



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, November 12, 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

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

The City of Fredericksburg Historic Review Board will meet in a regular session on November 12, 2024, at 5:30PM. [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 November 12, 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 at East Campus, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624 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. October 8, 2024 Regular Meeting Minutes
5. **CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

- A. 2024-813 - *116 N Crockett* - BOLT Retail Limited, LLC - Request to construct an outdoor covered area
- B. 2024-949 - *409 W Creek* - Nancy Rose - Request to construct an addition, new detached garage and renovate existing structures
- C. 2024-954 - *209 S Acorn* - Matt Jarosz - Request to construct 3,977 sq ft residence and attached garage

6. DISCUSSION ITEMS

- A. Director's Report
- B. Demolition by Neglect

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 5:00PM. on November 8, 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
October 8, 2024
5:30 PM**

On this 8th day of October 2024, the Historic Review Board convened in regular session at the New City Hall at East Campus, 2818 E U.S. Highway 290, Fredericksburg Texas, with the following members present to constitute a quorum:

PRESENT: DAVID BULLION
 AMY SLAUGHTER
 JOE SALINAS
 SHARON JOSEPH
 TODD EIDSON
 DONNA HEINEN-SANDERS
 CYDNEY DONNELL

ABSENT JESSICA MITTEL
 ROBIN COWSAR

ALSO PRESENT: ANNA HUDSON – Director of Development Services
 MICK MCKAMIE - City Attorney Staff
 SHELBY COLLIER – Senior Planner
 JAN MUSGROVE – Planner 1

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

MINUTES

Cyd Donnell made a motion to approve the September 10, 2024, Historic Review Board meeting minutes. Seconded by Joe Salinas, Jr. 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 2024-804 - 202/204 E Main - Dillion Reeh - Request Replacement of Exterior Windows, Canopy, and Exterior Painting.

Sharon Joseph made a motion to approve the one item on the consent agenda. Amy Slaughter seconded. All voted in favor and the motion carried.

Request: 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

Applicants Presentation: Mike Gatlin, Texas Hills Restoration on behalf of the owner, Randy Zgabay. He read a letter from the owner detailing the need for the replacement of the windows due to damage from a hailstorm. The damage was extensive, and he requested allium wood clad window matching in size and look as close to the original as possible and energy efficient.

Summary Presentation: Shelby Collier, Senior Planner
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

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 windows are 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

David Bullion asked if there were any photos of the damage.

The Applicant responded that he did not have any, but that the damage was extensive. He stated that the owner would be open to restoring the front windows but replacing the side and rear windows with the replacement windows. He had replaced the windowpanes in the front windows, but the windows were original.

Sharon Joseph wanted to know if the front windows were wood.

Cyd McDonnel mentioned that she did not feel that the windows were a perfect match as the cross wood was much thicker than the windows currently on the house. She recommended that the front windows be repaired and not replaced with the ones suggested. She did not have a problem with replacing the side and rear windows.

Applicant stated that the windows were not efficient and that it was extremely hot in the summer.

David Bullion mentioned that in other cases that had been presented to the board that they had approved modern windows to cut down on noise.

Amy Slaughter wanted to review the color palette. The bright white concerned her, and she mentioned that the property was rated medium not high as stated in the packet.

Applicant responded that he thought it was off-white.

Shelby Collier was asked to respond; she responded that the owner was wanting to repaint with the same colors as the house was currently painted.

Amy responded that the house and trim would be repainted the same as the existing house, but the window would be bright white. She also mentioned that she had a historic property on Llano and that they had maintained the front windows with wavy glass and replaced the windows on the rear with wood-clad windows. She was not comfortable with the bright white windows

Todd Edison mentioned that he had visited the site and that the windows were not repairable at all as the hailstorm did a lot of damage and the windows were trashed. He also mentioned that he would have no problem with relacing all except the front windows and that he agreed with Amy Slaughter they should not be bright white, maybe beige or off white.

The Applicant responded that he thought that the owner would be willing to change the color of the replacement window.

Joe Salinas stated that the roof should be galvanized hand crimped and that they should use a flat panel on the porch roof.

Sharon wanted to know if there were any changes to the dimensions of the roof.

Applicant responded with no, there would be no change to the dimensions.

Todd Eidson made a motion to approve items 2 and 3 with staff recommendations.

Sharon Joseph seconded the motion. All voted in favor and the motion carried.

Cyd Donnell made a motion to allow for the replacement of the windows on the sides and the rear of the property in a color to be approved by staff and that the front windows would need to be repaired.

Tod Eidson seconded the motion, and all voted in favor and the motion carried.

Request 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.

Applicants Presentation: Randy Sterling with SKT Architects, on behalf of the owner, Chris Avery. The intent is to do an intensive remodeling of the main structure and that the only piece of the property that will be demolished (which has been given permission previously by the board) will be the single car garage and they will be using all salvable lumber from the garage on the main house. He said that the owner wanted to be sensitive to placing the new garage in the rear of the property as to not detract from the main house. Mr. Avery stated that he would be adding a lot of landscaping. The three-car version of the garage is the option that they would love to build as they want to prevent cars parking on the street.

Summary: Anna Hudson, Director of Development Services

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

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 possess 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 recommend the following:

1. Re-rate garage from Medium to Low - Staff have 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 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 vehicles.
4. Renovation of exterior including restoration of doors, windows, and siding.

David Bullion suggested that the Board take the items one by one.

Sharon Joseph made a motion to approve the re-rating of the garage from Medium to Low and to demolish the single car garage.

Todd Eidson seconded the motion, all voted in approval on the motion carried.

David Bullion stated that the Architects had done an excellent job on the front elevation of hiding the addition.

Amy Slaughter asked to see the elevation on the 3-car garage if it was reversed as staff recommends.

Anna Hudson mentioned that that option was not presented in the packet.

The applicant stated that the option to have alley access would not work as the Master bedroom would look out onto the garden and that changing the access to the garage would not work. He stated that the garage was setback 60 feet from the street to accomplish the need for a 3-car garage.

Donna Heinen Sanders stated that the size of the 3-car garage was overpowering.

Cyd Donnel mentioned that the 3-car garage and the 2-car structure were the same. What if the garage doors did not look like garage doors. There were other options to make it less like a garage.

David Bullion stated that there seemed to be agreement for the addition and that the issue seemed to be the 3-car garage, and the doors presented.

The owner, Chris Avery, mentioned that he would like more of a carriage house look and that the garage doors presented in the package are not what they will look like. They would be flexible on the door choice.

Tood Eidson and Joe Salinas commented that it would be good if there was a way to soften the look of the garage doors.

Sharon Joseph made a motion to approve the construction of the new addition of the garage, option A the 2-car garage or option B for the 3-car garage and then amended the motion for the applicant to come back to the board for garage door approval. The motion did not get a second and the motion died.

Cyd Donnell then made a motion to approve the construction of the addition for either the 2-car garage Option A or Option B, the 3-car garage pending a return to the board for approval of the chosen garage doors design, and approval of renovation of the exterior, including doors, windows and siding.

Todd Eidson seconded the motion. All voted in favor and the motion passed.

Request: 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.

Applicants Presentation: Dennis Kuzenberger representative for the owner, Michael Weberpal. He stated that the 1930's garage had a dirt floor and currently is used as the laundry room and is not usable space. The garage sits on the lot line. The home is just over 900 sq ft. The garage cannot be used to park modern cars. He requested that the barn be reduced to low and then demolished so that the lots could be used more efficiently.

Summary: Shelby Collier, Senior Planner

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

STAFF RECOMMENDATION:

Staff did 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.

DISCUSSION:

David Bullion mentioned that he was surprised that Staff had not conducted a site visit and recommended that in the future, in the event of a request for demolition of a historic structure that Staff make the time to visit the site.

Sharon Joseph and Todd Edison mentioned that this barn looked in better shape than several others they had seen.

Cyd Donnell stated that it could be moved to create some flexibility for the lot. These outbuildings add charm to the lot, they could be used as an interesting feature.

David Bullion agreed with Cyd Donnell that a better use for this structure would be to move it and that the board did not allow a demolition with the possibility of an addition to the lot and that this ancillary asset has some value.

Amy Slaughter agreed with David Bullion's statement.

The Applicant made a statement that this would stifle what a potential buyer could do with the house

David Bullion stated that it added clarity for a prospective buyer.

Cyd Donnell stated that if the new owner knows what the options are they can incorporate it into a new plan for the home.

David Bullion mentioned that he would like for Staff to do an onsite visit so that there was a record and that he felt that there was not enough information for the board to approve a re-rating that would allow for demolition. Which might change after an onsite visit.

Cyd Donnell made a motion to deny the application 2024-792 to allow for a rerating for the outbuilding to low rating to allow for demolition.

Joe Salinas seconded the motion. All vote Aye and the motion passed.

Directors Report – Anna Hudson, Director of Development Services

Welcomed the board to the new meeting space and mentioned that Staff were moving forward with the Unified Development Code and the comprehensive plan and that they would request that board member be on the committee. Anna reminded the board of the onsite meeting at 701 N Llano on the 22nd of October at 9am.

David Bullion mentioned that he is often approached in HEB or while in and around town and that Staff have requested that if this happens, that we disclose that we have had dialog. He mentioned that he had visited the site and that he was disclosing that now. As a reminder, its ok to give your opinion but be sure to disclose the interaction to Staff.

Anna Hudson reiterated that it is important and best practice to not discuss the item with applicants. We want everyone to discuss and hear the information at the same time. If you are approached to give free advice as a HRB member you should direct those questions to staff, but if you are approached on a professional level and you get the job, you would need to recuse yourself.

Demo By Neglect: Shelby Collier, Senior Planner

Shelby Collier mentioned that she had created a spreadsheet which listed the status of the demo by neglect properties that kept track of the properties. Code is working hand in hand with Development Services and that is making a difference. Once the owner is notified and if no action is taken, they are put in the municipal court system and if they do not comply, they are notified again. She reported that two property owners had been sent a stop work order as they had not applied for a Certificate of Appropriateness.

Sharon Joseph mentioned that she would like to see the spreadsheet in the monthly packet.

Shelby Collier stated that it would be added to the monthly packet.

ADJOURN

With nothing further to come before the Board, Amy Slaughter moved to adjourn. Cyd Donnell seconded the motion. All voted in favor and the meeting was adjourned at 6:45 PM.

PASSED AND APPROVED this the 12th day of November 2024.

JAN MUSGROVE, PLANNER 1

DAVID BULLION, CHAIRPERSON



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: November 12, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-813 - 116 N Crockett - BOLT Retail Limited, LLC - Request to construct an outdoor covered area

SUMMARY:

The applicant has submitted a Certificate of Appropriateness (COA) application requesting to construct an outdoor covered area that consists of 3x3, 11 gauge top rail with a receiver post stub intended to secure 11 hexagonal navy blue umbrellas.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a Low-rated property built in 1950 with no particular style and is currently serving multiple tenants, including Blue Oak Trading Company and Zuly's. The applicant started construction of the covered area without the required Certificate of Appropriateness (COA) or Building Permit. A Stop-Work Order was issued on September 13, 2024 and again on October 3, 2024 with the applicant submitting a COA application on September 20, 2024. The applicant has since paid the fee for performing work without the approved COA.

Application Number: 2024-813

Address: 116 N Crockett

Rating: Low

Zoning: [CBD, Central Business District](#)

Applicant: BOLT Retail Limited, LLC

[Historic District Design Guidelines and Standards](#)

3.2.9 Canopies and Awnings

It is recommended not to add ornamentation or details that were not historically present to the structure (d). However, because awnings and canopies are functional building elements with

significant energy efficiency benefits, adding awnings where they did not exist historically may be appropriate in some situations, provided that the new awning or canopy is simple in design, does not conceal or distract from historic character defining features, and is installed without damaging significant character-defining features (e).

STAFF RECOMMENDATION:

The request consists of 3x3, 11 gauge top rail with a receiver post stub intended to secure 11 hexagonal navy blue umbrellas. This design is not in keeping with Sec. 3.2.9(e) as the proposed canopy is not simple in design. In addition, the Low-rated property borders a High-rated property with the proposed design directly affecting the view of the neighboring High-rated property.

Staff recommends a simplified design, such as a flat canopy or traditional trellis that is not readily visible or a prominent feature or material with a neutral color palette.

Staff recommends denial of the application as presented.

ATTACHMENTS:

1. 2024-813- COA Application
2. 2024-813 Location Map
3. 2024-813 Historic Survey and Front Photo
4. 2024-813-blue oak fredericksburg
5. 2024-813 Review Comment Letter



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)

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

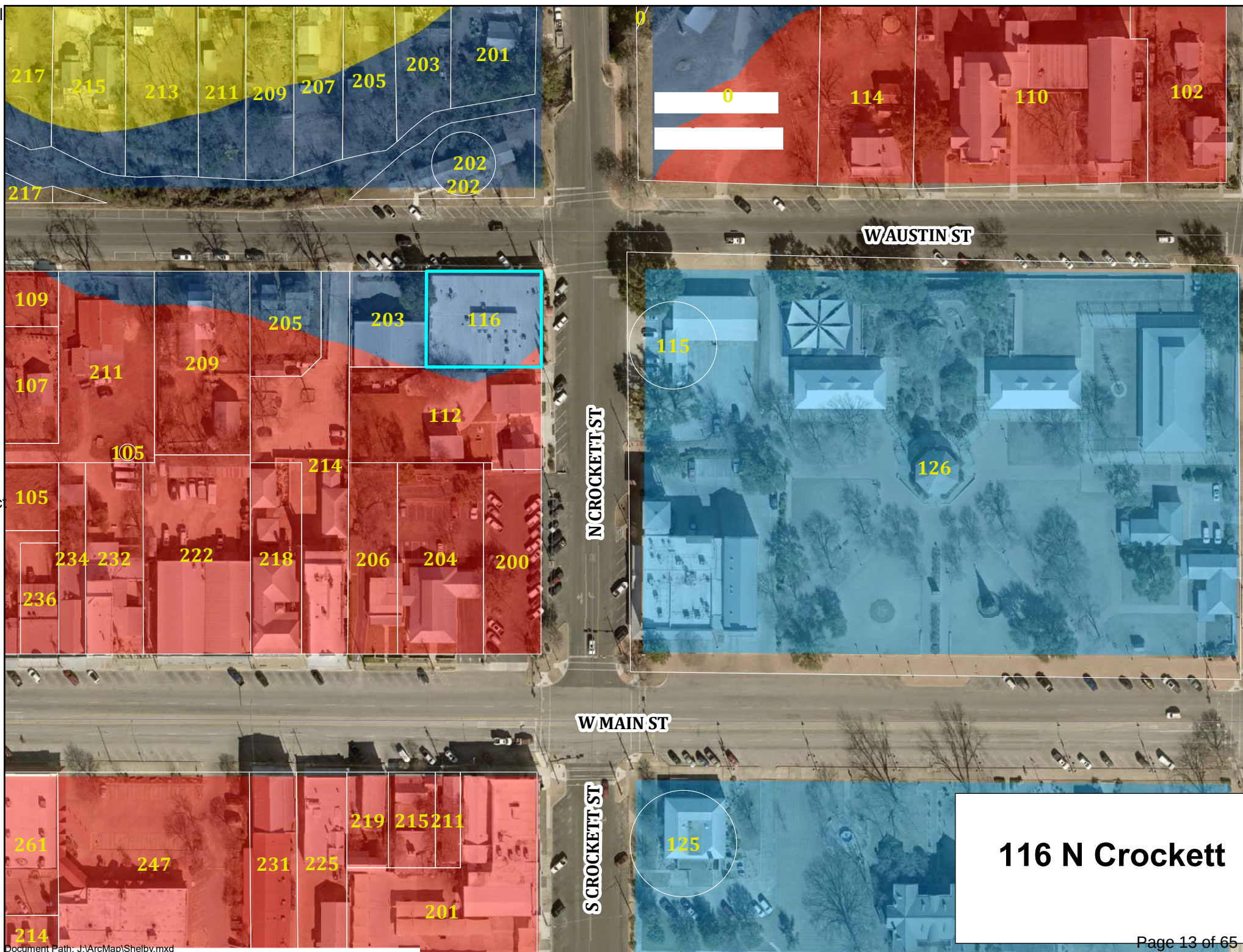
Staff Comments regarding Administrative Approval:

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.

trial

tric



2002 Photo

Inventory of Properties - Fredericksburg Historic District and Local Landmarks (2002-03)

116 N. Crockett



Site ID No. 808
 Address 116 N. Crockett
 Date 1950
 Stylistic Influence
 GCAD Hyperlink [R16587](#)
 Owner TRAN, HUYEN
 Historic District Yes Historic District
 Assessment Example of a more recent common local building form, architectural style or plan type with no known historical associations.

