



CITY OF FREDERICKSBURG HISTORIC REVIEW BOARD

TUESDAY, FEBRUARY 15, 2022

5:30 P.M.

LAW ENFORCEMENT CENTER at 1601 E. MAIN ST

Sharon Joseph, Chair
Larry Jackson, Vice Chair
David Bullion, Member
Jessica Mittel, Member
Michael McCrea, Member

Mike Penick, Member
Richard Laughlin, Member
Barry Kaiser, Member
Joe Salinas, Jr., Member

The City of Fredericksburg Historic Review Board will meet in a regular session on **Tuesday, FEBRUARY 15, 2022, at 5:30 p.m. The meeting will be in person at the LAW ENFORCEMENT CENTER AT 1601 E MAIN.** This meeting will be held in person and live stream on our YouTube Channel.

Link to City of Fredericksburg YouTube Channel Fredericksburg, Texas USA - YouTube

<https://www.youtube.com/channel/UCrhnIFjVfDS1SPBJD2pYKcQ/featured>

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. PUBLIC COMMENTS

The Historic Review Board welcomes citizen participation and comments at all HRB Regular Meetings. The Historic Review Board offers citizens the opportunity to address them by signing up to speak prior to the meeting and to limit comments to 3-minutes.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. February 15, 2022.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to ahudson@fbgtx.org or

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center in order to comment. You will be limited to 3 minutes to speak.

5. HISTORIC PRESERVATION OFFICER'S REPORT

- THC Real Places 2022 Conference in Austin- Feb 2-4

6. APPROVAL OF MEETING MINUTES

January 11, 2021, HRB meeting minutes

7. CERTIFICATE OF APPROPRIATENESS APPLICATIONS CONSENT AGENDA

The items under the consent agenda are deemed by the Historic Preservation Officer to be routine in nature and will be approved by one motion of the Board adopting the staff findings and recommendation as part of the approval. The items on the consent agenda will not be discussed. Any

member of the Board or the public that wishes to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

- A. Application- #22-018 **213 E Travis**– *Matt Guderian*- convert garage to STR
- B. Application- #22-017 **206 N Crockett** *Gary Wood*- construction of new STR unit
- C. Application- #22-016 **316 W Orchard** – *Gary Wood*- construction of new pergola with fencing
- D. Application- #22-013 **208 E Centre**– *Terri Smith* – new front yard fencing
- E. Application- #22-020 **706 W Creek**– *Sport & Country Architects*- new residence on empty lot

INDIVIDUAL CONSIDERATION

- F. Application- #22-019 **503 W San Antonio**– *Zamora Callis*- constrution of new residence behind existing house
- G. Application- #22-022 **110 E Orchard**– *Todd Stephens*- constrution of new residence
- H. Application- #22-007 **208 Woodcrest**– *City of Fredericksburg*- recommendation on landmark designation

8. OTHER ITEMS

Discussion and potential recommendation on proposed changes to STR Ordinance impacting historic properties – *Jason Lutz*

9. ADJOURN

This is to certify that I, Anna Hudson, posted this Agenda by 10:00 a.m. on Thursday, February 10, 2022, on the bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Anna Hudson
Historic Preservation Officer

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

**HISTORIC REVIEW BOARD
JANUARY 11, 2022
5:30 PM**

On this the 11th day of January 2022, the Historic Review Board convened in regular session at the Law Enforcement Center at 1601 E. Main St. with the following members present to constitute a quorum:

PRESENT: SHARON JOSEPH
LARRY JACKSON
MICHAEL MCCREA
DAVID BULLION
JOE SALINAS, JR
RICHARD LAUGHLIN

ABSENT JESSICA MITTEL
MIKE PENICK
BARRY KAISER

ALSO PRESENT: ANNA HUDSON – Historic Preservation Officer
JASON LUTZ – Director of Development Services
DANIEL JONES – City Attorney

Sharon Joseph called the meeting to order at 5:30 PM.

PUBLIC COMMENTS

MINUTES

The December 2021 Minutes stand as presented.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, stated the THC Real Places 2022 Conference will be held in Austin February 2 – 4th.

CONSENT AGENDA

Application- #21-159 312 E College– Luke Barnett- remove small wooden shed

Application- #21-156A 312 W Main John Graham- demolition of dilapidated structure

Application- #21-156B 307 W Austin – John Graham- demolition of wooden warehouse

Application- #21-160 601 E Creek – Suzan Hurley- build new STR structure in rear of property

David Bullion made a motion to Approve the Consent Agenda as presented. Larry Jackson seconded the motion. All voted in favor and the motion carried.

INDIVIDUAL CONSIDERATION

Application- #21-162 502 N Orange– Jennifer Beaudreault – new front yard fencing

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to install new vinyl picket fence around property line of house including the front yard. Application was withdrawn.

Application- #21-161 406-412 E Main– SKT Architects- new parking lot with fencing

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to add a parking lot with fencing to 412 E Main for parking at the Emigrant.

Staff recommendation:

Adding a parking lot in the middle of the 400 block of E. Main Street adds a physical and visual disruption to the block. Parking is required to be in the rear and to be screened with landscaping. (3.4.1.j & k). The plan calls for a wire fence (like the one currently along Main Street) but it does not visually screen the parking lot. The current plan does not provide the required landscaping buffer. There should also be a landscape buffer between the parking lot and the historic structure as well as between the street.

Case Comments:

This off-site parking agreement is subject to P&Z approval.

Richard Laughlin made a motion to approve Application 21-161 to include a solid fence with a height to match existing fence along Main Street. Larry Jackson seconded the motion. All voted in favor and the motion carried.

Application- #21-164 503 W Austin– Laughlin Homes & Restoration- new 8 ft wall, remove additions, build new additions

Richard Laughlin recused himself and left the table.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to remove non-historic addition from rear of house and build new addition on the rear and east side that includes an attached double garage with a roof line the same height as the historic house. Materials to include stucco and board & batten with standing seam metal roof. Build new addition on rear of house removing a window and replacing with a door, to be pulled away from the corner so the quoins on the rear corner are not impacted and build new 8' rock wall along the west and east property lines. The applicant would also like to re-rate and relocate wood "washroom" to rear of property

Staff recommendation:

The high rated structure has 2 additions. The first addition of Basse Block appears to be an enclosure of a rear porch and has historic integrity, this addition should be retained given its age and materials staff finds it to be an historic addition. The second addition is more modern and not of historic value. Staff recommends removal.

The proposed rear addition requires to relocation of an old fence and wall as well as the traditional drive into the property. The historic fence should be retained. (3.2.12 a) The materials, height and detailing are appropriate (3.3 k,l,m,n) however, the location of the garage should be pushed back as far as possible so as not to impose on the simple historic structure. The design guidelines for additions require they be behind the rear wall. Side additions are not allowed on high rated unless a rear addition is not possible. (3.3 d and e)

The rear addition on the west side of the back wall is appropriate in size and is designed to do minimal damage to historic fabric by using an existing window as a door into the new space. The use of a hyphen at this point instead of putting the new wall up against the old wall would better preserve the rear wall of the house. (3.3 d)

Low rock walls are common in the historic district. An 8' perimeter rock wall is not in character with the district. Staff recommends the height be reduced to 6' or a combination of rock and wood be used to minimize the imposing nature of such a tall wall. The wall should not extend beyond the front façade of the historic house. (3.2.12)

The "washroom" behind the main house is not the same vintage as the rock house. Staff recommends a re-rating to medium to allow for relocation on site. (Historic Preservation Ordinance 23-62)

David Bullion made a motion to approve Application 21-164 Items #1 - #2 as submitted. Michael McCrea seconded the motion. All voted in favor and the motion carried.

Michael McCrea made a motion to Approve Application 21-164 Item #3 as submitted. Seconded by Larry Jackson. All voted in favor and the motion carried.

Application 21-164 Item #4 was withdrawn.

David Bullion made a motion to rerate the washroom from High to Medium for relocation. Larry Jackson seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEMS

Richard Laughlin returned to the table and discussion.

Priorities for 2022

Anna Hudson, Historic Preservation Officer, discussed priorities for 2022 with the Board to include outreach on Mid-Century Modern architecture and landmarking significant structures. Michael McCrea expressed interest in more clarity on when walls and fences are appropriate. More traninig on using the

adopted Design Guidelines and Standards was also listed as a priority.

ADJOURN

With nothing further to come before the Board, Richard Laughlin moved to adjourn. Joe Salinas seconded the motion All voted in favor and the meeting was adjourned at 6:56 p.m.

PASSED AND APPROVED this the 15th day of February 2022.

SHELBY COLLIER, ASSOCIATE PLANNER

SHARON JOSEPH, CHAIRMAN

Fredericksburg Historic Review Board
Application Information

Application Number: 22-018
Date: February 15, 2022
Address: 213 E Travis
Zoning: R2
Owner: Santiano
Applicant: Timber & Stone Builders
Rating: medium
Proposal: conversion of garage into STR

Request approval to:

1. convert the stand-alone garage into 2 short-term efficiency rentals. Modifications to the exterior consist of the addition of 2 new window openings, removal of existing garage doors, and the addition of new doors in old garage door openings. Main doors to be custom constructed to look like garage doors. Project objective is to maintain the appearance of the original garage while converting the interior into 2 suites. Original stucco and paint grip roof to be maintained.

Fredericksburg Design Guidelines:

Alterations

Do not remove historic wall fabric to create new openings (SOI Standards 2, 9). High Priority Medium Priority Low Priority Required for all exterior walls Required if visible from the public ROW Recommended

3.2. 7 Doors

(f) If a new door or door frame is required, install the new components so that they maintain the spatial relationships (including depth and dimension) and joint patterns as existed historically relative to door frames, exterior wall planes, and other exterior features (SOI Standards 6, 9).

Medium Priority Required if visible from the public ROW

(l) If a historic door is missing, choose a replacement door that is similar in terms of design and appearance with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs of building materials (discussed in Appendix H, SOI Standards 3, 6).

Medium Priority Required if visible from the public ROW

Alterations Do not enlarge, alter, or relocate window openings, or add new window openings (SOI Standards 2, 3).

Medium Priority Required if visible from the public ROW

Staff recommendation:

The applicant has previously presented the idea of converting the garage into living units. The proposed changes to the garage are minimal while extending the usefulness of the structure. The existing garage doors are not original and the other window openings are covered with shutters. Staff recommends approval of the changes – the garage materials have been modified previously. This recommendation is in keeping with Fredericksburg Historic District Design Guidelines for alterations to non-original features. The garage sits behind the main house and has minimally visible from the street.



HISTORIC DISTRICT/ LANDMARK CHECKLIST

Properties located within the boundaries of the Fredericksburg Historic District or individually designated as a local historic landmark are subject to review by the Historic Preservation Officer and the Historic Review Board. Please check the most current zoning map to see the boundaries of the district and location of individual landmarks.

- ☒ Completed Certificate of Appropriateness Application
- ☒ Photos of existing conditions show all sides of building and details of area in question, and historic photos if available
- ☒ Drawings that adequately show all proposed changes (drawn to scale with dimensions)
- ☒ Site plan for proposed demolition, addition or fencing
- ☒ Narrative describing complete scope of work
- ☒ If removing original or historic material, provide information on replacement material (such as siding, columns, windows, etc.)
- ☐ Paint swatches
- ☐ If brining building up to ADA code requirements, show ramps and proposed changes to doors, thresholds, etc.

Note: Additional information may be required to complete review of proposed project by the Historic Review Board (HRB). Staff will notify you if the project can be approved administratively or if the project must be approved by the HRB.

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent: _____

Date: **02/01/2022**

Printed Name: **Matt Guderian - Timber & Stone Builders**



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address 213 E. Travis St. 78624 Date Submitted 2/1/22
Owner name: Rene & Flordelys Santiano Phone #
Owner Address: 213 E. Travis St. Fredericksburg, TX 78624
Authorized Applicant: Matt Guderian - Timber & Stone Builders 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: 03/01/2022

Desired Completion Date: 11/01/2022

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

The scope of work involves converting the stand alone garage, on this property, into 2 short-term efficiency rentals. Modifications to the exterior consist of the addition of 2 new window openings, removal of existing garage doors, and the addition of new man doors in old garage door openings. Man doors to be custom constructed to look like garage doors. Interior to consist of (2) 1-bed and 1-bath suites. Project objective is to maintain the appearance of the original garage while converting the interior into 2 suites. Original stucco and paint grip roof to be maintained.

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 # 22-018

Year Built:

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning: R2

Historic Review Board Meeting Date 2/15/22

Application Fee \$10 COA#

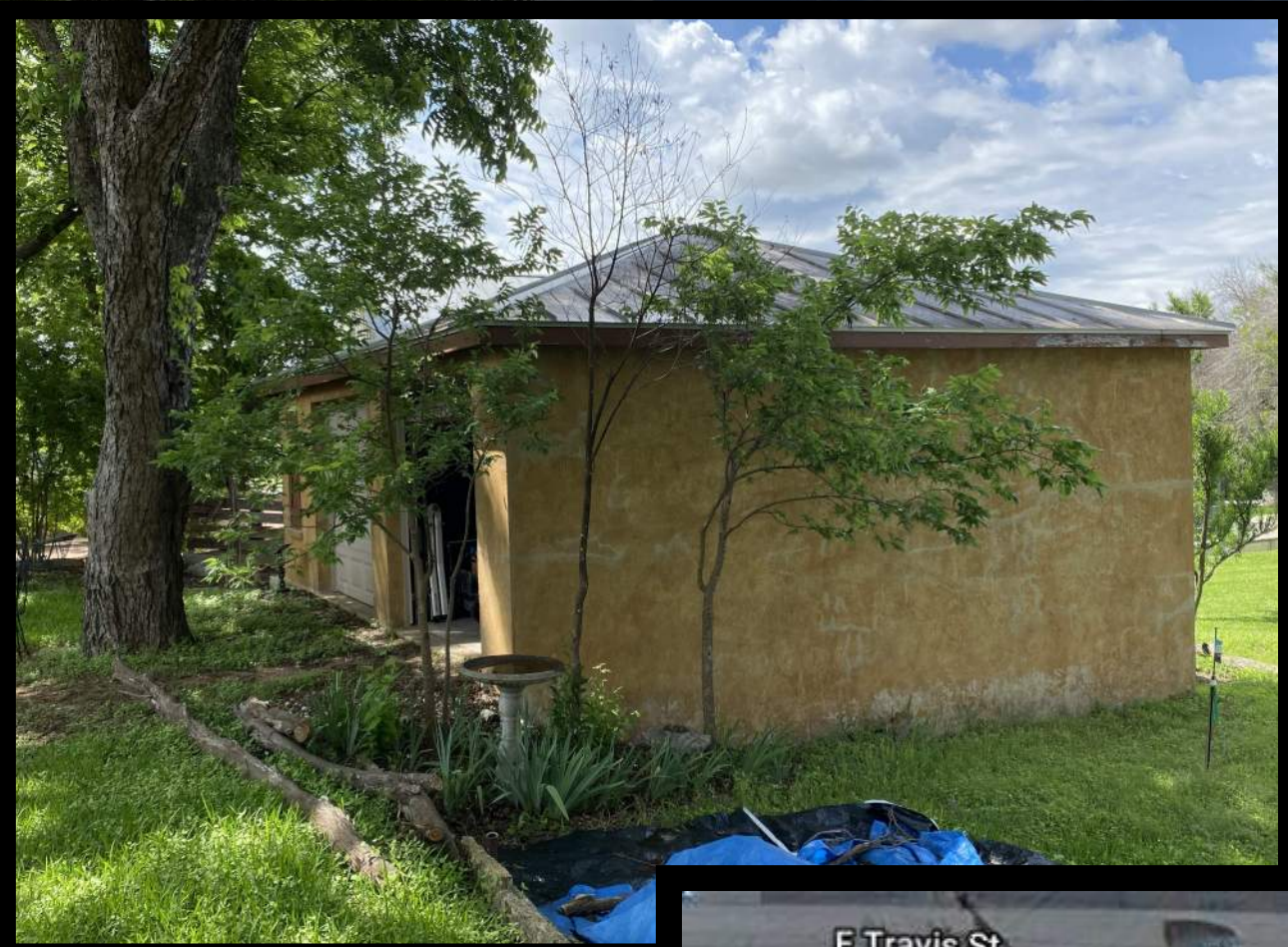
Survey Rating: Medium

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.



**Short Term
Rental**

**Short Term
Rental**

SANTIANO BED & BREAKFAST

213 E. Travis St., Fredericksburg, TX 78624



CONTACT INFORMATION

TABBERTSON ARCHITECTS
1937 W. ROYALE DRIVE
MUNCIE, IN 47304-3229

SQUARE FOOTAGE CALCULATIONS

PROPERTY	17,408 sq ft
EXISTING HOUSE—Unit 1 (Yellow)	1,333 sq ft
CARPORT	300 sq ft
NEW HOUSE—Unit 2 (Red)	1,240 sq ft
NEW STORAGE—Unconditioned (Blue)	160 sq ft
EXISTING GARAGE— Unit 4 (Green)	598 sq ft
Unit 4A	299 sq ft
Unit 4B	299 sq ft

INDEX OF DRAWINGS

SHEET: DESCRIPTION:

T1	TITLE SHEET
CE1	SITE PLAN
CE2	SITE PLAN
A1	EXTERIOR VIEWS
A2	UNIT 2
A2.1	UNIT 2 DETAILS
A3	EXTERIOR PAVILION
A3.1	EXTERIOR PAVILION DETAILS
A4	UNIT 4

SUBMITTAL LOG

PREVIOUS DRAWING RELEASES:

01.27.21-DRAWING SET 1
OWNER REVIEW
03.03.21-DRAWING SET 2
OWNER REVIEW
04.06.21-DRAWING SET 3
OWNER REVIEW
05.25.21-DRAWING SET 4
OWNER REVIEW
07.15.21-DRAWING SET 5
OWNER REVIEW
08.04.21-DRAWING SET 6
OWNER REVIEW
08.30.21-DRAWING SET 7
OWNER REVIEW
12.09.21-DRAWING SET 7.1
OWNER REVIEW

DRAWING SET 7.2:

DESIGN REVIEW
JANUARY 18, 2022

TABBERTSON


1937 W Royale Dr,
Muncie, Indiana 47304-3229
Phone: 317.371.3692
Email: billtabbertson@tabbertsonarchitects.com
Website: www.tabbertsonarchitects.com

Santiano Bed & Breakfast

Rode Walker
213 E Travis St.
Fredericksburg, TX 78624
5431 EAST HWY 290 • FREDERICKSBURG, TEXAS 78624 • 830.997.2280 • www.timberandstonebuilders.com


TIMBER & STONE
— BUILDERS —

William Tabbertson, AIA
NCARB Certification No. 48418
Indiana Certification No. 19700041

COPYRIGHT PROTECTION NOTICE:

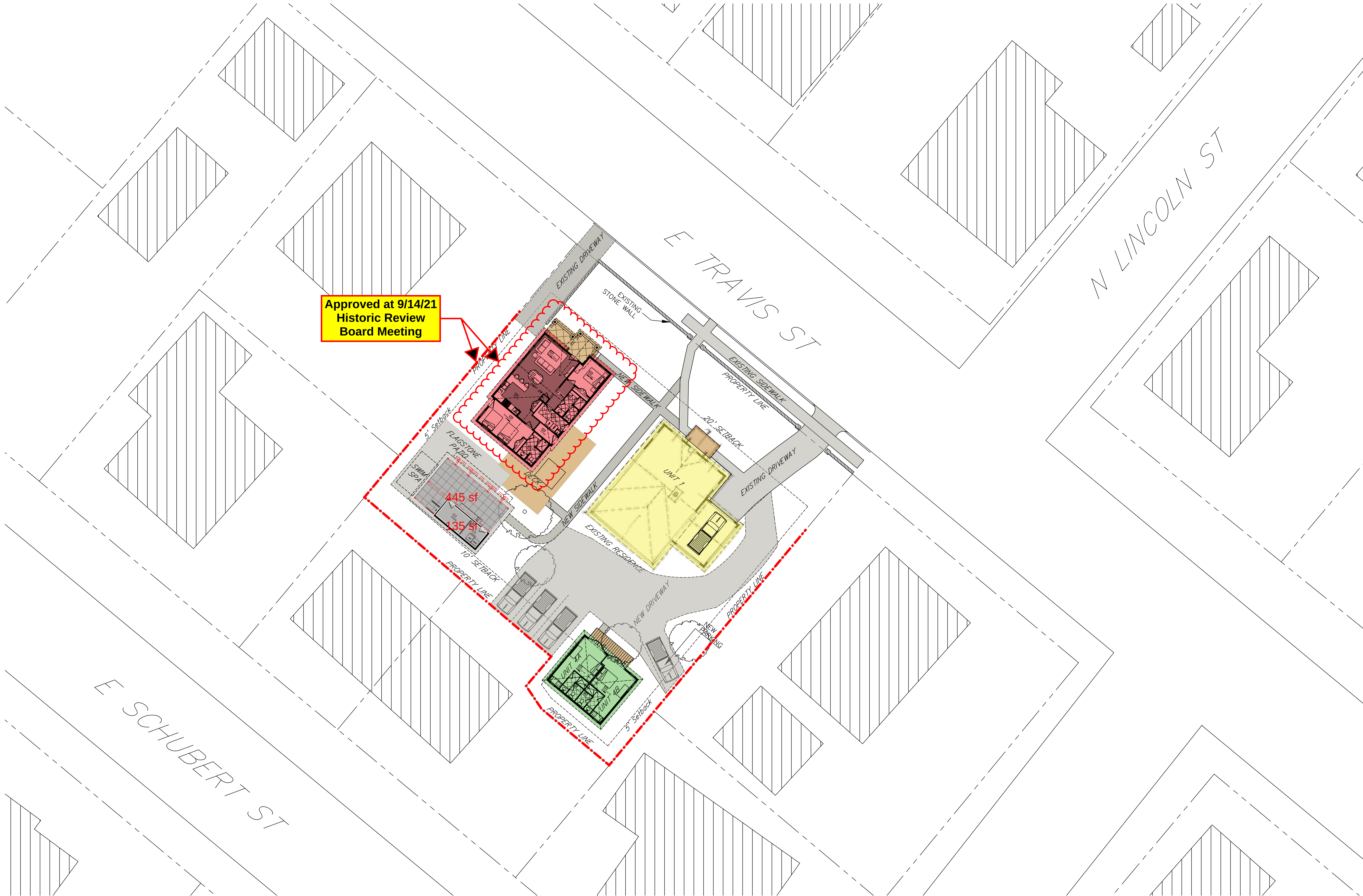
All design drawings, construction documents, and specifications furnished by William Tabbertson, Architect, are and shall remain the property of the Architects. They are to be used only for the construction of this project.

TITLE
PAGE

T1

DRAWING NUMBER:

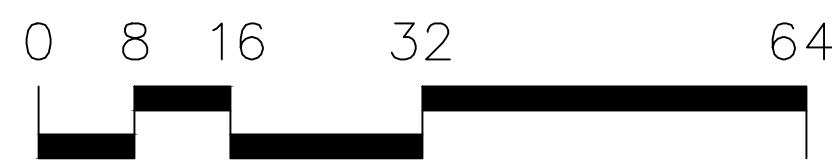
January 18, 2022
DRAWING ISSUE DATE:
20.764 SANTIANO B&B
PROJECT FILE NUMBER:



Approved at 9/14/21
Historic Review
Board Meeting

1
CE1

Site Plan
SCALE: 1/16" = 1'-0"



TABBERTSON

an architect

1937 W Royale Dr,
Muncie, Indiana 47304-3229
Phone: 317.371.3692
Email: billtabberson@tabbertsonarchitects.com
Website: www.tabbertsonarchitects.com

Santiano Bed & Breakfast

Rode Walker
213 E Travis St.
Fredericksburg, TX 78624
5431 EAST HWY 290 • FREDERICKSBURG, TEXAS 78624 • 830.997.2280 • www.timberandstonebuilders.com

TIMBER & STONE

BUILDERS

William Tabbertson, AIA
NCARB Certification No. 46418
Indiana Certification No. 19700041

COPYRIGHT PROTECTION NOTICE:
All design drawings, construction documents,
and specifications furnished by William
Tabbertson, Architect are and shall remain
the property of the Architects. They are to be
used only for the construction of this project.

