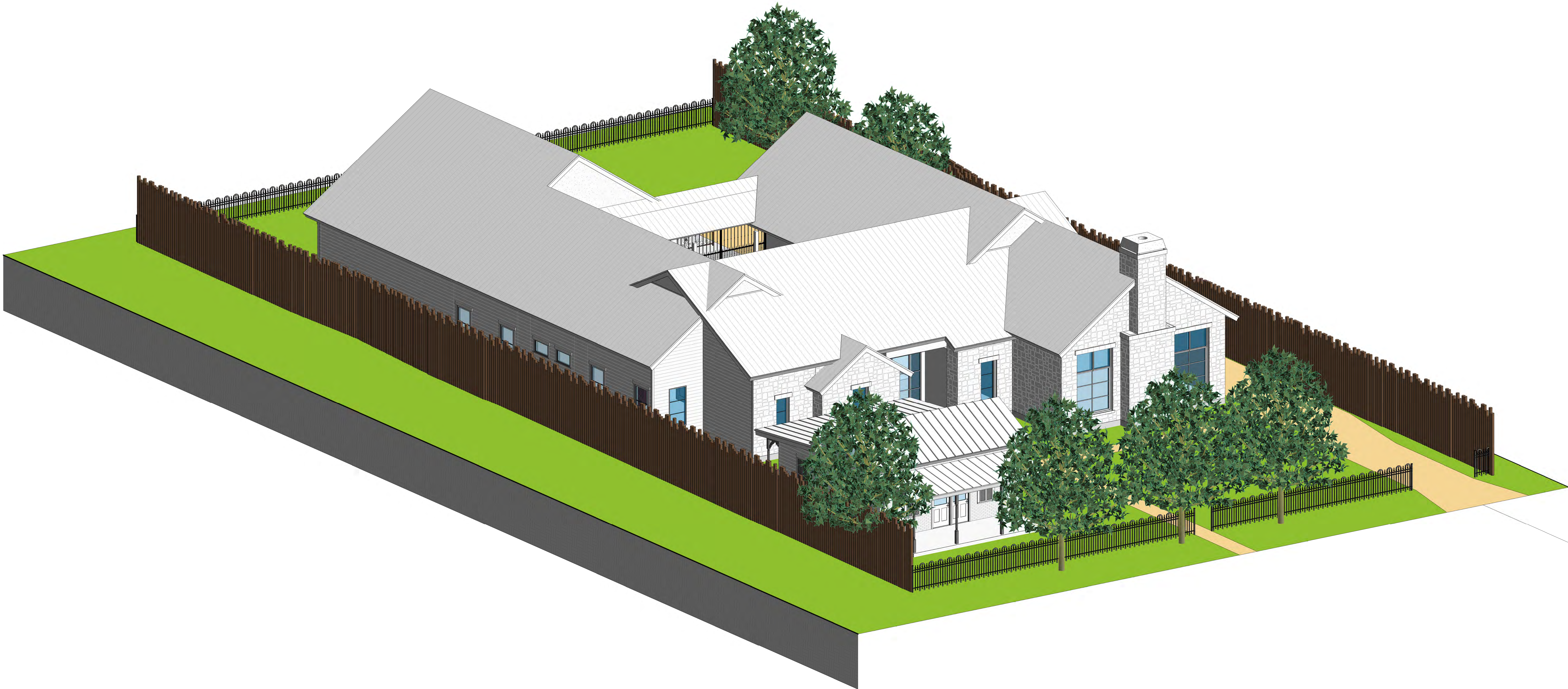
DESIGNER, LLC

1130 West Blanco, San Antonio, Texas 78232
Voice: 210.479.6544 | Fax: 210.478.8428
Email: randy@randyherreradesigner.com
Web: randyherreradesigner.com

RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

REVIEW SET NOT FOR CONSTRUCTION

ISSUE DATE
Issue Date



REVISIONS

COPYRIGHT © 2023 BY RANDY HERRERA DESIGNER, LLC. GREAT EFFORT AND CARE HAVE GONE INTO THE CREATION OF THE DESIGN & COMPLETION OF THESE PLANS. HOMEOWNERS BEWARE OF THE IMPOSSIBILITY OF PROVIDING ANY PERSONAL ADVICE OR QUALITY CONSULTATION, SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION AND BECAUSE OF THE GREAT VARIANCE IN LOCAL BUILDING CODES AND VARIOUS CODES, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO ANY REPERFORCED, OMISSIONS, OR BREAKS IN THE DESIGN. IT IS RECOMMENDED THAT YOU CONSULT A LOCAL CERTIFIED ENGINEER, DESIGNER OR ARCHITECT, 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 PROJECT