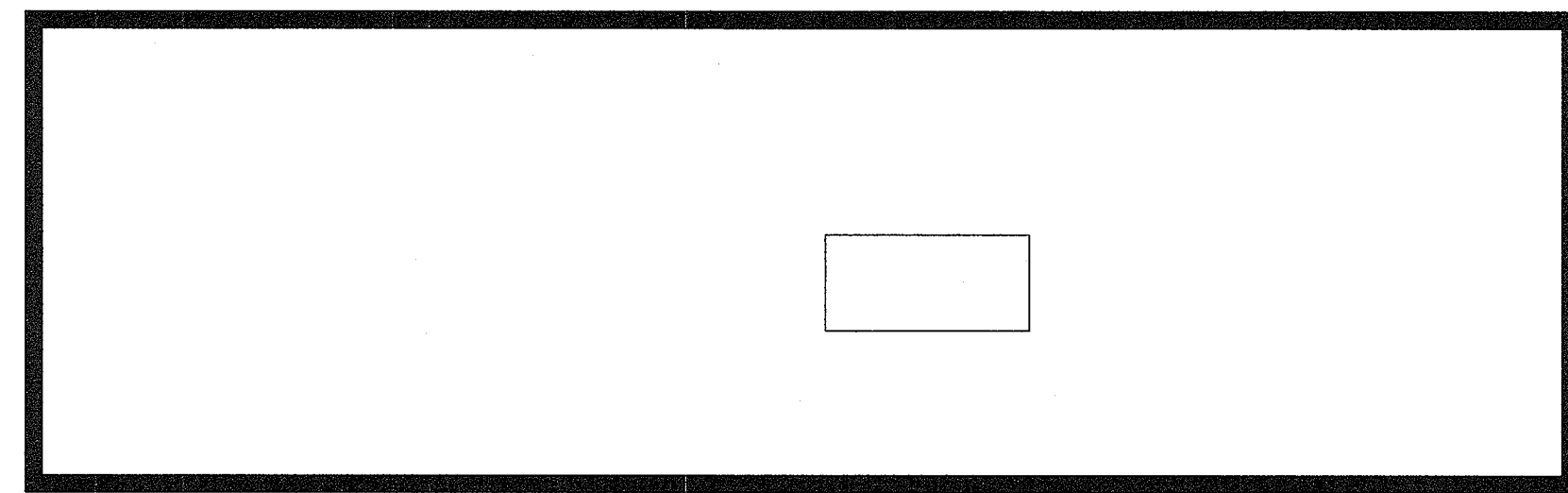
1983 Historic Resources Survey
 Previous Site No. _____
 Previous Ranking _____
 Previous Photo References
 Roll _____
 Frame _____

2002 Re-evaluation

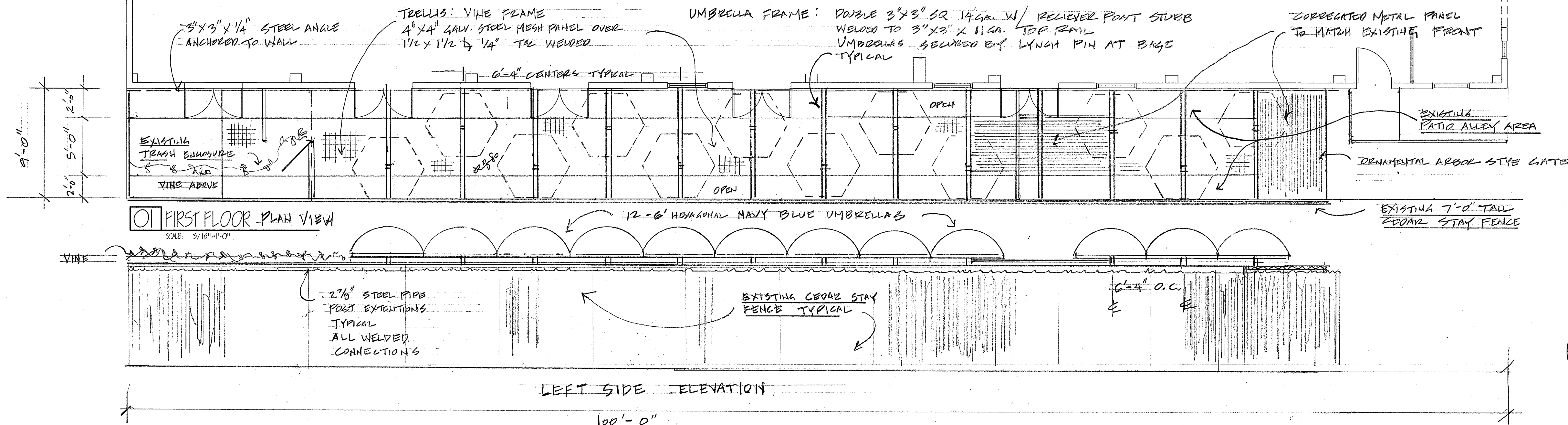
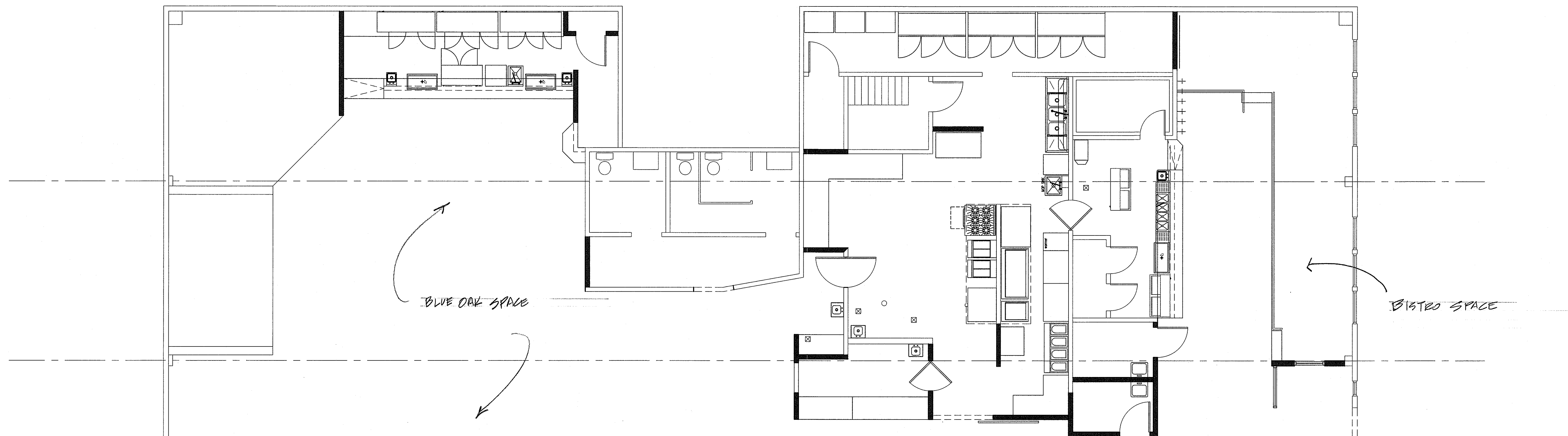
☐ High ☐ Medium ☒ Low

Notes

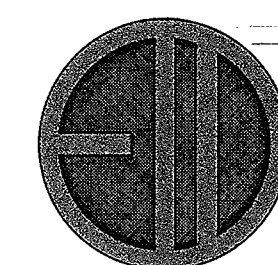




01 SECOND FLOOR
SCALE: 3/16"=1'-0"



BLUE OAK TRADING CO.
SHADE TRELLIS/UMBRELLA FRAME
116 N. CROCKETT ST.
FREDERICKSBURG, TEXAS 3/16"=1'-0"
ETDESIGNSTUDIO
architecture
9-19-24





Fredericksburg

City Hall
126 W Main Street
Fredericksburg, TX 78624-3708

Date: Friday, October 4, 2024

Tara Legenza
BOLT Retail Limited, LLC
1834 Junction Hwy
Kerrville 78028
blueoaktradingco@gmail.com

Permit Number 2024-813
Job Address: 116 N Crockett St, Fredericksburg, TX 78624

Dear Tara Legenza,

Staff has completed its review of plans for the PATIO AT BLUEOAK that is to be located at 116 N Crockett St, Fredericksburg, TX 78624. Comments from this review follow.

Historic Preservation Review

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

(1)

The covered area at a restaurant, for that restaurant's outdoor eating and serving areas, shall be specifically defined with impervious surface in place.

(2)

No advertising, logos, or words which would violate the City's sign ordinance or any other law or statute shall appear on the Cover, and any advertising which does meet the City's sign ordinance shall be included in the overall allowable signage for the business.

(3)

The color of the Cover shall be an approved color under the City of Fredericksburg's Historic Design Guidelines and Standards, and any Cover displaying pictures, stripes, floral or other designs, if any, shall be approved by the Historic Review Board of the City of Fredericksburg, which shall approve or disapprove the Cover pursuant to the City's Historic Design Guidelines and Standards. Traditional white, beige, cream, or similar colors may be approved administratively by the Historic Preservation Officer. The Historic Preservation Officer may choose to send review of any proposed Cover to the Historic Review Board, should City staff determine that the proposed Cover requires additional approval.

(4)

If the Cover to be used by a restaurant for that restaurant's outdoor eating and serving areas is not an umbrella that is commonly used in outdoor dining as defined below, all aspects of the particular shading device shall be subject to review and approval by the Historic Review Board of the City of Fredericksburg, pursuant to the City's Historic Design Guidelines and Standards.

(5)

Umbrella, for the purposes of this Subsection 8.100(M), is defined as a light, portable cover for protection from rain or sun consisting of fabric held on a collapsible frame of any shape having a diameter or cross-measurement in

any direction of no more than 13 feet. Both tents and umbrellas are referred to collectively as "Cover".

(6)

Tent, for the purposes of this Subsection 8.100(M), is defined as a light, portable cover for protection from rain or sun consisting of fabric held on a collapsible frame of any shape having a diameter or cross-measurement in any direction. Both tents and umbrellas are referred to collectively as "Cover." Tents used by an Event Center shall not be installed more than 48 hours prior to the start time of an event, and shall be removed within 48 hours following the end time of the event. Upon a showing of good cause, the 48-hour time period allowed for installation or removal of a Tent under this subsection may be extended by administrative approval of the Historic Preservation Officer.

(7)

For the purpose of this Subsection 8.100(M), "Event Center" shall be defined as a service commercial establishment used for the gathering of groups of persons for specific functions including social, recreation, amusement or dining activities, and where food and beverages may be served on the premises. Such facilities are frequently rented out for public or private activities that are not repeated on a weekly basis, and which are not open to the public on a daily basis at times other than when an event is scheduled. Other establishments such as restaurants, tasting rooms, or other commercial venues, which may on occasion hold events within their facility, but which events are not part of the day-to-day operations of the business, are not considered an Event Center under this definition.

N.

Small sales carts that are man-powered only, and not larger than five feet by six feet fully extended, that are colored and styled in keeping with the Historic District in the determination of the Director shall be permitted in the Historic Overlay District (HO). Regulation of small sales carts shall be by the Director who shall also determine that those using the same abide by the laws and regulations that are relevant. The Director shall be permitted to place other reasonable restrictions and requirements upon the use of such sales carts. The use of sales carts shall be limited to the time periods set forth in Section K. above.

O.

Uses permitted under sections E, F, J, K, L and N above shall require issuance of a permit for each location by the Director prior to setting up or commencement of sales. Such permit shall ensure compliance with the terms of this ordinance and other ordinances and health regulations. The Director shall not issue a permit unless each applicant or vendor provides proof of sales tax permits and permission of the owner of the location for which the permit is issued for the intended use. The Director may establish procedural rules and application forms requiring relevant information to implement this permit process and may place limits on changes to permits, set-up and take-down times and the like. The initial permit fee will be \$25.00 per month. Permits shall not be issued less than five days nor more than three months in advance of the time period for which they will be used.

The application as submitted will require approval by the Historic Review Board tentatively scheduled for Tuesday, November 12, 2024 at 5:30 PM at the City Hall East Campus, 2818 US Hwy 290 East.

Staff does not recommend approval of navy blue umbrellas and recommends a more permanent shade structure design.

Should you have questions regarding specific comments, please contact the department referenced under the section in which the comment occurs via the Comments section on the Customer Portal in [MGO Connect](#). Should you have any updated documents, please upload via the Docs section on the Customer Portal on [MGO Connect](#).

Thank you,

The City of Fredericksburg



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: November 12, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-949 - 409 W Creek - Nancy Rose - Request to construct an addition, new detached garage and renovate existing structures

SUMMARY: The applicant submitted a Certificate of Appropriateness (COA) application requesting permission for the following:

1. Re-rate Carport from High to Low
2. Demolition of carport
3. Renovate exterior of historic resource
4. Construct a 1,172 sq ft addition (to include incorporation of existing shed into addition)
5. Construct a new 24 x 24 (576 sq ft) garage

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a High-rated resource in the Vernacular style constructed in 1900. The property consists of a 20,255 sq ft lot with a 1,914 sq ft residence and an existing 640 sq ft garage/shop to the south.

The applicant intends to restore the existing residence and maintain all materials except for the removal of two non-historic windows on the southwest corner of the historic residence. As for the addition, the property includes an existing shed that will be incorporated into the design creating an additional 1,172 sq ft of living space that will serve as a sunroof and a guesthouse. The addition is connected to the main residence via a hyphen that preserves historic fabric, including several historic windows. The proposed materials include board and batten and shiplap siding as well as a standing seam metal roof. The proposed material for the new doors and windows has not been specified.

The requested garage is proposed as a 24 x 24 structure designed in a style to complement the proposed addition. The materials include board and batten siding as well as standing seam metal roof. The proposed garage is located to the south of the main residence and the proposed addition with the garage doors facing the west and the existing driveway.

As part of the development, the applicant is requesting permission to re-rate a non-historic carport

from High to Low to allow for demolition.

Application Number: 2024-949

Address: 409 W Creek

Rating: High

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

Applicant: Nancy Rose

[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 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 the 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 Nation 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 is a High-rating that extends to all structures located on the parcel. The outbuilding requesting the re-rating is a carport that has no particular style or specific character-defining features.

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

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.

Historic 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). Design new additions to have less ornamentation and detailing so that they do not visually overpower the historic building (k) and to be compatible with the historic building but differentiated enough so that they are not confused as historic (i). Contemporary architectural styles are appropriate for additions provided that compatibility is retained among other building aspects (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 (p). Modern materials, such as fiber-cement siding, are appropriate for additions, provided the overall design balances compatibility with differentiation (s). Limiting the materials palette for additions to two materials is recommended (t). If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using masonry veneer or stucco atop a wood-frame structure is discouraged (u).

3.4.1 Lot Coverage

Consider maintaining historic-site development patterns for the relevant complex type discussed in section 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery (c). Appropriate setbacks from the property lines must be consistent with the surrounding context; This may allow setbacks that are deeper or shallower than the base zoning (d). Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district - minimum of 15 ft for High rated property (e). The maximum lot coverage allowable will not exceed the base zoning (R1) 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 on the property (f). All accessory buildings, except any accessory dwelling building subject to Sec. 3.4.1(g), shall not exceed 800 sq ft OR 50% of the primary building square footage, whichever is greater (h). Locate off-street parking to the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances (j).

3.4.3 Accessory Buildings

Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; the maximum height for a High-rated property is 18 ft (c). Exterior walls, roof features, and window or door openings must authentically communicate the structural system of the new construction. Application of false structural elements is prohibited. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system (f). The exterior color palette for new accessory buildings must generally be in the same range as the primary building on the property (k).

STAFF RECOMMENDATION:

The proposed re-rating of the existing carport from High 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. Staff was able to confirm this information through a site visit with the applicant and the designer.

The requested addition is in keeping with the Historic Design Guidelines and Standards Sec. 3.3 and 3.4 and the proposed restoration is in keeping with 3.2.6, 3.2.7, and 3.2.8. However, Staff does not have enough information to provide a recommendation regarding paint colors, and proposed doors and windows.