SITE PLAN

CE1

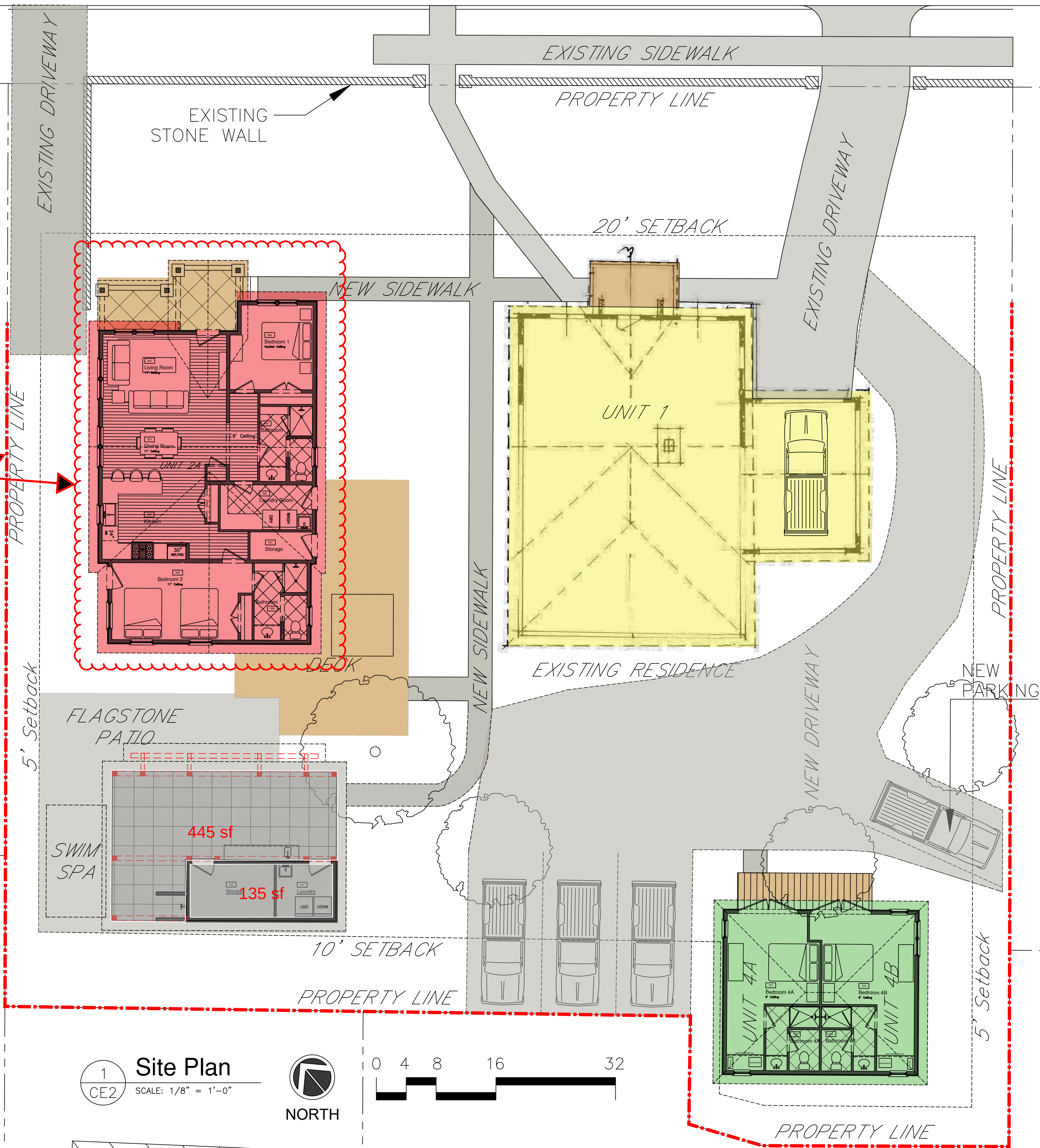
DRAWING NUMBER:

January 18, 2022
DRAWING ISSUE DATE:
20.764 SANTIANO B&B
PROJECT FILE NUMBER:

13

E TRAVIS ST

Approved at 9/14/21
Historic Review
Board Meeting



TABBERTSON
Architects
1937 W Royale Dr.
Muncie, Indiana 47304-3229
Phone: 317.371.3692
Email: billtabberson@tabbersonarchitects.com
Website: www.tabbersonarchitects.com

Santiano Bed & Breakfast
Rode Walker
213 E Travis St.
Fredericksburg, TX 78624
5431 EAST HWY 290 • FREDERICKSBURG, TEXAS 78624 • 830.997.2280 • www.timberandstonebuilders.com

TIMBER & STONE
— BUILDERS —
5431 EAST HWY 290 • FREDERICKSBURG, TEXAS 78624 • 830.997.2280 • www.timberandstonebuilders.com

William Tabbertson, AIA
NCARB Certification No. 48418
Indiana Certification No. 19700041

COPYRIGHT PROTECTION NOTICE:
All design drawings, construction documents, and specifications furnished by William Tabbertson, Architect, are and shall remain the property of the Architect. They are to be used only for the construction of this project.

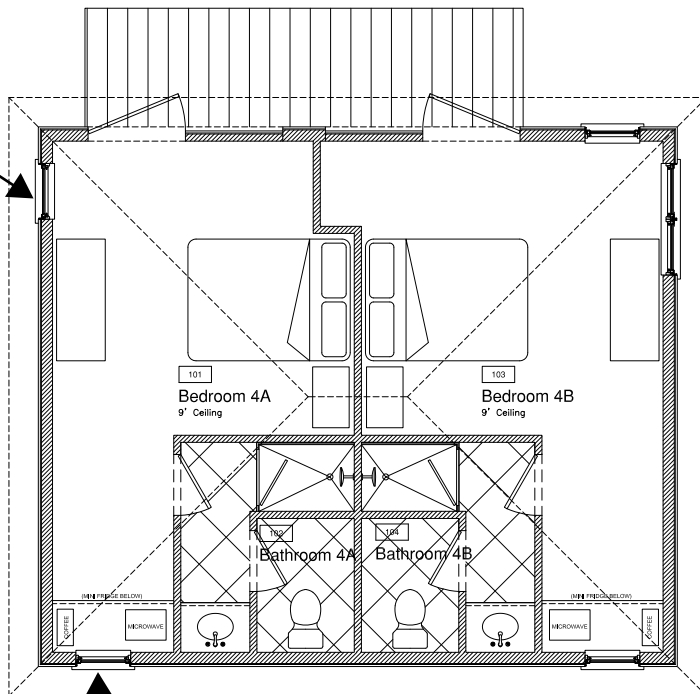
SITE PLAN

CE2

DRAWING NUMBER:

January 18, 2022
DRAWING ISSUE DATE:
20.764 SANTIANO B&B
PROJECT FILE NUMBER:

New Window



UNIT 4: ROOM SCHEDULE		
ROOM NO.	ROOM NAME	DIMENSIONS SQ FT
001	BEDROOM 4A	12'-4" x 21'-1" 208 SQ FT
002	BATHROOM 4A	7'-1" x 8'-7" 61 SQ FT
003	BEDROOM 4B	12'-4" x 21'-1" 208 SQ FT
004	BATHROOM 4B	7'-1" x 8'-7" 61 SQ FT

*Room Dimensions listed here are approximate, see dimension plans

1
A4

Unit 4

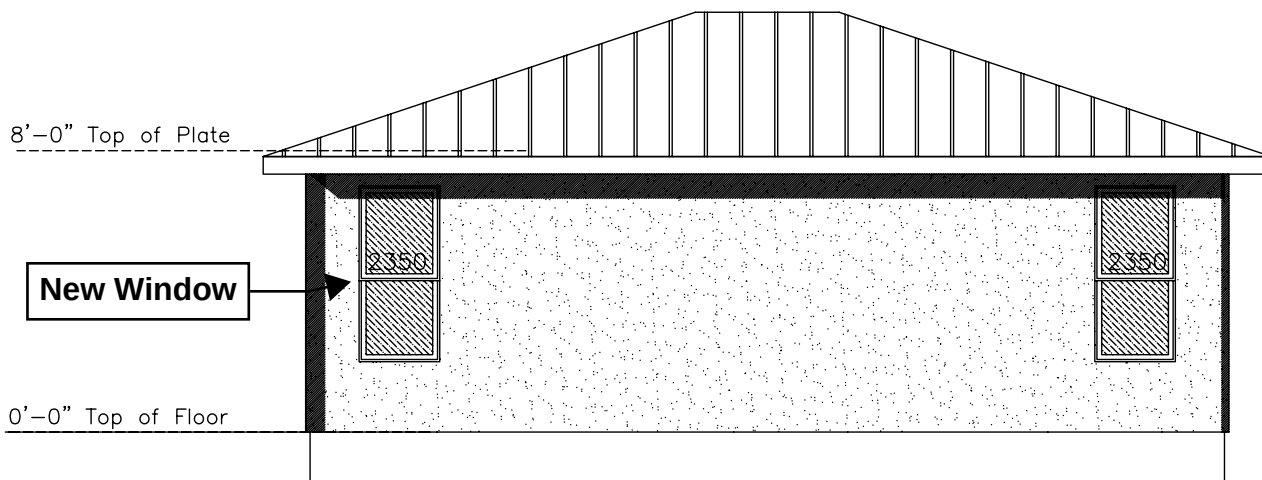
SCALE: 1/4" = 1'-0"



NORTH



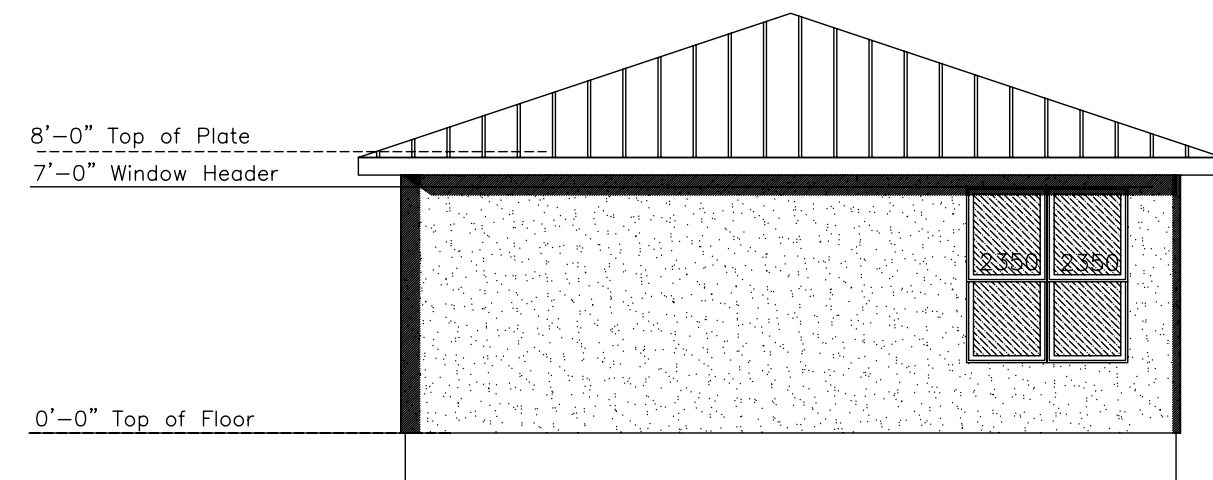
New Window



3
A4

South Elevation

SCALE: 1/4" = 1'-0"



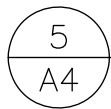
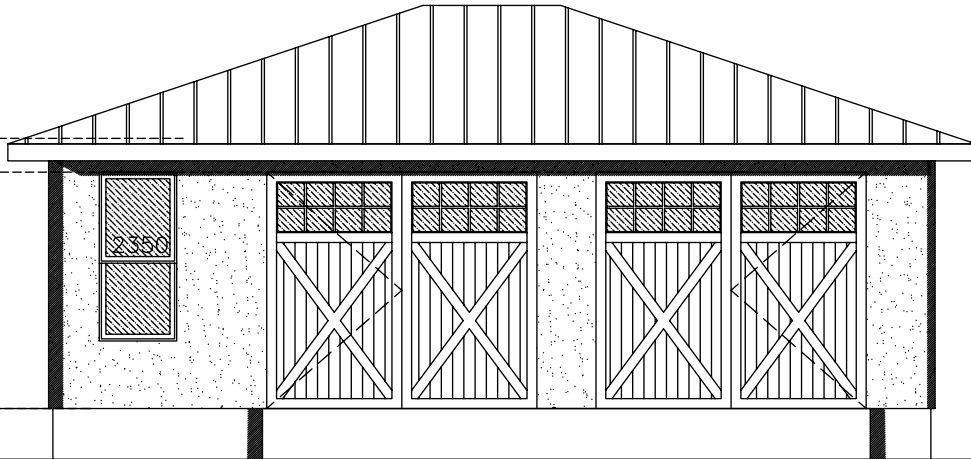
4
A4

East Elevation

SCALE: 1/4" = 1'-0"

8'-0" Top of Plate
7'-0" Door Header

0'-0" Top of Floor



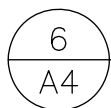
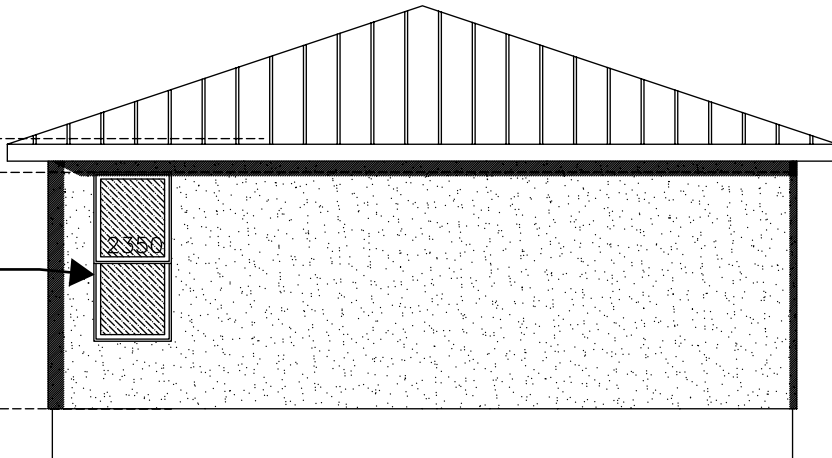
North Elevation

SCALE: 1/4" = 1'-0"

8'-0" Top of Plate
7'-0" Window Header

New Window

0'-0" Top of Floor



West Elevation

SCALE: 1/4" = 1'-0"

FENESTRATION FINISHES



Black Fiberglass Windows



Stained Rough Sawn Douglas Fir
for Doors, Window Trim & Facia

R-2 Mixed Residential - 213 E. Travis St.		
Feature	Regulation	213 E. Travis St. (Actual)
Lot Size	Minimum Lot Area - 5,000 sqft	Lot Area - 17,719
Lot Width	Minimum Lot Width - 50 feet	Lot Width - 134 feet
Height	2-1/2 Stories or 28 feet	Front STR - 20'-7"
Front Yard	Minimum Required Setback - 15 feet	Setback - 23'-7"
Street Side Yard	Minimum Required Setback - 15 feet	N/A
Interior Side Yard	Minimum Required Setback - 5 feet	Front STR - 11'-0"
Rear Yard	Minimum Required Setback - 10 feet	Covered Patio - 10'-0"
Residential Density	Minimum Site Area per Dwelling Units	Total sqft Required- 12,000 Actual sqft - 17,719
- Residential Density	Efficiency: 2,500 sqft	(2) Efficiency Units 5,000 sqft
- Residential Density	2 Bedroom: 3,500 sqft	(2) 2 Bedroom Homes 7,000 sqft
Maximum Impervious Coverage	65%	<u>TOTAL Impervious Coverage</u> <u>23%</u> Existing House - 1,333 sqft Existing Carport - 300 sqft Existing Garage - 598 sqft Prop. Front STR - 1,240 sqft Covered Patio - 608 sqft
Maximum Building Coverage	Percent of Lot Area - 55%	<u>TOTAL Building Coverage</u> <u>23%</u> Existing House - 1,333 sqft Existing Carport - 300 sqft Existing Garage - 598 sqft Prop. Front STR - 1,240 sqft Prop. Rear STR - 582 sqft
Minimum Required Parking	(1) Off Street Parking Space for each Bed and Breakfast unit in addition to those required for other uses.	Total Proposed Parking Spaces - 5

Fredericksburg Historic Review Board
Certificate of Appropriateness

Application Number: 22-017
Date: February 15, 2022
Address: 206 N Crockett
Zoning: R2
Owner: Gary Wood
Applicant: Gary Wood
Rating: Medium
Proposal: build new STR unit

Request a Certificate of Appropriateness to: _____

1. Build 1 new standalone short term rental cabin. The proposed exterior of the new structure will be board & batten siding. It will sit at the back corner of the lot and face Mistletoe with proposed colors of white siding and black windows

Fredericksburg Design Guidelines & Standards:

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

(k) 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.

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.4.1 Lot Coverage

Site Layout

(b) Consider the complex types prevalent among contributing properties on the block based on Section 2.3. Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex type(s).

Medium Priority -Required

(c) Consider maintaining historic-site development patterns for the relevant complex type discussed in Section 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery.

Medium Priority -Recommended

(d) Appropriate setbacks from the property lines must be consistent with the surrounding context: for new residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning. (Refer to the map in Appendix C.) *Medium Priority- Required*

(e) 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. (See fig. 3-58.)

Medium Priority- Maintain at least a 10-foot setback

(g) In areas zoned R1 and R2, the footprint of any single accessory dwelling building (commonly referred to as “Accessory Dwelling Unit” or “ADU”) shall not cover a larger footprint of the lot than the primary building. (See zoning map in Appendix C.)

Medium Priority – Required

3.4.3 Accessory Buildings

(e) Consistent with historical lot-development patterns, new ADUs should be designed to look like a single, consistent dwelling unit – even if there are multiple units on the interior. The appearance of multiple ADUs on a single property is not consistent with historical development patterns in the district.

Medium Priority -Required if visible from ROW

(i)The palette of exterior materials for new accessory buildings should not use more than two different primary siding materials; a third material may be added if used for trim only. At least one exterior material on the accessory building must match the primary building on the property.

Medium Priority -Required

(k)The exterior color palette for new accessory buildings must generally be in the same range as the primary building on the property.

Medium Priority- Required

Staff Findings /Recommendation:

The proposed design is a common cottage/cabin design and minimal in size at 720 sf. Given that it is on a corner lot it will be readily visible and so has been oriented to face Mistletoe Street. Staff recommends approval with the stipulation that one material match the main house and the colors palette be related to the main house. This recommendation is based on the Design Guidelines/Standards cited above 3.4.3.i &k



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address	206 N. Crocket	Date Submitted	2/1/2022
Owner name:	Gary Y. Wood		
Owner Address:	310 Frederick Rd. Fredericksburg TX 78624		
Authorized Applicant:	Gary Y. Wood	Phone #	830-
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.		Applicant E-mail:	
		Desired Start Date:	ASAP
		Desired Completion Date:	12/31/22

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)

Construct New Cottage on property. Materials include Wood framing, hardi board and bat siding, standing seam roof. Spray foam insulation as well. Colors would include white siding and black trim windows. All Setbacks and codes have been met for this new construction build. The plate height is 9ft with a 5/12 roof, making the peak of the roof roughly 14ft. The roof lines would be constant with the rest of the property.

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

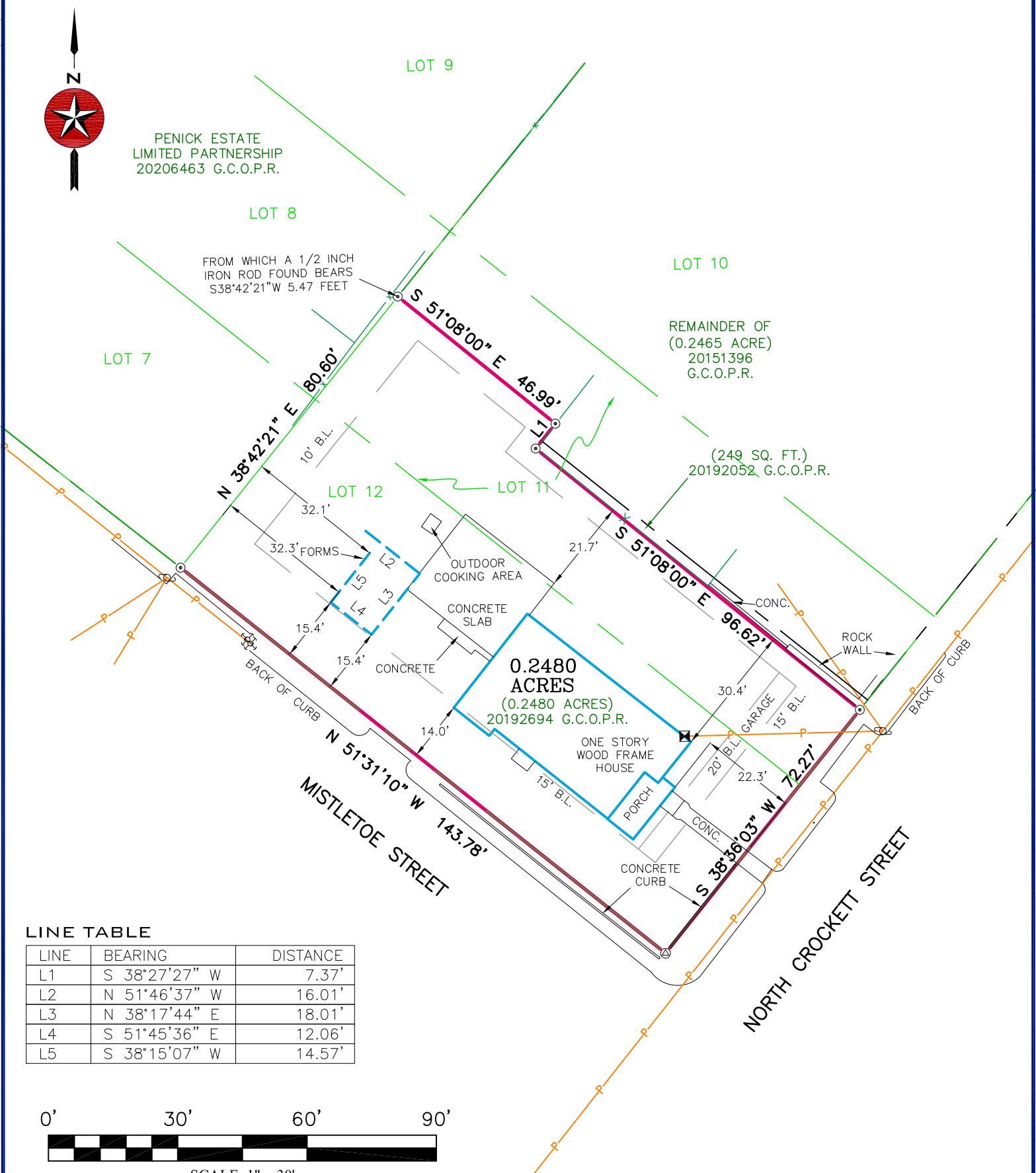
Staff to complete

Application #	22-017	Year Built:	
Eligible for Administrative Approval	___ Yes ___ x No	Zoning:	R2
Historic Review Board Meeting Date	Feb 15, 2022	Application Fee \$10	COA# 475
Survey Rating:	Medium	HRB Fee \$40	paid

Staff Comments regarding Administrative Approval:

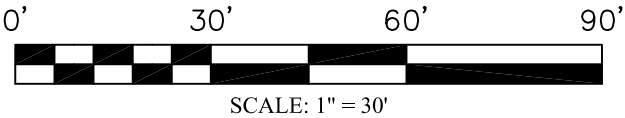
Historic Preservation Officer Signature _____

**Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits
and do not take the place of building permits.**



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 38°27'27" W	7.37'
L2	N 51°46'37" W	16.01'
L3	N 38°17'44" E	18.01'
L4	S 51°45'36" E	12.06'
L5	S 38°15'07" W	14.57'



SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.

