



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, February 11, 2025 ~ 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 Heinen 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 Tuesday, February 11, 2025, 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 February 11, 2025.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to jmusgrove@fbgtx.org

Verbal Comments:

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.
You will be limited to 3 minutes to speak.

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. APPROVAL OF MINUTES

- A. January 14, 2025 Regular Meeting Minutes

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. **2024-1162 - 114 West Austin/110 West Austin** - Randy Stehling - Request to Re-rate a Gargage Building from High to Low, Request to Demolish 3, Low-rated Resources and Request to Construct a 16,887 sq ft, Single-Story Building to be Used as Bethany Preschool.

- B. **2025-36** - *112 East Schubert* - John Ellis - Re-rate from High to Low and Request to Remodel an Accessory Building.
- C. **2025-40** - *507 West Main* - Blackstone Texas - Request to Enclose an Existing Patio with a Glass and Steel Structure.
- D. **2025-4** - *301 West Main* - Mariposa Hospitality Group - Request to Modify the Existing Shade Structure by Shortening the Supports and Request to Repaint the Supports to a "Limestone" Color.
- E. **2025-3** - *301 West Main* - Mariposa Hospitality Group - Add to Existing Shade Structure by Adding 2 Supports and 1 Shade Sail.
- F. **2025-1** - *406 East Main* - Mariposa Hospitality Group -- Reqeust to Construct a 132' X 18' X 10' Single Post Cantilever Shade Structure the Projects 18' in Either Direction.
- G. **2025-2** - *106 South Washington* - Mariposa Hospitality Group - Request to Construct a Sun Shade Consisting of 4 Posts and a Single Shade Sail.

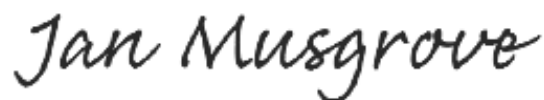
6. DISCUSSION ITEMS

- A. Senior Planner's Report
- B. Demo By Neglect

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM. on February 7, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Jan Musgrove
Planner 1

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

**HISTORIC REVIEW BOARD
January 14, 2025
5:30 PM**

On this 14th day of January 2025, 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
Jessica Mittel
Cyd Donnell
Sharon Joseph
Robin Cowsar
Amy Slaughter
Donna Heinen-Sanders

ABSENT: Todd Eidson
Joe Salinas, Jr.

ALSO PRESENT: Anna Hudson, Director of Development Services
Shelby Collier – Senior Planner
Jan Musgrove – Planner 1
Elizabeth Yelverton – City Attorney Staff, Virtually

CALL TO ORDER

The meeting was called to order at 5:30 PM by Chairperson David Bullion.

MINUTES

Sharon Joseph made a motion to approve December 10, 2024, Historic Review Board meeting minutes. Seconded by Amy Slaughter. All voted in favor, and the motion carried.

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

Request 2024-1168– 209 South Acorn

Applicant: Matt and Caroline Jarosz

Request: request to construct a new 3,442 sq ft residence which includes a 500 sq ft attached garage on an empty lot.

The applicants gave a summary of the revised plans which included a reduction in the size of the home by 535 sq ft and the push back of the garage.

Staff Presentation: Anna Hudson, Director of Development Services

The applicant submitted a Certificate of Appropriateness (COA) application requesting permission to: construct a 3,442 sq ft residence with 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 timber awning over the front door and standing seam metal roof. The request also includes a 7 ft tall privacy fence along the north and east property lines. 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. The applicant previously submitted a COA application requesting construction of a 3,977 sq ft residence with an attached garage that was considered and denied by the Historic Review Board on November 12, 2024. The applicant has since revised the new submission including the reduction in square footage by 535 sq ft, removal of a front rock wall, addition of a timber awning over the front door, and pushing the garage back 6 ft from West Creek Street.

Staff Recommendation:

The lot in question was historically lot number 397, a typical 100' x 200' lot that has been subdivided into half the original size. The applicant has responded to many of the issues presented in the first draft of the design. The size of the structure has been reduced by 535 feet. The garage facing W. Creek has been pushed back and designed to look like a traditional outbuilding with a lean-to as a way of accommodating a modern 2 car garage.

The front entrance has been modified to give a more traditional front porch appearance. While the amount of square feet is still large compared to the footprint of historic homes in the area, the designer has undulated the structure so that the mass of the structure is not overpowering. The change in materials from stucco to limestone also helps break up the mass of the building. The previously proposed stone front wall has been removed which opens the front yard, in keeping with the historic development pattern of the street. The single-story design also helps to keep the house from overpowering neighboring properties.

Discussion:

After a brief discussion and thanks to the applicants for a beautiful, revised plan that took all the suggestions from Staff and the Board into consideration.

Amy Slaughter made a motion to approve the construction of the 3,442 Sq. Ft. home located at 209 South Acorn. Jessica Mittel seconded the motion.

Outcome: Approved unanimously.

Request 2024-1169 – 706 W Schubert

Applicant: Shanya Thompson

Request: front porch restoration, new guest house, reconstruction of rear addition.

Shanya Thompson stated that she was blessed with owners that know the process, embrace the historic home and that they wanted to add a guest home for their children when they come to visit.

Staff Presentation: Anna Hudson, Director of Development Services

Applicant is requesting a Certificate of Appropriateness to:

1. rehab existing house - repair siding, windows, roof
2. rehab front porch - re-install original columns to replace existing non-historic metal columns
3. remove and extend non-original enclosed rear porch
4. add new cover off back porch
5. construct new ADU with siding, roofing to complement historic house

Staff recommendation:

Staff commend the owner and applicant for prioritizing the rehabilitation of the historic house and thoughtful additions that adhere to the design guidelines. It is fortunate that the original porch columns were found on-site and will be reused. Staff recommends approval as submitted

Discussion:

David Bullion made a comment that it was so great to see that the original columns had been in storage, and it was wonderful to see that they would be reused.

Jessica Mittel asked if the existing garage doors would be replaced.

The applicant responded that there were no plans to change the garage doors.

Sharon Joseph made a motion to approve as presented. Robin Cowsar seconded the motion.

Outcome: Approved unanimously.

Discussion Items:

Recommendation for changes to stop work order, fees for work begun without proper Certificate of Appropriateness

Anna Hudson, Director of Development Services, gave a summary of the meeting of the sub-committee, Cyd Donnell, Robin Cowsar and Todd Eidson were in attendance, unfortunately, Legal was not in attendance at the meeting. Anna Hudson stated that the City seems to be doing what other cities are doing. A \$300 fine is assessed for working without a COA. When it comes to the Board, that fee has been paid and the application before the Board should be addressed and reviewed as a new application.

Code and municipal court are responsible for additional fines and judgements. The sub-committee talked about recommending to City Council that the Work without a COA fee should be increased and defined by type, residential – recommended increased from \$300 to \$500 and Commercial from \$300 to \$1,000.

Cyd Donnell was concerned with repeat offenders and how do City Staff keep track of these cases.

David Bullion stated that the City of Fredericksburg's procedures appear to be appropriate in regard to other City's enforcement and fee structure. He wanted to know if the Board wanted the increase in fees to go to City Council.

Robin Cowsar stated that she was concerned with repeat offenders who do the work and then ask for forgiveness. Would the difference between residential and commercial offender fees make a difference.

David Bullion said he didn't think that the fee increase would deter the Contractors but that the biggest stick the Board and Development Services has is the Stop work order notice, as it effects their timeline, and time is money.

Anna Hudson asked Elizabeth Yelverton, legal counsel, what the Work without a COA fee /fine was based on, e.g. staff time, etc. As staff considered this as application fee.

Elizabeth Yelverton responded that this was considered more of a fee, as more work is incurred by staff. Municipal Courts fee is set at \$2,000 per day and the judge assesses this fee.

David Bullion mentioned that the City would take on the Municipal court side, the Board was not involved in this part of the process.

Cyd Donnell was hesitant to make a recommendation to City Council on keeping the \$300 fee for Residential and bumping the Commercial fee up to \$1000 as Todd Eidson was not in attendance.

Robin Cowsar agreed and stated that Legal Council was not in attendance at the subcommittee meeting and that what she had just heard from council in regard to the judge assessing a larger fine would have changed her mind.

David Bullion reaffirmed that Todd Eidson was on the subcommittee but was not in attendance this evening and asked the Board if it would be ok if the subcommittee rework the numbers and bring a motion back to the Board in February. The board would then vote on the item and potentially recommend it to City Council.

All agreed.

Sharon Joseph asked that Code deliver the stop workorder and take a photo of the notice of violation for recording purposes. So that it doesn't go missing.

Anna Hudson confirmed that they do that and that they also follow up with the offender.

Directors Report:

Anna Hudson reported that Code is still working closely with Development Services with Demo by Neglect properties, that it is a slow process, but it is moving forward and several properties had contacted Development Services.

Cyd Donnell mentioned that she wanted to know what was going on with 101 N Lincoln as it appeared that work had started.

David Bullion mentioned that he had spoken with the owner and that the owner would contact Development Services.

Jessica Mittel thanked staff for the Demo by Neglect chart, that it was very helpful.

Sharon Joseph congratulated Anna Hudson on the door replacement at the property on the corner of Milam and Austin.

Jessica Mittel mentioned that that was a long journey.

David Bullion stated that he was now in compliance.

Anna Hudson then went thru the Application stats for the board for 2024. That appeared to be on par with previous years.

Anna Hudson also mentioned that she had sent out an email about some educational opportunities.

David Bullion mentioned that he was grateful for the numbers and was a little surprised by the number of denials and thanked staff for the administrative workload that was handled during 2024.

Anna Hudson mentioned that the numbers will be looked at in more detail and refined as there were several variables to approvals and the denials.

Robin Cowsar wanted to know why the board had not seen 107 N Orange/ garage return to the Board. She had attended the site visit and was under the impression that they would have to return as it was a high rated property, and it needed to be rerated and that the minutes for the previous meeting stated that the item would return to the Board for a decision. Apparently, Staff had approved the structure. She wanted clarification on the item.

Anna Hudson stated that Robin Cowsar was correct but that it was clear to all that attended the site visit that the garage was clearly not a historic structure and the Historic Ordinance states that Staff can approve those administratively. The changes were then appropriate for a modern building. So, to expediate the process Staff approved the item.

Robin Cowsar stated that the Board would like to be notified as to what transpired at the site visit so that all were well informed.

David Bullion mentioned that a paper trail to the Board would be nice, so that after a site visit the board could be appraised of the outcome. A follow-up email would be greatly appreciated.

Anna Hudson also mentioned to the Board that they might have noticed that Shelby Collier was not in attendance tonight, that Staff were reassigning roles and responsibilities. Jan Musgrove seemed to have an eye for Historic preservation and she and Anna Hudson would be taking over Historic review board meetings and COA's. Shelby Collier would be responsible for P&Z and ZBA.

Anna Hudson was excited to invite the Board to the Joint Board Appreciation Dinner at the Hangar Hotel on February 20th, 2025, at 6pm, and to please save the date.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 6:10PM by Chairperson David Bullion.

PASSED AND APPROVED on the 11th day of February 2025.

Jan Musgrove, Planner 1

David Bullion, Chairperson



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: February 11, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-1162 - 114 West Austin/110 West Austin - Randy Stehling - Request to Re-rate a Gargage Building from High to Low, Request to Demolish 3, Low-rated Resources and Request to Construct a 16,887 sq ft, Single-Story Building to be Used as Bethany Preschool.

SUMMARY:

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

1. Re-rate an existing resource (garage) from High to Low
2. Request to demolish 3 Low-rated resources, garage, pole-barn and barn
3. Request to construct a 16,887 sq ft, single-story structure

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Bethany Lutheran Church owns multiple lots along West Austin Street between North Adams and North Crockett Street and they intend to further develop the property to include a 16,887 sq ft, single-story building that will serve as a preschool. The Master Plan for the project was approved in 2018 by the Historic Reivew Board and the application has presented has not deviated from that plan.

The property consists of a High-rated resource (114 W Austin/Van Der Stucken Home) in the Victorian Italianate style built in 1880 as well as a Low-rated resource (110 W Austin) in the Gothic Revival style built in 1954. The applicant requests permission to re-rate a garage building from High to Low to allow for demolition as the applicant intends to construct a 16,887 sq ft building to the rear of the Van Der Stucken Home and the existing placement of the garage building impedes development.

Application Number: 2024-1162

Address: 114 West Austin

Rating: High (114 W Austin) Low (110 W Austin)

Zoning: CBD

Owner: Bethany Lutheran Church

Applicant: Randy Stehling, 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 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 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 is a High-rating that extends to all structures located on the parcel. The outbuilding requesting the re-rating is a garage that has no particular style or specific character-defining features

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

3.4.1 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). Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district, unless granted an exception due to small lot size. As the property possesses a High-rating, the new construction should maintain a 15 ft setback from the Van Der Stuken House (e). The maximum lot coverage allowable will no exceed the base zoning. (f) Locate service areas and 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 (i)(j). Always use landscaping as a buffer between service areas/parking lots and streets or buildings, as well as to break up the visual effect of a parking lot - regardless of the location of the service area or parking lot (k). Design large parking lots to be broken into smaller components to reduce the visual impact of large, paved areas (l).

3.4.2.2 New Commercial Construction

The applicant should avoid demolishing a historic building to accommodate new construction; the limited circumstances where demolition is permitted are set forth in the Historic Preservation Ordinance (b). New construction must have the same street-front orientation as the contributing buildings on the same block (e). Appropriate heights for new infill construction depend on the surrounding context; for the front 15 feet of the building, the height must be within 5 feet of the average height contributing buildings on block; after a setback of 15 feet; the building's height can rise to a maximum of 28 feet; after a setback of 30 feet, the building can rise to a maximum of 30 feet (if allowed by zoning) (g). New construction must have floor-to-floor heights similar to those of contributing buildings on the block (h). Design new buildings to be subordinate and not visually overpower the surrounding contributing historic buildings (i). Design new buildings to be compatible with the surrounding contributing historic buildings but differentiated enough so that they communicate their actual date of construction and do not create a false sense of history (j). Balance compatibility with differentiation amount the following aspects of the new building's design: roof form, footprint shape, fenestration patterns (wall versus window, solid versus void), materials, stylistic elements, and color palette (k). Avoid using a historical style not found among the contributing primary buildings in the district (l). Contemporary architectural styles are appropriate provided that

compatibility is retained among other building aspects; for example, a new building may have contemporary materials, fenestration patterns and style if it maintains a compatible footprint shape, roof form, and color palette (m).

The palette of materials for new commercial construction should not use more than two different primary siding materials; a third material may be added if used for trim only (q). Modern materials such as steel and glass are appropriate for new commercial buildings, provided that the overall design balances compatibility with differentiation (r).

STAFF RECOMMENDATION:

The applicant received approval for a long-range master plan that included a new pre-school as well as a multi-purpose addition. Since that time, the City of Fredericksburg has adopted the Historic District Design Guidelines and Standards and it is a testament to this project that even without the existence of the Design Guidelines and Standards, the vision for the property was in keeping with the now adopted document.

With that said, Staff recommends approval of the following:

1. Re-rate the existing garage building from High to Low as the resource does not meet the National Register of Historic Places standard for exceptional significance and does not appropriately convey a sense of time and place.
2. Request to demolish the Low-rated resources (garage, pole barn, and barn) as the request is in keeping with 23-63(4). The plans for proposed new construction 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 has performed a site visit and found that the structures have little to no historical significance.
3. Request to construct a 16,887 sq ft building. The proposed layout does not crowd the existing historic structures and provides for the required setbacks from the High-rated resource in keeping with Sec. 3.4.1(b)(e). In addition the layout does not exceed the maximum allowable coverages and provides for parking along the side and rear of the development as required per Sec. 3.4.1(f)(i)(j). As for the design, the height, massing and scale, compliments the existing Hennig House as well as the Low-rated Sanctuary and Fellowship Hall as required per Sec. 3.4.2.2(g)(h). The use of materials and differentiation in terms of design, fenestration patterns and stylistic elements effectively communicate the buildings time period of construction without visually overpowering the existing resources. Sec. 3.4.2.2(i)(j)(l).

ATTACHMENTS:

1. 2024-1162 Location Map
2. Fredericksburg Historic Resources Survey_114 W Austin
3. Fredericksburg Historic Resources Survey_114 W Austin Vacant
4. 2024-1162_Historic Survey_110 W Austin

5. 2024-1162 COA Application
6. Bethany Preschool - Proposed Changes to Existing Structures.
7. 2024-1162 Bethany Lutheran Drawings and Renderings
8. 2024-1162 Materials



W SCHUBERT ST

E SCHUBERT ST

N ADAMS ST

W AUSTIN ST

E AUSTIN ST

N CROCKETT ST

2024-1162

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 69

Address 114 W. Austin

Parcel Number 18235

GCAD Valuation (as of 2017; where available) \$964,010

Year Built 1880

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority High

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. Considered among the most significant resources in the project area.