RANDY HERRERA
DESIGNER, LLC
1130 West Blanco, San Antonio, Texas 78232
Voice: 210.779.6544 | Fax: 210.478.8428
Email: randy@randyherreradesigner.com
Web: randyherreradesigner.com
RESIDENTIAL & COMMERCIAL DESIGN & PLANNING



FREDERICKSBURG HISTORIC PRESERVATION SCOPE OF WORK

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. The structure will be relocated from a historic house moving company (Dodson House Moving Co.). The brick chimney will have to be removed for the home relocation process. At the NW corner, we are proposing: a 8'8" side setback and a 22'3" front setback to the front façade. The structure will sit on a pier and beam foundation with limestone skirting. Existing pressed metal siding will remain only on the front façade and the original pine shiplap siding will be exposed on the sides and rear of the structure by removing the pressed metal. Windows will be Lincoln all wood single hung 4-light division. Roof will be a deep charcoal standing seam metal roof. All new mechanical, electrical plumbing will be installed, along with spray foam insulation. Colors will be iron ore on doors & windows and olympic chestnut on original shiplap siding.
2. The main house will incorporate pine shiplap siding at the entry, fiber-cement siding along the left elevation with a 6" reveal, both olympic chestnut brown colors. Stucco elements can be found on the right side and rear elevations and at the gables – color would be a coliseum marble. Natural limestone rock will be incorporated at the front/main/streetside elevation and at the rear elevation. The roof will also be a deep charcoal standing seam metal – 26 gauge with seams at 18". The rear of the home at the pool area will also have a decorative wrought iron installed for safety. Foundation will be slab on grade. Windows will be Lincoln/Marvin aluminum bronze/iron ore color (see light divisions on elevations).
3. The same decorative wrought iron found in the rear pool area is proposed for the front yard fence and the secondary rear fence where the property slopes significantly towards Town Creek. This secondary fence is for safety for vehicles when parking and turning around in the rear. Vehicles can easily go over the slope and fall into Town Creek.

Thank you,

Michael A. Perez
MP2UD Properties, LLC









HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM: Shelby Collier, Associate Planner

MEETING DATE: February 13, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 24-09 - 101 E Morse - Adam Hahn - Carport Addition

PRESENTATION:

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to install a new 286 sq ft carport, 11 x 26, where a previously demolished carport was located over an existing slab and driveway.

BACKGROUND:

Application Number: 24-09

Rating: Medium

Zoning: [R1, Single Family Residential](#)

Owner: Chris Byler

Applicant: Adam Hahn

3.3 - Additions

The new addition should be setback from the medium rated resource to maintain visual emphasis and should minimize the impact to the historic structure. The proposed placement of the carport is setback from the corner of the existing residence and connects to a sunroom, not the historic house. The proposed height of the carport is in line with the rear porch.

3.4.3 - Accessory Buildings

It is required that the new building not impact the existing historical resource. In addition, the height of the building should not overpower the Medium-rated structure and should comply with the setbacks of the R1 Zoning. The requested placement is on a recent sunroom addition, which is appropriate as is the height and roofline. The building is also compliant with the placement of the building in regard to setbacks. However, the exposed, 6" Cedar posts are not appropriate for a Craftsmen style resource.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval with a change in the size and material of the posts to better match the proportions of the structure and style of the house. A narrower post that is painted would be more appropriate than the contemporary, heavy cedar posts.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. 101 E Morse St. COA
2. Carport with Dimensions
3. 101 E Morse St. - COA Carport PDF

APPROVAL/REVIEW:

_____	Date:
Shelby Collier, Associate Planner	
_____	Date:
Rachel Raggio, TOASE Attorney	
_____	Date:
Anna Hudson, Director of Development Services	



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address Date Submitted
Owner name: Phone #
Owner Address:
Authorized Applicant: Phone #

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

Applicant E-mail:

Desired Start Date:

Desired Completion Date:

