



CITY OF FREDERICKSBURG HISTORIC REVIEW BOARD

TUESDAY, MARCH 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, MARCH 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. March 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

- Recognition of Mike Penick
- Landmark Designation of 208 Woodcrest approved by City Council on March 7th

6. APPROVAL OF MEETING MINUTES

February 15, 2022, 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- #22-026 **112 E Austin**– *Brandon Weinheimer of SKT*- construction of new residence
- B. Application- #22-025 **311 E College** *Ian Moellendorf*- addition
- C. Application- #22-029 **108 E College**– *Eric Mustard*- additions and new pavilion
- D. Application- #22-024 **505 W Main**– *Jeff Brickner*- demolition of outbuilding

INDIVIDUAL CONSIDERATION

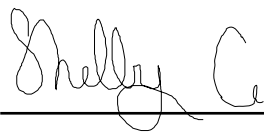
- E. Application- #22-016 **316 W Orchard** – *Gary Wood*- construction of new pergola with fencing
- F. Application- #22-030 **206 N Orange**– *Stan Klein*- addition, rehab of siding, windows
- G. Application- #22-032 **510 E Creek** – *Matt Jarosz*- new STR units
- H. Application- #22-031 **204 S Edison**– *Steve Thomas*- addition for STR
- I. Application- #22-028 **409 E College**– *Marcus Lavin* – replacement of addition, demo of outbuildings, relocation of outbuilding, install new window, construct new carport, convert outbuilding to residence
- J. Application- #22-034 **513 W Main**– *Jeff Brickner*- demolition

8. OTHER ITEMS

Historic Preservation Month - May

9. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda by 10:00 a.m. on Friday, March 11, 2022, on the bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelby Collier
Associate Planner

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

**HISTORIC REVIEW BOARD
FEBRUARY 15, 2022
5:30 PM**

On this the 15th day of FEBRUARY 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 January 2021 Minutes stand as presented.

STAFF ANNOUNCEMENTS

THC Real Places 2022 Conference in Austin February 2 – 4.

CONSENT AGENDA

Application- #22-018 213 E Travis– Matt Guderian- convert garage to STR

Application- #22-017 206 N Crockett Gary Wood- construction of new STR unit

Application- #22-016 316 W Orchard – Gary Wood- construction of new pergola with fencing

Application- #22-013 208 E Centre– Terri Smith – new front yard fencing

Application- #22-020 706 W Creek– Sport & Country Architects- new residence on empty lot

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- #22-019 503 W San Antonio– Zamora Callis- constrution of new residence behind existing house

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to construct 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”.

Staff findings/recommendation

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.

David Bullion made a motion to Deny Application #22-019. Richard Laughlin seconded the motion. Michael McCrea voted in opposition. All others voted in favor and the motion carried.

Application- #22-022 110 E Orchard– Todd Stephens- constrution of new residence

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to deconstruct medium rated garage to use the materials on the new house and 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.

Staff findings/recommendation

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.

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 Construction above)

Michael McCrea made a motion to Approve Application #22-022 as submitted. Jessica Mittell seconded the motion. David Bullion voted in opposition. All others voted in favor and the motion carried.

Application- #22-007 208 Woodcrest– City of Fredericksburg- recommendation on landmark designation

Anna Hudson, Historic Preservation Officer, stated the applicant, City of Fredericksburg, is requesting a recommendation from the Historic Review Board to City Council to designate the property at 208 Woodcrest as an individual landmark.

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 feature of mid-century modern homes and retains a high level of integrity as it remains virtually been 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.

Richard Laughlin made a motion to Approve Application #22-007 as submitted. Joe Salinas seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEMS

Discussion and potential recommendation on proposed changes to the STR Ordinance impacting the Historic District.

Jason Lutz, Director of Development Services, provided an update regarding the STR Ordinance amendment and its impact on the Historic District including the next steps and tentative timeline.

ADJOURN

With nothing further to come before the Board, Barry Kaiser moved to adjourn. Jessica Mittel 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 March 2022.

SHELBY COLLIER, ASSOCIATE PLANNER

SHARON JOSEPH, CHAIRMAN

Fredericksburg Historic Review Board
Application Information

Application Number: 22-026
Date: March 15, 2022
Address: 112 E Austin
Zoning: CBD
Owner: Gordon Sauer
Applicant: Brandon Weinheimer of SKT Architects
Rating: Medium
Proposal: construct new residence behind main house

Request:

The applicant is requesting a Certificate of Appropriateness to:

New single story 3,534 s.f. residence in rear of existing property designed with traditional roof forms & details. Exterior materials include lap siding, pre-finished brown standing seam metal roof, Grey Buff Lueders Stone (or sim.) and muted paint palette (Benjamin Moore 985 Indian River.) Visibility of the new structure from the street will be limited to the existing narrow driveway on the west side of property. Scale is in context with adjacent buildings.

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

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.

Appendix C: Historic Preservation

- (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

- (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

The new structure, while larger than the historic home/office, is located in CBD zoning which allows for more lot coverage and higher density. The new structure will be at the back of the lot and will have limited visibility from the street given its location.

Design & Materials: the design of the proposed new structures meets the design standards for materials, differentiation/compatibility of style and form with 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:



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

email completed applications with required supporting documentation to
permits@cityof Fredericksburg.org

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

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

Applicant E-mail:

Desired Start Date:

Desired Completion Date:

Brandon Weinheimer

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)

new single story residence in rear of existing property designed with traditional roof forms details exterior materials include lap siding prefinished crown standing seam metal roof Green cedar stone for sim and muted paint palette Benjamin Moore Indian River finish on the new structure from the street will be limited to the existing narrow driveway on the west side of property. Scale is in context with adjacent buildings

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

Staff to complete

Application #

Year Built:

Eligible for Administrative Approval ☐ Yes ☒ No

Zoning:

Historic Review Board Meeting Date

Application Fee \$10 COA#

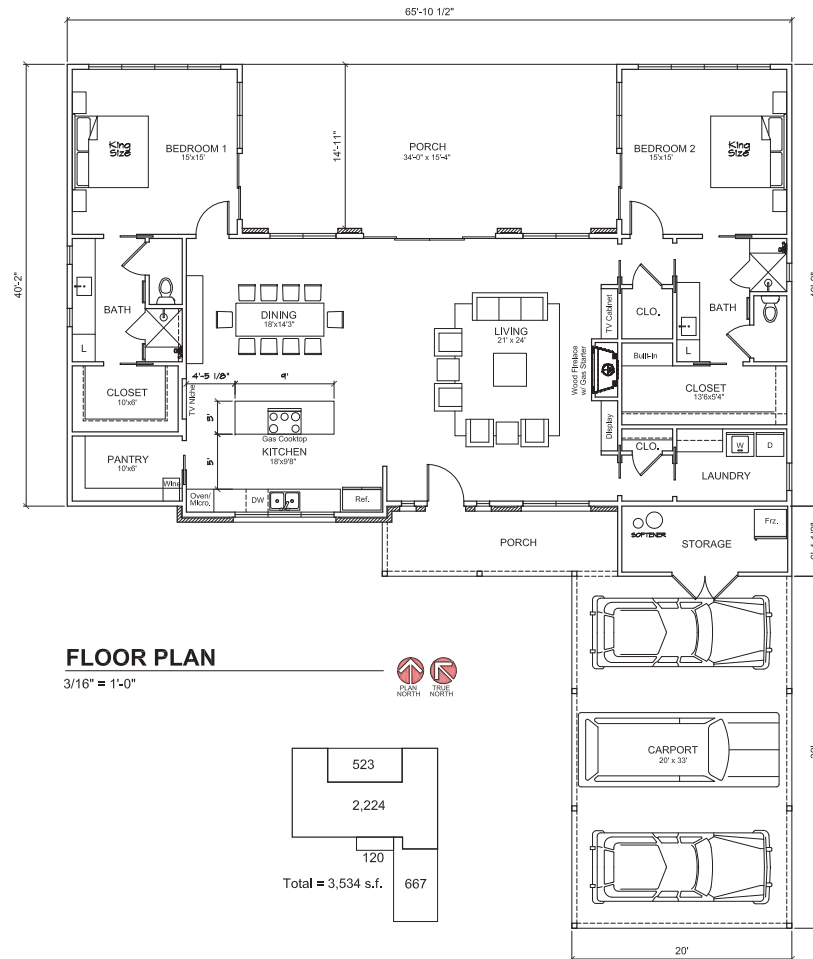
Survey Rating: ☒ High ☒ Medium ☐ Low

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.



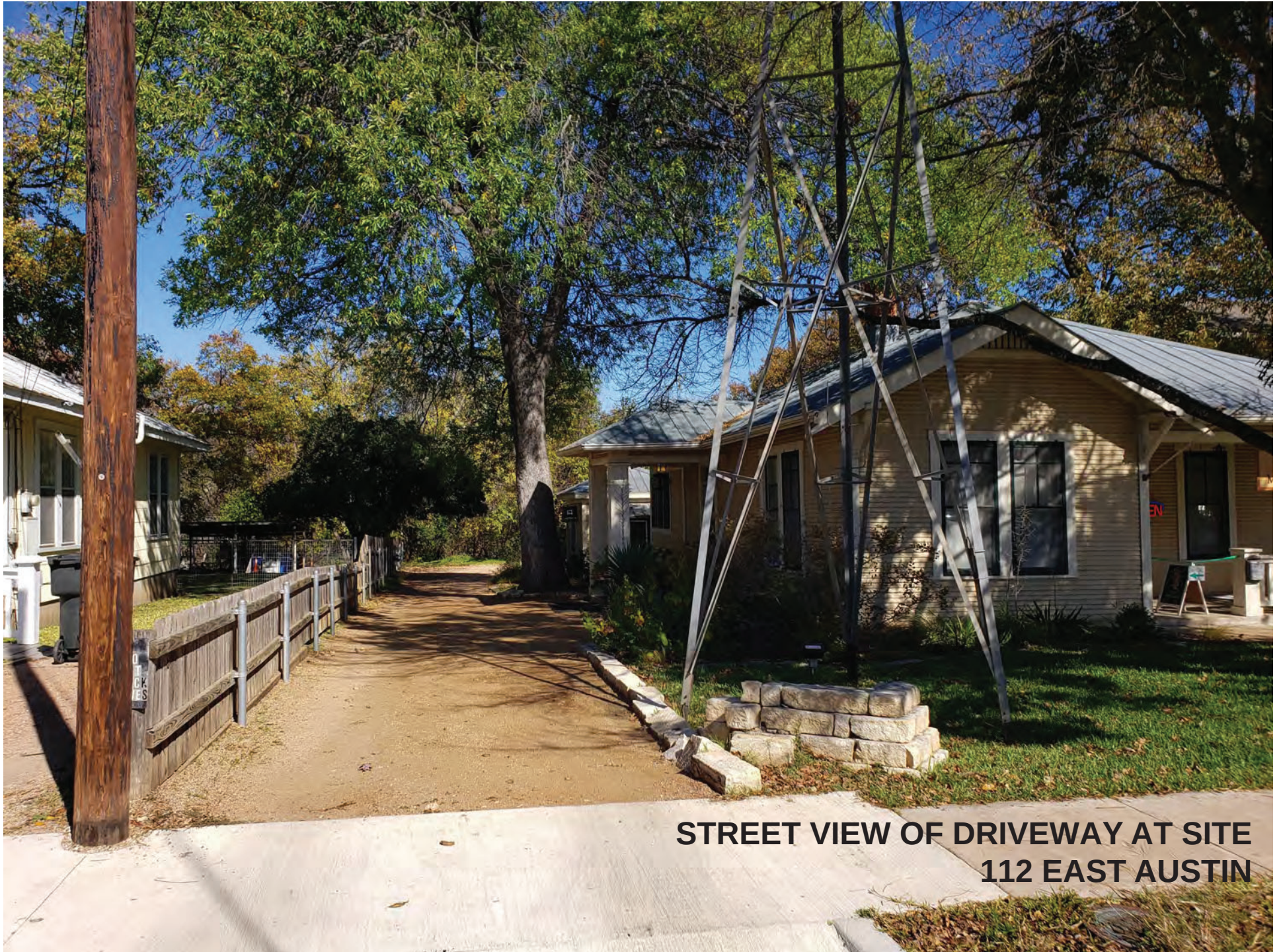


**114 EAST AUSTIN -
LOT EAST OF SITE 112 EAST AUSTIN**





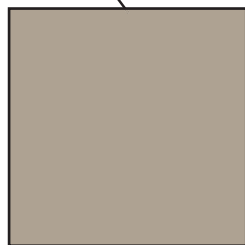
**VISIBILITY IN BETWEEN SITE
112 EAST AUSTIN & 114 EAST AUSTIN**



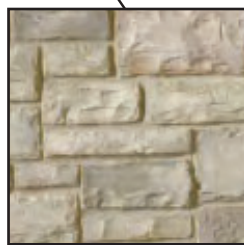
**STREET VIEW OF DRIVEWAY AT SITE
112 EAST AUSTIN**



STREET VIEW OF SITE 112 EAST AUSTIN



**BENJAMIN MOORE
985 INDIAN RIVER
SMARTSIDE SIDING
AND TRIM**



**RANDOM ASHLAR
STONE SIM. IN COLOR
TO SIDING (EX. GREY
BUFF LUEDERS STONE)**

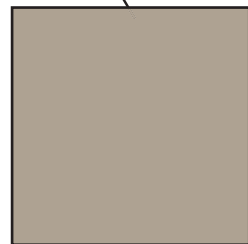


**PRE FINISHED BROWN
STANDING SEAM
METAL ROOF**



MARVIN FIBERGLASS
WINDOWS DARK
BRONZE

MARVIN FIBERGLASS
DOORS DARK BRONZE



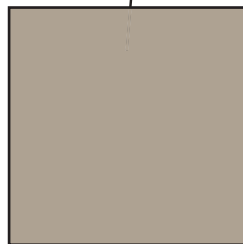
BENJAMIN MOORE
985 INDIAN RIVER
SMARTSIDE SIDING
AND TRIM



RANDOM ASHLAR
STONE SIM. IN COLOR
TO SIDING (EX. GREY
BUFF LUEDERS STONE)



PRE FINISHED BROWN
STANDING SEAM
METAL ROOF



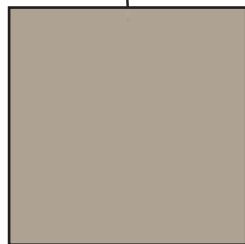
**BENJAMIN MOORE
985 INDIAN RIVER
SMARTSIDE SIDING
AND TRIM**



**RANDOM ASHLAR
STONE SIM. IN COLOR
TO SIDING (EX. GREY
BUFF LUEDERS STONE)**



**PRE FINISHED BROWN
STANDING SEAM
METAL ROOF**



**BENJAMIN MOORE
985 INDIAN RIVER
SMARTSIDE SIDING
AND TRIM**



**RANDOM ASHLAR
STONE SIM. IN COLOR
TO SIDING (EX. GREY
BUFF LUEDERS STONE)**



**PRE FINISHED BROWN
STANDING SEAM
METAL ROOF**

City of Fredericksburg Historic Review Board
Application Information

Application Number: 22-025
Date: March 15, 2022
Address: 311 E College
Zoning: R1
Owner: Jennifer McCormick
Applicant: Ian Moellendorf
Rating: Low
Proposal: addition

Request a Certificate of Appropriateness to:

1. build new addition for 126 square foot master bath with horizontal lap siding and a composition shingle roof to match the existing house. Foundation will be concrete and plate height will match existing plate height of house. Matching existing exterior paint colors.

Fredericksburg Design Guidelines & Standards:

3.3. Additions

Height and Massing

(c) For side additions, use hyphens to connect the addition to the historic building while minimizing the impact on adjoining historic building fabric. The side addition should be pushed back as far as possible so as to retain the original side elevation. (See fig. 3-47.)

Low Priority -recommended

(d) For rear additions, consider using hyphens, breezeways, insets, or offsets to connect the addition to the historic building differentiating the massing from the original main house. (See fig. 3-48.)

Low Priority- Recommended

(e) Set back new additions from the historic building so that the historic building retains visual emphasis.

Low Priority -recommended

Design

(k) Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building.

Low Priority- required if visible from ROW

(l) Design new additions to be compatible with the historic building but differentiated enough so that they are not confused as historic or original to the building.

Low Priority - recommended

(m) Balance compatibility with differentiation among the following aspects of the addition's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette.

LowPriority- Required if visible from ROW

Staff Findings /Recommendation:

1. The proposed small addition to the low rated house will not detract from the main house. Staff recommends approval as presented based on the Guidelines cited 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

email completed applications with required supporting documentation to permits@cityof Fredericksburg.org

Subject Property Address 311 East College St. Date Submitted 2/24/22
Owner name: Jennifer McCormick Phone # (214) 385-8408
Owner Address: 1768 Bridle Blvd. Frisco Tx. 75036
Authorized Applicant: Ian Moellendorf Phone # (830) 456-7683

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

Applicant E-mail: imoellendorf@rocketmail.com

Desired Start Date: 3/15/2022

Desired Completion Date: 6/15/2022

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)

We are adding on a 126 square foot master bath with horizontal lap siding and a composition shingle roof to match the existing house. Foundation will be concrete and plate height will match existing plate height of house. We will be matching existing exterior paint colors.

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 # 22-025

Year Built:

Eligible for Administrative Approval Yes ^x No

Zoning: R1

Historic Review Board Meeting Date 3/15/22

Application Fee \$10 COA# 00484

Survey Rating: Low

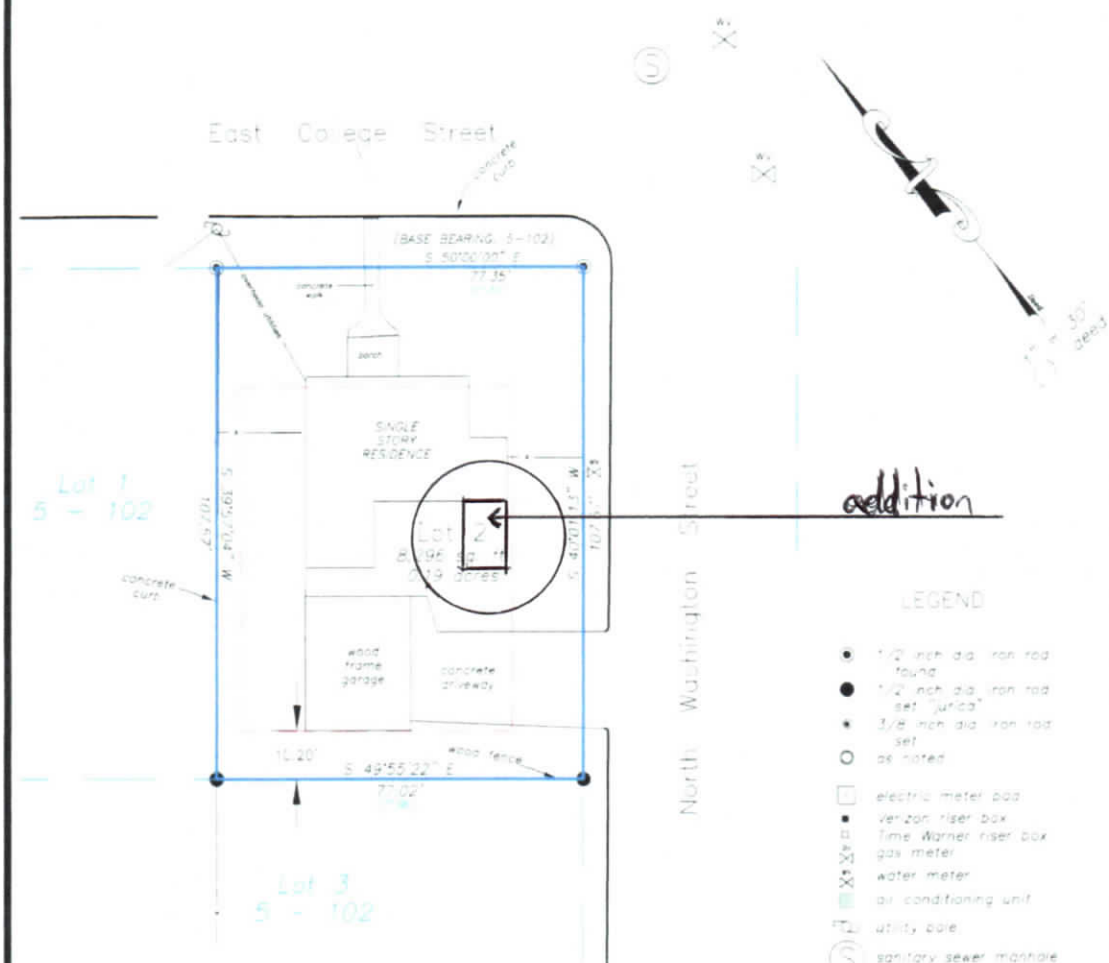
HRB Fee \$40 paid xx

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.

DRAWN BY	R/S	DATE	21
CHECKED BY	G.S.S.	DRAWING NO.	8-21-7054
JOB NO.	8-21-7054	SHEET	1 OF 1



TITLE COMPANY
Select Title
150 E. Main, Ste. 201
Fredericksburg, TX 78624

PREPARED FOR
Jennifer McCormick
311 East College Street
Fredericksburg, TX 78624

Setback lines: R-1 setback line: 25' front
15' street side
5' interior side
10' rear

This tract is subject to the following easements listed in Select Title's Commitment for Title Insurance, G. F. No. 172117858, issued June 18th, 2021:

- All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use
- R-1 setback lines per Plat in Vol. 5, Pg. 102, Gillespie County Plat Records. SHOWN HEREON.