LEGEND:

- | | | | |
|--|---|-------------------|----------------|
| BOUNDARY LINE | POINT | PEDESTAL | MAILBOX |
| ADJOINER LINE | 1/2" IRON ROD FOUND | UTILITY POLE | SEWER MANHOLE |
| SURVEY LINE | 1/2" IRON ROD SET | GUY | SEWER CLEANOUT |
| BURIED UTILITY LINE | 3/8" IRON ROD FOUND | ELECTRIC METER | SEPTIC TANK |
| OVERHEAD UTILITY LINE | IRON PIPE FOUND | BURIED CABLE SIGN | WATER WELL |
| FENCE | 120D NAIL FOUND | GAS METER | WATER METER |
| PIPE FENCE CORNER POST FOUND | MAG NAIL FOUND | AIR CONDITIONER | FIRE HYDRANT |
| WOOD FENCE CORNER POST FOUND | W/ WASHER MARKED "SEARCHERS RPLS 6275" | AS MARKED | AS MARKED |
| U.E. - UTILITY EASEMENT | BENCH MARK | | |
| B.L. - BUILDING SETBACK LINE | | | |
| G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS | G.C.O.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS | | |
| G.C.D.R. - GILLESPIE COUNTY DEED RECORDS | G.C.R.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS | | |



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON DECEMBER 09, 2020; NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

JOSH W. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6276

DEC. 11, 2020
DATE

SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG

P.O. Box 528 Mason, TX 76856 | 325-347-7489 | Firm #10193966
P.O. Box 1504 Fredericksburg, TX 78624 | 830-383-1211 | Firm #10194211
www.searcherssls.com

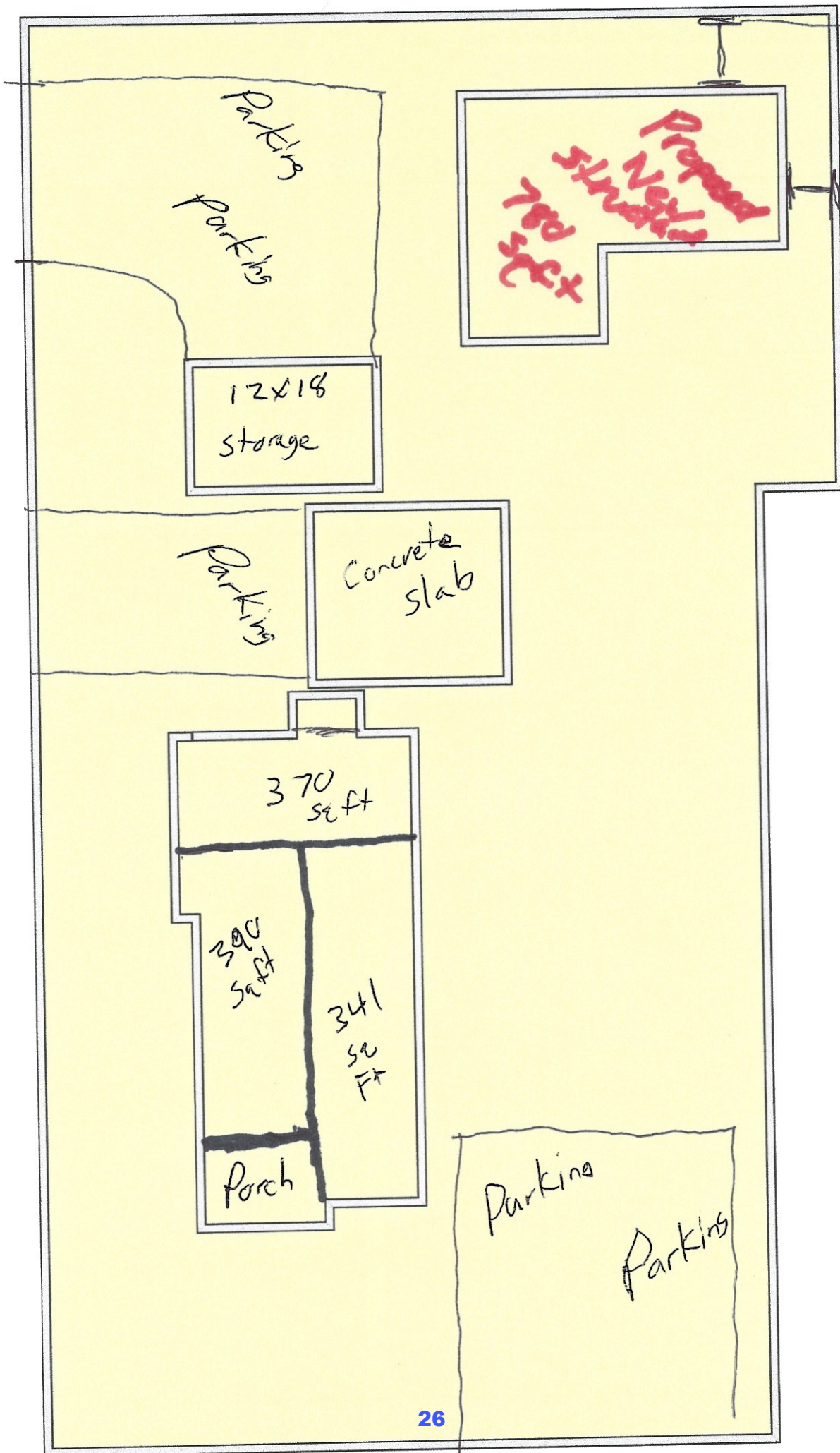
FORM SURVEY

0.2480 ACRES BEING OUT OF LOTS 10, 11, & 12 OF BLOCK 2 OF THE FRED KOENNECKE SUBDIVISION TO THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 30, PAGE 538 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

REFERENCE: GARY WOOD
ADDRESS: 206 N. CROCKETT

JOB NO. 20-4610
REV. 0

DRAWN BY: FAL



10-20 sq ft back
6 ft. for street





View from Mistletoe St









Fredericksburg Historic Review Board
Application Information

Application Number: 22-016
Date: February 15, 2022
Address: 110 E Orchard
Zoning: R2
Owner:
Applicant: Gary Wood
Rating: Medium
Proposal: construct new pergola with fencing and fireplace

Request:

The applicant is requesting a Certificate of Appropriateness to:

1. build 20'x 25' pergola with Douglas Fir and roof standing seam to match existing house roof.

10' tall on carport side slightly sloping north,

6' fir horizontal fencing for privacy around north and east side of pergola.

Also the small fencing existing will be removed and pergola will be tucked back close to the attached storage shed. No trees will be removed.

Relevant Sections of Fredericksburg Historic District Design Guidelines/Standards:

3.4.1 Lot Coverage

Preservation

- (a) Consider maintaining historic-site development patterns for the relevant complex type discussed in *Section 2.3*; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- (d) Appropriate setbacks from the property lines must be consistent with the surrounding context: for new residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block;

High Priority	Medium Priority	Low Pri
Required	Required	Required

(e) 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. (See fig. 3-58.)

High Priority	Medium Priority	Low Priority
Maintain at least a 15-foot setback	Maintain at least a 10-foot setback	Required if visible from the public ROW; maintain at least a 10-foot setback

(h) All accessory buildings, except any accessory dwelling building subject to Section 3.4.1(g) above, shall not exceed 800 sf or 50% of the primary building square footage, whichever is greater.

Staff findings/recommendation

This is a corner lot so the new pergola will be visible from Elm Street. All accessory structures should be 10' behind the main house. The pergola meets other design guidelines and standards.

Case Comments:

Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address 316 W. Orchard St. Date Submitted 1-26-2022
Owner name: Ralf Riddel Phone # 825-370-2206
Owner Address: PO Box A Aspermont TX 79502
Authorized Applicant: Gary Y. Wood Phone # 830-456-7780

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

Applicant E-mail: gywoodhph@hotmail.com

Desired Start Date: Feb. 15th 2022

Desired Completion Date: March 31st 2022

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)

Construct a pergola with a fireplace and concrete slab 25'x20' on the north side of the house, which is in the "back yard." 15' setback will be followed on the east side of property. Fireplace will be on the north side of the pergola, with a 6' privacy fence along the north and east sides of the pergola.

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 # 22-016

Year Built:

Eligible for Administrative Approval ☐ Yes ☒ No

Zoning: R2

Historic Review Board Meeting Date Feb 15, 2022

Application Fee \$10 COA#

Survey Rating: High
Medium

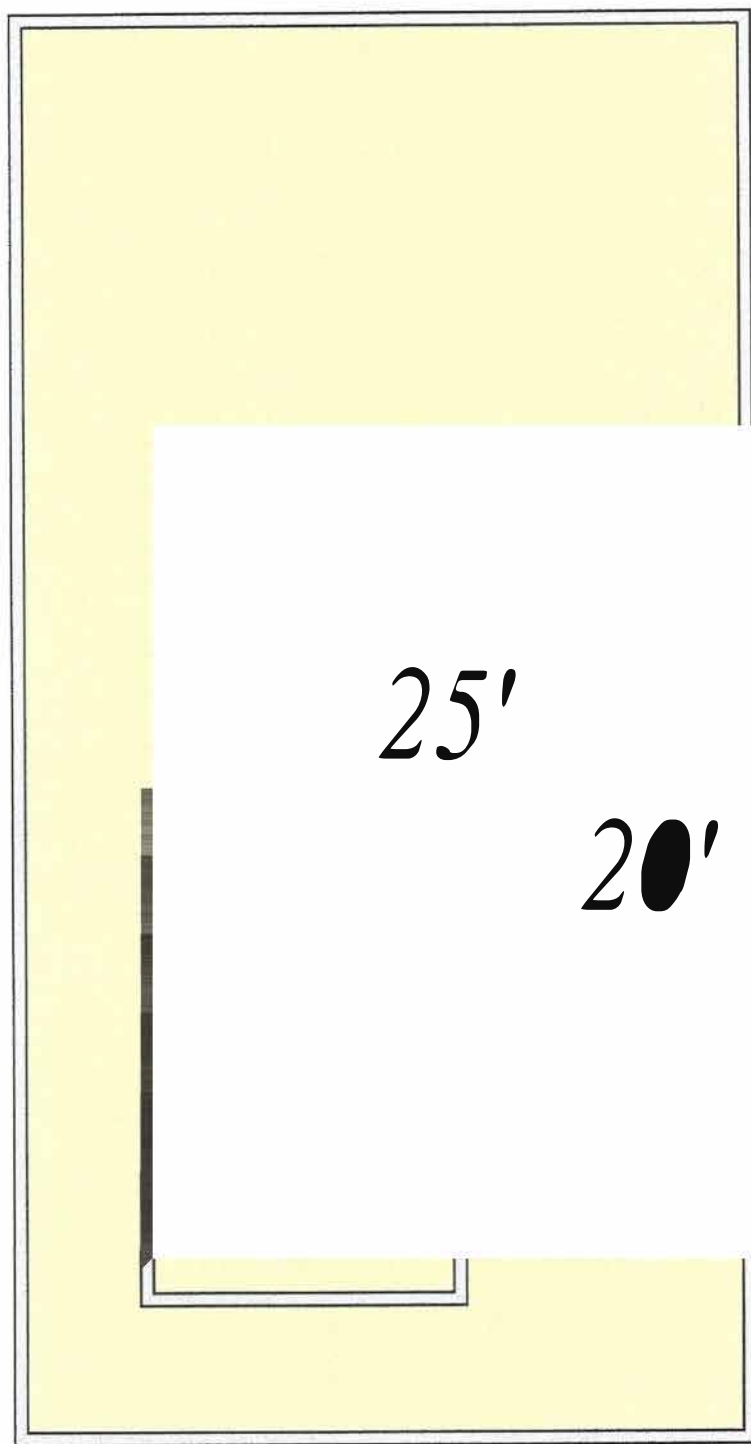
HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.





N. Elm

W. Orchard.



66A

SEC-5

2-12

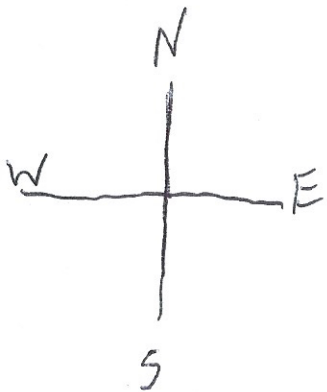
welcome

316

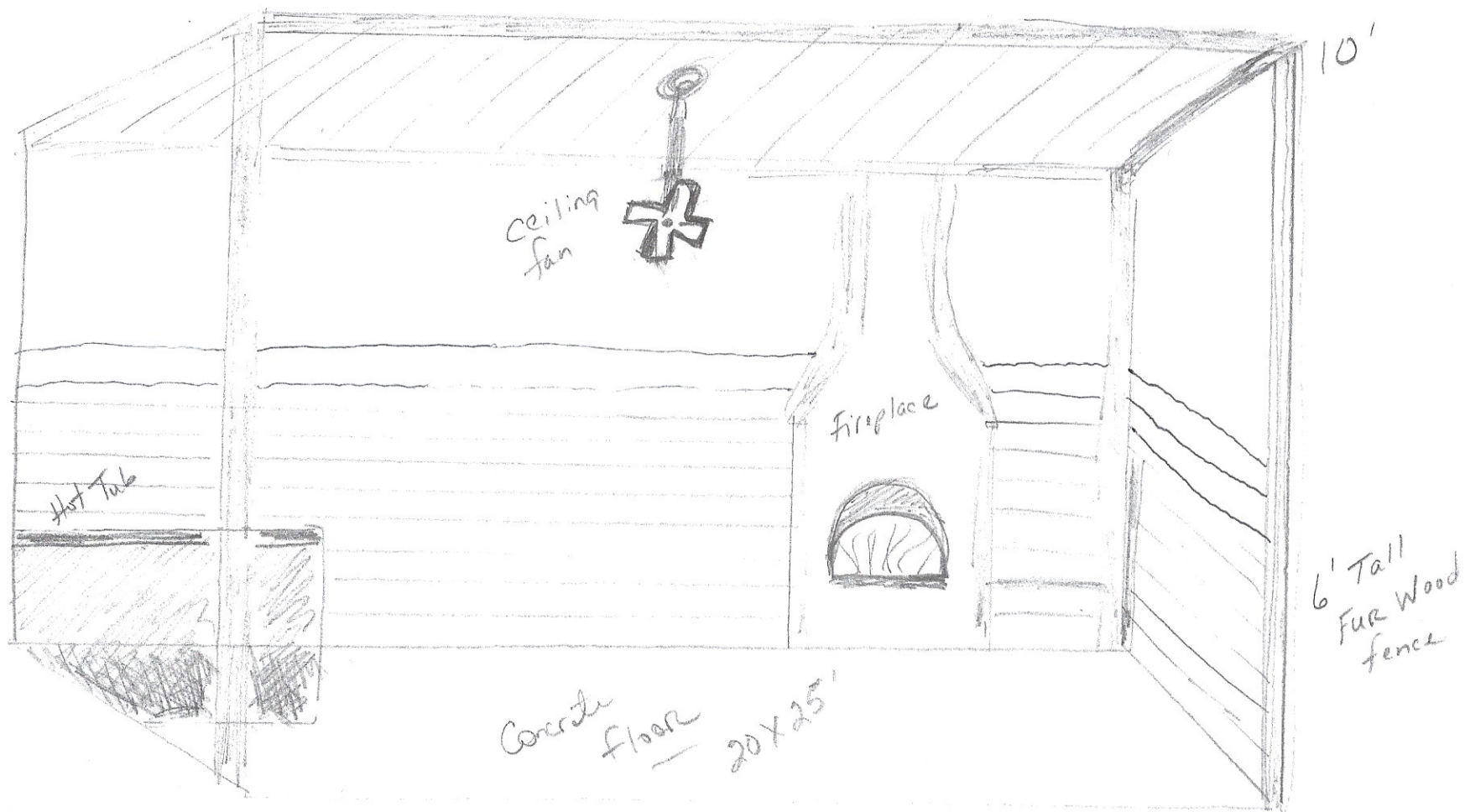








Douglas Fir Wood pergola
w/ Standing seam roof



Fredericksburg Historic Review Board
Application Information

Application Number: 22-013
Date: February 15, 2022
Address: 208 E Centre
Zoning: R1
Owner: Randy & Terri Smith
Applicant: Terri Smith
Rating: Low
Proposal: new front yard 3' fence

Request:

The applicant is requesting:

Approval to:

Intall 3' tall picket fence (4 inch separation of pickets) anchored by rock pillars that will enclose the front of our home per other historic Fredericksburg homes.

Materials to include low profile lighting on pillars and three gates. One front gate at the sidewalk, one on each side as marked.

The pillar rock will be "Chopped Chocolate "to match the rock skit on the house, with cedar pickets being:

Choice 1. Preferred stained dark tan/ lite brown

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

3.2.12 Landscape and Site Features

Alterations

- (b) Do not construct front-yard fences where they were not present historically, unless necessitated by a safety issue or an adjacent noxious use (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Required	Recommended	Recommended

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Staff Recommendation/Findings:

While front yard fences are not generally recommended, this site has a front yard fence on the adjacent corner and neighbor to the east. The proposed design is in keeping with the recommended design as described in FBG Design Guidelines (3.2.12 b, c)



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address 213 E. Travis St. 78624 Date Submitted 2/1/22
Owner name: Rene & Flordelys Santiano Phone # XXXXXXXXXXXXXXXXXX
Owner Address: 213 E. Travis St. Fredericksburg, TX 78624
Authorized Applicant: Matt Guderian - Timber & Stone Builders Phone # XXXXXXXXXXXXXXXXXX

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

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

03/01/2022

11/01/2022

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

The scope of work involves converting the stand alone garage, on this property, into 2 short-term efficiency rentals. Modifications to the exterior consist of the addition of 2 new window openings, removal of existing garage doors, and the addition of new man doors in old garage door openings. Man doors to be custom constructed to look like garage doors. Interior to consist of (2) 1-bed and 1 bath suites. Project objective is to maintain the appearance of the original garage while converting the interior into 2 suites. Original stucco and paint grip roof to be maintained.

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 # 22-018

Year Built:

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning: R2

Historic Review Board Meeting Date 2/15/22

Application Fee \$10 COA# 471

Survey Rating: Medium

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.

Fence for 208 E. Centre Street

We propose to install a 3' tall picket fence (4 inch separation of pickets) anchored by rock pillars that will enclose the front of our home per other historic Fredericksburg homes.

Our home sits very close to Centre St. and only three houses down from busy Llano.

For the safety of children and pets, a fence is a necessity.

Our fence concept is based on the Historic Preservation website's example of the architecture that most closely represents our home (Folk Victorian) Pictures attached.

Materials to include low profile lighting on pillars and three gates. One front gate at the sidewalk, one on each side as marked.

The pillar rock will be "Chopped Chocolate" to match the rock skit on the house, with cedar pickets being:

Choice 1. Preferred stained dark tan/ lite brown

Choice 2. Painted White

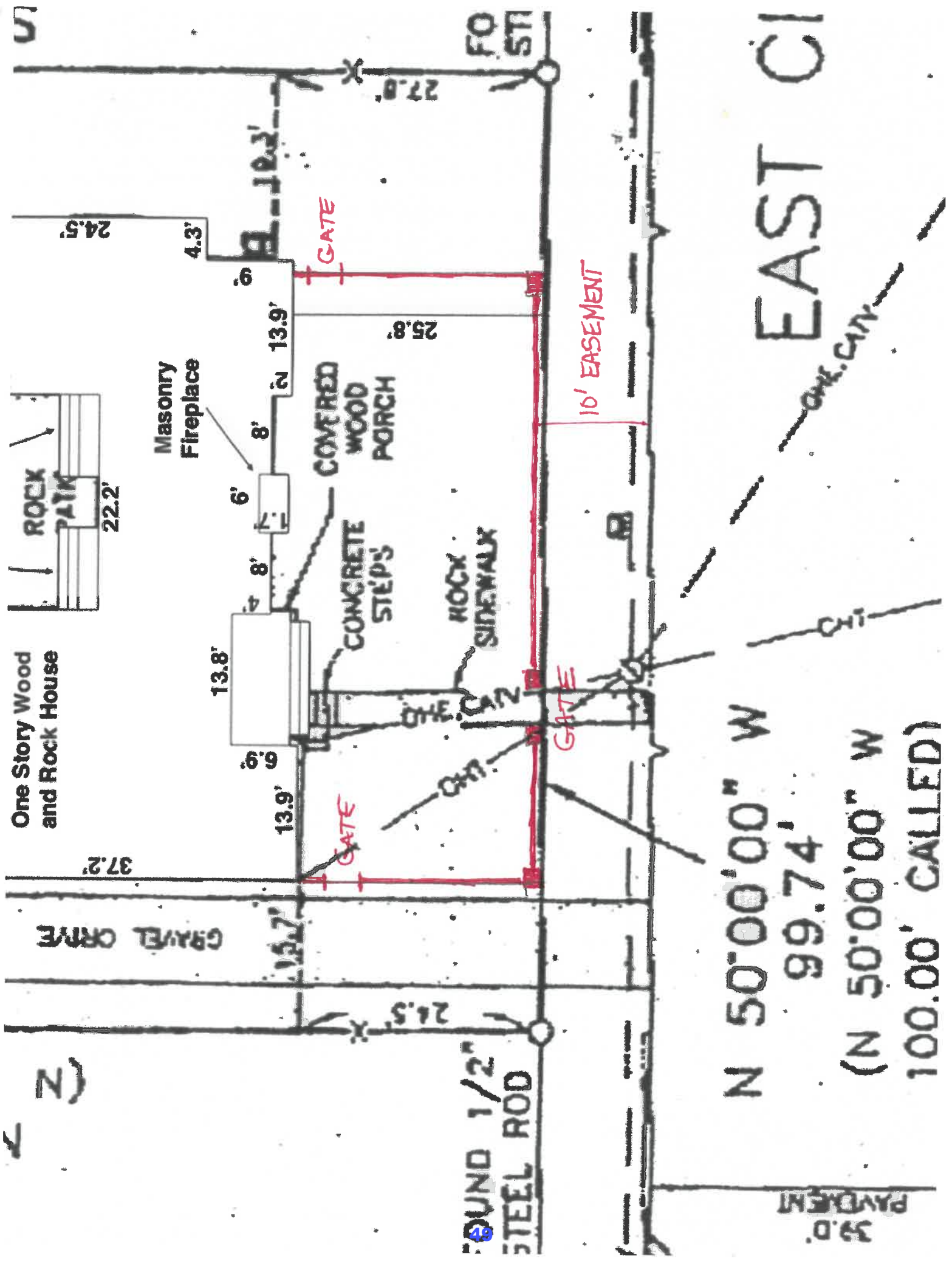


Figure 2-19. Photo of a Folk Victorian house. Source: HHM, 2020.



Figure 2-20. Folk Victorian residence at 910 West Centre Street. Source: HHM 2002 Historic Resources Survey.





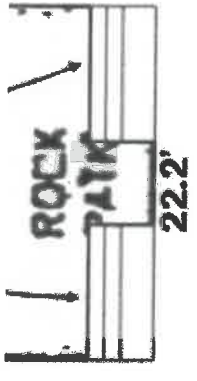
N 50°00'00" W
99.74'
(N 50°00'00" W
100.00' CALLED)

EAST CI

39.0'
PAVEMENT

ROUND 1/2"
STEEL ROD

One Story Wood
and Rock House



Masonry
Fireplace

COVERED
WOOD
PORCH

CONCRETE
STEPS

ROCK
SIDEWALK

10' EASEMENT

GATE

GATE

GATE

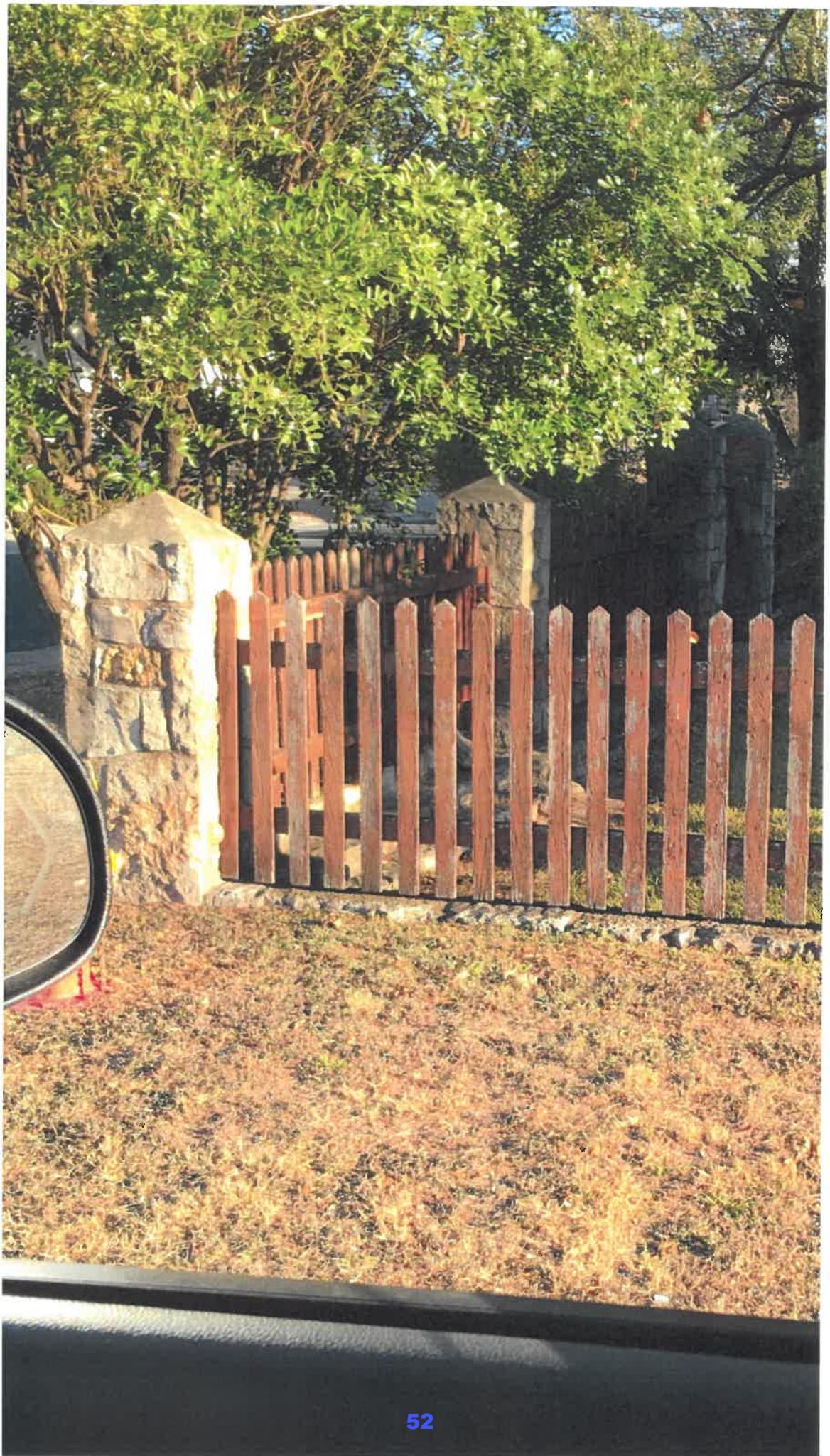
FO ST

GRAVEL CRVE

(N)







Fredericksburg Historic Review Board
Application Information

Application Number: 22-020
Date: February 15, 2022
Address: 706 W Creek
Zoning: R1
Owner: Kip Weinheimer (Der Boden, LLC.)
Applicant: Sport & Country
Rating: Low- Empty Lot
Proposal: construct new primary residence

Request:

The applicant is requesting a Certificate of Appropriateness to:

Build a new single-family residence with two car garage, located on the vacant lot. The design characteristics & material selection of the front portion of the residence, located along W. Creek Street, is inspired by the historic 'hall & parlor' building form. The residence continues from this front mass along the West property line with proportionate & complimentary forms. The materials include limestone which is lighter in nature & includes cream, light grey, & grey/blue faced stone. Additional materials include clear sealed cedar siding & a light color stucco finish

Relevant Sections of Fredericksburg Historic District Design Guidelines/Standards:

3.4.1 Lot Coverage

Preservation

- (a) Avoid removing historic resources or landscape features in order to construct a parking area, new accessory building, or new landscape feature (SOI Standard 2).