2002 Photo



Photo Information & Notes

Image Name 0069_3.JPG

Photo References 0069_*.jpg

Notes Felix Van Der Stucken Home. The property is a RTHL. Resource has a significant building that was originally used as a servant's quarters w/ garage attached (see site ID# 623).

2002 SURVEY DATA (continued)

Property Description

Function	Domestic: Single-Family	No of Stories	2
Style	vernacular; Victorian Italianate	Construction	load-bearing masonry
Plan	square	Foundation	stone
Exterior Walls	stone	Roof	gable
Porches	entry	Windows	double-hung wood sash
Outbuildings	shed	Doors	original
Alterations	not provided		

1983 SURVEY DATA

1983 Survey Site No	71	1983 Survey Ranking	1
1983 Photo References			

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID

Address

Parcel Number

GCAD Valuation (as of 2017; where available)

Year Built

Year Altered

Area

Historic District

Recommendation

Priority

Assessment

2002 Photo



Photo Information & Notes

Image Name

Photo References

Notes

2002 SURVEY DATA (continued)

Property Description

Function	Vacant lot	No of Stories	0
Style	not provided	Construction	not provided
Plan	not provided	Foundation	not provided
Exterior Walls	not provided	Roof	not provided
Porches	not provided	Windows	not provided
Outbuildings	not provided	Doors	not provided
Alterations	not provided		

1983 SURVEY DATA

1983 Survey Site No		1983 Survey Ranking	
1983 Photo References			

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 70

Address 110 W. Austin

Parcel Number 2639

GCAD Valuation (as of 2017; where available) \$3,754,450

Year Built 1954

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority Low

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

2002 Photo



Photo Information & Notes

Image Name 0070_4.JPG

Photo References 0070_*.jpg

Notes Bethany Lutheran Church.

2002 SURVEY DATA (continued)

Property Description

Function	Religious	No of Stories	1
Style	Gothic Revival	Construction	load-bearing masonry
Plan	irregular	Foundation	slab
Exterior Walls	stone	Roof	gable
Porches	shed	Windows	fixed metal sash
Outbuildings	not provided	Doors	double-leaf door
Alterations	not provided		

1983 SURVEY DATA

1983 Survey Site No		1983 Survey Ranking	
1983 Photo References			



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

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

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

Applicant E-mail:

Desired Start Date:

Desired Completion Date:

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

Additional sheet attached for scope of work.

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.**



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

Bethany Lutheran Church
Proposed Bethany Preschool Facility
110 West Austin Street
Fredericksburg, TX 78624

Scope of Work

This project will include a new approximately 16,887 s.f. new single story preschool building with exterior finishes and colors to match existing Bethany Lutheran Church building including matching stone, painted stucco, factory painted metal doors and windows, and a natural finish galvalume standing seam metal roof. Placement, scale, and detailing of this newly proposed building is intended to continue the architectural theme of the existing church building while preserving the contextual character of the adjacent and historically significant Felix Van Der Stucken home. Site work will include off-street parking, two playgrounds and landscaping and outdoor lighting, all of which will be compliant with current zoning requirements.

Bethany Preschool - Proposed Changes to Existing Structures



Aerial image of Southwest corner of Bethany Lutheran Church property.



Garage proposed to be removed

Fachwerk Structure behind the Felix Van Der Stucken Building
Southeast Elevation



Garage proposed to be removed

Fachwerk Structure behind the Felix Van Der Stucken Building
East Elevation

Garage proposed
to be removed



Fachwerk Structure behind the Felix Van Der Stucken Building
Northwest Elevation

Garage proposed
to be removed



Fachwerk Structure behind the Felix Van Der Stucken Building
West Elevation

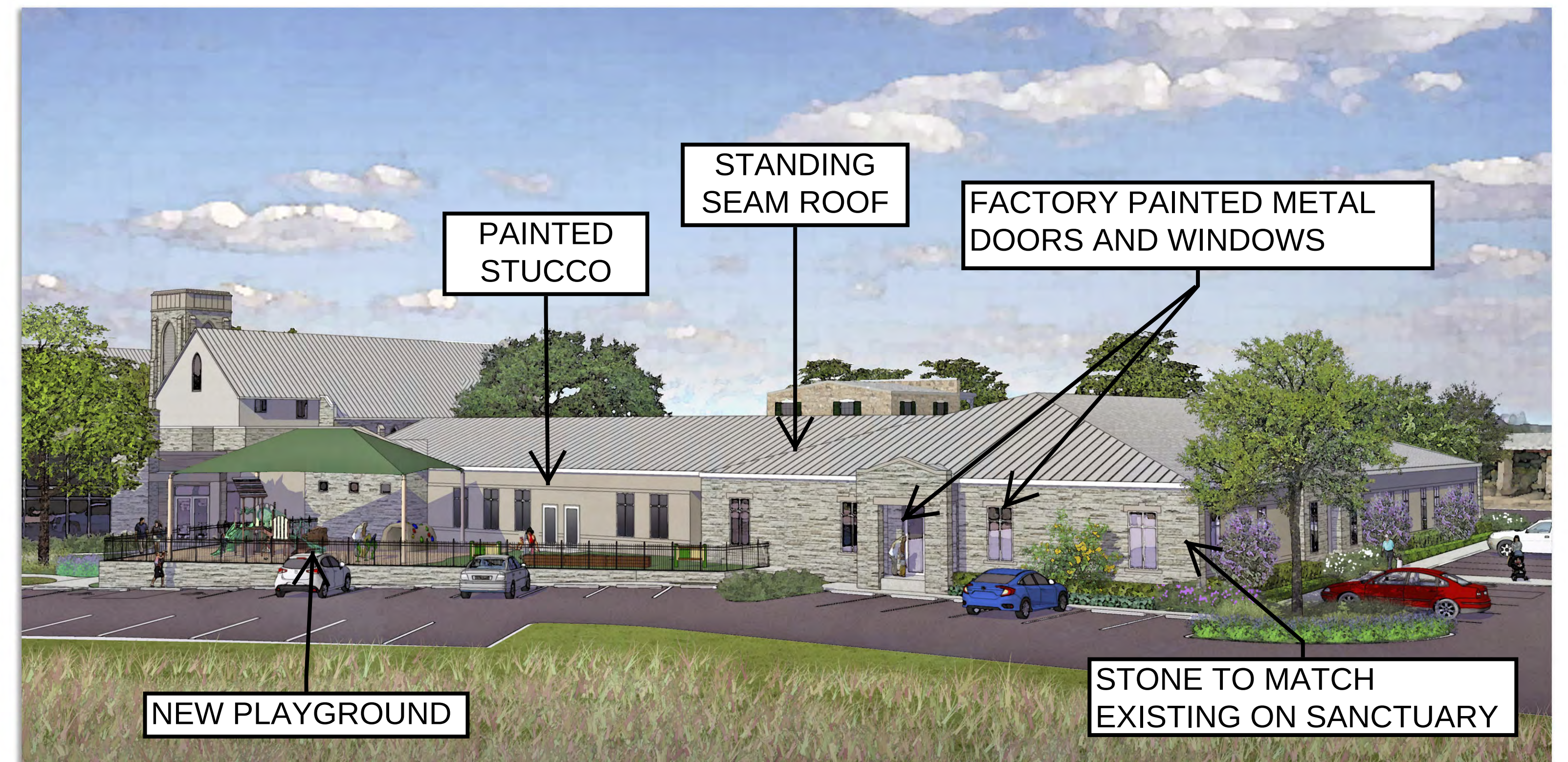
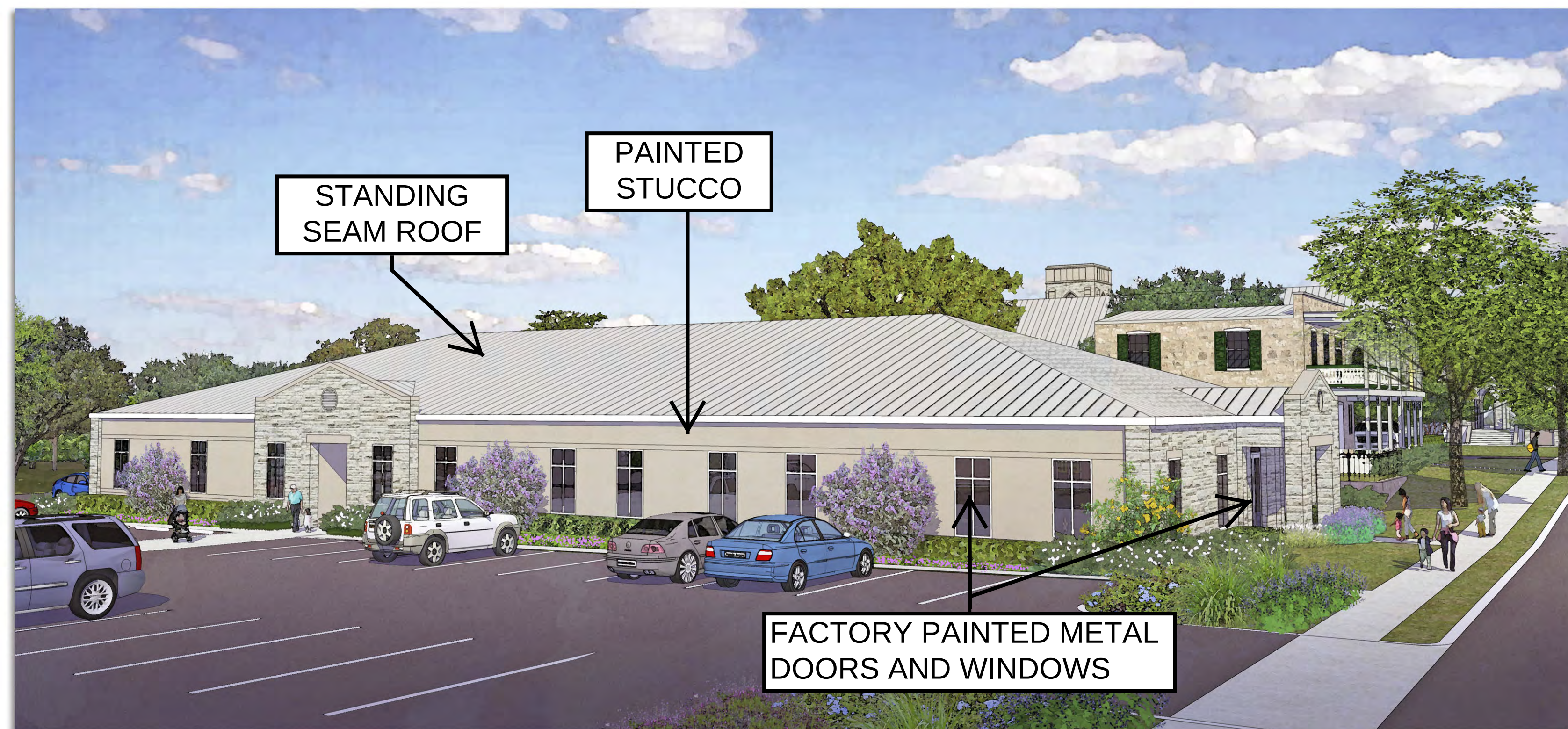


Non-Historic Barn behind the Felix Van Der Stucken Building
Proposed to be removed



Non-Historic Barn behind the Felix Van Der Stucken Building
Proposed to be removed





Building Bright Futures

Investing in our Community's Children

Proposed Bethany Preschool Facility

Bethany Lutheran Church Campus at 110 West Austin Street - Across From Marktplatz





Rear Playground



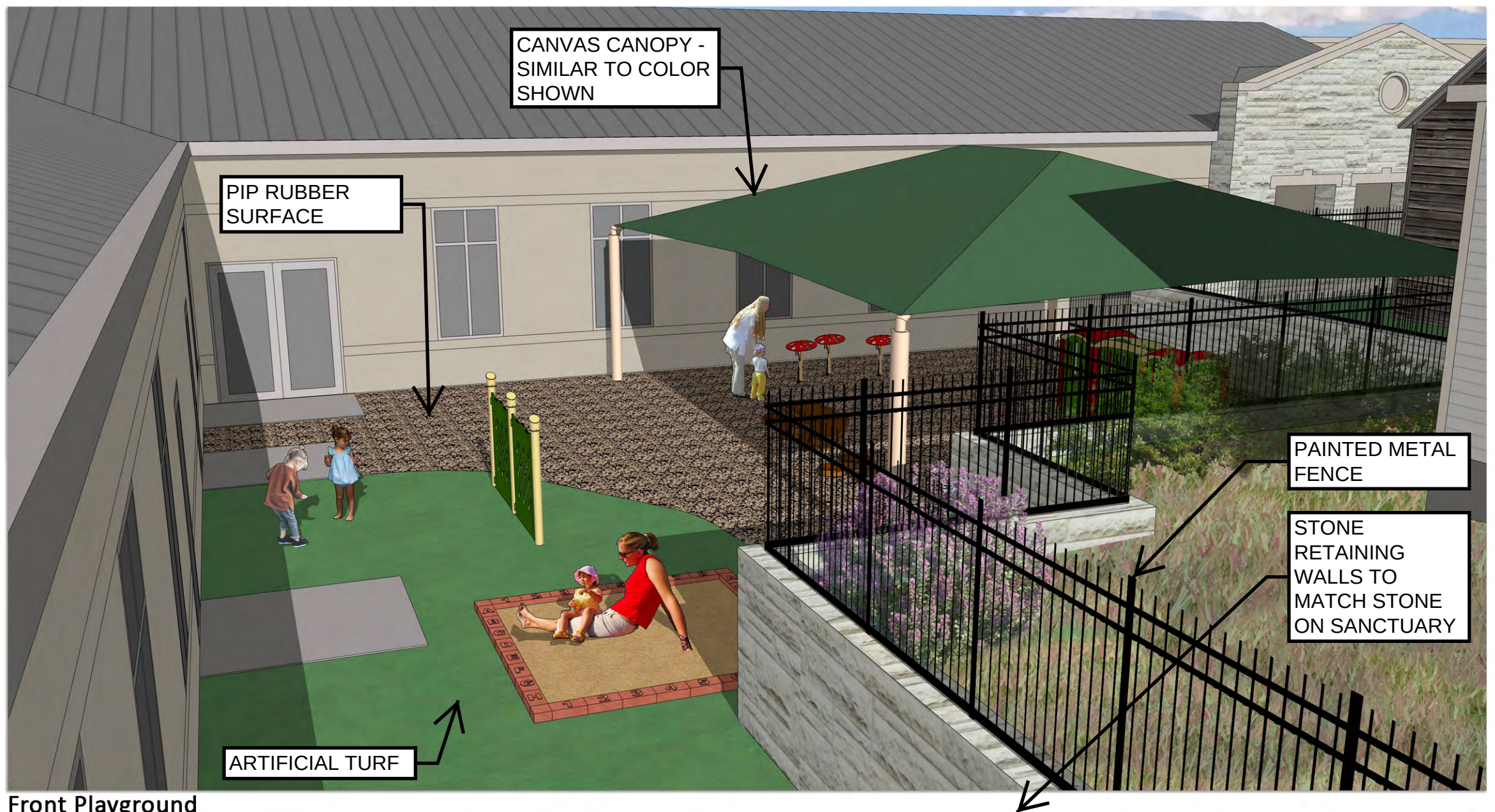
Building Bright Futures

Investing in our Community's Children

Proposed Bethany Preschool Facility

Bethany Lutheran Church Campus at 110 West Austin Street - Across From Marktplatz





Front Playground



Building Bright Futures
Investing in our Community's Children
Proposed Bethany Preschool Facility
 Bethany Lutheran Church Campus at 110 West Austin Street - Across From Marktplatz





South (Austin Street) Elevation



West (Parking Lot) Elevation



Building Bright Futures

Investing in our Community's Children

Proposed Bethany Preschool Facility

Bethany Lutheran Church Campus at 110 West Austin Street - Across From Marktplatz

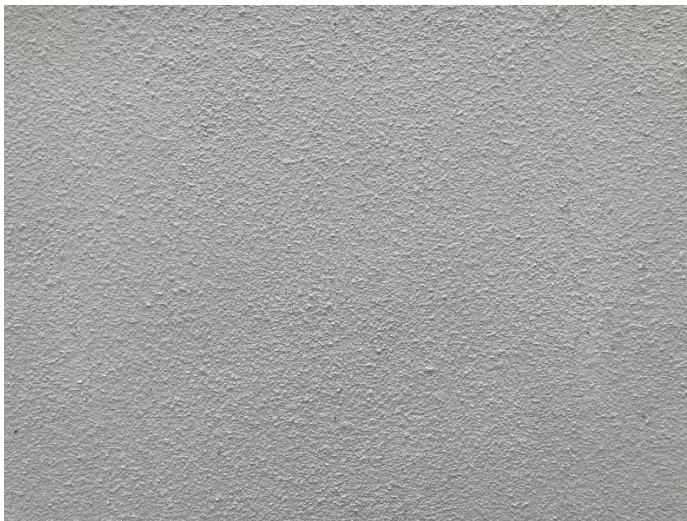


Bethany Preschool
West Austin Street, Fredericksburg Texas

Historic Review Board Application 12-23-24
Proposed Exterior Building Materials:



Limestone, split face with saw cut back and edges – photo of existing Bethany Church



Stucco, light sand finish, white – photo of existing Bethany Church



Limestone and stucco – photo of existing Bethany Church



Standing seam metal roofing, natural finish galvalume metal (similar to existing Bethany Lutheran church) construction details to match existing Bethany Lutheran Church – sample by roofing mfg.