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

Carport addition in place of previously erected carport. Structure will consist of 4 6X6 cedar posts. Roofing materials will be like kind of the existing standing seam roof. The ceiling on the carport will be of 5.5" planks to match existing porch ceiling. (See Exhibit A for materials)

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#

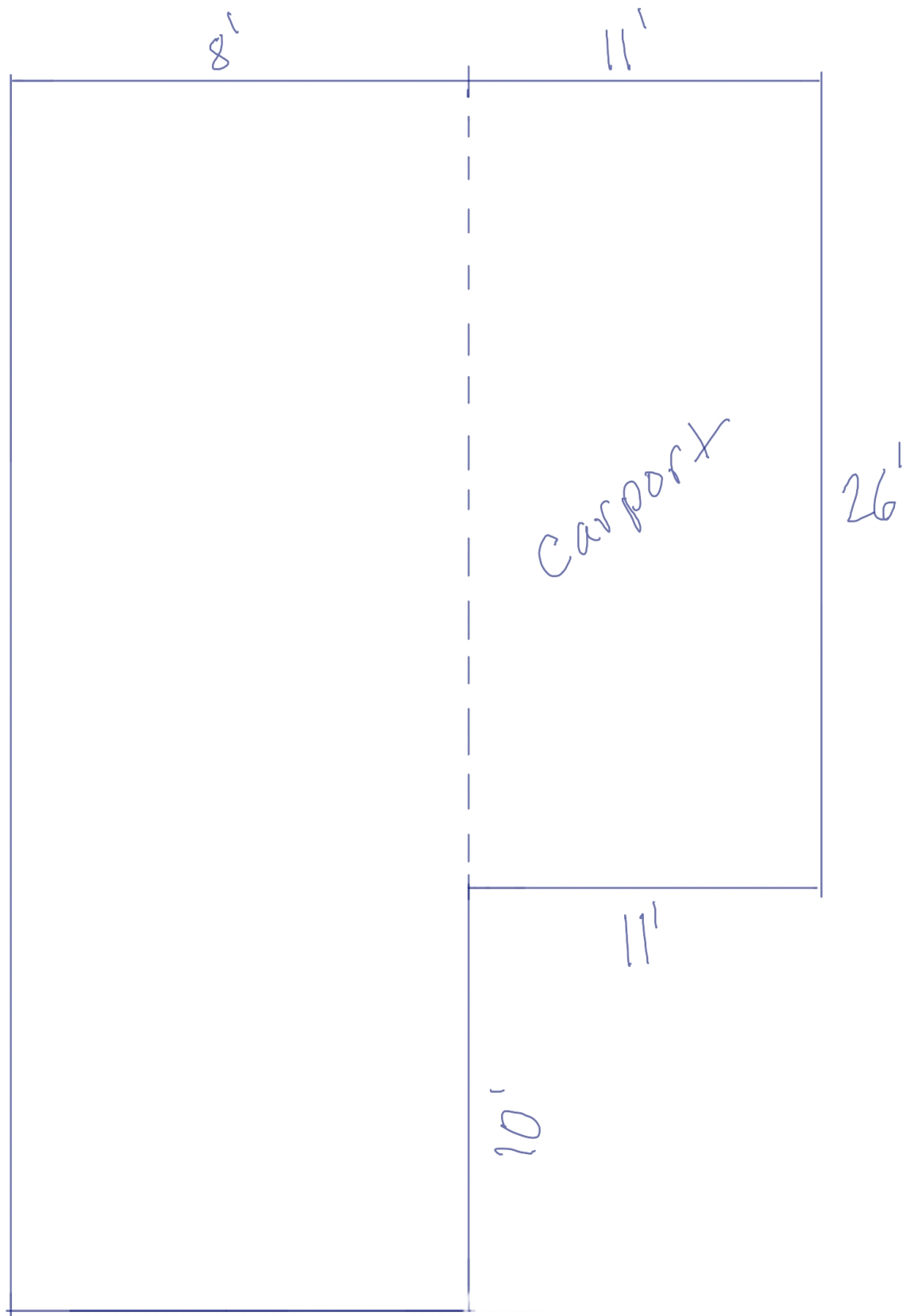
Survey Rating:

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.