High Priority	Medium Priority	Low Priority
Required	Required	Required

Site Layout

- (b) Consider the complex types prevalent among contributing properties on the block based on *Section 2.3*. Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex type(s).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

- (c) Consider maintaining historic-site development patterns for the relevant complex type discussed in *Section 2.3*; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery.

	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- (d) Appropriate setbacks from the property lines must be consistent with the surrounding context: for new residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning. (Refer to the map in *Appendix C*.)

High Priority	Medium Priority	Low Priority
Required	Required	Required

- (e) 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. (See fig. 3-58.)

High Priority	Medium Priority	Low Priority
Maintain at least a 15-foot setback	Maintain at least a 10-foot setback	Required if visible from the public ROW; maintain at least a 10-foot setback

- (f) The maximum lot coverage allowable will not exceed the base zoning. Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines [standard 3.4.1(d)] and setbacks from historic primary buildings on the property [standard 3.4.1(e)].

High Priority	Medium Priority	Low Priority
Required	Required	Required

- (g) In areas zoned R1 and R2, the footprint of any single accessory dwelling building (commonly referred to as “Accessory Dwelling Unit” or “ADU”) shall not cover a larger footprint of the lot than the primary building. (See zoning map in *Appendix C*.)

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Service Areas and Parking

- (i) Locate service areas at 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.

High Priority	Medium Priority	Low Priority
Required	Required	Required

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

3.4.2.1. New Residential Construction

(a) Follow residential guidelines for all new construction within historically residential sections of the historic district, regardless of use or zoning. (Refer to the map in *Appendix C*.)

(d) Protect large trees and other significant landscape features from damage during construction, as well as delayed damage due to root compaction or chemical spills during construction activities.

Orientation

(e) New construction must have the same street-front orientation as the contributing buildings on the same block.

Setbacks

(f) Appropriate setbacks must be consistent with the surrounding context: front- and side-yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; this may allow setbacks that are deeper or shallower than the base zoning.

Height and Massing

(g) Appropriate heights for new infill construction depend on the surrounding context at the front of the new building; however, new buildings may gain height toward the back: if more than 50 percent of the contributing resources on the block are two-stories, then the front portion of the new construction may rise to two stories; if less than 50 percent, then front must be one story and any two-story portion must be set back 15 feet behind the front wall (excluding the porch). Heights are measured from the grade plane to the mid point on the roof.

(h) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings.

(i) New construction must have floor-to-floor heights similar to those on contributing buildings on the block (within 3 feet of the tallest floor-to-floor heights found on a contributing building on the block).

Design

(k) Front porches are recommended on new primary residential buildings; recommended front porch dimensions are at least 6 feet deep, with an area of at least 60 square feet.

- (l) Design new buildings to be compatible with the historic building but differentiated enough so that they communicate their actual date of construction and do not create a false sense of history.
- (m) Balance compatibility with differentiation among the following aspects of the new building's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette (as shown in *Appendix G.6*).
- (n) Avoid using a historical style not found among the contributing main houses in the district.
- (o) Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have a contemporary roof form, fenestration pattern, and style, if it maintains a compatible footprint shape, materials, and color palette (as shown in *Appendix G.6*).
- (p) Exterior walls, roof features, and window/door openings should authentically communicate the structural system of the new construction. Application of false structural elements is discouraged. The size and placement of window and door openings should accurately correspond to the bays of the structural system. Lintels should reflect the structural system.
- (q) Revealing structural elements—like true load-bearing posts and beams—is encouraged.

Materials

- (r) The palette of materials for new residential construction should not use more than two different primary siding materials; a third material may be added if used for trim only.
- (s) Modern materials, such as fiber-cement siding, are appropriate for residential buildings, provided that the overall design balances compatibility with differentiation.
- (t) If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using true load-bearing masonry walls with stone, brick, or stucco is also encouraged.

Staff findings/recommendation

Lot coverage and orientation: The lot measures 45' x 200' and is narrower than traditional lots in the historic district, requiring the structure to be narrow and deep. The neighboring structures on this block have 30' setbacks, this is proposed at 25' (zoning minimum) and is within the 5' difference allowed by the Standards. meaning it takes up the majority of the width of the lot. (See Design Guidelines Section 3.4.1 Lot Coverage and 3.4.2.1 New Construction above)

Design & Materials: the design of the proposed new structures meets the design standards for materials, differentiation/compatibility of style and form with a front porch and traditional design features as cited above. The garage is located at the rear of the property and will not be visible from the street. The single story, limestone and stucco house is appropriate for this block. Staff recommends approval. This recommendation is in

keeping with Fredericksburg Historic District Design Guidelines/Standards.(See 3.4.2.1 New Constuction above)



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address 213 E. Travis St. 78624 Date Submitted 2/1/22
Owner name: Rene & Flordelys Santiano Phone #
Owner Address: 213 E. Travis St. Fredericksburg, TX 78624
Authorized Applicant: Matt Guderian - Timber & Stone Builders 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: 03/01/2022

Desired Completion Date: 11/01/2022

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

The scope of work involves converting the stand alone garage, on this property, into 2 short-term efficiency rentals. Modifications to the exterior consist of the addition of 2 new window openings, removal of existing garage doors, and the addition of new man doors in old garage door openings. Man doors to be custom constructed to look like garage doors. Interior to consist of (2) 1-bed and 1 bath suites. Project objective is to maintain the appearance of the original garage while converting the interior into 2 suites. Original stucco and paint grip roof to be maintained.

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 # 22-018

Year Built:

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning: R2

Historic Review Board Meeting Date 2/15/22

Application Fee \$10 COA#

Survey Rating: Medium

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature

Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.



TRUE
NORTH

01 SITE PLAN

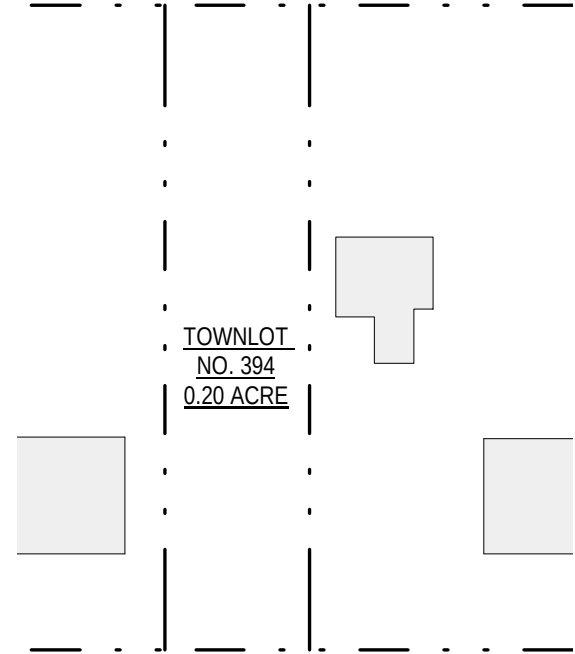
SCALE: 1" = 20'-0"



SPORT&COUNTRY



EXHIBIT #1 - 706 WEST CREEK STREET



#2

#1

#3

#4

EXISTING SITE



EXHIBIT #2 - NEIGHBORING RESIDENCE - WEST



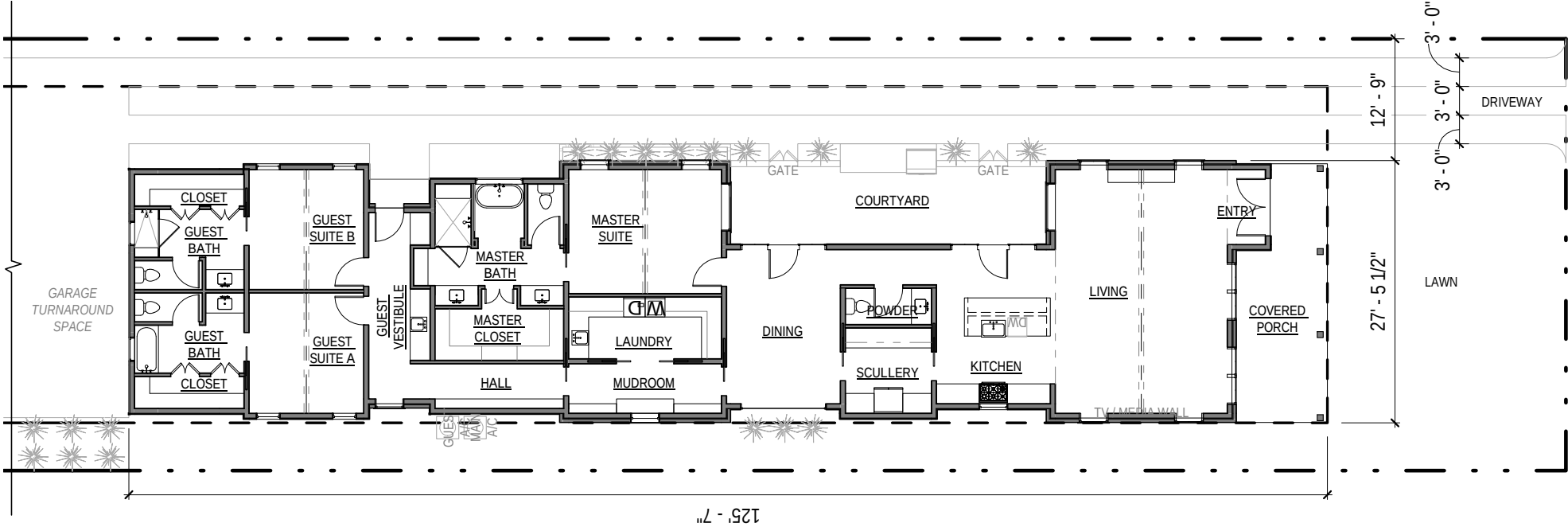
EXHIBIT #3 - NEIGHBORING RESIDENCE - EAST



EXHIBIT #4 - NEIGHBORING RESIDENCE - EAST



SPORT&COUNTRY



01 OVERALL FLOOR PLAN

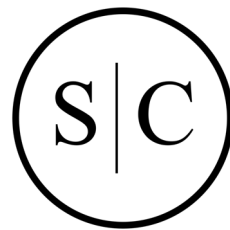
SCALE: 1/16" = 1'-0"



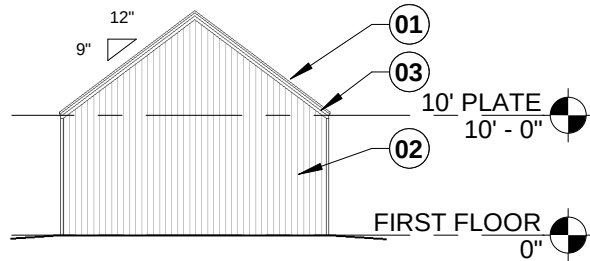
TRUE
NORTH

GARAGE - ELEVATION NOTES

- 01 FLAT PAN STANDING SEAM METAL ROOF, TYPICAL
- 02 VERTICAL CEDAR WOOD LAP SIDING.
- 03 LAYERED FASCIA BOARDS. PAINT TO MATCH ADJACENT EXTERIOR FINISH. TYPICAL.
- 04 TIMBER FRAMED AWNING AT GARAGE MAN DOOR WITH TONGUE AND GROOVE PANELS AND 24 GA. STANDING SEAM METAL ROOF. METAL ROOF PANELS TO MATCH ROOF OF THE RESIDENCE.
- 05 OVERHEAD GARAGE DOOR WITH WOOD-LOOK PANELING.

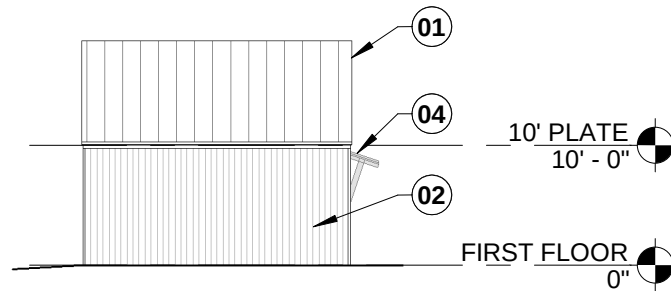


SPORT & COUNTRY



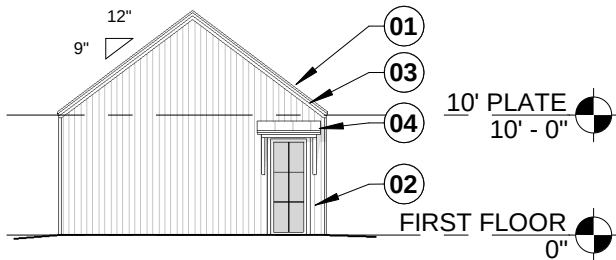
05 GARAGE - EAST ELEVATION

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



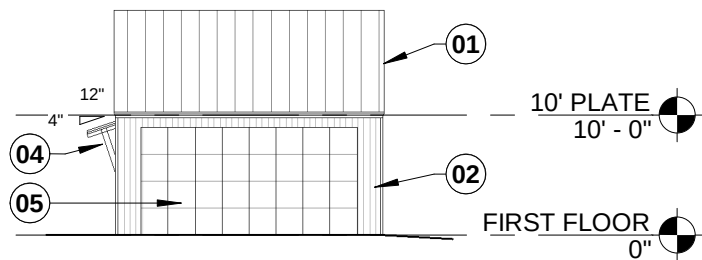
03 GARAGE - NORTH ELEVATION

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



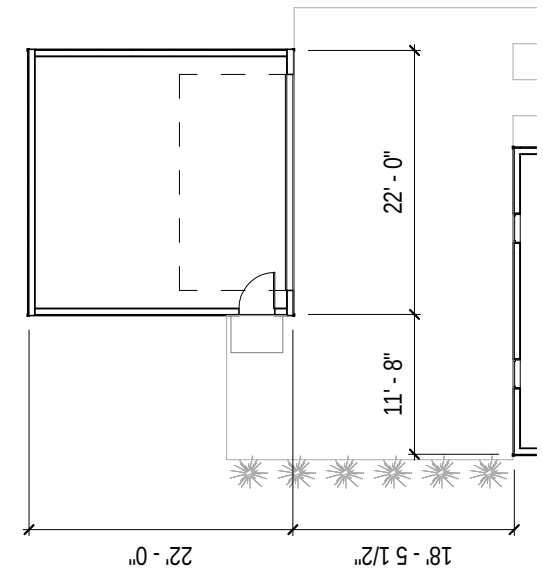
04 GARAGE - WEST ELEVATION

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



02 GARAGE - SOUTH ELEVATION

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



01 GARAGE PLAN

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



TRUE
NORTH

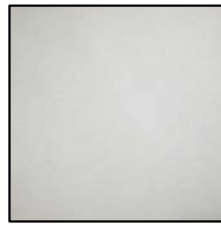
MATERIAL LEGEND



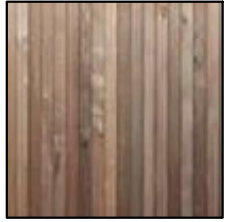
METAL ROOF - DEEP CHARCOAL
(FLAT PAN STANDING SEAM)



STONE VENEER
CREAM, LIGHT GREY, BLUE/GREY



STUCCO - LIGHT CREAM
(INTEGRAL COLOR)



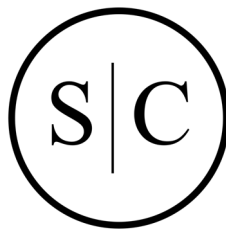
CEDAR SIDING - CLEAR SEAL
(VERTICAL ORIENTATION)



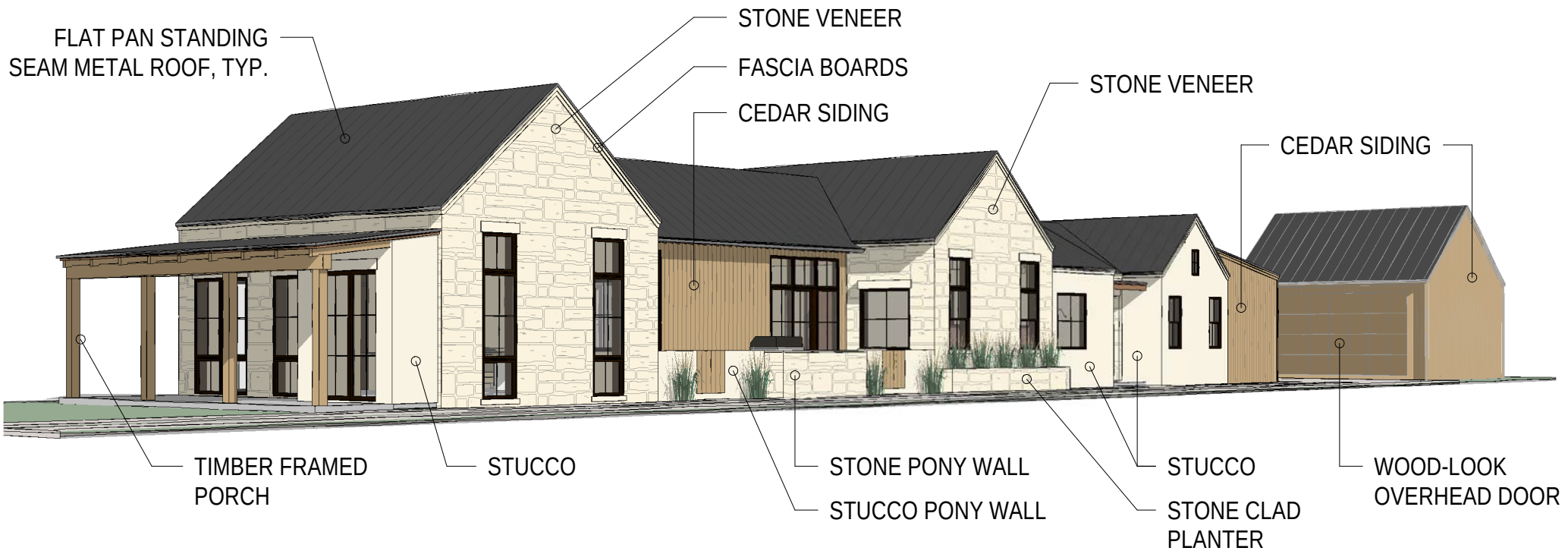
WINDOW / DOOR FRAMES
(ANODIZED BRONZE ALUMINUM)



TIMBERS
(LOCATION: FRONT PORCH)



SPORT&COUNTRY



MATERIAL LEGEND



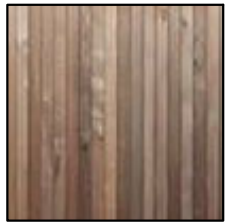
METAL ROOF - DEEP CHARCOAL
(FLAT PAN STANDING SEAM)



STONE VENEER
CREAM, LIGHT GREY, BLUE/GREY



STUCCO - LIGHT CREAM
(INTEGRAL COLOR)



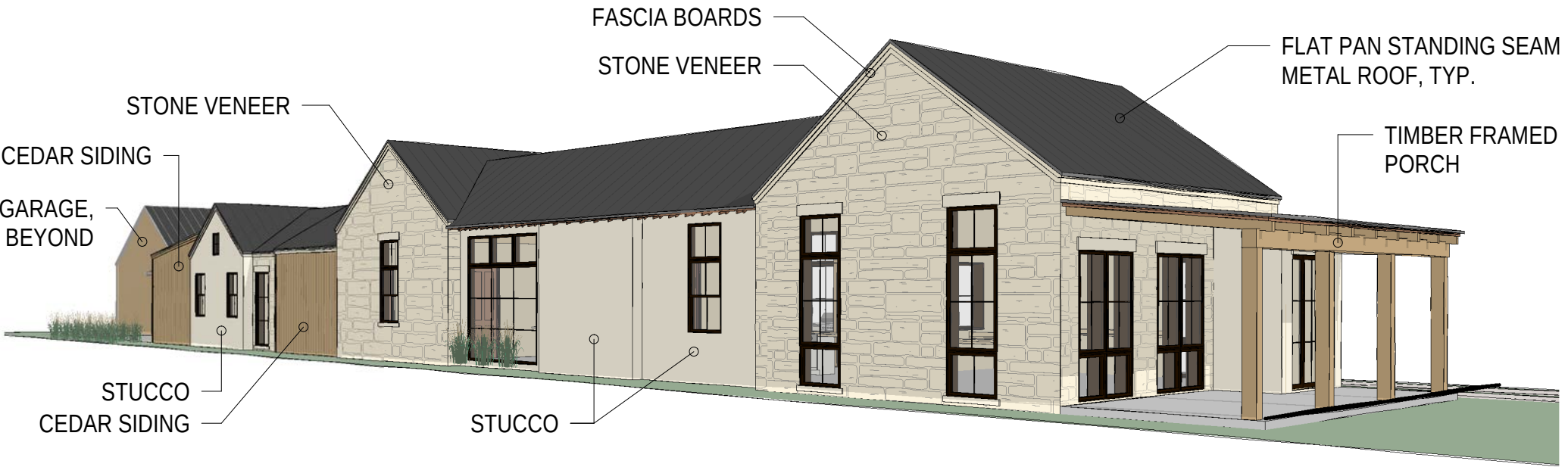
CEDAR SIDING - CLEAR SEAL
(VERTICAL ORIENTATION)



WINDOW / DOOR FRAMES
(ANODIZED BRONZE ALUMINUM)

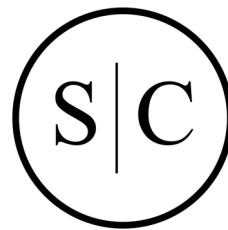


TIMBERS
(LOCATION: FRONT PORCH)

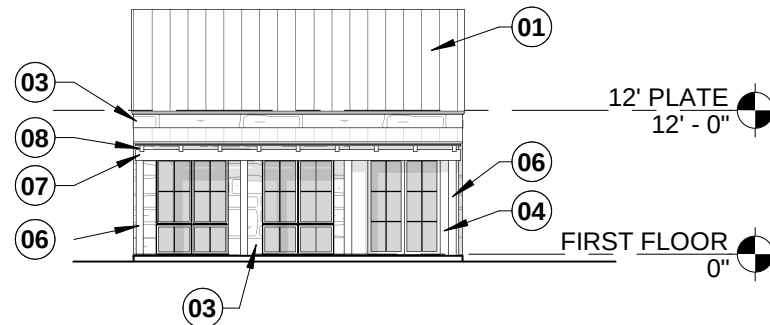


ELEVATION NOTES

- 01 FLAT PAN STANDING SEAM METAL ROOF, TYPICAL.
- 02 VERTICAL CEDAR WOOD LAP SIDING.
- 03 LIMESTONE VENEER IN 4", 8" & 12" HEIGHTS.
MORTAR JOINTS NOT TO EXCEED 1/2".
- 04 SMOOTH TEXTURE STUCCO WITH INTEGRAL COLOR.
- 05 LAYERED FASCIA BOARDS. PAINT TO MATCH
ADJACENT EXTERIOR FINISH. TYPICAL.
- 06 8x10 TIMBER POST, TYPICAL.
- 07 8x10 TIMBER BEAM.
- 08 EXPOSED 4x6 TIMBER RAFTERS.
- 09 STUCCO CLAD PONY WALL.
- 10 TIMBER CLAD GATE AT COURTYARD.
- 11 LIMESTONE PLANTER BOX.
- 12 TIMBER FRAMED AWNING AT SIDE ENTRY ALCOVE.
- 13 EXPOSED RAFTER TAILS.
- 14 2x6 TONGUE AND GROOVE PANELS LOCATED
ABOVE THE RAFTER TAILS.
- 15 LIMESTONE CLAD PONY WALL.
- 16 HALF-ROUND GUTTER AT COURTYARD ONLY.
- 17 LUEDERS HEADER, TYPICAL. COLOR TO MATCH
ADJACENT STONE VENEER.
- 18 LUEDERS SILL, TYPICAL. COLOR TO MATCH
ADJACENT STONE VENEER.