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

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



July 9th, 2021

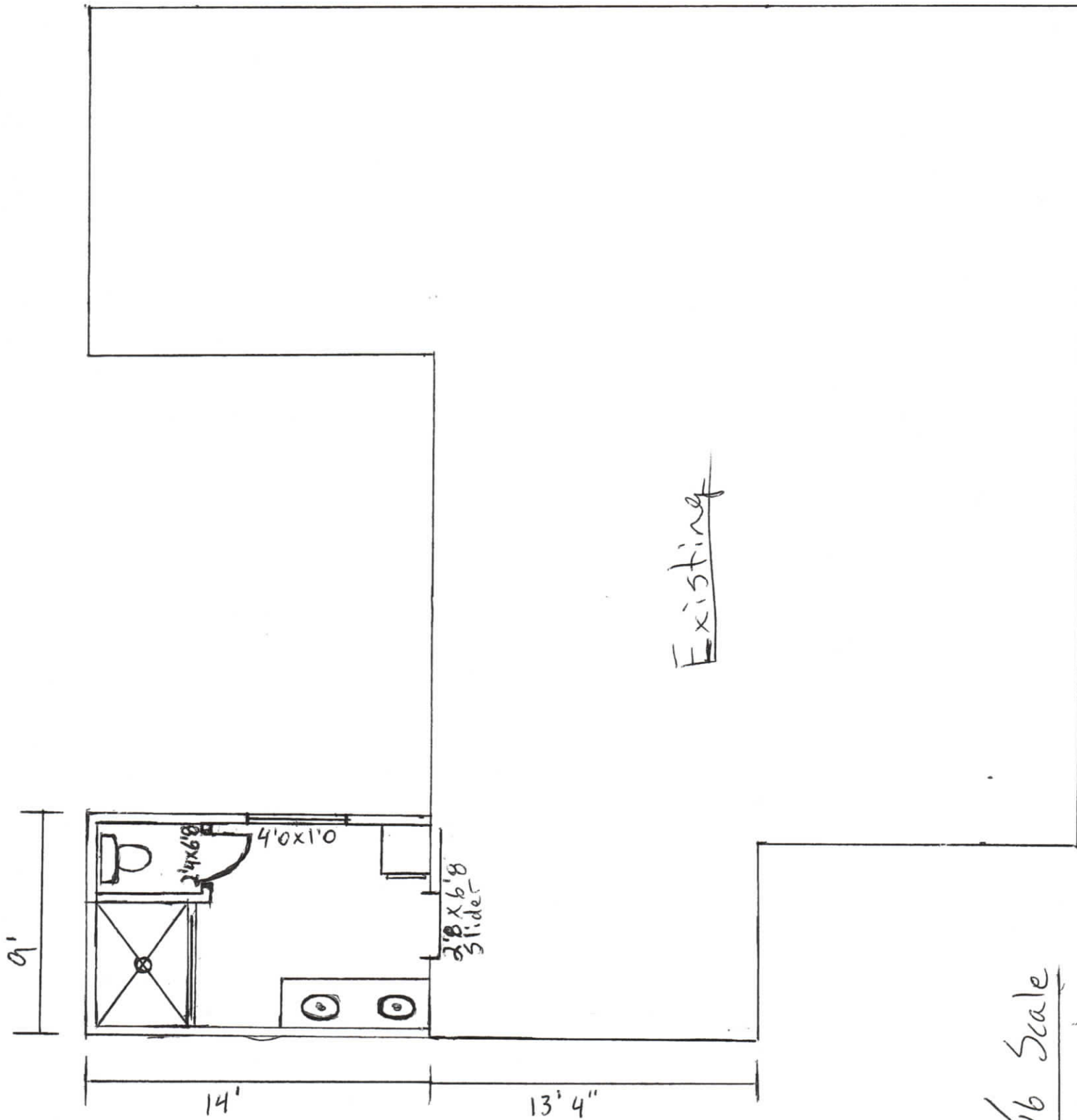


SULTEMEIER
SURVEYING & ENGINEERING

Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
501 West Main, Suite 109
Fredericksburg, Texas 78624
(830) 990-1221

Copyright © 2021 All Rights Reserved
sultemeiersurveying.com
TBPELS FIRM 100930-00

Lot 2
THE RAMSEY ADDITION
Volume 5 - Page 102
Gillespie County Plat Records
Gillespie County, TX



3/16 Scale



2 BRN H2064.
POO. ON

Note: Siding color
to match existing

Five in
stone

SW 6869
Stop

116-07

All exterior
doors

REPLACE

311

PAINT
WHITE AS TRIM
SAME AS TRIM

PAINT AND REPLACE
GLASS W/ BEVELED GLASS

FREE IN-STORE PICKUP Over one million online items eligible. >



You're shopping
Kerrville ▼
● **OPEN** until 8 pm

Delivering to
78028 ▼

smooth horizontal siding



Cart | 0 items

[Home](#) / [Building Materials](#) / [Siding](#) / [Fiber Cement Siding](#)

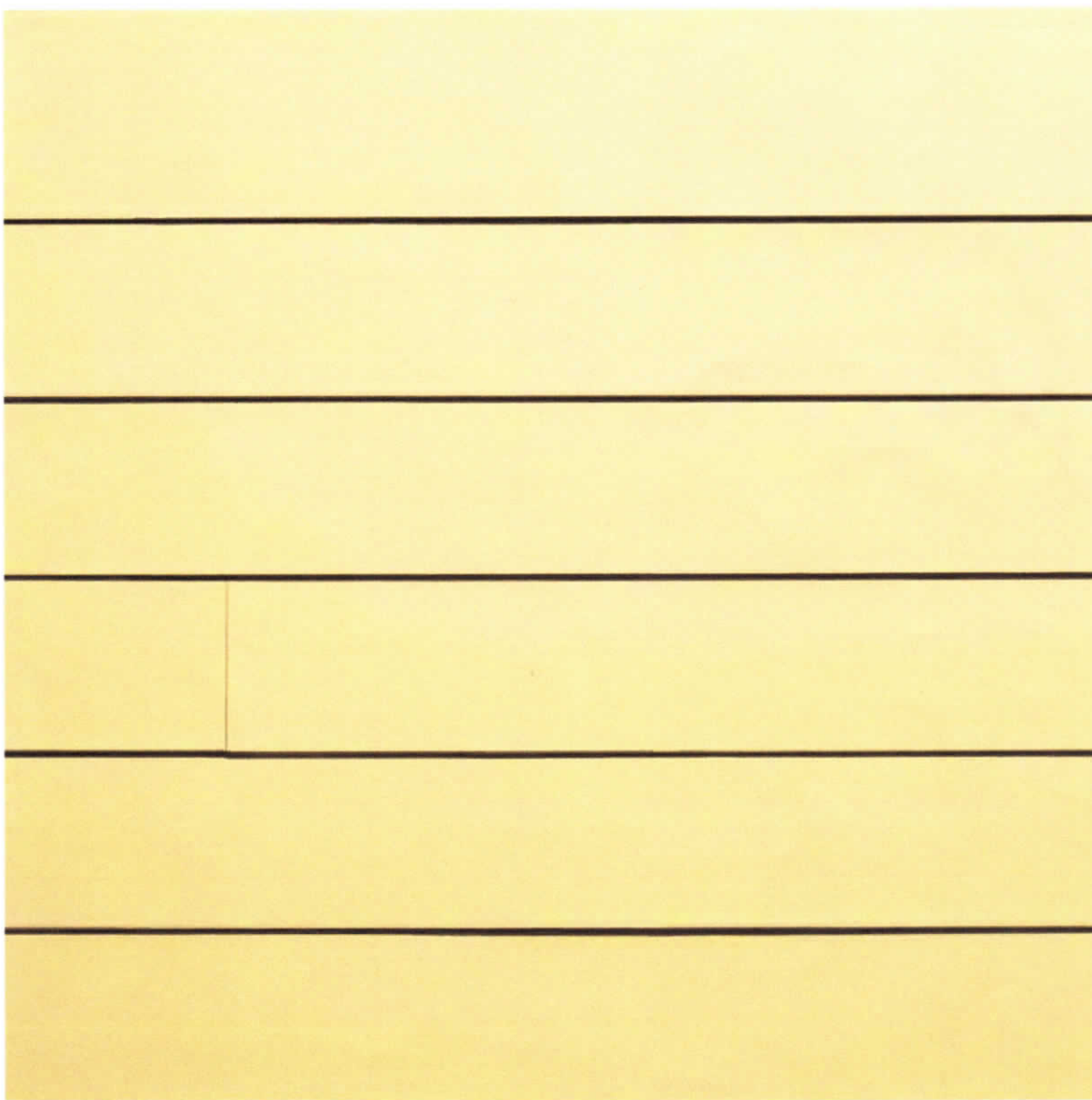
Internet #100035431 Model #215615 Store SKU #349173

32

[James Hardie](#)

HardiePlank HZ10 5/16 in. x 8.25 in. x 144 in. Fiber Cement Primed Smooth Lap Siding

★★★★★ (4) [Questions & Answers \(10\)](#)



Hover Image to Zoom

Live Chat

Feedback

MURRAY LORD

QUOTE BY : MURRAY LORD

SOLD TO :

PO# :

Ship Via : Ground

QUOTE # : JW2202010LZ - Version 0

SHIP TO :

PROJECT NAME :

REFERENCE :

U-Factor Weighted Average: 0.31

SHGC Weighted Average: 0.34

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		BLVFWS4812			
	Rough Opening : 48 X 12	Frame Size: 47 1/2 x 11 1/2 Actual Size: 47 1/2 -in X 11 1/2 -in Builders Vinyl Fixed Window Nail Fin (1 1/4" setback), White Ext/White Int , SunStable Clear TDI# WIN-1151 TDI-AAMA, PG50, DP+50/-50, U-Factor: 0.31, SHGC: 0.34, VT: 0.61, CR: 48.00, ER: 21.00, CPD: JEL-A-173-06412-00001 PEV 2022.1.0.3829/PDV 6.630 (01/27/22)SW			

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

			\$99.67	1	\$99.67
			Total:		\$99.67
			Total Units:	1	

Fredericksburg Historic Review Board
Application Information

Application Number: 22-029
Date: March 15, 2022
Address: 108 E College
Zoning: R1
Owner: David & Susan Smith
Applicant: Eric Mustard
Rating: low
Proposal: new additions, new pavilion

Request:

The applicant is requesting a Certificate of Appropriateness for the following:

- A. carport addition to east side of house
- B. side addition on west side of house
- C. new pavilion and office in back yard

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.3. ADDITIONS TO HISTORIC PROPERTIES

(p) The addition should be visually cohesive as a unit; the different parts of the addition should clearly communicate a unified, contemporary date of construction. Consider using one consistent roof form for the entire addition. *Low Priority- Recommended*

(t) Limiting the materials palette for additions to two materials is recommended.
Low Priority- Recommended

3.4.1 Lot Coverage

(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.*)
Low Priority

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.

Low Priority -Recommended if visible from the public 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.

Low Priority -Recommended

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

Low Priority -Recommended

Staff Findings/Recommendation:

The house has a low rating as it has been completely altered from its original design. The proposed changes are in keeping with the existing architecture style and materials. Staff recommends approval of the proposed additions and alterations to the main house.

The proposed pavilion will create a visual barrier of the new residence to the west. It complies with the size and design requirements of the design guidelines and standards. Staff recommends approval.



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 108 East College St. Fredericksburg Date Submitted 3/1/22
Owner name: Dave & Susan Smith Phone # (916) 223-3714
Owner Address: 108 East College St., Fredericksburg, TX
Authorized Applicant: Eric Mustard Phone # (830) 997-7024

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

Applicant E-mail: emustard@mustarddesign.net

Desired Start Date: 04/01/22

Desired Completion Date: 12/01/22

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)

Additions to the house include a guest bath (98 sf) with stone and stucco exterior to match existing, a utility room (140 sf) with stucco exterior to match existing, and a deck (200 sf). A front porch (170 sf) and carport (480 sf) will also be added, both have timber posts with rock bases to match the existing carport. A detached pavilion (1300 sf) will be built in the back yard with board and batten siding to match the existing guest house. The high side of the pavilion roof will be 14' tall, and a pool will be built in the back yard.

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 # 22-029

Year Built:

Eligible for Administrative Approval Yes ^x No

Zoning: R1

Historic Review Board Meeting Date 3/15/22

Application Fee \$10 COA#

Survey Rating: Low

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.**



108 E College as viewed from College St



**West side of house looking toward back-
yard location of new pavilion and new side
addition on main house**



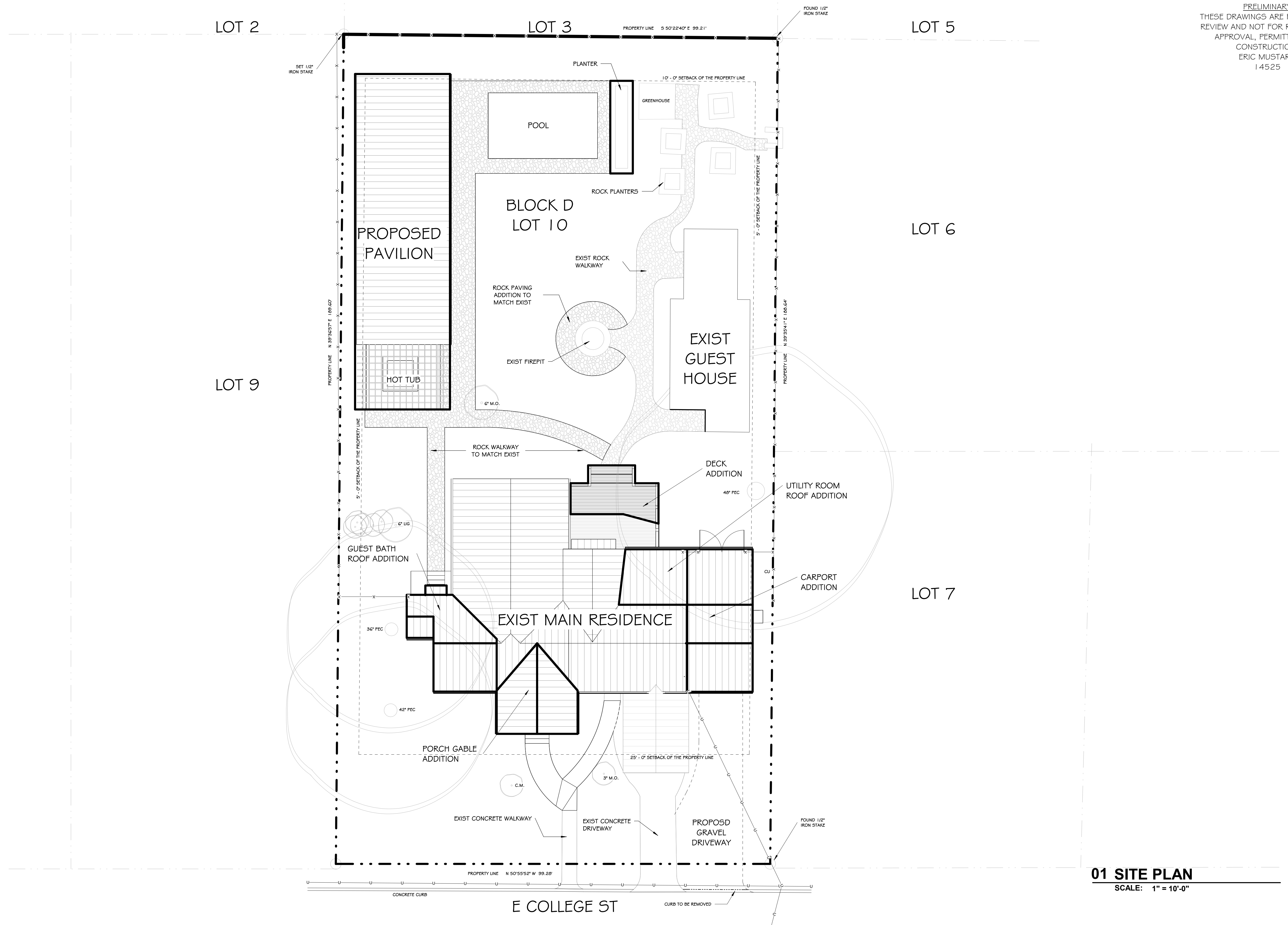
Backyard looking at back of house



West Side yard view of location of
new pavilion

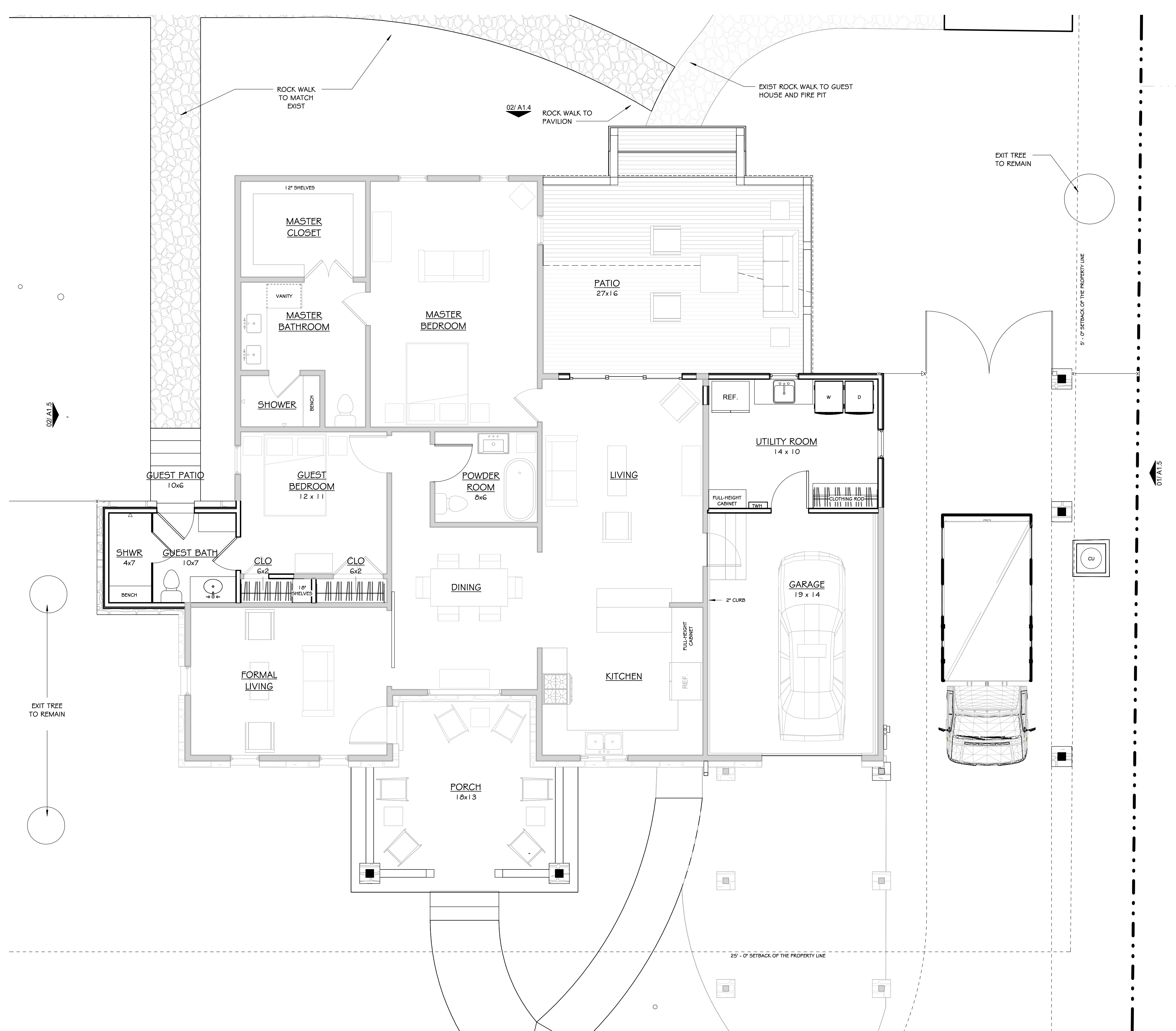


Behind east side of house
looking towards pavilion location



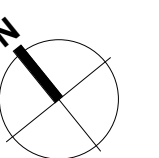
01 SITE PLAN
SCALE: 1" = 10'-0"

PRELIMINARY
THESE DRAWINGS ARE FOR INTERIM
REVIEW AND NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.
ERIC MUSTARD
14525



01 FIRST FLOOR PLAN

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



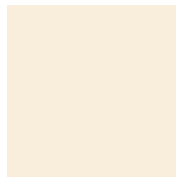
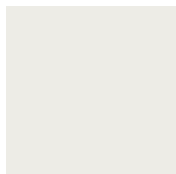
Dave & Sue Smith Residence

FLOOR PLAN

SCALE: 1/4" = 1'-0" 03.01.2022

mustard
DESIGN
architects

PROPOSED PAINT & STAIN SELECTIONS

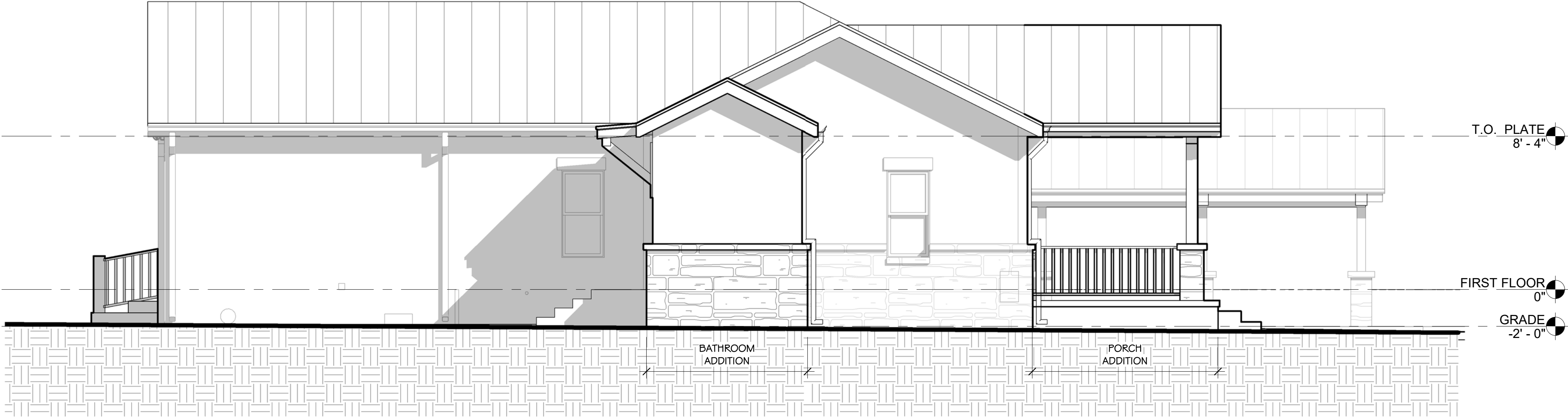
STUCCO & BOARD & BATTEN		7106 HONIED WHITE SHERWIN WILLIAMS
TRIM		7005 PURE WHITE SHERWIN WILLIAMS
WOOD RAILING POSTS ROOF BRACES		3220 MISSION OAK SHERWIN WILLIAMS



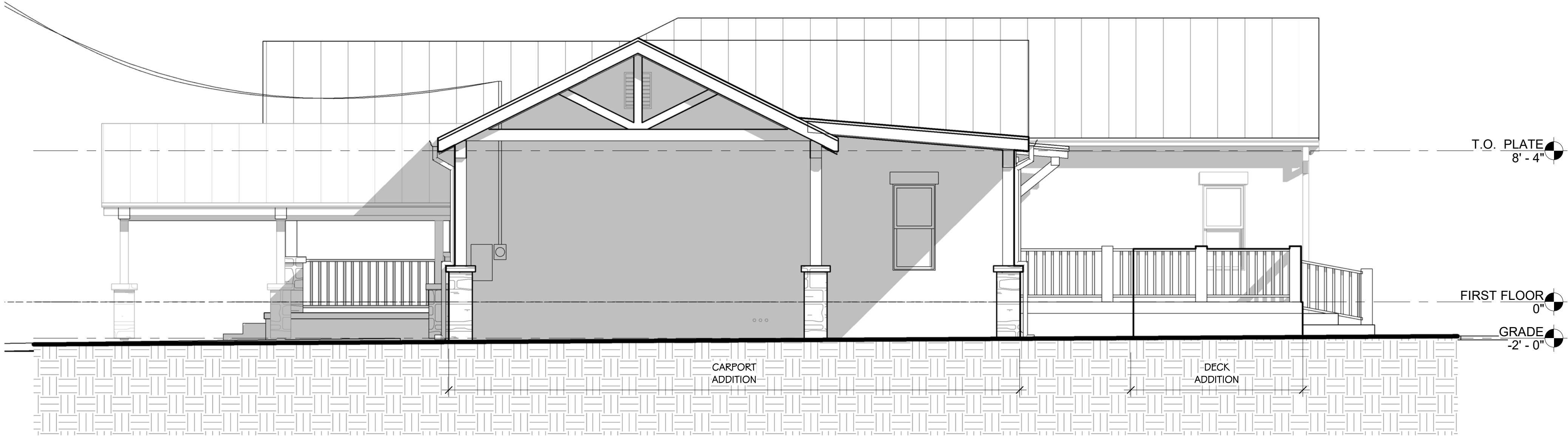
02 NORTH HOUSE ELEVATION
SCALE: 1/4" = 1'-0"