COLOR : PRE FINISHED
WHITE BAKED ENAMEL



Thermal Strut Window System

Our new 3250XT 3 ¼" high efficiency windows are ideal for addressing today's greater demands for thermal performance from both sides of the window.

These high-performance windows feature the largest thermal strut available in an aluminum window product today. As a result, the windows provide outstanding thermal efficiency and some of the lowest U-Values available to those builders, contractors, and architects who demand high performance. When closed, 3250XT windows have an appealingly flush, sleek appearance that blends nicely with other building features.



Our 3250XT line includes:

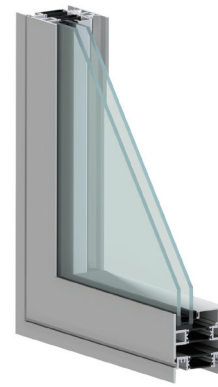
- *Series 3250XTF fixed windows*
- *Series 3250XTP projected windows in project-out (PO) and project-in (PI) configurations*
- *Series 3250XTC casement windows in project-out (PO) and project-in (PI) configurations*

Boyd® Thermal Strut Window System

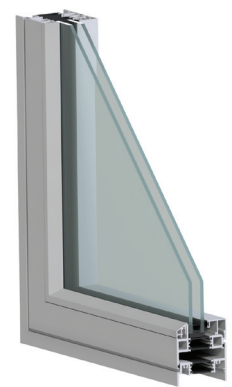
Series 3250XT

Series Specifications

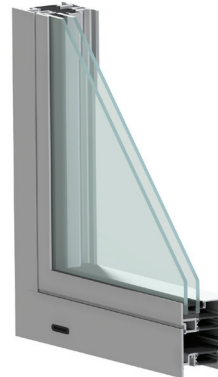
- 39mm extra-wide polyamide crimped-in-place structural thermal barrier for extremely low U-Values
- 3.25" frame depth
- Interior glazed
- Structural wall areas are .125" thick for durability
- Snap-in glazing bead
- Blast-resistance capabilities
- 1" and 1.75" glazing
- .5" glass bite
- Mitered, corner-keyed, and crimped sash for increased strength
- Main-frame construction is square-cut and mechanically fastened
- Exterior snap-in muntins available with "-G" option
- Full range of panning, receptor systems, caulk backers, mullions, and snap trims available
- Each vent utilizes two rows of weather stripping for ideal air performance
- Pressure equalization for superior water resistance
- Available with screens
- Complies with performance level 10 forced entry requirements



3250XT (P0)



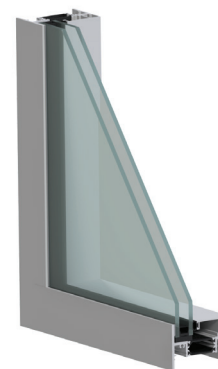
3250XT (P0)-G



3250XT (PI)



3250XT (PI)-G



3250XTF



3250XTF-G

Performance Data

Series	Product Type	System Depth	U-Factor*	AAMA Rating	Air Infiltration (CFM/FT.)	Water Resistance (PSF)	Structural Performance (PSF)	Maximum Glazing Thickness
3250XTP (P0)	Awning	3.25	0.43	AW-PG80	0.06 @ 6.2 psf	15	120	1.75
3250XTP (PI)	Awning	3.25	0.43	AW-PG80	0.06 @ 6.2 psf	15	120	1.75
3250XTC (P0)	Casement	3.25	0.43	AW-PG100	0.06 @ 6.2 psf	15	150	1.75
3250XTC (PI)	Casement	3.25	0.43	AW-PG100	0.06 @ 6.2 psf	15	150	1.75
3250XTF	Fixed	3.25	0.34	AW-PG100	0.05 @ 6.2 psf	15	150	1.75

*Using .24 COG U-Factor based on NFRC 100. Job-specific performance ratings may vary due to differences in glass and glass spacer selection.



PO Box 1565, Springfield, MO 65801.1565
 800.737.2800 | 417.862.5084 | fax: 417.862.1232
 info@boydaluminum.com | twitter: @Boyd_LetsShine

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COLOR : PRE FINISHED
BONE WHITE

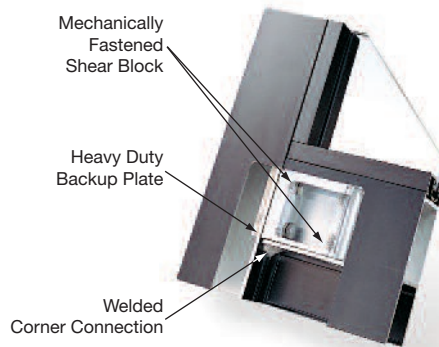
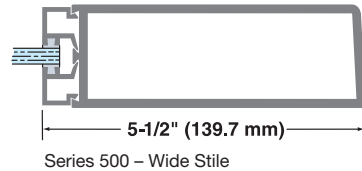
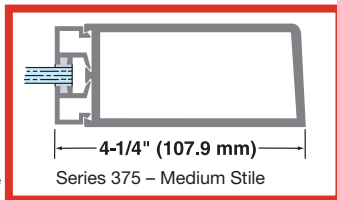
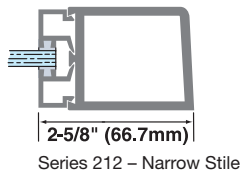
Oldcastle BuildingEnvelope™ — a market leader in Standard Entrances



Oldcastle BuildingEnvelope™ offers standard, narrow, medium and wide stile entrances to **meet a broad range of traffic** requirements. All standard Oldcastle BuildingEnvelope™ entrances (3' wide) are ADA compliant and have built-in features.

Specifications

Oldcastle BuildingEnvelope™ entrances are durable and virtually maintenance free. We also offer a complete line of custom, specialty and all-glass entrances.



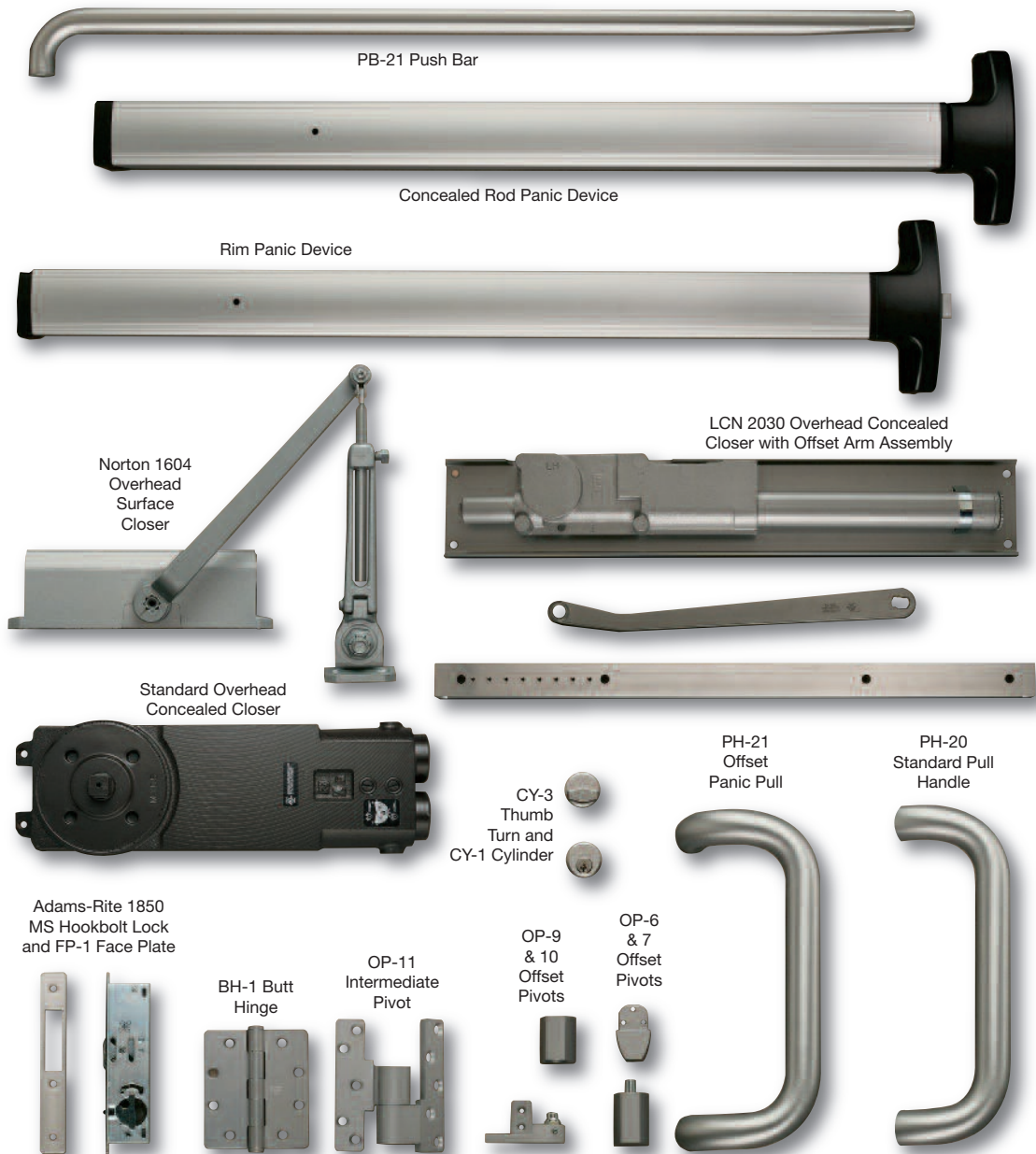
AT&T Park, San Francisco, CA
Architect: Populous (formerly HOK Sport)

Features

- Maximum security hook bolt locks
- 1" diameter push/pulls
- Adjustable astragal with dual weathering on pairs of doors
- Mechanically fastened shear blocks and welded corner construction
- Adaptable to virtually all hardware
- 4" to 10" one piece bottom rail options
- Glass stops with bulb gaskets
- 1/4", 3/8", 5/8" and 1" glazing options
- Adaptable to meet local building codes
- Limited lifetime warranty

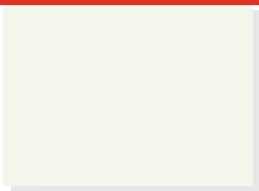
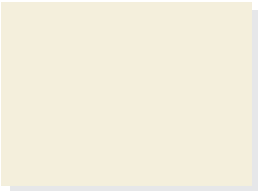
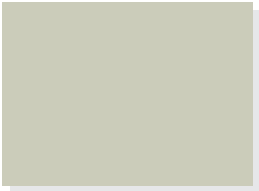
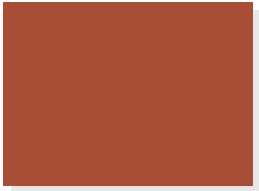
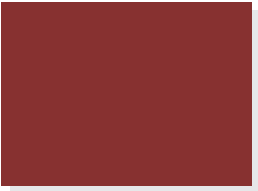
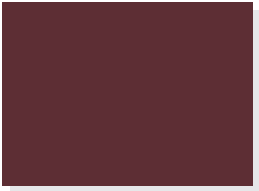
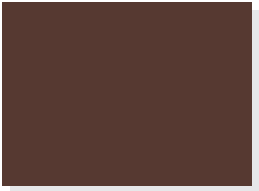
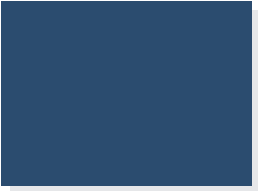
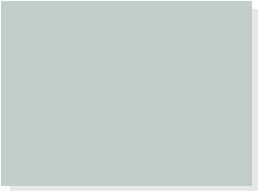
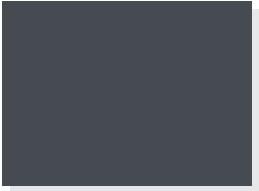
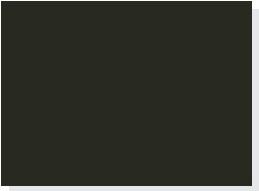
Hardware

Oldcastle BuildingEnvelope™ employs only the finest entrance door hardware available. For more information, call 866-OLDCASTLE (653-2278) or visit www.obe.com.

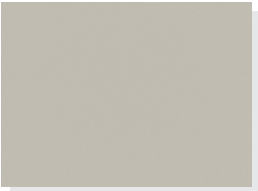
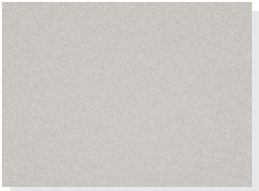
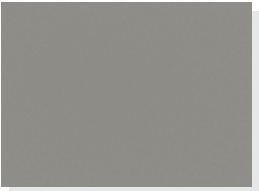


Paint Selection Guide

Standard Fluropon® Colors

				
Bone White 391X035	Colonial White 391A500	Sandstone 393X321	Pueblo Tan 397F153	Beige 393F061
				
Terra Cotta 394F068	Redwood 394F125	Boysenberry 394F172	Sage Brown 397F240	Brown 397A327
				
Medium Blue 396F094	Regal Blue 396F276	Aged Copper 395F502	Interstate Green 395F081	Hartford Green 395F518
				
Military Blue 396F221	Portland Stone 392F213	Fashion Gray 392F217	Charcoal Gray 392F232	Black 378X500

Fluropon® Classic II Colors

				
Copper Penny 399B101	Champagne Gold 399A540	Asti 399C800	Bright Silver 399X440	Pewter 399B026

Colors shown are as accurate as color chip reproduction permits, but may vary from actual color on aluminum.

Oldcastle BuildingEnvelope® proudly offers a wide range of standard colors for your project requirements. Our experience and expertise in applying architectural coatings ensures a quality finish. Oldcastle BuildingEnvelope® standard color selection allows you to personalize your project with color. Premier and Custom colors are offered on a per-job basis. Price and lead-time will vary according to project requirements.

Fluropon® Superior-Performance Coating Systems by Sherwin-Williams

Sherwin-Williams' Fluropon® coatings are premium fluoropolymer coating systems containing 70% Polyvinylidene Fluoride (PVDF) proprietary resins. Fluropon coatings are field-proven, superior-performance exterior finishes that meet or exceed AAMA (American Architectural Manufacturer's Association) 2605 specifications. They provide outstanding resistance to ultraviolet rays, exceptional color retention and resistance to chalking and chemical degradation, making them the finish of choice for high-rise and monumental structures, where proven performance and lasting performance are essential.

Before you choose the finish on your next project, consider the Fluropon® advantages:

- Outstanding resistance to chalk and fade
- Exceptional color consistency
- Solar reflective formulations available
- Long life cycle vital to sustainable design plans

Oldcastle BuildingEnvelope® remains committed to operating in a sustainable manner in the communities where we manufacture as well as the areas in which our products are installed and maintained. All Standard Colors shown are also available in Sherwin-Williams' high-efficiency Flurospar® coatings.

*Premier and custom colors may not be available in high-efficiency Flurospar® due to volume and formulation requirements.

PROUDLY FINISHED WITH
SHERWIN-WILLIAMS®
Coil Coatings



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: February 11, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-36 - 112 East Schubert - John Ellis - Re-rate from High to Low and Request to Remodel an Accessory Building.

SUMMARY:

The applicant requests permission for the following:

1. Re-rate the Accessory Building from High to Low
2. Modify the accessory building to include new exterior siding, windows, doors, and roof material and form

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a High-rated resource with a main residence constructed in 1880 in the Vernacular style and is an outstanding representation of the architectural style with minimal alterations. The property also consists of a 600 sq ft accessory building that began as a storage building that was closed in and added to over the years. The accessory building does not show up on the 1946 Sandborn Fire map, nor does it appear to be historically significant or be in possession of a distinctive building form or style.

The applicant requests permission to modify the existing accessory building to make it habitable, allowing the current ownership to use the structure as a Short-Term Rental, which they obtained approval from City Council for in April of 2023. With that said, it would be the recommendation of Staff to consider re-rating the accessory structure from High to Low to allow for proper classification of the resource and enabling review of the requested modifications with an appropriate rating.

Application Number: 2025-36

Address: 112 East Schubert

Rating: High

Zoning: R2, Mixed Residential

Owner: John & Bethany Ellis

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 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 is a High-rating that extends to all structures located on the parcel. The accessory dwelling requesting the re-rating is a building that has no particular style or specific character-defining features and does not show up on the 1946 Sandborn Fire map.