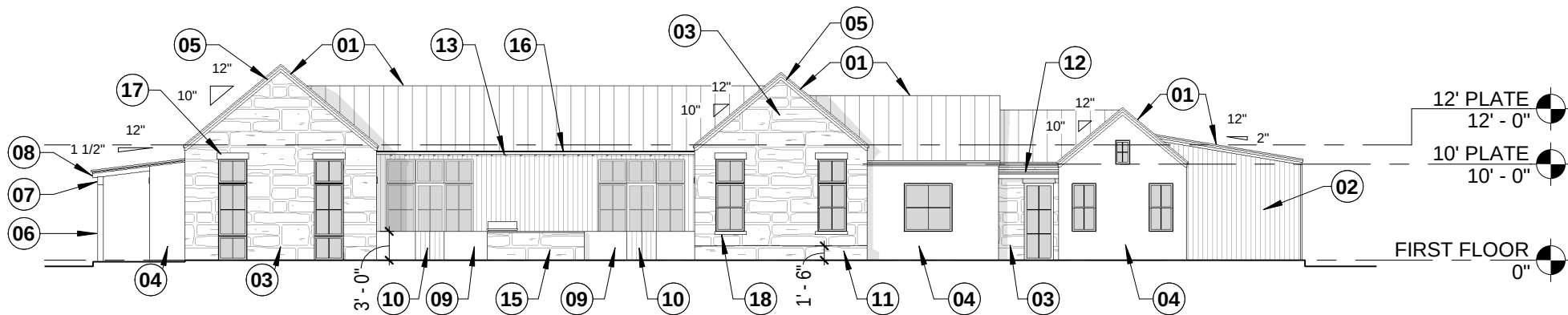


SPORT & COUNTRY



02 SOUTH ELEVATION

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

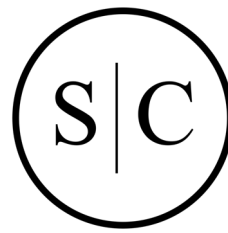


01 EAST ELEVATION

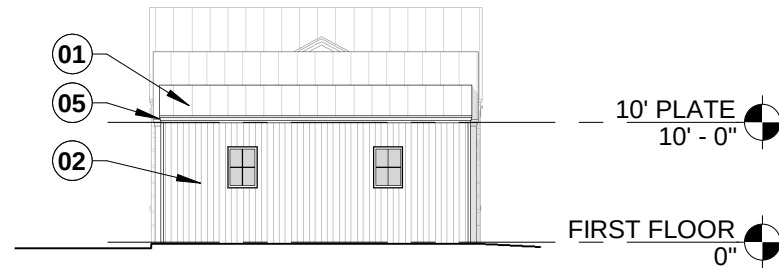
SCALE: 1/16" = 1'-0"

ELEVATION NOTES

- 01 FLAT PAN STANDING SEAM METAL ROOF, TYPICAL.
- 02 VERTICAL CEDAR WOOD LAP SIDING.
- 03 LIMESTONE VENEER IN 4", 8" & 12" HEIGHTS. MORTAR JOINTS NOT TO EXCEED 1/2".
- 04 SMOOTH TEXTURE STUCCO WITH INTEGRAL COLOR.
- 05 LAYERED FASCIA BOARDS. PAINT TO MATCH ADJACENT EXTERIOR FINISH. TYPICAL.
- 06 8x10 TIMBER POST, TYPICAL.
- 07 8x10 TIMBER BEAM.
- 08 EXPOSED 4x6 TIMBER RAFTERS.
- 09 STUCCO CLAD PONY WALL.
- 10 TIMBER CLAD GATE AT COURTYARD.
- 11 LIMESTONE PLANTER BOX.
- 12 TIMBER FRAMED AWNING AT SIDE ENTRY ALCOVE.
- 13 EXPOSED RAFTER TAILS.
- 14 2x6 TONGUE AND GROOVE PANELS LOCATED ABOVE THE RAFTER TAILS.
- 15 LIMESTONE CLAD PONY WALL.
- 16 HALF-ROUND GUTTER AT COURTYARD ONLY.
- 17 LUEDERS HEADER, TYPICAL. COLOR TO MATCH ADJACENT STONE VENEER.
- 18 LUEDERS SILL, TYPICAL. COLOR TO MATCH ADJACENT STONE VENEER.

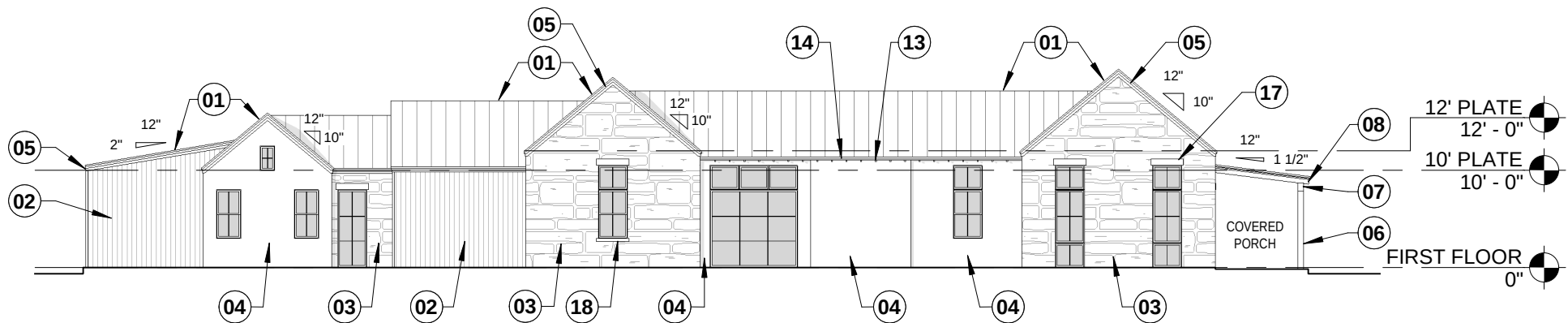


SPORT & COUNTRY



02 NORTH ELEVATION

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



01 WEST ELEVATION

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

Fredericksburg Historic Review Board
Application Information

Application Number: 22-019
Date: February 15, 2022
Address: 503 W San Antonio
Zoning: R2
Owner: Zamora & Bruchaud Callis
Applicant: William Longoria
Rating: Low
Proposal: construct 1 new house behind existing house

Request:

The applicant is requesting a Certificate of Appropriateness to:

1. A new one story house measuring 40 ft by 72 ft 8 in. (As per drawing A2) made of 8" lap siding with 1" gap, in the color "Ice cube". The front lower portion will be brick painted the same color as the body, so as to reflect design of historic home. The roof can match existing shingles on historic home or can be Galvalume standing seam. The trim will be the color "peppercorn".

Relevant Sections of Fredericksburg Historic District Design Guidelines/Standards:

3.4.1 Lot Coverage

Preservation

- (a) Avoid removing historic resources or landscape features in order to construct a parking area, new accessory building, or new landscape feature (SOI Standard 2).

High Priority	Medium Priority	Low Priority
Required	Required	Required

Site Layout

- (b) Consider the complex types prevalent among contributing properties on the block based on *Section 2.3*. Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex type(s).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

- (c) Consider maintaining historic-site development patterns for the relevant complex type discussed in *Section 2.3*; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- (d) Appropriate setbacks from the property lines must be consistent with the surrounding context: for new residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning. (Refer to the map in *Appendix C*.)

High Priority	Medium Priority	Low Priority
Required	Required	Required

- (e) 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. (See fig. 3-58.)

High Priority	Medium Priority	Low Priority
Maintain at least a 15-foot setback	Maintain at least a 10-foot setback	Required if visible from the public ROW; maintain at least a 10-foot setback

- (f) The maximum lot coverage allowable will not exceed the base zoning. Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines [standard 3.4.1(d)] and setbacks from historic primary buildings on the property [standard 3.4.1(e)].

High Priority	Medium Priority	Low Priority
Required	Required	Required

- (g) In areas zoned R1 and R2, the footprint of any single accessory dwelling building (commonly referred to as “Accessory Dwelling Unit” or “ADU”) shall not cover a larger footprint of the lot than the primary building. (See zoning map in *Appendix C*.)

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Service Areas and Parking

- (i) Locate service areas at 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.

High Priority	Medium Priority	Low Priority
Required	Required	Required

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

3.4.2.1. New Residential Construction

(a) Follow residential guidelines for all new construction within historically residential sections of the historic district, regardless of use or zoning. (Refer to the map in *Appendix C*.)

(d) Protect large trees and other significant landscape features from damage during construction, as well as delayed damage due to root compaction or chemical spills during construction activities.

Orientation

(e) New construction must have the same street-front orientation as the contributing buildings on the same block.

Setbacks

(f) Appropriate setbacks must be consistent with the surrounding context: front- and side-yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; this may allow setbacks that are deeper or shallower than the base zoning.

Height and Massing

(g) Appropriate heights for new infill construction depend on the surrounding context at the front of the new building; however, new buildings may gain height toward the back: if more than 50 percent of the contributing resources on the block are two-stories, then the front portion of the new construction may rise to two stories; if less than 50 percent, then front must be one story and any two-story portion must be set back 15 feet behind the front wall (excluding the porch). Heights are measured from the grade plane to the mid point on the roof.

(h) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings.

(i) New construction must have floor-to-floor heights similar to those on contributing buildings on the block (within 3 feet of the tallest floor-to-floor heights found on a contributing building on the block).

Design

(k) Front porches are recommended on new primary residential buildings; recommended front porch dimensions are at least 6 feet deep, with an area of at least 60 square feet.

- (l) Design new buildings to be compatible with the historic building but differentiated enough so that they communicate their actual date of construction and do not create a false sense of history.
- (m) Balance compatibility with differentiation among the following aspects of the new building's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette (as shown in *Appendix G.6*).
- (n) Avoid using a historical style not found among the contributing main houses in the district.
- (o) Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have a contemporary roof form, fenestration pattern, and style, if it maintains a compatible footprint shape, materials, and color palette (as shown in *Appendix G.6*).
- (p) Exterior walls, roof features, and window/door openings should authentically communicate the structural system of the new construction. Application of false structural elements is discouraged. The size and placement of window and door openings should accurately correspond to the bays of the structural system. Lintels should reflect the structural system.
- (q) Revealing structural elements—like true load-bearing posts and beams—is encouraged.

Materials

- (r) The palette of materials for new residential construction should not use more than two different primary siding materials; a third material may be added if used for trim only.
- (s) Modern materials, such as fiber-cement siding, are appropriate for residential buildings, provided that the overall design balances compatibility with differentiation.
- (t) If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using true load-bearing masonry walls with stone, brick, or stucco is also encouraged.

Staff findings/recommendation

1. The proposed new residence is significantly larger than the existing main house (3.4.1.g). The development pattern with a large house in the rear and smaller house in the front is atypical (3.4.1.c.d.& e). The proposed parking lot will need to be screened. Staff recommends the house be scaled down. This recommendation is in keeping with Fredericksburg Historic District Design Guidelines/Standards listed above.



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

Subject Property Address 503 West San Antonio St. _____ Date Submitted 2/1/22 _____

Owner name: Zemora Callis _____ Phone # ~~210-273-9121~~ ~~210-273-9121~~ _____

Owner Address: 12110 Upton Park San Antonio TX, 78253 _____

Authorized Applicant: Zemora Callis _____ Phone # ~~201-273-9121~~ ~~201-273-9121~~ _____

Applicant certifies that he/she is the Owner or duly authorized agent for

the owner of the property. Applicant E-mail: Zemora.Callis@jan-pro.com

Desired Start Date: 3/1/22

Desired Completion Date: 3/1/22

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)

Our desire is to add a larger home to the rear of our existing home in order to accommodate the growing needs of our family which has grown since the purchase of the property. The primary focus will be to harmonize the additional home with the neighborhood and town and not draw undue attention to it.

color photographs site plan

Attach supporting documentation in jpeg or pdf:
paint color

elevations & floorplans material specifications. Applications are incomplete without sufficient documentation.

S t a f f t o c o m p l e t e _____

Application # 22-019 _____

Staff Comments regarding Administrative Approval:
Year Built: _____

Eligible for Administrative Approval ☐ Yes ☒ No Zoning: R2 _____

Historic Review Board Meeting Date 2-15-22 _____ Application Fee \$10 COA# HRB Fee \$40 paid

Survey Rating: low

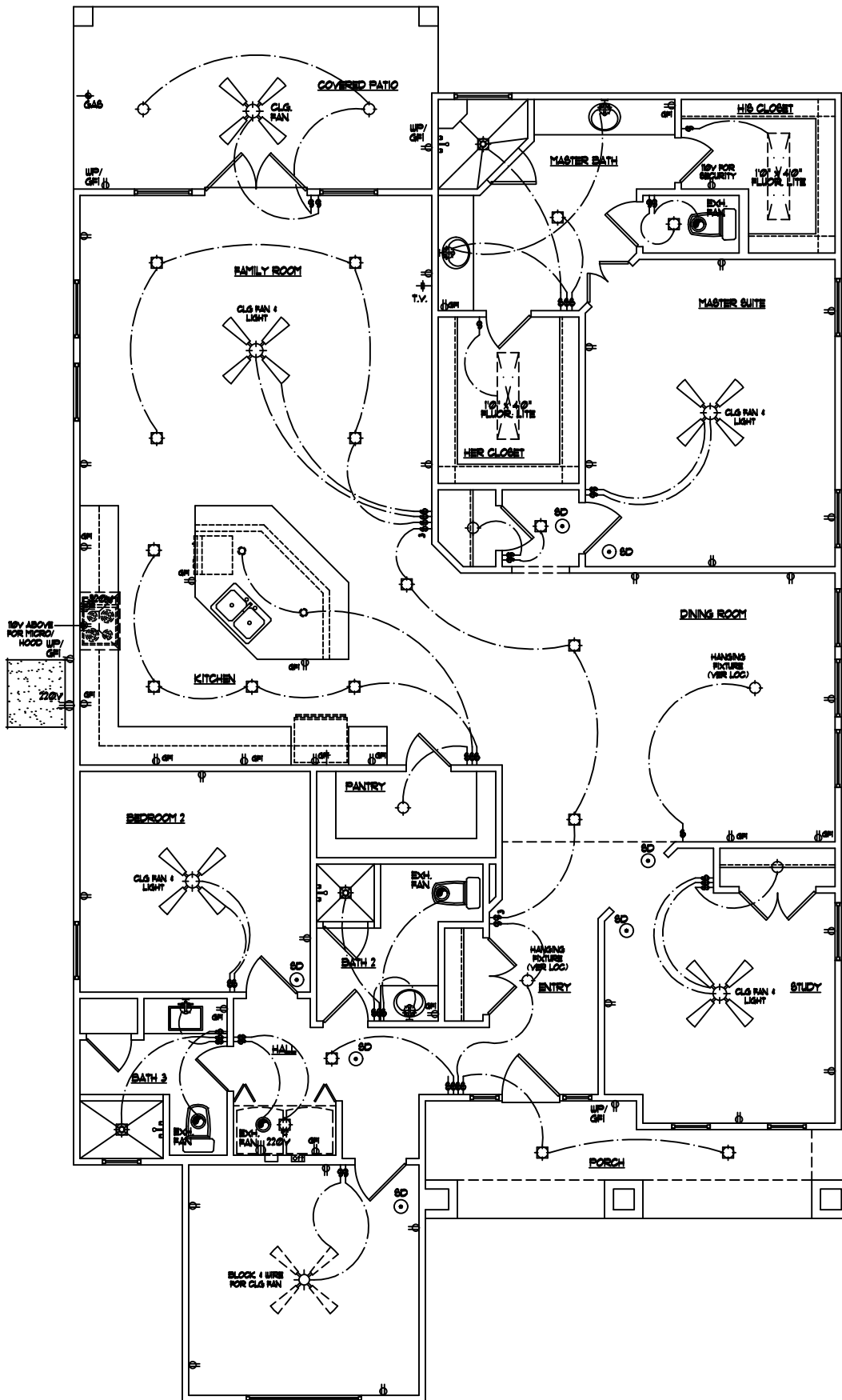
Historic Preservation Officer Signature _____

**Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits
and do not take the place of building permits.**





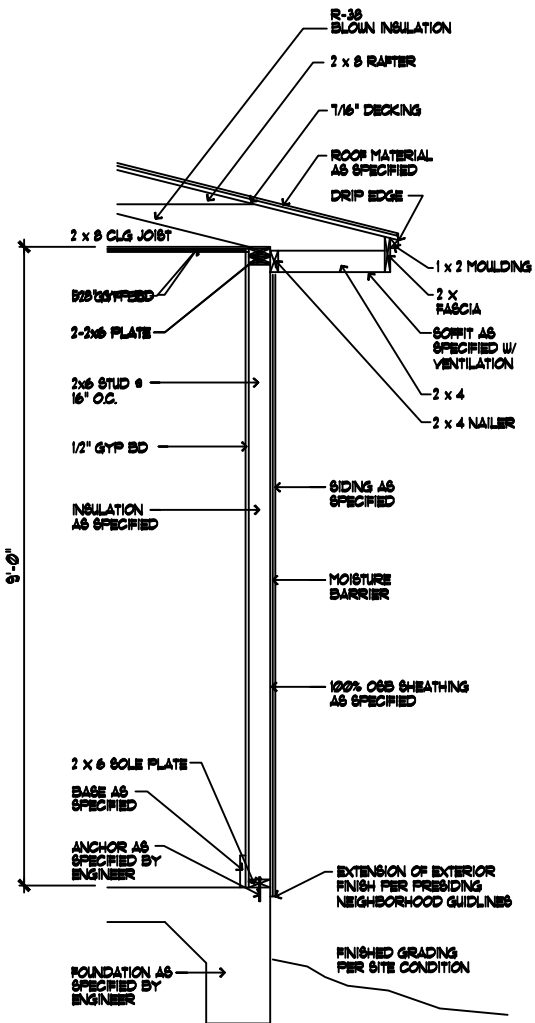




2 Electrical Plan
SCALE: 1/4"=1'-0"

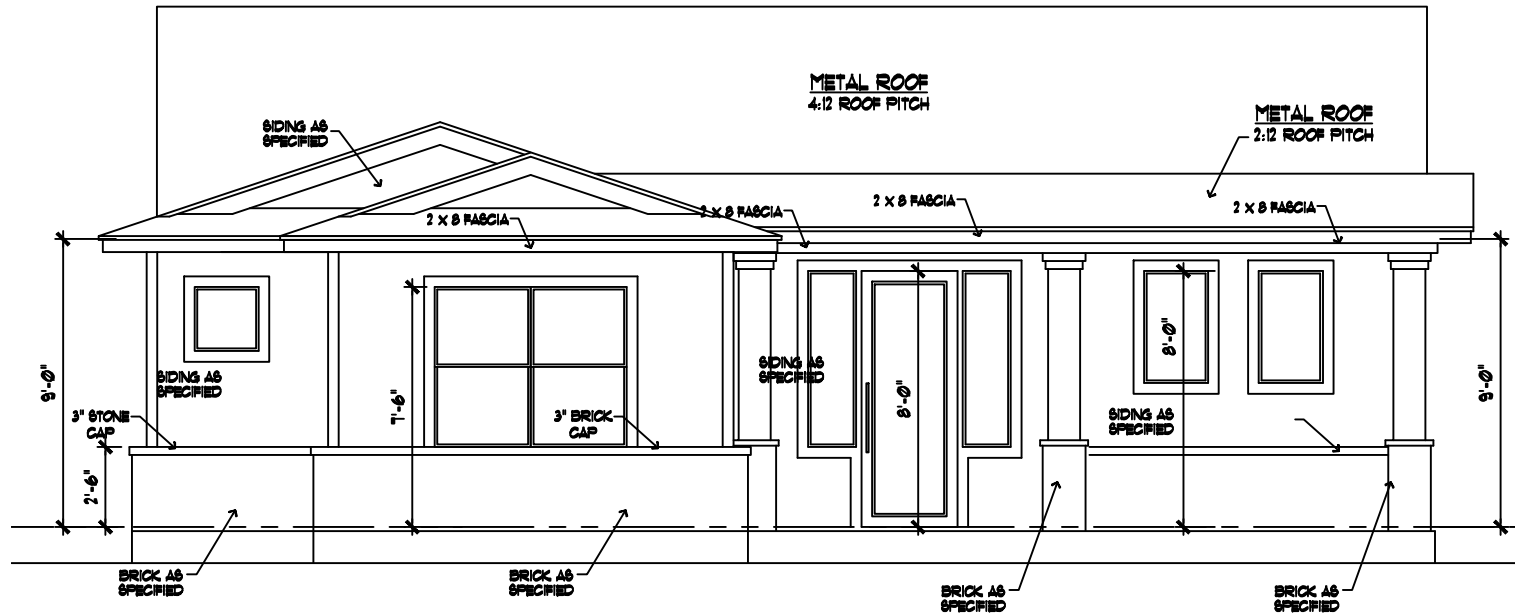
A CUSTOM RESIDENCE FOR 503 WEST SAN ANTONIO STREET
MR & MRS LOT - 374
CITY OF FREDERICKSBURG
GILLESPIE COUNTY, TEXAS
78264

CALLIS



Siding Wall Section

SCALE: 1/4"=1'-0"

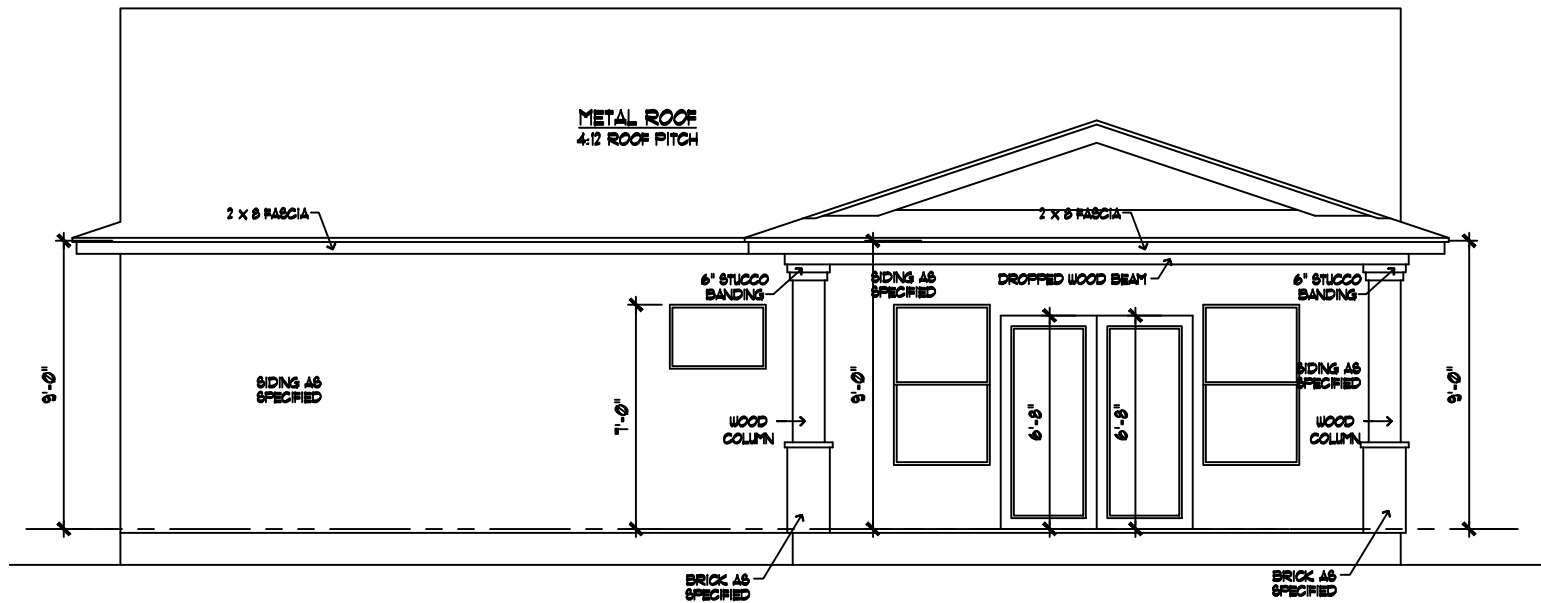


1 Front Elevation

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

A CUSTOM RESIDENCE FOR
 MR & MRS
CALLIS

503 WEST SAN ANTONIO STREET
 LOT - 374
 CITY OF FREDERICKSBURG
 GILLESPIE COUNTY, TEXAS
 78264



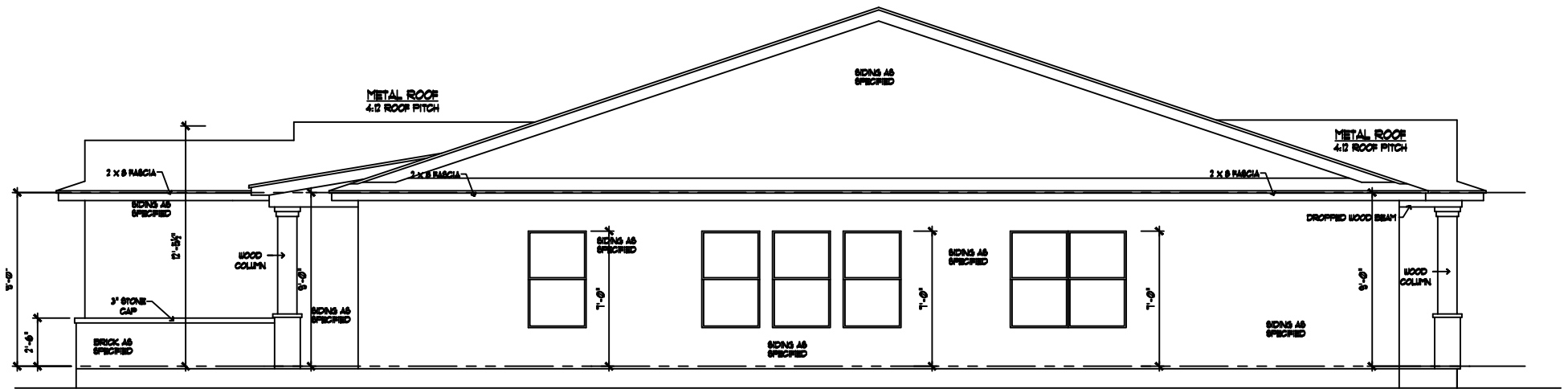
2 Rear Elevation
SCALE: 3/16"=1'-0"