Staff recommends approval of the following:

1. Re-rate the carport from High to Low - Staff has visited the site.
 2. Demolition of the carport. The location impedes the possibility for an addition and the carport itself is not of historic age and lacks integrity.
 3. Renovation of the exterior including restoration of doors, windows and the front porch.
 4. Construction of a new addition. The placement of the connection point for the rear addition is appropriate and retains historic fabric.
 5. Construction of a new 24 x 24 garage. The location and design are appropriate and support the existing development
-

ATTACHMENTS:

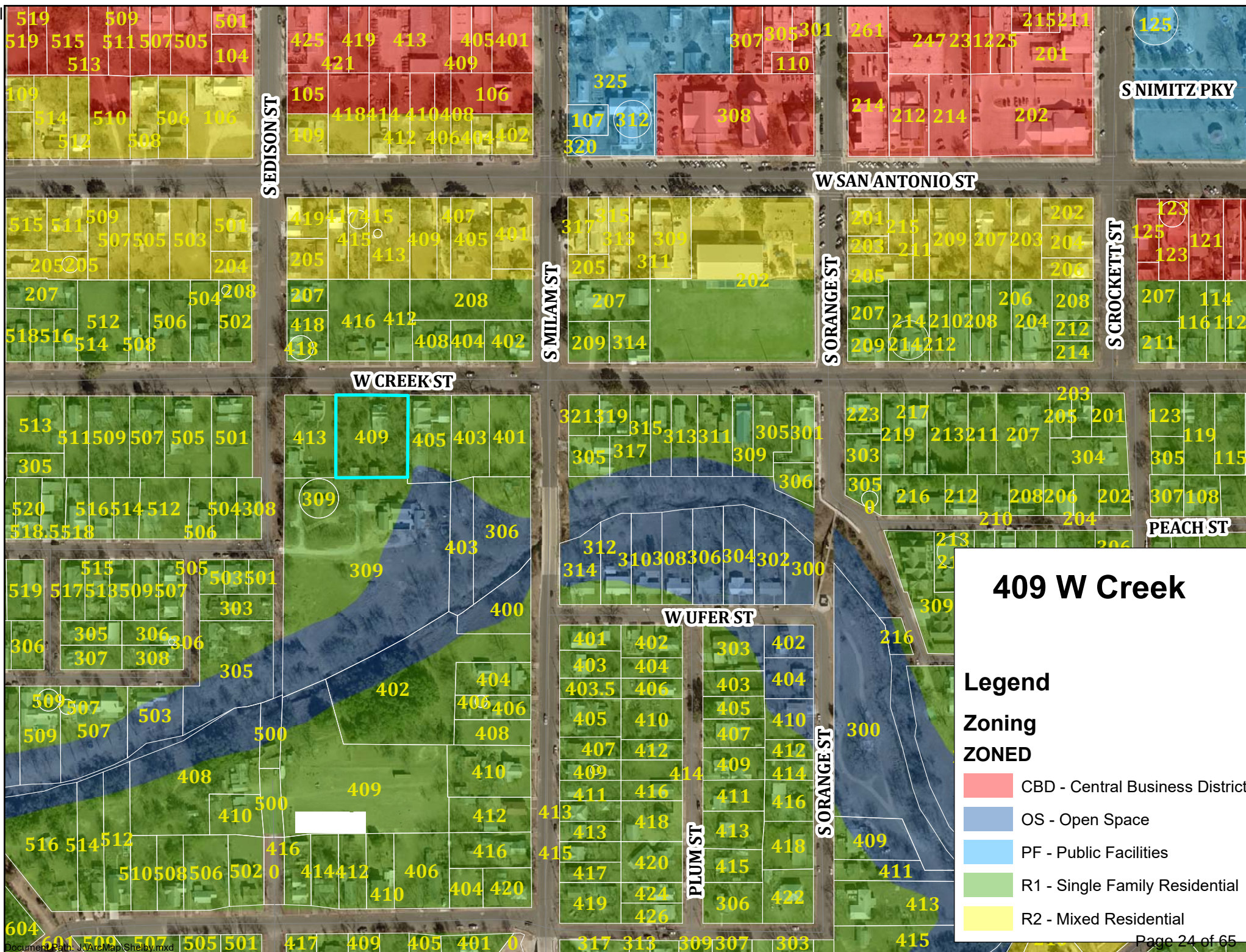
1. 2024-949 Scope of Work
2. 2024-949 Location Map
3. 2024-949 Historic Survey and Front Photo
4. 2024-949 Plan Set
5. 2024-949 - 409 W Creek Photos of Property
6. 2024-949 Paint Examples
7. 2024-949- Historic Photos
8. 2024-949 Review Comment Letter
9. 2024-949 - Response to Comments

409 W Creek – Scope of Work

Renovate original 1900 sq/ft home and connect to original shed behind home.

Renovate original shed to create livable space.

Final home will have approximately 3000 sq/ft of finished space. Build a detached garage behind shed. Renovation will include installing a new roof and repairing/restoring original windows, siding, and porch in character of home as originally build and photographed. Paint the exterior in character of a historic district home. See attachments.



409 W. Creek



2002 Re-evaluation

☒ High ☐ Medium ☐ Low

Site ID No. 721

Address 409 W. Creek

Date 1900

Stylistic Influence vernacular

GCAD Hyperlink [R20969](#)

Owner SULTEMEIER, ELLA MAE

Historic District Yes Historic District

Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Outstanding decorative features contribute to the resource's significance.

Notes

1983 Historic Resources Survey

Previous Site No. 254

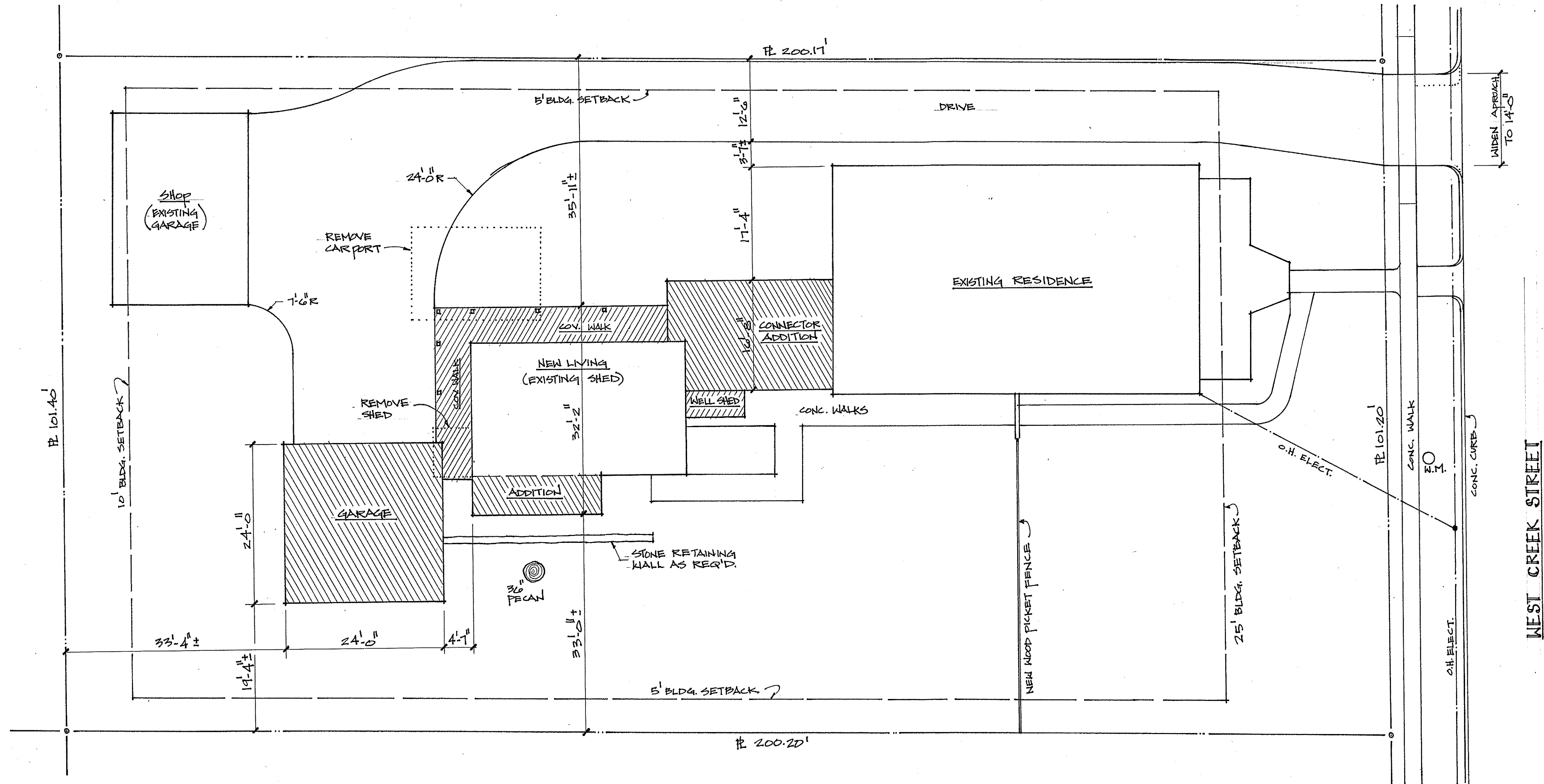
Previous Ranking 2

Previous Photo References

Roll 20 20

Frame 32 33





SITE PLAN

409 WEST CREEK STREET, LOT No. 454R
 20,270 SQ. FT., 0.465 ACRES
 BUILDING COVERAGE - 4,843 SQ. FT. - 24%
 IMPERVIOUS COVER - 8,667 SQ. FT. - 43%

1" = 10'-0"

1 of 4

REMODEL/ADDITIONS TO 409 W. CREEK STREET FOR
 MARK & NANCY ROSE

10-16-2024

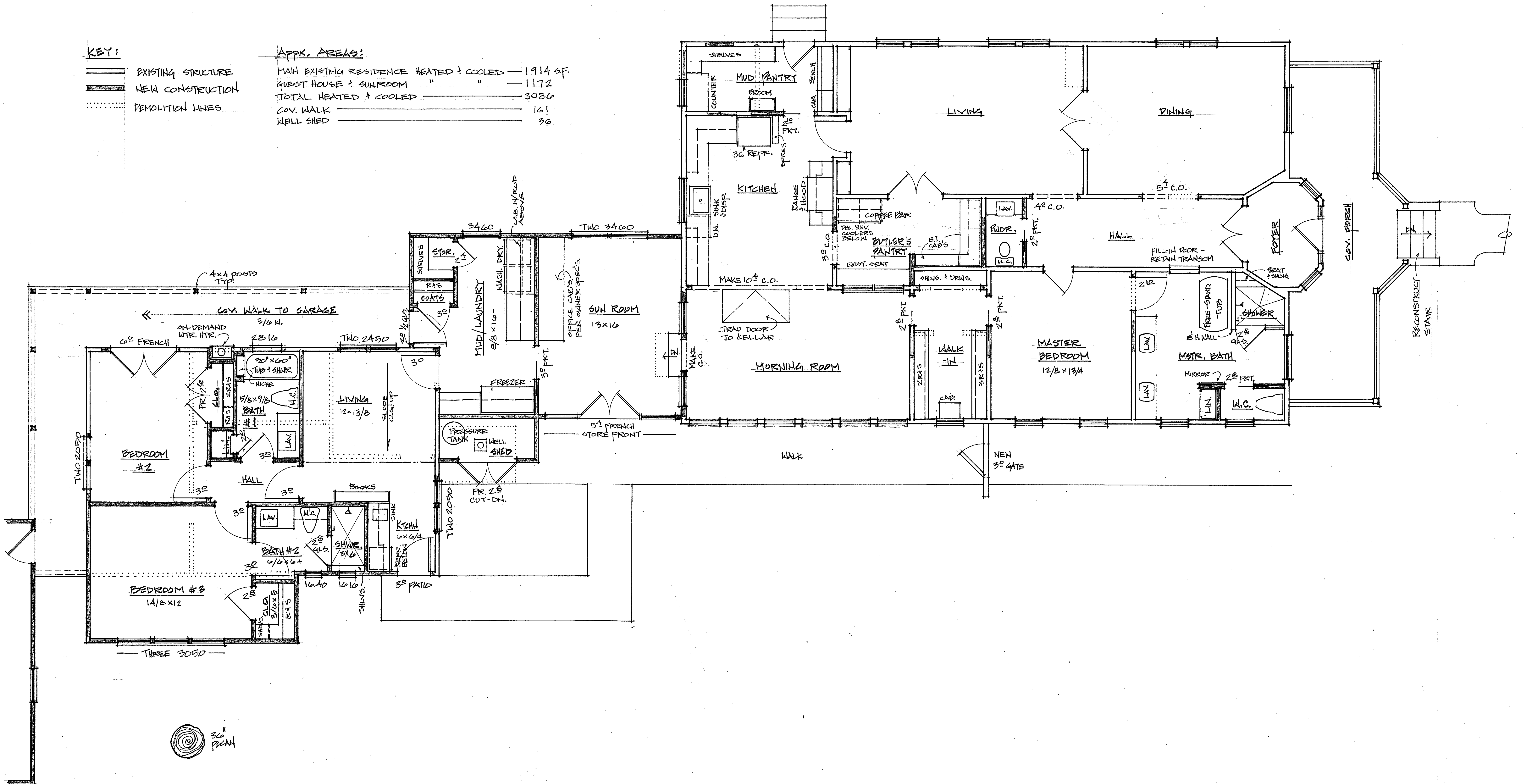
W. CASS PHILLIPS
 PLANNING & DESIGN
 1000 HILL STREET, SUITE 100
 COLUMBIA, MO 65201
 C 633.997.0169 H 633.997.6726

KEY:

- EXISTING STRUCTURE
- NEW CONSTRUCTION
- DEMOLITION LINES

APPK. AREAS:

MAIN EXISTING RESIDENCE HEATED + COOLED	1914 SF.
GUEST HOUSE + SUNROOM	1172
TOTAL HEATED + COOLED	3086
COV. WALK	161
WELL SHED	36



FLOOR PLAN

1/4"=1'-0"

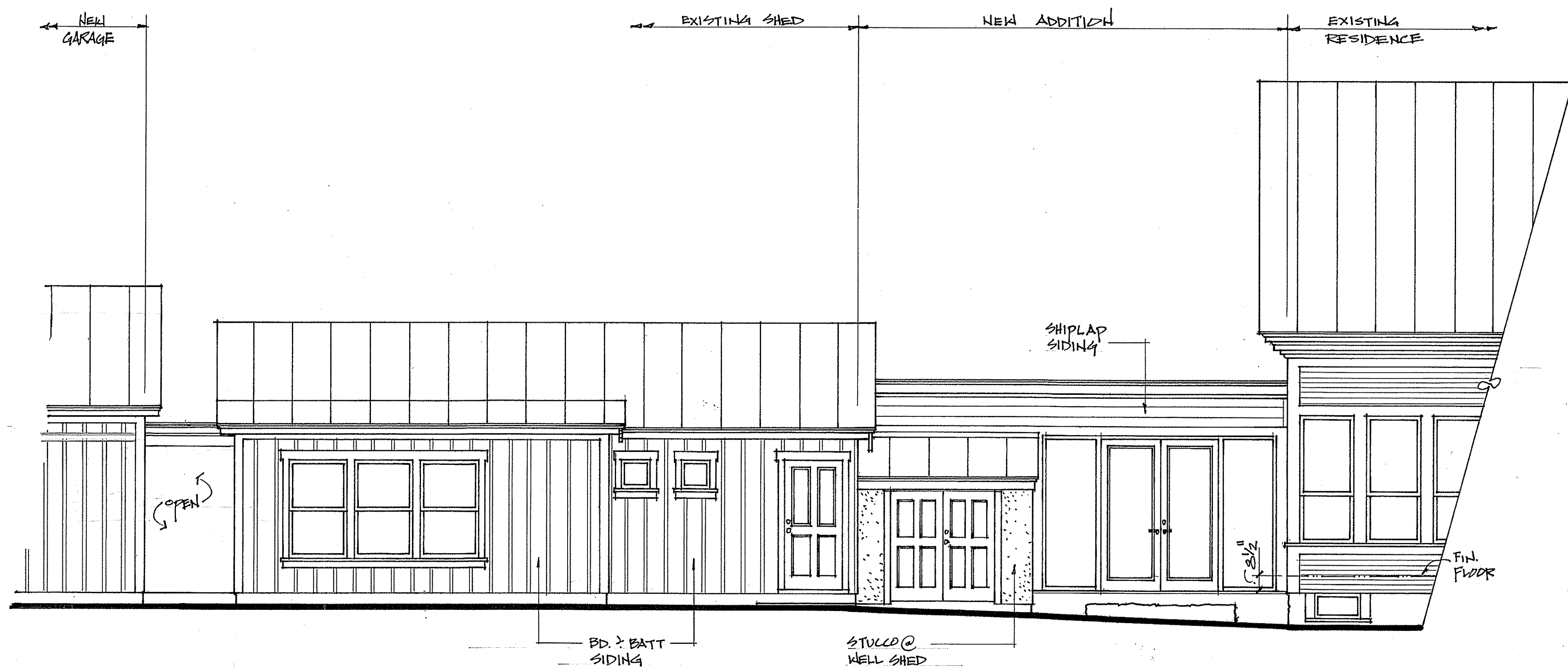
PRELIMINARY DRAFT #3

REMODEL/ADDITIONS TO 409 W CREEK STREET FOR
MARK & NANCY ROSE

10.16.2024

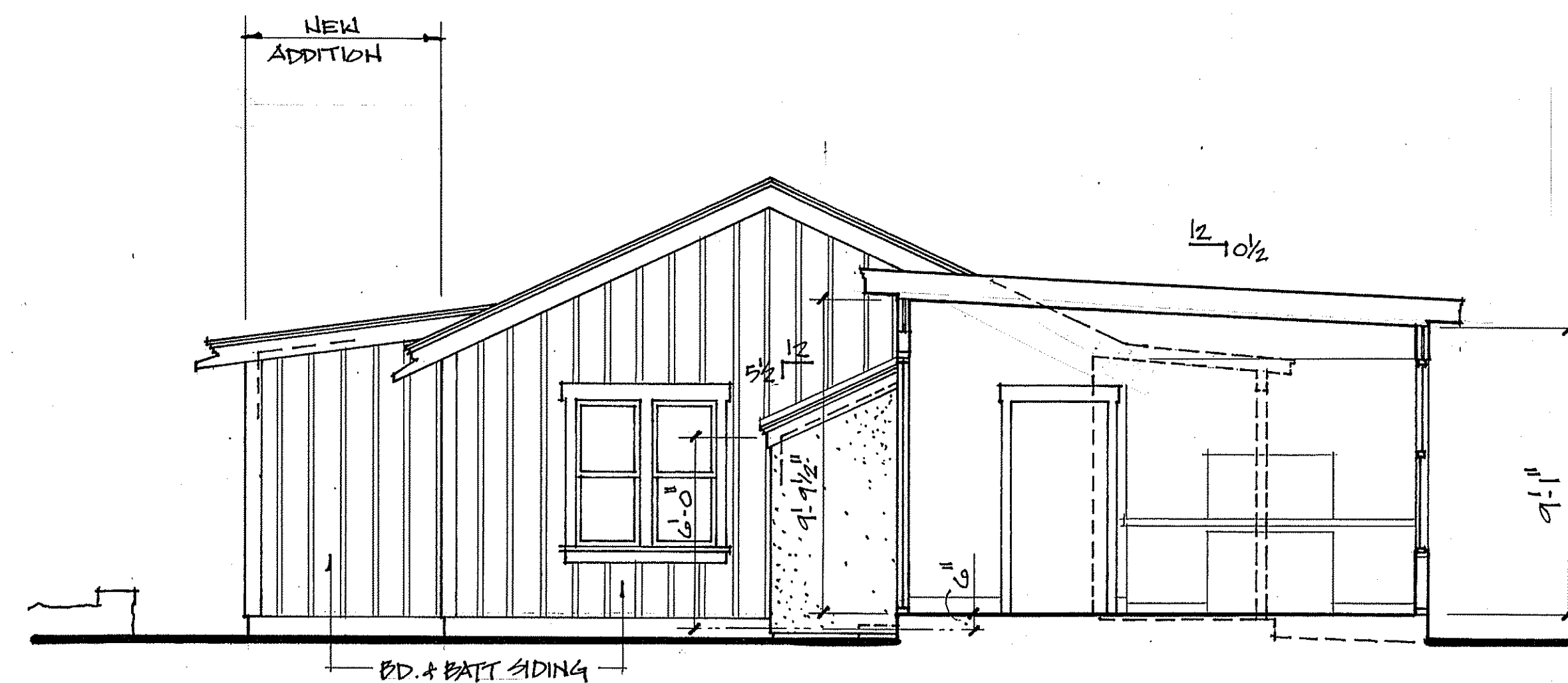
W. CASS PHILLIPS
PLANNING & DESIGN
1000 HILL ST. FREDERICKSBURG, TX 77824
cphillips1000hill@gmail.com
C 830.997.0169 H 830.997.0738