Historic Design Guidelines and Standards

3.2.6 Exterior Walls

It is recommended to retain and repair historic exterior wall material, unless deteriorated beyond repair (a) and it is recommended not to remove historic wall fabric to create new openings (e). If replacement of historic wall material is necessary, choose a material identical in dimensions, profile, reveal, and texture to the historic material as closely as possible given available options (j).

3.2.7 Door and Door Openings

It is recommended to preserve and maintain historic doors unless they are deteriorated beyond repair (a). It is also recommended not to enlarge historic door openings or create new door openings (d). If a new door or door frame is required, install the new components so that they maintain the spatial relationships and joint patterns as existing (f).

3.2.8 Windows and Window Openings

If the extant windows are non-historic, and if the owner 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 Fredericksburg Historic District or from historic catalogs (k).

3.4.3 Accessory Buildings

The applicant should avoid impacting significant historic resources or site features (a) and the development should follow lot coverage standards required in Sec. 3.4.1 (b). It is recommended not to apply architectural ornamentation or stylistic detailing to an accessory building (d). 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). Revealing structural elements - like true load-bearing posts and beams - is encouraged. If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Use of true load-bearing masonry walls with stone, brick, or stucco is also encouraged (h). The palette of exterior materials should consist of no more than two different primary materials; a third material may be added if used for trim only (i). Modern materials, such as fiber-cement siding and corrugated metal, may be appropriate for an accessory building (j) and the color palette must generally be in the same range as the primary building (k).

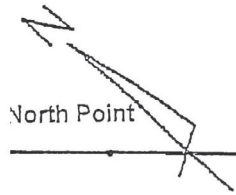
STAFF RECOMMENDATION:

Staff has reviewed the request and performed a site visit and determined that the accessory building is not a historically significant resource. The building does not appear on the 1946 Sandborn Fire Maps and appears to have been a storage building that was converted to an accessory dwelling unit in the 2010's. Staff recommends the following:

1. Staff recommends approval of re-rating the accessory building from High to Low. This recommendation is in keeping with the Historic Preservation Ordinance (No. 27-007 Sec. 23-58)
2. Staff recommends approval of the requested changes to the accessory building to include new siding, new windows, new door openings and new roof material and form. This recommendation is in keeping with 3.4.3(a)(d)(i)(j)(k).

ATTACHMENTS:

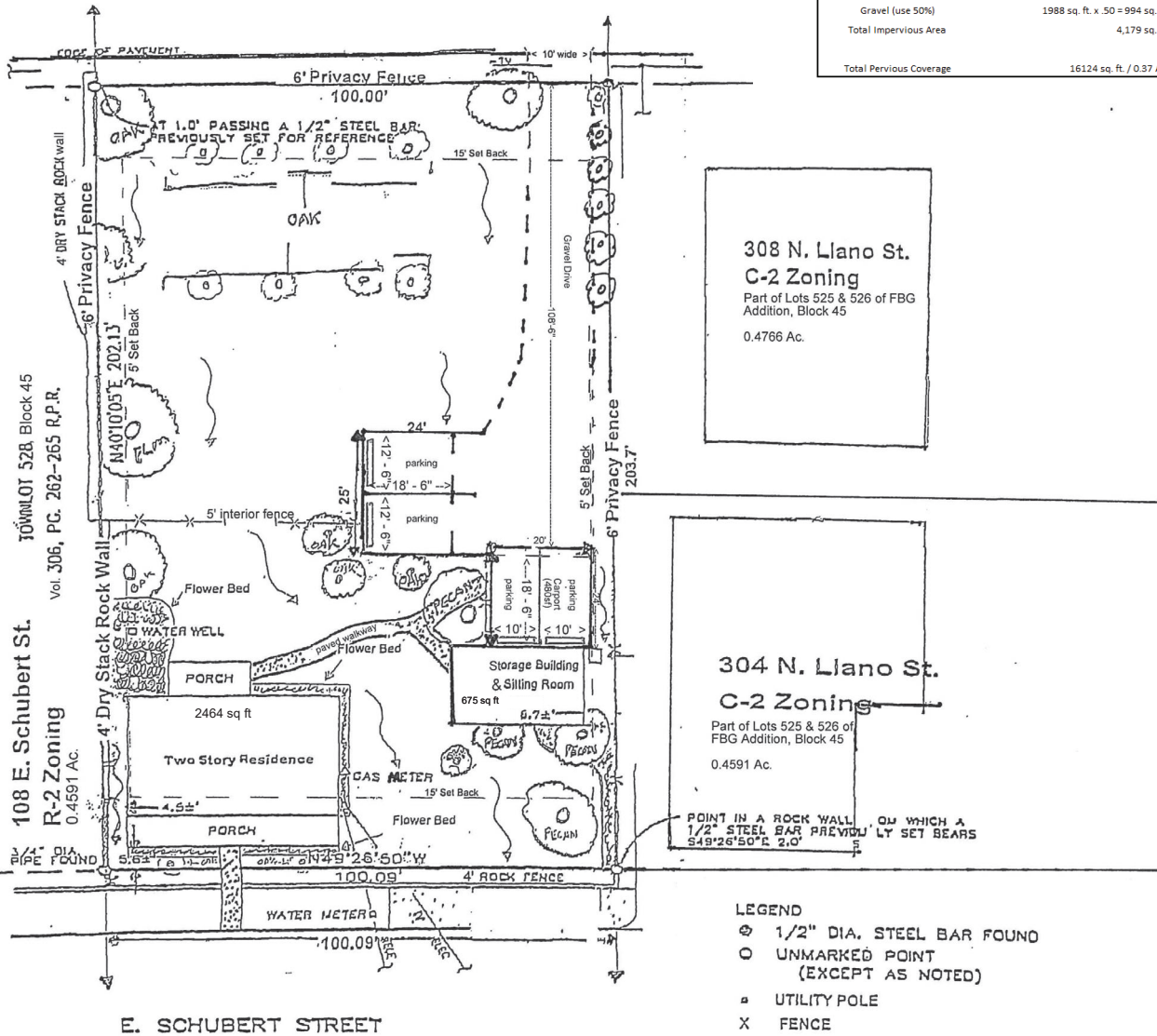
1. 2025-36-site plan
2. 2025-36 - COA Review Documents



North Point

E. Travis Street

Lot Summary Table:	
Lot Area:	20,303 sq. ft. / 0.4661 Ac.
Current Zoning	R-2: Mixed Residential
Zoning Requirements	
Min Lot Width	50 ft.
Building Setbacks	
Min Front Yard Setback	15 ft. (20 ft. Garage)
Min Street Side Yard Setback	15 ft.
Min Side Yard Setback (interior)	5 ft.
Min Rear Yard Setback	10 ft.
Existing Lot Coverages	
Existing Building Height	2 Stories
Existing Building Coverage	16%
Existing Building Area	2970 sq. ft. / .068 Ac.
Existing Impervious Percentage	25%
Impervious Area	5,173 sq. ft.
Gravel (use 50%)	1988 sq. ft. x .50 = 994 sq. ft.
Total Impervious Area	4,179 sq. ft.
Total Pervious Coverage	16124 sq. ft. / 0.37 Ac.



- * No existing alleys, and not proposing any new streets or alleys
- * 100 Year Flood Plain does not affect subject property
- * All exterior lighting shall be night sky compliant
- * The Storage Building & Sitting Room will not be used as an STR

112 East Schubert Street

Owners/Applicants: John and Bethany Ellis

Scale: 1" = 24.24'

Supporting Materials for Certificate of Appropriateness Application

Property Address:	112 East Schubert Street, Fredericksburg, Texas 78624
Property Owners:	John and Bethany Ellis
Applicant Name:	John and Bethany Ellis
Applicant Contact Information:	JohnWilliamEllis@gmail.com ; 512-914-9911 and BethanyMEllis@gmail.com ; 512-964-1196
Project Overview	Remodel and conversion of existing Storage Building to Accessory Dwelling Unit / Cottage

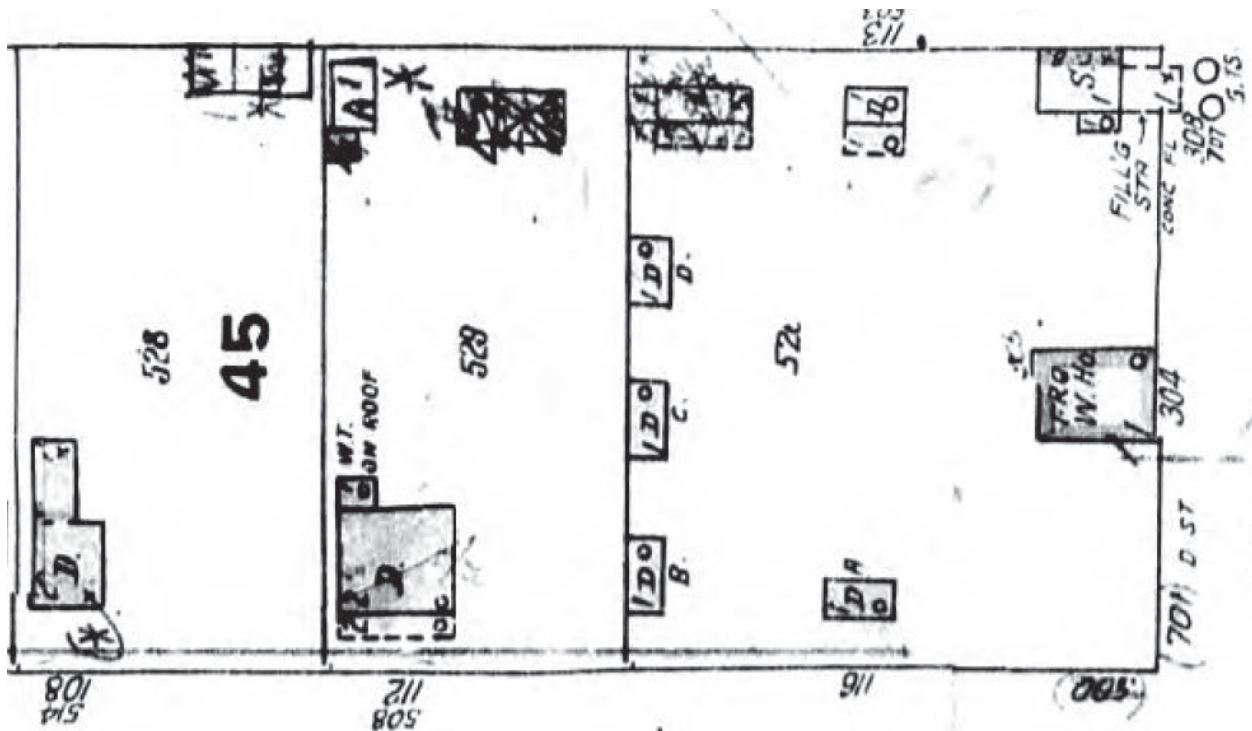
Property Overview. Our property at 112 East Schubert in Fredericksburg's Historic District is home to The Rosebud on Schubert, a historic 1870s home (photo below) with a HIGH historic rating. We have rented our home to guests on a short-term basis since 2022. Our lot is zoned R2 and the 100 x 200 foot town lot spans from Schubert Street to Travis Street.



In addition to the historic home, there is a roughly 600 square foot board and batten ancillary structure (“Storage Building”) on the property that has been modified several times in recent years. The Storage Building and attached carport is situated on the eastern edge of our property line along the back edge of the historic home. The commercial establishment, Buc’s Bar & Grill is adjacent to this structure.



On April 19, 2023, the City Council approved a Conditional Use Permit, authorizing the conversion of the Storage Building into an additional living unit. While we have been unable to confirm the Storage Building’s origin, our research suggests this building was erected sometime in the latter half of the 20th century. The Storage Building is not present on the 1946 Sanborn fire map of Fredericksburg as shown below (Lot 529):



Prior to our ownership, the structure has evolved from a shed/garage/carport into a larger, enclosed storage unit and sitting area with attached covered parking. It is our understanding the Storage Building does not hold the same high historic significance as the main home on the property, given the age and particularly given the numerous recent changes to the building. We have been unable to locate any historic ratings of the ancillary Storage Building through any of the City's historic ratings available on the City's website. For example, the 2003 HRB survey ranking does not include any rating for the ancillary Storage Building structure. See

<https://www.fbgtx.org/DocumentCenter/View/1896/Fredericksburg--Survey-Report-2003?bidId=>

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

112 E. Schubert		Site ID No.	34	1983 Historic Resources Survey	
		Address	112 E. Schubert	Previous Site No.	726
		Date	1880	Previous Ranking	3
		Stylistic Influence	vernacular	Previous Photo References	
		GCAD Hyperlink	R26463	Roll	28 28 28
		Owner	HERNDON, DEALEY D	Frame	26 27 28
Historic District		Yes	Historic District		
Assessment		An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.			
2002 Re-evaluation		Notes			
☒ High ☐ Medium ☐ Low					

The footprint and street-facing aspects of the Storage Building have undergone significant changes, as recently as 2008-2011 (as shown by the enclosed Google Maps images).¹ The Storage Building has no plumbing, and we have discovered some termite damage and wood rot that requires repair. This accessory building has not historically served any significant purpose, and it does not have any unique architectural or other character-defining features. While the primary residence on the property is of HIGH priority, we believe the existing design of Storage Building is LOW, as it does not contribute to the neighborhood's historic sense of time and place.

Remodel Summary. We are requesting a Certificate of Appropriateness to allow us to commence our remodel of the Storage Building to create a habitable living space consistent with the Conditional Use Permit. The proposed changes will increase the functionality of our property and improve the overall aesthetic of our property and surrounding area. The remodeled space will consist of a 1 story cottage with a loft space.

Our initial intent was to build a new structure on the property in place of the Storage Building, but upon further inspection by our local builder, we believe we can remodel the existing structure, working with and reinforcing the frame and foundation that is already

¹ We have been unable to locate any historic review applications materials associated with these changes through the City records available online.

there, while also maintaining the attached covered parking. Our goal is to enhance the functionality of the structure and create an aesthetically pleasing guest home that compliments the property's main home but is sufficiently differentiated from that structure. In order to do this, we will:

- Maintain the current building footprint (approximately 600-square feet), reinforcing the foundation and framing where needed;
- Add plumbing and electrical connections to the unit;
- Remove damaged and existing siding and replace it with a similar, but more durable, board and batten;
- Replace and reposition doors and windows on the unit to make it more functionally and aesthetically pleasing;
- Add a 6 foot deep x 26 foot wide covered front porch facing Schubert Street;
- Increase the height of the 7-foot frame and replace the roof with a new shingle or metal roof with a peak height of 21 feet and a 10x12 pitch;
- Paint the exterior using approved historic paint colors.

In addition to improving the overall aesthetics of our property and surrounding area, some of these changes are necessary to address existing damage and make the building a habitable living space. For instance, there is wood rot and termite damage inside the structure that must be replaced. The existing tin roof is not designed for use in an insulated space, and the 2x4 rafters are inadequate for current building standards. The current building also does not have any insulation or plumbing, and the windows in one room are not suitable for emergency ingress/egress. The other room in the structure has no windows. The board and batten siding also has wood rot and water damage in various places. Further reinforcement of the framing and foundation may be necessary depending on the extent of the damage.

The remodeled building will also promote a design that is compatible with the historic primary home but differentiated enough so it is not confused as historic or original to the property. The proposed remodel will maintain the existing footprint, which is consistent with lot coverage standards for both our R2 zoning and section 3.4.1 of the Historic District Guidelines and Standards.²

Building Heights and Setbacks. The peak height of the Rosebud (primary home) is approximately 25 feet. The carport height is 13'2", and the Storage Building's current height is 11'9". The height of the remodeled Storage Building will be 21 feet at the peak, which will block the carport from the front-facing street view but still be shorter than and set back from the predominant historic structure. Given the size of our lot (nearly ½ acre) and the placement of the new cottage within the same footprint of the existing Storage

² The HRB recently approved the addition of a 24'x36' garage apartment with a 24'3" height on the neighboring lot to the west of our property at 108 E. Schubert. The HRB also permitted a significant expansion of the primary home on that lot that expanded east up to the 5-foot setback adjacent to the historic home on our property. *See* Acts of HRB, March 14, 2023;

Building, it will not overpower any neighboring properties and will remain setback (approximately 20 feet away) from the historic structure on our lot. The peak of the remodeled structure is also set back beyond the back exterior wall of the historic, primary home. Additionally, the proposed new height of 21 feet meets the Historic District Guidelines and Standards for additions to historic properties (see Section 3.3(f)), as the primary home is a two-story structure, the roof peak of the remodeled Storage Building sits behind the historic primary home, and the proposed new height is not taller than the historic home.

The proposed changes will also not obstruct any historic character-defining features of the primary home, will preserve the street-facing emphasis on the historic home, and it will also help shield the historic structure from the commercial structures next door. While the proposed height of 21 feet slightly exceeds the recommended 18-foot height under Section 3.4.3(c) of the Historic Standards & Guidelines for accessory buildings, this height is less than the primary home and shorter than ancillary structures that were recently authorized for construction on the adjacent lots to our west and the structure to the east (*i.e.*, a recently built garage apartment at 108 E. Schubert and Buc's). Accordingly, to the extent a variance is necessary for this height request, we respectfully request an exception pursuant to Section 1.4.2.4 to allow for an exception for the height for exceptional function in the design.

