



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, October 8, 2024 ~ 5:30 PM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

David Bullion, Chair
Jessica Mittel, Vice Chair
Cyd Donnell, Member
Sharon Joseph, Member
Robin Cowsar, Member

Todd Eidson, Member
Donna Heinan-Sanders, Member
Joe Salinas, Jr., Member
Amy Slaughter, Member

The City of Fredericksburg Historic Review Board will meet in a regular session on October 8, 2024, at 5:30 PM. [Link to City of Fredericksburg to watch video of meeting.](#)

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on October 8, 2024.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to jmusgrove@fbgtx.org

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the New City Hall, East Campus, 2818 US Hwy 290, in order to comment.

You will be limited to 3 minutes to speak.

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. APPROVAL OF MINUTES

- A. September 10, 2024, Regular Meeting Minutes

5. CONSENT AGENDA

- A. **2024-804 - 202/204 E Main** - Dillion Reeh - Request Replacement of Exterior Windows, Canopy, and Exterior Painting.

6. **CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

- A. **2024-796 - 608 N Llano** - Randy Zgabay - Request to replace wood windows with metal-clad windows and replace the roof with new standing seam roof
- B. **2024-790 - 208 W Centre** - SKT Architects - Request to Demolish Existing 1-Car Garage and Construct an Addition at the Rear of the Building to Include a New Garage.
- C. **2024-792 - 406 N Orange** - Michael Weberpal - Request to Re-Rate an Outbuilding from a High-Rating to a Low-Rating to Allow for Demolition.

7. **DISCUSSION ITEMS**

- A. Director's Report
- B. Demo by Neglect Update

8. **ADJOURN**

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 5:00PM on October 4, 2024, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Jan Musgrove

Jan Musgrove
Planner 1

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

**HISTORIC REVIEW BOARD
September 10, 2024
5:30 PM**

On this 10th day of September 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: JESSICA MITTEL
ROBIN COWSAR
JOE SALINAS
SHARON JOSEPH
TODD EIDSON
DONNA HEINEN-SANDERS
CYDNEY DONNELL

ABSENT DAVID BULLION
AMY SLAUGHTER

ALSO PRESENT: ANNA HUDSON – Director of Development Services
ELIZABETH YELVERTON - City Attorney Staff - Virtual
SHELBY COLLIER – Senior Planner
JAN MUSGROVE – Planner 1
ANDREA SCHMIDT – Director of Parks Department

Jessica Mittel called the meeting to order at 5:30 PM. She welcomed new member, Donna Heinen-Sanders to the Board.

New Appointee, Donna Heinen- Sanders was sworn in by Anna Hudson, Director of Development Services.

MINUTES

Sharon Joseph made a motion to approve the August 13, 2024, Historic Review Board meeting minutes with amendments. Seconded by Todd Eidson. All voted in favor and the motion carried.

CONSENT AGENDA:

The items under the consent agenda are deemed by the Historic Preservation officer to be routine in nature and will be approved by one motion of the Board adopting the staff findings and recommendation 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.

Agenda Item: 2024-641 - 203 E San Antonio - Request to change fenestration and paint colors and add architectural details to give the building more of a Spanish look by applicant James Griffiths.

Agenda Item: 2024-573 - 105 N Acorn - request to re-rate an accessory structure from Medium to Low to allow for demolition by applicant Adam Hahn

Sharon Joseph made a motion to approved both items on the consent agenda. Todd Eidson seconded. All voted in favor and the motion carried.

Agenda Item: 2024-458 - 607 W San Antonio - request to Construct new ~1200 sq ft guest house by owner Ann McGee

Summary Presentation: Shelby Collier, Senior Planner

The applicant requests a Certificate of Appropriateness application to construct a 1199 sq ft guest house on property located at 607 W San Antonio. The guest house would be located at the rear of the property and would consist of a one-bedroom, one-bathroom unit. Materials to be XXX with an overall height XX

Staff Recommendation:

The main house is single story with wood siding.

The proposed ADU has a footprint of 1199 sq ft while the main resource has a footprint of 2,400 sq ft. 3.4.1.g. The ADU is located at the rear of the lot and maintains the required 10 ft setback from the primary resource 3.4.1.e. There is existing car park located at the front of the lot but no new parking proposed 3.4.1.i. The proposed building avoids impacting the primary resource 3.4.3.a and is designed in such a way that it does not visually overpower the main residence with a proposed height of 24.4 to the top of the ridge 3.4.3.c. The design avoids stylistic detailing 3.4.3.d and the proposed materials are appropriate for the new construction 3.4.3.j. A color palette has not been provided but may be approved by the Historic Preservation Officer (HPO).

Staff does have concerns with the addition of a seventh structure to the lot but does not have issues with the proposed development or use. The house is designed to look like a primary structure with an elaborate front door and architectural features such as decorative brackets. The Main house is modest in design. The requested ADU should be simplified.

Applicants Presentation: Ann McGee

This solution is not the ideal situation, but it will allow her to be on the property for her guests that rent her STR and that she had no intention of overpowering the main structure and wanted to keep it historic. The whole home would be white.

Sharon Joseph wanted Ms. McGee to clarify that she would be living in the ADU?

Ms. McGee said yes, she would be living there.

Robin Cowsar asked if she would be willing to work with staff recommendations?

Ms. McGee stated that she would be happy to collaborate with staff.

Todd Eidson mentioned that the 1203 sq ft does not meet the guidelines.

Anna Hudson stated that the footprint is ok, it is not the square footage.

Todd Eidson acknowledged that he stood corrected.

Sharon Joseph asked if she would consider taking out the cabana as staff seemed concerned about the number of structures on the lot.

Ms. McGee stated that that would not be an option as it would be a lot of work and that her guests liked sitting under it and enjoyed watching the children in the pool.

Robin Cowsar was concerned about what the application was asking for.

Shelby Collier mentioned that the application was for the ADU new build.

Cyd Donnell made a motion to approve the Accessory Dwelling unit at 607 W San Antonio.

Robin Cowsar seconded the motion.

Sharon Joseph wanted to know if all the other buildings on the lot influenced the size of the ADU.

Anna Hudson stated no, it met the guidelines.

Joe Salinas made a comment that the metal roof would need a sealed ridge roof not a capped ridge.

Todd Eidson stated that he would like to see a cleaner application with more details to include the roof, color palette and door brackets.

Jessica Mittel mentioned that we need to proceed with motion at hand.

Cyd Donnell and Robin Cowsar voted Aye to approve the motion as presented.

Todd Eidson, Joe Salinas, Sharon Joseph, Jessica Mittel and Donna Sanders voted to deny the motion as presented.

The motion failed and the application was denied.

Todd Eidson made a motion for the applicant to return with a cleaner application submittal to include roof details, collaborating with staff on the bracket details for the doors, adding a color palette and any emissions or renovations to the auxiliary structures on the site. Sharon Joseph seconded the motion. All voted in favor and the motion was approved.

Agenda Item: 2024-643 - 100 W Main - request to construct new "Glockenspiel" Clock Tower in

Marktplatz by Pedernales Creative Arts Alliance (PCAA) - Mike Zenner

Summary: Anna Hudson

The applicant has submitted a Certificate of Appropriateness application requesting permission to: construct a 45' tall Glockenspiel Bell Tower on the east corner of Marktplatz. The tower would measure approximately 12' x 12' x 45' and include moving figurines (on two sides), functioning clock, and authentic functioning cast bronze bells.

Staff Recommendation:

The PCAA has received permission from City Council to locate a clocktower at the proposed location. in Marktplatz and is seeking design approval from the HRB. The applicant has researched bell towers across the country and in Germany. The use of local materials and architectural elements already found on Marktplatz help the bell tower complement the rest of the square. While the height of the tower (45') is close to the height of the VK (46'6), the small footprint (12'x12') of the tower limits the visual impact of the additional structure to the square. Staff recommends approval.

Applicants Presentation: Mike Zenner

Extremely excited about this project! Biggest project that the PCAA has ever attempted and have been working on this for eleven months. PCAA wanted to have the most authentic Glockenspiel, just like you would encounter in Germany. Decided to go with a company out of South Carolina. We really need the height to be approved today. We must have 45 ft to accommodate the twenty-five bells and the moving figures.

Robin Cowsar wanted to know how many figurines there would be.

Mr. Zenner replied that would be 5 to 12 figures, some would be historical figures.

Sharon Joseph asked who would be responsible for the maintenance.

Mr. Zenner answered that the City would maintain the tower at a cost of \$3,000 per year.

Andrea Schmidt, Parks Department Director, mentioned that the City was aware of the maintenance agreement.

Cyd Donnell wanted to know why the tower had to be this height and the number of bells.

Mr. Zenner mentioned that to achieve the sound and have the number of moving figurines the height was needed to provide the space for all the moving parts to exist. 25 bells are required to add to the variety of the tunes that could be played.

Jessica Mittel complimented the applicant and thanked them for bringing something new to the district that had cultural and historic significance and did not compete with the other historic assets.

Sharon Joseph made a motion to approve the height and placement of the Glockenspiel, adding that the applicant return later for approval of the materials to be used and what kind of roof it would have.

Cyd Donnell seconded the motion.

All voted Aye to approve the motion, except Todd Eidson who abstained. The motion carried.

DISCUSSION ITEMS

Directors Report – Anna Hudson, Director of Development Services

Anna let the board know that the appeal for the mural located at 511 W Main would be heard by ZBA on September 18, 2024.

A special meeting for training for HRB board members on Thursday, September 12, 2024, to be held in the John Klien meeting room from 9 am to 11:30 am, and that lunch would be served from 11:30 am to 12:30 pm.

She stated that Development Services had met with Code enforcement to discuss procedures regarding Demo by Neglect notices, and it appears that when Code issues a notice it has more effect than when a letter is sent from development services. Code has a running list of the properties. We have had several owners reach out since being notified by Code.

Shelby Collier mentioned that 204 S Crockett were trying to get a contractor to work on the accessory buildings. Staff had put them in contact with the Hill Country Builders Association to see if they could help them find a contractor. 107 and 113 W San Antonio were sited by Code Enforcement, those properties are now in the court system. There will be a more detailed report on demo by neglect at next meeting, hoping to have more responses to report to the board next month.

Jessica Mittel asked if Shelby Collier had added 207 W San Antonio? Shelby Collier responded that yes, she had sent a letter of demo by neglect.

ADJOURN

With nothing further to come before the Board, Todd Eidson moved to adjourn. Cyd Donnell seconded the motion. All voted in favor and the meeting was adjourned at 6:30 PM.

PASSED AND APPROVED this the 8th day of October 2024.

JAN MUSGROVE, PLANNER 1

DAVID BULLION, CHAIRPERSON



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: October 8, 2024

CATEGORY: CONSENT AGENDA

CAPTION: **2024-804** - 202/204 E Main - Dillion Reeh - Request Replacement of Exterior Windows, Canopy, and Exterior Painting.

SUMMARY:

The applicant has submitted a Certificate of Appropriateness application requesting the following:

1. permission replace exterior windows
2. permission to replace canopy
3. permission to paint the exterior of the building
4. permission to change the signage
5. permission to add exterior lighting

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a Low rated property with no particular style that was built in 1925. It was noted in the 2002 Historic Resources Survey that plywood panels were added to the front facade exterior walls and that most of the original windows had been replaced.

Application Number: 2024-804

Address: 202 & 204 E Main

Rating: Low

Zoning: CBD, Central Business District

Applicant: Dillon Reeh with Rafterhaus Construction LLC

[Historic District Design Guidelines and Standards](#)

3.2.6 Exterior Walls

It is recommended that the applicant refer to the period-appropriate paint palettes in Appendix G when selecting exterior wall colors (h).

Appendix G

This section provides recommendations of colors based on building styles and age of the resource. As the resource has no particular style, there is not a color palette that speaks to this property specifically. In addition, the property is a low-rated property and it is recommended to reference period-appropriate paint palettes.

3.2.8 Windows and Window Openings

It is recommended to preserve and maintain all components of existing historic windows unless they are deteriorated beyond repair (a). However, it is important to note that 202 E Main does not have true windows, rather, it is sheets of plexiglass posing as windows and 204 E Main was identified to have most of its original windows replaced in the 2002 Historic Resource Survey. It is recommended that the applicant not enlarge, alter, or relocate window openings, or add new window openings (d) and if replacement windows are required, install the new windows so that they maintain the same spatial relationships as existed historically relative to window frames, exterior wall planes, and other exterior features. Substitute materials and clad windows may be appropriate (f). As the existing windows are not historic, if the applicant opts to replace the windows, select replacement windows compatible with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District (k). The applicant has done this, providing photos of neighboring historic properties.