2 OF 4



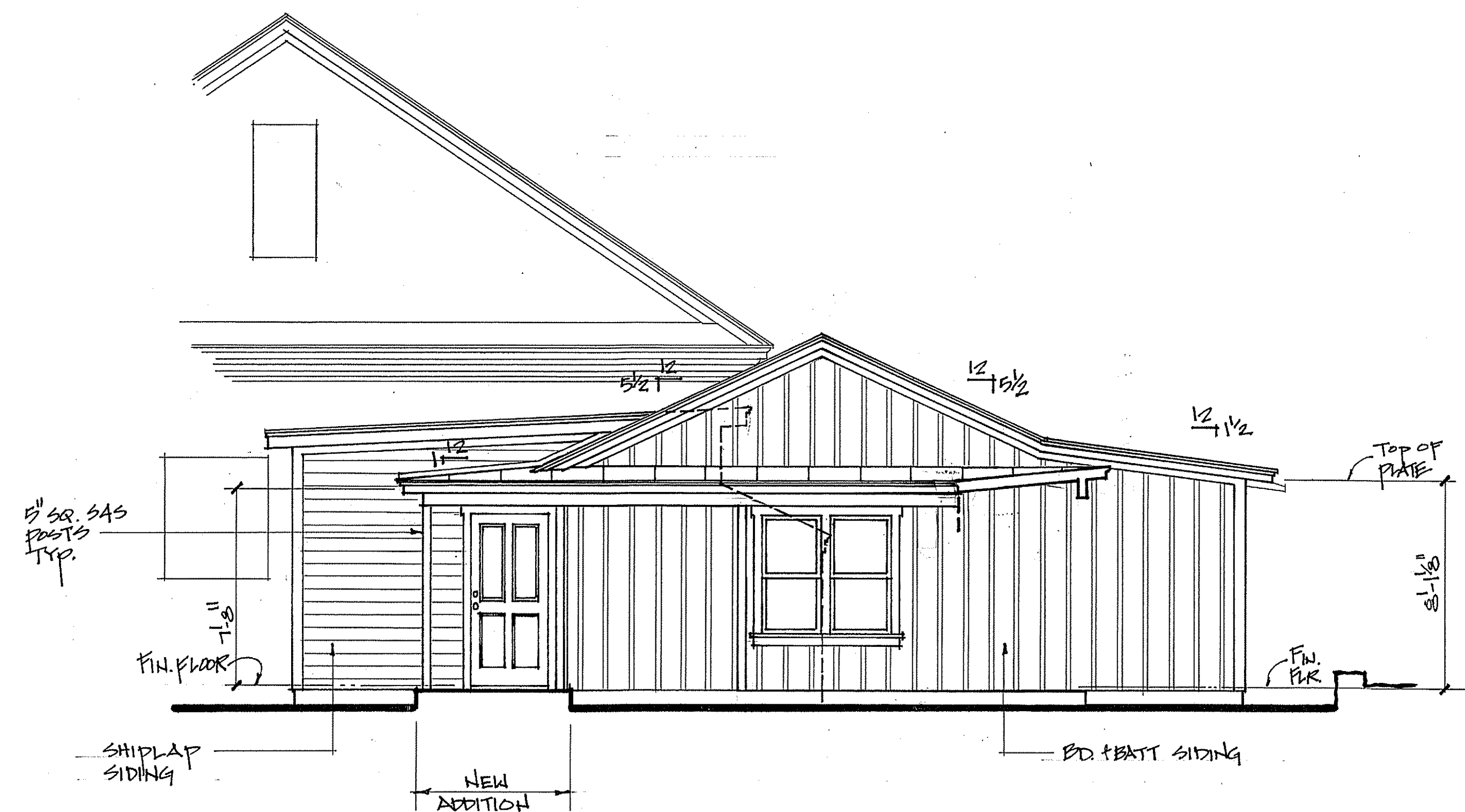
EAST ELEVATION

1/4" = 1'-0"



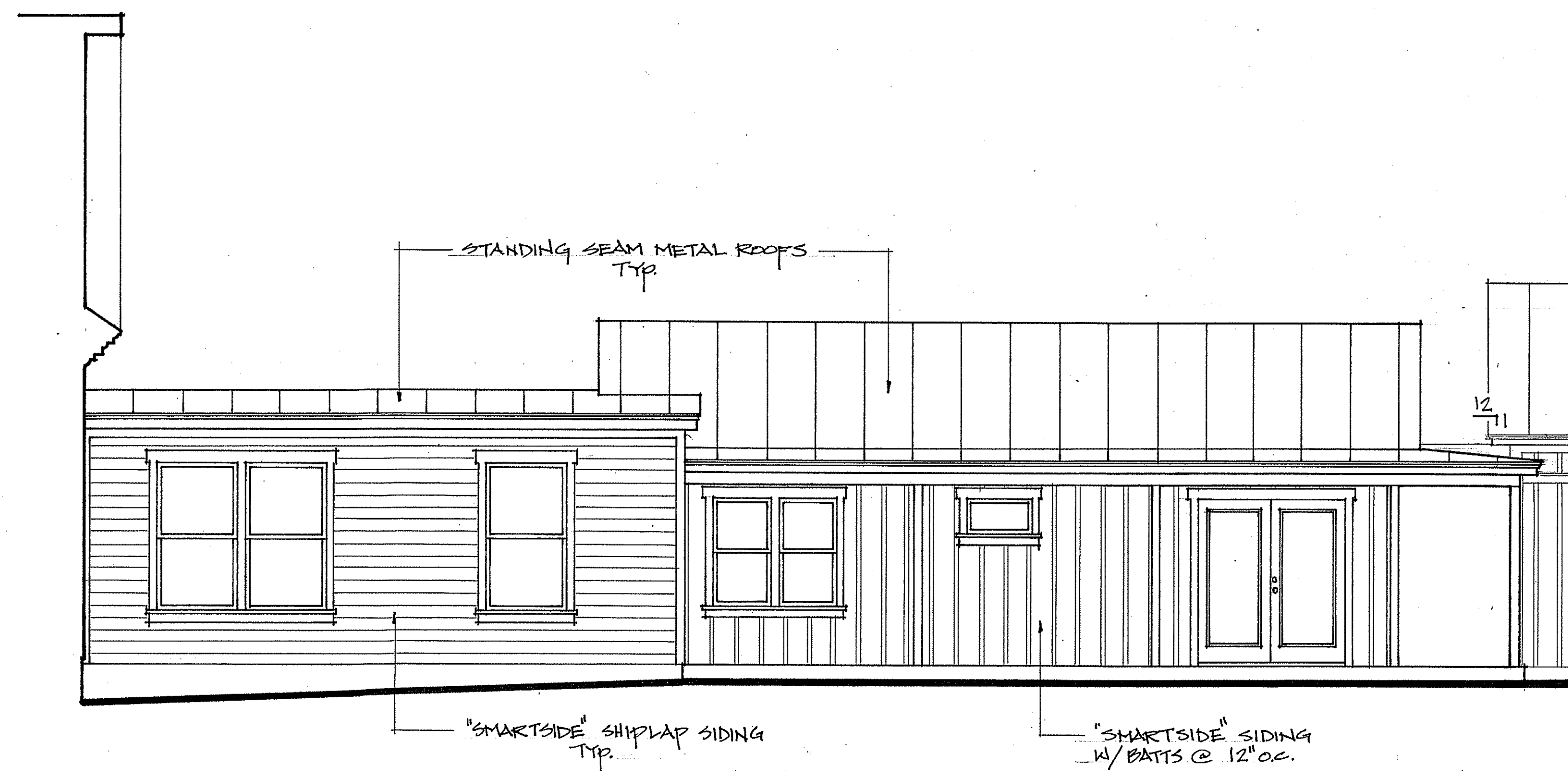
NORTH ELEVATION (SECTION A-A)