Paint Colors. The exterior siding will be painted a warm white and the roof will be a shade of gray.³ The rendering on the following page generally depicts the street facing view of the proposed cottage.

Supporting Materials and Additional Details. The following supporting materials are enclosed for your review:

- Drawings of the proposed remodel, including elevations, dimensions, and materials;
- Photographs of the existing structure and surrounding area for context.

Project Goal and Benefits. The goal of this project is to enhance the utility of the existing structure, enhance the overall aesthetic appeal and compatibility with the historic fabric of the neighborhood, and develop a new habitable structure suitable for short- or long-term use. The requested alterations and enhancements to this structure would promote the overall goals of the City's Historic Preservation Ordinance No. 27-007, particularly the following policy goals: (1) protect, enhance, and perpetuate historic landmarks . . . and develop appropriate settings for such places; (2) stabilize and improve property values in the historic district; (3) protect and enhance the City's attractions to tourists and visitors and provide incidental support and stimulus to business and industry; (4) strengthen the

³ To the extent more specific paint colors are required before completion, we will coordinate with the HRB through the administrative approval process for those details.

economy of the City; (5) and promote the use of historic properties for the culture, prosperity, and general welfare of the city and its visitors.

We appreciate your consideration of this request and the enclosed materials. We look forward to speaking with you.

Sincerely,

John and Bethany Ellis

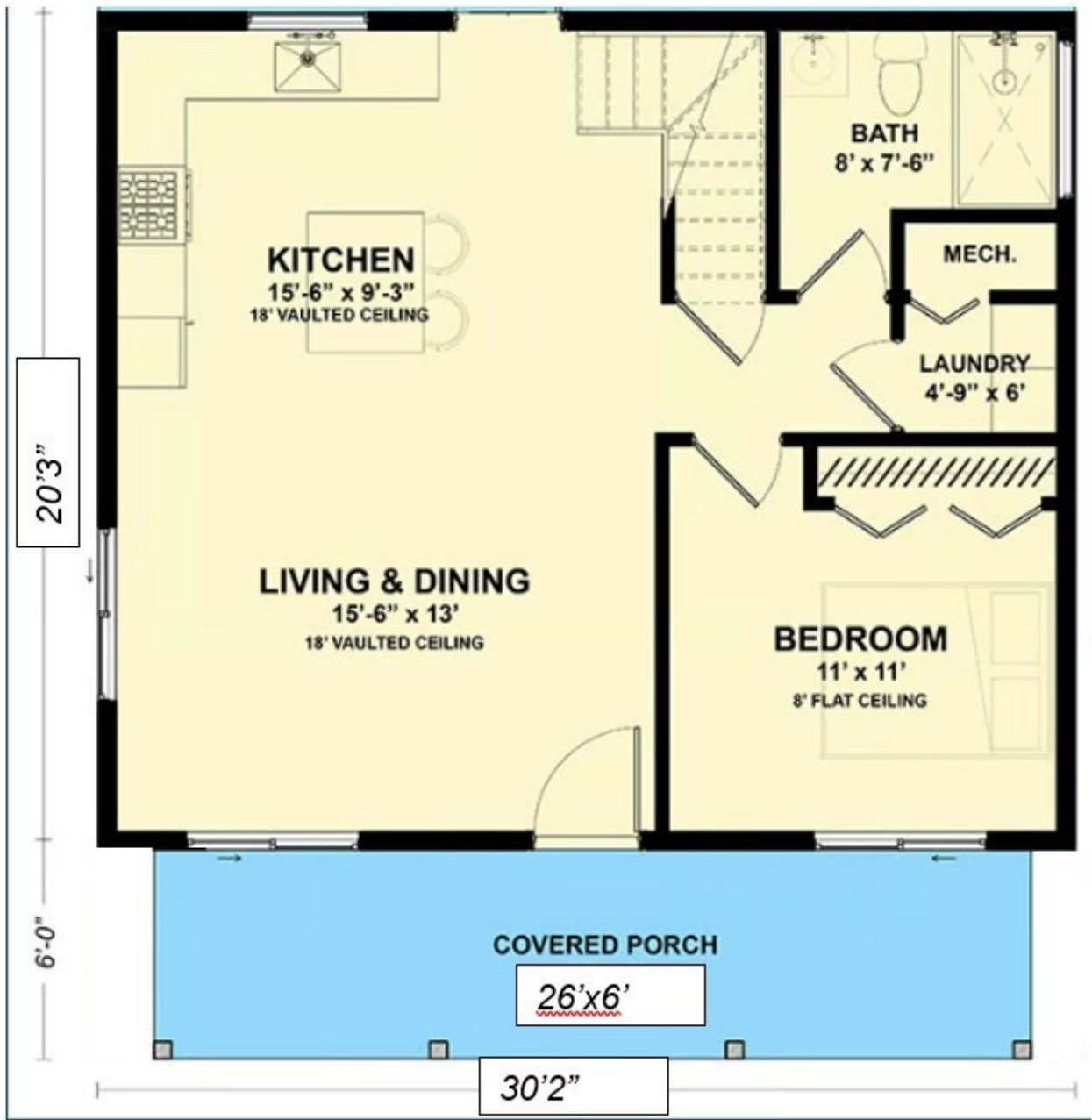
Existing Storage Building Street (Schubert) Facing View:

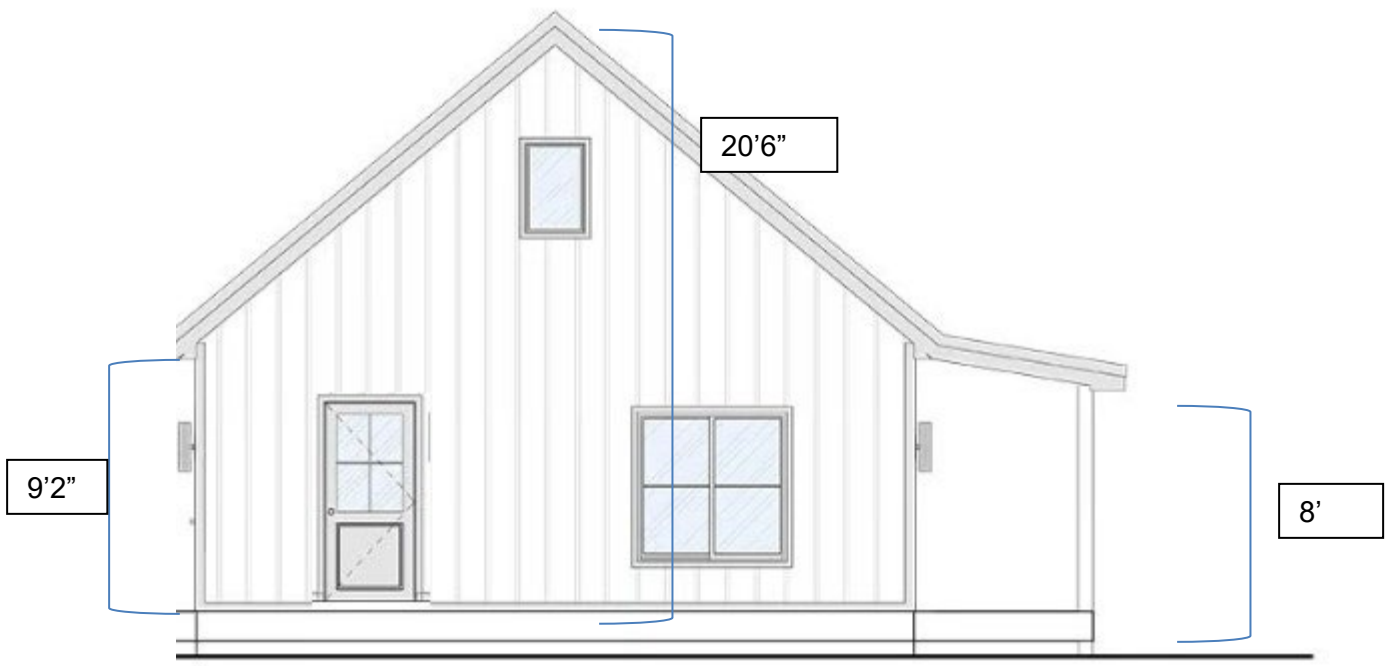


Proposed Guest House Street (Schubert) Facing View:



Additional Details of Proposed Guest House:

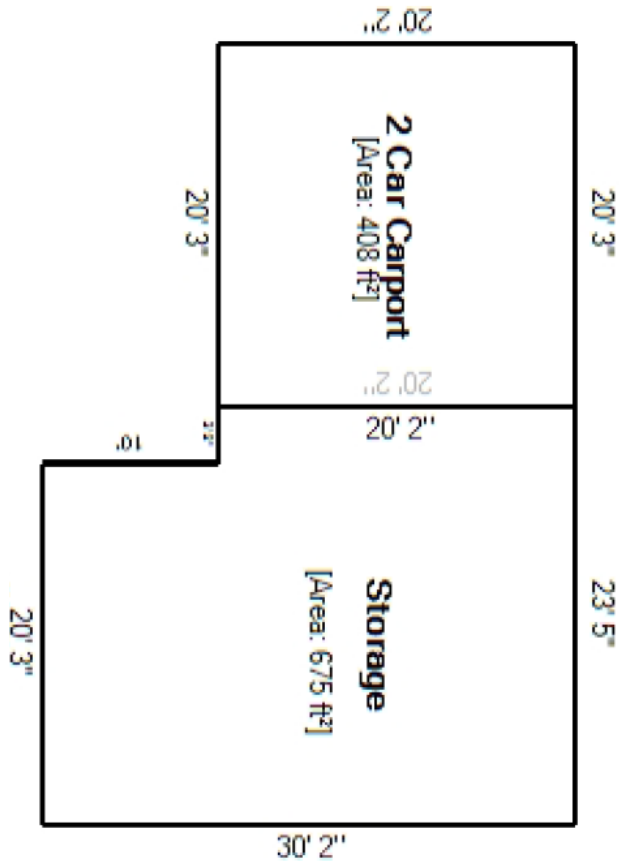






Existing Storage Building and Carport Footprint:

Facing Travis Street



The existing Storage Building footprint is approximately 675 square feet (excluding the carport)

Facing East Schubert Street

The below satellite image also shows that the proposed changes are consistent with and smaller than the existing density of other homes along our block. The yellow rectangle generally depicts an ongoing remodel that was added to our neighboring property at 108 E. Schubert. Even with the proposed changes, our lot will have the largest amount of open green space of any on the north side of Schubert for this block.



Additional Photos of the Property and Current Storage Building:

Current Google Earth Satellite Image (shows location of Storage Building to the primary historic home)





January 2008 Google Maps Images:

From Travis Street:



From Schubert Street:



May 2011:



May 2016:



1980's Photo:



Additional Current Photos of the Property:



The Storage Building (and remodeled building with porch) will be significantly set back from the main home, which will continue to be the focus of attention for passersby.























HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: February 11, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-40 - 507 West Main - Blackstone Texas - Request to Enclose an Existing Patio with a Glass and Steel Structure.

SUMMARY:

The applicant requests permission to enclose an existing covered patio with a glass and steel structure that would span the front of the building.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property has a Low-rating and has several alterations that make the original form almost unrecognizable from the original 1920 structure. The property has most recently served as the home of Simply-Dipped Fondue restaurant. The applicant requests permission to enclose the existing patio with a glass and steel structure that would span the front of the building.

Application Number: 2025-40

Proposal: Enclose an existing Patio with glass to increase seating capacity

Address: 507 West Main

Rating: Low

Zoning: CBD

Applicant: Blackstone Texas

[Historic Design Guidelines and Standards](#)

3.2.10 Storefronts

It is recommended to preserve and maintain all components of historic storefronts unless they are deteriorated beyond repair (a) and it is recommended to repair the storefronts according to accepted preservation techniques (b). If replacement of the entire historic storefront is necessary, match the

dimensions, profile, and configuration (d). Substitute materials may be appropriate in some cases; extruded aluminum and wood-clad aluminum are acceptable replacement materials; vinyl is not an acceptable material (e). Do not add details or finishes that were not present historically (g) and if the storefront is non-historic, and if the owner opts to replace it, select one that is compatible with the historic character of the building, look at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (i)(recommended).

3.3 Additions

Avoid damaging or obstructing historic character-defining building features and/or site features when constructing additions (a). Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building (k) and 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 design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette (m). Contemporary architectural styles are appropriate for additions provided that compatibility is retained among other building aspects; for example, an addition may have a contemporary roof form, fenestration pattern, and style if it maintains a compatible footprint shape, materials, and color palette (n).

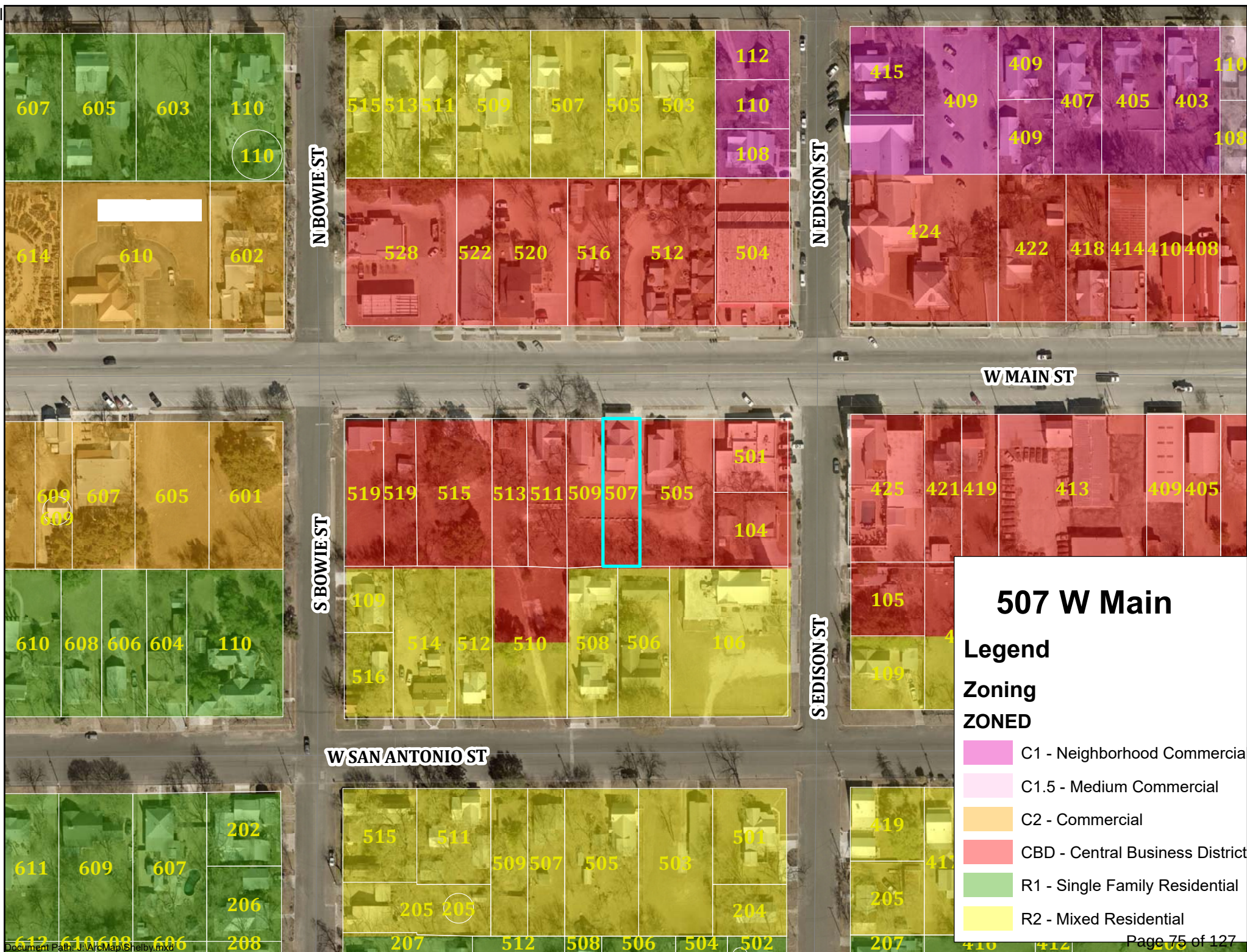
STAFF RECOMMENDATION:

When reviewing this request, Staff found that many of the recommendations and guidelines from the Historic Design Guidelines and Standards pointed towards restoration of the resource rather than new contemporary construction. With that said, in reviewing Sec. 3.1.2 - Treatment Sequence Options, the Design Guidelines and Standards state that new construction within a historic district is appropriate only if it will not entail demolition or significant alteration off an existent contributing resource. It is Staff's opinion that the resource has undergone such alteration and deterioration that it no longer has a distinctive building form and a Contemporary Addition would be appropriate given the location and use of the building.