01 SOUTH HOUSE ELEVATION
SCALE: 1/4" = 1'-0"



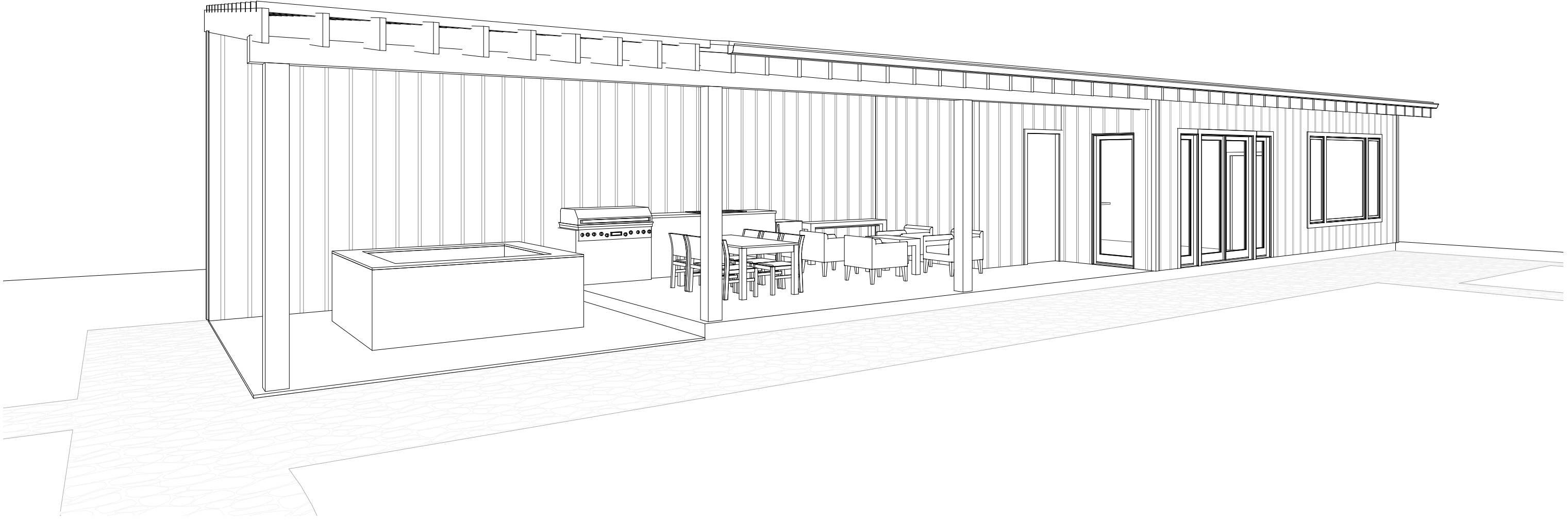
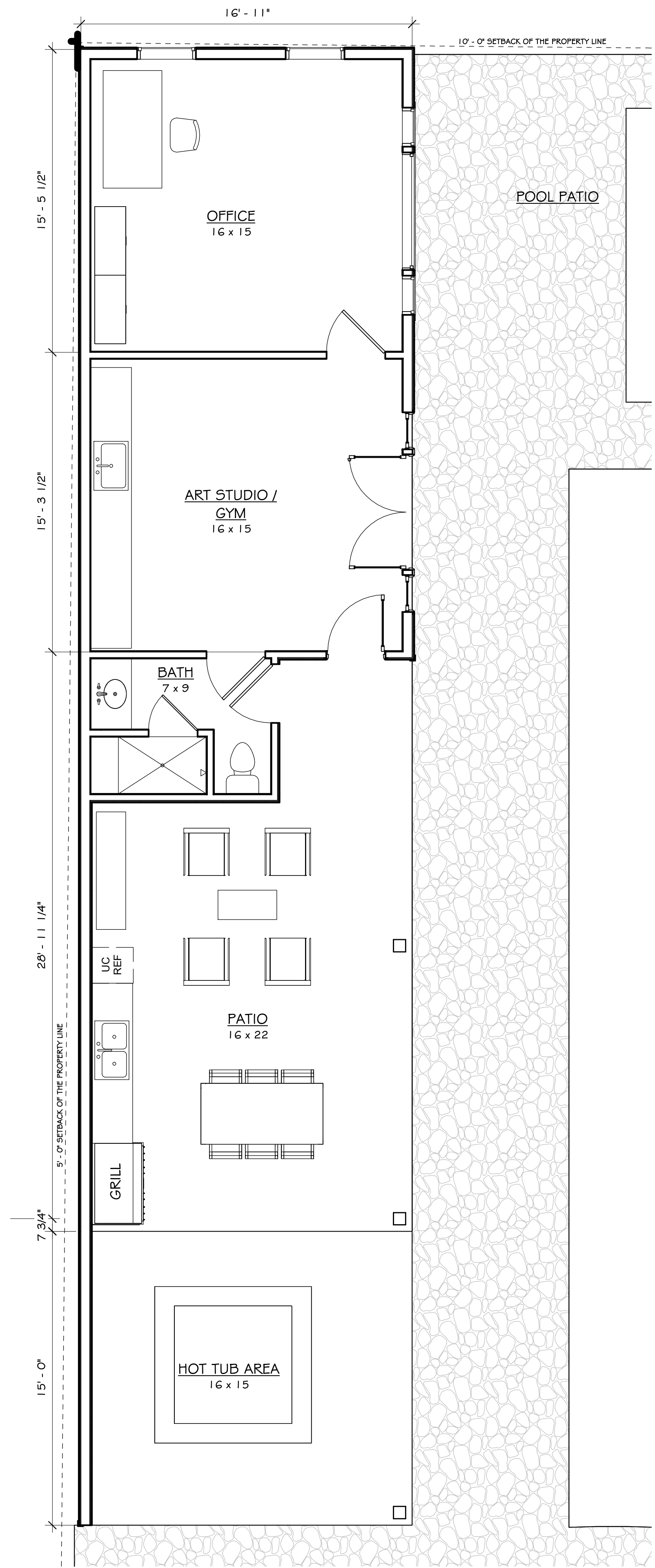
02 WEST HOUSE ELEVATION
SCALE: 1/4" = 1'-0"



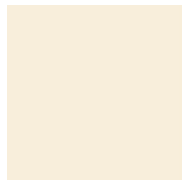
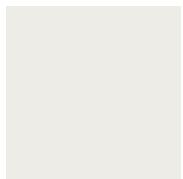
01 EAST HOUSE ELEVATION
SCALE: 1/4" = 1'-0"

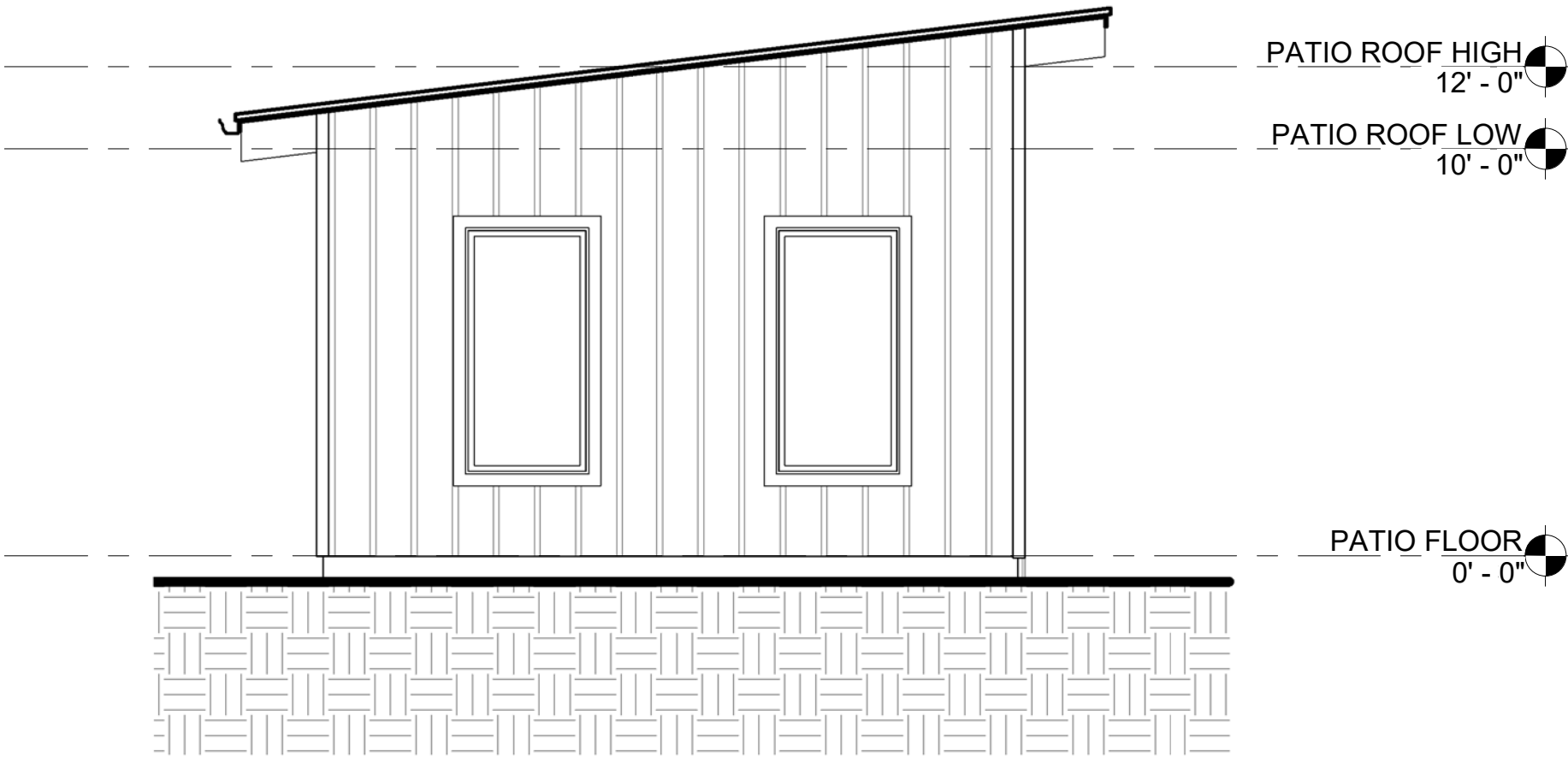


STREET VIEW

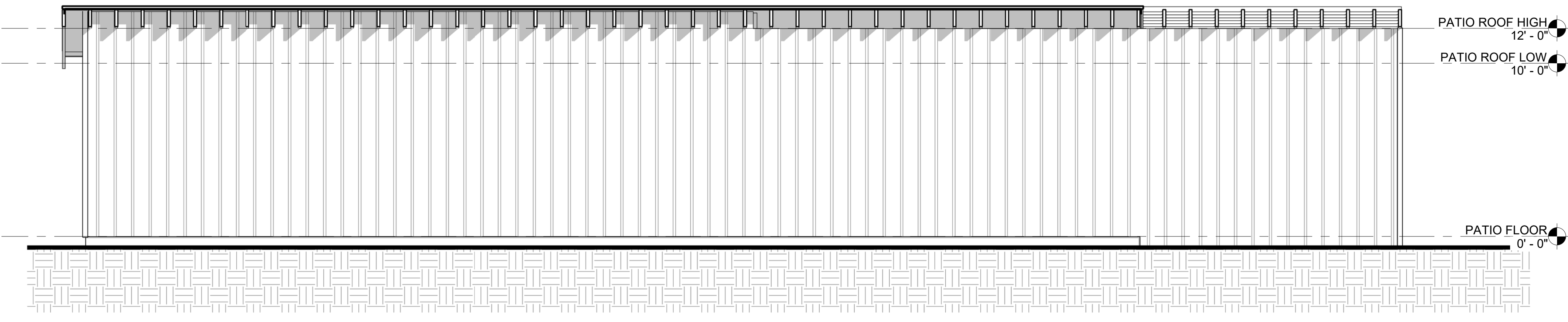


PROPOSED PAINT & STAIN SELECTIONS

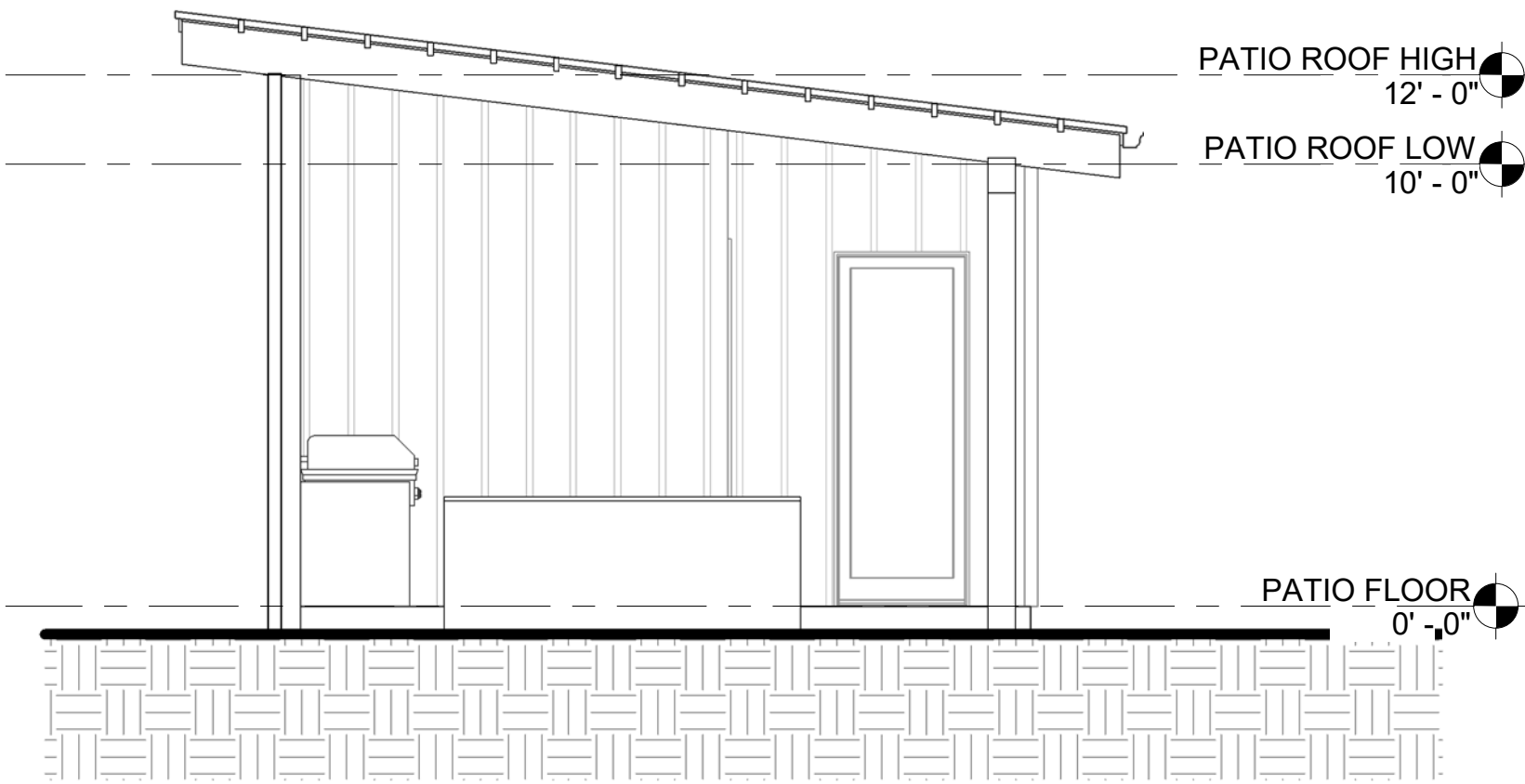
STUCCO & BOARD & BATTEN		7106 HONIED WHITE SHERWIN WILLIAMS
TRIM		7005 PURE WHITE SHERWIN WILLIAMS
WOOD RAILING POSTS ROOF BRACES		3220 MISSION OAK SHERWIN WILLIAMS



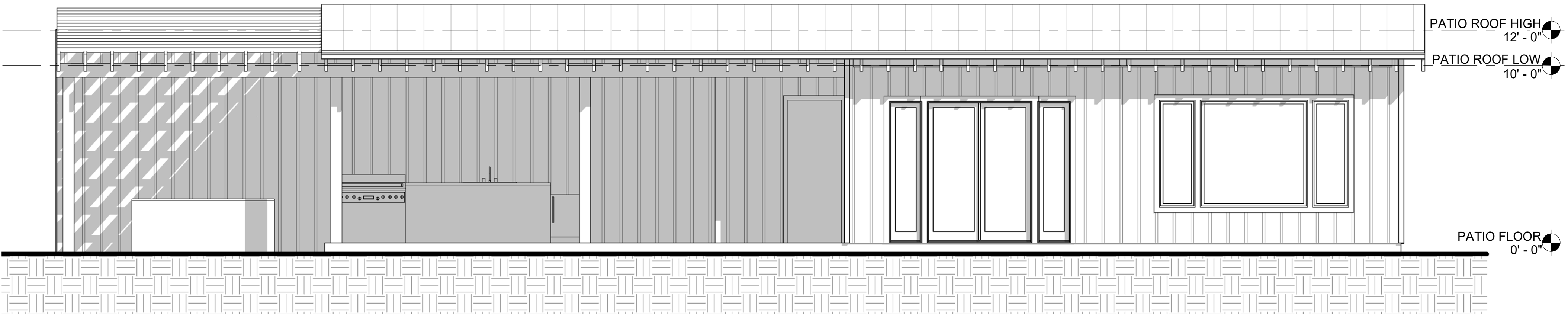
04 NORTH PATIO ELEVATION
SCALE: 1/4" = 1'-0"



02 WEST PATIO ELEVATION
SCALE: 1/4" = 1'-0"



03 SOUTH PATIO ELEVATION
SCALE: 1/4" = 1'-0"



01 EAST PATIO ELEVATION
SCALE: 1/4" = 1'-0"

Fredericksburg Historic Review Board
Application Information

Application Number: 22-024
Date: March 15, 2022
Address: 505 W Main
Zoning: CBD
Owner: Rebecca's Rentals
Applicant: Jeff Brickner
Rating: High
Proposal: re-rate outbuilding to allow for demolition

Request a Certificate of Appropriateness to:

1. re-rate shed building behind main house to allow for demolition

Relevant Sections of Fredericksburg Historic Preservation Ordinance :

Demolition: (b)In addition to the criteria specified in section 23-62, the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district. Resource with a rating of "medium" in the Fredericksburg Historic Resource Survey is strictly prohibited. (2) The demolition, removal or relocation of a Resource with a rating of "low," or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose. Refer to section 23-55 and the Fredericksburg Historic Resource Survey for a more detailed definition of the preservation priority rating system.(c) As an exception to (b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.(d) As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building

Staff Findings /Recommendation:

1. The main house has a high rating and was built around 1920. The outbuilding does not show up on the 1924 or 1938 Sanborn maps and is not as old as the main house. Staff recommends re-rating to low to allow for demolition. The structure appears to be in disrepair.



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

*Call if approved.
Doesn't check email often.*

Subject Property Address 505 W Main St Date Submitted 2/17/22
Owner name: Becky Brickner Phone # 830-992-9560
Owner Address: 243 Elm Lane FBGTx 78624
Authorized Applicant: Jeff Brickner Phone # 830-992-9560

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

Applicant E-mail: jbrickner@austin.rr.com

Desired Start Date:

Desired Completion Date:

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

Mr. Brickner is wanting to demo a small ~~structure~~ building behind the City Cafe location. He states the structure is falling down and unsafe.

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 # 22-024

Year Built:

Eligible for Administrative Approval ☒ Yes ☐ No

Zoning:

Historic Review Board Meeting Date

Application Fee \$10 COA#

Survey Rating: Medium

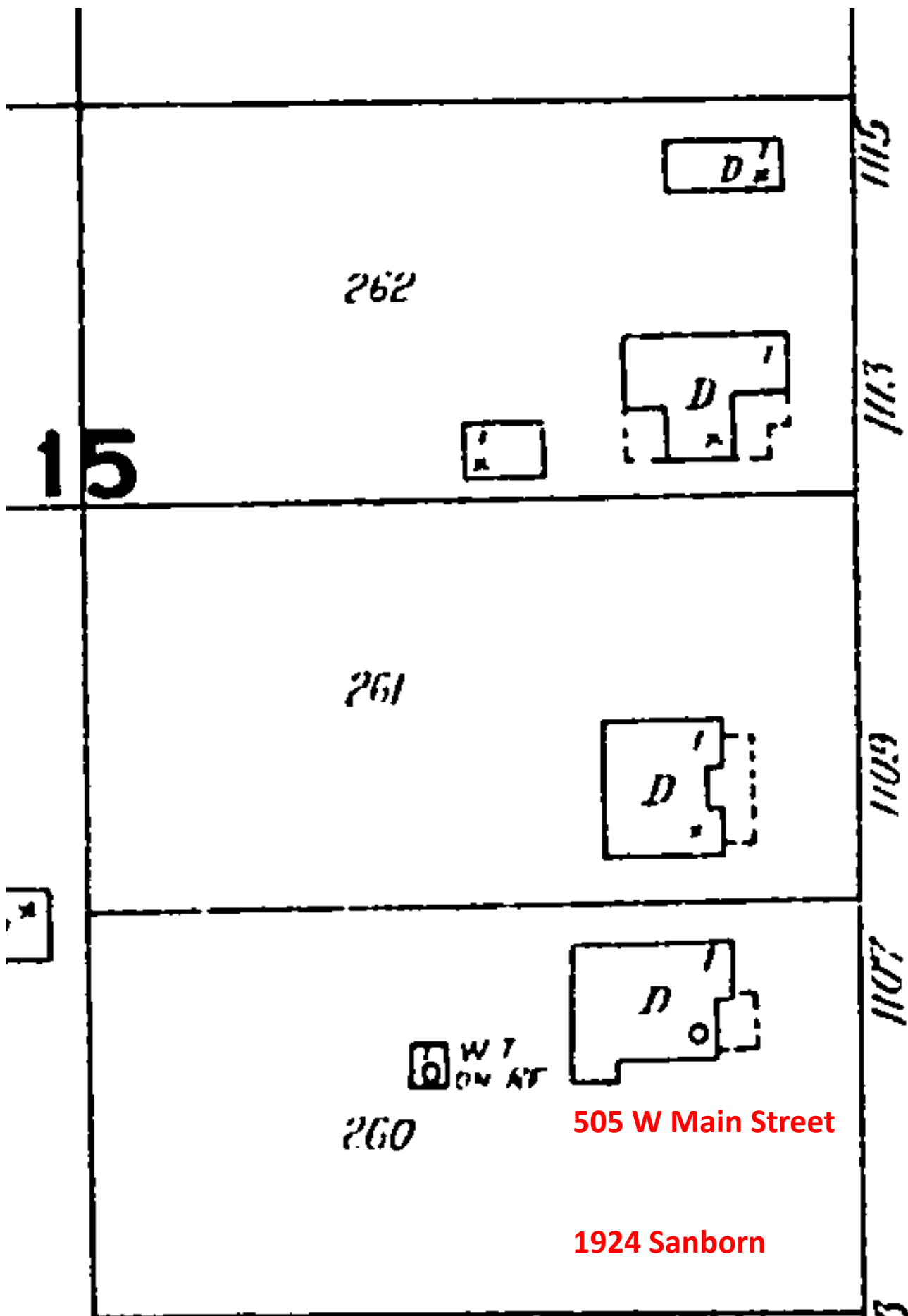
HRB Fee \$40 paid

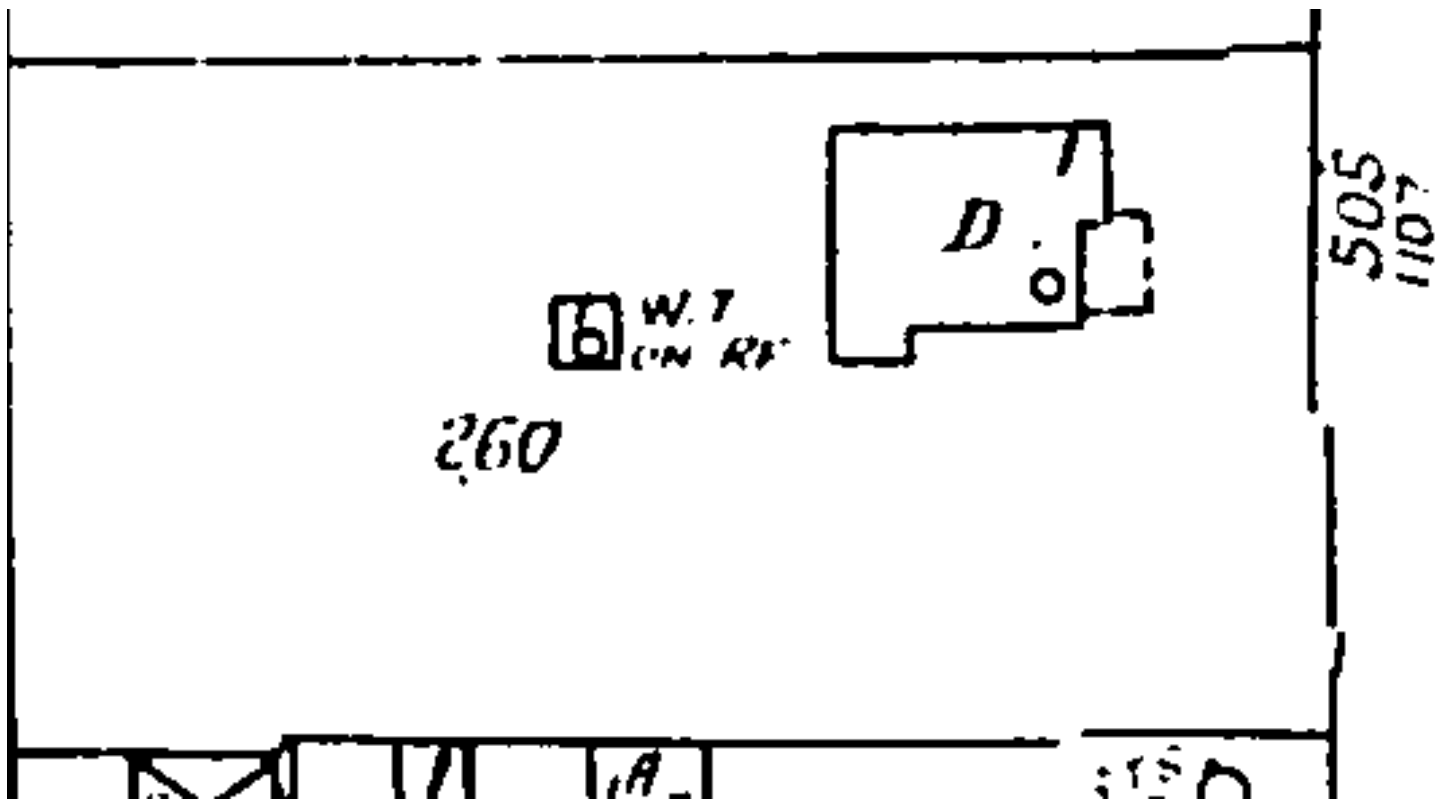
Staff Comments regarding Administrative Approval:

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







505 W Main Street

1938 Sanborn



City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 228

Address 505 W. Main

Parcel Number 20377

GCAD Valuation (as of 2017; where available) \$398,760

Year Built 1920

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority High

Assessment Outstanding example of a unique building plan that displays distinctive stylistic features and retains original materials. Resource displays distinctive stylistic elements.