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

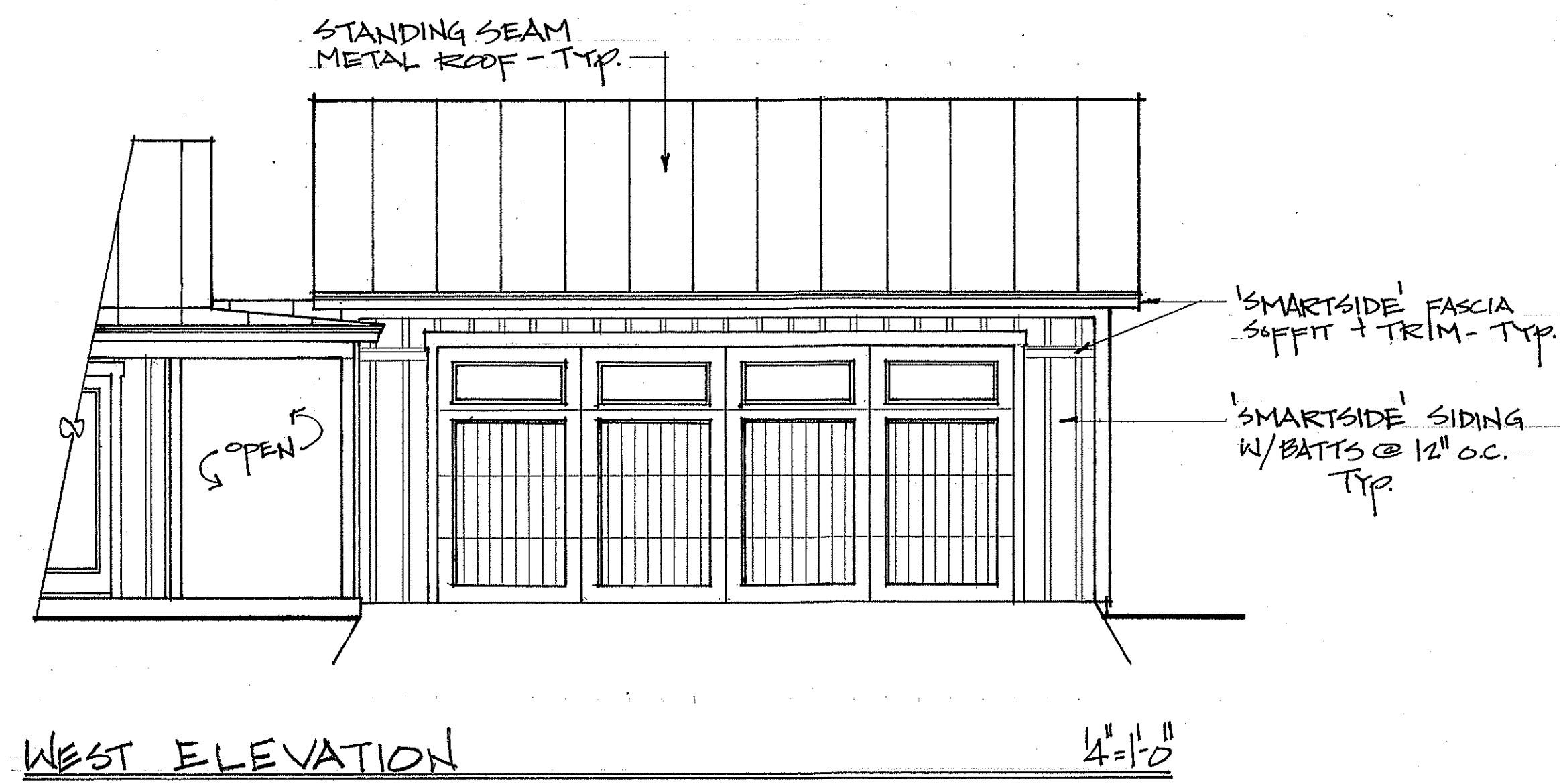
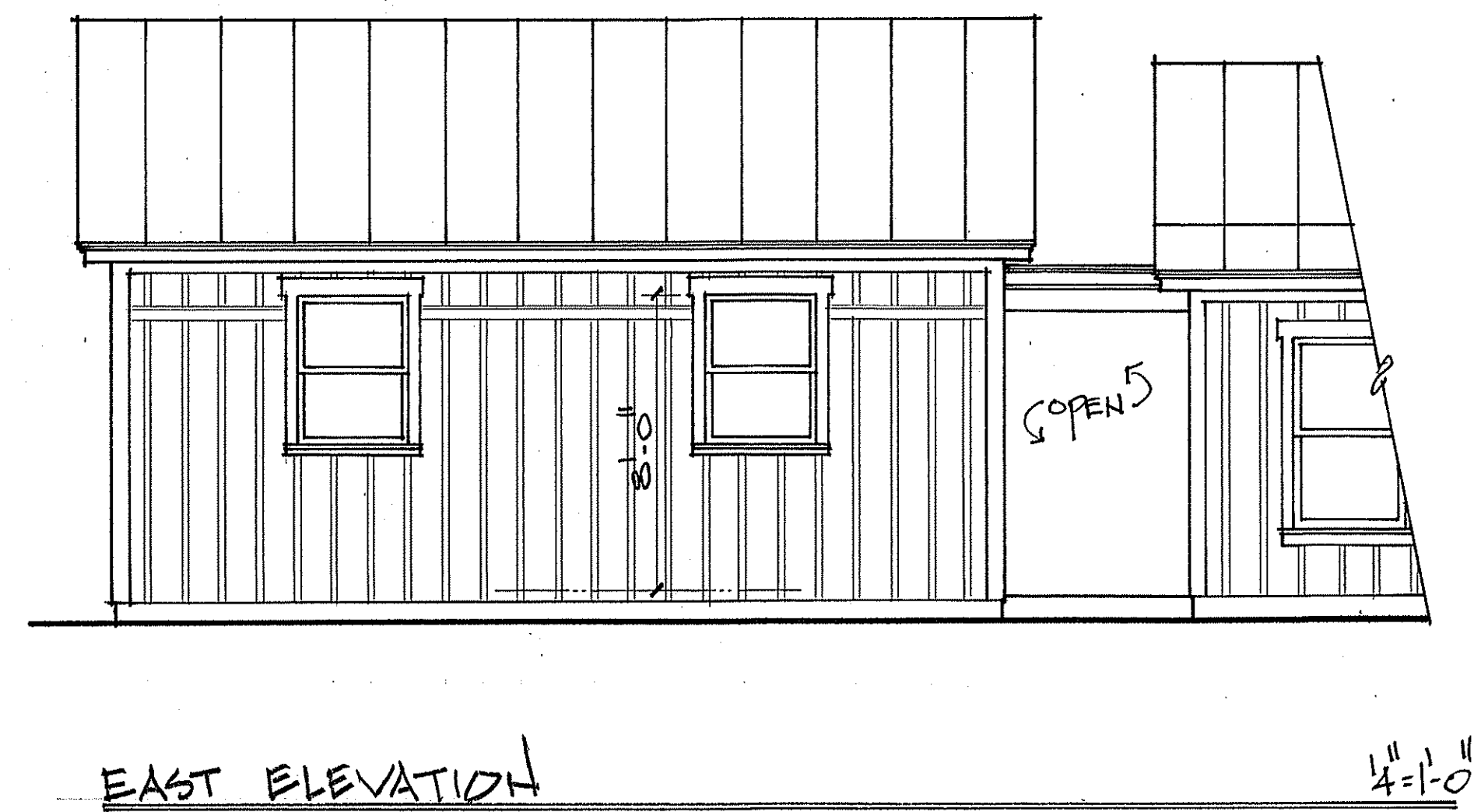
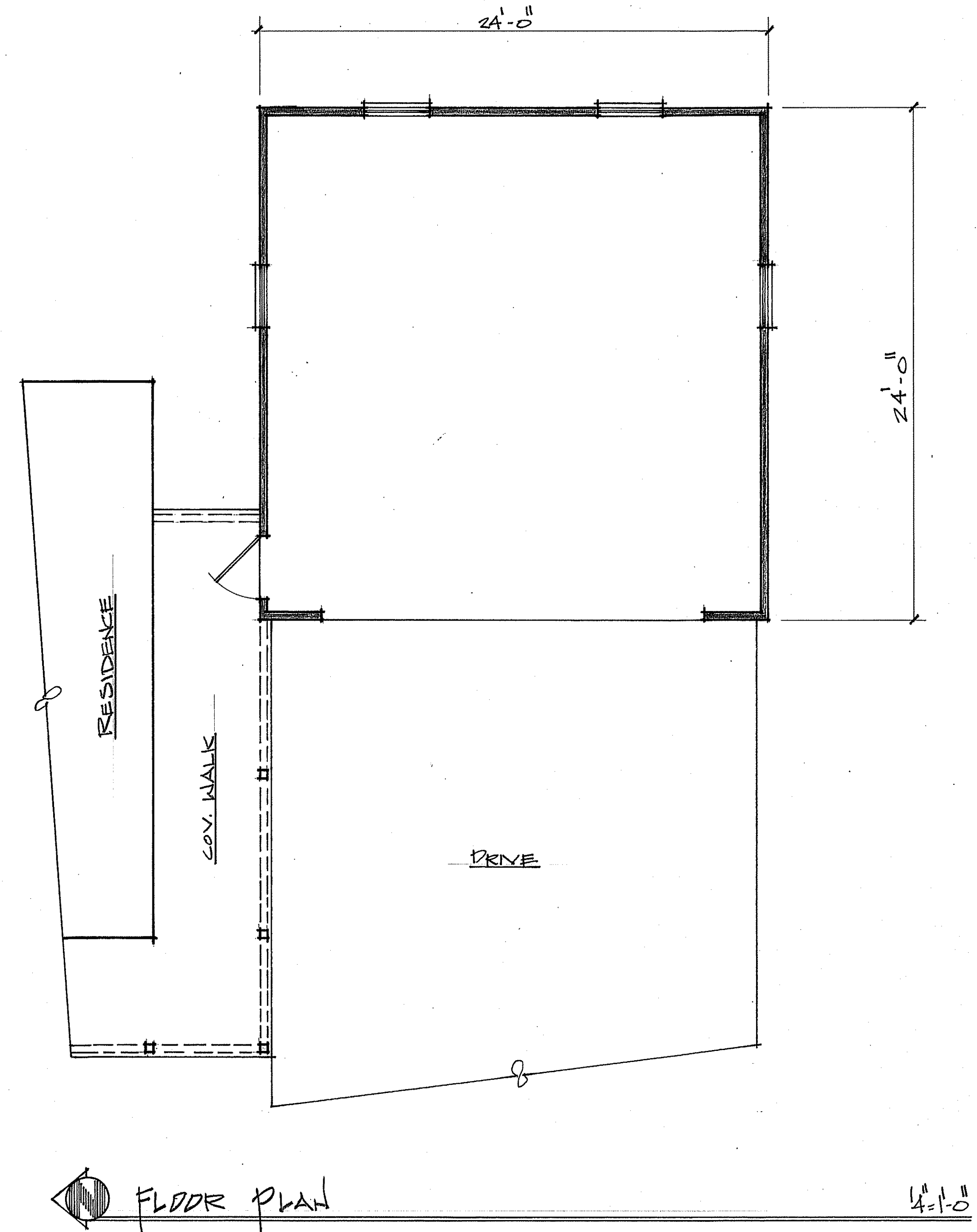
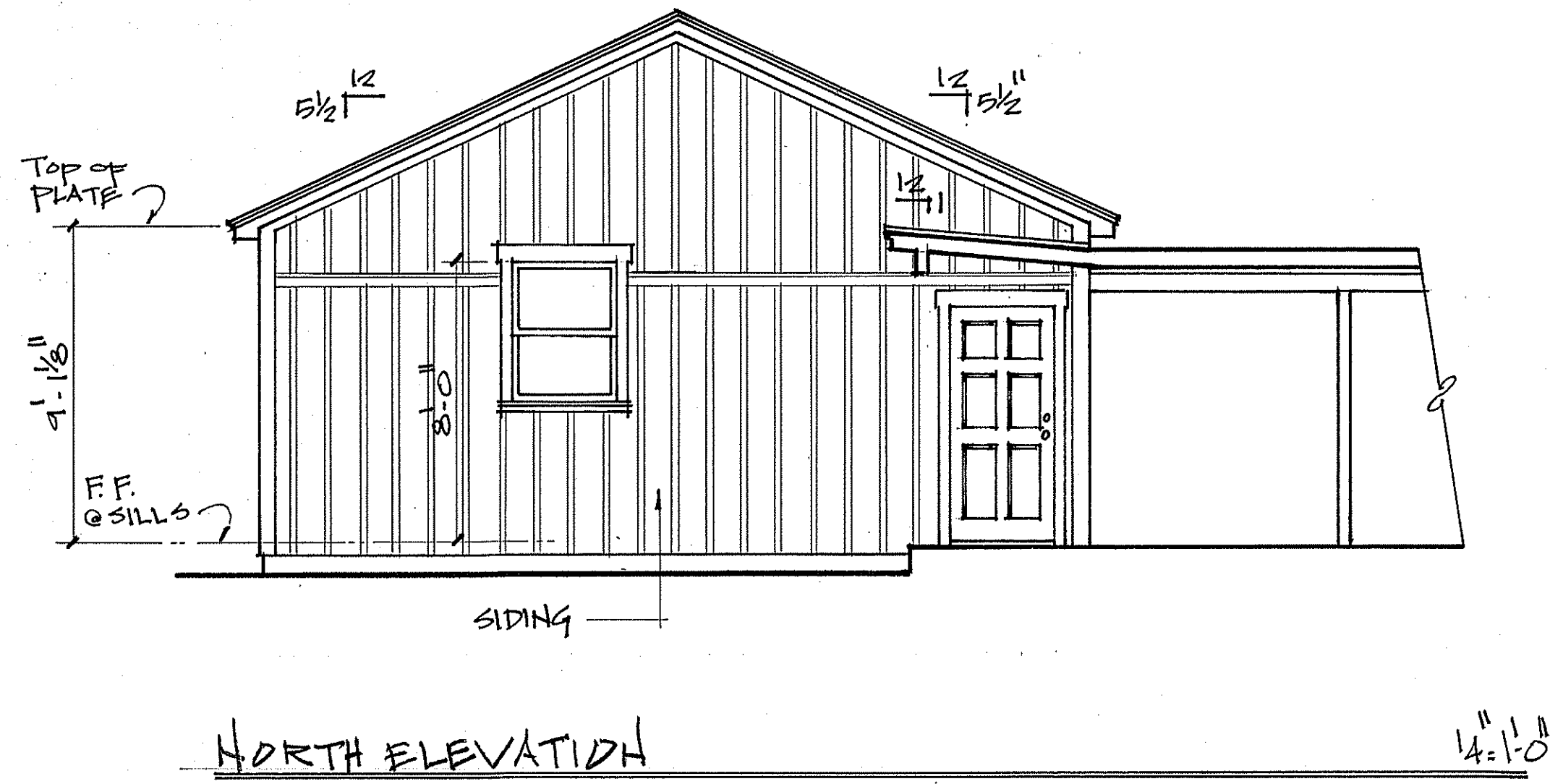
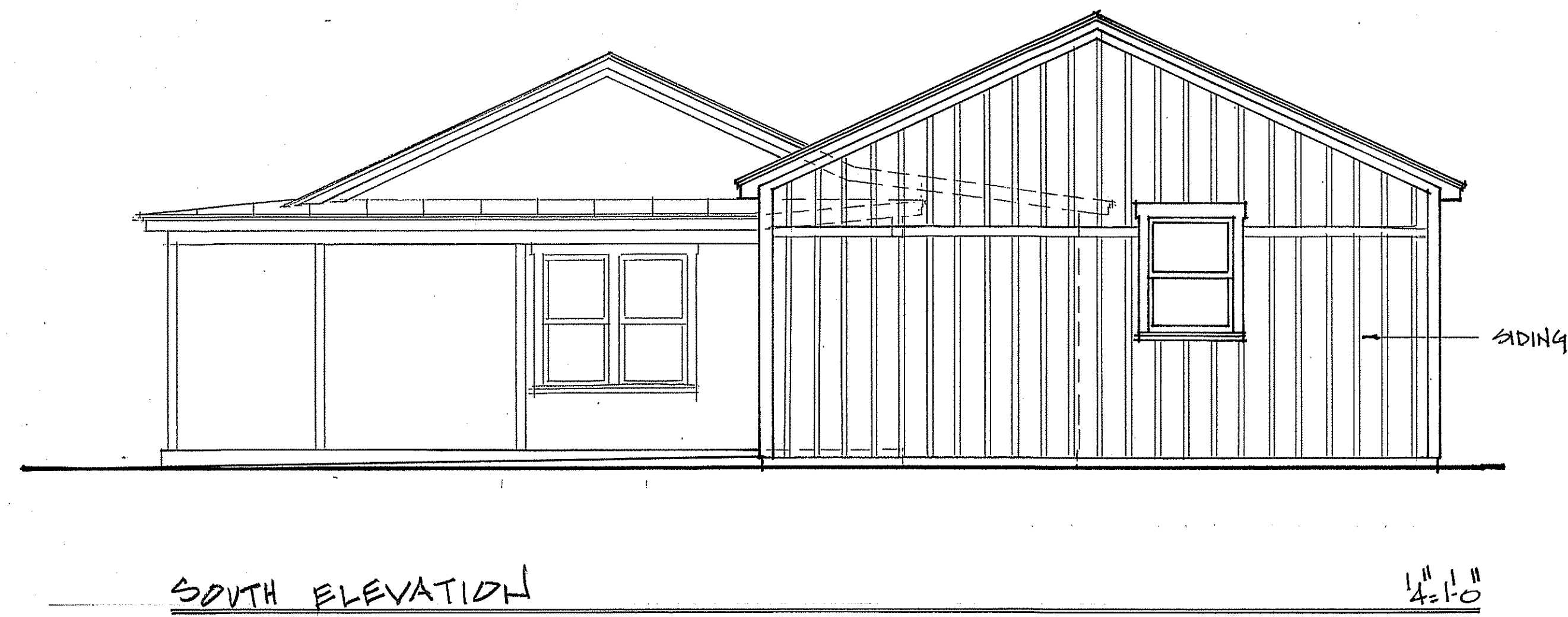
PRELIMINARY DRAFT #3

3 of 4

REMODEL/ADDITIONS TO 409 W. CREEK STREET FOR MARK & NANCY ROSE

10-10-2024

W. CASS PHILLIPS
PLANNING & DESIGN
1000 W. CASS PHILLIPS
CASS PHILLIPS 1000 W. CASS PHILLIPS
CASS PHILLIPS 1000 W. CASS PHILLIPS
CASS PHILLIPS 1000 W. CASS PHILLIPS



2024-949 – 409 W Creek Photos of Property



Front of Main Residence



Partial Front and Side of Main Residence



Side of Main Residence



Side of Main Residence



Side of Main Residence



Back of Main Residence



Existing Garage/Shop



Existing Garge/Shop



Carport

2024-949 – Paint Examples





12:24 PM Thu Oct 17











Fredericksburg

City Hall
126 W Main Street
Fredericksburg, TX 78624-3708

Date: Wednesday, October 23, 2024

Nancy Rose

116 Telford Way
Boerne TX 78006
nancyhrose@msn.com

Permit Number 2024-949
Job Address: 409 W. Creek Street, Fredericksburg, TX 78624

Dear Nancy Rose,

Staff has completed its review of plans for the that is to be located at 409 W. Creek Street, Fredericksburg, TX 78624. Comments from this review follow.

Historic Preservation Review

The addition and exterior modifications will require approval by the Historic Review Board scheduled for Tuesday, November 12, 2024 at 5:30 PM. The meeting will be held at the City Hall East Campus, Community Room, 2818 E Hwy 290.

3.3 Additions to Historic Properties

- (a) avoid damaging or obstructing historic character defining building features and/or site features when constructing additions.
- (k) design new additions to have less ornamentation and detailing so that they do not visually overpower the historic building
- (i) design new additions to be compatible with the historic building but differentiated enough so that they are not confused as historic or original to the building
- (n) contemporary architectural styles are appropriate for additions provided that compatibility is retained among other building aspects
- (p) 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.
- (s) modern materials, such as fiber-cement siding, are appropriate for additions, provided that the overall design balances compatibility with differentiation.
- (t) limiting the materials palette for additions to two materials is recommended.
- (u) if a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using masonry veneer or stucco atop a wood-frame structure is discouraged.

3.4.1 - Lot Coverage

- (c) consider maintaining historic-site development patterns for the relevant complex type discussed in section 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery.
- (d) appropriate setbacks from the property lines must be consistent with the surrounding context; This may allow setbacks that are deeper or shallower than the base zoning
- (e) maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district - minimum of 15 ft for a High rated property
- (f) the maximum lot coverage allowable will not exceed the base zoning (R1). 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 on the property.
- (h) all accessory buildings, except any accessory dwelling building subject to Sec. 3.4.1(g), shall not exceed 800 sq ft OR 50% of the primary building square footage, whichever is greater.
- (j) locate off-street parking to the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances.

3.4.3 Accessory Buildings

- (c) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; the maximum height for a High rated property is 18 ft.
- (f) Exterior walls, roof features, and window or door openings must authentically communicate the structural system of the new construction. Application of false structural elements is prohibited. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system.
- (h) if a wood-frame structural system is used, wood siding or fiber-cement siding is encourage. Use of true load-bearing masonry walls with stone, brick or stucco also is encouraged.
- (k) the exterior color palette for new accessory buildings must generally be in the same range as the primary building on the property.

What changes if any are proposed to the existing windows and doors

Please specify the requested color of the exteriors, both for the main building, addition and accessory building

Should you have questions regarding specific comments, please contact the department referenced under the section in which the comment occurs via the Comments section on the Customer Portal in [MGO Connect](#). Should you have any updated documents, please upload via the Docs section on the Customer Portal on [MGO Connect](#).

Thank you,

The City of Fredericksburg

For 409 West Creek renovation:

The addition and exterior modifications will require approval by the Historic Review Board scheduled for Tuesday, November 12, 2024 at 5:30 PM. The meeting will be held at the City Hall East Campus, Community Room, 2818 E Hwy 290.

3.3 Additions to Historic Properties

(a) avoid damaging or obstructing historic character defining building features and/or site features when constructing additions.

We submitted original photos of the home in the early 1900s. We are using these photos to retain as much historic character as possible such as changing the porch detailing to look like the original home. We do not plan to change any of the original exterior siding, windows, front door, or location of the porch. We will remove two small windows that were not original to the home from the southwest corner (marked in the plans). We are considering removing the brick planters aligning the front steps which are not original to the home if we can find something more in character to the time-period of construction. In the plans, we have a new section "connector" that will connect the back door of the primary home to the shed behind the home. We also have a garage in the plans that will be a new building located behind the shed (which is behind the home).

k) design new additions to have less ornamentation and detailing so that they do not visually overpower the historic building The new connector will be shiplap siding. The roof line is considerably lower than the home and will have less slope. The existing shed, which unfortunately is unrestorable, will be rebuilt copying the current siding, which is board and batten. Both rooflines will be lower than the main home and flatter pitched. (i) design new additions to be compatible with the historic building but differentiated enough so that they are not confused as historic or original to the building We believe that our plan does this (n)contemporary architectural styles are appropriate for additions provided that compatibility is retained among other building aspects We believe that we have achieved compatibility (p) 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. The addition of the connector achieves this. (s) modern materials, such as fiber-cement siding, are appropriate for additions, provided that the overall design balances compatibility with differentiation. We are considering wood or a fiber cement siding that looks like it for the addition. (t) limiting the materials palette for additions to two materials is recommended. It is just shiplap siding and simple window trim for the connector (u) if a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using masonry veneer or stucco atop a wood-frame structure is discouraged. We are not using any masonry veneer or stucco siding on new additions. We are retaining the current masonry siding around the small well shed.

3.4.1 - Lot Coverage (c)consider maintaining historic-site development patterns for the relevant complex type discussed in section 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery. The home and shed sit on the west ½ of the 100 ft wide x 200 ft deep property. Approximately ½ of the yard (east side) is open. The connector stays in alignment with the home and does not take up any of the open yard on the east. We are retaining the open left ½ of the yard for the most part except for the edition of a garage behind the shed. With the plan, the yard is

retained for domestic and recreational use. We will retain the current driveway location as well. The existing garage on the property is too small for modern day use, but it will be restored retaining original character and be used for storage.

(d) appropriate setbacks from the property lines must be consistent with the surrounding context; This may allow setbacks that are deeper or shallower than the base zoning **We believe the plan is within proper setbacks.**

(e) maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district - minimum of 15 ft for a High rated property **The only accessory building added is the garage which is over 15 feet from the primary historic building (house).**

(f) the maximum lot coverage allowable will not exceed the base zoning (R1). 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 on the property. **We believe that we are in compliance with this.**

(h) all accessory buildings, except any accessory dwelling building subject to Sec. 3.4.1(g), shall not exceed 800 sq ft OR 50% of the primary building square footage, whichever is greater. **The new garage is less than 800 sq ft and less than 50% of primary building.**

(j) locate off-street parking to the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances

A driveway already exists along the home.