A CUSTOM RESIDENCE FOR
MR & MRS

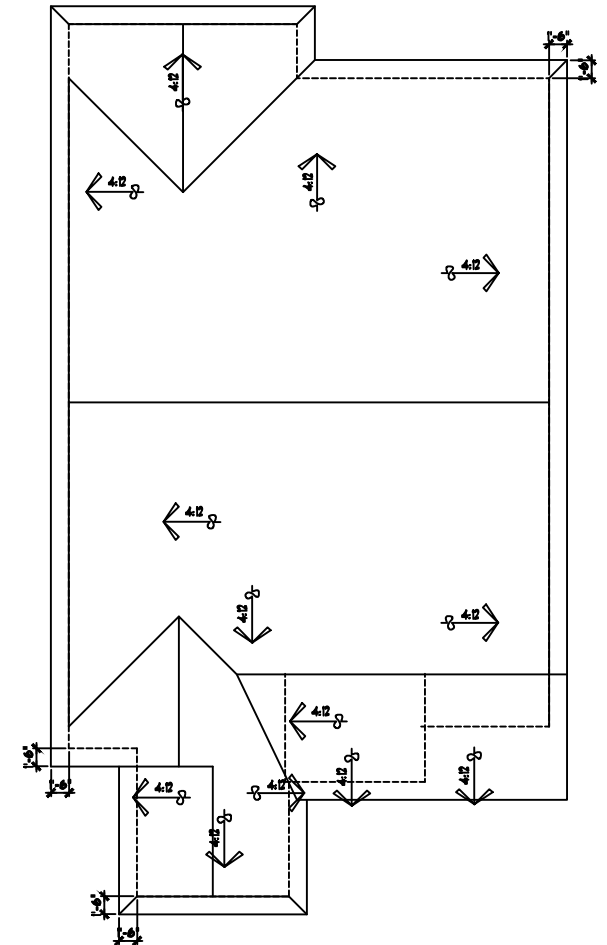
CALLIS

503 WEST SAN ANTONIO STREET
LOT - 374

CITY OF FREDERICKSBURG
GILLESPIE COUNTY, TEXAS
78264



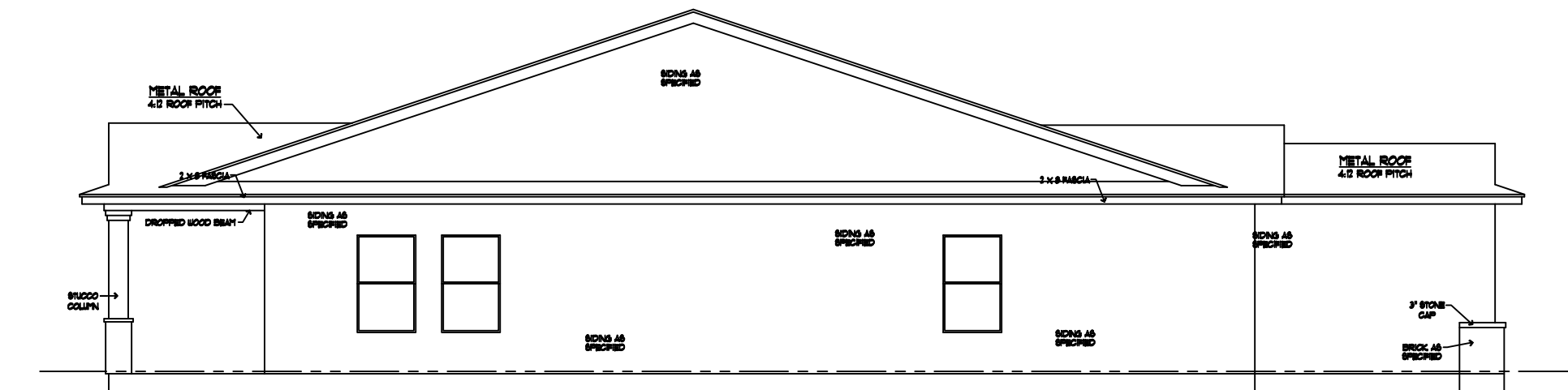
3 Right Elevation
SCALE: 1/8"=1'-0"



5 Roof Plan
SCALE: 1/8"=1'-0"

A CUSTOM RESIDENCE FOR
MR & MRS
CALLIS

503 WEST SAN ANTONIO STREET
LOT - 374
CITY OF FREDERICKSBURG
GILLESPIE COUNTY, TEXAS
78264



4 Left Elevation
SCALE: 1/4"=1'-0"

A CUSTOM RESIDENCE FOR
MR & MRS
CALLIS

503 WEST SAN ANTONIO STREET
LOT - 374
CITY OF FREDERICKSBURG
GILLESPIE COUNTY, TEXAS
78264

Fredericksburg Historic Review Board
Application Information

Application Number: 22-022
Date: February 15, 2022
Address: 110 E Orchard
Zoning: R2
Owner: DeSanchez
Applicant: Todd Stephens
Rating: Mixed – no main structure, high rated windmill and tank house, medium rated metal garage
Proposal: construct new primary residence, deconstruct metal garage

Request:

The applicant is requesting a Certificate of Appropriateness to:

1. Deconstruct medium rated garage to use the materials on the new house
2. Build a new single-family residence on lot with a tank house and windmill (high rated) and metal garage (medium rated). The house's highest ridgeline of 20'. The house can be considered Hill Country Modern Style with the use of a galvalume roof, stucco and limestone walls, black windows and the metal siding from the existing garage.

Relevant Sections of Fredericksburg Historic District Design Guidelines/Standards:

3.4.1 Lot Coverage

Preservation

- (a) Avoid removing historic resources or landscape features in order to construct a parking area, new accessory building, or new landscape feature (SOI Standard 2).

High Priority	Medium Priority	Low Priority
Required	Required	Required

Site Layout

- (b) Consider the complex types prevalent among contributing properties on the block based on *Section 2.3*. Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex type(s).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

- (c) Consider maintaining historic-site development patterns for the relevant complex type discussed in *Section 2.3*; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery.

High	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- (d) Appropriate setbacks from the property lines must be consistent with the surrounding context: for new residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning. (Refer to the map in *Appendix C*.)

High Priority	Medium Priority	Low Priority
Required	Required	Required

- (e) 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. (See fig. 3-58.)

High Priority	Medium Priority	Low Priority
Maintain at least a 15-foot setback	Maintain at least a 10-foot setback	Required if visible from the public ROW; maintain at least a 10-foot setback

- (f) The maximum lot coverage allowable will not exceed the base zoning. Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines [standard 3.4.1(d)] and setbacks from historic primary buildings on the property [standard 3.4.1(e)].

High Priority	Medium Priority	Low Priority
Required	Required	Required

- (g) In areas zoned R1 and R2, the footprint of any single accessory dwelling building (commonly referred to as “Accessory Dwelling Unit” or “ADU”) shall not cover a larger footprint of the lot than the primary building. (See zoning map in *Appendix C*.)

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Service Areas and Parking

- (i) Locate service areas at 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.

High Priority	Medium Priority	Low Priority
Required	Required	Required

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

3.4.2.1. New Residential Construction

(a) Follow residential guidelines for all new construction within historically residential sections of the historic district, regardless of use or zoning. (Refer to the map in *Appendix C*.)

(d) Protect large trees and other significant landscape features from damage during construction, as well as delayed damage due to root compaction or chemical spills during construction activities.

Orientation

(e) New construction must have the same street-front orientation as the contributing buildings on the same block.

Setbacks

(f) Appropriate setbacks must be consistent with the surrounding context: front- and side-yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; this may allow setbacks that are deeper or shallower than the base zoning.

Height and Massing

(g) Appropriate heights for new infill construction depend on the surrounding context at the front of the new building; however, new buildings may gain height toward the back: if more than 50 percent of the contributing resources on the block are two-stories, then the front portion of the new construction may rise to two stories; if less than 50 percent, then front must be one story and any two-story portion must be set back 15 feet behind the front wall (excluding the porch). Heights are measured from the grade plane to the mid point on the roof.

(h) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings.

(i) New construction must have floor-to-floor heights similar to those on contributing buildings on the block (within 3 feet of the tallest floor-to-floor heights found on a contributing building on the block).

Design

(k) Front porches are recommended on new primary residential buildings; recommended front porch dimensions are at least 6 feet deep, with an area of at least 60 square feet.

- (l) Design new buildings to be compatible with the historic building but differentiated enough so that they communicate their actual date of construction and do not create a false sense of history.
- (m) Balance compatibility with differentiation among the following aspects of the new building's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette (as shown in *Appendix G.6*).
- (n) Avoid using a historical style not found among the contributing main houses in the district.
- (o) Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have a contemporary roof form, fenestration pattern, and style, if it maintains a compatible footprint shape, materials, and color palette (as shown in *Appendix G.6*).
- (p) Exterior walls, roof features, and window/door openings should authentically communicate the structural system of the new construction. Application of false structural elements is discouraged. The size and placement of window and door openings should accurately correspond to the bays of the structural system. Lintels should reflect the structural system.
- (q) Revealing structural elements—like true load-bearing posts and beams—is encouraged.

Materials

- (r) The palette of materials for new residential construction should not use more than two different primary siding materials; a third material may be added if used for trim only.
- (s) Modern materials, such as fiber-cement siding, are appropriate for residential buildings, provided that the overall design balances compatibility with differentiation.
- (t) If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using true load-bearing masonry walls with stone, brick, or stucco is also encouraged.

Staff findings/recommendation

1. The existing metal garage was given a medium rating in 2019. Staff recommends the deconstruction of the structure and re-use of the material on the new house.
2. New Construction: Lot coverage and orientation: The lot fronts E Orchard and the proposed structure is pushed to the back of the lot to allow for future development. The proposed location orients the house on Cora Street. Staff recommends the house be moved closer to Cora Street to more closely align with the other houses on Cora St as required by 3.4.2.1 f. (Owner plans to eventually build another house facing Orchard Street, however this house is a single-family house and should be oriented and setback to be compatible with Cora Street.) See Design Guidelines Section 3.4.1 Lot Coverage and 3.4.2.1 New Construction above. Staff was not able to compare the heights of neighboring contributing properties. The proposed ridge height of 20' and plate height of

10'height may be more than 3 ft greater than contributing neighbors. Staff recommends approval if the height is in fact within 3 feet as required 3.4.2.1 i.

Design & Materials: the design of the proposed new structures meets the design standards for materials, differentiation/compatibility of style and form with a front porch and traditional design features as cited above. This recommendation is in keeping with Fredericksburg Historic District Design Guidelines/Standards.(See 3.4.2.1 New Constuction above)

Case Comments:

The demolition of the carport was previously approved for the former owner.



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address 110 E Orchard Date Submitted 1/31/2022
Owner name: Morgan Moran DeSanchez, Gonzalo Phone # 908-XXXX
Owner Address: 602 Sandringham Circle, Austin, Tx. 78704
Authorized Applicant: Hills of Texas Homes (Todd Stephens) Phone # 830-XXXXXXX

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

Applicant E-mail: mail@hillsoftexashomes.com

Desired Start Date: March 1, 2022

Desired Completion Date: January 1, 2023

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

Remove a structurally unsound carport (previously approved for removal for previous owner) and build a 1250 sf home for owners at rear half of property (per site plan). We intend on repurposing any usable material from existing carport on house (siding, accents, etc.). We will not be touching windmill or cistern that is currently on the site.

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 # 22-022

Year Built:

Zoning: R2

Eligible for Administrative Approval ☐ Yes ☒ No

Historic Review Board Meeting Date February 15, 2022

Application Fee \$10 COA#

Survey Rating: High

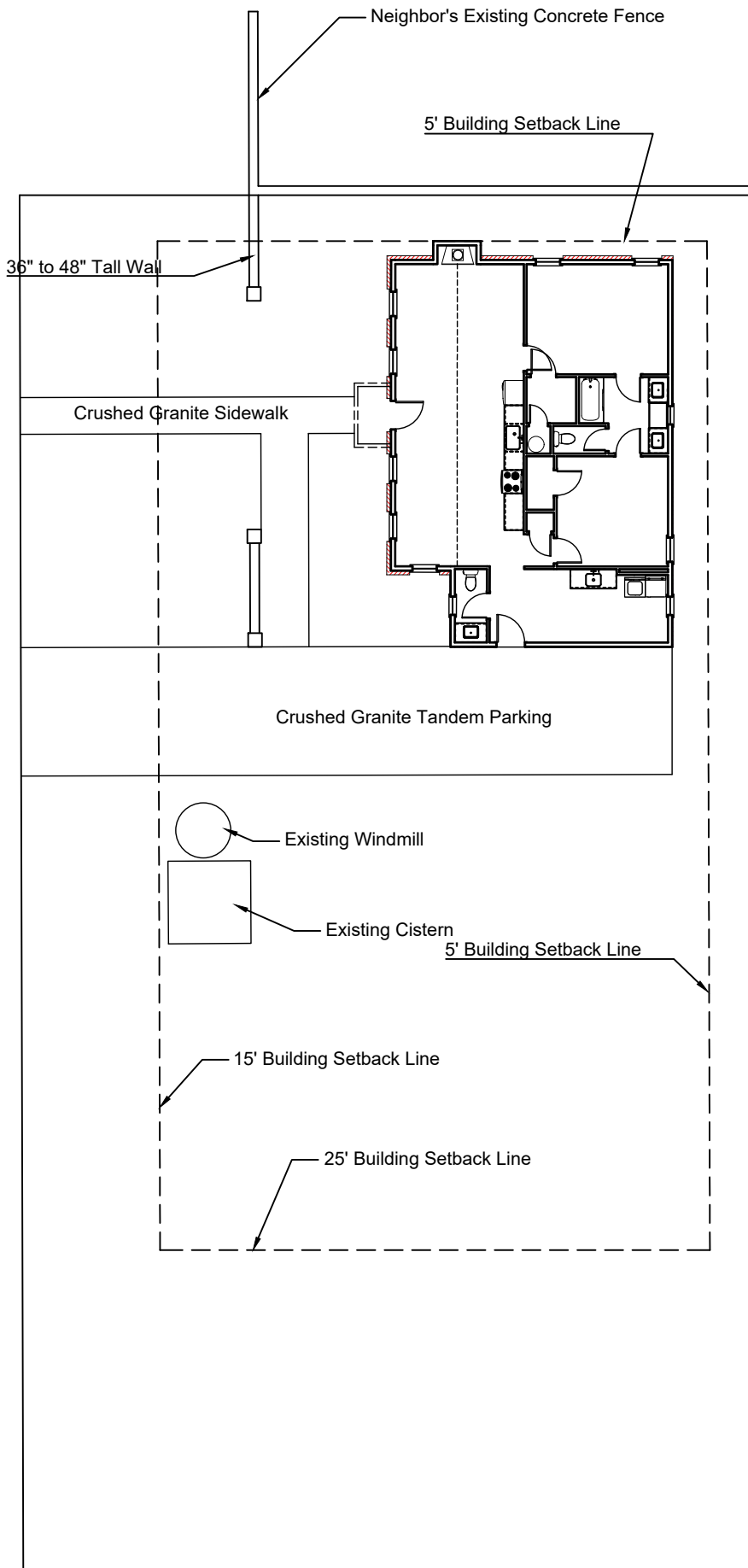
HRB Fee \$40 paid

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.**

Cora St.