3.2.9 Canopies and Awnings

The existing canopy is not historic and was added to the building as part of previous development, however, no element of a historic canopy should be removed (b). If replacement is necessary, match the original in design, profile, finish, and texture (c). Do not add ornamentation or details that were not historically present (d).

3.2.10 Storefronts

It is recommended to preserve and maintain all components of historic storefronts unless deteriorated beyond repair (a). If the extant storefront is non-historic, and if the applicant opts to replace it, select one that is compatible with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District (i).

3.2.11 Signage

It is required when designing new signs, including the configuration, shape, and profile to reflect the historic character of the building, looking at other examples of the same style and era in Fredericksburg Historic District (d). Appropriate materials for new signs include wood, metal, and fiber-cement, vinyl and plastics are not appropriate (e). Allow the lettering and graphics depicted on new signs to represent the present day to avoid creating a false sense of history (f). Position new signs so that they do not obscure historic character-defining features (g). Attempt to position new signs so that they highlight and enhance the building's significant character-defining features (h). Attach new signs in a manner that does not damage the original exterior wall material; for masonry walls, all attachments should anchor into the mortar rather than the masonry unit: use galvanized stainless-steel anchors to avoid rust (i).

3.2.13 Lighting

New light fixtures may be added in some instances, provided that they generally suit the style and

time period of the building, are reversible, and do not damage or obscure historic character-defining features (c). Mount fixtures from the porch roof whenever possible; if it is necessary to mount fixtures to the exterior wall, attach new lighting in a manner that does not damage historic wall materials, using galvanized stainless-steel anchors; if the wall is masonry, attach the anchor into the mortar joint rather than through the brick or stone-masonry (d).

STAFF RECOMMENDATION:

The resource has undergone many changes, resulting in few original materials and is Low-rated property.

Staff recommends approval of the requested replacement windows 3.2.8.k and beige and white canopy 3.2.9.c. In addition, the requested signage 3.2.11.d and lighting 3.2.13.c are appropriate for the low-rated structure. The request to paint over the existing painted signage is appropriate 3.2.6.h and the request to paint signage with the requested colors is in keeping with the Historic District Design Guidelines and Standards.

ATTACHMENTS:

1. 2024-804 Scope of Work
2. 204 E Main Map
3. 2024-804 Survey Rating
4. 2024-804 Photo of Building
5. 2024-804 Colors_Windows_Signage_Lighting_Awning
6. 2024-804 Signage
7. 2024-804 Acceptable Light Fixtures

Scope of Work – 202 & 204 E Main

1. Repaint the entire exterior of the building.
2. Replace Plexiglass windows on the Llano St. and Main St. side with paneless retail windows.
3. Replace current pane windows with larger paneless retail windows.
4. Replace current front door.
5. Add additional door in opening on Main St. west of the current front door.
6. Replace canvas awning with a neutral color awning.
7. Replace wall sconce lights.
8. Update sign lighting with dark sky compliant lighting.
9. Hang signs on front and side of building.
10. Hang main sign on front corner of building.

Applicant: Dill Reeh, Rafterhaus Construction LLC

Email Address: dillonreeh@gmail.com

Phone: 830-998-2250



204 E. Main



2002 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 380

Address 204 E. Main

Date 1925

Stylistic Influence

GCAD Hyperlink [R1151](#)

Owner NEILL, EMILIE R ETAL % RILEY OSBOURN

Historic District Yes Historic District

Assessment Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.

Notes Plywood panels added to front façade exterior walls. Most original windows replaced.

1983 Historic Resources Survey

Previous Site No. 402

Previous Ranking 3

Previous Photo References

Roll 35

Frame 4



paint color selections



BODY

Shoji White
SW 7042

TRIM

Intellectual Gray
SW 7045



front door style

Waller Green

CW-510

DOOR

Proposing: To continue/match the larger non pane window look as our neighbors, a seamless transition from one store to the next

Windows: 207 East Main



Windows: 205 East Main





← Felt Boutique
on Main

Proposing: Signage similar font and size to this
Color: Black





Proposing: Updating the awning along the perimeter of the building to beige and white



Current

Update awning; paint over existing verbiage

Lighting:

Update roof and sconce
lighting to dark sky
compliant

wall sconce option



Figure 3-40. Example of a preserved historic sign at 307 E Main Street.
Photo source: Historic Preservation Officer



Figure 3-41. Examples of pedestrian-oriented signage under canopy.



National Trust for Historic Preservation Guidance for Decisions about Signs

The recommendations below may be helpful when designing a sign:

1) Determine the purpose of the sign.

- To identify the store?
- To project the store's individuality or uniqueness?
- To provide product information?

2) Determine the type of sign desired.

- Awning - A sign that is painted, printed, or attached flat to the surface of an awning or canopy.
- Flags - A rectangular piece of fabric attached on one side to a supporting rod or pole; it can be either a free-standing pole, or mounted on a building façade.
- Marquee - A permanent roof-like structure supported by and extended from the façade of a building.
- Monument - A sign affixed to the ground, usually for auto-oriented businesses.
- Product Display - A sample of products that can be purchased at that particular store, usually lively and changing.
- Projecting - A sign that is attached to and projected from a building wall.
- Short Free-Standing - A sign, resting on the ground, supported by poles or braces, not attached to any building.
- Wall - A sign that is parallel to the wall of a building.
- Window - A sign installed on a window, to be viewed from the outside.

3) Determine the materials to be used.

- See the standards and guidelines above (Section 3.2.10).

4) Determine what kind of signs were used on the building in the past.

- Refer to the "Historical Research Resources" in Appendix H.

5) Determine the dimensions of the sign.

- See the maximum dimensions in the standards and guidelines above.

6) Determine the placement of the sign.

- It should be visible without disrupting character-defining features.

7) Determine the message the sign is to convey.

- Keep the message direct and simple, not cluttered.

8) Determine the color scheme for the sign.

- Refer to the period-appropriate color palettes in Appendix G.

9) Determine the type of lighting to be used.

- If illuminating the sign at night, use a light source that is as inconspicuous as possible; keep it subtle.

10) Determine what is to be expressed in this sign and how to do so.

- This can be done by choosing a lettering style that best represents the character of the store. There are three main types of lettering:
 - Serif Face - historically appropriate, ranging from simple to elaborate
 - Sans Serif - more contemporary with clean, bold lines
 - Script - more decorative; historically often painted on glass

11) Determine a craftsman to create and design the sign.

- Remember that quality of craftsmanship and construction is vital in having a sign that lasts.

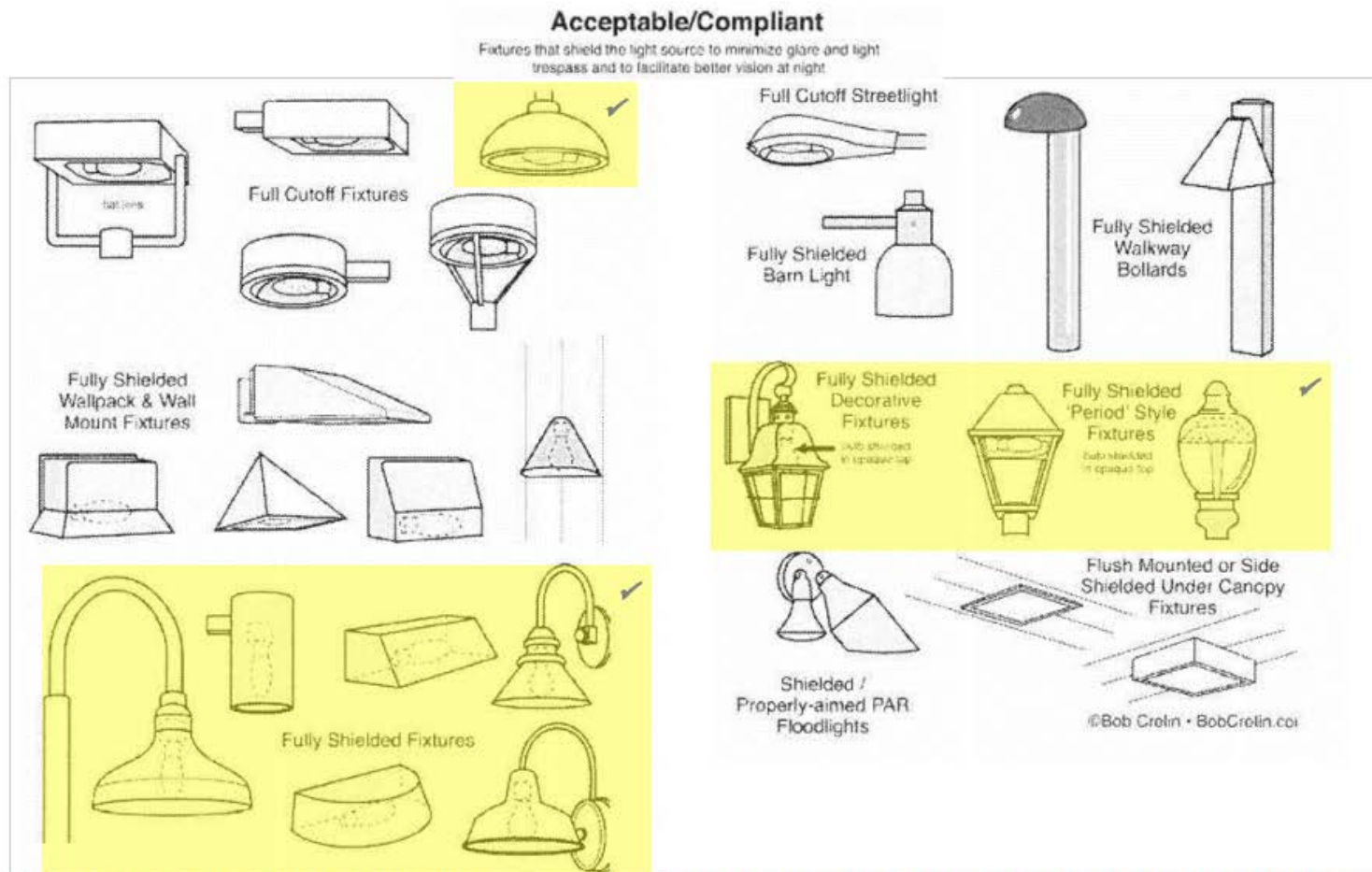


Figure 3-47. Examples of "Acceptable/Compliant" lighting fixtures per Fredericksburg's Outdoor Lighting Ordinance, with appropriate fixtures for historic buildings highlighted in yellow. Refer to *Section 2* to match the examples with the relevant style(s) and period(s) of construction. Source: "Ordinance No. 2019-16," City of Fredericksburg, <https://www.fbgtx.org/DocumentCenter/View/2869/Ordinance-2019-16--Outdoor-Lighting>.



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: October 8, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-796 - 608 N Llano - Randy Zgabay - Request to replace wood windows with metal-clad windows and replace the roof with new standing seam roof

SUMMARY:

The applicant requests a Certificate of Appropriateness to

1. replace wood windows with metal-clad windows
2. replace the roof with a new standing seam roof
3. repaint using same colors

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property consists of a High-rated resource in the Folk Victorian style that was constructed 1910. The property retains several wood windows, some without panes, that are in need of repair or replacement.

Application Number: 2024-796

Address: 608 N. Llano

Rating: High

Zoning: C1, Neighborhood Commercial

Applicant: Randy Zgabay

[Historic District Design Guidelines and Standards](#)

Sec. 3.2.3 Roof and Roof Features

As the property is a High-rated property, it is required that the roof retain the historic roof shape, including pitches, profiles, and eave heights (a). It is also a requirement to preserve and maintain historic roof materials and features unless they are deteriorated beyond repair (b). Maintain and repair historic roof materials and features according to accepted preservation techniques (c). If the

roof is deteriorated beyond repair, replacement roofing materials should resemble the dimensions, profile, appearance, and configuration of the historic material (f).

Sec. 3.2.6 Exterior Walls

When considering painting the exterior of a High-rated resource the applicant should refer to the period-appropriate paint palettes in Appendix G when selecting exterior wall colors (h).

Appendix G

Appendix G provides several references to paint palettes. Staff referred to Figure G-2, a Victorian palette from the Harrison Brothers and Company, and found that the requested cream color is in keeping with Appendix G.