3.4.3 Accessory Buildings

(c) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; the maximum height for a High rated property is 18 ft. **The height of the new buildings are significantly lower than the main historical home as detailed on page 3 of the submitted architectural drawings.**

(f) Exterior walls, roof features, and window or door openings must authentically communicate the structural system of the new construction. Application of false structural elements is prohibited. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system. **We plan to comply.**

(h) if a wood-frame structural system is used, wood siding or fiber-cement siding is encourage. Use of true loadbearing masonry walls with stone, brick or stucco also is encouraged. **Wood or fiber cement siding will be used.**

(k) the exterior color palette for new accessory buildings must generally be in the same range as the primary building on the property. **This is our intent.**

What changes if any are proposed to the existing windows and doors

For the primary historic home, there are two windows in the southwest corner of the home (Mud Pantry) that are not original to the home that we will remove. We plan to retain and restore all other windows and doors on the primary historical home.

For the shed which will be connected to the home, the doors, roof, and windows are in extremely poor shape (rotten wood) and cannot be restored. We will rebuild the shed to the same character and style of its current exterior (board and batten) and on the same footprint with one exception. We are bumping out the shed modestly in the back east side as shown in the drawings. We are also adding an appropriate amount of windows and doors to the shed to make it a livable structure.

Please specify the requested color of the exteriors, both for the main building, addition and accessory buildings.

We uploaded several color schemes on historic homes such as the one below. We have not selected which to go with, but they represent the colors that we are considering.





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: November 12, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-954 - 209 S Acorn - Matt Jarosz - Request to construct 3,977 sq ft residence and attached garage

SUMMARY:

The applicant submitted a Certificate of Appropriateness (COA) application requesting permission to construct a 3,977 sq ft residence and attached garage.

The applicant requests to construct a 3,977 sq ft residence that includes an attached garage that fronts on West Creek Street. The design consists of a single-story structure in the Hill-Country Modern style that has a large material palette including, limestone veneer, stucco cladding and vertically oriented cedar siding as well as large windows, a metal framed wood slat shutter door and a standing seam metal roof. The request also includes a stone fence along South Acorn and a coyote-style fence along the north and east property lines.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property consists of 10,021 sq ft lot that is currently vacant as the previous non-historic structure was demolished in 2020. The property is located on the northeast corner of South Acorn and West Creek Street.

Application Number: 2024-954

Address: 209 S Acorn

Rating: Low

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

Applicant: Matt Jarosz

[Historic District Design Guidelines and Standards](#)

3.4.1 Lot Coverage

The applicant should consider the complex types prevalent among contributing properties on the block based on Sec. 2.3. Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex types (b). Consider maintaining historic-site development patterns for the relevant complex type discussed in Sec. 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery (c). Appropriate setbacks from the property lines must be consistent with the surrounding context: for residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning (d). 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 Sec. 3.4.1(d) and setbacks from historic primary buildings on the property Sec. 3.4.1(e) (f).

3.4.2 Primary Buildings

Follow residential guidelines for all new construction within historically residential sections of the historic district, regardless of use or zoning (refer to the map in appendix C) (a). New construction must have the same street-front orientation as the contributing buildings on the same block (e). Appropriate setbacks must be consistent with the surrounding context: front-and side-yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; this may allow setbacks that are deeper or shallower than the base zoning (f). Design new buildings to be subordinate and not visually overpower the surrounding historic buildings (h). For new buildings, an attached garage shall not be the focal point of the design and should be located no less than 15 feet from the front wall of the building (excluding the porch) or one-third of the depth of the building from the front wall of the building, whichever is greater. The garage shall not represent more than 1/3 of the front facade (see Sec. 3.4.3 for discussion of detached garages) (j). Front porches are recommended on new primary residential buildings; recommended front porch dimensions are at least 6 feet deep, with an area of at least 60 square feet (k). The palette of materials for new residential construction should not use more than two different primary siding materials; a third material may be added if used for trim only (r). Modern materials, such as fiber-cement siding, are appropriate for residential buildings, provided that the overall design balances compatibility with differentiation (s). If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using true load-bearing masonry walls with stone, brick, or stucco is also encouraged (t).

STAFF RECOMMENDATION:

The development as proposed is not consistent with historic development patterns 3.4.1(b)(c). The layout creates a wall of building along South Acorn Street that continues East, down West Creek Street. The proposed design provides no relief in terms of massing and scale as the building is built out to the setback and allows minimal interruptions in the elevation, creating a wall and limiting visual relief in the form of landscaping and/or green space. This is evident as the proposed plan quite literally pushes the development to the maximum in terms of building cover and impervious coverage 3.4.1(d).

The building fronts on South Acorn, however, the design does not provide architectural elements that

make the front known, such as the recommendation for a front porch 3.4.2(k). In addition, the garage fronts on West Creek Street but visually appears to be an extension of the residence and represents more than 1/3 of the front facade, not in keeping with Sec. 3.4.2(j).

Staffs finds the mass of the proposed residence overwhelms the small lot (as it has been subdivided and is now half the size of a traditional lot) and is not in keeping with Sec. 3.4.2(h) which requires new buildings to be subordinate and not visually overpower the surrounding historic buildings. The proposed development does not follow historical development patterns Sec. 3.4.1(b)(c) and the details of the design could be softened to provide a development more in keeping with the historic neighborhood, such as the removal of the front fence Sec. 3.2.12(b) the development of a detached garage setback from the street and the addition of a front porch incorporating the front door Sec. 3.4.2(k) in addition to limiting the material palette to 2 materials Sec. 3.4.2(r).

Staff does not recommend approval of the application as presented.

ATTACHMENTS:

1. 2024-954 COA Application
2. 2024-954 Location Map
3. 2029-954 Historic Survey and Front Photo
4. 2024-954 New Construction Drawings
5. 2024-954 Surrounding Development Map
6. Examples of Appropriate Site Plans



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)

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#

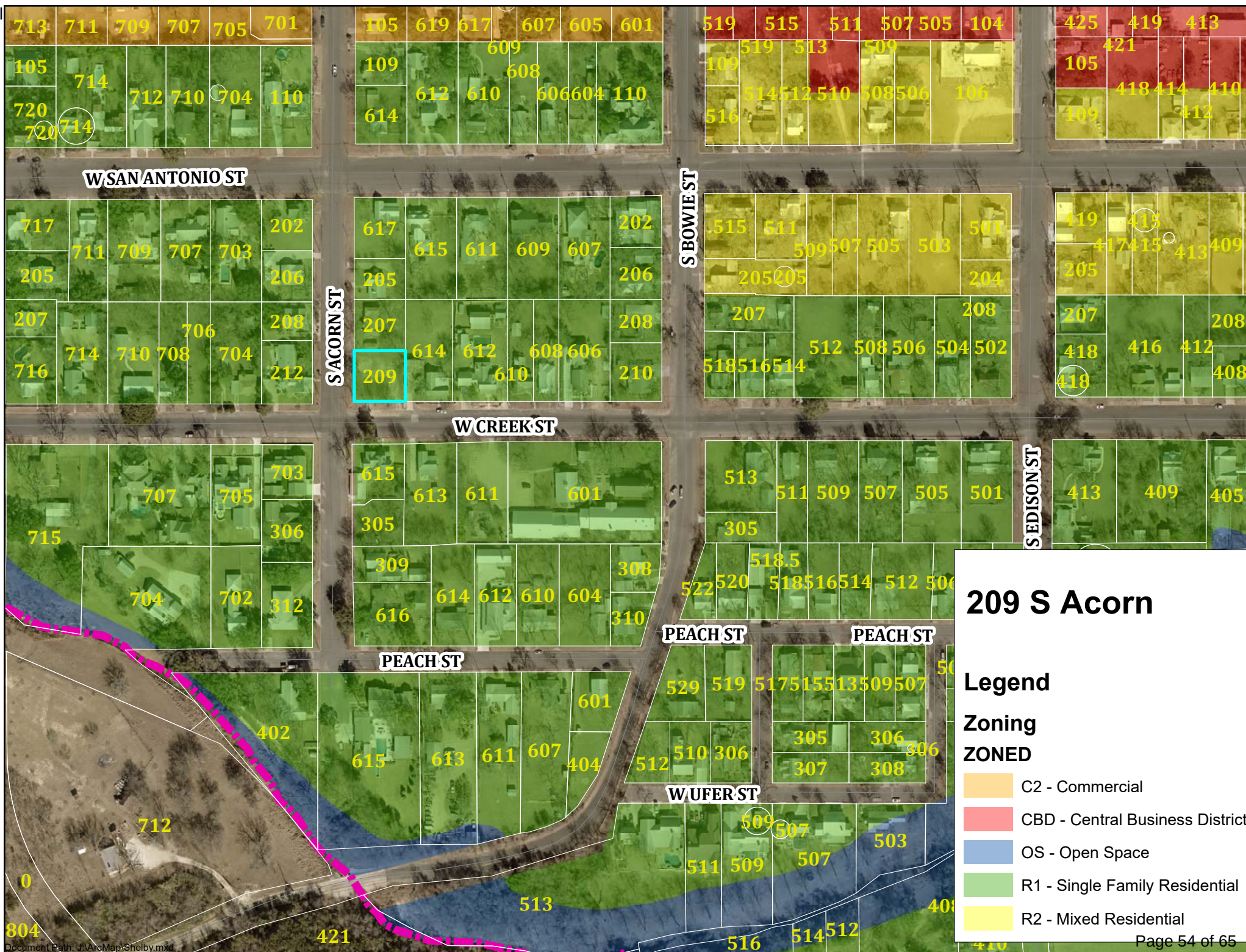
Survey Rating:

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.



209 S. Acorn



2002 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 475

Address 209 S. Acorn

Date 1997

Stylistic Influence

GCAD Hyperlink [R2603](#)