2002 Photo



Photo Information & Notes

Image Name 0228_2.JPG

Photo References 0228_*.jpg

Notes

2002 SURVEY DATA (continued)

Property Description

Function	Commerce/Trade	No of Stories	1.5
Style	Craftsman	Construction	wood-frame
Plan	bungalow	Foundation	pier and beam
Exterior Walls	wood siding	Roof	gable
Porches	gabled	Windows	double-hung wood sash
Outbuildings	shed	Doors	single-leaf door
Alterations	not provided		

1983 SURVEY DATA

1983 Survey Site No	500	1983 Survey Ranking	3
1983 Photo References			

Fredericksburg Historic Review Board
Application Information

Application Number: 22-016
Date: March 15, 2022
Address: 316 W Orchard
Zoning: R2
Owner: Ralf Riddel
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 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

(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 and have at least one material and color as 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 _____

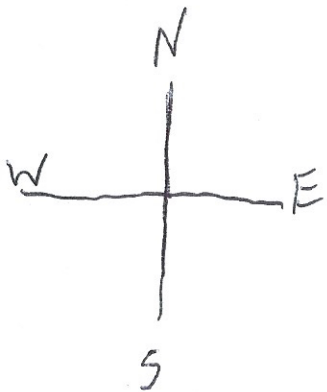
Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.



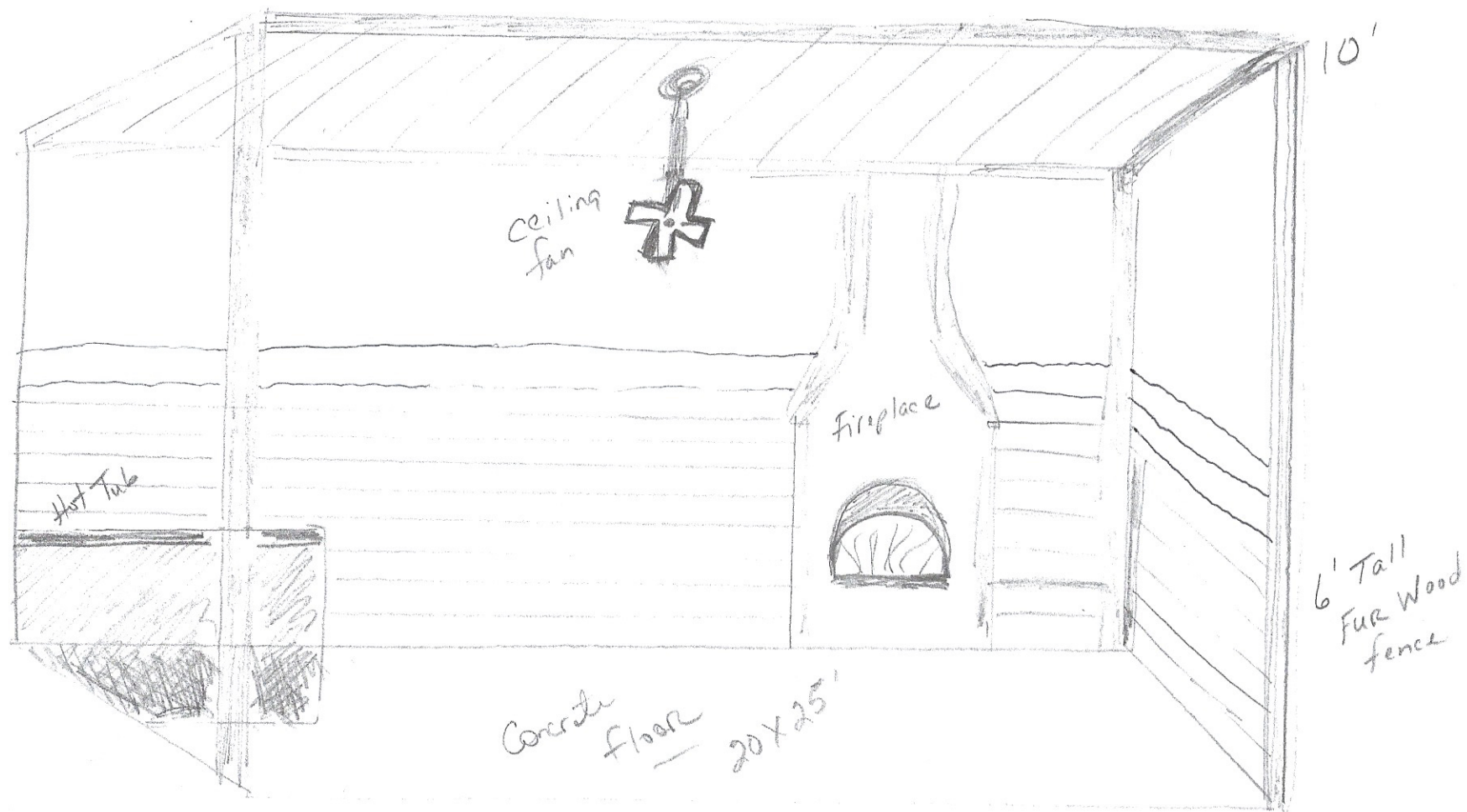




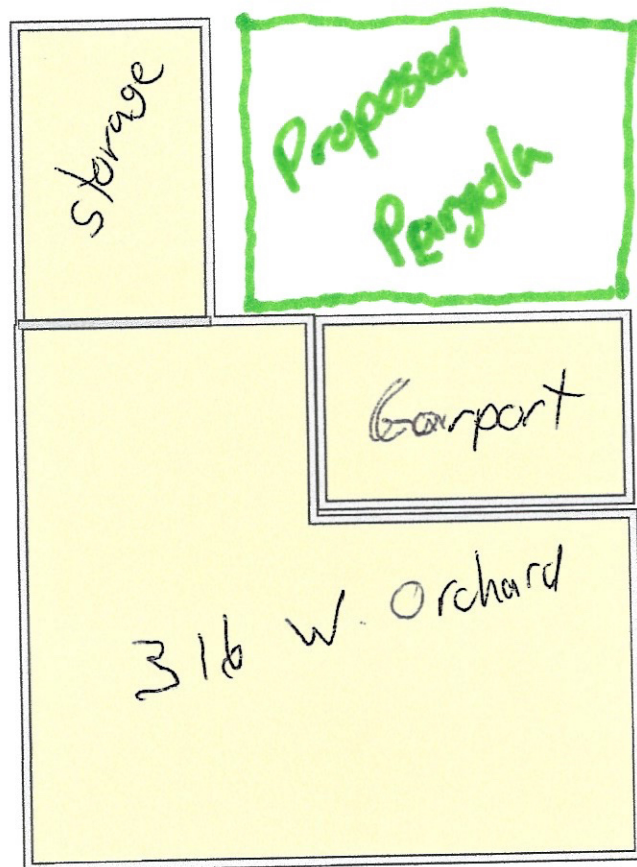




Douglas Fir Wood pergola
w/ Standing seam roof



20 x 25
 Concrete slab
 Douglas Fir pergola
 Standing seam roof
 Hill Country limestone
 for fireplace
 Natural sealer on doug fir.

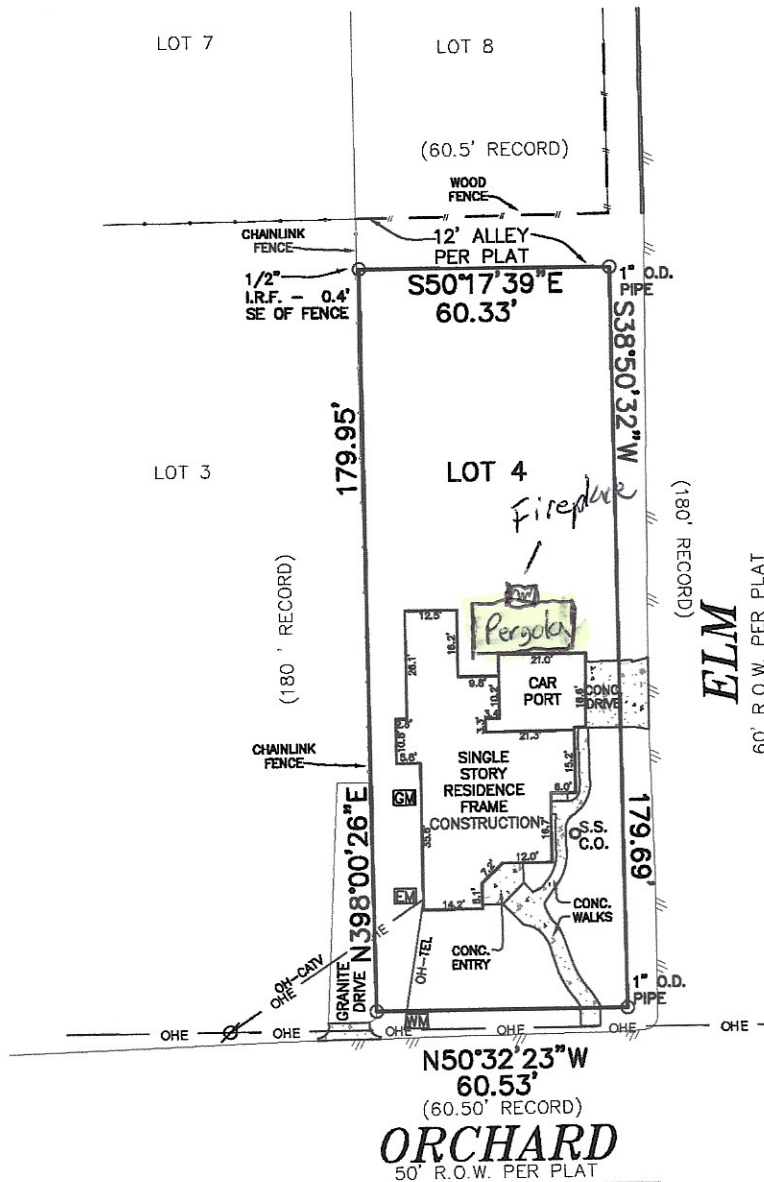


N. Elm

W. Orchard

SURVEY MAP

THE FOLLOWING IS A SURVEY OF LOT 4, BLOCK 3, PATTONS ADDITION AN ADDITION IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS RECORDED IN VOLUME 19, PAGE 346, DEED RECORDS OF GILLESPIE COUNTY, TEXAS, LOCATED AT 316 WEST ORCHARD STREET, IN THE CITY OF FREDERICKSBURG, TEXAS.



20' x 25' concrete slab
6x6 Doug Fir posts
10' Pergola
Standing Seam roof
6' Privacy Fence
on N and E side
Natural Stain
Horizontal Fencing
as in example picture
Hill country limestone
Fireplace

NOTES:

1. BASIS OF BEARING IS GRID NORTH FOR TEXAS CENTRAL 4203.
2. RECORD CALLS SHOWN IN PARENTHESIS, (V.18, P.346, D.R.G.C.T.)
3. LOT IS SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS THAT MAY AFFECT INCLUDING THOSE NOTED IN SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY WFG NATIONAL TITLE INSURANCE COMPANY WITH EFFECTIVE DATE NOTED BELOW.
4. ALLEY SHOWN IS NOT CURRENTLY TRAVELED AND ACCESS IS FENCED OUT ON LOTS 1 AND 2.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE LIENHOLDERS/OWNERS AND CHICAGO TITLE INSURANCE (GF#219-0702, EFFECTIVE 2.4.19, 3:15PM/ISSUED 2.5.19, 8:45AM). THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO OVERLAPPING IMPROVEMENTS VISIBLE OR APPARENT ON THE GROUND OTHER THAN SHOWN HEREON.

THE ABOVE DESCRIBED DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER F48171C0286C, MAP DATED OCTOBER 19, 2001. HEREIN DESCRIBED PROPERTY LIES WITHIN ZONE X

 CAW CONSULTANTS, INC. Civil Engineers Land Surveyors Land Planners P.O. BOX 209 MASON, TEXAS 76856 Office: (830) 992-0964	LEGEND I.R.F. ○ IRON ROD FOUND I.R.S. ● IRON ROD SET /// ASPHALT PVMNT. - - - CONC. PVMNT. - - - OVERHEAD ELECT. ⊗ POWER POLE — GUY WIRE GM GAS METER WM WATER METER EM ELECTRIC METER AC AIR CONDITIONER	LOT 4 BLOCK 3 PATTONS ADDITION VOLUME 19, PAGE 346 DEED RECORDS GILLESPIE COUNTY, TEXAS.	 <i>Craig A. Wallendorf</i> 2-8-19
	DRAWN BY: CAWC CAD ID: 198433095 JOB NUMBER: 19-94-33	SCALE: 1" = 30' APPROVED BY: C.A.W. DATE: 2.8.19 SHEET 1 OF 1	

City of Fredericksburg Historic Review Board
Application Information

Application Number: 22-030
Date: March 15, 2022
Address: 206 N Orange
Zoning: R2
Owner: Timothy & Sommer Sers
Applicant: Stan Klein
Rating: Medium
Proposal: remove asbestos siding, restore windows, replace roof, new addition

Request a Certificate of Appropriateness to:

1. build new addition on the rear (west) and north, and south sides that includes an attached garage with a roof line the similar height as the historic house. Materials to include limestone standing seam metal roof.
2. remove asbestos to reveal original wood siding
3. replace non-original shingle roof with standing seam metal roof
4. replace non-original metal casement window with wood window to match originals, rehab existing original windows.

Fredericksburg Design Guidelines & Standards:

3.2.3 Roofs

(f) If deteriorated beyond repair, replacement roofing materials should resemble the dimensions, profile, appearance, and configuration of the historic material (SOI Standard 6).

Medium Priority- recommended

(g) Original and period-appropriate wood shingles should be maintained; if deteriorated beyond repair, wood shingles should be replaced with matching wood shingles; variation in wood species is acceptable if the profile, dimension, and finish match (SOI Standard 6).

Medium Priority- required

(h) Composite shingles with compatible dimensions and profile may be an acceptable replacement for wood shingles in some instances (SOI Standard 6).

appropriate

(i) Original or historic-age metal roofs should be maintained; if deteriorated beyond repair, match the original dimensions, turned or crimped joints, and ridge capping (SOI Standard 6).

Medium Priority – Required

3.3. Additions

Height and Massing

(c) For side additions, use hyphens to connect the addition to the historic building while minimizing the impact on adjoining historic building fabric. The side addition should be pushed back as far as possible so as to retain the original side elevation. (See fig. 3-47.)

Medium Priority -required

(d) For rear additions, consider using hyphens, breezeways, insets, or offsets to connect the addition to the historic building differentiating the massing from the original main house. (See fig. 3-48.)

Medium Priority- Recommended

(e) Set back new additions from the historic building so that the historic building retains visual emphasis.

Medium Priority -Required setback a minimum of 15 feet measured from the front (street-facing wall of historic building-excluding the porch)

Design

(k) Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building.

Medium Priority -Required if visible from the public ROW

(l) Design new additions to be compatible with the historic building but differentiated enough so that they are not confused as historic or original to the building.

Medium Priority – required if visible from ROW

(m) Balance compatibility with differentiation among the following aspects of the addition's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette.

Medium Priority- Required if visible from ROW

(n) Contemporary architectural styles are appropriate for additions provided that compatibility is retained among other building aspects; for example, an addition may have a contemporary roof form, fenestration pattern, and style if it maintains a compatible footprint shape, materials, and color palette.

Medium Priority -Required

3.4.1 Lot Coverage

(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

Staff Findings /Recommendation:

1. The proposed addition takes up the entire buildable area of the back yard of this small lot. Staff recommends approval with the following modifications: A.use of a hyphen to reduce the amount of the original rear wall that will be removed, as proposed the entire rear wall will be removed and the corners of the structure are not retained B. the material be changed from stone to not compete or overpower the original wood siding and to match color of original. C. the south porch facing Orange Street does not meet the setback requirements for side additions. The detailing of the porch with the shingle roof gives the addition the appearance of being older than the original structure. A wood shingle roof would be more appropriate on the original structure. (3.3.c,d, e, k,l, m,n)
2. The removal of the asbestos siding and restoration of wood windows are appropriate and will improve the integrity of the historic structure. Staff recommends approval. If the windows are beyond repair, specs for new windows must be submitted.
3. The composition shingle roof is not original. The porch roof is metal. A standing seam metal roof is period appropriate for the house. (3.2.3.i)
4. The metal casement window is not original and negatively impacts the integrity of the structure, the proposal to replace with a window to match originals will improve the integrity of the structure. Staff recommends approval. (3.2.8 b,e,f)



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 206 N. Orange Street Date Submitted 2/23/22
Owner name: Timothy & Sommer Sers Phone #
Owner Address: 1701 Wisteria Ave., McAllen, TX 785004
Authorized Applicant: Stan Klein Phone # (830) 456-6018

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

Applicant E-mail: stanklein.architect@gmail.com

Desired Start Date: ASAP

Desired Completion Date: TBD

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 objective and scope of work for this house is to rehabilitate and recapture original exterior materials and finishes. We will remove the asbestos siding, old surface mounted elect., replace or repair siding & trim, doors and windows to be repaired or replaced based on condition as work begins. New metal roof on original and addition. New addition to be offset and complementary to the original house w/ stone veneer.

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 # 22-030

Year Built: 1900

Zoning: R2

Eligible for Administrative Approval Yes ☒ No ☐

Application Fee \$10 COA#

Historic Review Board Meeting Date 3-15-22

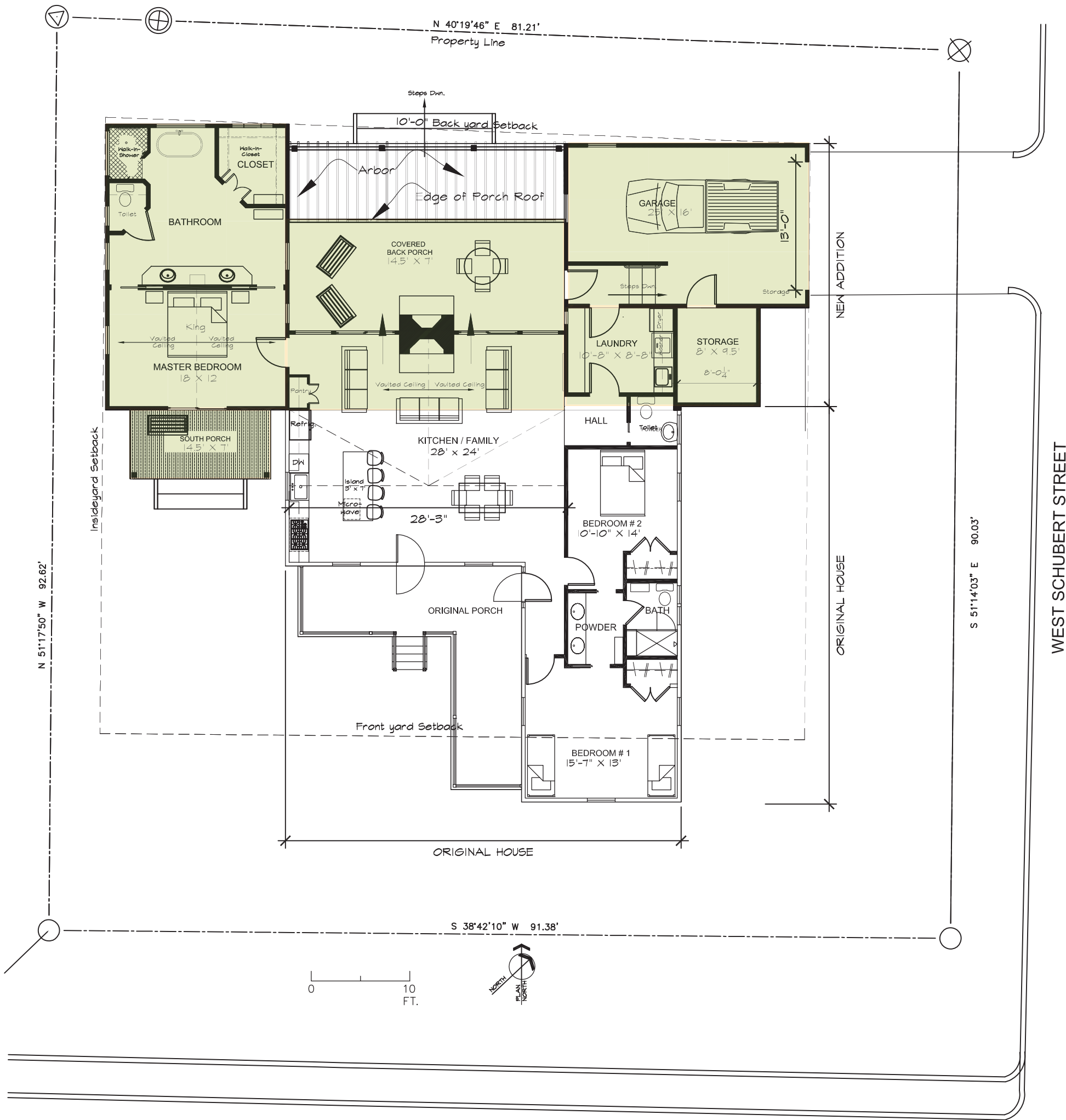
HRB Fee \$40 paid ☒

Survey Rating: Medium

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.



SITE PLAN

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

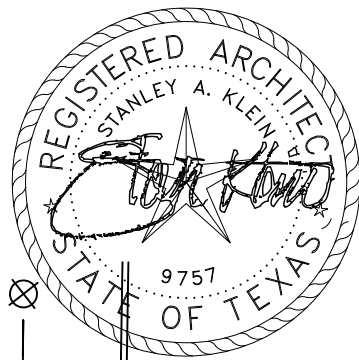
NORTH ORANGE STREET

City Zoning Data

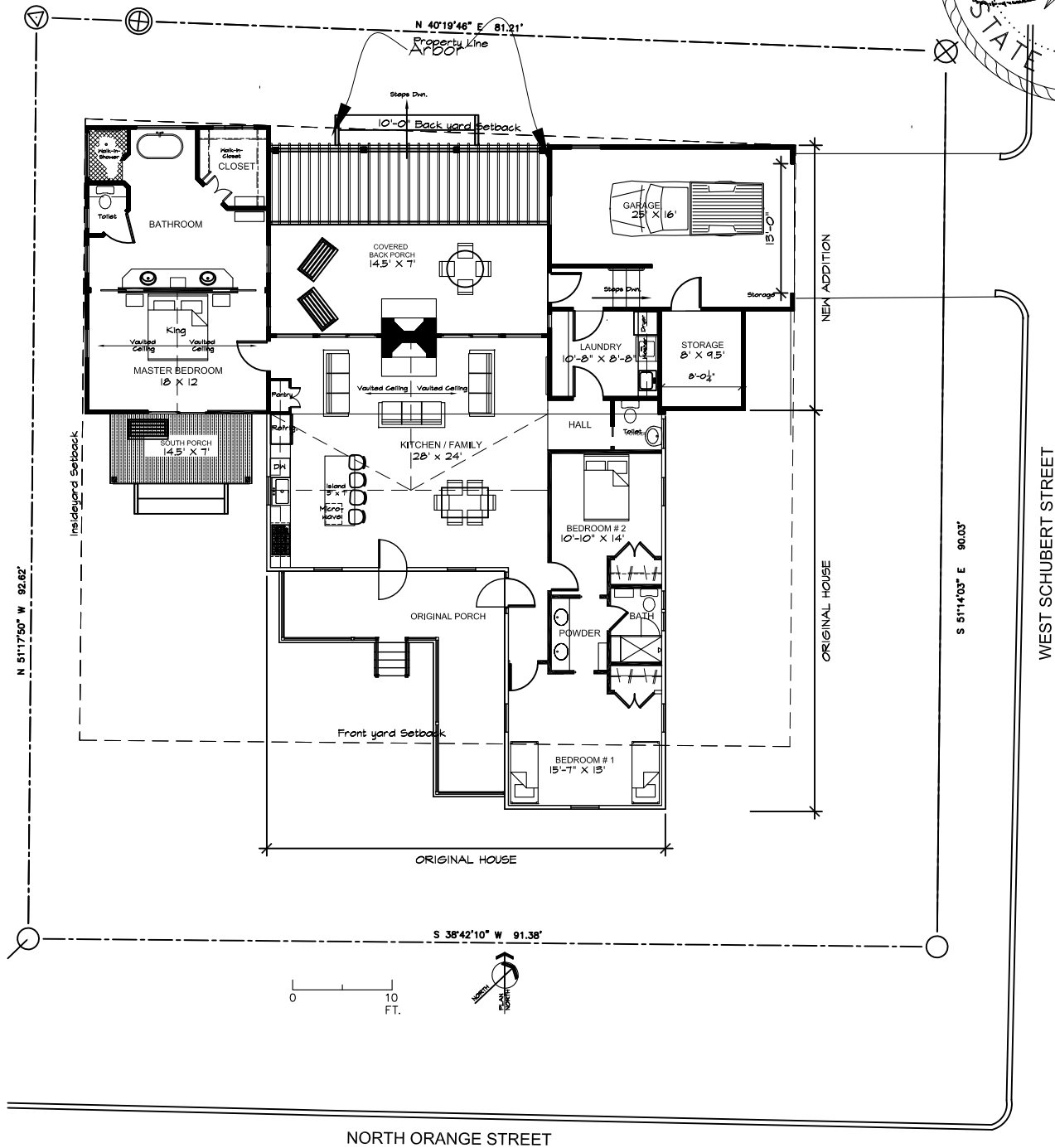
R-2 Zoning
Total Lot size 8,350 sf
55% max building coverage 4,592 sf
Existing Hist. Building 1,308 sf
New addition 1,779 sf
37% total building coverage