Sec. 3.2.8 Windows and Window Openings

As the property is a High-rated property, it is a requirement to preserve and maintain all components of existing historic windows (a). Where possible, patch the smallest feasible portion of a deteriorated window, matching the historic material, dimensions, profile and configuration (c). If replacement of deteriorated windows is necessary, use windows that match the dimensions, profile, and configuration of the historic windows (e). If replacement windows are required, install the new windows so that they maintain the same spatial relationship as existed historically relative to window frames, exterior wall planes, and other exterior features. Substitute materials and clad windows may be appropriate requirements e&f can be met (f).

STAFF RECOMMENDATION:

Staff finds that the property is a High-rated resource and it is best to maintain original materials whenever possible.

1. The wood windows should be replaced with in-kind materials which would include wooden windows 3.2.8.c, If the Board finds that the replacement windows maintain the same spatial relationship as existed historically relative to window frames, exterior wall planes, and other exterior features, substitute materials may be acceptable. It appears to Staff that the meeting rail of the replacement window is wider than the original. If replacement windows are approved, the built-in screens should be omitted.
2. If the Board finds that the roof is damaged beyond repair, a replacement roof should match the existing dimensions, turned or crimped joints, and ridge capping 3.2.3(i).
3. The existing colors are acceptable for the style and age.

ATTACHMENTS:

1. 2024-796-certificate of appropriateness

2. 2024-796 Scope of Work
3. 608 N Llano Map
4. 2024-796 Photo of Building
5. 2024-796-608 n Llano st improvements
6. Appendix G Color Palette



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

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

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

Applicant E-mail:

Desired Start Date:

Desired Completion Date:

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

The windows were damage by hail in April 2022. I have dealing with the insurance company to get the windows fixed or replaced. After two years the insurance company decided it would be most cost effective to replace the windows instead of fixing them. I found an almost exact match to the window (wood on the inside and iron clad on the outside). The hail also beat the paint off two sides of the structure. The roof was damaged in a windstorm and will be replaced with a standing seam just like the front and back porch. The improvements should put the structure in a very close appea

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

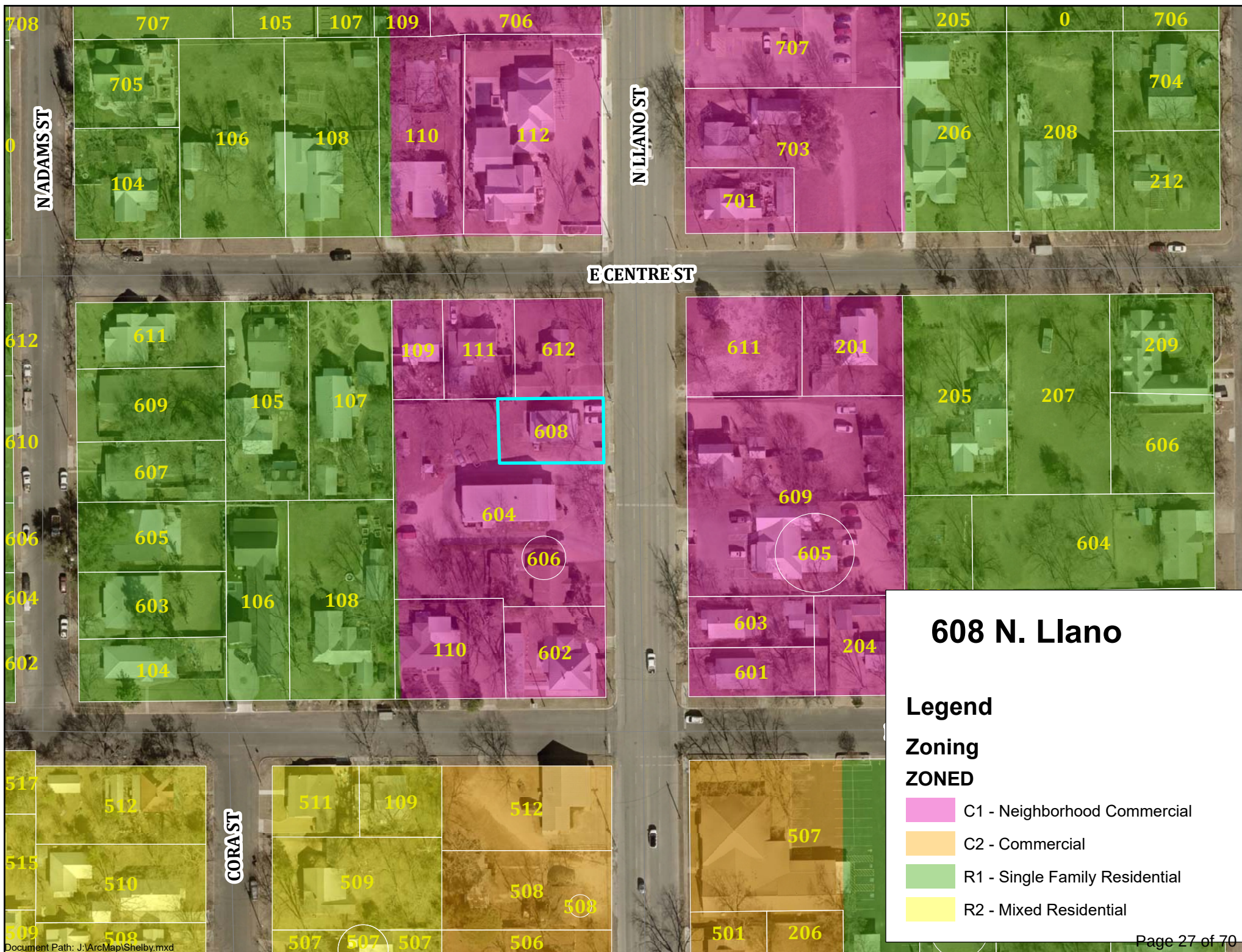
Staff Comments regarding Administrative Approval:

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.

608 N. Llano – Scope of Work

The windows were damage by hail in April 2022. I have dealing with the insurance company to get the windows fixed or replaced. After two years the insurance company decided it would be most cost effective to replace the windows instead of fixing them. I found an almost exact match to the window (wood on the inside and iron clad on the outside). The hail also beat the paint off two sides of the structure. The roof was damaged in a windstorm and will be replaced with a standing seam just like the front and back porch. The improvements should put the structure in a very close appearance to its original state. There is a since of urgency because the insurance is not renewing policies in this area and coverage will end on 12/9/2024.





608 N. Llano St

Fredericksburg, TX 78624

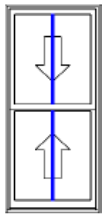


Old window damaged by hail storm and is rotten



it was to expense to try and replace with wood windows and/or have each one repaired 914 windows). We found a perfect match. Description is below

Line 1 Front Porch Lower
Pocket Opening : 32 3/4 X 70 1/4



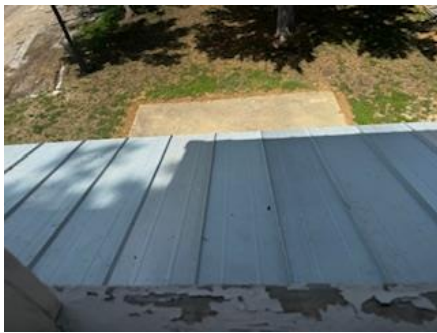
Viewed from Exterior. Scale: 1/2" = 1'

Siteline Clad Double Hung, Auralast Pine, Pocket Unit,
Pocket Opening = 32 3/4 X 70 1/4
Brilliant White Exterior,
Interior-Paint Perfect White/M64EXW31123,
Install Kit w/Trim Extenders,
3 1/4 Jamb, 14 Deg Sill,
White Jambliner, Concealed Jambliner
White Hardware, Recessed Sash Lock,
US National-WDMA/ASTM, PG 35,
Insulated SunResist with HeatSave Annealed Glass, Protective Film, Silver
Spacer, Argon Filled, Traditional Glz Bd,
Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR,
Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1
High Btm,
BetterVue Mesh Brilliant White Screen,
IGThick=0.726(1/8 / 1/8), Clear Opening:28.5w, 31.8h, 6.2 sf
U-Factor: 0.27, SHGC: 0.18, VLT: 0.40, CPD: JEL-N-903-01252-00001
PEV 2024.2.0.4754/PDV 7.494 (06/06/24)CW

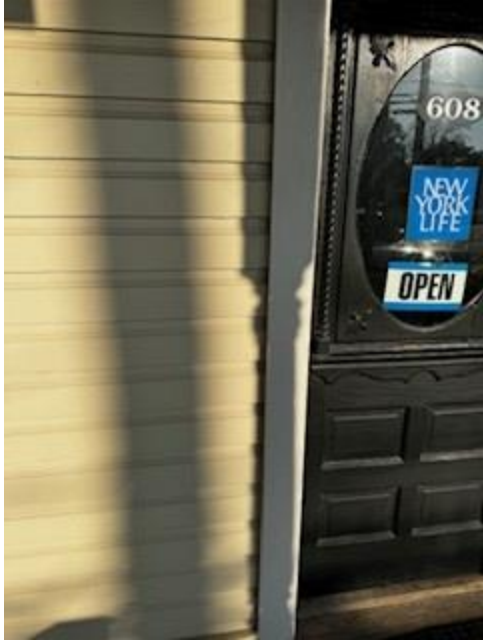
These windows need to be replaced ASAP. The insurance company is not renewing commercial policies in the area after 12/9/2024. Therefore, there is an urgency to get all the work done by 12/9/2024



old roof damage from wind storm



Current front and back porch. Standing seam will match throughout.



old paint color



new paint color



Figure G-2. Victorian palette from the Harrison Brothers and Company, Inc., 1871. Source: Sara McLean, "Then, Now & Forever® - The Victorian Era Color Collection," Dunn-Edwards Paints, accessed May 5, 2020, <https://www.dunnedwards.com/colors/specs/posts/then-now-and-forever-r-the-victorian-era-color-collection>.



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: October 8, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-790 - 208 W Centre - SKT Architects - Request to Demolish Existing 1-Car Garage and Construct an Addition at the Rear of the Building to Include a New Garage.

SUMMARY:

The applicant submitted a Certificate of Appropriateness application requesting permission for the following:

1. Re-rate garage from Medium to Low
2. Demolition of 1-car garage (salvage the materials for reuse)
3. Construction of new garage
4. Renovation of exterior including restoration of doors, windows and siding

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS: The property is a Medium-rated property in a Minimal Traditional Style, constructed in 1940. The property consists of a 13,387 sq ft lot and a main residence of approximately 1193 sq ft.

The applicant intends to fully restore the existing residence, maintaining all materials, including doors, windows and siding but does propose a new galvalume standing seam metal roof with hand-crimped ridges.

As for the addition, the applicant has provided 2 options. Option A & B both include an addition to the main residence via a hyphen that preserves the integrity of the back wall (north side). The addition would include living space and provide another connection point via a hyphen to the east (plan right) connecting the proposed addition to a new garage. The difference between the two plans is in the garage layout. Plan A provides for a 2-car garage and a 22 ft wide driveway, whereas plan B provides for a 3-car garage and a 24 ft wide driveway that widens to 36.9 ft. The proposed materials for the addition include a galvalume standing seam metal roof, fiber cement lap siding and trim, painted stucco, metal clad wood windows, metal clad wood doors and a stained wood door as well as painted square wood columns for the porches that include smooth cut stone column bases.

Application Number: 2024-790

Address: 208 W Centre

Rating: Medium

Zoning: R1, Single Family Residential

Applicant: Randy Stehling with SKT Architects

[Historic Preservation Ordinance No. 27-007](#)

Sec. 23-58 - Designation of Historic Districts, Historic Landmarks and Preservation Priority Rating.

When a property is incorporated into the Historic District, the Historic Review Board assigns a rating; Low, Medium or High, to that property. At any time, an applicant may request a change to the rating of a specific property, and it is up to the Board to determine the appropriate rating for the structure. The property in question is a Medium-rated resource and the applicant is requesting a rating of Low to allow for demolition of the resource.

The definition of **Medium-rating** is as follows:

Resources that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the historic district's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the historic district or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and, where possible, will be required or encouraged to maintain or improve architectural features.

The definition of **Low-rating** is as follows:

Resources that minimally enhance the district's ability to convey a sense of time and places. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual 50-year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than 50 years of age, but which nevertheless may have relative value within the historic district, meriting preservation. Properties or improvements with a low rating may be considered for relocation or demolition upon determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archaeological character of the district or property.

The property in question has a Medium-rating that extends to all structures located on the property. The outbuilding requesting the re-rating is a garage that has no particular style or specific character-defining features.