Owner HILL COUNTRY COMMUNITY NEEDS COUNCIL

Historic District Yes Historic District

Assessment The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

Notes

1983 Historic Resources Survey

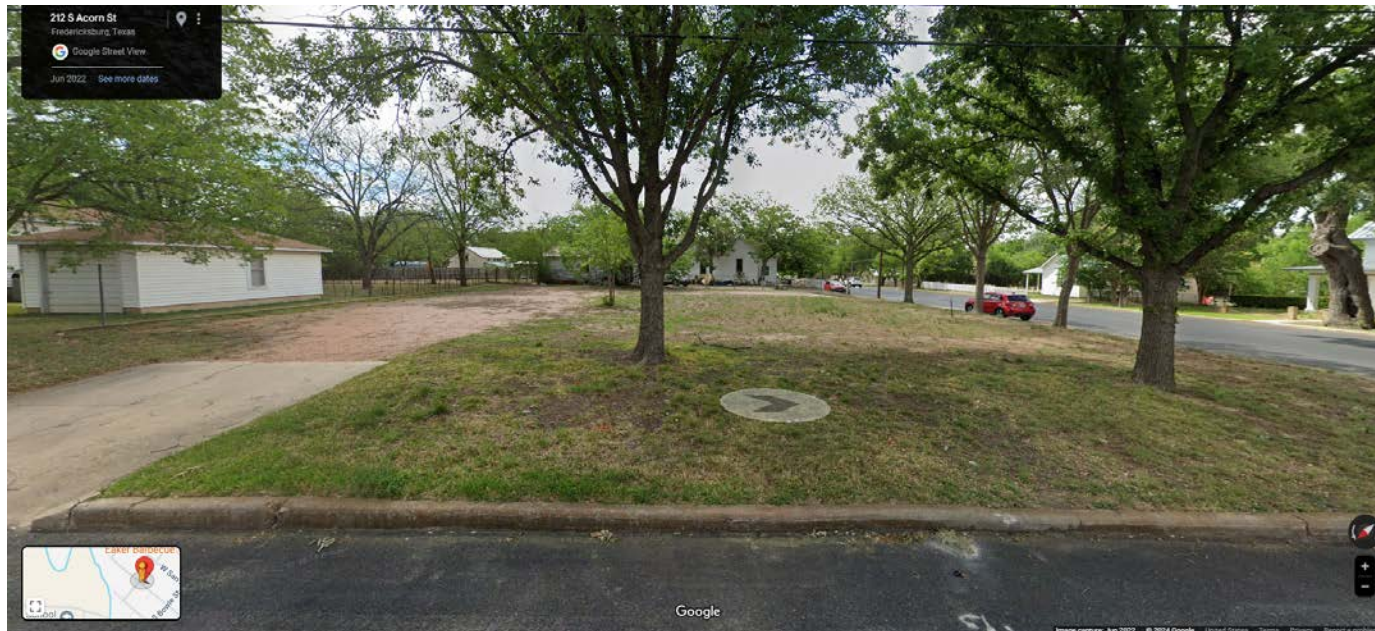
Previous Site No. _____

Previous Ranking _____

Previous Photo References

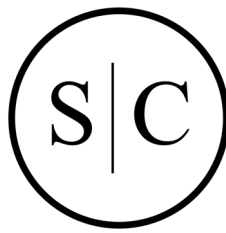
Roll

Frame

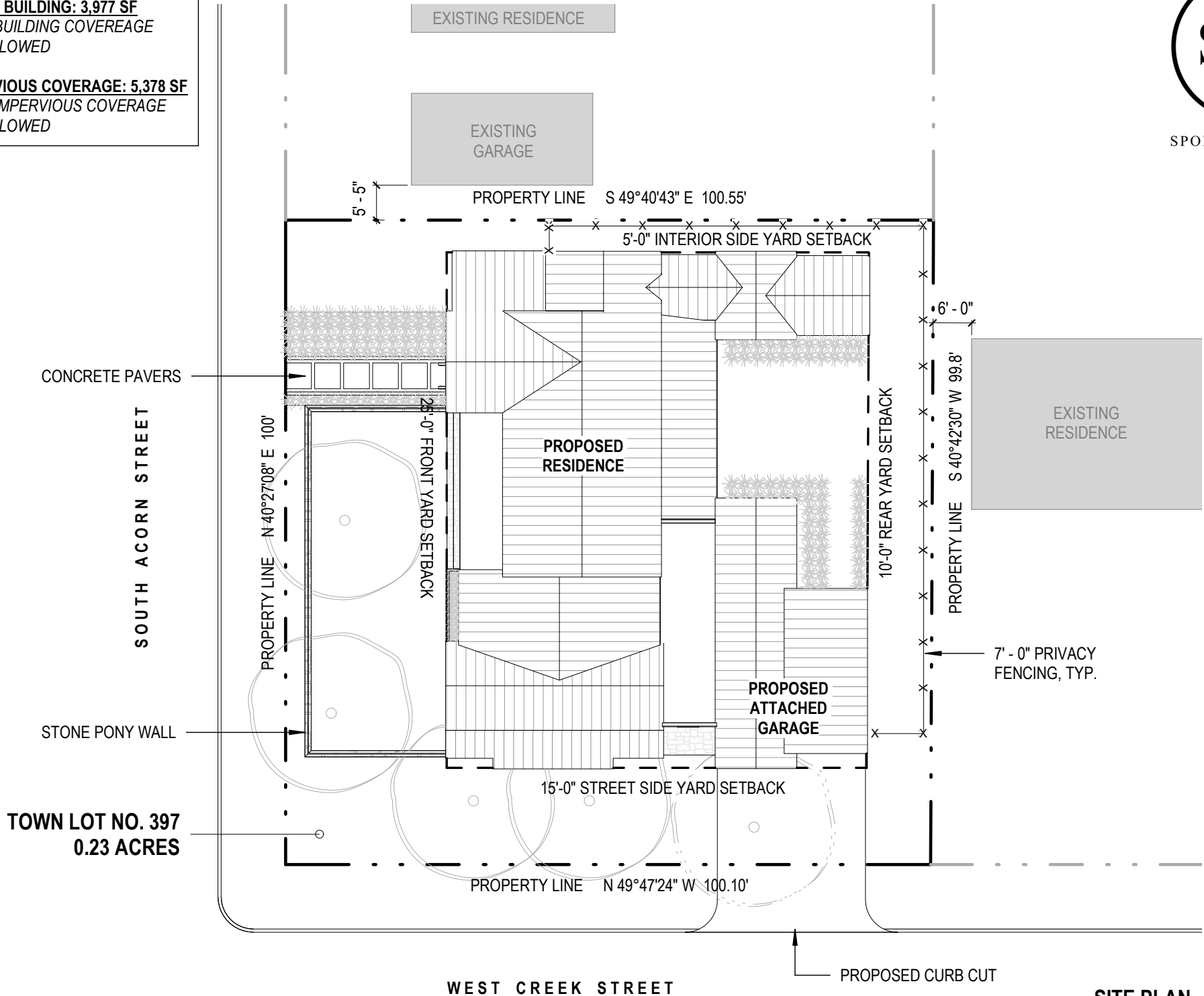


GROSS BUILDING: 3,977 SF
39.6% BUILDING COVERAGE
40% ALLOWED

IMPERVIOUS COVERAGE: 5,378 SF
53.6% IMPERVIOUS COVERAGE
55% ALLOWED



SPORT & COUNTRY



SITE PLAN

SCALE: 1" = 20' Page 56 of 65

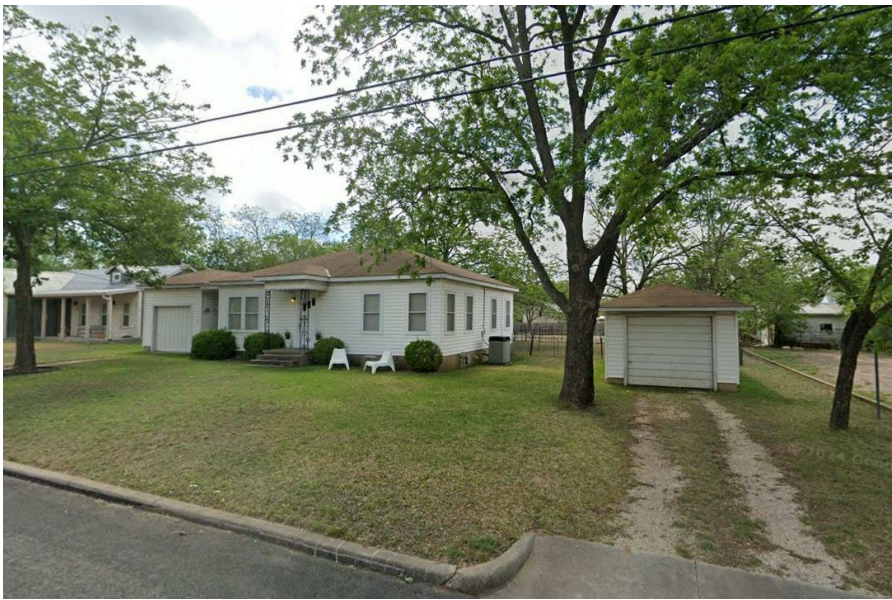


Exhibit 01
207 South Acorn Street



Exhibit 02
209 South Acorn Street

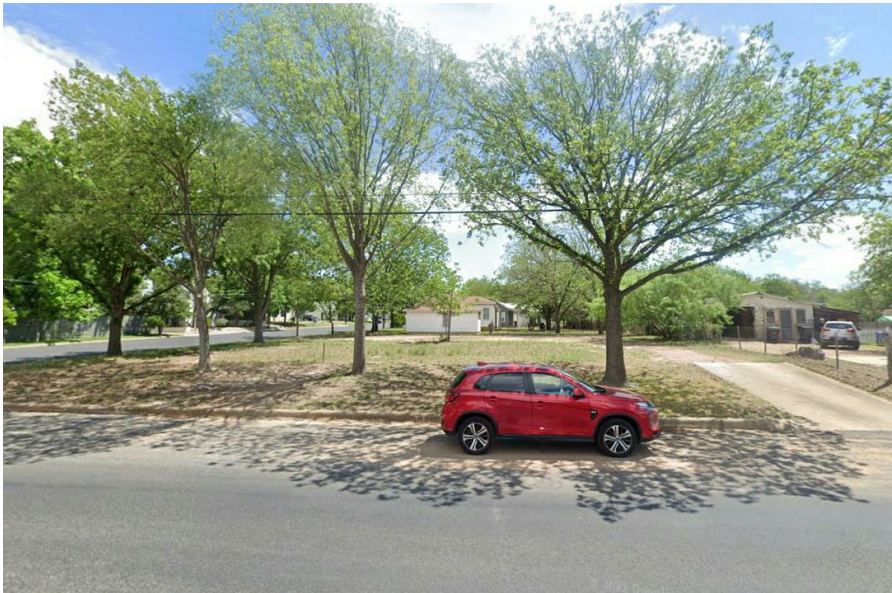


Exhibit 03
209 South Acorn Street

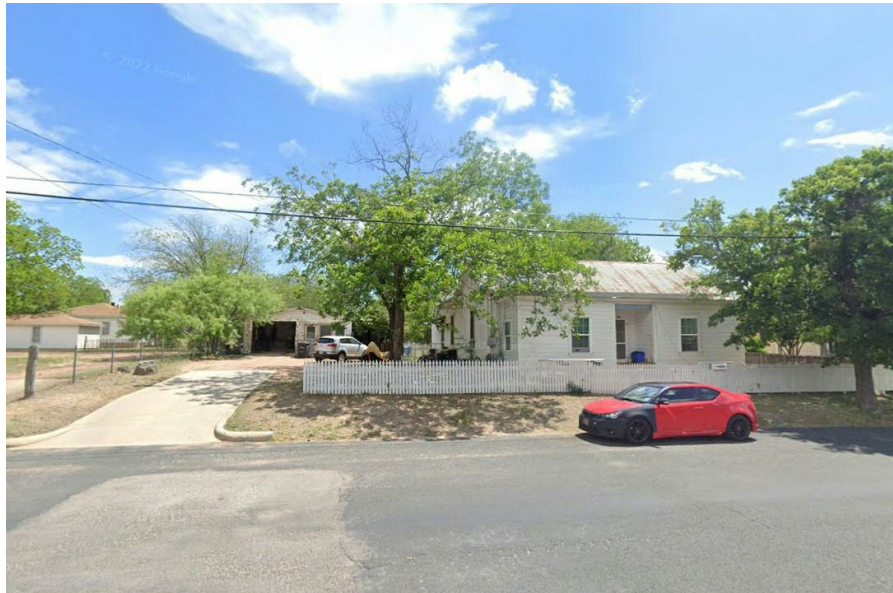
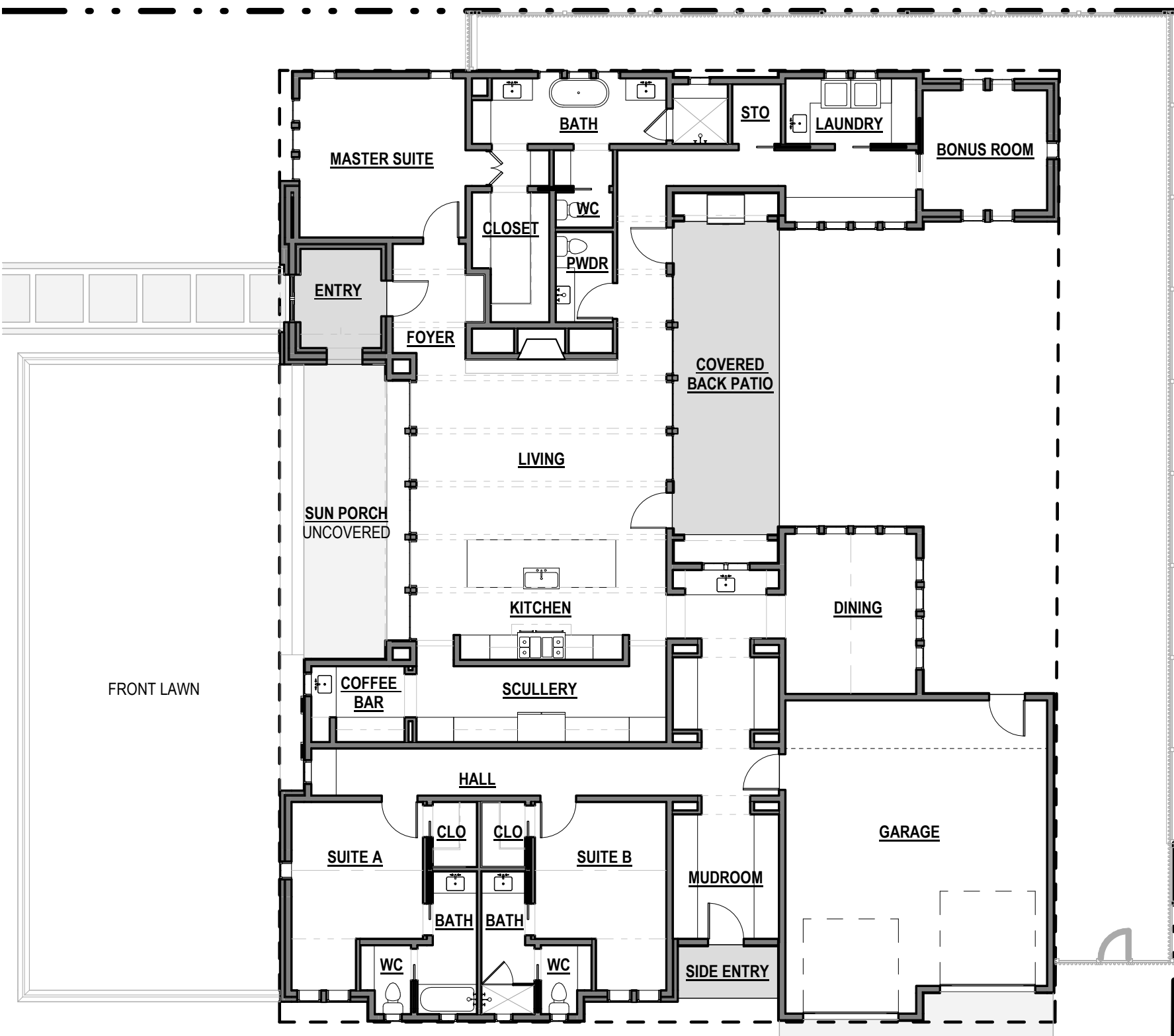


Exhibit 04
614 West Creek Street

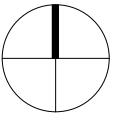


SPORT & COUNTRY



FLOOR PLAN

SCALE: 3/32" = 1'-0"



PLAN NORTH



TRUE NORTH

ELEVATION NOTES



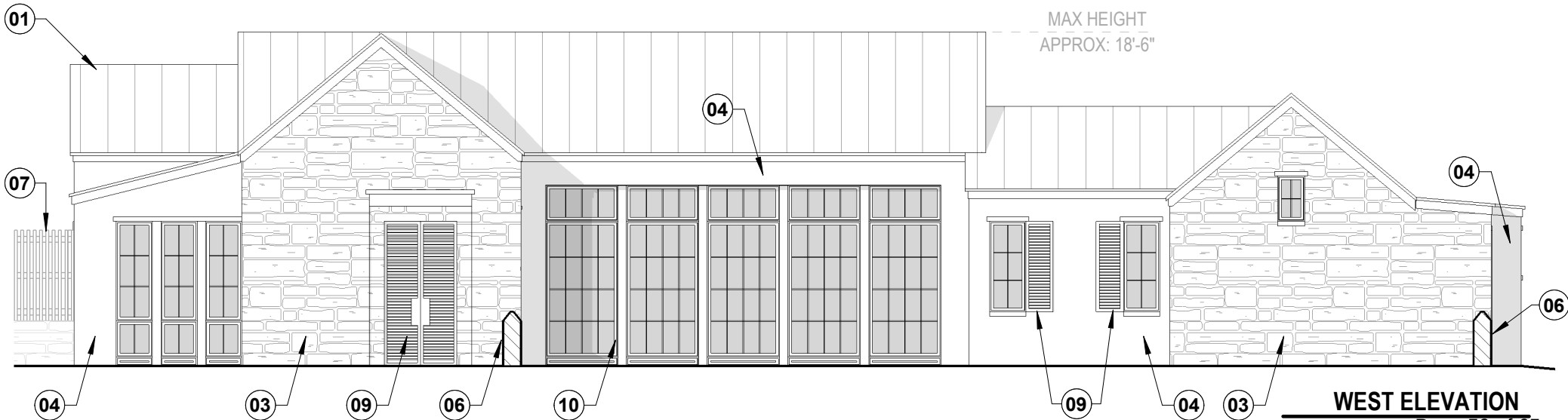
SPORT & COUNTRY

- | | | | |
|----|---|----|---|
| 01 | FLAT PAN STANDING SEAM METAL ROOF, TYPICAL. | 07 | STONE PONY WALL WITH COYOTE FENCING ABOVE. MAX HEIGHT: 7'-0". |
| 02 | VERTICALLY ORIENTED CEDAR SIDING. | 08 | PRIVACY FENCING, MAX: 7'-0". |
| 03 | LIMESTONE VENEER. | 09 | METAL FRAMED, WOOD SLAT SHUTTER. |
| 04 | STUCCO CLADDING. | 10 | PAINTED TIMBER COLUMNS BETWEEN WINDOWS, TYPICAL. |
| 05 | WOOD-LOOK OVERHEAD GARAGE DOOR, TYPICAL. | | |
| 06 | STONE PONY WALL AT FRONT YARD. | | |



SOUTH ELEVATION

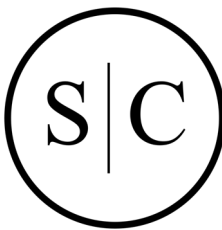
SCALE: 1/8" = 1'-0"



WEST ELEVATION

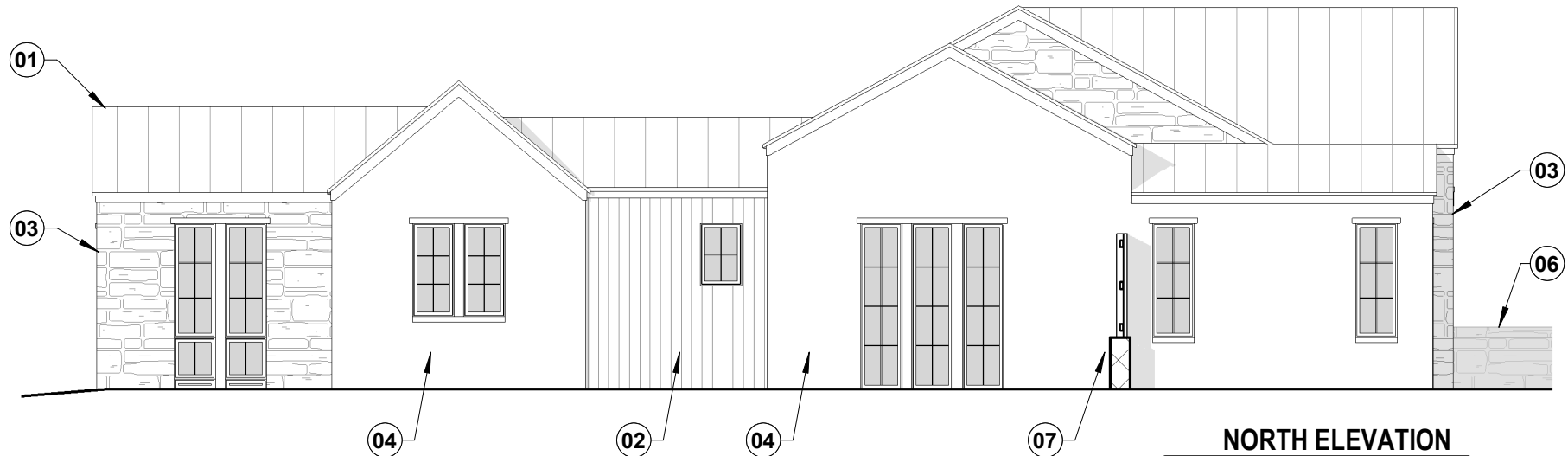
SCALE: 1/8" = 1'-0"

ELEVATION NOTES



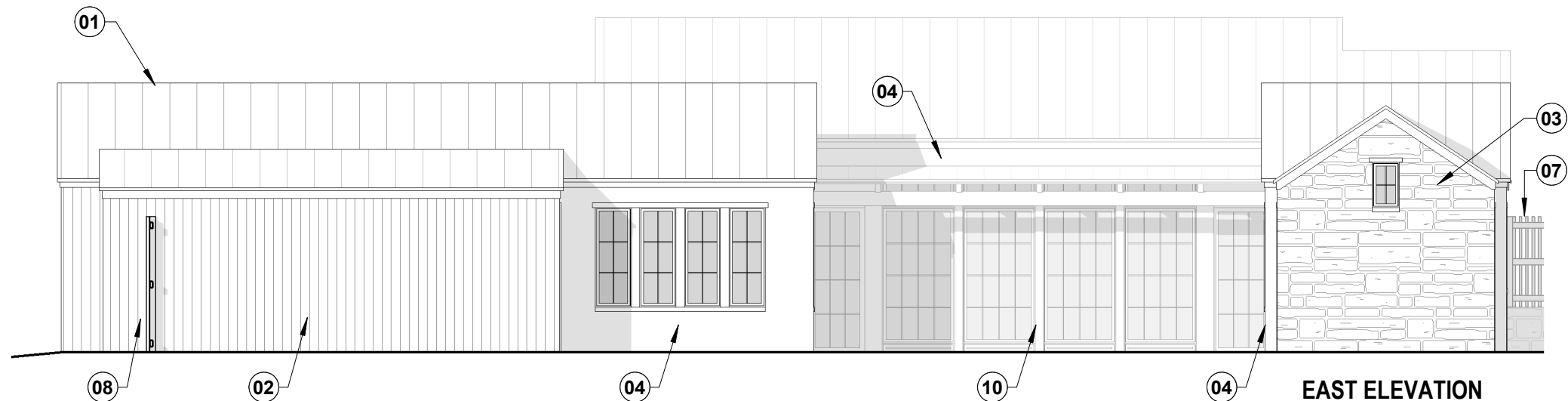
SPORT & COUNTRY

- | | | | |
|----|---|----|---|
| 01 | FLAT PAN STANDING SEAM METAL ROOF, TYPICAL. | 07 | STONE PONY WALL WITH COYOTE FENCING ABOVE. MAX HEIGHT: 7'-0". |
| 02 | VERTICALLY ORIENTED CEDAR SIDING. | 08 | PRIVACY FENCING, MAX: 7'-0". |
| 03 | LIMESTONE VENEER. | 09 | METAL FRAMED, WOOD SLAT SHUTTER. |
| 04 | STUCCO CLADDING. | 10 | PAINTED TIMBER COLUMNS BETWEEN WINDOWS, TYPICAL. |
| 05 | WOOD-LOOK OVERHEAD GARAGE DOOR, TYPICAL. | | |
| 06 | STONE PONY WALL AT FRONT YARD. | | |