BUILDING DATA	
ORIGINAL HOUSE c. 1900s	
A/C	1,034 SF
PORCH	274 SF
SUBTOTAL	1,308 SF
PROPOSED ADDITION	
NEW A/C	979 SF
PORCHES	405 SF
SUBTOTAL	1,384 SF
GARAGE	
TOTAL NEW	413 SF
	1,779 SF

Proposed Addition to
206 North Orange Street
Fredericksburg, TX



2-20-2022



SITE PLAN

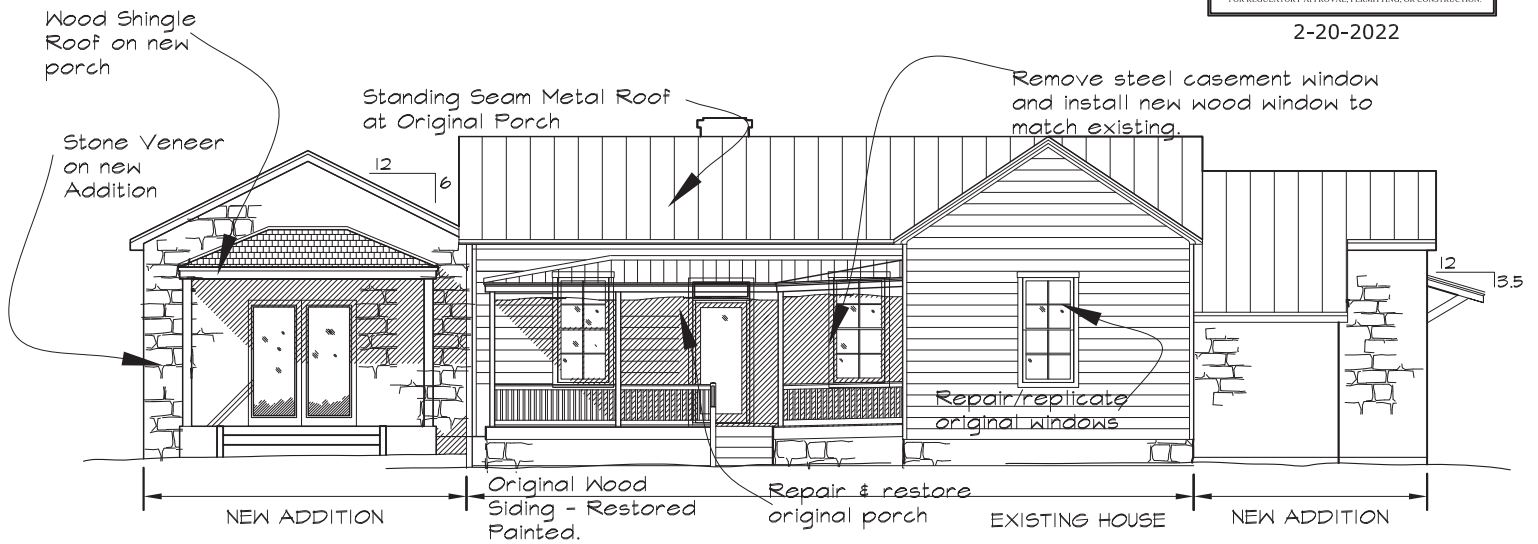
SCALE: 1/16" = 1'-0"

Proposed Addition to
206 North Orange Street
Fredericksburg, TX

BUILDING DATA	
ORIGINAL HOUSE c. 1900s	
A/C	1,034 SF
PORCH	274 SF
SUBTOTAL	1,308 SF
PROPOSED ADDITION	
NEW A/C	979 SF
PORCHES	405 SF
SUBTOTAL	1,384 SF
GARAGE	413 SF
TOTAL NEW	1,779 SF

City Zoning Data	
R-2 Zoning	
Total Lot size	8,350 sf
55% max building coverage	4,592 sf
Existing Hist. Building	1,308 sf
New addition	1,779 sf
37% total building coverage	

2-20-2022



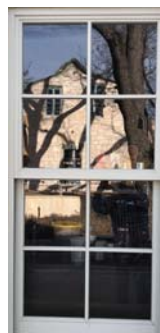
1

SOUTH ELEVATION (Facing Orange St.)

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



EXISTING WINDOW



NEW ALL WOOD WINDOW
TO MATCH



EXISTING STEEL
CASEMENT WINDOW

MATERIALS

Paint Colors

Body & Trim
White

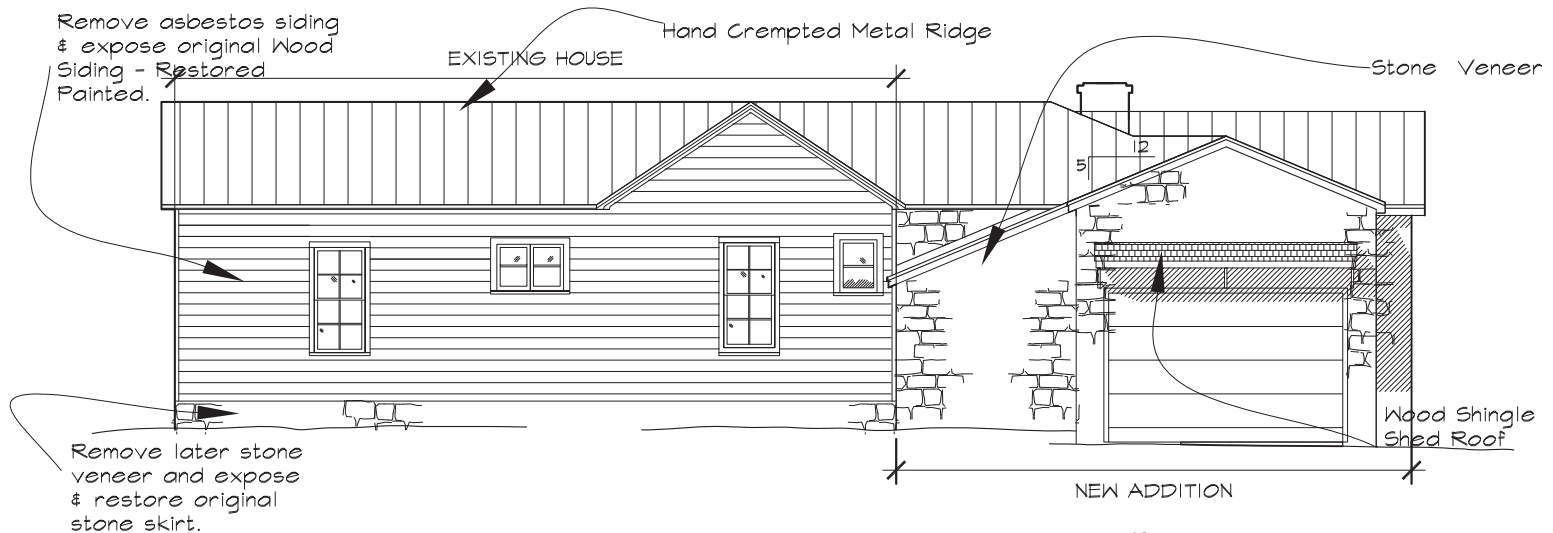
Window sash
black

Original Front Door
TBD

New Addition

Stone

Roof
Standing Seam Metal



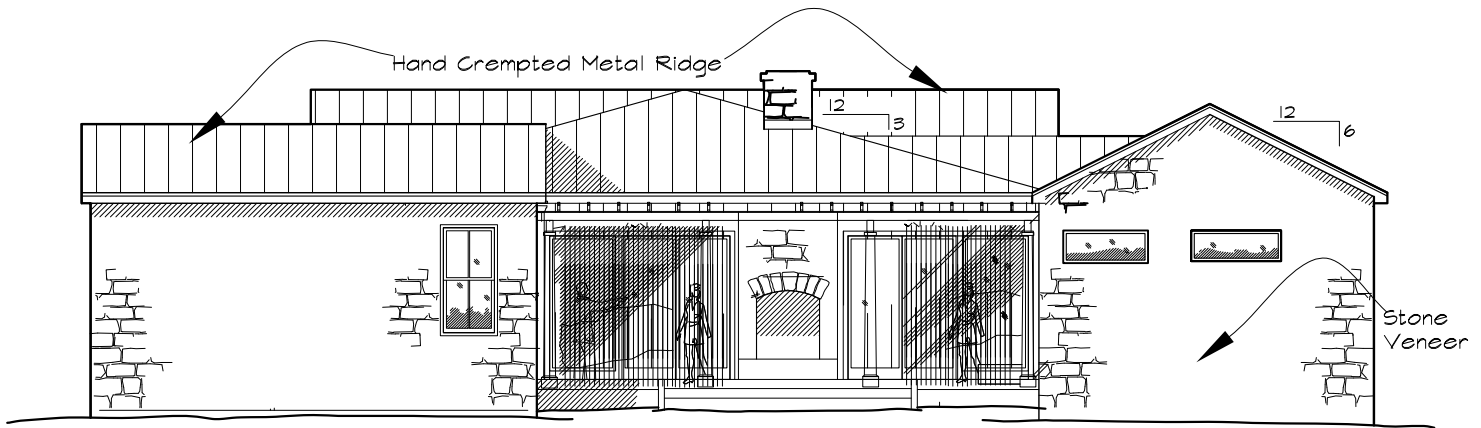
2

EAST ELEVATION (Facing Schubert St.)

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

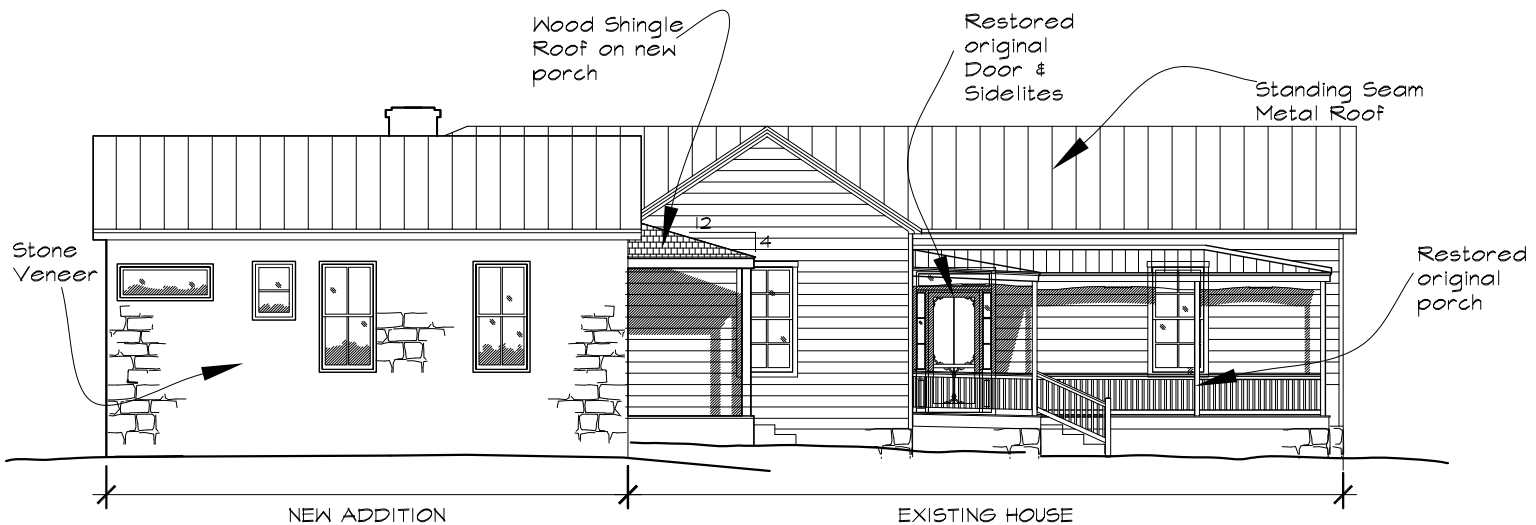
Proposed Addition to
206 North Orange Street
Fredericksburg, TX

2-20-2022



3 NORTH ELEVATION (Backyard)

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



4 WEST ELEVATION (Inside yard)

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

Proposed Addition to
206 North Orange Street
Fredericksburg, TX

Page 3 of 7

2-20-2022

2-20-2022



South Elevation facing Orange Street



South Elevation facing Orange Street

Proposed Addition to
206 North Orange Street
Fredericksburg, TX

Page 4 of 7

2-20-2022

2-20-2022



Northwest view



West Elevation

Proposed Addition to
206 North Orange Street
Fredericksburg, TX

Page 5 of 7

2-20-2022

2-20-2022



Existing Southeast view at Orange & Schubert



Proposed Southeast view at Orange & Schubert

Proposed Addition to
206 North Orange Street
Fredericksburg, TX

Page 6 of 7

2-20-2022

2-20-2022



Existing Northeast view at Schubert Street



Proposed Northeast view at Schubert Street

Proposed Addition to
206 North Orange Street
Fredericksburg, TX

Page 7 of 7

2-20-2022

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 800

Address 206 N. Orange

Parcel Number 20993

GCAD Valuation (as of 2017; where available) \$115,710

Year Built 1900

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority Medium

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

2002 Photo



Photo Information & Notes

Image Name 0800_2.JPG

Photo References 0800_*.jpg

Notes

2002 SURVEY DATA (continued)

Property Description

Function Domestic: Single-Family

No of Stories 1

Style not provided

Construction wood-frame

Plan wing-and-gable/L-plan

Foundation stone

Exterior Walls wood siding

Roof gable

Porches shed

Windows double-hung wood sash

Outbuildings not provided

Doors original

Alterations exterior materials

1983 SURVEY DATA

1983 Survey Site No 592

1983 Survey Ranking 3

1983 Photo References

Fredericksburg Historic Review Board
Application Information

Application Number: 22-032
Date: March 15, 2022
Address: 510 E Creek
Zoning: R2
Owner: Blake Pearce
Applicant: Matt Jarosz
Rating: Medium
Proposal: construct 3 new STR units

Request:

The applicant is requesting a Certificate of Appropriateness to:

Construction of three new identical dwelling units located at the vacant portion of the property. The building form, design characteristics, & material selection of the new dwelling units are to compliment the existing Norwegian - style residence on the property. The materials include lap siding which is painted a light color blue and white which compliments the existing residence, a galvanized metal roof, and painted timbers at the front porch.

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.

Identifying Contributing Resources

- (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 cottages are appropriate in design and materials, however this is a residential neighborhood and the proposed site layout is more commercial and does not meet the guidelines or standards for lot layout including parking and orientation of the structures. At least one of the structures should be in line with the Creek Street setback of the 2 neighboring properties. Parking should be relocated to the rear of the property and appropriately screened. This recommendation is in keeping with the Design Guidelines and Standards cited 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 510 East Creek Street Date Submitted 3/1/22
Owner name: 510 E Creek Partners LLC (Blake Pearce) Phone # (972) 352-0919
Owner Address: 510 East Creek Street
Authorized Applicant: Matt Jarosz Phone # (440) 465-4758

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

Applicant E-mail: design@sportandcountry.com

Desired Start Date: June 2022

Desired Completion Date: December 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)

Construction of three new identical dwelling units located at the vacant portion of the property. The building form, design characteristics, & material selection of the new dwelling units are to compliment the existing Norwegian - style residence on the property. The materials include lap siding which is painted a light color blue and white which compliments the existing residence, a galvanized metal roof, and painted timbers at the front porch.

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 # 22-032

Year Built: 1900

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning: R2

Historic Review Board Meeting Date 3/15/22

Application Fee \$10 COA#

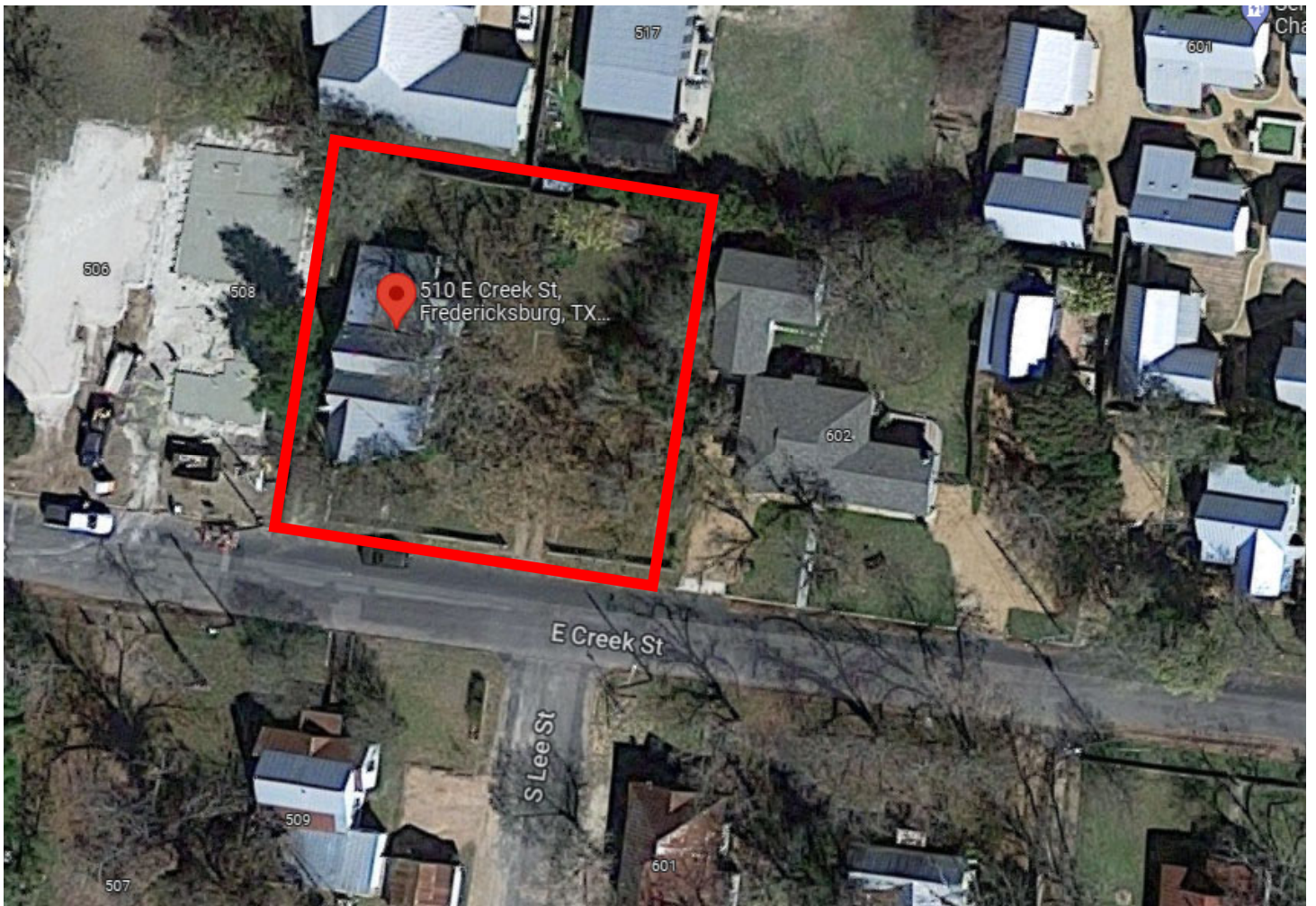
Survey Rating: Medium

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.



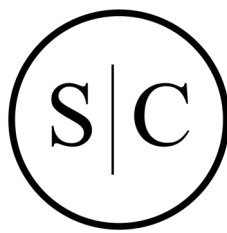
510 E Creek



EXISTING
RESIDENCE

*510 EAST CREEK STREET SITE PLAN
HAS BEEN APPROVED BY THE CITY OF
FREDERICKSBURG, REFER TO VEI
CONSULTING ENGINEERS DRAWINGS

SPORT & COUNTRY



EXISTING
SHED

PROPERTY LINE

5' - 6" 5' - 0"

10' - 0" BUILDING SETBACK

12' - 0"

EXISTING
SHED

PROPOSED
SINGLE STORY
562 SF

PROPOSED
SINGLE STORY
562 SF

EXISTING
RESIDENCE

EXISTING
RESIDENCE

EXISTING
CARPORT

64' - 9 1/2"

PROPOSED
SINGLE STORY
562 SF

EXISTING SINGLE
STORY RESIDENCE
2,292 SF

5' - 0" BUILDING SETBACK

PROPERTY LINE

EXISTING
RESIDENCE

PROPERTY LINE

5' - 0" BUILDING SETBACK

7' - 0"

EXISTING
RESIDENCE

11' - 0"

16' - 6"

15' - 7"

29' - 8"

57' - 1 1/2"

20' - 0" GARAGE SETBACK

15' - 0" BUILDING SETBACK

22' - 3"

PROPERTY LINE

E. CREEK STREET 83

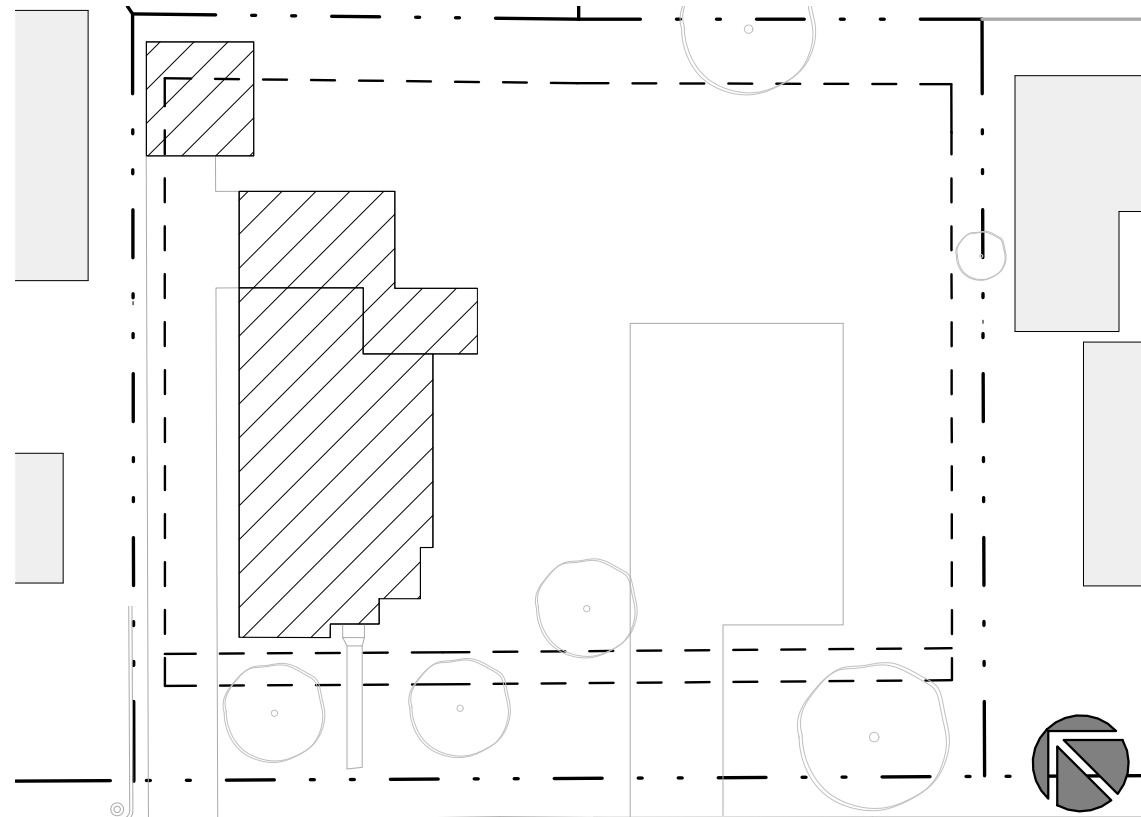
SITE PLAN

SCALE: 1" = 20' - 0"