Staff recommends approval of the request as presented. This recommendation is in keeping with Sec. 3.2.10(e)(i) and Sec. 3.3(l)(m)(n).

ATTACHMENTS:

1. 507 W Main_Location Map
2. 507 W Main_Historic Survey
3. 507 W Main - Scope of Work
4. 2025-40 - Plans and Photos



507 W Main – Historic Survey and Location Map

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

507 W. Main



2002 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 227

Address 507 W. Main

Date 1920

Stylistic Influence

GCAD Hyperlink [R29118](#)

Owner WAYSHOWER, INC

Historic District Yes Historic District

Assessment Example of a distinctive building plan that has undergone alterations or deterioration.

Notes

1983 Historic Resources Survey

Previous Site No. _____

Previous Ranking _____

Previous Photo References

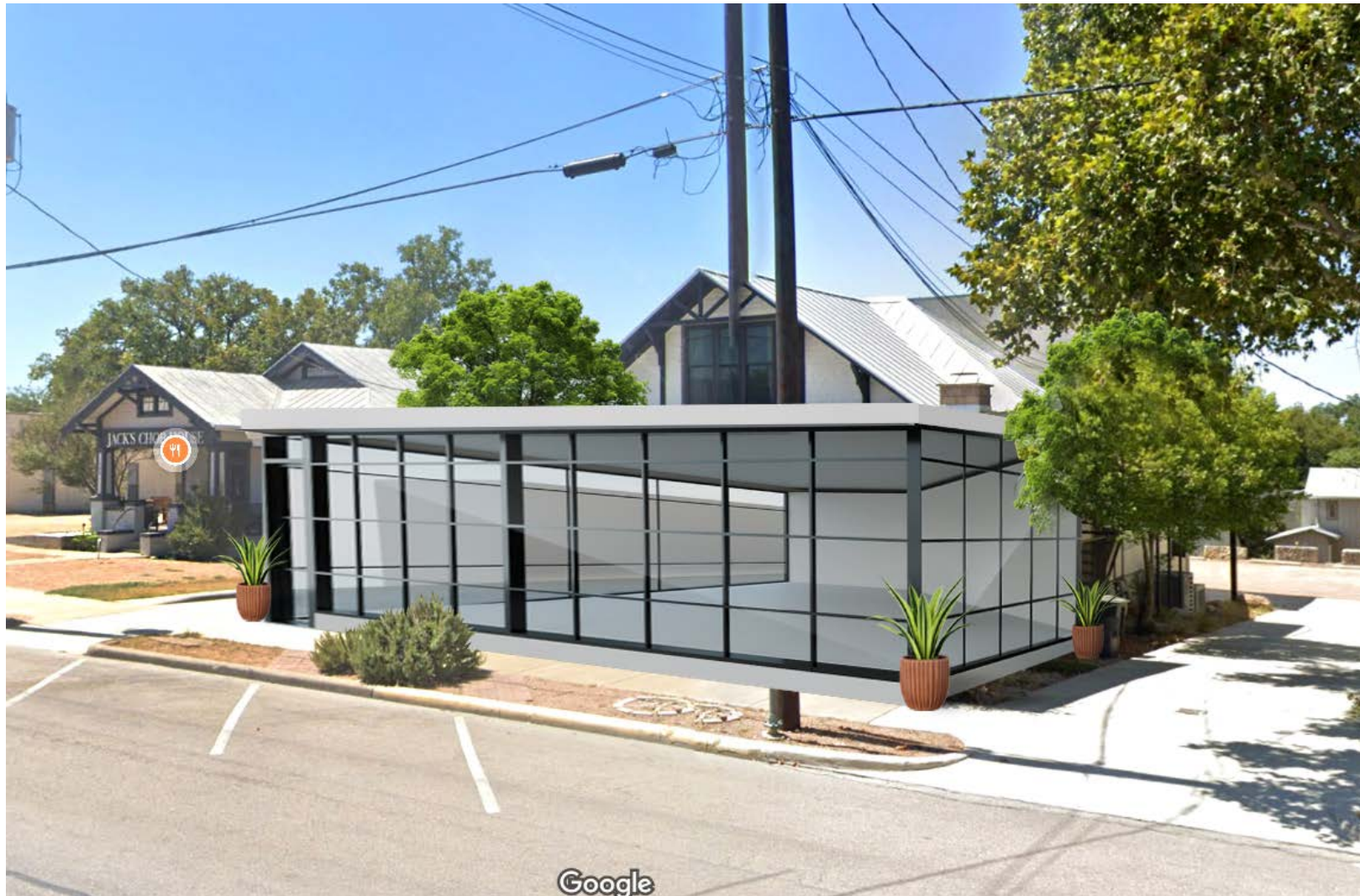
Roll

Frame

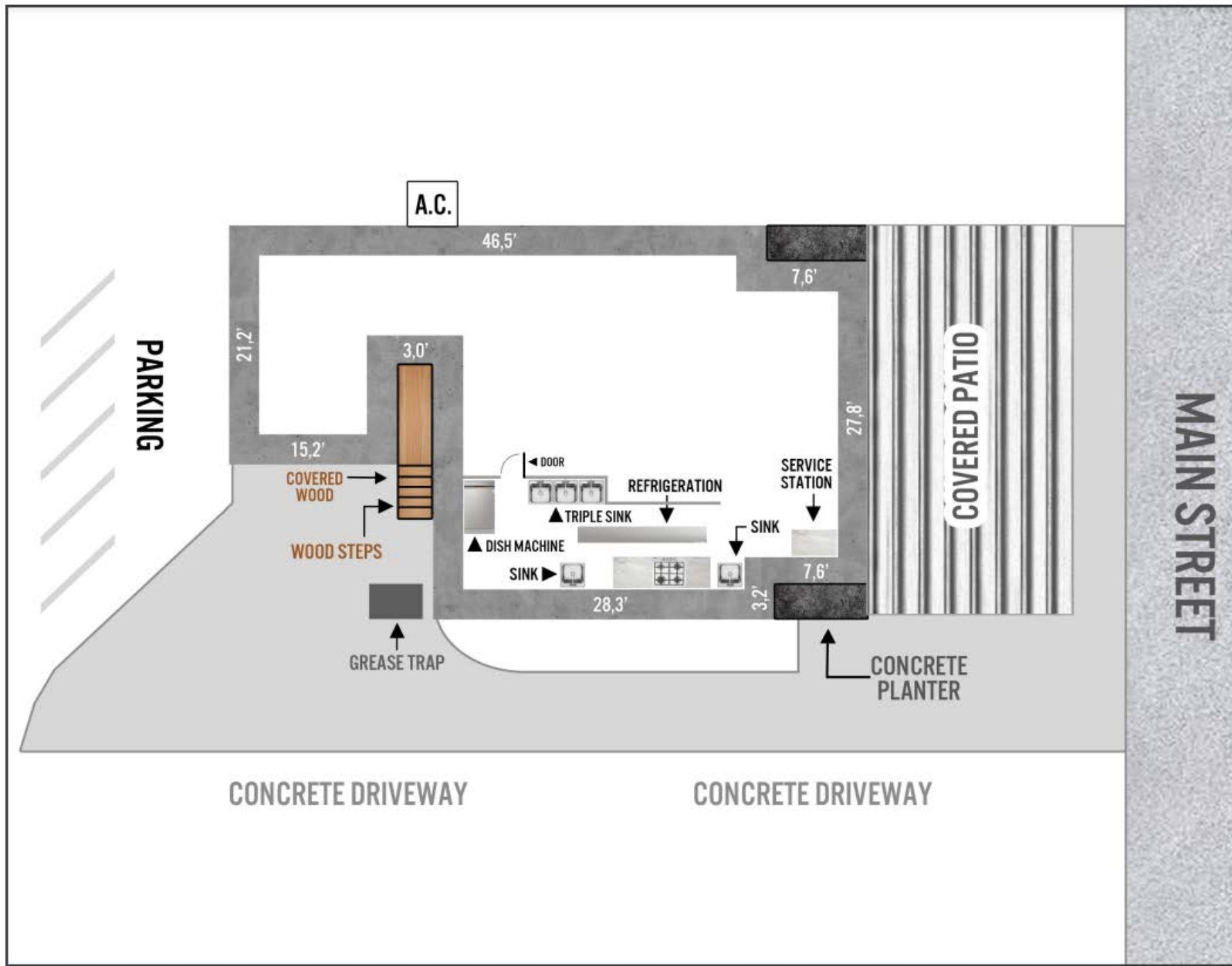
507 W Main – Scope of Work

The building at 507 W Main Street is currently setup as a restaurant. We are continuing that use, but adding some additional kitchen equipment and seating inside. We are not altering the footprint or exterior of the building with the exception of wanting to enclose the covered patio with clear glass. This will give us additional conditioned space for seating. The space will have dining on both the inside and outside of the building. I am including a rendering of the glass enclosure as well as a site plan that shows the grease trap location and parking in the rear of the building. There will be a hood vent fan on the roof but will be tastefully installed to match the metal roof that is already existing. There are 4 points of egress now that will remain in the main structure. Two in the rear and two in the front. There will also be two exit locations on the glass patio in the front of the building.

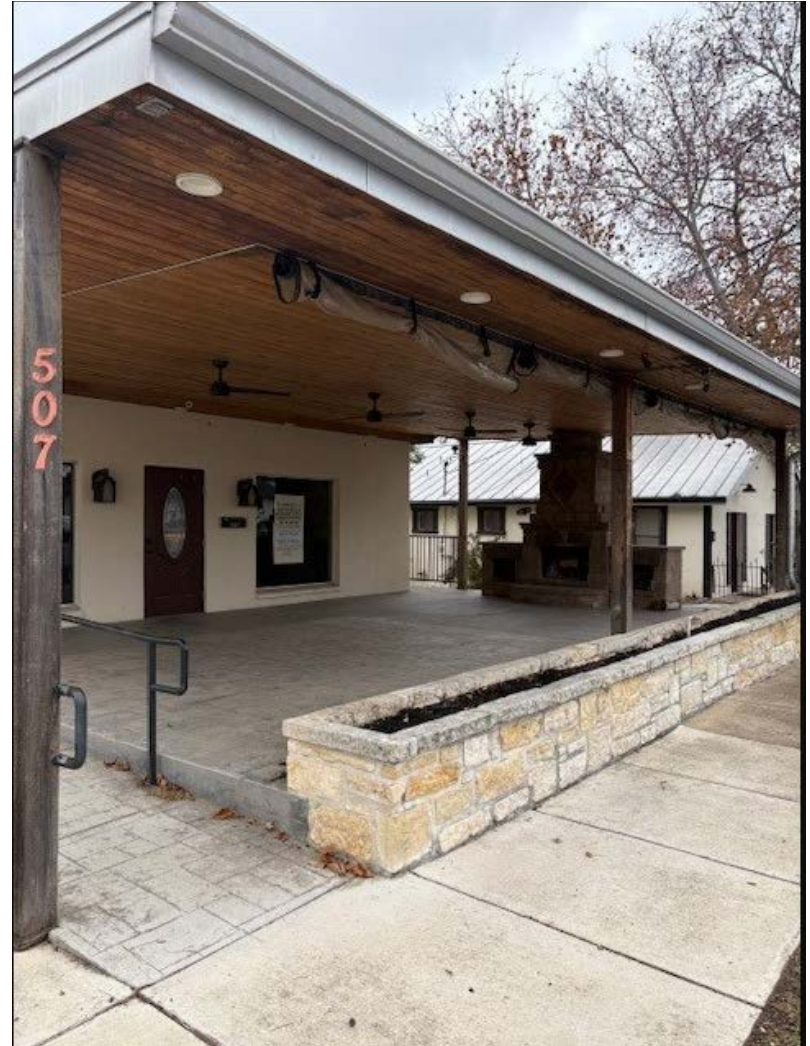
2025-40 – 507 W Main













HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: February 11, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-4 - 301 West Main - Mariposa Hospitality Group - Request to Modify the Existing Shade Structure by Shortening the Supports and Request to Repaint the Supports to a "Limestone" Color.

SUMMARY:

The applicant has submitted a Certificate of Appropriateness (COA) requesting permission to shorten the existing shade cover posts and paint a neutral color.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

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

The applicant requested a COA on November 14, 2023, for the construction of a 16 - 20 ft tall, 54 x 24 shade structure. With that said, what was built was not the approved structure as the constructed design consist of wider and taller posts. The applicant then submitted a COA in June of 2024 requesting permission to approve what was built and the Historic Review Board denied the request and provided feedback to the applicant encouraging them to shorten the posts and paint them a color more complimentary to the limestone on the building.

The applicant has since returned with a revised COA requesting permission to shorten the posts to a height roughly 6 ft above the existing steel cables and a request to paint the posts a neutral color.

Proposal: Shorten the street side supports and paint them a "limestone" color

Application Number: 2025-4

Address: 301 W. Main

Rating: Medium

Zoning: CBD

Owner: 301 West Main LLC

Applicant: John Boehm

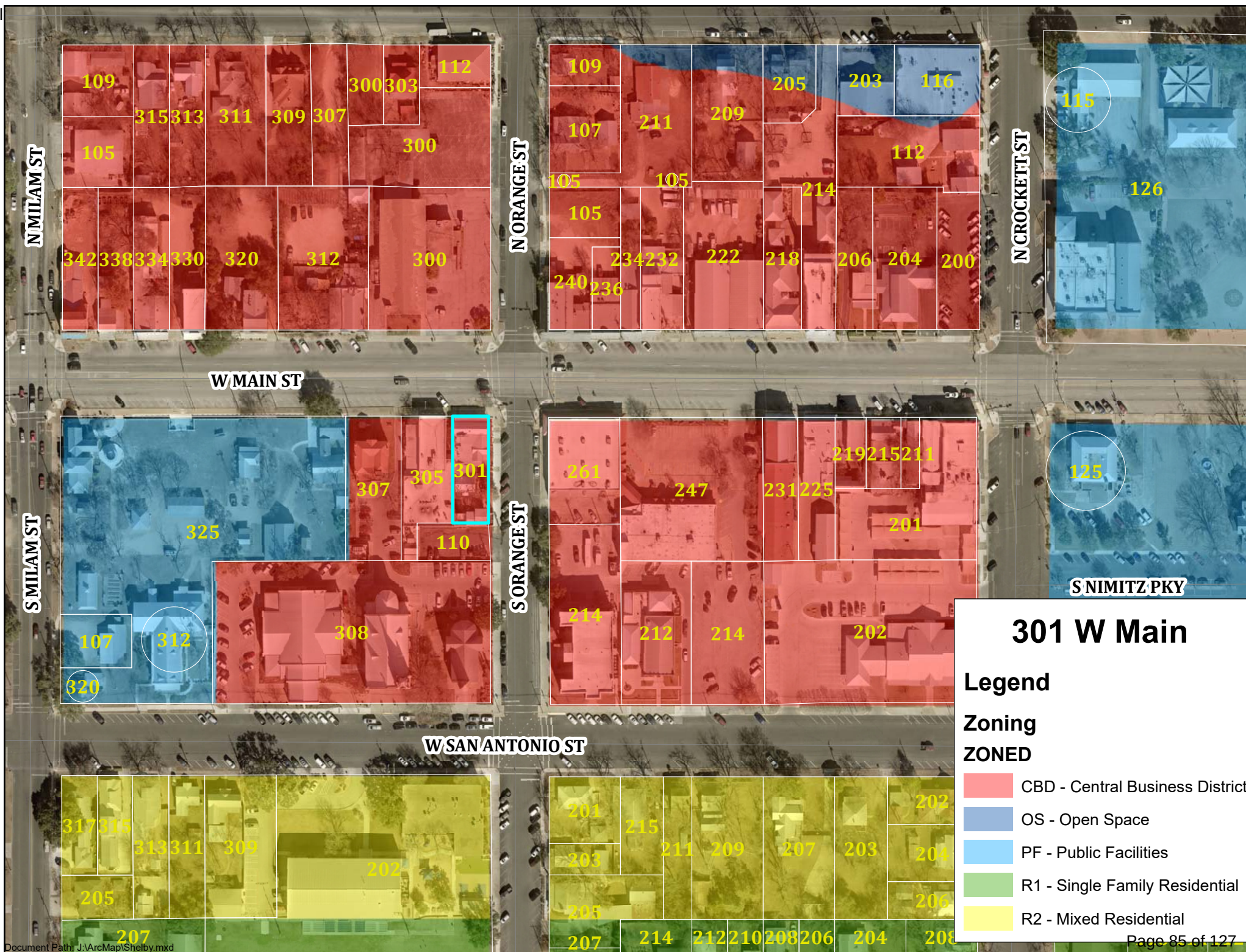
3.2.9 Canopies and Awnings Alterations (e) Because awnings and canopies are functional building elements with significant energy efficiency benefits, adding awnings where they did not exist historically may be appropriate in some situations, provided that the new awning or canopy is simple in design,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

STAFF RECOMMENDATION:

Staff recommends approval of the request as it is in keeping with Sec. 3.2.9.e and is addressing the feedback the Board provided in June of 2024.