The owner is requesting demolition to allow for the possible expansion of the main residence.

Sec. 23-63 - Demolition/Removal

This section of the Ordinance specifically forbids the demolition of a Medium-rated structure (b1). If the building is found to be hazardous it may be demolished or removed (d). (f) in the case of demolition, the Board shall affirmatively find the following:

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 be reasonably done;
3. The condition of the resource building or structure is such that it has been 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 identify of the surrounding area will be positive and promote the goals of this article.

Historic District Design Guidelines and Standards

3.3 Additions to Historic Properties

Avoid damaging or obstructing historic character-defining building features and/or site features when constructing additions (a). For rear additions, consider using hyphens, breezeways, insets, or offsets to connect the addition to the historic building, differentiating the massing from the original main house (d). Set back new additions from the historic building so that the historic building retains visual emphasis. Medium-rated properties require a 15-foot setback measured from the front (street facing) wall fo the historic building (excluding the porch) (e). Where possible, align the floor plates of additions with the historic building (i).

Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building (k). Design the new addition to be compatible with the historic building but differentiated enough so that they are not confused as historic or original to the building (l). Balance compatibility with differentiation among the following aspects of the addition's design; roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette (n). The addition should be visually cohesive as a unit. The different parts of the addition should clearly communicate a unified, contemporary date of construction. Consider using one consistent roof form for the entire addition (p).

Modern materials, such as fiber-cement siding, are appropriate for additions, provided that the overall design balances compatibility with differentiation (s). Limiting the materials palette for additions to two materials is recommended (t).

3.4.1 Lot Coverage

Consider maintaining historic-site development patterns for the relevant complex type; for example, residential rear yards should maintain a central open core for recreational use (c). The maximum lot coverage allowable will not exceed the base zoning. Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines and setbacks from the historic primary buildings (f).

STAFF RECOMMENDATION:

The proposed re-rating of the existing garage from Medium to Low would be required to allow for demolition. The information provided by the applicant indicates that the building is not of historic age and possesses little integrity Sec. 23-63.

The requested addition is in keeping with the Historic Design Guidelines and Standards 3.3 and 3.4 and the proposed restoration is in keeping with 3.2.6, 3.2.7, and 3.2.8.

Staff recommends approval of the following:

1. Re-rate garage from Medium to Low - Staff has visited the site.
 2. Demolition of 1-car garage (salvage the materials for reuse). The location impeded the possibility for a rear addition and the existing garage appears to be added to the house later. It is an unusual location for a garage.
 3. Construction of new addition with 2-car garage (Option A). The property contains 2 1/2 lots. The placement of the connection point for the rear addition is appropriate and retains historic fabric. The 2-car garage is more appropriate than the 3-car garage. The lot has alley access. If auto storage is a priority, alley access may be the more appropriate orientation for the vehicles.
 4. Renovation of exterior including restoration of doors, windows and siding.
-
-

ATTACHMENTS:

1. 2024-790 COA Application and Drawings
2. 2024-790 Photos of Building
3. 2024-790 Historic Resource Survey



AERIAL VIEW OF 208 W CENTRE STREET

208 W CENTRE STREET
FREDERICKSBURG, TX



FRONT (STREET) ELEVATION



ONE CAR GARAGE TO BE REMOVED



**REAR (NORTHWEST ELEVATION) OF HOUSE TO BE PRESERVED
GARAGE TO BE REMOVED ON LEFT**



**SOUTHWEST ELEVATION. PORCH ON RIGHT TO BE RESOTRED TO
ORIGINAL CONDITION**

**208 W CENTRE STREET
FREDERICKSBURG, TX**

PRELIMINARY

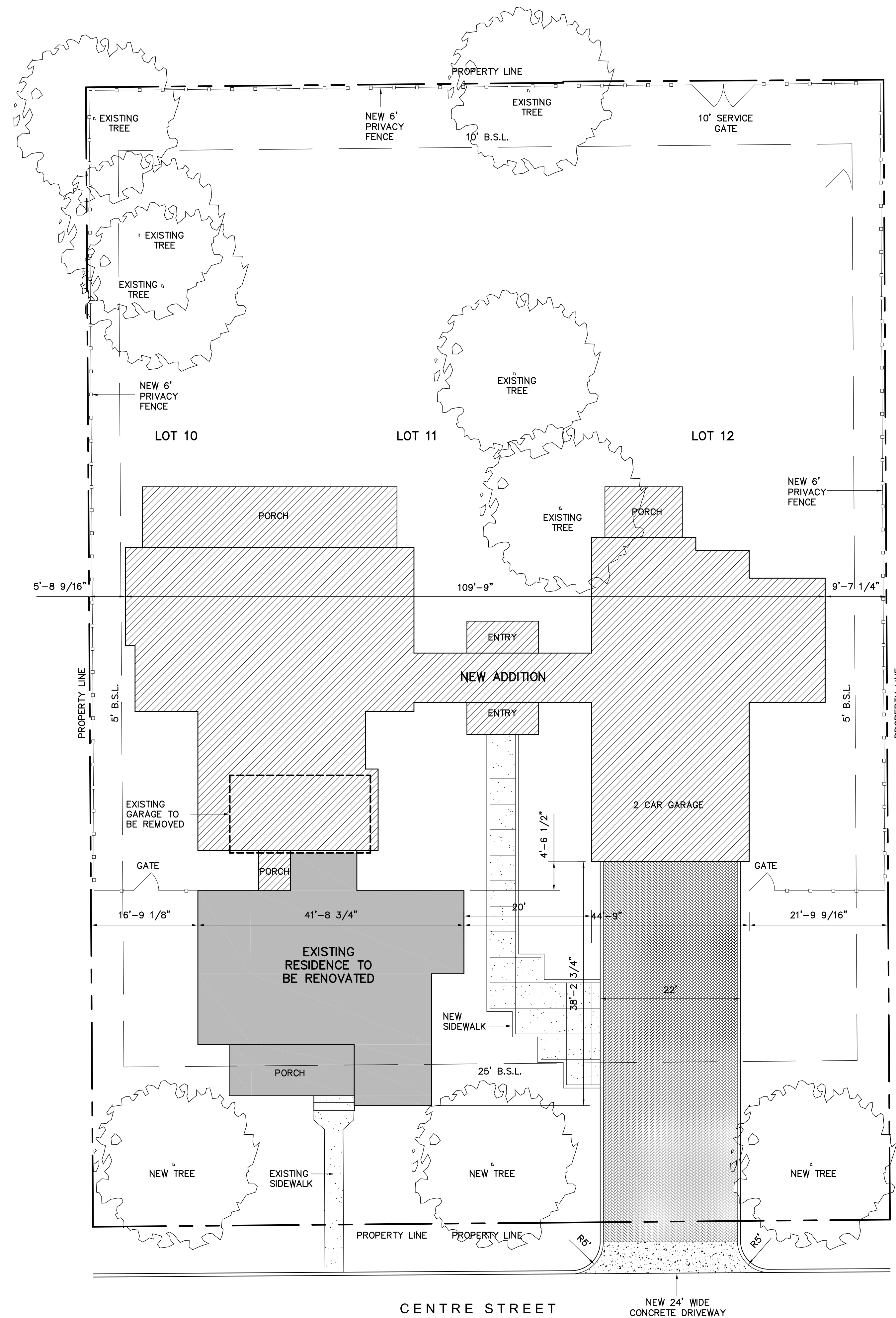
THESE DOCUMENTS ARE
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ARE NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES
RANDY R. STEHLING
PROJECT ARCHITECT
NUMBER 14396

RENOVATION OF
208 WEST CENTRE STREET
FREDERICKSBURG TEXAS 78624

PROJECT # 21-05
DATE 9-16-24
REVISION

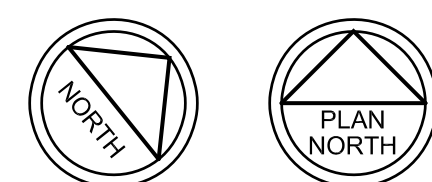
OPTION "A" - TWO CAR GARAGE
SITE PLAN

A-1

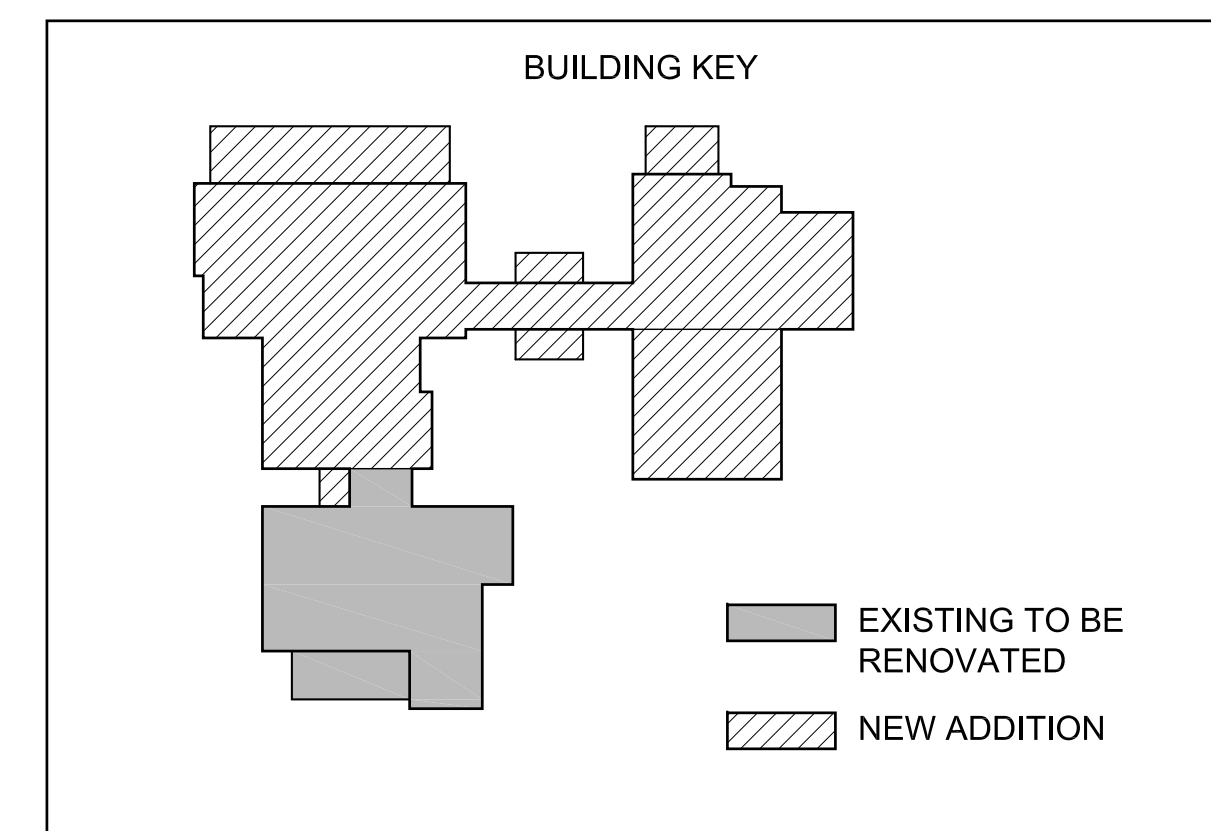


SITE PLAN

1" = 10'