SPORT&COUNTRY



EXISTING SITE

#3 #2 #1 #4



EXHIBIT #1



EXHIBIT #2

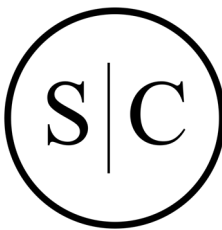


EXHIBIT #3

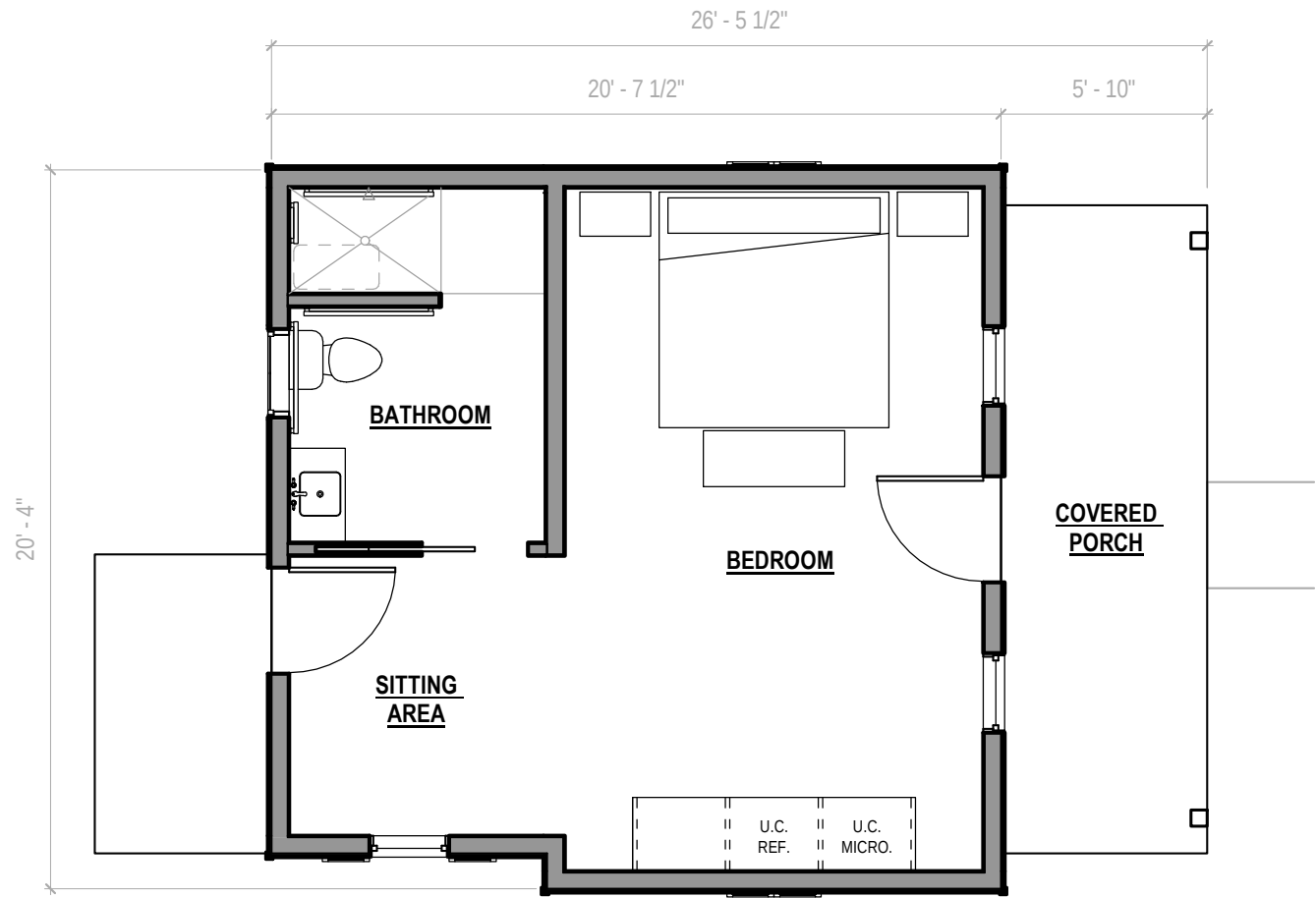
84



EXHIBIT #4



SPORT&COUNTRY

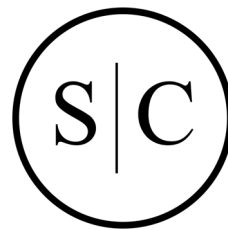


01 TYPICAL FLOOR PLAN

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

ELEVATION NOTES

- 01 FLAT PAN STANDING SEAM METAL ROOF, TYPICAL
- 02 FIBER CEMENT LAP SIDING WITH 6" EXPOSURE, PAINTED.
- 03 FIBER CEMENT LAP SIDING WITH 4" EXPOSURE, PAINTED.
- 04 6x6 TIMBER POST, PAINTED.
- 05 6x8 TIMBER BEAM, PAINTED.
- 06 NEW SHUTTERS TO MATCH SHUTTERS AT EXISTING RESIDENCE, PAINT TO MATCH TRIM.
- 07 FIBER CEMENT FASCIA BOARD AND SOFFIT, TYPICAL.

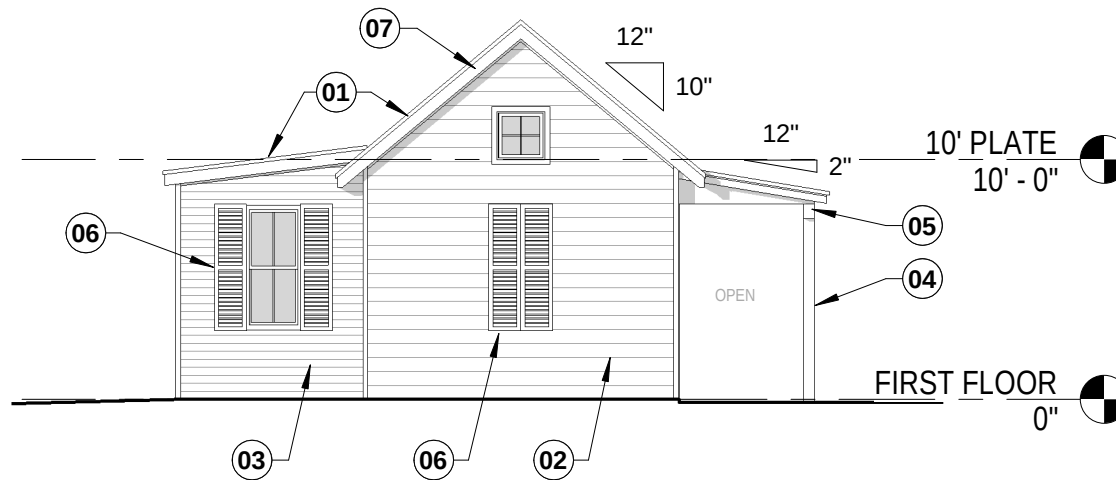


SPORT&COUNTRY



01 EAST ELEVATION

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

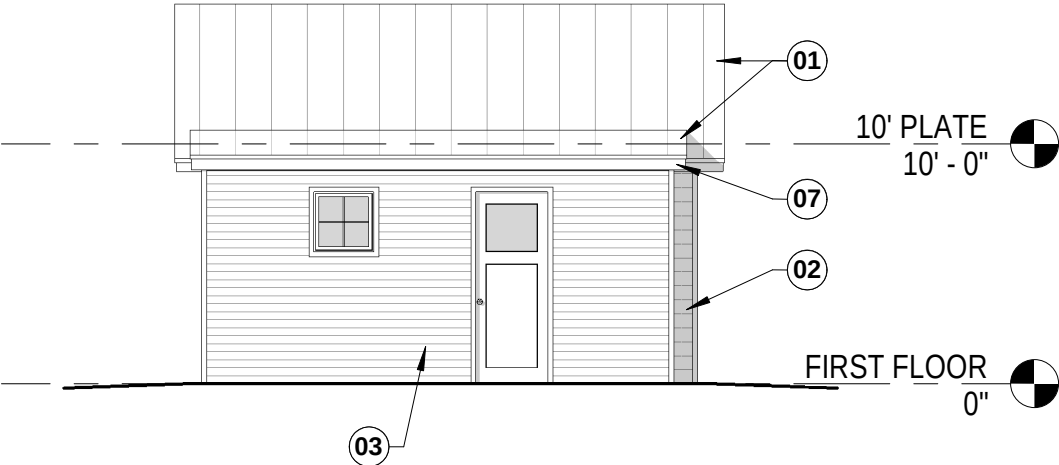


02 SOUTH ELEVATION

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

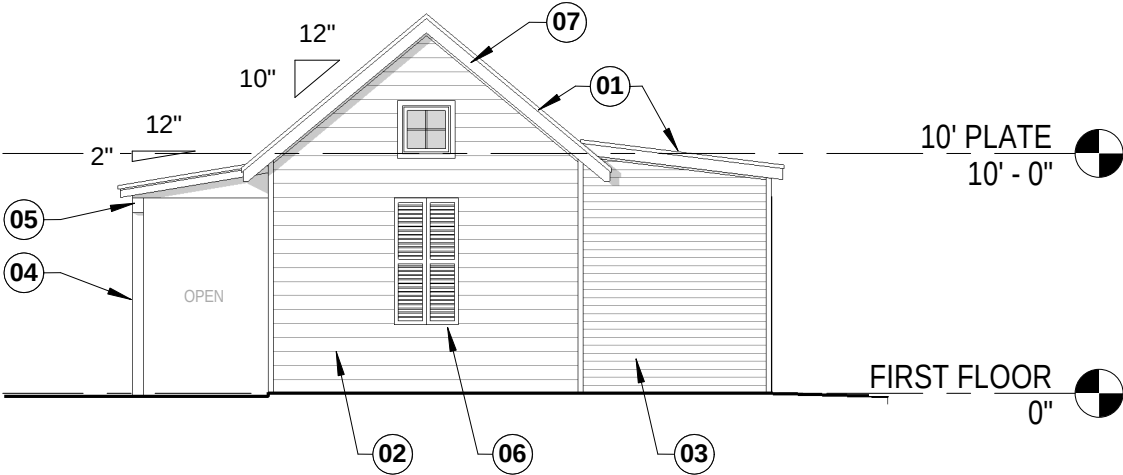
ELEVATION NOTES

- 01 FLAT PAN STANDING SEAM METAL ROOF, TYPICAL
- 02 FIBER CEMENT LAP SIDING WITH 6" EXPOSURE, PAINTED.
- 03 FIBER CEMENT LAP SIDING WITH 4" EXPOSURE, PAINTED.
- 04 6x6 TIMBER POST, PAINTED.
- 05 6x8 TIMBER BEAM, PAINTED.
- 06 NEW SHUTTERS TO MATCH SHUTTERS AT EXISTING RESIDENCE, PAINT TO MATCH TRIM.
- 07 FIBER CEMENT FASCIA BOARD AND SOFFIT, TYPICAL.



02 WEST ELEVATION

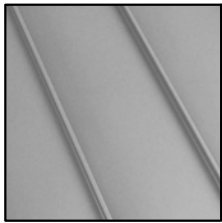
SCALE: 1/8" = 1'-0"



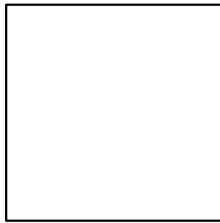
01 NORTH ELEVATION

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

MATERIAL LEGEND



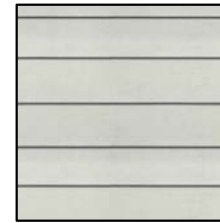
METAL ROOF - GALVANIZED
(FLAT PAN STANDING SEAM)



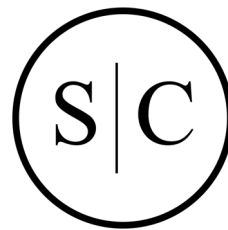
WINDOW / DOOR FRAMES
WHITE



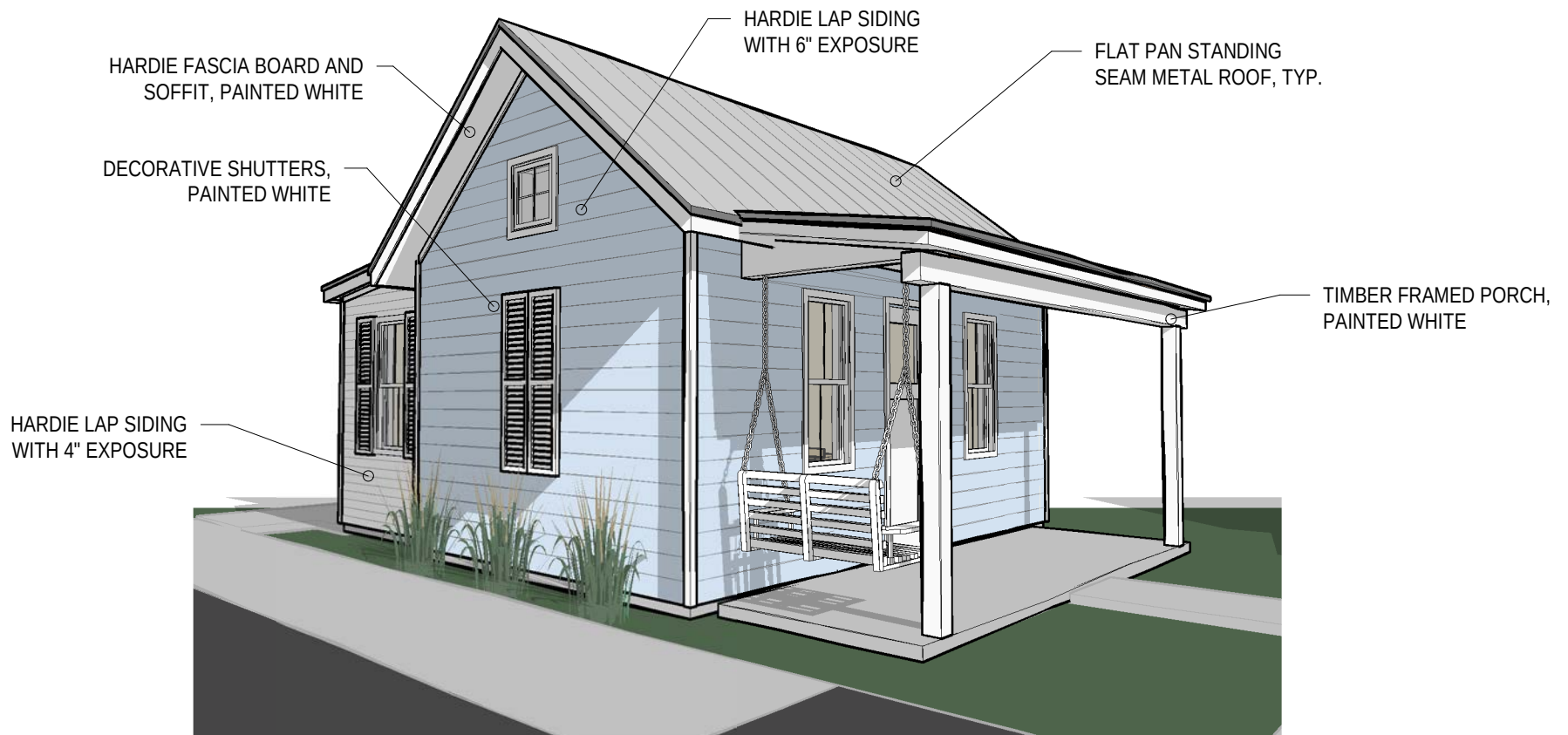
CLADDING - HARDIE LAP SIDING
LIGHTER HUE OF EXISTING
BLUE RESIDENCE (6" EXPOSURE)



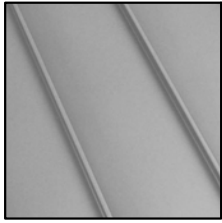
CLADDING - HARDIE LAP SIDING
WHITE (4" EXPOSURE)



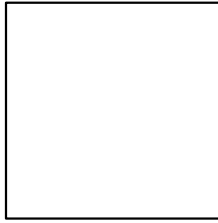
SPORT & COUNTRY



MATERIAL LEGEND



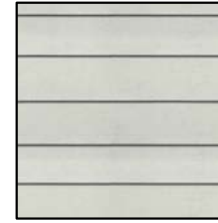
METAL ROOF - GALVANIZED
(FLAT PAN STANDING SEAM)



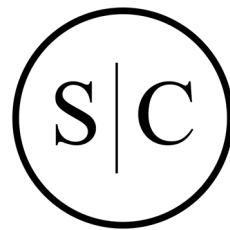
WINDOW / DOOR FRAMES
WHITE



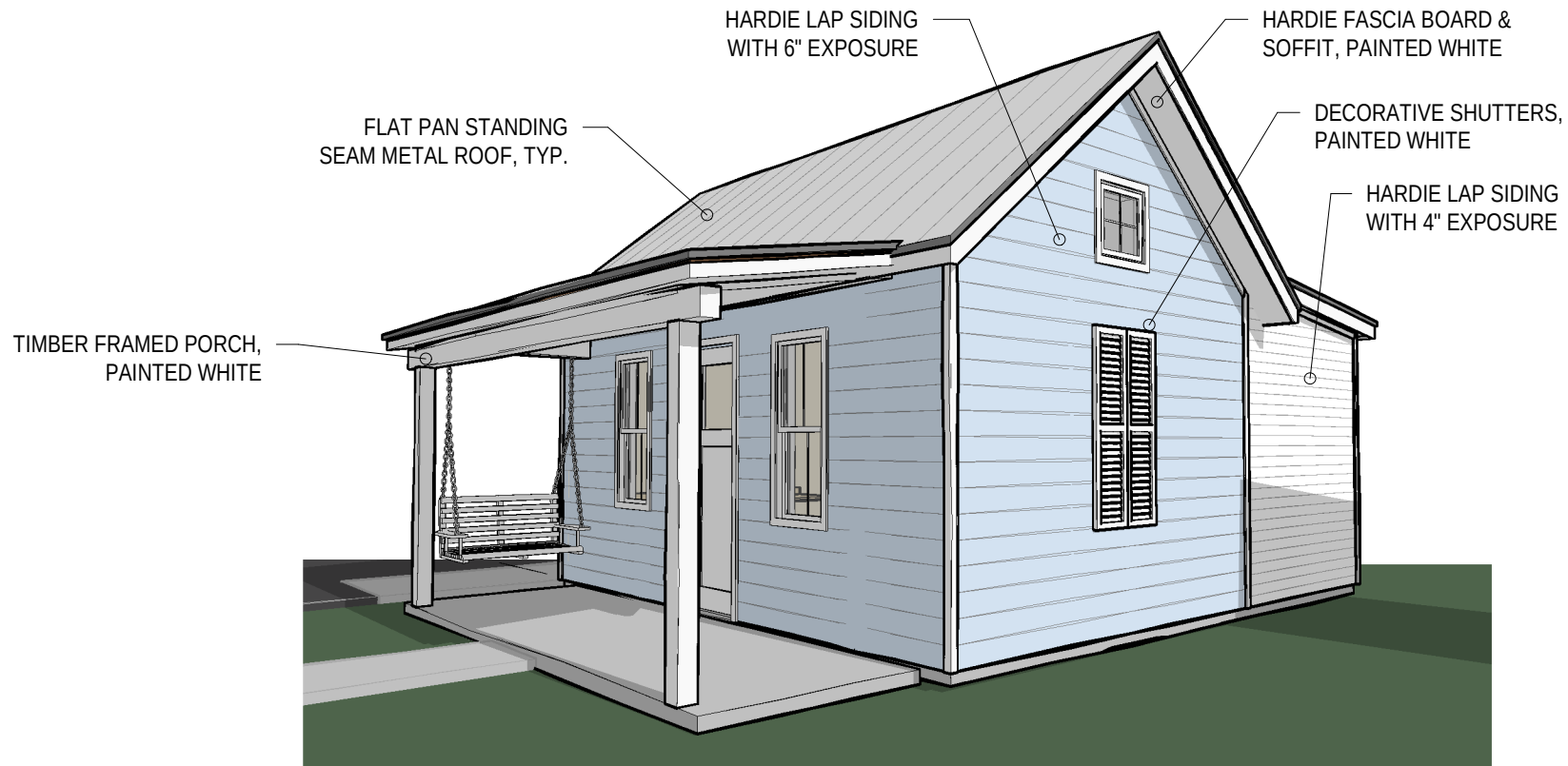
CLADDING - HARDIE LAP SIDING
LIGHTER HUE OF EXISTING
BLUE RESIDENCE (6" EXPOSURE)

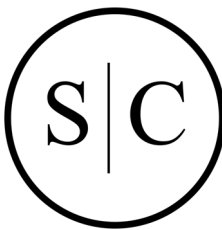


CLADDING - HARDIE LAP SIDING
WHITE (4" EXPOSURE)