The new carport will go in the same place as the previous carport that was demoed at some point in the past few years. (Photos below of old carport)



The new carport will attached to the existing rafters existing porch in the same manner as the previous carport was attached. The only difference will be that the plane of the roof will match the existing porch and the roofing materials on the existing porch will be removed and replaced with standing seam to match the home and guest house.

-Yellow line is previous porch roof pitch

- White line shows proposed new roof pitch as continuous plane with existing porch.

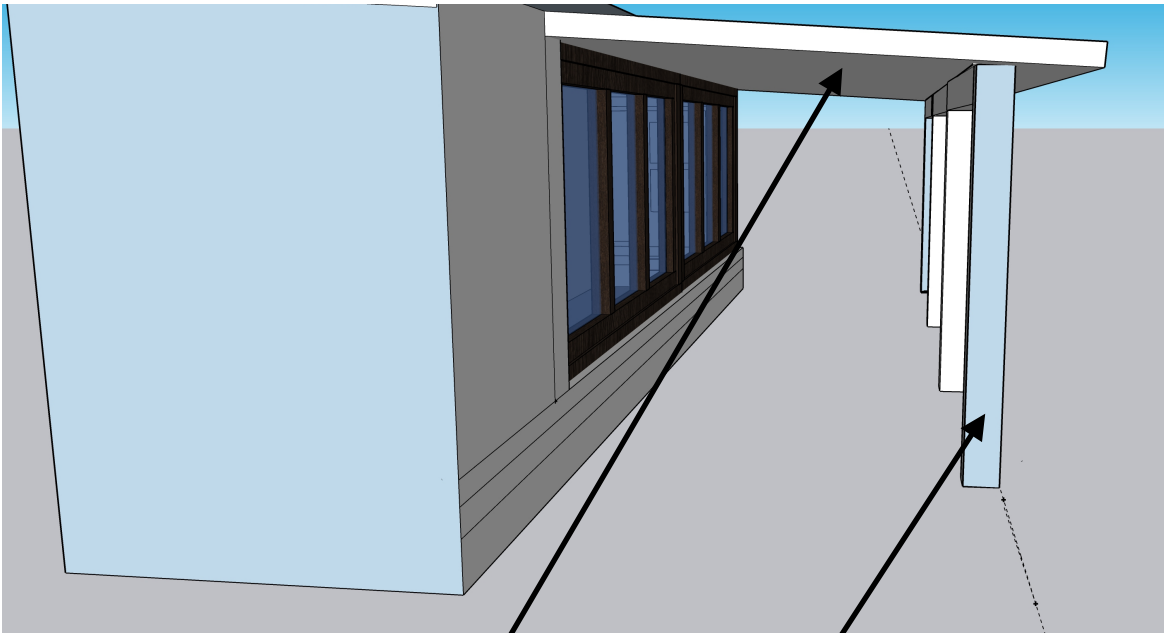
- Blue line is 6x6 Cedar Post (Material pictured on page 2 of 5)



The new carport will attached to the existing porch in the same manner as the previous carport was attached. (See Below)



Exhibit A



Ceiling will consist of 5.5" pecan planks to match existing porch ceiling. See below for current porch ceiling.