ATTACHMENTS:

1. 2025-4 Location Map
2. 2025-04 Historic Survey
3. 2025-4-coa 1 (1)
4. 2025-4-coa 1&2 bid
5. 2024-243 Rendering 2



City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 253

Address 301 W. Main

Parcel Number 29235

GCAD Valuation (as of 2017; where available) \$280,920

Year Built 1880

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority Medium

Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

2002 Photo



Photo Information & Notes

Image Name 0253_2.JPG

Photo References 0253_*.jpg

Notes

2002 SURVEY DATA (continued)

Property Description

Function	Commerce/Trade	No of Stories	1
Style	vernacular	Construction	load-bearing masonry
Plan	square	Foundation	stone
Exterior Walls	stone	Roof	gable
Porches	shed	Windows	double-hung wood sash
Outbuildings	garage	Doors	double-leaf door
Alterations	addition		

1983 SURVEY DATA

1983 Survey Site No	481	1983 Survey Ranking	2
1983 Photo References			



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

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

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

Applicant E-mail:

Desired Start Date:

Desired Completion Date:

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

To amend existing sunshade structure by lowering street side poles to level of contact points of sails and repaint all poles to a more "limestone" type color. Regrettably, the existing sun sail companies do not have CAD capability and are not able to produce an accurate rendering of what it would look like.

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.



PO Box 12601
San Antonio, Texas 78212

Phone: 210.691.9300
Fax: 210.930.0188

November 6, 2024

PROPOSAL SUBMITTED TO:

**Altdorf Biergarten
301 W. Main St.
Fredericksburg, TX 78264**

WORK TO BE PERFORMED AT:

Same

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

- 1). Cut off the top portion of the 3- 10" steel columns closest to the sidewalk to a height of about 6"-12" above the existing cable attachment points. Includes boom equipment and fireproof blankets to not damage existing tops. Price: \$5,200.00 each column.**
- 2). Paint all posts with rolls just as they are in a color close to the color of the limestone walls. Price: \$5,850.00 each column.**
- 3). Install 2- posts adjacent to the existing shade structure close to the mural Walland weld ears on two existing posts to then install a 30' x 27' x 15' high sail shade with 8" columns that includes hand dig and hand install. Price: \$27,120.00.**
- 4). For item #3 but with 10" columns instead of 8" columns. Price: \$35,570.00 which includes hand install or crane to put 10" columns.**

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner, for the sum of: **See above Price does not include any necessary permits, fees or taxes. Stamped engineer drawings can be supplied for an additional \$1,900.00.**

SPECIAL NOTE: Buyer is responsible for locating and informing contractor and its subcontractors of all underground pipes, utilities, wiring and any other buried structures. Buyer agrees to hold contractor and its subcontractors harmless for any damage and repair costs to underground pipes, utilities, wiring or any other buried structures encountered during the project. Buyer also agrees to relocate at their expense any utilities, underground pipes, wiring, or other buried structures that need to be relocated in order to complete the project.

Start Date: About 6-8 weeks after order. Completion Date: About 3-5 days after start.

Payment Terms: 50% on order/ 50% on completion.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control, including, but not limited to, weather.

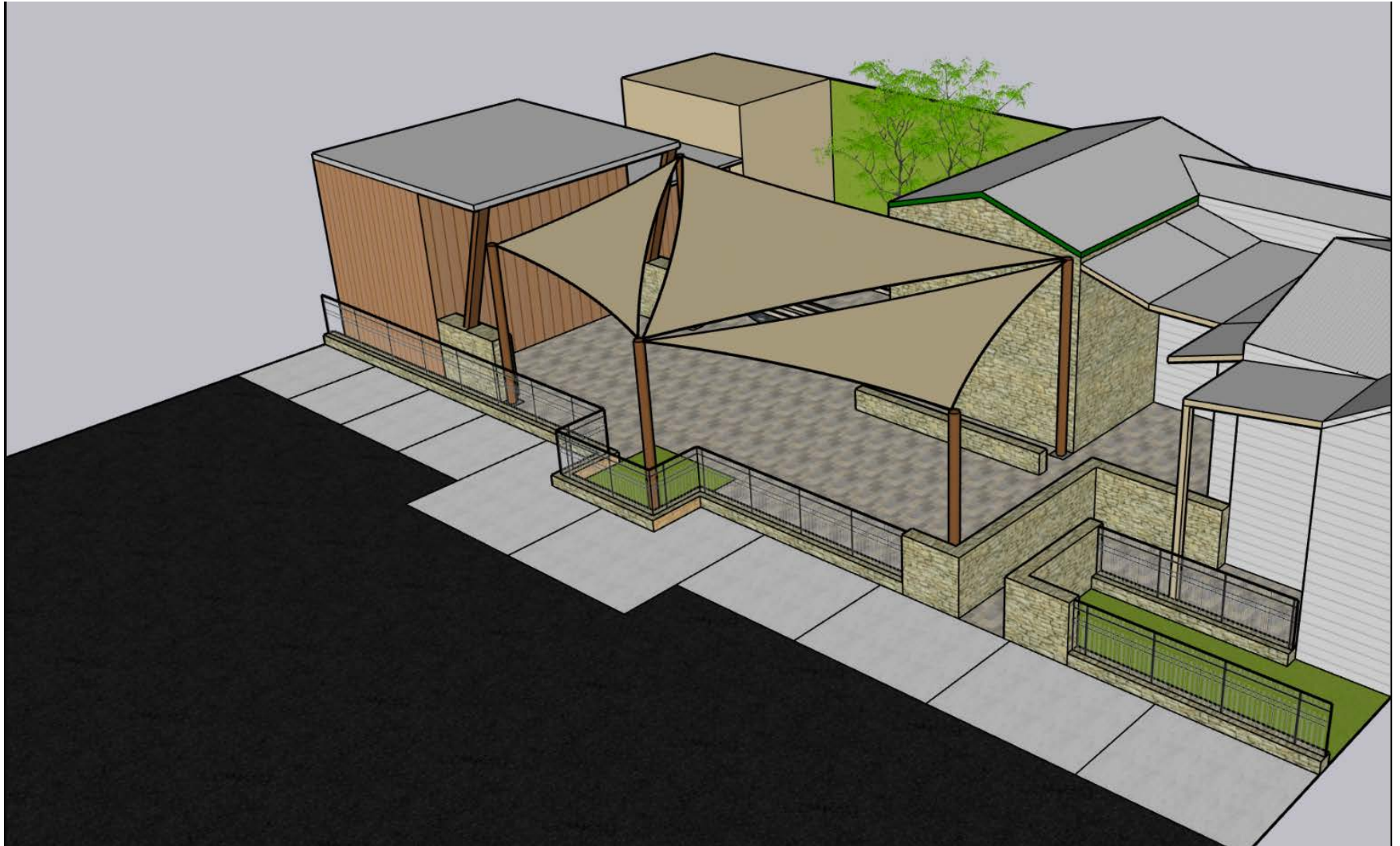
Note: This proposal may be withdrawn by Texas Custom Exteriors if not accepted within 14 days.

Thank you for the opportunity to provide this proposal for your consideration. Please let us know if you have any questions.

Respectfully submitted_____ Accepted by_____

Date:_____

Date:_____





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: February 11, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-3 - 301 West Main - Mariposa Hospitality Group - Add to Existing Shade Structure by Adding 2 Supports and 1 Shade Sail.

SUMMARY:

The applicant has submitted a Certificate of Appropriateness (COA) application requesting permission to add two support poles to an existing shade structure and add a shade sail.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

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

The applicant requested a COA on November 14, 2023, for the construction of a 16 - 20 ft tall, 54 x 24 shade structure. With that said, what was built was not the approved structure as the constructed design consist of wider and taller posts. The applicant then submitted a COA in June of 2024 requesting permission to approve what was built and the Historic Review Board denied the request and provided feedback to the applicant encouraging them to shorten the posts and paint them a color more complimentary to the limestone on the building.

The applicant has since returned with a revised COA (2025-4) requesting permission to shorten the posts to a height roughly 6 ft above the existing steel cables and a request to paint the posts a neutral color. In addition to that request, the applicant also requests permission to add additional shade covering to the currently exposed area on the patio.

Proposal: Add two support poles to existing shade structure and add a sail

Application Number: 2025-3

Address: 301 W. Main

Rating: Medium

Zoning: CBD

Owner: 301 West Main LLC

Applicant: John Boehm

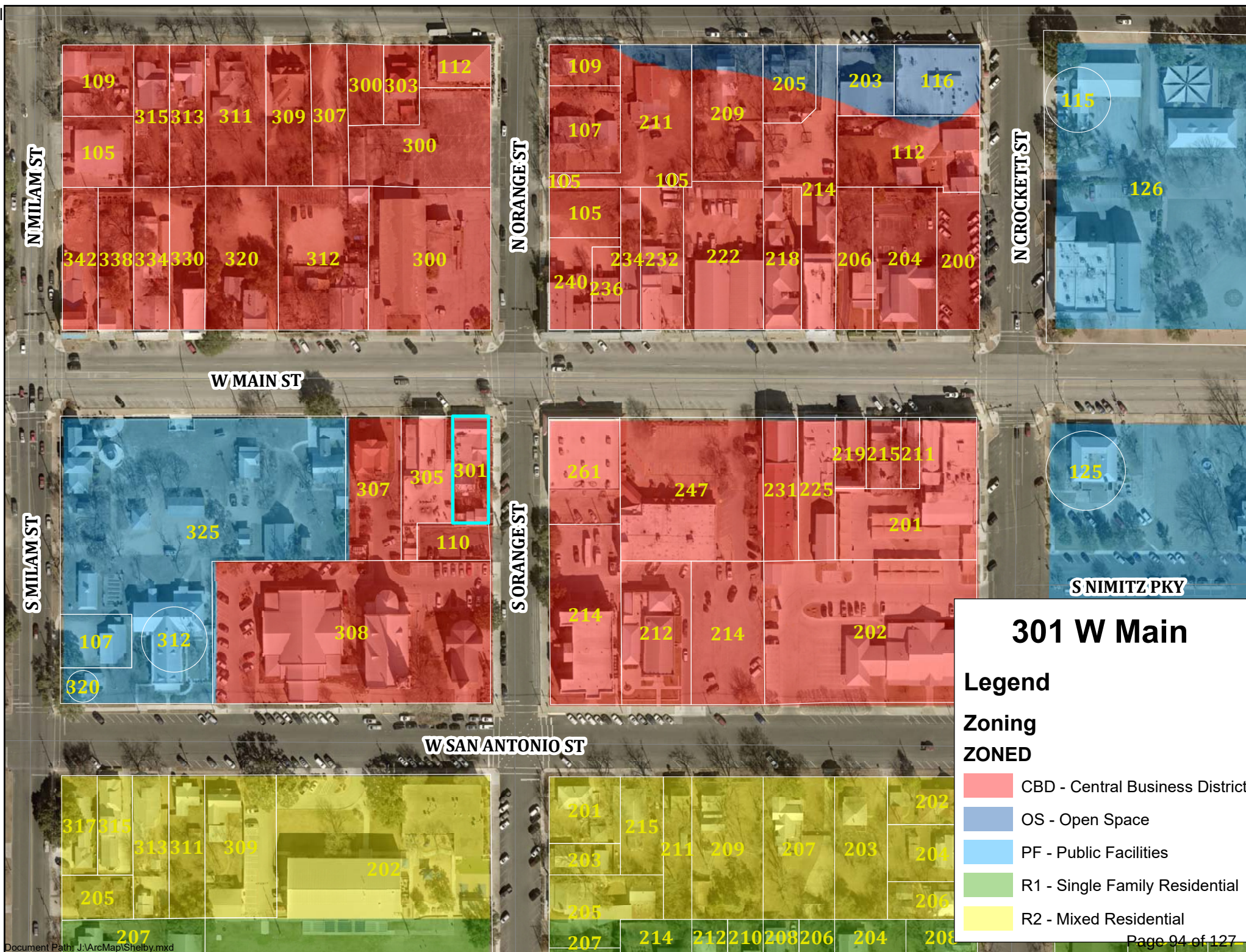
3.2.9 Canopies and Awnings Alterations (e) Because awnings and canopies are functional building elements with significant energy efficiency benefits, adding awnings where they did not exist historically may be appropriate in some situations, provided that the new awning or canopy is simple in design,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

STAFF RECOMMENDATION:

Staff recommends approval as presented as the application is in keeping with Sec. 3.2.9.e. If approved, Staff recommends the posts are installed without damaging significant character-defining features of the historic structure.

ATTACHMENTS:

1. 2025-4 Location Map
2. 2025-04 Historic Survey
3. 2025-3-coa 2
4. 2025-3-coa 1&2 bid
5. 301 W Main_Photos



City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 253

Address 301 W. Main

Parcel Number 29235

GCAD Valuation (as of 2017; where available) \$280,920

Year Built 1880

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority Medium

Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

2002 Photo



Photo Information & Notes

Image Name 0253_2.JPG

Photo References 0253_*.jpg

Notes

2002 SURVEY DATA (continued)

Property Description

Function	Commerce/Trade	No of Stories	1
Style	vernacular	Construction	load-bearing masonry
Plan	square	Foundation	stone
Exterior Walls	stone	Roof	gable
Porches	shed	Windows	double-hung wood sash
Outbuildings	garage	Doors	double-leaf door
Alterations	addition		

1983 SURVEY DATA

1983 Survey Site No	481	1983 Survey Ranking	2
1983 Photo References			



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

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

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

Applicant E-mail:

Desired Start Date:

Desired Completion Date:

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

To add to existing structure and cover remaining open area of patio with a single layer of shade sail behind the existing structure not to exceed the height of the building behind nor the existing structure

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

Staff to complete

Application #

Year Built:

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning:

Historic Review Board Meeting Date

Application Fee \$10 COA#

Survey Rating:

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.



PO Box 12601
San Antonio, Texas 78212

Phone: 210.691.9300
Fax: 210.930.0188

November 6, 2024

PROPOSAL SUBMITTED TO:

**Altdorf Biergarten
301 W. Main St.
Fredericksburg, TX 78264**

WORK TO BE PERFORMED AT:

Same

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

- 1). Cut off the top portion of the 3- 10" steel columns closest to the sidewalk to a height of about 6"-12" above the existing cable attachment points. Includes boom equipment and fireproof blankets to not damage existing tops. Price: \$5,200.00 each column.**
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- 4). For item #3 but with 10" columns instead of 8" columns. Price: \$35,570.00 which includes hand install or crane to put 10" columns.**

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner, for the sum of: **See above Price does not include any necessary permits, fees or taxes. Stamped engineer drawings can be supplied for an additional \$1,900.00.**

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Payment Terms: 50% on order/ 50% on completion.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control, including, but not limited to, weather.

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Thank you for the opportunity to provide this proposal for your consideration. Please let us know if you have any questions.

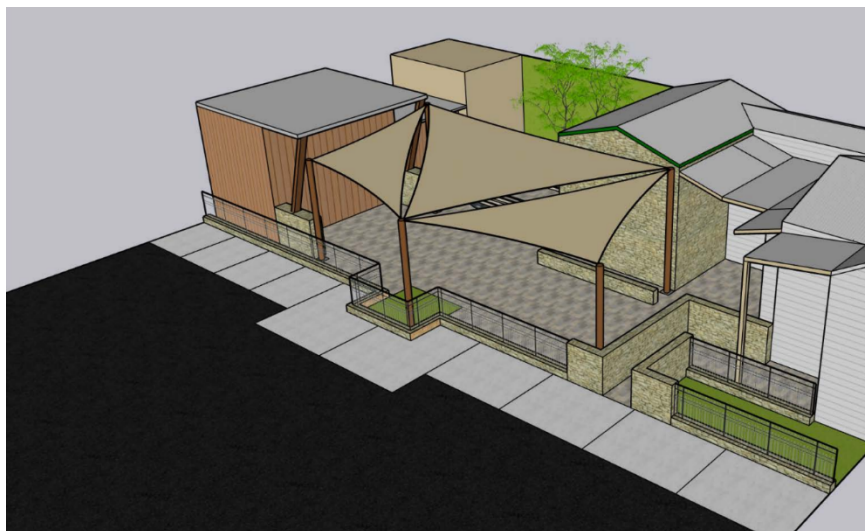
Respectfully submitted_____ Accepted by_____

Date:_____

Date:_____

301 W Main – Documents and Photos







HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: February 11, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-1 - 406 East Main - Mariposa Hospitality Group -- Request to Construct a 132' X 18' X 10' Single Post Cantilever Shade Structure the Projects 18' in Either Direction.

SUMMARY:

The applicant is requesting permission to construct a 132' x 18' x 10' single post cantilever Shade Structure that projects 18' in either direction.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is the current home of a Commercial Parking lot that also provides parking for the Emigrants Inn located at 341 E Main. The property was recently developed and consists of a parking lot and no structures.