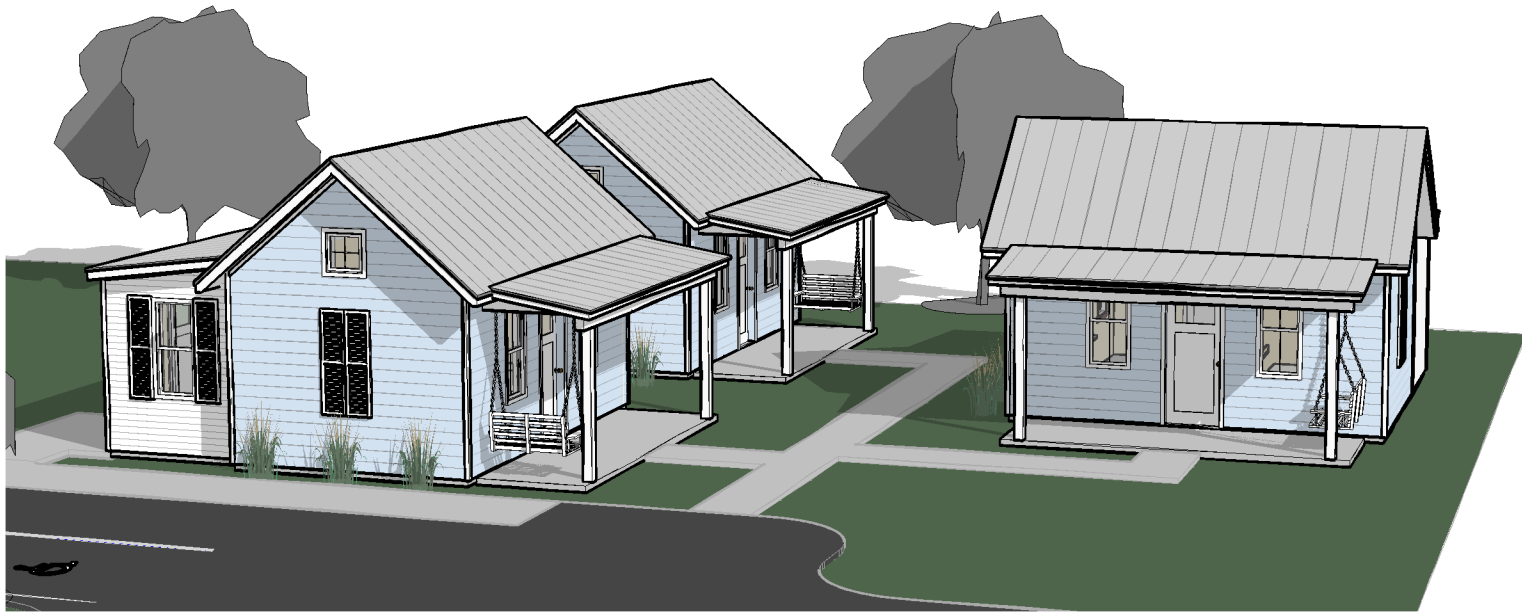


SPORT & COUNTRY

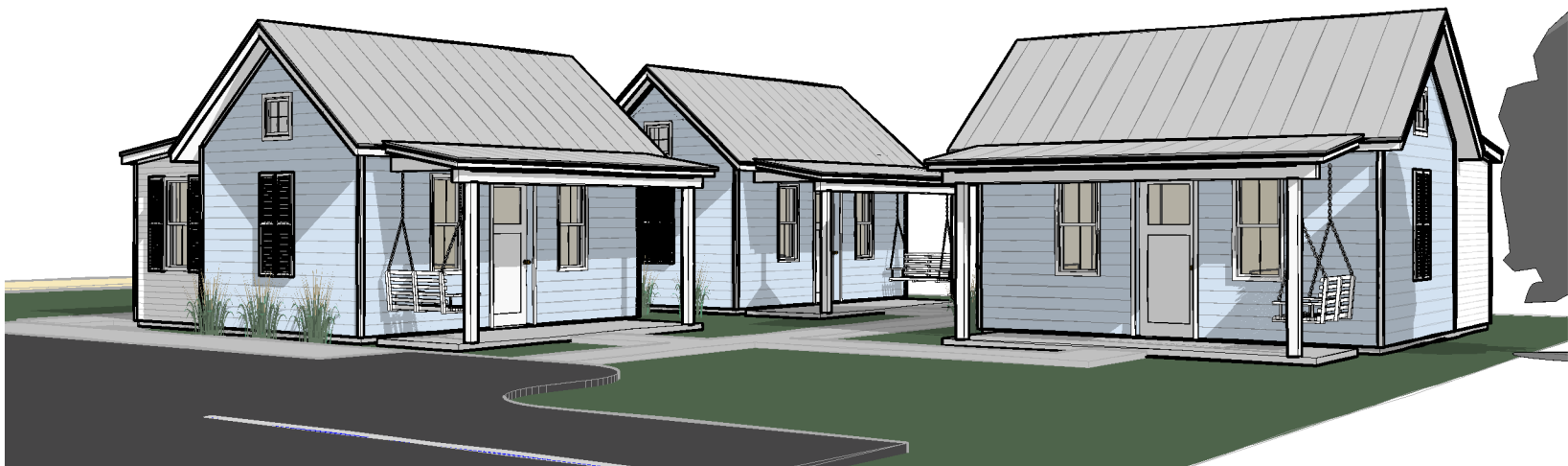




SPORT&COUNTRY



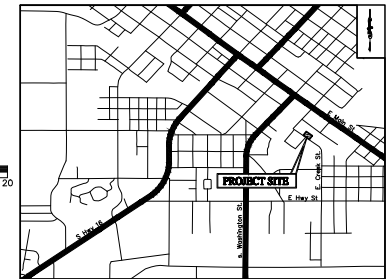
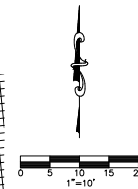
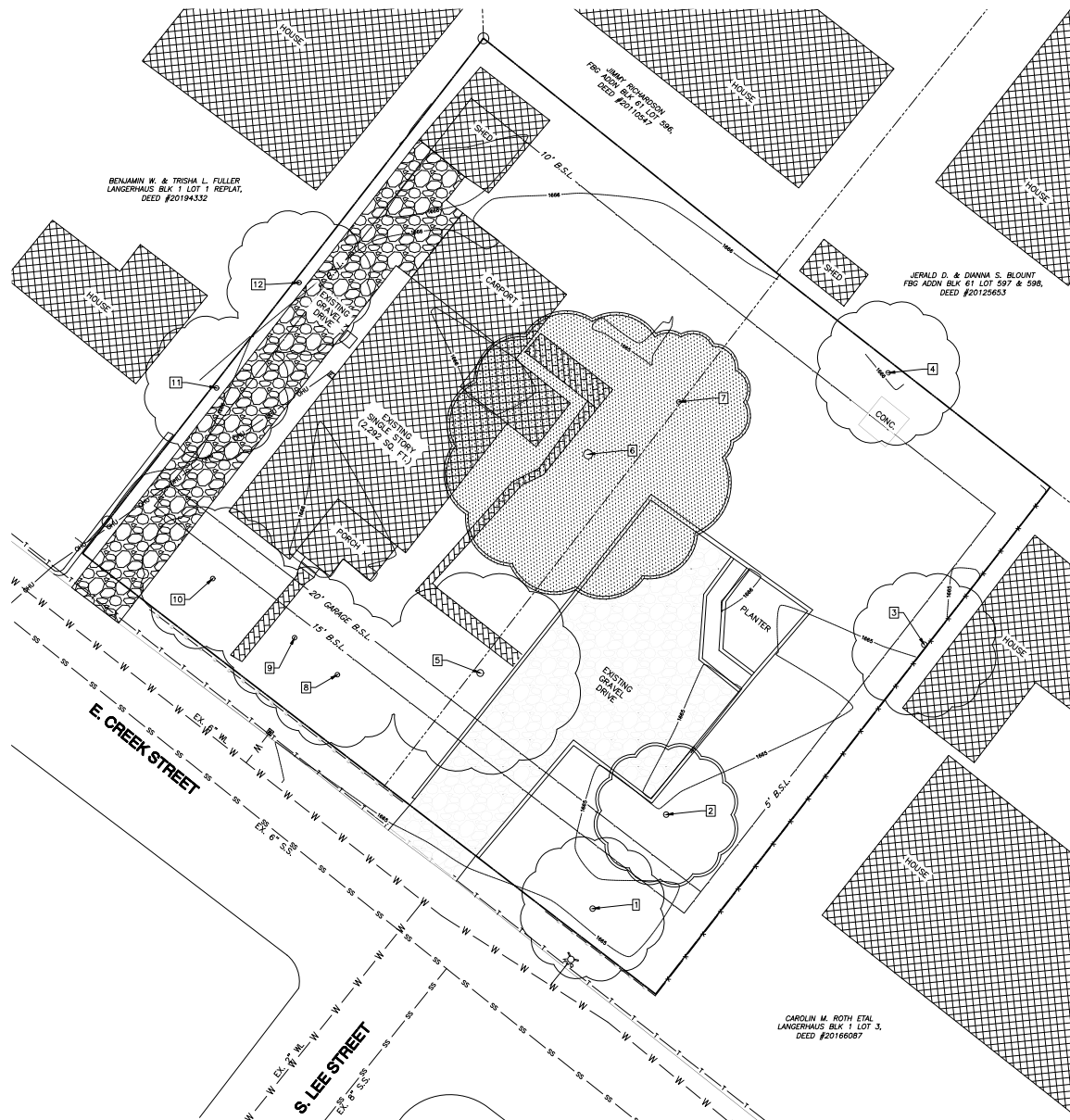
AERIAL PERSPECTIVE



90 E. CREEK ST. PERSPECTIVE

NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
2. THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.



LOCATION MAP
NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- 1500'..... EXISTING CONTOURS
- EXISTING EDGE OF ROAD
- EXISTING BUILDING
- EXISTING GRAVEL DRIVEWAY
- EXISTING BRICK SIDEWALK/PORCH
- EXISTING WATER METER
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- W — W — W — EXISTING WATER LINE
- SS — SS — EXISTING SANITARY SEWER
- OHU — OHU — EXISTING OVERHEAD UTILITIES



- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- TREE NUMBER (SEE TREE LEGEND THIS SHEET)

TREE LEGEND (DIA. AT 54-INCHES A.G.L.)	
1	12" PECAN - ALIVE - REMAIN
2	12" PECAN - ALIVE - REMOVE
3	12" HACKBERRY - ALIVE - REMAIN
4	10" UNKNOWN - ALIVE - REMAIN
5	15" PECAN - ALIVE - REMAIN
6	20" PECAN - ALIVE - REMOVE
7	10" PECAN - ALIVE - REMOVE
8	AZALEA - ALIVE - REMAIN
9	AZALEA - ALIVE - REMAIN
10	AZALEA - ALIVE - REMAIN
11	10" HACKBERRY - ALIVE - REMAIN
12	10" HACKBERRY - ALIVE - REMAIN

AN EXISTING IMPROVEMENTS & TREE REMOVAL PLAN FOR

510 E. CREEK STREET

LANDSCAPE BLK 1 LOT 2
510 EAST CREEK STREET, FREDERICKSBURG, CALLESPER COUNTY, TEXAS

JC4H PARTNERS LLC **DEVELOPER**
CONTACT: CHASE BEAUREGARD (972) 385-4125
1917 EMERALD BAY
ROCKWALL, TEXAS 75087

VEI CONSULTING ENGINEERS **ENGINEER**
ENGINEERING CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507 E. HIGHWAY 27 SUITE D. FAX: (830) 997-6967
FREDERICKSBURG, TX 78624 Texas Registration # F-165

DATE: 10/04/2021
FILE NO: 21068
SHEET: EX (1 OF 4)

NOTES:

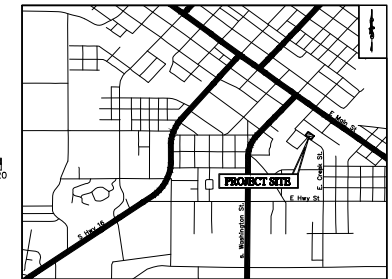
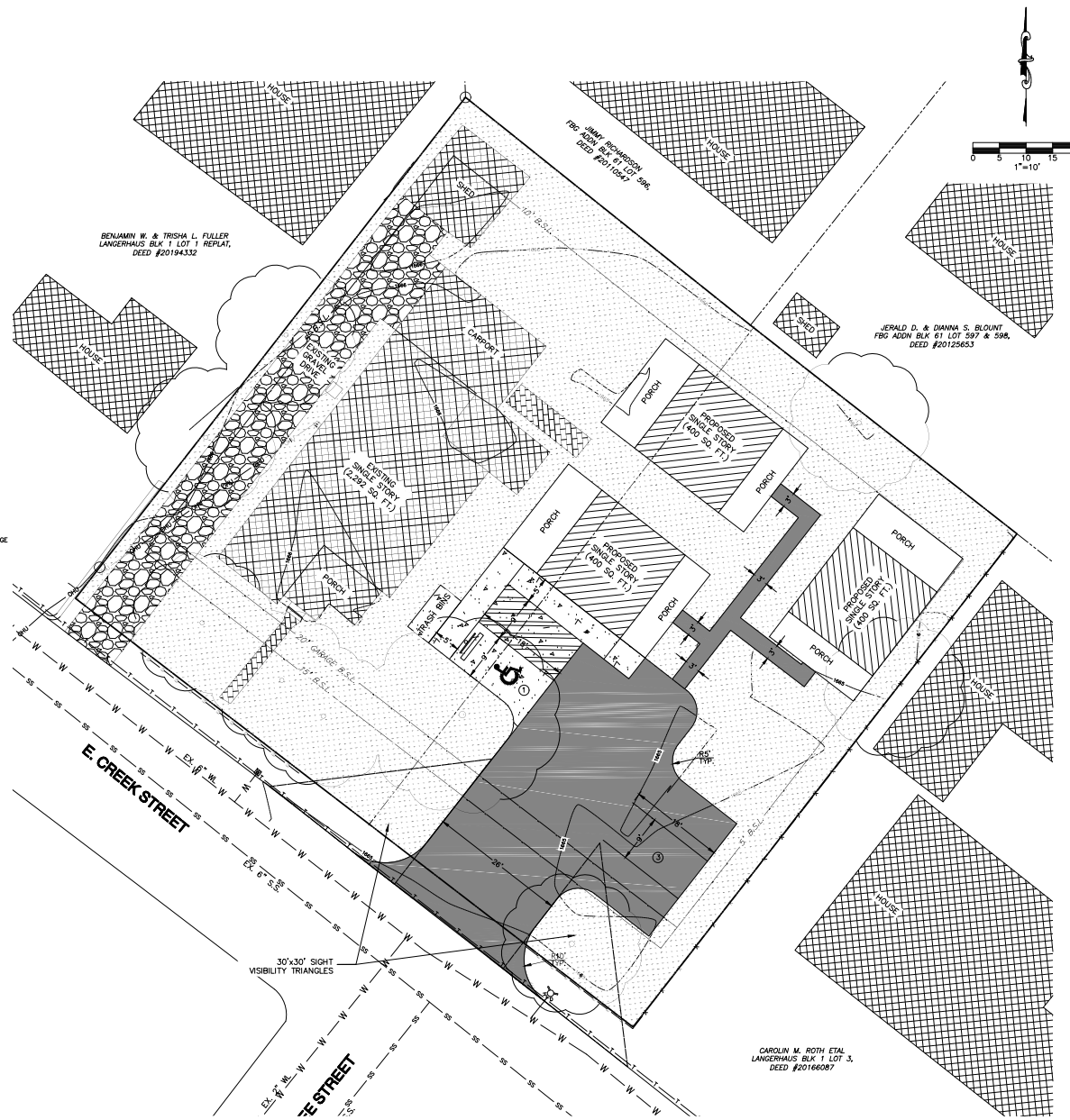
1. THIS DRAWING AND SERVICES BY V&I DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.
2. SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
3. THE DRAWING AND SERVICES BY V&I DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.
4. ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL BUILDING DIMENSIONS DERIVED FROM OWNER. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
7. REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.
8. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
9. FIRE LANE SHALL BE MARKED PER CITY STANDARDS.
10. THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.

PARKING SUMMARY

PARKING SPACES REQUIRED	
SINGLE-FAMILY HOME (2 SPC/DWELLING)	2 SPACES
BABY (1 SPC/UNIT)	3 SPACES
PARKING SPACES PROVIDED	
SINGLE-FAMILY HOME (GARPORT + DRIVEWAY)	2 SPACES
BABY	3 SPACES
HANDICAP	1 SPACE
TOTAL PARKING SPACES PROVIDED	6 SPACES

LOT SUMMARY TABLE

LOT AREA	15,825 sq. ft. / 0.36 Ac.
CURRENT ZONING	R2 - MIXED RESIDENTIAL
ZONING REQUIREMENTS	
MINIMUM LOT AREA	5,000 sq. ft.
MINIMUM LOT WIDTH	50 ft.
RESIDENTIAL DENSITY (MIN. SITE AREA PER DWELLING)	
EFFICIENCY	2,500 sq. ft.
1 BEDROOM	3,000 sq. ft.
2 BEDROOM	3,500 sq. ft.
BUILDING SETBACKS	
MINIMUM FRONT YARD SETBACK	15 ft. DWELLING / 20 ft. GARAGE
MINIMUM STREET SIDE YARD SETBACK	15 ft.
MINIMUM SIDE YARD SETBACK (INTERIOR)	5 ft.
MINIMUM REAR YARD SETBACK	10 ft.
MAXIMUM BUILDING HEIGHT	2-1/2 STORES, 28 ft.
MAXIMUM BUILDING COVERAGE	55%
MAXIMUM IMPERVIOUS COVERAGE	65%
PROPOSED LOT COVERAGES	
PROPOSED RESIDENTIAL DENSITY	
4 TOTAL DWELLINGS (1 S.F. HOME AND 3 BABY'S)	3,492 sq. ft.
PROPOSED BUILDING HEIGHT (MAX.)	1 STORY, 15 ft.
PROPOSED BUILDING COVERAGE	22%
PROPOSED BUILDING AREA (PER UNIT)	400 sq. ft. / 0.01 Ac.
PROPOSED IMPERVIOUS PERCENTAGE	41%
IMPERVIOUS AREA	4,908 sq. ft. / 0.11 Ac.
IMPERVIOUS GRAVEL (50%) (3,298 sq. ft. * .50)	1,649 sq. ft. / 0.04 Ac.
TOTAL IMPERVIOUS AREA	6,557 sq. ft. / 0.15 Ac.
TOTAL PERVIOUS AREA	9,268 sq. ft. / 0.21 Ac.



LOCATION MAP

NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING CONTOURS
- EXISTING EDGE OF ROAD
- EXISTING BUILDING
- EXISTING GRAVEL DRIVEWAY
- EXISTING BRICK SIDEWALK/PORCH
- EXISTING WATER METER
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING GAS METER
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD UTILITIES
- PROPOSED BUILDING
- PROPOSED PARKING STRIPE
- PROPOSED CONCRETE
- PROPOSED GRAVEL SURFACE
- PROPOSED GRASS SEEDING
- PROPOSED NUMBER OF PARKING SPACES
- PROPOSED HANDICAP SIGN
- PROPOSED HANDICAP SPACE
- PROPOSED WHEEL STOP

A PROPOSED SITE PLAN FOR

510 E. CREEK STREET

LANDSCAPE BLK 1 LOT 2
510 EAST CREEK STREET, FREDERICKSBURG, CALLESPIE COUNTY, TEXAS

JCH PARTNERS LLC

CONTACT: CHASE BEAUREGARD
1917 EMERALD BAY
ROCKWALL, TEXAS 75087

DEVELOPER

(972) 385-4125

V&I CONSULTING ENGINEERS

ENGINEER

ENGINEERING CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507 E. HIGHWAY ST. SUITE D. FAX: (830) 997-6967
FREDERICKSBURG, TX 78624 Texas Registration # F-165

FILE NO: 21068

DATE: 10/04/2021

SHEET: SP (2 OF 4)

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 510 E CREEK ST

LAT/LON 30.267902 -98.86621

ALTERNATE ADDRESS N/A

PARCEL # 187.

LEGAL DESCRIPTION LANGERHANS BLK 1 LOT 2

OWNER NAME PUENTES, JUAN & DEBRA L

2017 GCAD VALUATION \$252,5

PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION None

2018 RECOMMENDATION ☐ Local landmark ☐ NRHP indiv. eligible ☐ High ☒ Medium ☐ Low ☒ within rec. district expansion

If recommended eligible: CRITERIA (local) N/a

CRITERIA (NRHP) N/a

HISTORICAL INFORMATION

Outside of survey area of Sanborns; present on 1938, 1948, and 1963 historic aerials.

PHYSICAL DESCRIPTION

YR. BUILT 1900

YR. SOURCE CAD

TYPE Building

FORM L-plan

PRIMARY STYLE No style

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling



PHYSICAL DESCRIPTION, CONT.

510 E CREEK ST SURVEY ID#

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

ALTERATIONS Addition to rear/side elevation
Porch supports replaced
Chimney clad
Roof replaced w/ incomp. materials

**GENERAL
NOTES**

SOURCES Historic aerials





City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 987

Address 510 E. Creek

Parcel Number 18749

GCAD Valuation (as of 2017; where available) \$252,520

Year Built 1900

Year Altered 0

Area Outside Historic District

Historic District No

Recommendation

Priority High

Assessment Typical example of a distinctive building plan or type that has suffered minor or no alterations. Resource is an excellent example of its type.

2002 Photo



Photo Information & Notes

Image Name 0987_1.JPG

Photo References 987_*.jpg

Notes no alterations; excellent example of its type

2002 SURVEY DATA (continued)

Property Description

Function	Domestic: Single-Family	No of Stories	1
Style	Vernacular	Construction	wood-frame
Plan	wing and gable	Foundation	PB
Exterior Walls	WS	Roof	G,MTL
Porches	shed	Windows	double-hung wood sash
Outbuildings	house	Doors	original
Alterations	porch		

1983 SURVEY DATA

1983 Survey Site No	216	1983 Survey Ranking	3
1983 Photo References			

City of Fredericksburg Historic Review Board
Application Information

Application Number: 22-031
Date: March 15, 2022
Address: 204 S Edison
Zoning: R2
Owner: Nick Zuicker
Applicant: Steve Thomas
Rating: Medium
Proposal: new driveway and parking, addition of STR unit to rear of house

Request a Certificate of Appropriateness to:

1. build new addition on the rear of the house
2. new driveway and parking along south side of building

The project is a 592.4 square foot brick addition onto the rear of a 1,034 square foot 1930's wood -sided cottage on South Edison Street. The structure was a short-term rental before it was purchased and will continue to be a short term rental. The new Owner has a new STR permit. The property is zoned R-2 and the existing structure is rated as a medium. The neighboring properties are STR's. The brick will be a light tan color to provide contrast along with the texture. The street view and sides of the existing structure will be unaffected.

Relevant Sections of Fredericksburg Design Guidelines & Standards:

3.3. Additions

Height and Massing

(c) For side additions, use hyphens to connect the addition to the historic building while minimizing the impact on adjoining historic building fabric. The side addition should be pushed back as far as possible so as to retain the original side elevation. (See fig. 3-47.)

Medium Priority -required

(d) For rear additions, consider using hyphens, breezeways, insets, or offsets to connect the addition to the historic building differentiating the massing from the original main house. (See fig. 3-48.)

Medium Priority- Recommended

(e) Set back new additions from the historic building so that the historic building retains visual emphasis.

Medium Priority -Required setback a minimum of 15 feet measured from the front (street-facing wall of historic building-excluding the porch)

Design

(k) Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building.

Medium Priority -Required if visible from the public ROW

(l) Design new additions to be compatible with the historic building but differentiated enough so that they are not confused as historic or original to the building.

Medium Priority – required if visible from ROW

(m) Balance compatibility with differentiation among the following aspects of the addition's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette.

Medium Priority- Required if visible from ROW

(n) Contemporary architectural styles are appropriate for additions provided that compatibility is retained among other building aspects; for example, an addition may have a contemporary roof form, fenestration pattern, and style if it maintains a compatible footprint shape, materials, and color palette.

Medium Priority -Required

3.4.1 Lot Coverage

(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

Staff Findings /Recommendation:

1. The proposed addition is appropriate in size and design, however staff recommends a different material than brick. Tan brick is not a common material in the historic district. As an addition it should be compatible with the main house. A wood or composite wood material would be more appropriate. (3.3.c,d, e, k,l, m,n)

2. The addition of an STR unit requires additional parking. Staff recommends parking be placed in the rear and side, not front yard of the house as in keeping with Design Guidelines/Standards (3.4.1.j)



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 204 South Rdison Street Date Submitted 3/1/22
Owner name: Nick Zuicker Phone # (512) 809-8347
Owner Address: 6718 La Concha Pass, Austin, Texas 78749
Authorized Applicant: Steve Thomas, Architect Phone # (830) 889-1312

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

Applicant E-mail: steve@sktarchitects.com

Desired Start Date: 4-18-2022

Desired Completion Date: 3-15-2023

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)

The project is a 592.4 square foot brick addition onto the rear of a 1,034 square foot 1930's wood-sided cottage on South Edison Street. The structure was a short term rental before it was purchased and will continue to be a short term rental. The new Owner has a new STR permit. The property is zoned R-2 and the existing structure is rated as a medium. The neighboring properties are STR's. The brick will be a light tan color to provide contrast along with th texture. The street view and sides of the existing structure will be unaffected.

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 # 22-031

Year Built: 1930's

Eligible for Administrative Approval ☐ Yes ☒ No

Zoning: R2

Historic Review Board Meeting Date 3/15/22

Application Fee \$10 COA# pd

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.**



1

View of neighbor to the north (501 W San Antonio)





2 S. Bowie Street view with existing curb cut and single parking spot

3

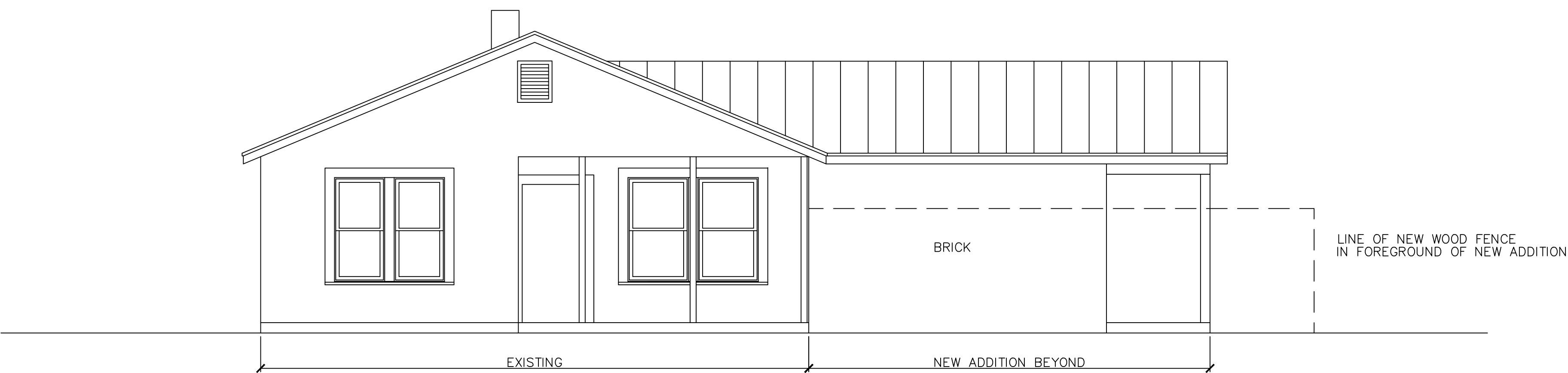
View from back corner where addition will be located



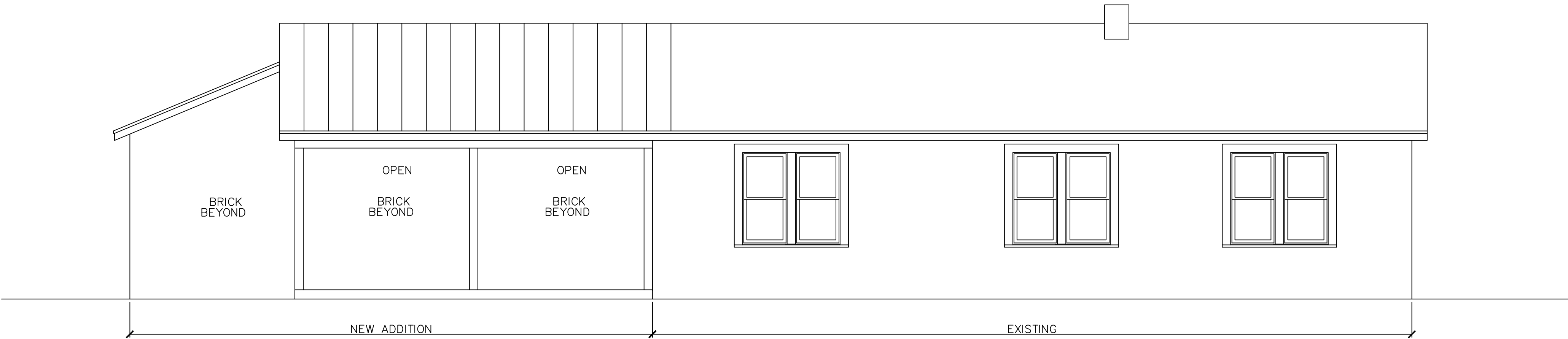


4 S. Bowie Street view north side of house, location of new addition (behind tree)





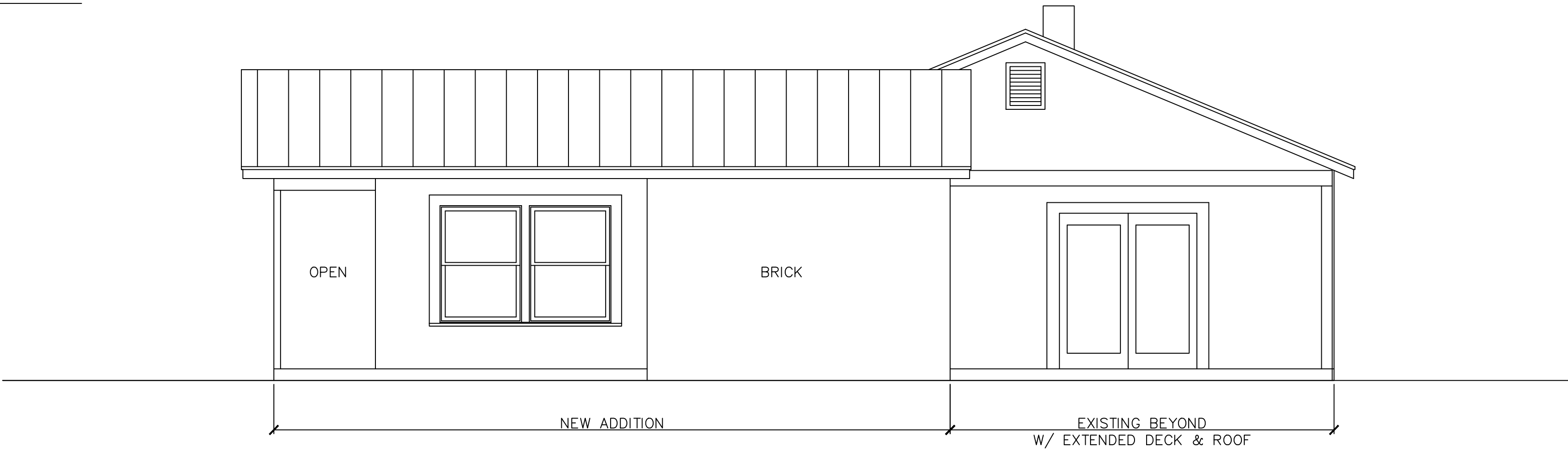
EAST ELEVATION-EDISON STREET VIEW



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

PRELIMINARY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
ARE NOT INTENDED FOR
CONSTRUCTION BIDDING,
OR FOR ANY OTHER
ON-SITE CONSTRUCTION
PROJECT. THOMAS
PROJECT ARCHITECT
NUMBER 13710

HOUSE REMODELING FOR
204 SOUTH EDISON
FREDERICKSBURG, TEXAS 78624

PROJECT # 21-05
DATE 6-15-21
REVISION

INTERIOR ELEVATIONS

Fredericksburg Historic Review Board
Application Information

Application Number: 22-028
Date: March 15, 2022
Address: 409 E College
Zoning: R1
Owner: McCrea Restorations
Applicant: Marcus Lavin
Rating: High
Proposal: remove rear addition, build new addition, relocate outbuilding on the site, demo outbuildings, add window, rehab siding and windows, new carport/storage structure

Request a Certificate of Appropriateness to:

1. remove non-historic addition from rear of house and build new rear addition
2. add new window on west side gable for egress
3. build new carport/storage building
4. convert outbuilding to ADU
5. replace existing metal roof with new standing seam roof and install half-round gutters
6. re-rate and remove non-historic wooden structures
7. re-rate and relocate historic age wood outbuilding to rear of property

Relevant Sections of Fredericksburg Design Guidelines & Standards:

3.2.3 Roofs

(f) If deteriorated beyond repair, replacement roofing materials should resemble the dimensions, profile, appearance, and configuration of the historic material (SOI Standard 6).