NORTH ELEVATION

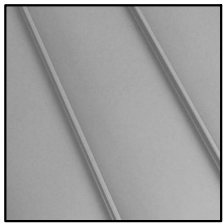
SCALE: 1/8" = 1'-0"



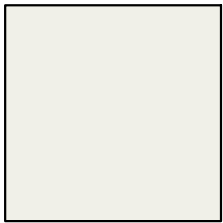
EAST ELEVATION

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

MATERIALS LEGEND



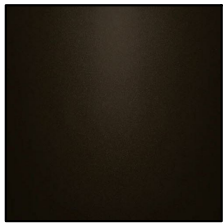
**METAL ROOF - PAINT GRIP
(FLAT PAN STANDING SEAM)**



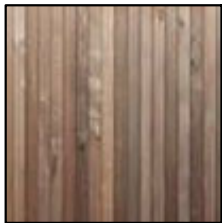
**STUCCO - LIGHT CREAM
(INTEGRAL COLOR)**



**STONE VENEER
CREAM, LIGHT GREY, GREY**



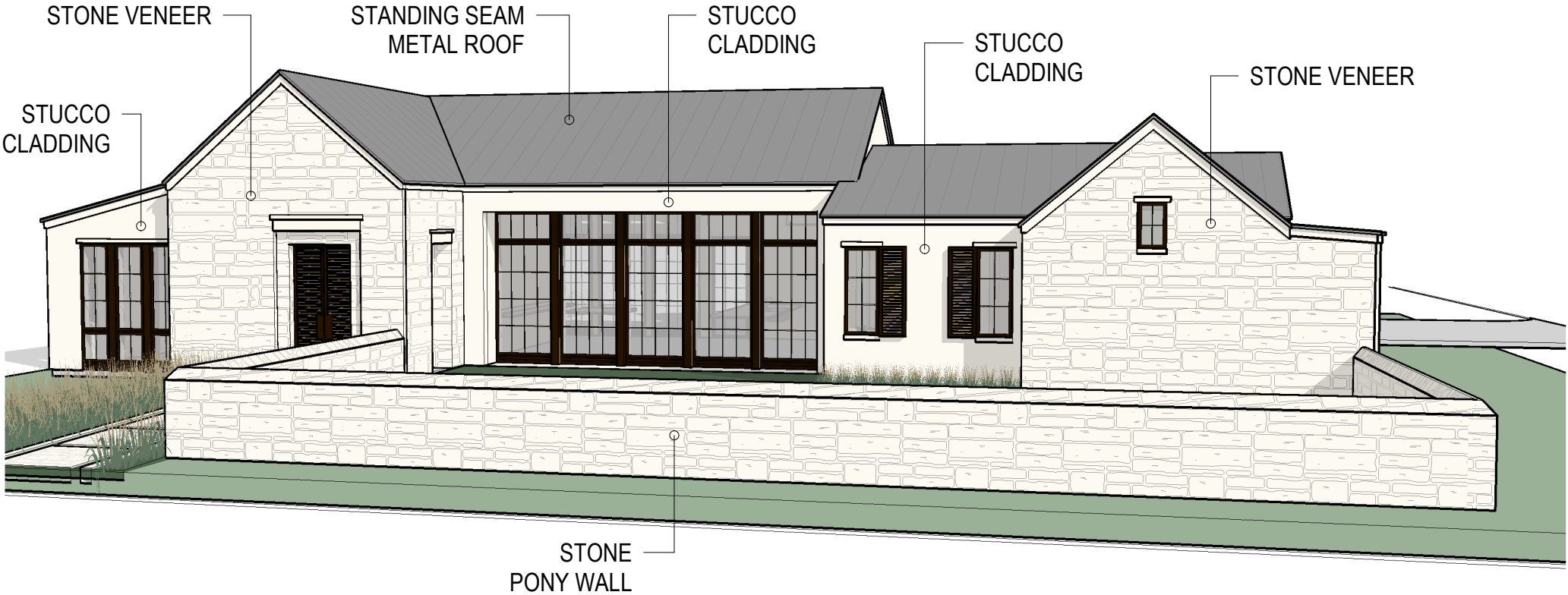
**WINDOW / DOOR FRAMES
(ANODIZED BRONZE ALUMINUM)**



**CEDAR SIDING - CLEAR SEAL
(VERTICAL ORIENTATION)**

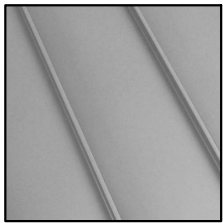


SPORT & COUNTRY

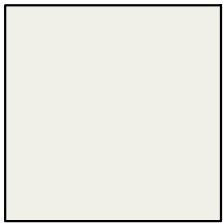


PERSPECTIVE FROM SOUTH ACORN STREET

MATERIALS LEGEND



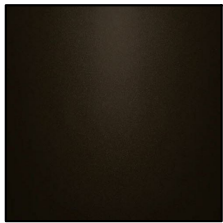
METAL ROOF - PAINT GRIP
(FLAT PAN STANDING SEAM)



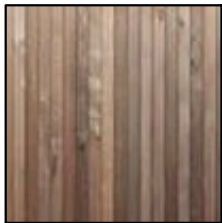
STUCCO - LIGHT CREAM
(INTEGRAL COLOR)



STONE VENEER
CREAM, LIGHT GREY, GREY



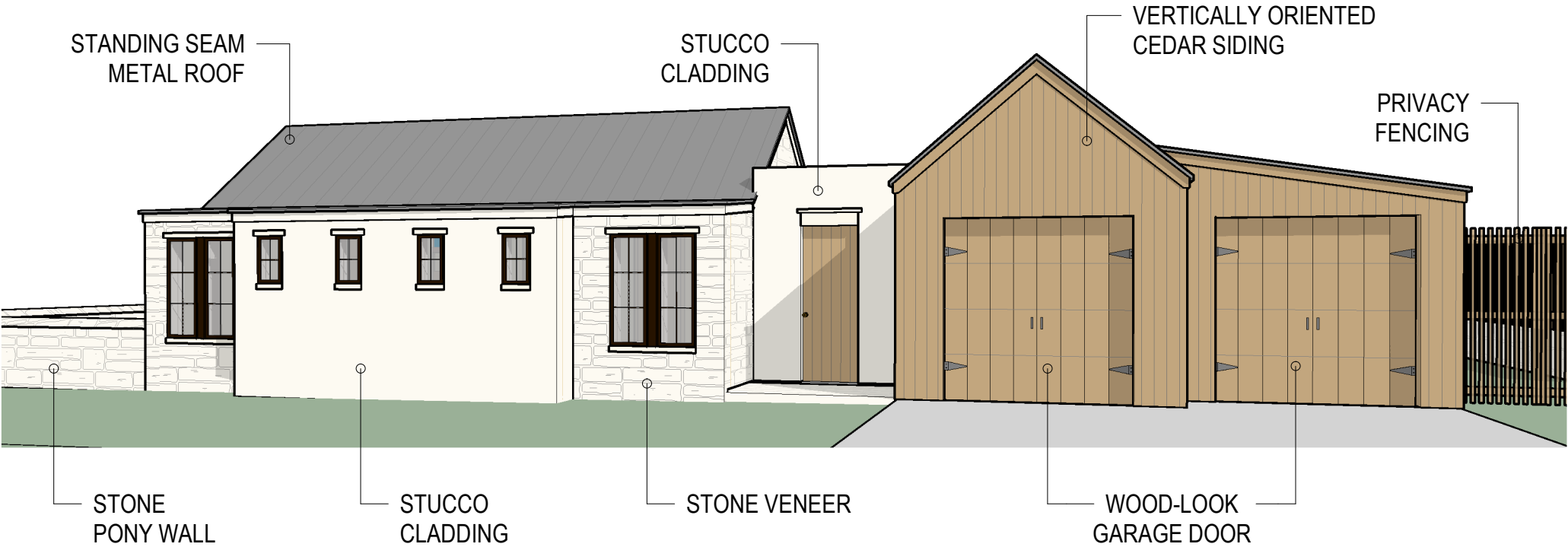
WINDOW / DOOR FRAMES
(ANODIZED BRONZE ALUMINUM)

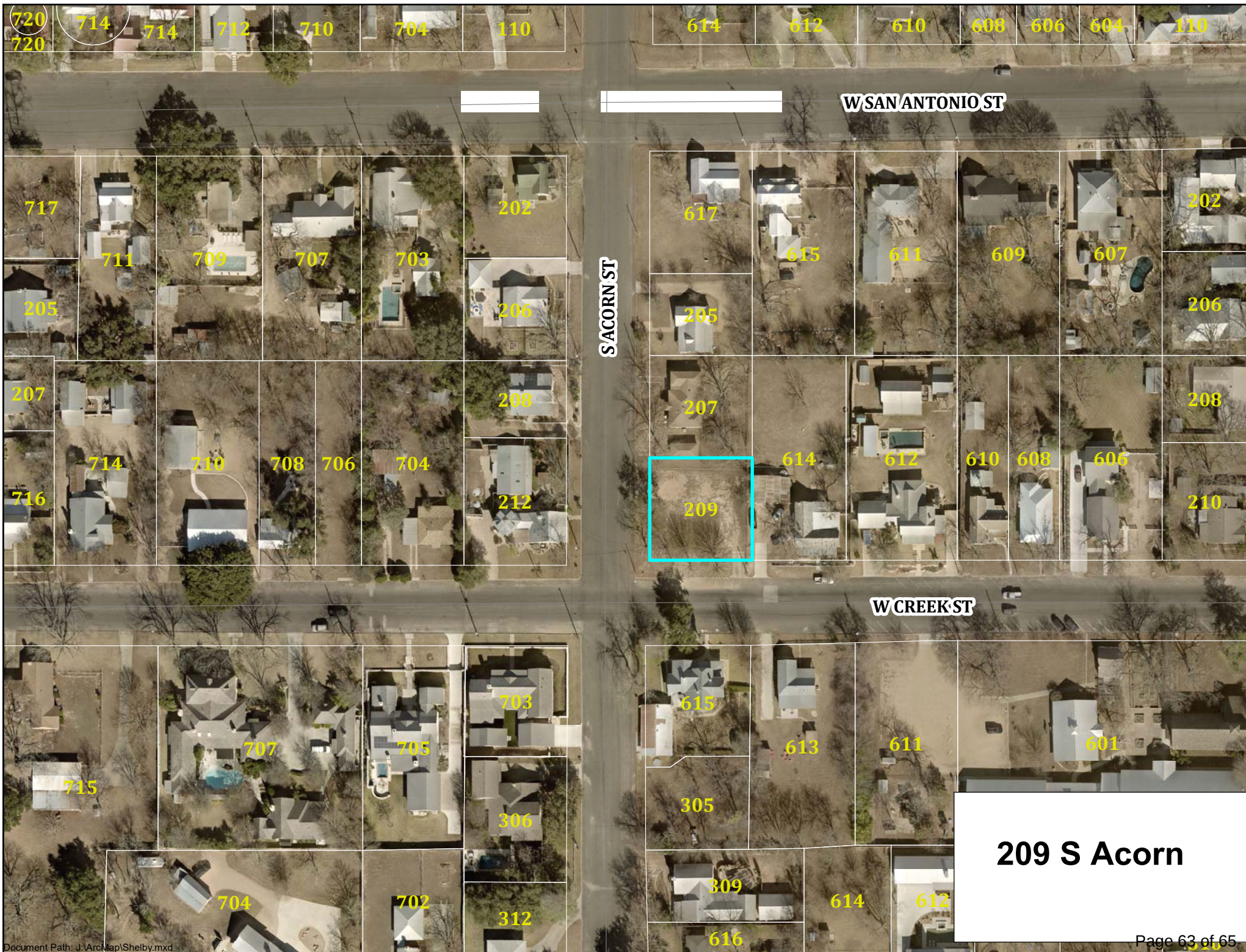


CEDAR SIDING - CLEAR SEAL
(VERTICAL ORIENTATION)



SPORT & COUNTRY





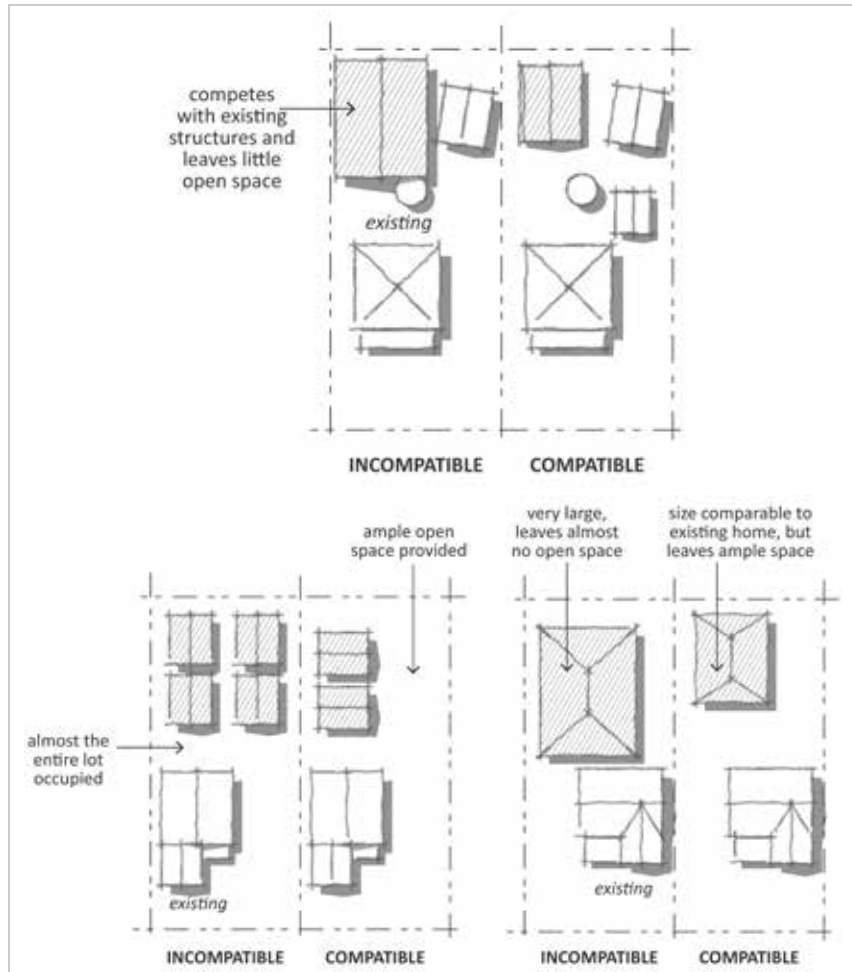


Figure 3-58. Examples of potential **appropriate** site plans that take into consideration historic patterns of lot coverage and open space prevalent among historic residential lots in Fredericksburg. (See Section 2.3.1.) Source: HHM archives.



Figure 3-59. Example of an **inappropriate** site plan on E. Travis Street that proposes lot coverage far denser than the surrounding neighborhood. Note the contrast in setbacks between the proposed buildings and the surrounding historic buildings. Note also the proposed inappropriate parking location on the main street, with no buffering or landscaping. Source: City of Fredericksburg Historic Preservation Office.



Figure 3-60. Example of locating parking at the side and using new fencing and landscaping to screen a new service area at 342 W. Main Street. Source: SKT Architects.

Demolition By Neglect

Address	Determination of Neglect	Owner	Items of Neglect	Response Due Date	Date of Response	Subsequent Determination	Resposne Due Date	Date of Response	Notice of Violation	City Stabilization
101 N Lincoln	7/16/2024		Paint Failure, Wood Deacy, General Deterioration	8/15/2024	No Response					
107 W San Antonio	1/22/2024	Don Nagel	Paint Failure, Wood Decay, General Deterioration	2/22/2024	No Response	4/23/2024	7/23/2024	No Response	08/27/2024 hand delivered	
113 W San Antonio	7/17/2024	Don Nagel	Paint Failure, Wood Decay, General Deterioration	8/16/2024	No Response					
204 S Crockett - Accesory Building	8/15/2024		Wood Decay, General Deterioration, Stovepipe failure	9/14/2024	09/03/24 - Mike Meskill					
206 S Crockett - Garage Building	7/17/2024		Paint Failure, Wood Deacy, General Deterioration	8/16/2024	No Response					
207 W San Antonio	9/10/2024		Wood Decay, General Deterioration	10/10/2024	No Response					
216 W Schubert	7/17/2024		Paint Failure, Wood Deacy, General Deterioration	8/16/2024	No Response				08/27/2024 staked & Mailed	
258 E Main - 2 Story Building Rear	7/17/2024		Paint Failure, Wood Deacy, General Deterioration	8/16/2024	10/18/24 - Email submitted by John Akin who was hired to perform maintenance					
413 E Main	4/23/2024	Becky sister Nicki Heiner	Paint Failure, Wood Deacy, General Deterioration	5/23/2024	No Response				08/27/2024 staked & Mailed	
612 N Llano			Paint Failure, Wood Deacy, General Deterioration		No Response					
513 W Main		Brickner	foundation		No Response					