OPTION "A"
TWO CAR GARAGE



SKN
ARCHITECTS

PRELIMINARY

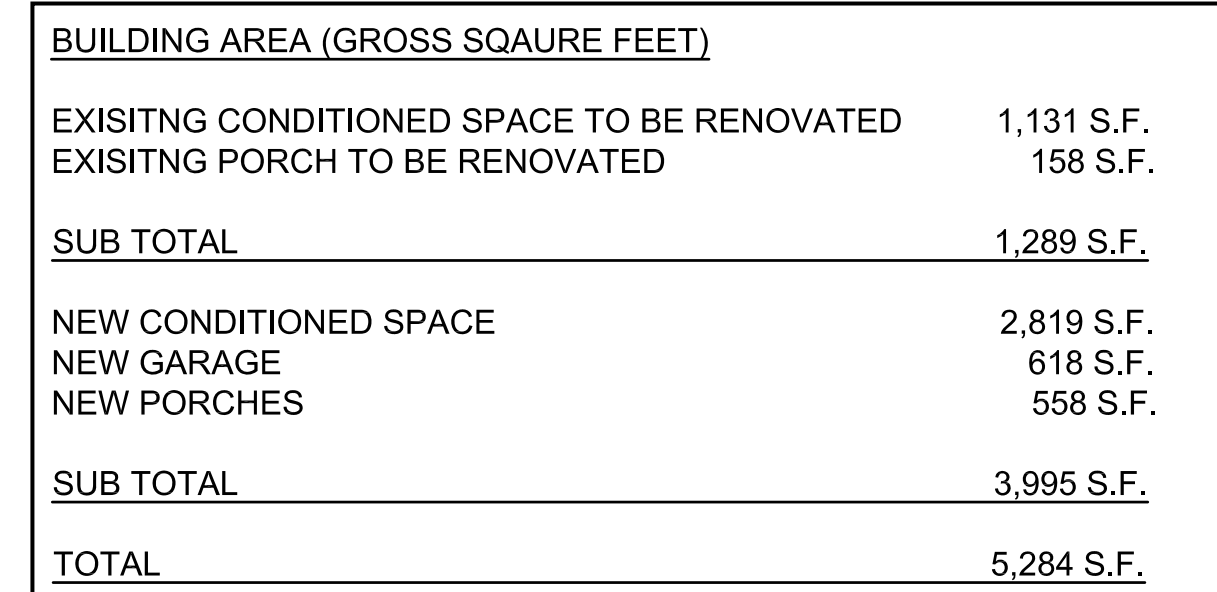
RENOVATION OF
208 WEST CENTRE STREET
FREDERICKSBURG TEXAS 78624

RENOVATION OF

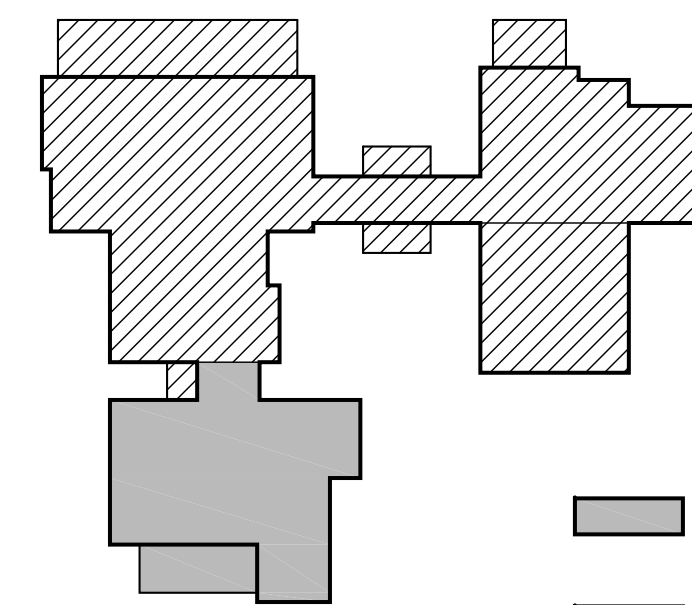
FREDERICKSBURG
TEXAS 78624

SECTION "A" - TWO CAR GARAGE FLOOR PLAN

A-2



BUILDING KEY



 EXISTING TO BE RENOVATED
 NEW ADDITION

$$\underline{3/16'' = 1' - 0''}$$


SKN
ARCHITECTS

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RENOVATION OF

208 WEST CENTRE STREET

FREDERICKSBURG
TEXAS 78624

PROJECT #	21-05
DATE	9-16-24
REVISION	

SECTION "A" - TWO CAR GARAGE ELEVATIONS

A-3


$$3/16'' = 1' - 0'$$

$$\underline{3/16'' = 1' - 0'}$$

$$\overline{3/16'' = 1' - 0'}$$



OPTION "A"
MODEL IMAGES

208 W CENTRE STREET
FREDERICKSBURG, TX



OPTION "A"
MODEL IMAGES

208 W CENTRE STREET
FREDERICKSBURG, TX

PRELIMINARY

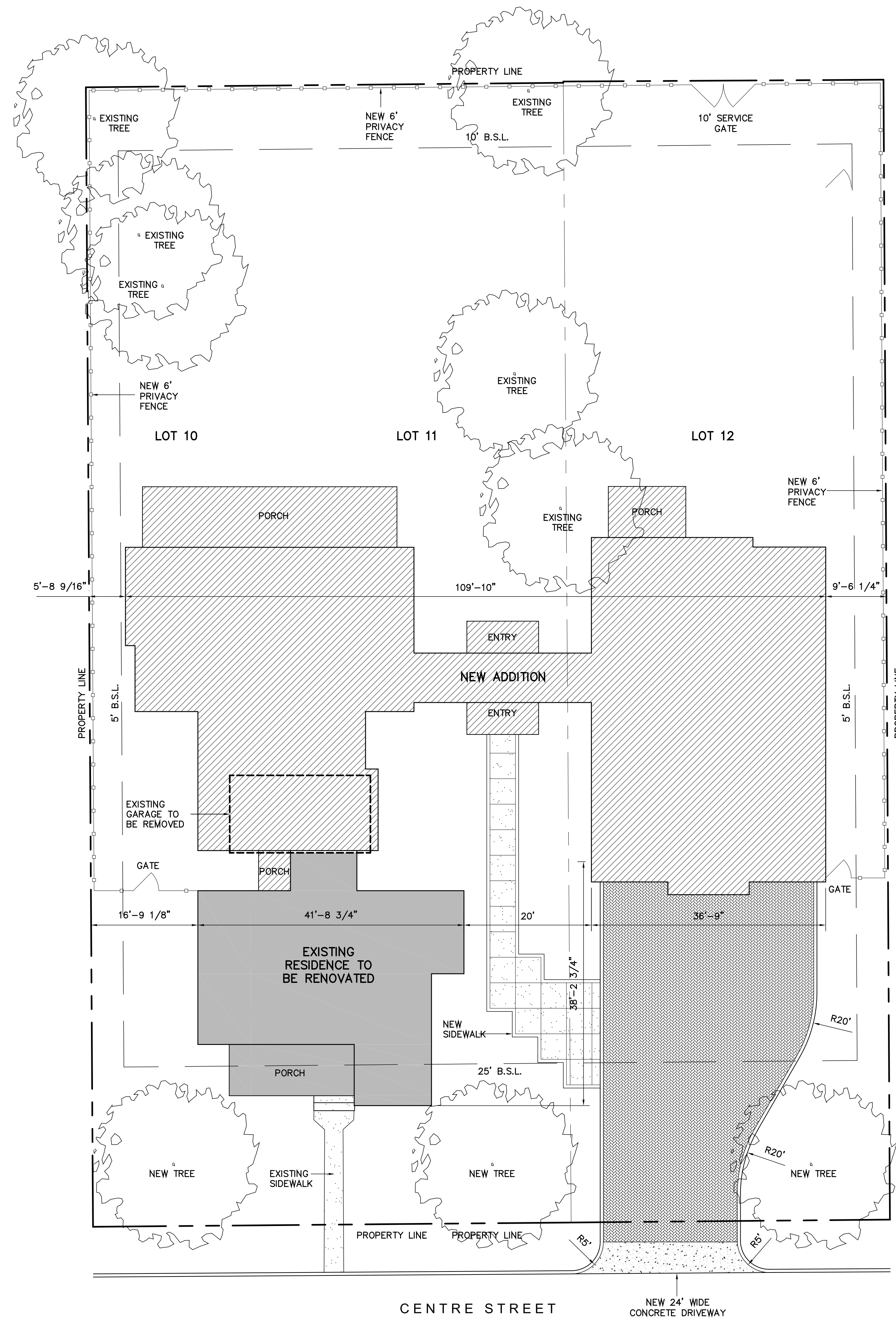
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RENOVATION OF
208 WEST CENTRE STREET
FREDERICKSBURG TEXAS 78624