110 E Orchard

Corner of Orchard at Cora



View from Orchard St

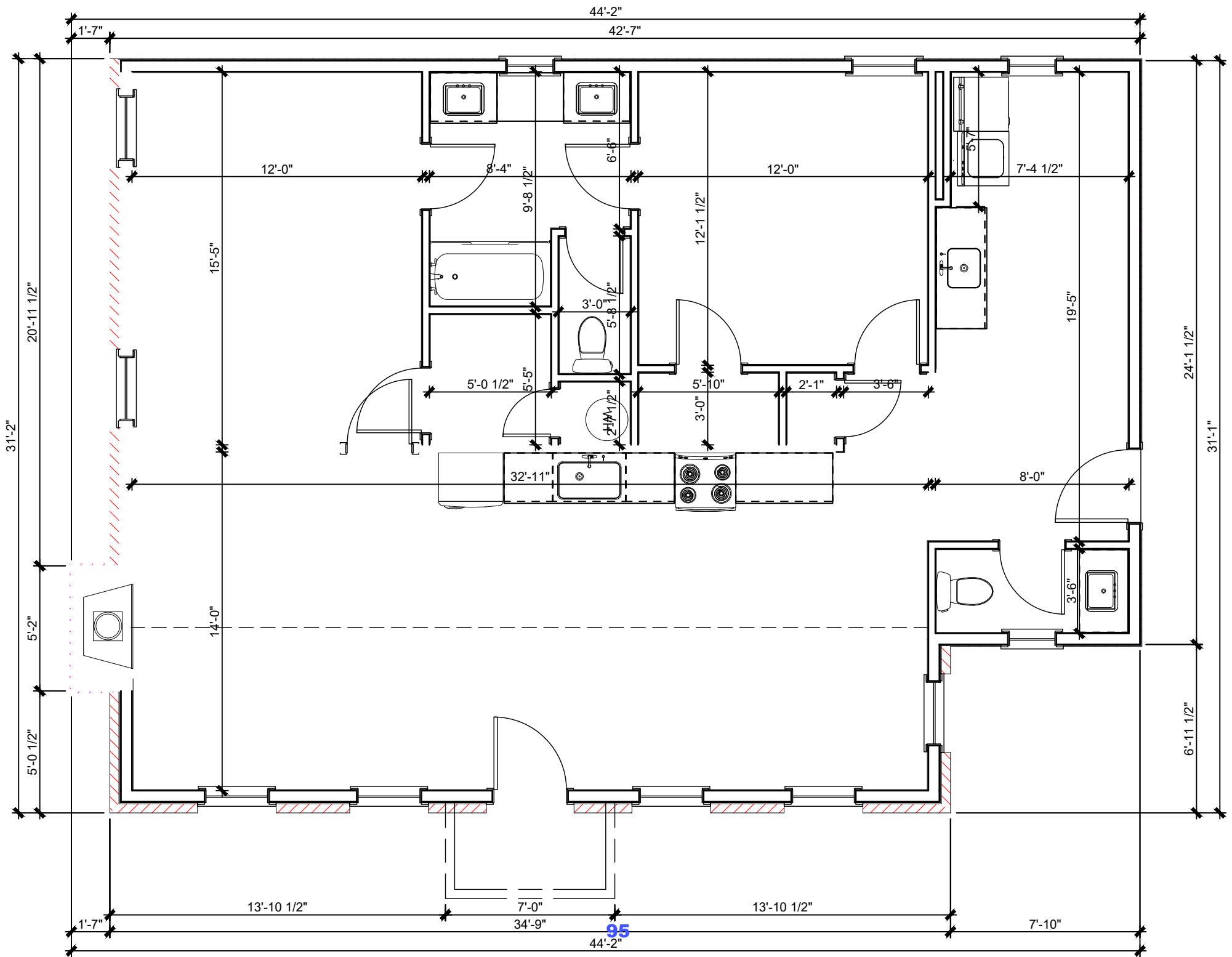


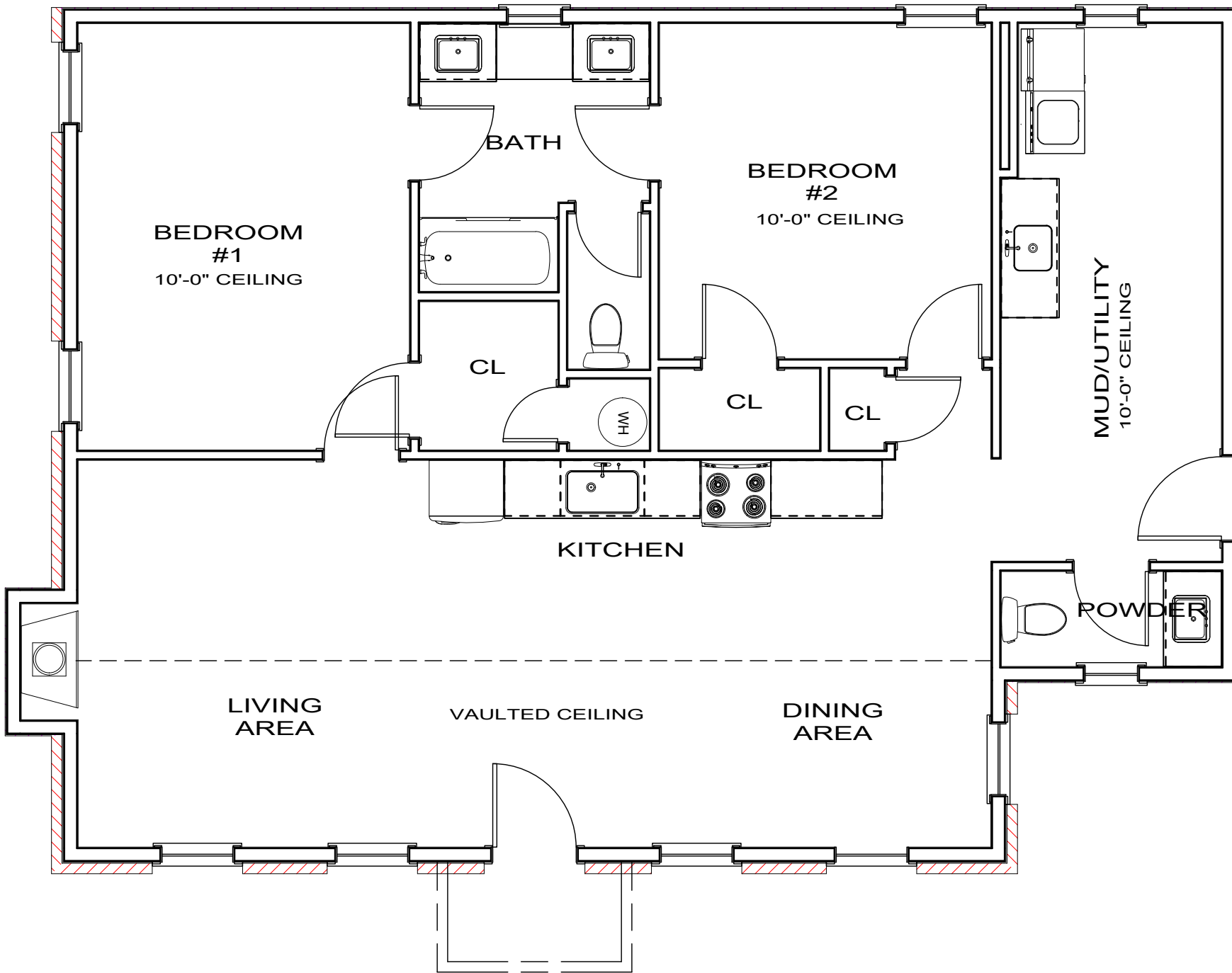


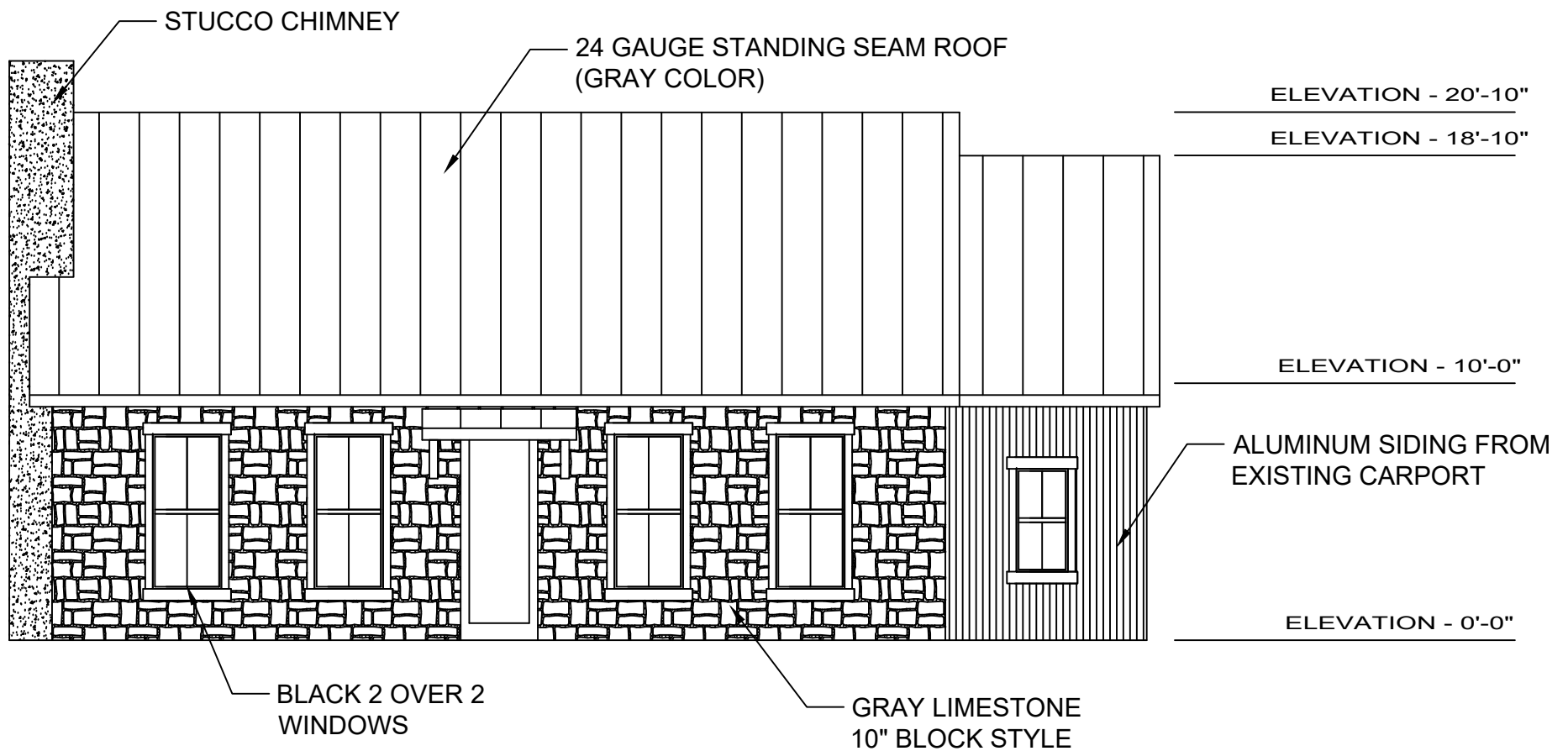
View from Cora St



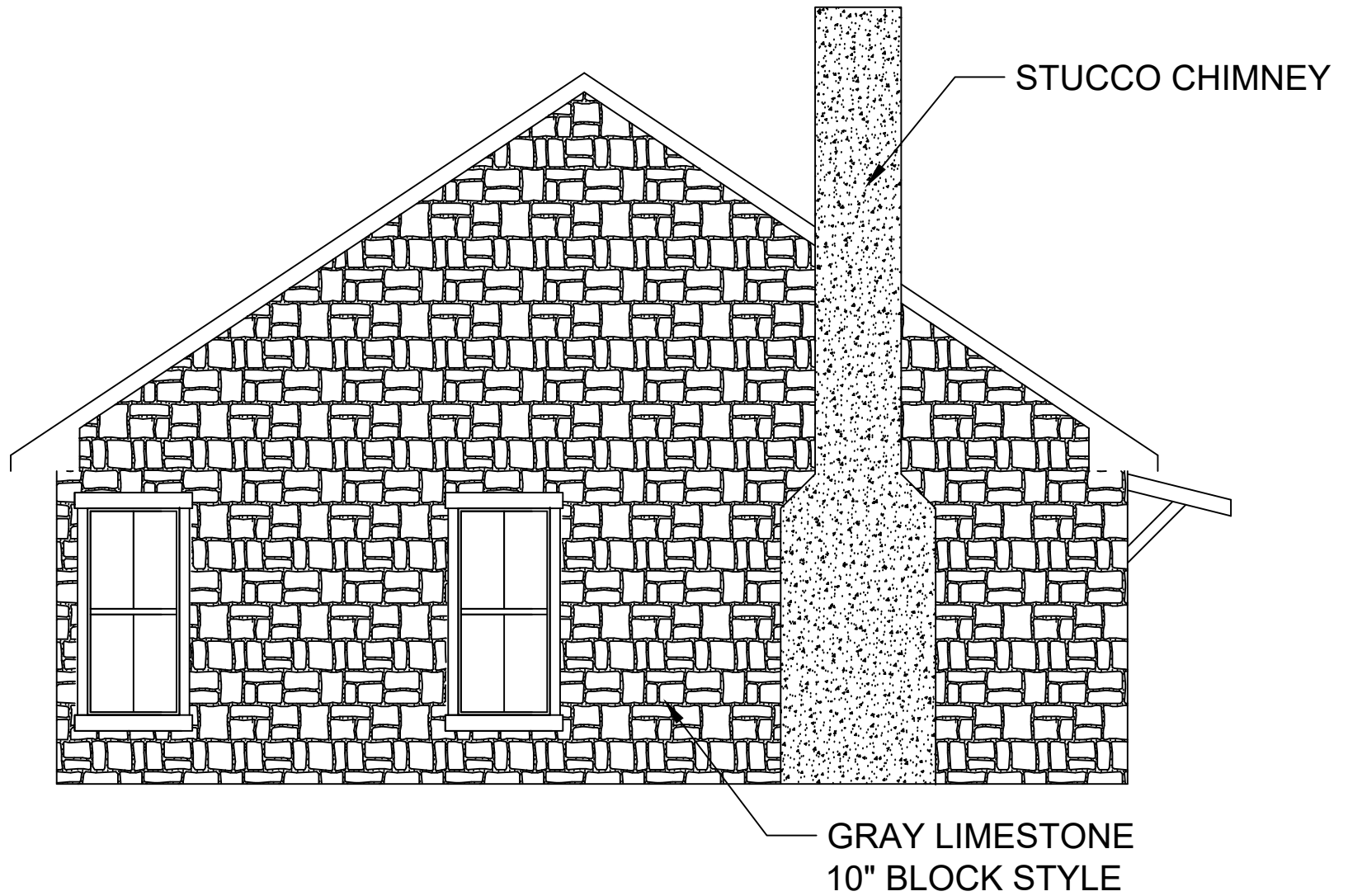
View from corner of Orchard at Cora St



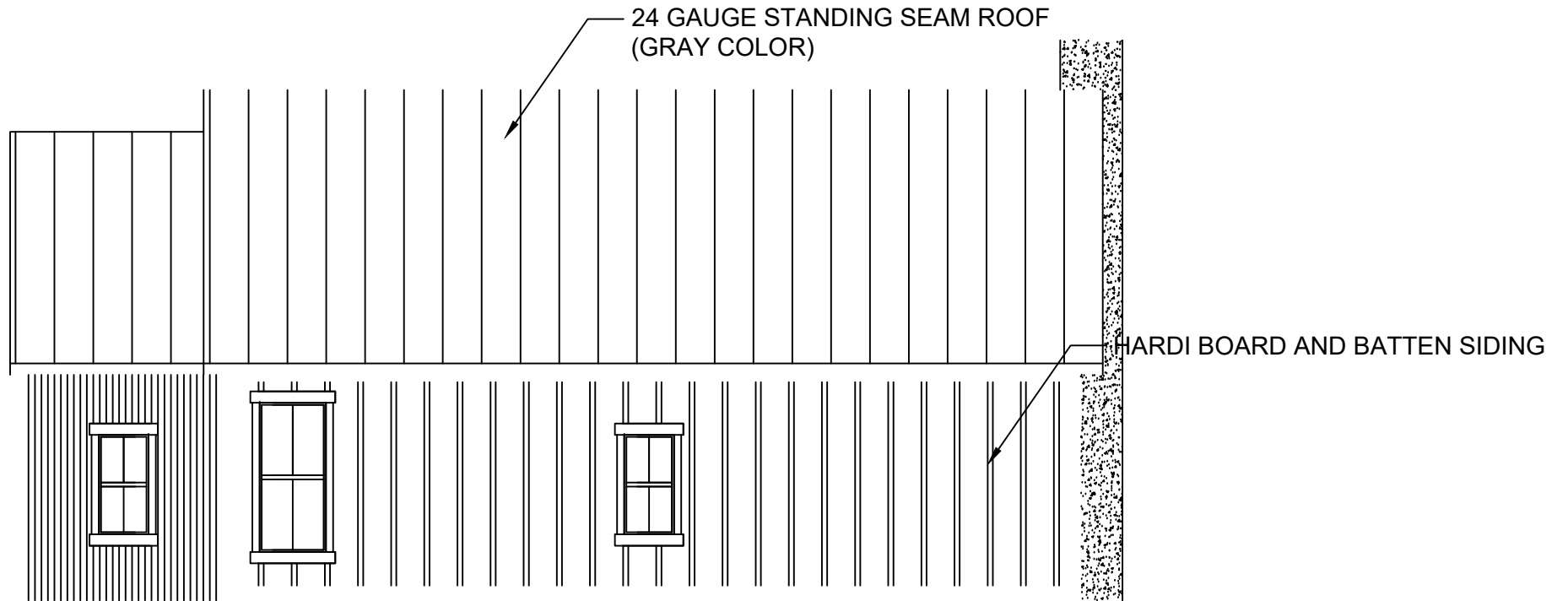


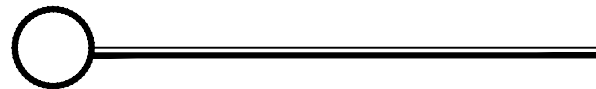
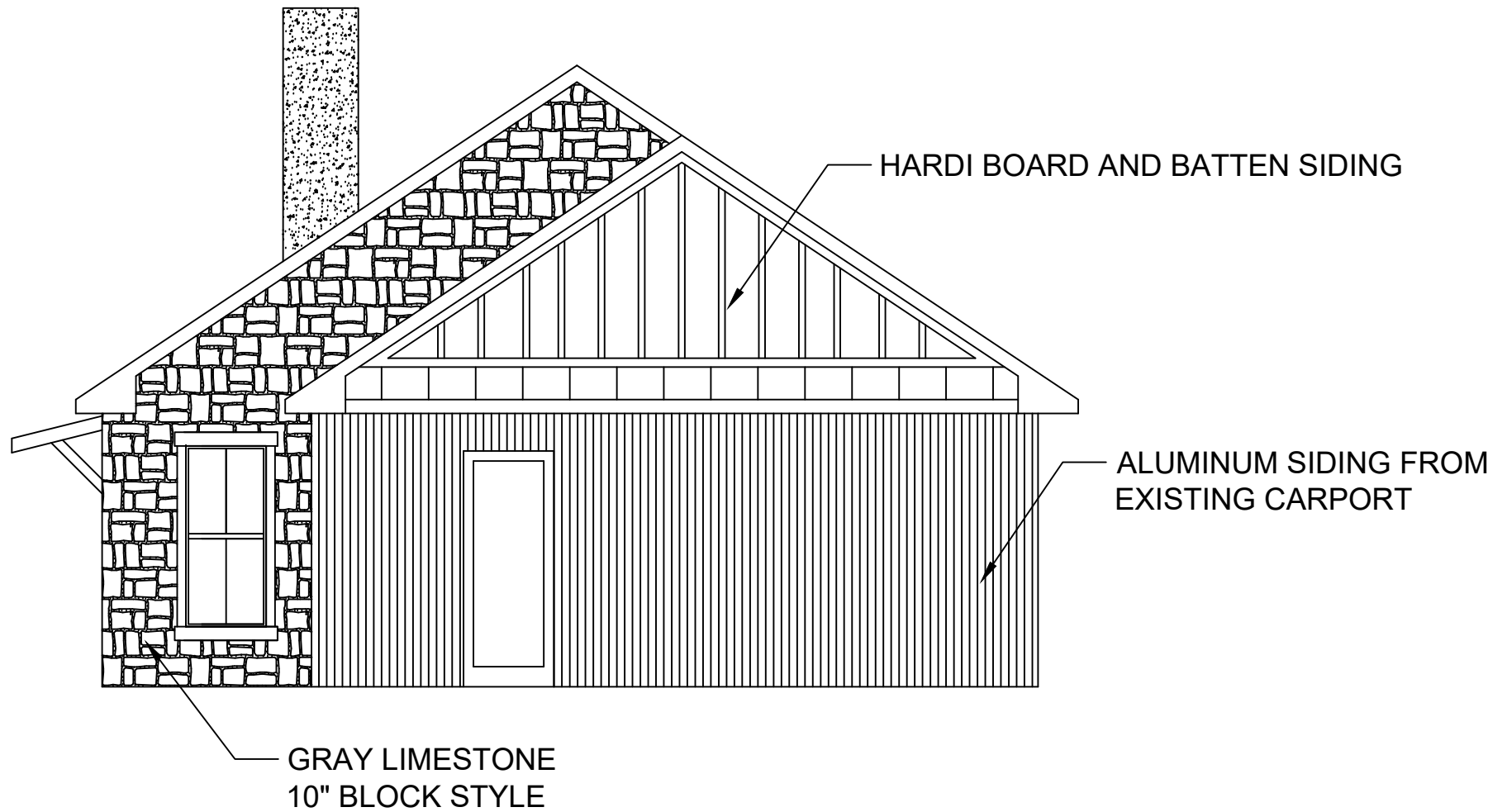


01 **FRONT ELEVATION**



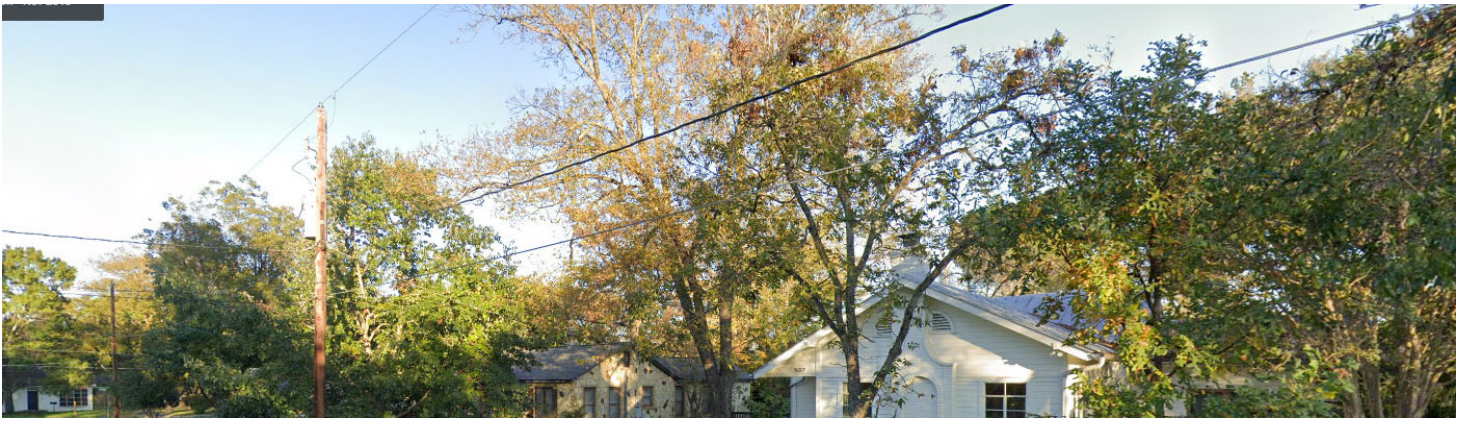
04 **LEFT ELEVATION**







Next door Cora Street Neighbors (north)



Next door Cora Street Neighbors (north)



Across Cora Street Neighbors

Fredericksburg Historic Review Board
Application Information

Application Number: 22-007
Date: February 15, 2022
Address: 208 Woodcrest
Zoning: R1
Owner: Jayson Fritz
Applicant: City of Fredericksburg
Rating: not previously surveyed
Proposal: Recommendation for historic landmark designation

Request:

The applicant is requesting a recommendation from the Historic Review Board to City Council to designate the property at 208 Woodcrest as an individual landmark.

Sections of Historic Preservation Ordinance:

Article III - Historic Preservation - Chapter 23

(1) High rating. The most significant Resources identified in a 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.

Historic landmark. A Resource which is an individual property (including its component parts as are regulated for properties in the Historic District) designated by the City council under subsection 23-58(b) of this article, as having outstanding historical and cultural significance in the nation, region, or community. The designation "historic landmark" recognizes that the historic place, or the building(s), structure(s), accessory building(s), fences, or other appurtenances at the place are of basic and vital importance for the preservation of culture and neighborhoods and economic development and promotion of tourism.

Sec. 23-58. -Designation of historic districts, historic landmarks, and preservation priority rating. (e) (2) Landmarks. The designation of new historic landmarks or the removal of the designation may be initiated by any person by request submitted to the Historic Review Board which will forward its recommendation to the City Council. The Historic Review Board shall consider the request at a meeting held in accordance with the procedures set forth in subsection 23-61(f) below. The City Council shall consider the

request within 40 days following the meeting of the Historic Review Board at which the request was heard. Applications for designation of or changes to historic landmarks shall be on forms and shall contain the information required thereon as determined by the Historic Preservation Officer and shall be accompanied by the fee set forth in subsection 23-61(c) unless initiated by the Historic Review Board or City staff.

(3) Owner consent and supermajority. The designation of a property as a local historic landmark, or the inclusion of a property within the boundaries of a local historic district, shall be subject to the requirements set forth in Section 211.0165, Texas Local Government Code. The Historic Review Board is designated as the entity with exclusive authority to approve the designations of properties as local historic landmarks and the inclusion of properties in a local historic district under Section 211.0165(a)(2)(B), Texas Local Government Code.

Staff Recommendation/Findings:

The custom house built for the Norbert Fritz family in 1963 at 208 Woodcrest was designed by locally and internationally known architect, John Arthur “Jack” Stehling. It is one of the best local examples of Midcentury residential architecture. The house embodies many of quintessential design features of mid-century modern homes and retains a high level of integrity as it remains virtually unchanged. Staff recommends the property be given a survey rating of “high” and landmark designation. The house is owned by Jayson Fritz, son of the original owners, and is currently for sale.

Staff finds the property meets 6 of the 8 criteria used to evaluate historic significance and has importance for design and construction and association with persons significant in our past:

- a. **Character, interest, or value as a part of the development, heritage, or cultural characteristics of the city;** post war residential development by a WWII veteran
- c. **Embodiment of distinctive characteristics of an architectural type or specimen;** mid-century modern contemporary residence with numerous distinctive characteristics for the time period and style including: both the prominent middle gable roof with an extra wide chimney protruding beyond the roof, reaching above flat roofs on both sides, an open floor plan for the common areas and secluded bedrooms off a central hall, post and beam construction with exaggerated eaves, clerestory windows over a “private” front façade, stone veneer, juxtaposition of large stone fireplace with large panes of glass, sliding glass doors to the backyard that makes the outside feel inside, a screened kitchen with access to the large family space with cabinetry and a passthrough.
- d. **Relationship to other distinctive buildings, sites, districts, or structures which are historically significant;** relationship to 210 Woodcrest, KNAF Radio station owned and built by Fritz family, relation 702 N Milam Street- designed by same architect, Jack Stehling, AIA.
- e. **Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city;** orientation on large lot on the western edge of the city limits, designed around large live oak

trees. The neighborhood was developed in the mid-century, but this house stands out from the rest of the neighborhood.

- g. Identification with a person or persons who significantly contributed to the development or culture of the city, the state or the nation;** Norbert Fritz was a WWII veteran that returned home becoming a successful businessman and important member of local society. Alene Fritz, who oversaw the design of the residence with the architect, was a female pioneer in radio and broadcasting.
- h. Value as protective of a historical resource.** a one-of-a-kind, custom house built for a broadcast industry pioneering family.



Historic Landmark Designation Application

For creation of HL overlay and designation as local historic landmark.

City of Fredericksburg

126 W Main St. Fredericksburg, TX 78264

Subject Property Address 208 Woodcrest

Date Submitted 1/11/2022

Legal Description: G E CO #586 .75, -HOMESITE-

Proposed landmark/common name: Norbert & Alene Fritz Home

Owner name: Jayson Fritz

Phone # 830-2520728

Owner Address: P.O. Box 311 Fredericksburg, TX 78624

Applicant Name (if different than owner) : City of Fredericksburg, HPO

Phone # 830-990-2026

Applicant E-mail: ahudson@fbgtx.org

Provide a description of the architecture of the structure/building, property history, including any people or events associated with the property if applicable, references/sources for your research .The Historic Review Board recommends landmark status to City Council on the basis of historical, architectural, and cultural significance as described in Sec. 23-58. - Designation of historic districts, historic landmarks, and preservation priority rating. Please provide a Statement of Significance for why the property meets the criteria as outlined in the Historic Preservation Ordinance, as indicated above

The house was designed by architect and Fredericksburg native, Jack Stehling in 1963 for local pioneers, Norbert and Alene Fritz The house is an outstanding example of mid-century modern style. The 2750 sf house sits in the middle of an oversized lot of 0.75 acres on the western edge of the City limits. The design includes an extra wide chimney that protrudes through a floating middle gable roof. The fossil limestone walls, laid in a combination of stack & running bond, form a formidable front facade that is recessed with three large panels opaque glass block and a hidden front door. The limestone bricks are used in the double-sided fireplace/chimney as well as on some interior walls. The floating gable extends to the back of the house and allows ample light into the common areas of the house. The sides of the house have flat roofs over the solid limestone walls. The exposed ceiling beams extend outside creating an extra deep soffit. (continued)

Attach supporting documentation including: ☒ color photographs ☐ architectural drawings

☒ newspaper articles ☒ other relevant research

Staff to complete

Application # 22-007

Owner in support of designation Yes ☐ No ☒

Historic Review Board Meeting Date 2/15/2022

City Council Meeting Date 3/7/2022

Year Built: 1963

Zoning: R1

HRB Action _____

City Council Action _____

(Continued from landmark application)

Mid-century architecture:

At its height in the 1950's and 1960's, the time period marked a new way of designing houses, many attributes are still found in today's houses and floorplans including- open plan living spaces, indoor/outdoor living, and integrated kitchens. Post World War II, the design world was able to use advances in engineering and improved technologies to use glass, concrete and steel in new ways. Prefabrication also allowed the building process to become streamlined and faster. The formality of the Victorian house and compartmentalized rooms in bungalows changed to free-flowing floor plans with the kitchen as an integral part of the house used for entertaining and full of new technology.

The Fritz home at 208 Woodcrest is nearly in original condition with only one alteration, a carport to the back right of the house was enclosed to create a game room. This alteration is not visible from the street. The house has many of the hallmarks of mid-century modern contemporary residential design and distinctive characteristics for the time period and style, including: a prominent middle gable roof with an extra wide chimney protruding even higher reaching above flat roofs on both sides, an open floor plan for the common areas and secluded bedrooms off a central hall, post and beam construction with exaggerated eaves, clerestory windows over a "private" front façade of glass block and fossil limestone, the juxtaposition of a large double-sided limestone fireplace with large panes of glass, clerestory windows over sliding glass doors to the backyard that makes the outside feel inside, the kitchen is screened from the large family space with cabinetry and a passthrough. The use of wood on the ceiling and wood beams creates a warm interior. The house is an excellent example of an architect-designed mid-century home in Fredericksburg. Jack Stehling's personal residence at 701 N. Milam has a similar look at 208 Woodcrest in that it has a towering center gable flanked by flat roofs on either side. The difference is the location of the extra wide chimney, on Milam it is on the front façade, not in the middle of the house like the Fritz house.

As Michael Boyd says in Mid-Century Modern Design: A Complete Sourcebook, "...so if Victorian and Federal architectural works are protected by preservation laws, then modern architecture should also be guarded by local and national codes and by a responsible caretaker. The informed custodian must also know the limits of what can be added or extended, and most importantly – what cannot."

The Fritzes:

Norbert and Alene Fritz were prominent members of the Fredericksburg community and were best known as the owners of KNAF radio station.

The first studios were in the Security State Bank building, of which Jack Stehling's father, Arthur, was the president. Norbert bought KNAF radio from Arthur Stehling in 1952 after working for the station as manager since the late 1940's. The studios occupied a substantial portion of the second floor of the bank building giving it large window access in two directions to Main Street. This was a real advantage for parade coverage and downtown activity.

In the late 1960's Norbert and Alene brought the first high powered FM radio station to the Hill Country. It was a 100-Kilowatt FM radio station, the largest allowed by the FCC. Norbert was also co-founder of the Fredericksburg Cable Corporation and along with his son Jayson operated one of the few cascade microwave stations needed to bring TV station to Fredericksburg. He bought out his partners several

years before and in 1985 sold the Fredericksburg Cable Company to Lady Bird Johnson when she decided Fredericksburg was a worthwhile investment for her Karnack cable company.

The home designed by Jack Stehling was built in 1963 before the radio station. Then in 1969 the same builders constructed the radio station and the cable company next door at 210 Woodcrest. It was built specifically for a radio studio with concrete blocks filled in with concrete so it would be as soundproof as possible.

Alene (nee Wendel) Fritz is considered a female pioneer in radio broadcasting. She was one of the first true female disc jockeys, one of the first female morning personalities, one of the first female program directors, one of the first female news directors, and one of the first female music directors. She was named the Polka Queen of Texas by the Texas Polka Association and was interviewed by German Television for her work in Fredericksburg. She was the reporter for the Gillespie Ladies for Lyndon, served on the Easter Fires committee and the LBJ Homecoming committee.

Norbert Fritz was born in Tivydale in 1921. As was common for the time, Norbert left school after 7th grade to work with his father. He joined the Army in 1941 at Fort Sam Houston. The Army sent him to the University of Texas where he earned the equivalent to a 4-year engineering degree in just months. Then Norbert was reassigned to the Army Air Forces and served in the Pacific where he earned seven bronze stars. It was his service during the war that Norbert got his start in radio as a radar engineer.

Norbert and Alene were both involved in the 125th Anniversary Celebration of Fredericksburg. Alene narrated the historic pageant, provided the special music and sound effects while Norbert served as sound director. They were both known as sharpshooters, a skill they passed on to their son, Jayson. Norbert and Jayson both were President of the Texas Hills Sporting Range and three generations of Fritzes have now been inducted into the Gillespie County Schuetzen Bund Hall of Fame, Norbert's father Emil, Norbert, and Jayson Fritz.

The Fritzes remained in the house at 208 Woodcrest until Alene passed away. Alene and Norbert's son, Jayson, has owned the house since 1998.

Architect

John Arthur "Jack" Stehling, AIA (March 2, 1930 – December 22, 1996)

Mr. Stehling graduated from the University of Texas in 1956 with a BA in Architecture and became a registered architect in 1962 after working for the US State Department. He practiced mostly in Fredericksburg in the early 1960s. In 1967 founded Stehling Interests with offices in both Fredericksburg and Houston. On his business card he listed himself as a Consultant and Specialist in Banks, Hospitals, Resort Centers, Schools and Fine Residences. Some of his best-known local works include his personal residence at 701 N. Milam, St. Barnabas Sanctuary (1964 – cornerstone laid by Lady Bird Johnson), the National Guard Armory Building, Dr. J. Hardin Perry's residence (1966) on West Creek Street, the Fritz home at 208 Woodcrest, and Inn of the Hills in Kerrville. In Fredericksburg he officed out of Security State Bank, of which his father was the president. In Houston Mr. Stehling designed homes for prominent families in the Memorial and Buffalo Bayou neighborhoods. Jack also had an office in Mexico City. He designed the US Embassy in Mexico City along with several beach resorts.