Western Red 6X6 Cedar Posts



Exhibit A

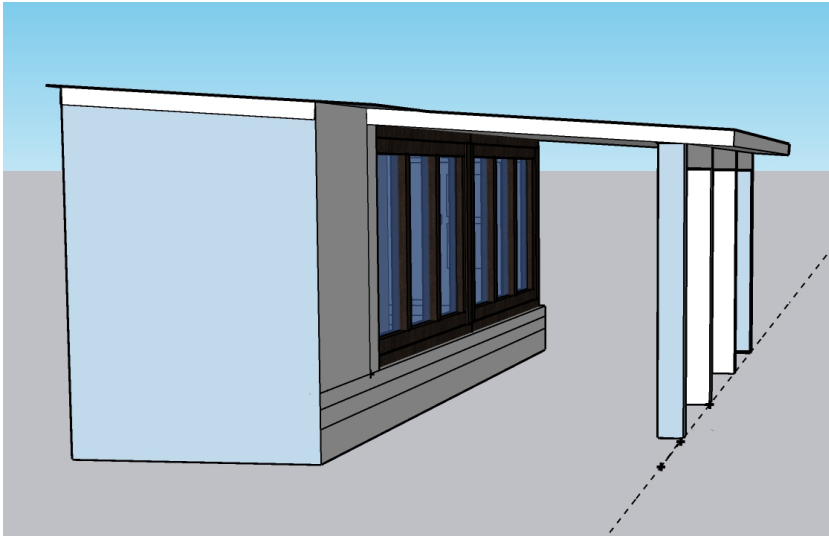


Exhibit A

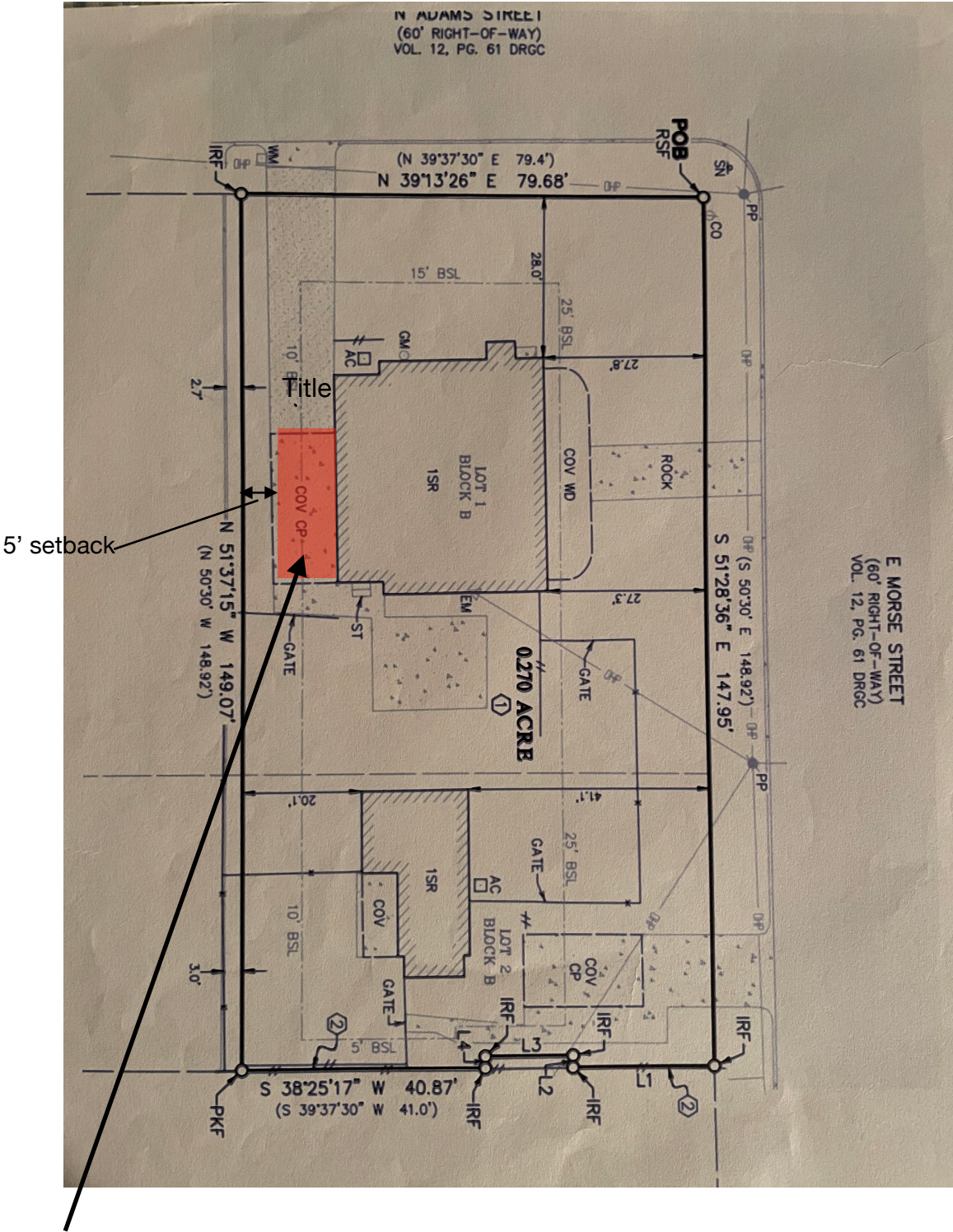




Photo documentation of
previously erected carport



Exhibit A