PROJECT # 21-05
DATE 9-16-24
REVISION

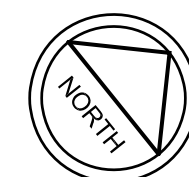
OPTION "B" - THREE CAR GARAGE
SITE PLAN

A-1.1

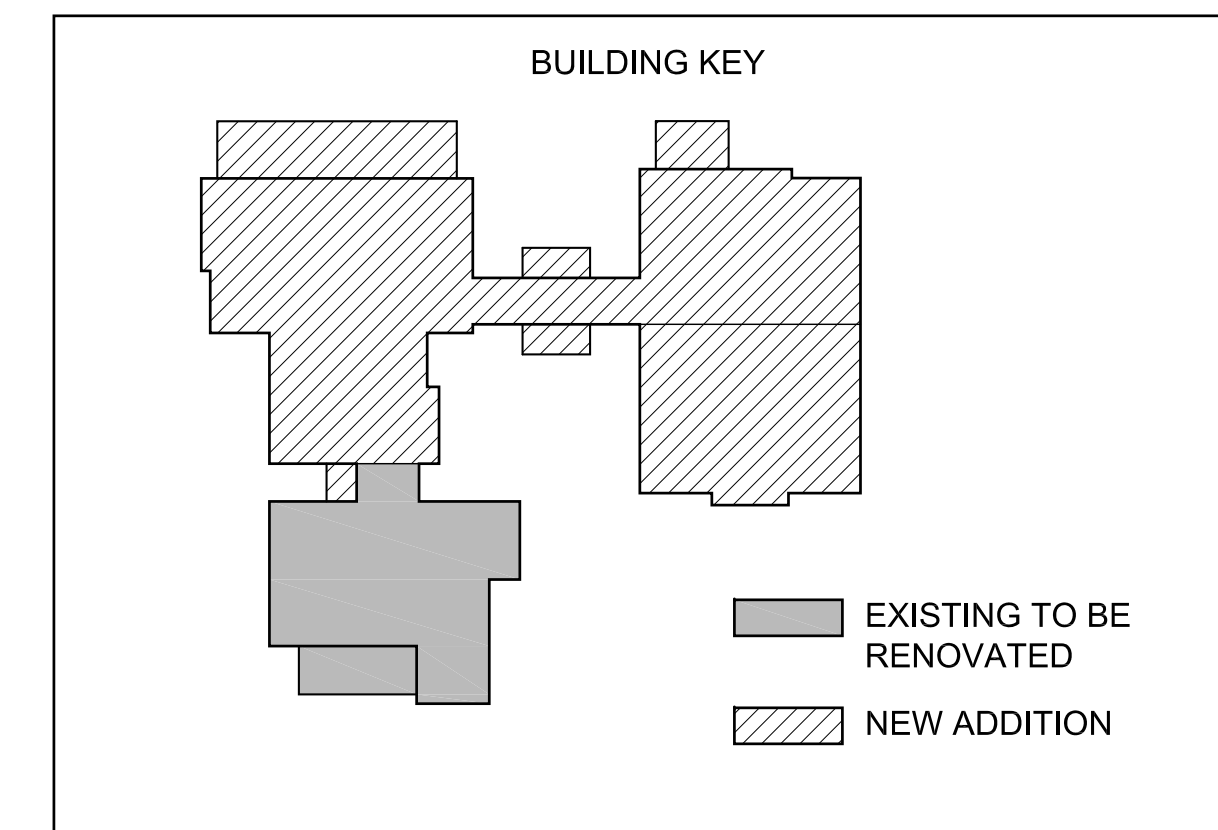


SITE PLAN

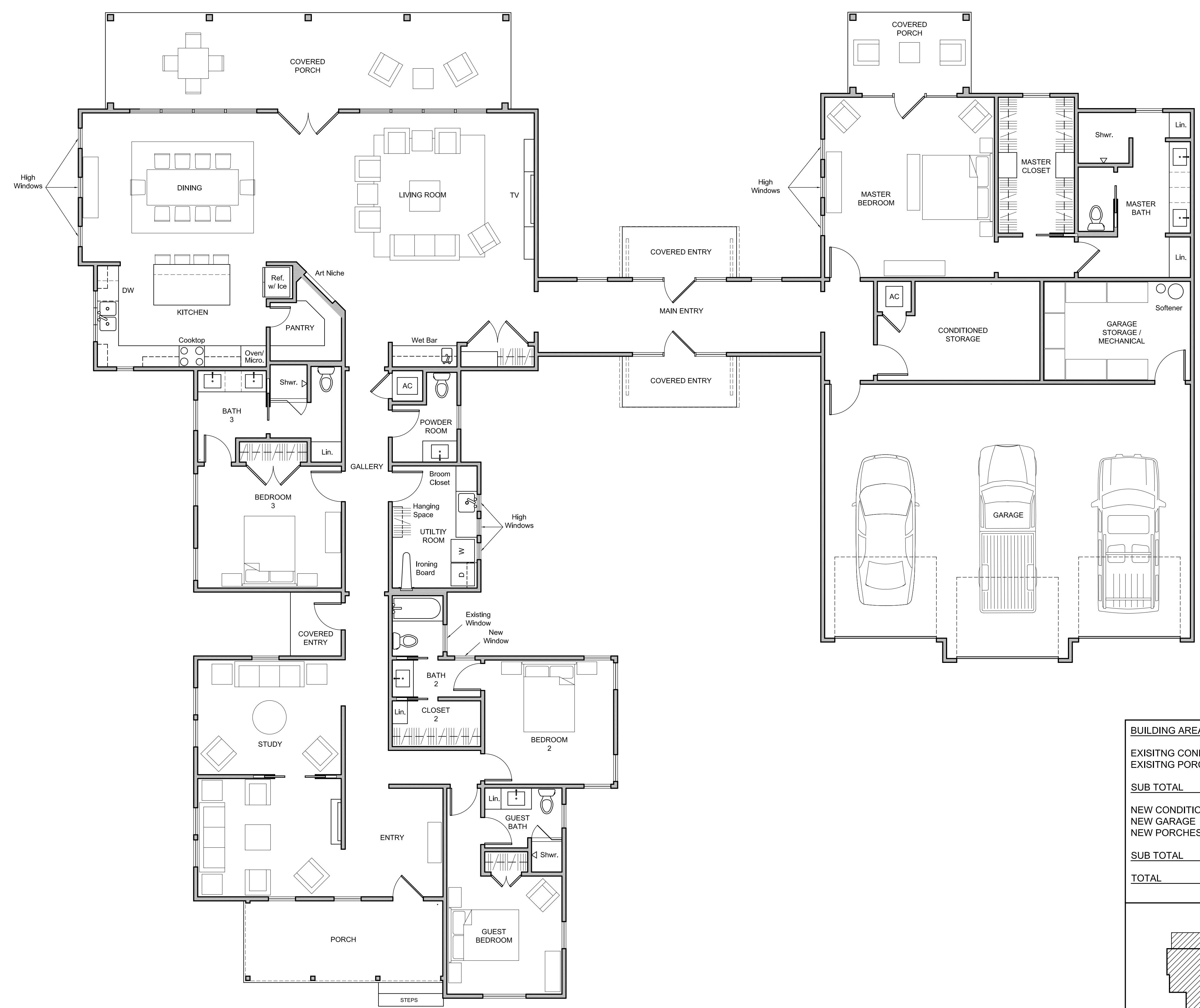
1" = 10'



OPTION "B"
THREE CAR GARAGE

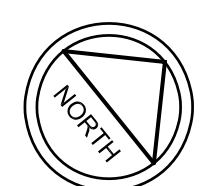


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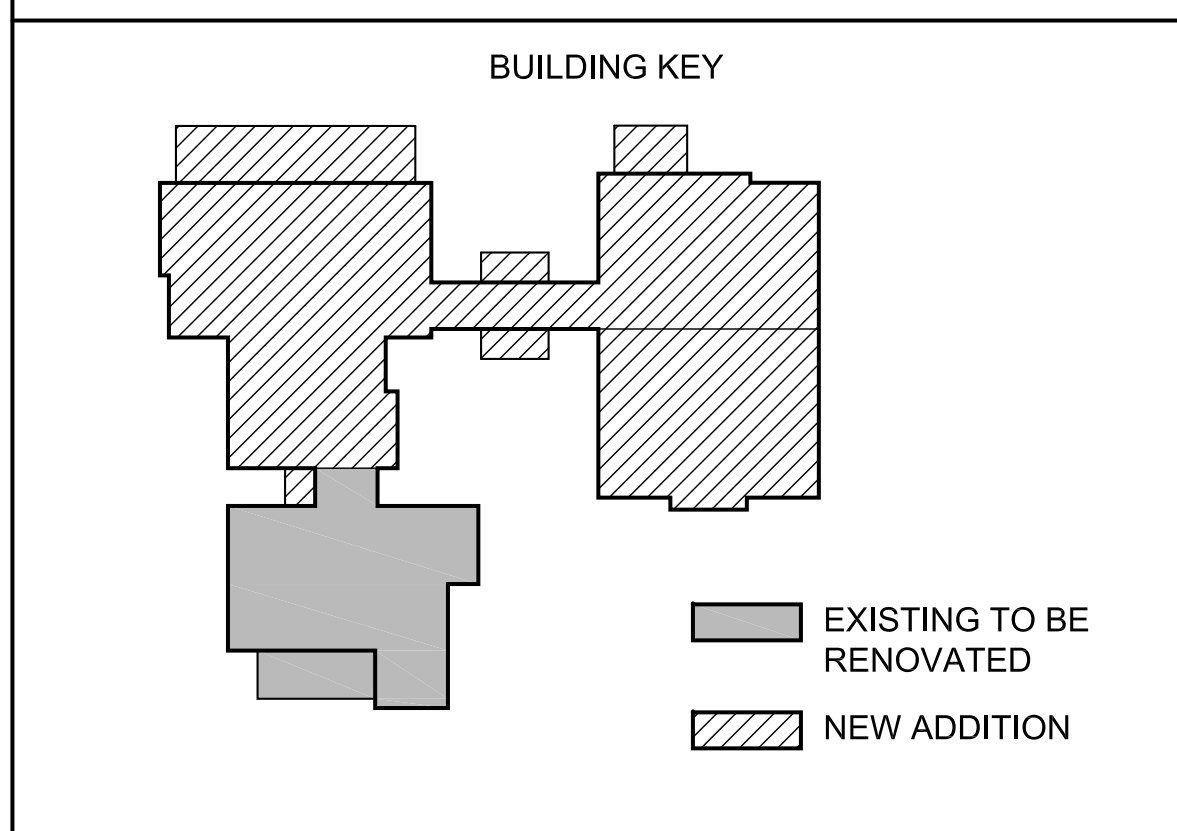


FLOOR PLAN

3/16" = 1' - 0"



BUILDING AREA (GROSS SQAURE FEET)	
EXISTITNG CONDITIONED SPACE TO BE RENOVATED	1,131 S.F.
EXISTITNG PORCH TO BE RENOVATED	158 S.F.
SUB TOTAL	1,289 S.F.
NEW CONDITIONED SPACE	2,897 S.F.
NEW GARAGE	1,059 S.F.
NEW PORCHES	558 S.F.
SUB TOTAL	4,514 S.F.
TOTAL	5,803 S.F.



SKT Architects, PLLC
300 West Main, Suite C
Fredericksburg, TX 78624
www.sktarchitects.com
P: 830-997-0383

PRELIMINARY

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RANDY R. STEHLING
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RENOVATION OF

208 WEST CENTRE STREET

FREDERICKSBURG TEXAS 78624

PROJECT # 21-05

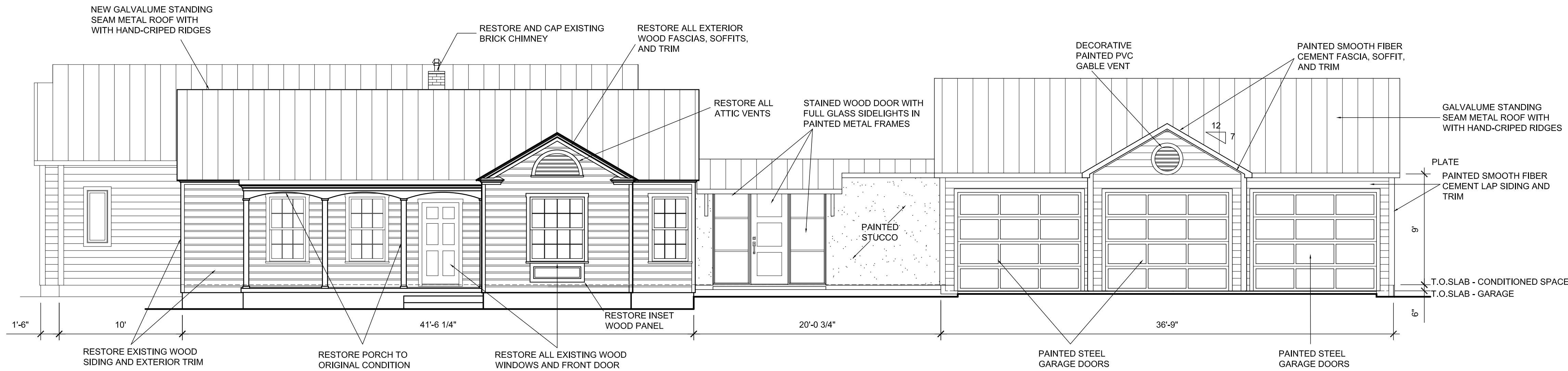
DATE 9-16-24

REVISION

OPTION "B" - THREE CAR GARAGE FLOOR PLAN

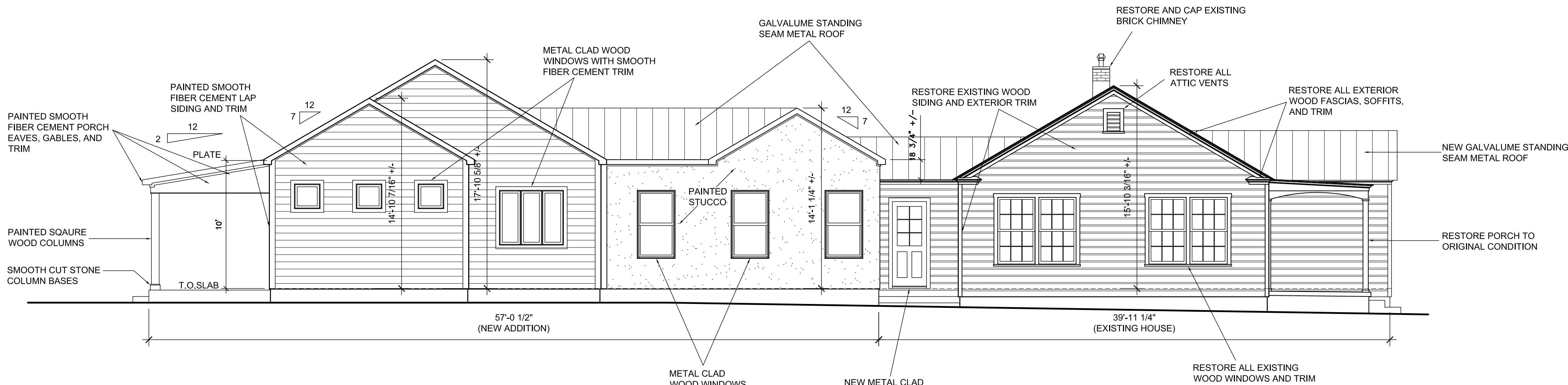
A-2.1

OPTION "B" - THREE CAR GARAGE



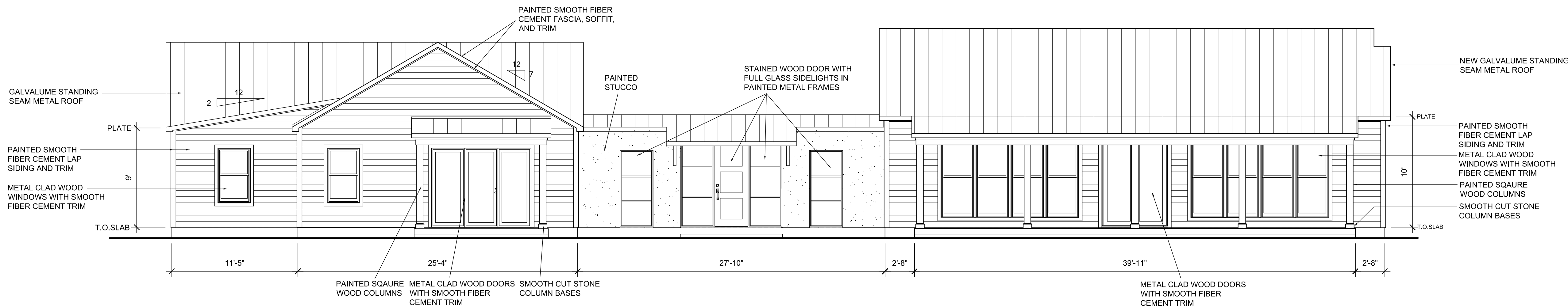
SOUTH ELEVATION

3/16" = 1' - 0"



WEST ELEVATION

3/16" = 1' - 0"



NORTH ELEVATION

3/16" = 1' - 0"