The applicant requests permission to construct a 132' x 18' x 10' single post cantilever Shad Structure that projects 18' in either direction.

Application Number: 2025-1

Address: 406 West Main

Rating: Low

Zoning: CBD

Owner: Mariposa Hospitality Group

Applicant: John Boehm

3.2.9 Canopies and Awnings Alterations

(e) Because awnings and canopies are functional building elements with significant energy efficiency

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

3.4.2.2 New Commercial Construction

New construction must have floor-to-floor heights similar to those of contributing buildings on the block (h) and the design of the new building should be subordinate and not visually overpower the surrounding contributing historic buildings (i).

STAFF RECOMMENDATION:

Staff recommends approval of the application as presented.

ATTACHMENTS:

1. 2025-1-406 E Main COA
2. 2025-1-406 E Main Bid
3. 2025-1 Photos



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address	406 E Main	Date Submitted	12/19/24
Owner name:	Mariposa Hospitality Group	Phone #	
Owner Address:	305 W.Main, Fredericksburg Texas 78624		
Authorized Applicant:	John Boehm	Phone #	(210) 508-2787
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.		Applicant E-mail:	chefjohn@mhg-tx.com
		Desired Start Date:	as soon as approved
		Desired Completion Date:	Jan 2025

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

To erect two sun shade structures over parking spots. One single cantilever, freestanding structure along the western property line, and one double cantilever, freestanding structure to cover the center row of parking spots.

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.



PO Box 12601
San Antonio, Texas 78212

Phone: 210.691.9300
Fax: 210.930.0188

November 6, 2024

PROPOSAL SUBMITTED TO:

**Emigrant Hotel
106 S. Washington
Fredericksburg, TX 78624**

WORK TO BE PERFORMED AT:

**Hwy. 290
Fredericksburg, TX 78624**

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

1). Install a new 132' x 18' x 10' entry single post flat cantilever Shade Structure that projects 18' in both directions in the parking lot caddie corner from the hotel. Steel columns to be set 4'-8' below grade and anchored in concrete and rebar, columns to be powder coated in customer's choice of standard colors. Fabric to be Commercial 95 in customer's choice of standard colors. Price: \$112,500.00.

2). Install a new 18' x 130' x 10' entry single post flat cantilever going in just one direction in the parking lot caddie corner from the hotel. Steel columns to be set 4'-8' below grade and anchored in concrete and rebar, columns to be powder coated in customer's choice of standard colors. Fabric to be Commercial 95 in customer's choice of standard colors. Price: \$59,375.00.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner, for the sum of: See above. Prices do not include any necessary permits, fees or taxes. Stamped engineer drawings can be supplied for an additional \$1,900.00.

SPECIAL NOTE: Buyer is responsible for locating and informing contractor and its subcontractors of all underground pipes, utilities, wiring and any other buried structures. Buyer agrees to hold contractor and its subcontractors harmless for any damage and repair costs to underground pipes, utilities, wiring or any other buried structures encountered during the project. Buyer also agrees to relocate at their expense any utilities, underground pipes, wiring, or other buried structures that need to be relocated in order to complete the project.

Start Date: About 6-8 weeks after order. Completion Date: About 3-5 days after start.

Payment Terms: 50% on order/ 50% on completion.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control, including, but not limited to, weather.

Note: This proposal may be withdrawn by Texas Custom Exteriors if not accepted within 14 days.

Thank you for the opportunity to provide this proposal for your consideration. Please let us know if you have any questions.

Respectfully submitted_____ Accepted by_____

Date:_____ Date:_____

406 E Main











HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: February 11, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-2 - 106 South Washington - Mariposa Hospitality Group - Request to Construct a Sun Shade Consisting of 4 Posts and a Single Shade Sail.

SUMMARY:

The applicant requests permission to construct a Shade Structure that consists of 4 steel posts measured at 24 x 25 x 15 high that slope down to 10' with shade sails.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is the current home to the Emigrants Inn, a Medium rated resource in the Craftsman style, that was build in 1920. The property is part of a larger development that has frontage on East Main Street, down South Washington, with access on East San Antonio. The applicant requests permission to construct 4 steel columns measured at 24 x 25 x 15 high that slope down to 10' with shade sails to provide shade for guests.

Application Number: 2025-2

Proposal: Erect a shade Structure over the rear Patio

Address: 106 South Washington

Rating: Medium

Zoning: CBD

Owner: Mariposa Hospitality Group

Applicant: John Boehm

3.2.9 Canopies and Awnings Alterations

(e) Because awnings and canopies are functional building elements with significant energy efficiency benefits, adding awnings where they did not exist historically may be appropriate in some situations,

provided that the new awning or canopy is simple in design, does not conceal or distract from historic character-defining features, and is installed without damaging significant character-defining features.

3.4.1 Lot Coverage

it is important to maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district and the new construction should maintain a 10 foot setback given the resources Medium-rating (e).

3.4.2.2 New Commercial Construction

New construction must have floor-to-floor heights similar to those of contributing buildings on the block (h) and the design of the new building should be subordinate and not visually overpower the surrounding contributing historic buildings (i).

STAFF RECOMMENDATION:

Staff recommends approval of the request conditioned upon the height of the posts being reduced to 16 ft and maintaining the appropriate setbacks (10 ft) as required per Sec. 3.4.1(e).

ATTACHMENTS:

1. 2025-2 Historic Survey and Photo
2. 2025-2-coa
3. 2025-2-106 S Washington Bid
4. 2025-2-106 S washington _ Photos

106 S Washington

106 S. Washington



2002 Re-evaluation

☐ High ☒ Medium ☐ Low

Site ID No. 837

Address 106 S. Washington

Date 1920

Stylistic Influence Craftsman

GCAD Hyperlink [R18839](#)

Owner HOWARD, GERALD E

Historic District Yes Historic District

Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes

1983 Historic Resources Survey

Previous Site No. 838

Previous Ranking 3

Previous Photo References

Roll 24

Frame 5





Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

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

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

Applicant E-mail:

Desired Start Date:

Desired Completion Date:

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

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.



PO Box 12601
San Antonio, Texas 78212

Phone: 210.691.9300
Fax: 210.930.0188

November 6, 2024

PROPOSAL SUBMITTED TO:

**Emigrant's Inn
106 S. Washington St.
Fredericksburg, TX 78624**

WORK TO BE PERFORMED AT:

Same

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

1). Install in the rear courtyard 1- 24' x 25' x 15' high sloping down to 10' Four Post Sail Shade Structure, Three of the four steel columns to be bolted to a concrete wall, 1-steel column to be set 4'-8' below grade and anchored in concrete and rebar, columns to be powder coated in customer's choice of standard colors. Fabric to be Commercial 95 in customer's choice of standard colors.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner, for the sum of: **\$32,370.00. Price does not include any necessary permits, fees or taxes. Stamped engineer drawings can be supplied for an additional \$1,900.00.**

SPECIAL NOTE: Buyer is responsible for locating and informing contractor and its subcontractors of all underground pipes, utilities, wiring and any other buried structures. Buyer agrees to hold contractor and its subcontractors harmless for any damage and repair costs to underground pipes, utilities, wiring or any other buried structures encountered during the project. Buyer also agrees to relocate at their expense any utilities, underground pipes, wiring, or other buried structures that need to be relocated in order to complete the project.

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Thank you for the opportunity to provide this proposal for your consideration. Please let us know if you have any questions.

Respectfully submitted _____ Accepted by _____

Date: _____

Date: _____

106 S Washington Photos







Annual Report

2024 – DEVELOPMENT SERVICES

The Development Services Department consists of 4 areas of responsibility including Building Permits & Inspections, Historic Preservation, Planning & Development, and Short-Term Rentals

Description

Department staff consists of the Director of Development Services, Senior Planner, Planner 1, Historic Preservation Officer, Building Services Coordinator, Building Official, Building Inspector and STR Specialist. The department serves a variety of customers, including builders, developers, contractors, visitors, property owners, Short Term Rental (STR) owners, citizens, and other City staff.

2024 was a busy year for the City of Fredericksburg, especially with an increase in multi-family developments and single-family housing units. The number of new Short-Term Rentals stabilized with the implementation of the 2024 STR Ordinance. 2024 also saw the adoption of the long-awaited Comprehensive Plan. Implementation of the plan has already begun as well.

Building Division

The purpose of the building division is to safeguard the public health, safety, and general welfare through compliance with the adopted building codes, to minimize the hazards affiliated with the build environment, and to ensure that a site and/or building is constructed to minimum code standards. This includes a timely plan review and inspection process and accurate records of all construction activity.

In 2024 the division issued 20 Building Permits for new commercial construction, which includes multi-family. 22 permits were also issued for commercial remodel or additions. Some of the noteworthy developments included the Woodland Cottages, 1848 Apartments on Friendship Lane, H-tea-O, Smitty's Car Wash, Orchard Grove Apartments, and the Lantern RV Park.

A total of 204 permits were issued for New Single Family Residential homes (up from 162 in 2023). The majority of these homes were built by Lennar in the Friendship Oaks Subdivision as well as DR Horton in the Harmony Hills Subdivision and an additional development on Pyka Road. Another 108 permits were issued for additions, alterations, accessory buildings, and other property development.

Short Term Rentals

Short Term Rentals were again a topic of consideration and a new ordinance was adopted at the end of 2023 and went into effect on January 1, 2024. The latest STR ordinance required all new and renewing permits to pass a new inspection. The new ordinance also created an Appeals process that is considered by City Council with 23 Appeal applications having been submitted in 23-24 with 11 having been approved.

The number of new STR permits has stabilized. There are currently 922 permitted compared to 959 at the end of FY 2023.

DSD staff hosted tables at the popular Touch-A-Truck event and had a lot of interactions with their map/planning activity.

Planning and Development Division

The Planning and Development division is responsible for the implementation of the City's zoning ordinance, subdivision ordinance, and other development related ordinances as they pertain to the City's growth and development. The function of the division includes review and approval of a variety of development related plans and ensuring compliance with City ordinances, regulations, and codes. The division's responsibilities include providing public information to applicants and the evaluation of applications for land subdivision, site development, variances, easements, zoning, voluntary annexations and more. The division also makes recommendations regarding applications to the appropriate Board or Commission and the City Council and serves as the Staff Liaison for the Planning and Zoning Commission, Historic Review Board and the Zoning Board of Adjustment.

The new Comprehensive Plan and Parks Master Plans were adopted in March 2024 after 18 months of public meetings, joint Council and Planning & Zoning meeting, surveys and open houses. Some of the recommendations for implementation have already begun including consideration of a Tax Increment Reinvestment Zone that City Council is currently studying.

In FY 2024 the department received 75 development applications consisting of 31 Plats, 20 Site Plans and 24 Zoning changes and 7 Entry Corridor cases which resulted in The Planning & Zoning Commission considering a total of 42 applications during their 11 scheduled meetings. While the Board of Adjustments held 8 meetings to consider 10 applications.

1 voluntary annexation was considered and denied on Mariposa

Two members of staff attended the Texas chapter of the American Planning Association Conference in Allen, Texas in October 2024. Staff also attended training for the new My Government Online (MGO) permitting software.

Historic Preservation Division

The Historic Preservation Division is responsible for the implementation of the Historic Preservation Ordinance as it pertains to historic districts and individual landmarks. The function of the division includes the review and approval of Certificates of Appropriateness which are required for all exterior work of designated historic properties or properties located within the historic district. The division also makes recommendations to the Historic Review Board and City Council.

The Historic Review Preservation Officer received 114 Certificate of Appropriateness applications. The Historic Review Board considered 51 applications and Staff reviewed and approved 63 administrative Certificate of Appropriateness applications. Sam Childres and Richard Laughlin stepped down from the Historic Review Board and were replaced by Todd Eidson and Donna Heinen Sanders.

GOALS & OBJECTIVES

Continue to support, facilitate, and provide plan review and inspection services, permitting, review, and approvals for building and trade permits

Permitting, inspections, and tracking of developments and Short-Term Rentals within the City

Provide education for citizens of the community regarding matters such as water conservation, recycling, and property maintenance

Provide the highest quality customer service to the development community and citizens

Ensure fairness and consistency in interpreting rules and regulations

Provide the best staff support for the implementation of the Historic Preservation Ordinance

What we accomplished in 2023-2024

Worked with Mayor appointed STR Task Force to create a new STR Ordinance that will be adopted in FY 2023-2024

Created new STR mapping system

Implemented new development fees.

Provided professional staff support to the Planning and Zoning Commission, Historic Review Board and Board of Adjustment

Supported, facilitated, and provided inspection services for a variety of commercial and residential projects

Provided plan reviews for numerous commercial and residential projects

Began using MGO software in January for Short Term Rental permits and in March for all building permits.

Provide daily support to a variety of very high-volume inquiries submitted to the department

Continue to implement the Comprehensive Plan and Parks

Provided \$30,000 in Historic Preservation Grants to homeowners

Promoted STR specialist Jan Musgrove to Planner 1 and and Shelby Collier from Associate Planner to Senior Planner.

Hired Jeanette Sanchez as Building Services Coordinator to replace Karen Kirchner who transitioned to Utility Billing.

Transitioned Tyler Baethge from Utility Billing to Short Term Rental Specialist.

Implemented new building and development fee adopted in October of 2024.

Contracted with 3rd party plan reviewers for commercial and large residential projects.

DSD staff hosted tables at the popular Touch-A-Truck event and had a lot of interactions with their map/planning activity.

What we plan to accomplish in 2024-25

Implementation of the Comprehensive Plan by starting the Unified Development Code adoption process.

Process new voluntary annexation requests.

Support the effort to attract affordable housing

Implement and provide updates to a variety of development ordinances

Provide the highest quality service to the Boards, Commissions and Council

Provide the highest quality support to the Development Review Process

Implement My Government Online system for all development related functions

Continue to improve the STR process and customer experience

Implement TIRZ in 2025

Performance Measures	2021 Actual	2022 Actual	2023 Adopted	2024 Adopted
Zoning Cases Processed	21	35	20	28
Plats Reviewed	36	40	25	29
Inspections Conducted	4,184	3,952	4,000	4,000
Additions, alterations, accessory building permits issued.	252	264	248	97
Commercial Permits issued	37	49	41	17
Housing Permits Issued	168	111	126	58
Historic-Certificate of Appropriateness	135	109	104	101
Site Plan Cases Processed	19	22	20	23
Board of Adjustment Cases	2	4	4	4

Address	Items of Neglect	Comments/ Updates from Staff	Determination of Neglect	Owner
Yellow properies still in violation				
513 W Main	foundation	Municipal Court Action required		Brickner
107 W San Antonio	Paint Failure, Wood Decay, General Deterioration	1/6/25 - Code is going to make contact	1/22/2024	Don Nagel
113 W San Antonio	Paint Failure, Wood Decay, General Deterioration	1/6/25 - Code is going to make contact	7/17/2024	Don Nagel
Blue Properties				
207 W San Antonio	Wood Decay, General Deterioration	DSD to follow up 2/4/25 - Ms. Parker will be subitting a COA in March - 12/31/24 - Code left message for the owner	9/10/2024	Claudia Parker
413 E Main	Paint Failure, Wood Decay, General Deterioration	1/6/25 - Code posted a citation on 1/6/25... Anna spoke to Becky on 9/3/24. Has plans for "old rock shop". Next steps. Immediately needs outside repair of wood and windows and paint. Gave Becky info for MGO for Admin Certificate of Appropriateness.	4/23/2024	Becky sister Nicki Heiner
Green Properties				
206 S Crockett - Garage Building	Paint Failure, Wood Decay, General Deterioration	Active COA in place 1/25 COA subitted on February HRB Agenda - in correspondence with AHudson - will be	7/17/2024	Leah Clodfelter
216 W Schubert	Paint Failure, Wood Decay, General Deterioration	1/25 - COA subitted - under review - 1/10/25 - by Aggie Construction (owners) of the property - instructions on how to re-rate sent by SC - email 12/24 - Code made contact	7/17/2024	Aggie Construction - Robert Canales
101 N Lincoln	Paint Failure, Wood Decay, General Deterioration	1/21 - COA APPLIED FOR - work withot a COA - Fne Paid - 1/16/25 - active work being done on the homes deck, stop work order issued, Mr. Stroeher called and asked to come in to get the required COA. 12/31/24 - Ray Ortegon spoke to Mr. Stroeher in person, said he would contact staff, wood has been scrapped - no COA in MGO (1/6/25)	7/16/2024	Ed Strayer
Completed COA's				
History Of Previous Demo By Neglect Properties				

258 E Main - 2 Story Building Rear	Paint Failure, Wood Decay, General Deterioration	COA issued to Akin on 10/31/2024 but work not begun as of 12/31/2024	7/17/2024	1/6/24 - Painted - photo's provided
612 N Llano 204 S Crockett - Accessory Building	Paint Failure, Wood Decay, General Deterioration Wood Decay, General Deterioration, Stovepipe failure	Approved COA issued on 01/06/25	Property was demo'd and new house built in its place 8/15/2024	Suzanne Doughty