Front of 208 Woodcrest



- Center Gable roof over living areas with flat roofs on both sides
- Clerestory Windows
- Glass Block (provide privacy while allowing in light)
- Extra wide chimney rising above center gable
- Fossilized limestone veneer
- Exaggerated overhang/soffit with exposed wooden members



- Center Gable roof over living areas with flat roofs on both sides
- Glass Block (provide privacy while allowing in light)
- Extra wide chimney rising above center gable
- Fossilized limestone veneer
- Exaggerated overhang/soffit with exposed wooden members

Front of 208 Woodcrest





208 Woodcrest



- Juxtaposition of large stone fireplace with large panes of glass
- Clerestory Windows



(photo from REALTOR.com listing 2021)

- Fossilized limestone veneer used inside and out



- sliding glass doors below clerestory windows connects the outside to the inside
- Post and beam construction with exaggerated eaves Extra wide chimney rising above center gable



Kitchen

- Kitchen off side of living area with cabinetry to provide separation of space and pass through





- Solid wood front door, not visible on front face
- Fossilized limestone block



- South elevation—bedroom windows



- Game room (enclosed carport on northwest corner of house, not visible from street)





KNAF

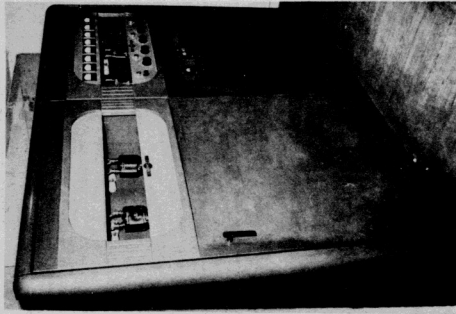
AM & FM - FM STEREO

Is proud to be the

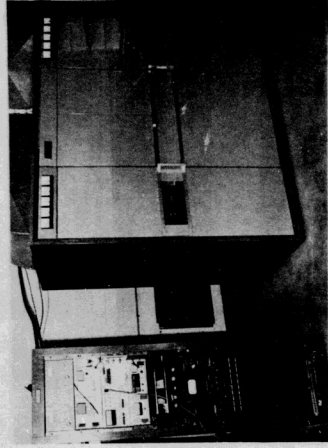
VOICE

of the

TEXAS HILL COUNTRY



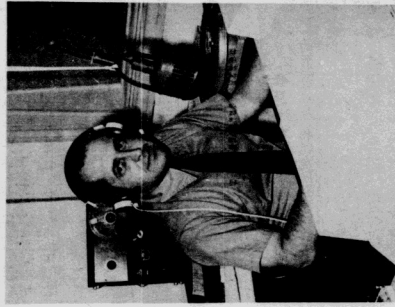
AM TRANSMITTER
1,000 WATTS
910 KC



FM - FM STEREO TRANSMITTER
100, 100 WATTS
101.1 MC



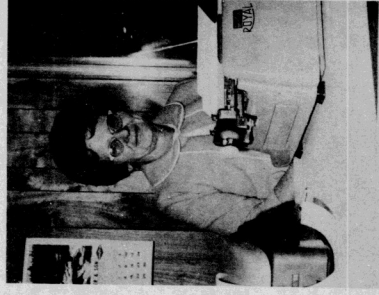
OWNERS AND OPERATORS—President and General Manager of KNAF, Robert Fritz, and Secretary-Treasurer and Announcer, Mr. Fritz, who is also the Chief Engineer, and Jayson Fritz, Remote Broadcast Assistant.



DORM HITZFELD
ANNOUNCER



FRANCIS J. WALCH
COMMERCIAL MANAGER
FARM and RANCH EDITOR



MRS. FELIX KLEIN
RECEPTIONIST
AND
BOOKKEEPER

KNAF ... prides itself on the Communication Progress that has been made since Fredericksburg was founded

May 8, 1846

... We have some milestones we are proud of, too, ...

KNAF AM

Founded 1947. On the air November 28, 1947 with 250 Watts at 1340 KC. Increased power January 23, 1959 to 1,000 Watts and Frequency Change from 1340 KC to 910 KC.

KNAF FM/FM STEREO

(One of America's most powerful FM Broadcast Stations)

On air February 18, 1971 at 101.1 MC with power of 100,100 Watts and Antenna Height of 2,646 feet above sea level.



GARY KEMPER
ANNOUNCER

STUDIOS IN
SECURITY STATE BANK AND TRUST BUILDING
FREDERICKSBURG

GILLESPIE BROADCASTING CO., INC.

LOCALLY OWNED AND OPERATED

Local FM Station Now On The Air

Norbert Fritz, president of Gillespie Broadcasting Company, announced the beginning of their new stereo broadcast station KNAF-FM on 101.1 mc with studios located in the Security State Bank and Trust Building, along with KNAF-AM.

The new station has the maximum power allotted in the United States for FM broadcast, a radiated power of 100,000 watts from a vertical antenna and 100,000 watts from a horizontal antenna located 6.6 miles northwest of the Gillespie County courthouse on a 500-foot tower located on the Levy Ketron Ranch at the Cherry Mountain Community.

Fritz stated that this gave KNAF-FM one of the highest above-sea level FM antenna in all of Central Texas.

The transmitter equipment at the tower is all remote control by electronic equipment from their Fredericksburg studio. To assure the best audio stereo quality the signal from their stereo control is sent out to the transmitter by microwave.

All new equipment has been installed in the KNAF studios, including stereo console, turntables and monitoring equipment.

Reports of reception and stereo quality of the new station from listeners have proven excellent results, even better

than anticipated.

According to Mr. Fritz, good reception has been reported from Eden, Austin, San Antonio, Brownwood and of course in all the surrounding areas of Gillespie County.

The new KNAF-FM, along with KNAF-AM, will feature "Town and Country" music from 6 a. m. until the "Sunset Edition of the News", along with all of KNAF's local service programs.

Following the evening "Public Affairs" program, KNAF-FM will feature easy listening stereo music until midnight along with news on the hour and half hour with weather information every quarter hour.

Another "Public Affairs" program will be presented at 8:45 p. m. and a quarter hour Hill Country and Local News program at 10:30 p. m. will give KNAF-FM listeners 18 hours a day of music and news along with live broadcasts of special events.

It is planned to have Hill Country football broadcasts in the fall along with other sports programs in evenings.

THANK

We wish to extend appreciation to all of you for attending, donating way at the annual Sunday, Feb. 21, and most successful ever.

A special thank you to the band members and your response.

Fredericksburg

SCISSORS SHA

FRIDAY, FEBRUARY



HISTORIC REVIEW BOARD MEMO

DATE: February 15, 2022

TO: Historic Review Board

FROM: Jason Lutz, Director of Development Services

SUBJECT: Proposed changes to STR ordinance as it impacts historic properties

Attachments:

1. Sections of draft 4 of STR zoning and ordinance amendments pertaining to the Historic District and Historic Shopping District

Sec. 3.110. - R-2: MIXED RESIDENTIAL.

Intent

This zone is intended to provide for medium density living, for example, with not more than one (two bedroom) dwelling unit permitted for each 3,500 square feet of lot area. (See Site Development Regulations). Additional uses necessary and incidental to multiple family residential dwellings are also permitted. It is a zone well suited as a buffer between single family uses and other more intense uses. This zone is typically associated with Medium Density Residential Land Use category but is allowed within all Land Use categories except "Open Space/Park," "Public Facility" and "Industrial."

Principal Permitted Uses

Buildings, structures and land shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Community Recreation	Local Utility Service
Duplex Residential	Multiple Family Residential
Townhouses (Section 7.610)	Condominiums (Section 7.610)
Group Residential	Single Family Residential (Detached)
Single Family Small Lot (Section 3.101 R-1-A)	Short-term Rental, Unoccupied: (With a STR permit and adherence to Section 5.401) Prohibited in the Historic Overlay District.
Short-term Rental, B & B: (With a STR permit and adherence to Section 5.401)	Short-term Rental, Accessory: (With a STR permit and adherence to Section 5.401)
Short-term Rental, Facility: (With a STR permit and adherence to Section 5.401) If the property is adjacent to a Non-Residential Zoning District (Open Space not included), or a PUD that allows commercial uses. Maximum of 1 structure per 5,000 square feet. Prohibited in the Historic Overlay District.	

Uses Permitted Subject To Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided in Section 5.400.

Private Primary Educational Facilities	Private Secondary Educational Facilities
Day Care Services	
Condominiums (Section 7.610)	
Convalescent Services	
Cultural Services	Religious Assembly
Guidance Services	
Short-term Rental, Condominium: (With a STR permit and adherence to Section 5.401)	
Prohibited in the Historic Overlay District.	

~~Uses permitted with a Bed and Breakfast Compliance Use Permit:~~

~~Bed and Breakfast~~

~~Conditions under which a permit will be issued:~~

- ~~-Compliance with provisions of section 5.401, and~~
- ~~-Any structure which exists as of September 1, 2013 may be used as a Bed and Breakfast whether or not owner-occupied, and~~
- ~~-Additions or new construction, taking into consideration any existing structures, shall comply with other requirements of R-2~~
- ~~-One off street parking space for each Bed and Breakfast unit in addition to those required for other uses~~
- ~~-Lots may not be combined to permit more than eight separate lodging units on contiguous property regardless of density regulations~~
- ~~-Compliance with other R-2 regulations~~

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and

Sec. 3.500. - HO: HISTORIC OVERLAY.

Intent

This zone is intended to encompass that portion of the City with historic resource value. The area within the Historic District is subject to the requirements of two ~~land-use designations~~sets of development standards:

1. the underlying zoning district designation~~development standards~~; and
2. ~~and~~ the historic characteristics of the district. All exterior construction, restoration, alteration or demolition within the district are subject to the provisions of the Historic Preservation Ordinance.

Principal Permitted Uses

~~Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:~~

Administrative and Business Office	Liquor Sales
Administrative Services	Local Utility Services
Arts and Crafts	Medical Offices
Business or Trade School	Outdoor Entertainment
Business Support Services	Outdoor Sports and Recreation
Club or Lodge	Park and Recreation Services
Cocktail Lounge	Personal Improvement Services
Commercial Off-Street Parking	Personal Services
Consumer Convenience Services	Pet Services
Consumer Repair Services	Postal Facilities
Cultural Services	Private Primary Educational Facilities
Day-Care Services	Private Secondary Educational Facilities
Duplex Residential	Professional Offices
Financial Services	Public Primary Educational Facilities

Food Sales	Public Secondary Educational Facilities
General Retail Sales	Religious Assembly
Hospital Services (limited)	Restaurant
Indoor Entertainment	Safety Services
Indoor Sports and Recreation	Single Family Residential (Detached)
Laundry Services	

~~Uses Permitted Subject to Conditional Use Permit~~

The following uses may be permitted subject to a Conditional Use Permit as provided in Section 5.400:

College and University Facilities	Group Residential
Communications Services	Guidance Services
Community Recreation	Horticulture
Condominiums (Section 7.610)	Hotel/Motel
Detention Facilities	Multiple Family Residential
Drive-In/Fast Food	Townhouse Residential (Section 7.610)
Drive-Through Facilities associated with any use	Transportation Terminal
Funeral Services	

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all of the development standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height for the underlying zoning district, the Historic Preservation

Ordinance and the Historic Design Guidelines/Standards. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Lot Area - The minimum lot area shall be as provided in any underlying zone or as may be required upon approval of a Conditional Use Permit.

Lot Dimensions - Shall be as provided in any underlying zone, or as may be required upon approval of a Conditional Use Permit.

Yards - Each lot shall have front, side and rear yards extending across the full widths and lengths of the lot as may be required in the underlying zone, or as may be required upon approval of a Conditional Use Permit.

Height Regulations - Section 7.500.

Fences, Walls and Visibility - Section 7.530.

Parking - Section 7.800.

Temporary/Accessory Building Regulations - Section 8.000.

Historic Preservation Ordinance

Signs - Sign Ordinance

Sec. 3.510. - HSD: HISTORIC SHOPPING DISTRICT OVERLAY.

Intent.

This zone is intended to encompass that portion of the City which constitutes the in-town historic shopping and tourist area. The area within the District is subject to the requirements of the underlying zoning district, the Historic Overlay District, if within its defined area, and the requirements of this Historic Shopping District.

Principal Permitted Uses

See uses listed in the underlying district.

Uses Permitted Subject to issuance of a Conditional Use Permit using the review and evaluation criteria of Section 5.460. See the uses listed for the underlying district.

Uses Permitted Subject to issuance of a Conditional Use Permit using review and evaluation criteria in Sections 5.460 and 5.461. Any Standardized Business may be located in the Historic Shopping District subject to a Conditional Use Permit as provided in Section 5.400 using the review and evaluation criteria set forth in Sections 5.460 and 5.461.

~~Bed and Breakfast is allowed if the same is in compliance with all Central Business District Bed and Breakfast regulations EXCEPT~~

-A Conditional Use Permit is required for any new construction of any type of STR, if located on the first floor ~~Bed and Breakfast unit~~, and the review and evaluation criteria of section 5.461 shall be used as applicable.

For the purpose of this section, the following definitions shall apply:

- A. Historic Shopping District shall be all properties generally located between Elk Street and Acorn Street including the properties fronting on both sides of Acorn Street, and between San Antonio Street including the properties fronting on both sides of such street, and Austin Street including the properties fronting on both sides of such street, as they are depicted on the map of the area attached to this ordinance.
- B. Standardized Business shall mean a business which is required by contractual or other arrangement or affiliation to maintain one or more of the following items: standardized ("formula") array of services and/or merchandise, trademark, logo, signs, service mark, symbol, decor, architecture, layout, uniform, menu, or similar standardized features and which causes it to be substantially identical to more than ten other businesses regardless of ownership or location at the time the application therefor is completed. Standardized Businesses can include, but are not limited to: restaurants, retail stores, banks, sales offices, spas, hair and nail salons, art galleries, and hotel/motel/inn/~~bed and breakfast~~any short-term rental establishments. A statement made under oath, and subject to penalties for perjury concerning the status as a standardized business shall be submitted with the application for Conditional use permit, along with any other reasonable proof required by the person administering the City's Zoning ordinance.

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

- [A.] Lot Area - The minimum lot area shall be as provided in any underlying zone or as may be required upon approval of a Conditional Use Permit.

- B. Lot Dimensions - Shall be as provided in any underlying zone, or as may be required upon approval of a Conditional Use Permit.
- C. Yards - Each lot shall have front, side and rear yards extending across the full widths and lengths of the lot as may be required in the underlying zone, or as may be required upon approval of a Conditional Use Permit.
- D. Height Regulations - Shall be as provided in the underlying zoning District.
- E. Fences, Walls and Visibility - Section 7.530.
- F. Parking - The standards of Section 7.800 shall apply.
- G. Temporary/Accessory Building Regulations - Section 8.000.
- H. Historic Preservation Ordinance.
- I. Signs - Sign Ordinance.

(Ord. No. 18-002, § 3.510, 4-21-2008; Ord. No. 19-005, § 3.510, 4-20-2009; Ord. No. 23-014, 9-16-2013)

Sec. 5.401. - Additional requirements for ~~bed and breakfast~~short-term rental uses.

General Requirements: All ~~Bed and Breakfast~~short-term rental use facilities shall be subject to the following additional requirements to those set forth otherwise in the City of Fredericksburg's Ordinances:

1. ~~A.~~ Food Service:

- a. Only overnight guests may be served meals except in zones permitting restaurant use.
- b. Such meals shall be limited to continental-type breakfast consisting of pastries prepared by a licensed provider, milk, cereal, fruit, fruit juice and coffee unless the facility meets the State of Texas and Gillespie County Health Division requirements for commercial food service.

2. ~~B.~~ Signs:

- a. All signs must comply with the City's Sign Ordinance (~~Currently Chapter 29 of the Code of Ordinances.~~) A two (2) square foot nameplate may be attached to the structure.

3. ~~C.~~ Americans with Disabilities Act (ADA) and the 2012 Texas Accessibility Standards (TAS):

- a. All short-term rental ~~Bed and Breakfast~~ facilities must comply with all Federal, State of Texas, and City of Fredericksburg building codes for existing or new construction, as applicable, including ADA and TAS standards.

4. ~~D.~~ ~~Bed and Breakfast~~Short-term rental, facilities-uses shall comply with the regulations for Fire Protection set forth in the appropriate NFPA 101 Life Safety Code and the International Construction Codes, the latest version adopted by the City at the time of construction or conversion to short-term rental ~~Bed and Breakfast~~ use using the "Lodging and Rooming Houses" regulations.

a. Exceptions:

- i. Short-term Rental, Unoccupied, Short-term Rental Accessory, and Short-term Rental, B&B shall not be required to install automatic sprinkler systems.[U1]

5. ~~E.~~ External lighting:

- a. All external lighting shall be shielded from adjoining properties and comply with the City's Outdoor Lighting ordinance set forth in Article XV of Chapter 5 (Buildings and Building Regulations) of the City Code of Ordinances.

6. ~~F.~~ ~~All functions such as weddings, parties or other gatherings shall be limited to Commercial Zoning Districts.~~Occupancy: Max occupancy shall be limited to two (2) overnight occupants per bedroom, plus two (2) overnight guests, but in no case shall exceed twelve (12) total overnight occupants.

- i. Additional guest beds may be placed in bedrooms that sleep two (2) occupants, provided that the bedroom has at least fifty (50) square feet of bedroom area for each occupant, and the maximum occupancy limit is not exceeded.

7. R1 Zoning Districts

- a. Short-term Rental, Accessory: may be permitted, provided the lot is greater than 10,000 square feet and the property owner's principal residence (as evidenced by a current residence homestead exemption filed with the Gillespie Central Appraisal District).
- b. The Short-term Rental, Accessory structure shall not be larger than the main or primary structure on the property and shall meet all other City regulations and ordinances.

8. Historic Overlay District

a. Properties located in the Historic Overlay District, with an R2 zoning designation, shall be developed in accordance with the development standards of the base zoning district and all other City regulations and ordinances, subject to the following restriction:

i. Density shall be in accordance with the base zoning district, except that the number of STR structures shall be limited to a maximum of one (1) structure per five thousand (5,000) square feet of land.

ii. Commercially zoned properties in the Historic Overlay District shall be developed in accordance with the base zoning district and all other City regulations and ordinances.

9. Utilities

a. Short-term, Accessory and Short-term Rental, B&B uses

i. Shall be served by a single water and electrical meter.

b. Short-term Rental, Condominium and Short-term Rental, Facilities

i. Shall be served by a master meter and may be sub-metered on the property owners' lot(s).

10. Trash & Solid Waste

a. Each STR shall provide a minimum of ninety-six-gallons (96 gals) of bulk garbage container capacity, or equivalent, for every four (6) occupants, based on the maximum permitted occupancy for the STR.

i. This requirement does not apply to those properties that utilize commercial trash pick up or dumpsters.

11. Quiet Hours

a. Each STR use shall have signage posted in prominent locations in the rear yard, near pools, hot tubs, and fire pits, and other common gathering areas providing the occupants and guests with notice of the Nighttime Hours, as set forth in Section 20-207 of the City's Noise and Sound Level Regulation ordinance.

12. Permitting: It shall be unlawful for any person or entity to rent, or offer to rent, any Short-term Rental without a valid Short-term Rental Permit issued under this Section 5.401.

a. A separate Short-term Rental Permit application and application fee must be submitted for each individual Short-term Rental dwelling unit.

i. An applicant shall apply for a Short-term Rental Permit using a format and method promulgated by the City Manager or his/her designee.

b. An applicant for a Short-Term Rental Permit shall pay to the City, on an annual basis, a permit fee of \$150.00 plus an additional \$100.00 per bedroom. [JL2]

c. Each individual Short-term Rental dwelling unit shall be assigned a unique permit number upon permit issuance by the City. This permit number will re-main the same and will remain with the dwelling unit.

i. Upon issuance of the permit the Owner will be issued a unique identification number and sticker for the City's Business Emergency Contact (BECA) program. The sticker shall be placed in a visible location, near the front entrance of the structure, to allow City officials access to the owner and local contact information. [JL3]

d. Prior to issuance of a Short-Term Rental Permit, the Operator shall allow an on-site inspection of the Short-Term Rental Unit by City staff, to ensure compliance with City's adopted ordinances and regulations.

Sec. 7.820. - Basic Regulations: Vehicle Parking/Loading & Unloading.

Off-street parking facilities shall be provided for any new building constructed for any new use established. Off-street parking facilities shall be provided for any addition or enlargement of an existing building or use, and for any change of occupancy or manner of operation that would result in additional parking spaces being required, provided that the additional parking shall be required only for such addition, enlargement, or change and not for the entire building or use.

Facilities being used for off-street parking on the effective date of the Zoning Ordinance shall not be reduced in capacity to less than the number of spaces prescribed, nor altered in design or function to less than the minimum standards prescribed in the Off-Street Parking and Loading Regulations.

For sites with more than one use and for adjacent sites served by a common parking facility, the parking requirement shall be the total number of spaces required for each site or use, except as adjusted pursuant to Section 7.850.

Parking facilities constructed or substantially reconstructed subsequent to the effective date of the Zoning Regulations, whether or not required, shall conform to the design Standards set forth in Section 7.860.

All required facilities shall be maintained for the duration of the use requiring such areas. Such facilities shall be used exclusively for the temporary parking of passenger automobiles, motor vehicles, or light trucks not exceeding one ton in capacity, and shall not be used for the sale, display, or storage of merchandise, or for the storage or repair of vehicles or equipment.

All required parking facilities shall be located on the same site as the use for which such facilities are required, except as authorized pursuant to Section 7.850.

No use shall be required to provide more spaces than prescribed by these regulations or prescribed by the Director of Planning and Building in accordance with these Zoning Regulations, or prescribed pursuant to a Conditional Use Permit or a Variance. Where parking spaces are provided in excess of such requirements, the spaces may be considered as meeting the requirement for another use pursuant to Section 7.850.

Head in parking which requires backing onto a public street, that is, parking which does not provide off-street space for turning a vehicle, is prohibited except in the R-2, R-3 and C-1 districts upon local streets only, provided that such parking does not exceed five (5) spaces and is located at least sixty (60) feet from any intersection of such local street and an arterial or collector street. Such parking shall be considered off-street parking.

Uses or changes in use requiring three (3) or less off-street parking spaces in the CBD Zoning District shall be exempt from providing off-street parking. In the case of expansions of use, the normal parking requirements hereof will apply to the entire property, and the parking spaces exempted under this Subsection I as well as any additionally required ones will be provided at the time of expansion.

Adequate loading and unloading facilities shall be provided onsite. Loading and unloading of commercial vehicles or customer vehicles on residential streets is prohibited.

Notwithstanding the provisions of Table 7.863, a minimum of five (5) parking spaces shall be provided for any single industrial use located individually on a site and served by a separate parking facility, and a minimum of ten (10) parking spaces shall be provided for any two or more industrial uses located on the same site and served by a common parking facility.

~~There shall be no off-street parking requirement for any use occupying a historic structure as defined and listed site in the Fredericksburg Historic Resource Survey. Expansions and enlargements shall be subject to all provisions of Section 7.800.~~

Parking requirements may be reduced for medium and high rated structures, within the historic district, based on site constraints and with the Historic Preservation Board approval.

Sec. 7.825. - Special Provisions Applicable To Central Fredericksburg.

- A. Special parking requirements shall apply within designated portions of Central Fredericksburg in order to further enhance the unique historical character and discourage inharmonious parking facilities in such historical districts or on sites occupied by historic structures and to reduce intrusion on pedestrian-oriented street frontages by parking facility access.
- B. The Special parking requirements and provisions in this Section shall apply to all areas of blocks 15, 16, 21, 22, 27, 28, 33, 34, 42, 43, 47, 48, 52, 53, 57, 58, 67 and 68 of the Fredericksburg Addition, and which is further described as those blocks bordered by Austin Street, San Antonio Street, Elk Street and Bowie Street.
- C. Special Provisions.
 - 1. For those businesses which construct their own off-street, off-premises parking, the distance to the parking lot may be extended fifty percent (50%) in addition to the provisions in Section 7.850.
 - 2. When any existing building is: (1) converted to another use; or (2) has the usable floor area within the existing building perimeter enlarged, rehabilitated or remodeled, without enlarging said building perimeter, then said building conversion or improvement shall not require additional off-street parking, other than the number of existing off-street parking spaces which are utilized by said building.
 - 3. For new buildings or expanded building space, the following uses shall provide fifty percent (50%) of the off-street parking requirements of Table 7.863.
 - 4. The provisions as provided herein shall not apply for sites where a historic structure is removed and a new building built.
 - 5. The Special Parking Provisions shall not apply to properties utilized as ~~Bed and Breakfasts~~[short-term rentals](#), hotels, motels, or other lodgings.

(Ord. No. 25-017, 9-21-2015; Ord. No. 2019-10, § 1, 4-15-2019)

Sec. 7.940. - Screening Requirements and Standards.

Other areas not covered by Subsection 7.920.e. of this Ordinance shall be subject to the requirements of this Section. Minimum landscape screening requirements shall be provided in the following situations:

Multiple Family, greater than four (4) units, and manufactured home use along property lines abutting a Single Family District.

Commercial Use along property lines abutting any Residential District.

Civic Use along property lines abutting a more restrictive district in which the use is not permitted.

Surrounding Multiple Family, greater than four (4) units, Commercial, Industrial or Civic trash storage areas or support services systems.

Manufactured Home Parks along property lines abutting a public street, right-of-way, or single family residential development.

[Short-term rental \(STR\) along property lines adjacent to single-family uses, in or adjacent to R1 districts, in or adjacent to R1A districts, in or adjacent to R2 districts within the Historic Overlay District, and in or adjacent to the R5 zoning districts.](#)

Screening shall be provided by installation and maintenance thereafter of a visual screen or buffer of one of the following types:

A solid wood and/or masonry fence or wall at least six (6) feet but not greater than eight (8) feet in height.

A hedge-like screen of evergreen plant material capable of attaining a minimum height of eight (8) feet at maturity, planted initially at a minimum of four (4) foot centers and with a minimum height of three and one-half (3½) feet.