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RANDY R. STEHLING
PROJECT ARCHITECT
NUMBER 14396

RENOVATION OF
208 WEST CENTRE STREET
FREDERICKSBURG TEXAS 78624

PROJECT #	21-05
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REVISION	

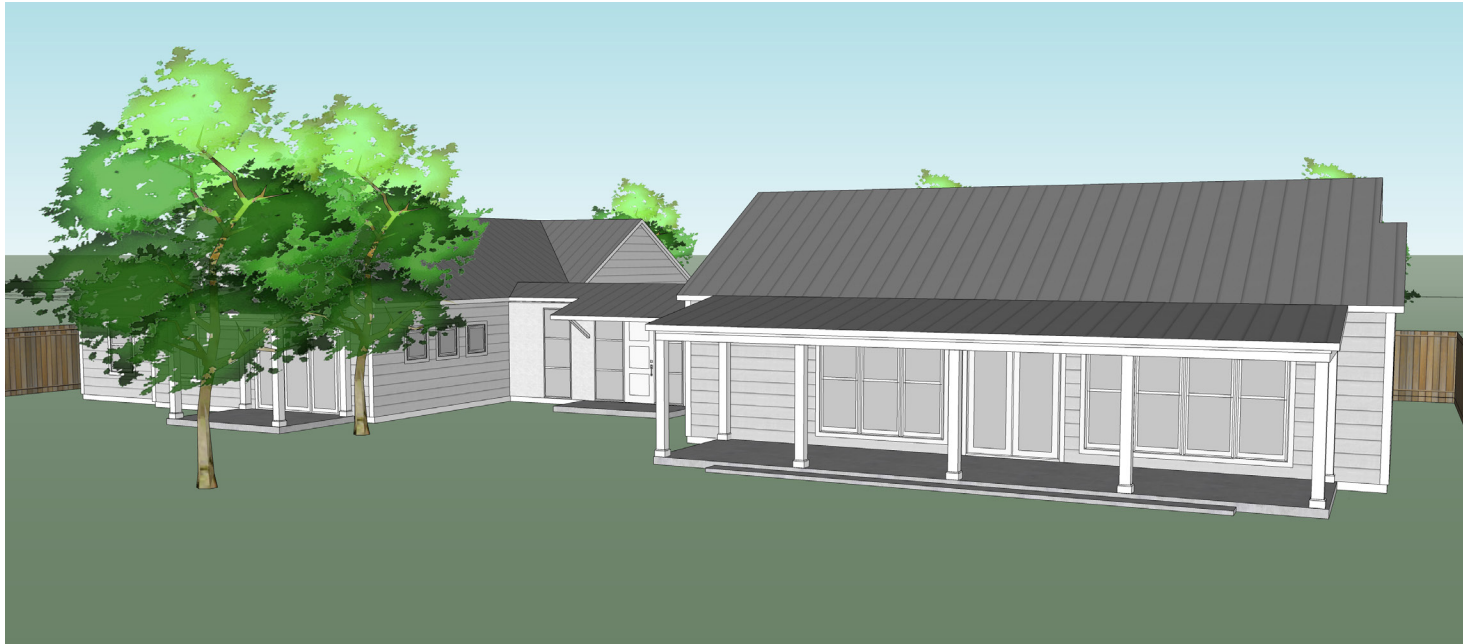
OPTION "B" - THREE CAR GARAGE ELEVATIONS

A-3.1



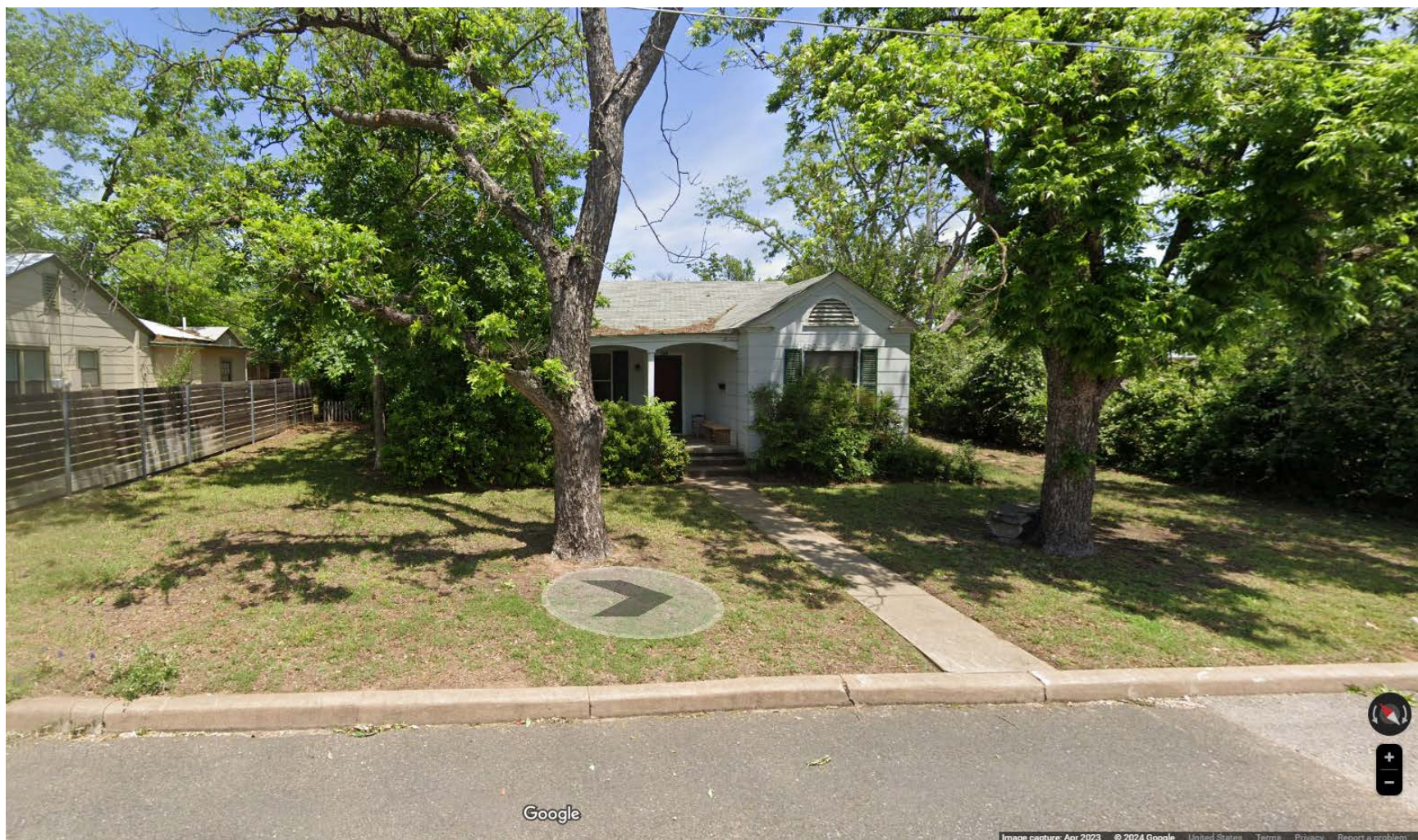
OPTION "B"
MODEL IMAGES

208 W CENTRE STREET
FREDERICKSBURG, TX



OPTION "B"
MODEL IMAGES

208 W CENTRE STREET
FREDERICKSBURG, TX





City of Fredericksburg, Texas | Historic Resources Survey

SURVEY ID# 257

Surveyed by Cox|McLain Environmental Consulting, Inc. 2018

LOCATION AND GEOGRAPHIC INFORMATION**ADDRESS** 208 W CENTRE ST**LAT/LONG** 30.281903 -98.868604**ALTERNATE ADDRESS** N/A**PARCEL #** 26647**LEGAL DESCRIPTION** BASSE BLK 3 LOT 10-PT & 11**OWNER NAME** 5A PROPERTIES LLC**2017 GCAD VALUATION** \$186,910**PROPERTY INFORMATION AND SIGNIFICANCE****PREVIOUS DOCUMENTATION / DETERMINATION** None**2018 RECOMMENDATION** ☐ Local landmark ☐ NRHP indiv. eligible ☐ High ☒ Medium ☐ Low ☒ within rec. district expansion**If recommended eligible:** **CRITERIA (local)** N/a**CRITERIA (NRHP)** N/a**HISTORICAL INFORMATION**

According to aerial review, this building was constructed between 1938 and 1948. Sanborn coverage is not available for the parcel.

PHYSICAL DESCRIPTION**YR. BUILT** c.1940**YR. SOURCE** Estimate**TYPE** Building**FORM** L-plan**PRIMARY STYLE** Minimal Traditional**CURRENT FUNCTION** Domestic: Single dwelling**SECONDARY STYLE** No secondary style**HISTORIC FUNCTION** Domestic: Single dwelling

PHYSICAL DESCRIPTION, CONT.

208 W CENTRE ST SURVEY ID# 257

VISIBLE 1. shed
ANCILLARY
RESOURCES hist.-age ('68 or earlier)

ALTERATIONS Addition to rear (historic-age)

GENERAL
NOTES

SOURCES USGS aerials





Garage addition at rear





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: October 8, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-792 - 406 N Orange - Michael Weberpal - Request to Re-Rate an Outbuilding from a High-Rating to a Low-Rating to Allow for Demolition.

SUMMARY:

The applicant has submitted a Certificate of Appropriateness application requesting permission to re-rate an accessory building from High to Low and demolish the outbuilding.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Application Number: 2024-792

Address: 406 N. Orange

Rating: High

Zoning: R2, Mixed Residential

Applicant: Michael Weberpal

[Historic Preservation Ordinance No. 27-007](#)

Sec. 23-58 - Designation of Historic Districts, Historic Landmarks and Preservation Priority Rating.

When a property is incorporated into the Historic District, the Historic Review Board assigns a rating; Low, Medium or High, to that property. At any time, an applicant may request a change to the rating for a specific property, and it is up to the Board to determine the appropriate rating for the structure. The property in question is a High-rated resource and the applicant is requesting a rating of Low to allow for demolition of the resource.

The definition of **High-rating** is as follows:

The most significant Resources identified in the 2002 Fredericksburg Historic Resource Survey.

These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

The definition of **Low-rating** is as follows:

Resources that minimally enhance the district's ability to convey a sense of time and places. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual 50-year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than 50 years of age, but which nevertheless may have relative value within the historic district, meriting preservation. Properties or improvements with a low rating may be considered for relocation or demolition upon determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archaeological character of the district or property.

The property in question has a High-rating that extends to all structures located on the property. The outbuilding requesting the re-rating is a garage/shed building that appears to have been constructed around 1905 and has no particular style or specific character-defining features and consists of a dirt floor and materials that are starting to rot and weather. The building is located behind the main residence and is connected to the street by a driveway.

The owner is requesting demolition to allow for the possible expansion of the main residence or subdivision of the lot.

Sec. 23-63 - Demolition/Removal

This section of the Ordinance specifically forbids the demolition of a High-rated structure (b1). If the building is found to be hazardous it may be demolished or removed (d). (f) in the case of demolition the Board shall affirmatively find the following:

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 be reasonably done;
3. The condition of the resource building or structure is such that it has been 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.

STAFF RECOMMENDATION:

Staff does not find that reasonable measures have been taken to rehabilitate or relocate the resource. Given its age and significance to the property, Staff recommends attempting to relocate the structure to accommodate potential future development rather than demolition of the resource. As an R2 zoned property multiple structures area allowed on the same lot. This recommendation is supported by Sec. 23-63.f.2.

ATTACHMENTS:

1. 2024-792-coa application
2. 2024-792 Scope of Work
3. 406 N Orange Map
4. 2024-792 Photo of Buildings
5. Orange N 406_Historic Resource Survey Rating High
6. 2024-792 - Survey
7. 2024-792 - Photos of Outbuilding



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	406 N Orange Street	Date Submitted	9/17/2024
Owner name:	Michael A Weberpal & Michelle V Weberpal	Phone #	830-992-9727
Owner Address:			
Authorized Applicant:	Owners of the Property	Phone #	830-992-9727
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.	Applicant E-mail:	mike.weberpal@gmail.com	
	Desired Start Date:	October 1, 2024	
	Desired Completion Date:	October 10, 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)

Request to demolish 2.2.6 Accessory Building Form - Garage

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.**

406 N. Orange – Scope of Work

406 N Orange is located in the Historic District. There are two structures on the premises. A home and a garage/shed. The home has a High Rating and the garage/shed has a Medium Rating. T

ype of building 2.2.6. Accessory Building 2.2.6.5. Garage (ca. 1905–) The garage, a building constructed to house vehicles, is the most common example of a residential accessory building form. Character-defining features: One-room building. Rectangular floor plan. Typically gabled roof. Exterior materials typically weatherboard, board-and-batten, or metal siding. Located behind the main house and connected to the street by a driveway. Little to no stylistic detailing.

Sec. 23-63 of the Historic Preservation Ordinance (No. 2027-07) states that Medium Rated properties may not be demolished. This application is submitted to request that the garage/shed (not the house) be re-rated to Low to allow for demolition. Permission to demolish is being requested to enable expansion of the existing house or enable the owner to subdivide the lot to build a second residence.

The property is zoned R2, Mixed Residential which requires a minimum lot size of 5,000 sq ft and 50 ft of frontage. Based on the attached survey, the lot is large enough to subdivide. The garage/shed has not been deemed to be and should not be considered architecturally significant on an individual basis. The garage/shed is not a valuable resource that adds to the cultural, historical or architectural character of the historic district or surrounding properties. The garage/shed should be a Low Rating because it minimally enhances the district's ability to convey a sense of time and place.

The garage/shed should be a Low Rating category because it is a common local building form and architectural style and has little to no stylistic detailing. The Secretary of the Interior's Standards for the Treatment of Historic Properties between 1977 and 1978, is intended to guide preservation projects undertaken by federal agencies. The Historic Review Board may grant an exception to these design guidelines in approving a COA application that meets the spirit of the Secretary's Standards, based on one or more factors, including: Life safety issues per current building codes. The garage cannot be used by most modern cars due to the size of the doors. It cannot be used for a standard size truck. In the past, an attempt has been made to enlarge the door to accommodate a small car or SUV; it is functionally obsolete. Except for a small utility room, it has dirt and gravel floor. The wall and roof on the left side of the garage are supported by metal jack supports. Many of the support studs have begun to rot and there is random placement of studs and not standard 16 inch spacing. There are no modern roof trusses and the roof does not appear to be properly supported. The roof has leaks and portions of the metal roof have peeled back during recent storms. Much of the siding touching the lawn is rotting. In short, it is no longer structurally sound, does not appear to comply with current building codes and it is functionally obsolete. In addition, the water to the property goes to the garage and then back to the house. At some point, the water lines should be redirected to the house. A vast majority of the deterioration and/or structural defects occurred or existed prior to the purchase of the property by the current owner and it is not due to the owner's failure to properly maintain the property. For these reasons, we respectfully request that the garage/shed be reclassified as LOW.





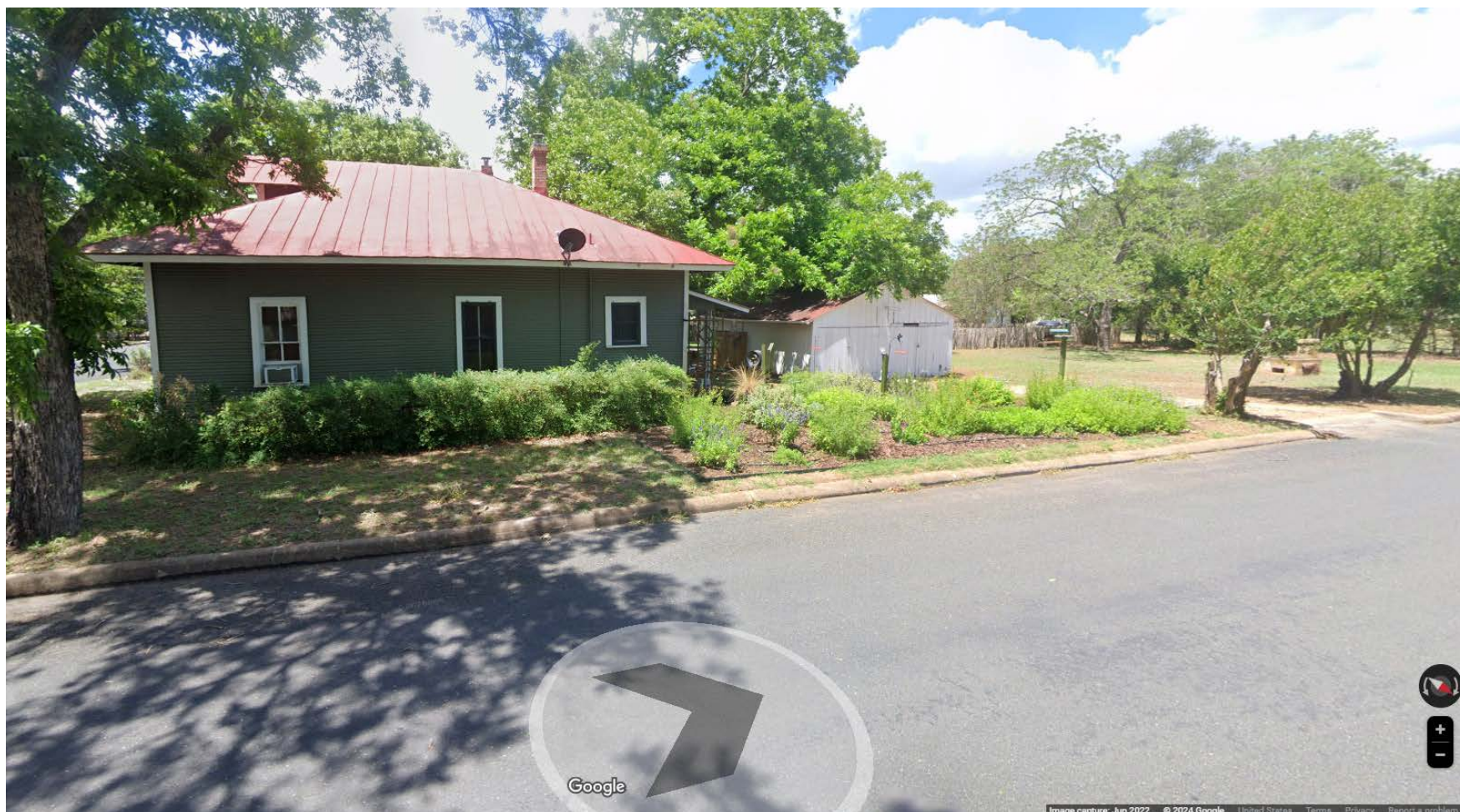
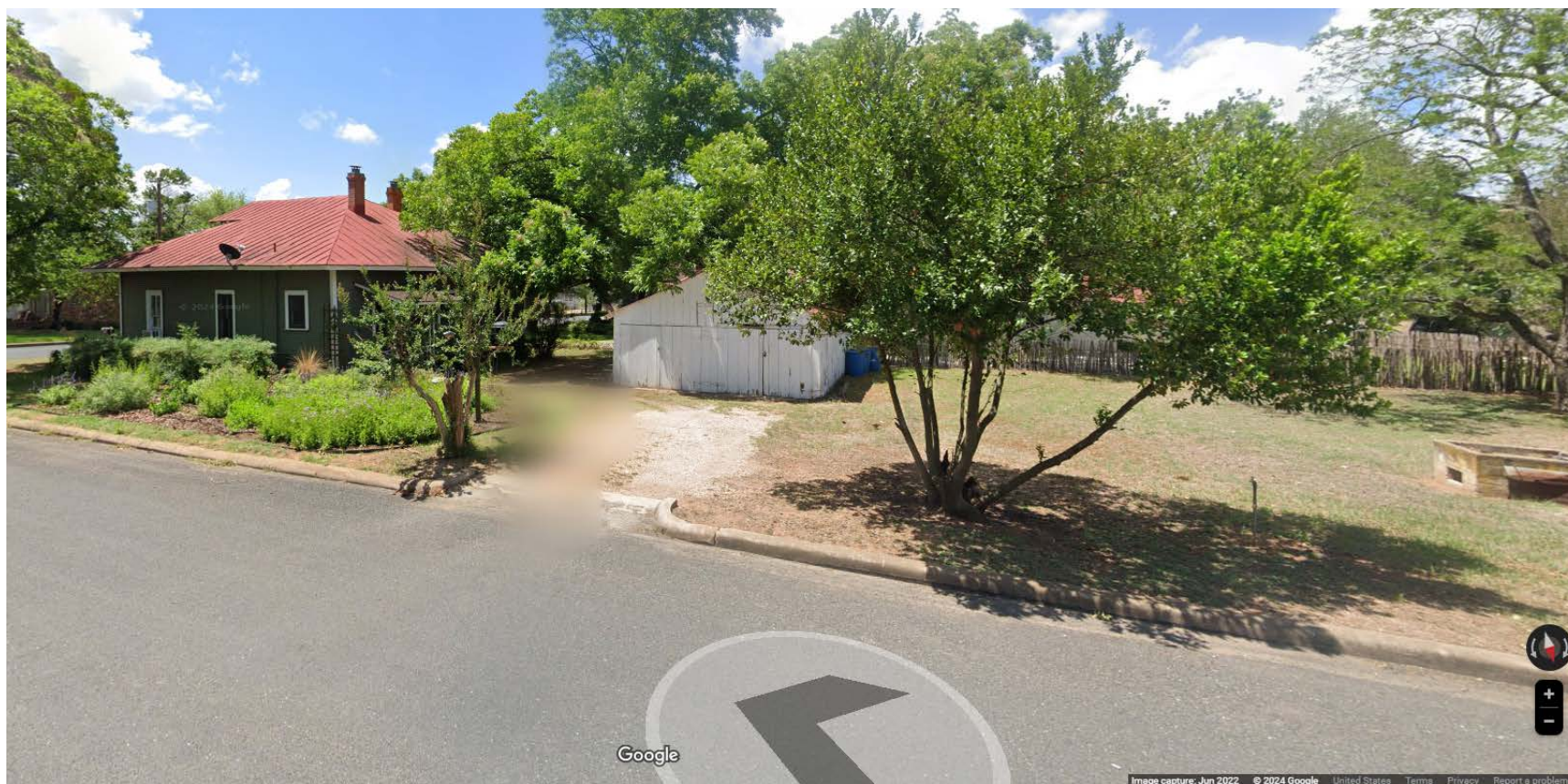


Image capture: Jun 2022 © 2024 Google United States Terms Privacy Report a problem



City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 1303

Address 406 N. Orange

Parcel Number 14758

GCAD Valuation (as of 2017; where available) \$164,630

Year Built 1920

Year Altered 0

Area Outside Historic District

Historic District No

Recommendation

Priority High

Assessment Outstanding example of a unique building plan that displays distinctive stylistic features and retains original materials. Resource is an excellent example of its type.

2002 Photo



Photo Information & Notes

Image Name 1303_1.JPG

Photo References 1303_*.jpg

Notes garage

2002 SURVEY DATA (continued)

Property Description

Function Domestic: Single-Family

No of Stories

1

Style Craftsman

Construction

wood-frame

Plan bungalow hipped

Foundation

pier and beam

Exterior Walls wood siding

Roof

gable-on-hip

Porches inset

Windows

single-hung wood sash

Outbuildings not provided

Doors

single-leaf door

Alterations not provided

1983 SURVEY DATA

1983 Survey Site No

1983 Survey Ranking

1983 Photo References

OWNER BY	d.a.s.	DATE	09
DRAWN BY	d.a.s.	DRAWING NO.	S-4767
REV. NO.	S-4767	SHEET	1 OF 1

PREPARED FOR:
Craig & Patricia Bittinger
406 North Orange Street
Fredericksburg, TX 78624

TITLE COMPANY:
Hill Country Titles, Inc.
114 East Austin Street
Fredericksburg, TX 78624

LEGEND

- ⊙ 1/2 inch dia. iron rod found
- 3/8 inch dia. iron rod set
- electric meter pad
- Verizon riser box
- Time Warner riser box
- ⊕ gas meter
- ⊕ water meter
- ⊕ air conditioning unit
- ⊕ utility pole
- O.P.R. Official Public Records
- R.P.R. Real Property Records
- D.R. Deed Records

A legal description of same date accompanies this plat.

This tract is subject to the following easements listed in Hill Country Titles, Inc. Commitment for Title Insurance, G. F. No. 213-128, issued February 22, 2013:
- NONE OF RECORD

The undersigned does hereby certify that a survey was made on the ground of the property shown hereon, that it is correct and that there are no obvious boundary line conflicts, encroachments, overlapping of improvements or roads in place except as shown hereon and that said property has access to and from a dedicated roadway except as shown.

Dale Allen Sultemeier
Dale Allen Sultemeier
Registered Professional Land
Surveyor
No. 4542 - State of Texas



February 27, 2013



SULTEMEIER
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