High Priority- Required for area visible from ROW

(g) Original and period-appropriate wood shingles should be maintained; if deteriorated beyond repair, wood shingles should be replaced with matching wood shingles; variation in wood species is acceptable if the profile, dimension, and finish match (SOI Standard 6).

High Priority- Required

(h) Composite shingles with compatible dimensions and profile may be an acceptable replacement for wood shingles in some instances (SOI Standard 6).

High Priority- Inappropriate

(i) Original or historic-age metal roofs should be maintained; if deteriorated beyond repair, match the original dimensions, turned or crimped joints, and ridge capping (SOI Standard 6).

High Priority – Required

3.3. Additions

Preservation

(b) Consider altering existing interior spaces, including attics, to increase living space before considering the construction of an addition.

High Priority - Recommended

Height and Massing

(d) For rear additions, consider using hyphens, breezeways, insets, or offsets to connect the addition to the historic building differentiating the massing from the original main house. (See fig. 3-48.)

High Priority- Recommended

(e) Set back new additions from the historic building so that the historic building retains visual emphasis.

High Priority -Required set back behind historic rear wall

Design

(k) Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building.

High Priority -Required if visible from the public ROW

(l) Design new additions to be compatible with the historic building but differentiated enough so that they are not confused as historic or original to the building.

High Priority - required

(m) Balance compatibility with differentiation among the following aspects of the addition's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette.

High Priority- Required

(n) Contemporary architectural styles are appropriate for additions provided that compatibility is retained among other building aspects; for example, an addition may have a contemporary roof form, fenestration pattern, and style if it maintains a compatible footprint shape, materials, and color palette.

High Priority -Required

3.4.1 Lot Coverage

(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

3.4.3 Accessory Buildings

Preservation

(a) Avoid impacting significant historic resources or site features when constructing new accessory buildings.

High Priority Required

Setbacks and Lot Coverage

(b) Follow lot coverage standards as required in Section 3.4.1.

High Priority - Required

Height and Massing

(c) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; The maximum height for an accessory building on a historically designated parcel relates to the preservation priority assigned to the primary building on the parcel.

High Priority- maximum of one story, 18 feet in height

(d) Design Applied architectural ornament or stylistic detailing of any kind is not appropriate for new accessory buildings.

High Priority - Required

Materials

(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.

High 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.

Relevant Sections of Fredericksburg Historic Preservation Ordinance and FBG Design Guidelines:

Demolition: (b)In addition to the criteria specified in section 23-62, the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district. Resource with a rating of "medium" in the Fredericksburg Historic Resource Survey is strictly prohibited. (2)The demolition, removal or relocation of a Resource with a rating of "low," or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose. Refer to section 23-55 and the Fredericksburg Historic Resource Survey for a more detailed definition of the preservation priority rating system.(c)As an exception to (b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.(d)As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building

Staff Findings /Recommendation:

1. The high rated home has a non-historic rear addition. Staff recommends removal.The proposed rear addition The materials, height and detailing are appropriate (3.3 k,l,m,n). The new addition will do a better job of showing the corners of the historic structure.
2. While the addition of a window where there has not previously been one is not recommended, this addition of a window will allow the upstairs to be used for occupany and will reduce the need for a large addition to the house. Staff recommends approval based on the design and limited visibility of the new window. This recommendation is in keeping with the Design Guidelines/Standards (3.3.b). Exceptions are also allowed for life/safety code requirements. (1.4.2.4)
3. The new carport/storage building is minimal in size (11' at plate height & 15' at ridge line) and is unornamented. Staff recommends approval. Staff recommends approval based on Guidelines/Standards for new Accessory Units (3.4.3) cited above.
4. The conversion of the non-historic outbuilding is in keeping with the existing style and will not impact the historic house. Staff recommends approval.
5. The original (or at least historic aged) wooden shingles are visible under the current metal roof. If the original wood shingles can be salvaged they should be. If the current metal roof is of historic age it can be replaced in-kind. If not, it would be more appropriate to replace the wood shingles. (3.2.3 Roofs)

6. The small wooden structures do not show on the 1924 or 1936 Sanborn maps. Staff recommends re-rating to allow for demolition.

7. The small wooden structure behind the main house appears on the 1924 Sanborn map. (Historic Preservation Ordinance 23-62). It has been added on to and is need of rehabilitation. Staff recommends approval of re-rating to medium to allow for relocation and rehabilitation on the property.



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	409 East College Stree	Date Submitted	2-28-2022
Owner name:	McCrea Restorations, LLC	Phone #	512-468-1313
Owner Address:	PO Box 2626, Fredericksburg, Texas 78624		
Authorized Applicant:	Marcus Lavin (Contractor)	Phone #	210-310-4133
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.	Applicant E-mail: lavinconstructionservices@gmail.com		
	Desired Start Date: July, 2022		
	Desired Completion Date: August, 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)

See attached

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 #	22-028	Year Built:	
Eligible for Administrative Approval	Yes ☐ No ☒	Zoning:	R
Historic Review Board Meeting Date	March 15, 2022	Application Fee \$10	COA#
Survey Rating:	High ☐ Medium ☒	HRB Fee \$40	paid 487
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.

Certificate of Appropriateness Application

Subject Property: 409 East College Street

Application Date: 02/28/2022

Zoning: R1

Lot Size: 14,897.52 SqFt

Rating: High

Owner: McCrea Restorations, LLC

Authorized Applicant: Marcus Lavin, Lavin Construction Services (Contractor)

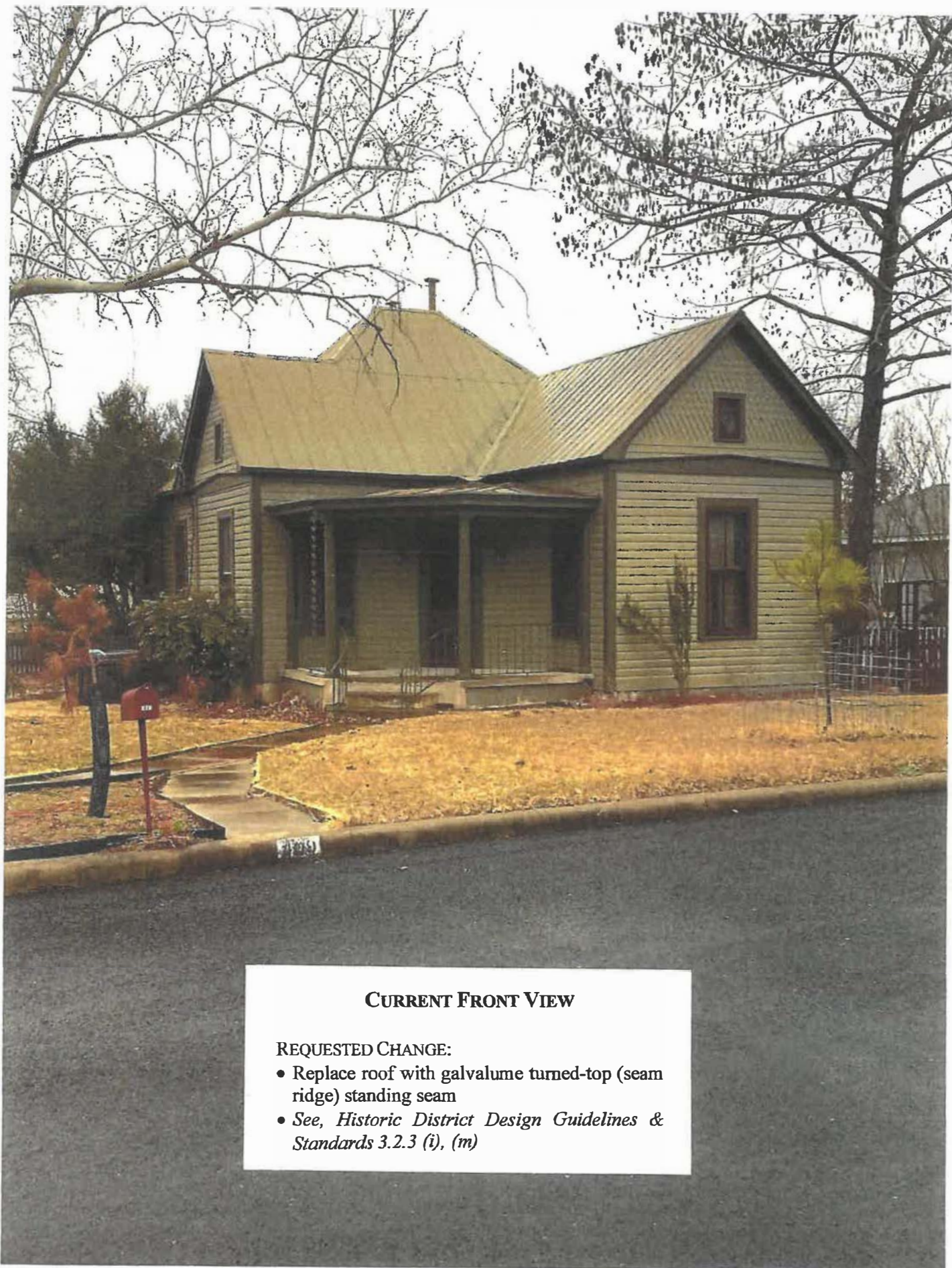
General Description of Work:

The original portion of the historic home will be preserved and fully restored, including the historic siding, windows, screens and front door. One roof gable on non-street side will have new window for fire code compliance. The non-original rear addition to the historic home will be removed and replaced with a slightly larger addition. The small wood building will be converted into a small cottage. The other outbuildings will be either removed or re-located, based on condition and age. Additional off-street parking and carport will be added. Existing picket fence and gates will be restored, repaired and re-painted. Primary paint color will be Benjamin Moore—Dove White.

Specific items requested:

1. Request approval to remove and replace non-historic, non-original rear addition.
 - a. The non-original addition did not inset from the corner of the historic home, did not use differentiating material and does not carry the same floor height.
 - b. The new addition will only be approximately 190 square feet larger, but the attaching wall will be corrected and properly inset on the east/street side corner of the historic home.
 - c. The exterior finish for the new addition will be smooth (un-painted) plaster.
 - d. The windows in the new addition will be similar in light pattern of historic home windows.
 - e. *See, Historic District Design Guidelines & Standards 3.3 (b), (d), (e), (l), (m), (p), (s) and 3.2.3 (i), (m)*
2. Request approval to install fire and life safety code compliant window in non-street side roof gable to allow attic conversion. The new wood window will be custom made. *See, Historic District Design Guidelines & Standards, pgs 1-16, 1-17*
3. Request approval to construct carport to west of home for off-street parking. *See, Historic District Design Guidelines & Standards 3.4.3 (a)-(k), 3.2.12 (a), and 3.4.1 (f), (h)*
4. Request approval to convert the wood building into a cottage, adding 70 sf off of the west (non-street) side. Paint color will be Benjamin Moore—SH Grey
 - a. The east (Pine Street side) will include removal of non-historic telephone posts and porch awning, as well as the sliding doors.
 - b. All windows will have similar light pattern of historic home.
 - c. The existing non-historic large screen cat trap will be rebuilt smaller and will be partially enclosed (70 sf) on the non-street side (7'x10').
 - d. *See, Historic District Design Guidelines & Standards 3.2.3 (i), (m); 3.3 (b), (d), (e), (l), (m), (p), (s); 3.4.3 (a)-(k); 3.2.12 (a), and 3.4.1 (f), (g), (h)*

5. Request approval to replace and/or use roof with galvalume turned-top (seam ridge) standing seam and 6½ inch seamless galvalume half-round gutters on all buildings. *See, Historic District Design Guidelines & Standards 3.2.3 (i), (m)*
6. Request approval to remove deteriorated out-buildings. Materials will be salvaged and re-used. *See, FBG Historic Preservation Ordinance Sec. 23-63*
7. Request approval to relocate historic portion of garden house near southwest corner of lot. *See, FBG Historic Preservation Ordinance Sec. 23-63*



CURRENT FRONT VIEW

REQUESTED CHANGE:

- Replace roof with galvalume turned-top (seam ridge) standing seam
- See, *Historic District Design Guidelines & Standards 3.2.3 (i), (m)*



CURRENT FRONT VIEW

REQUESTED CHANGE:

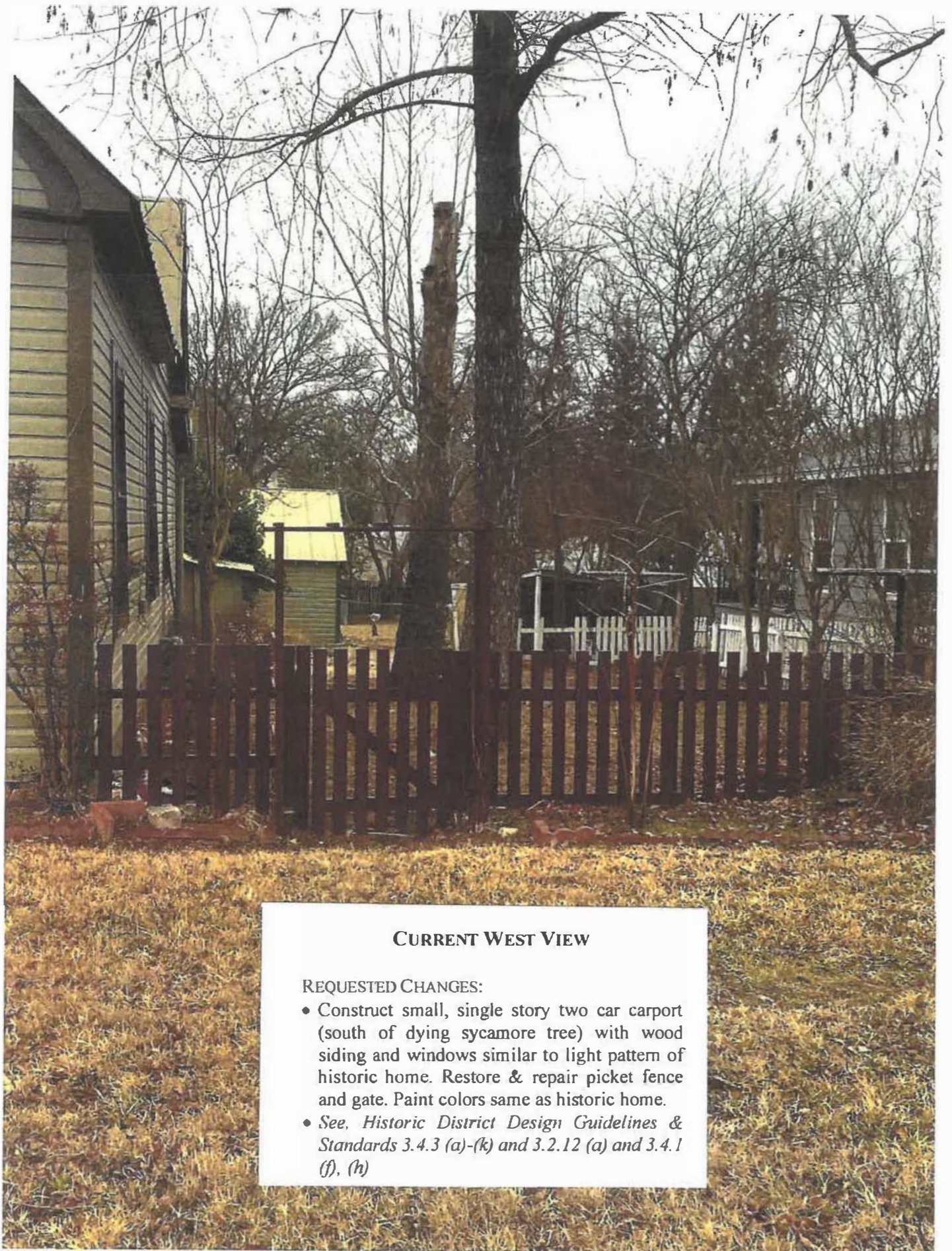
- Replace roof with galvalume turned-top (seam ridge) standing seam
- See, *Historic District Design Guidelines & Standards 3.2.3 (i), (m)*



CURRENT WEST VIEW

REQUESTED CHANGES:

- Replace roof with galvalume turned-top (seam ridge) standing seam
- See, *Historic District Design Guidelines & Standards 3.2.3 (i), (m)*
- Install fire code compliant window in gable. Window will be custom made wood window with similar pattern.
- See, *Historic District Design Guidelines & Standards, pgs 1-16, 1-17*
- Note: all other gable ends have a window.



CURRENT WEST VIEW

REQUESTED CHANGES:

- Construct small, single story two car carport (south of dying sycamore tree) with wood siding and windows similar to light pattern of historic home. Restore & repair picket fence and gate. Paint colors same as historic home.
- See, *Historic District Design Guidelines & Standards 3.4.3 (a)-(k) and 3.2.12 (a) and 3.4.1 (f), (h)*



CURRENT EAST VIEW

REQUESTED CHANGE:

- Replace roof with galvalume turned-top (seam ridge) standing seam
- Remove the non-historic addition which was constructed improperly under the historic design standards (no inset corner, failure to use differentiating material, failure to align floor plate).
- Replace with complying addition that adds approximately 190 square feet to existing structure.
- *See, Historic District Design Guidelines & Standards 3.3 (b), (d), (e), (l), (m), (p), (s) and 3.2.3 (i), (m)*



CURRENT EAST VIEW

Joinder trim piece between historic home and non-historic addition shows non-compliance with historic district design guidelines and standards regarding no inset, failure to use differentiating material, etc. Also shows addition pulling away slightly from original historic home.



OLDER SOUTH VIEW

Shows construction of non-complying addition which will now be replaced with slightly larger historic district design guidelines and standards complying addition.

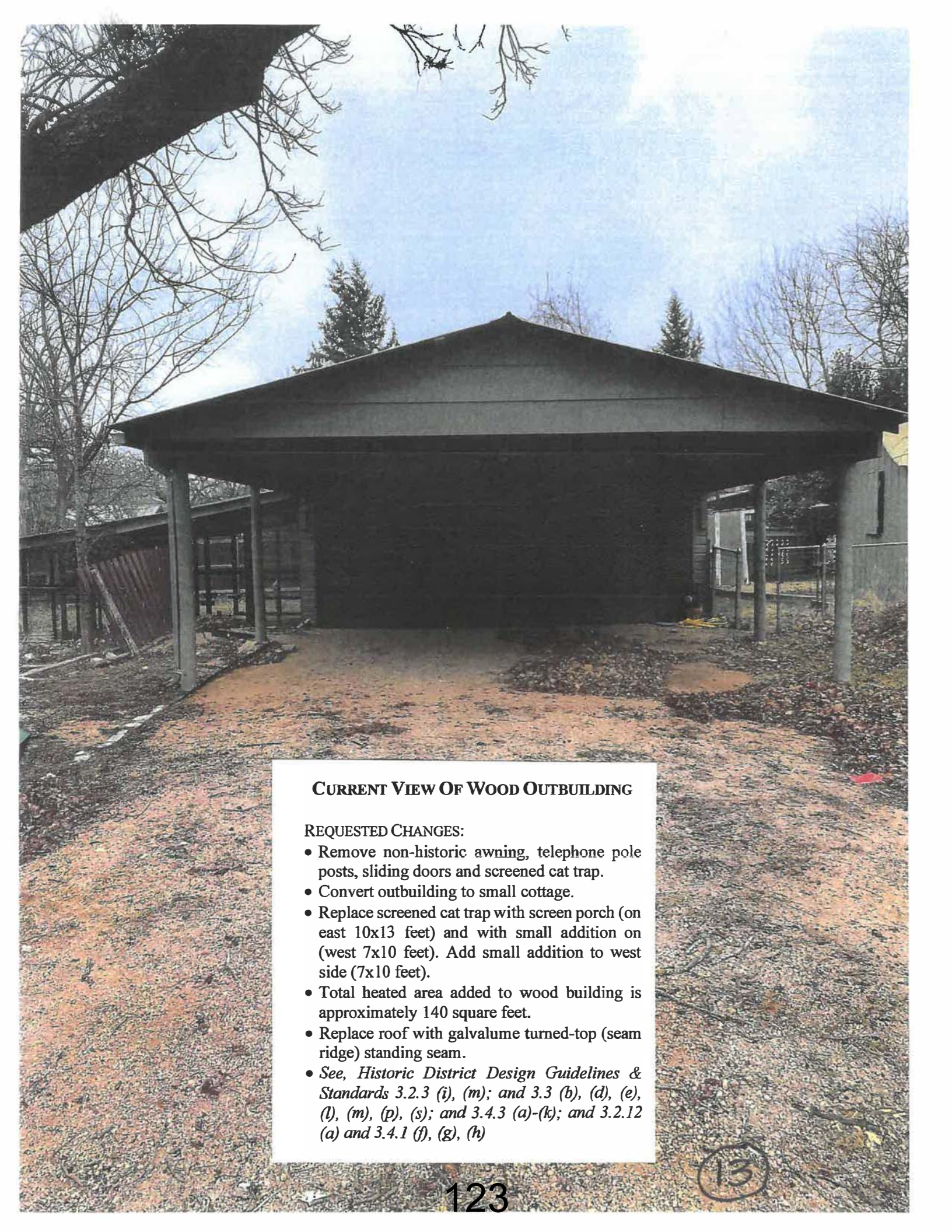




CURRENT SOUTH VIEW

REQUESTED CHANGE:

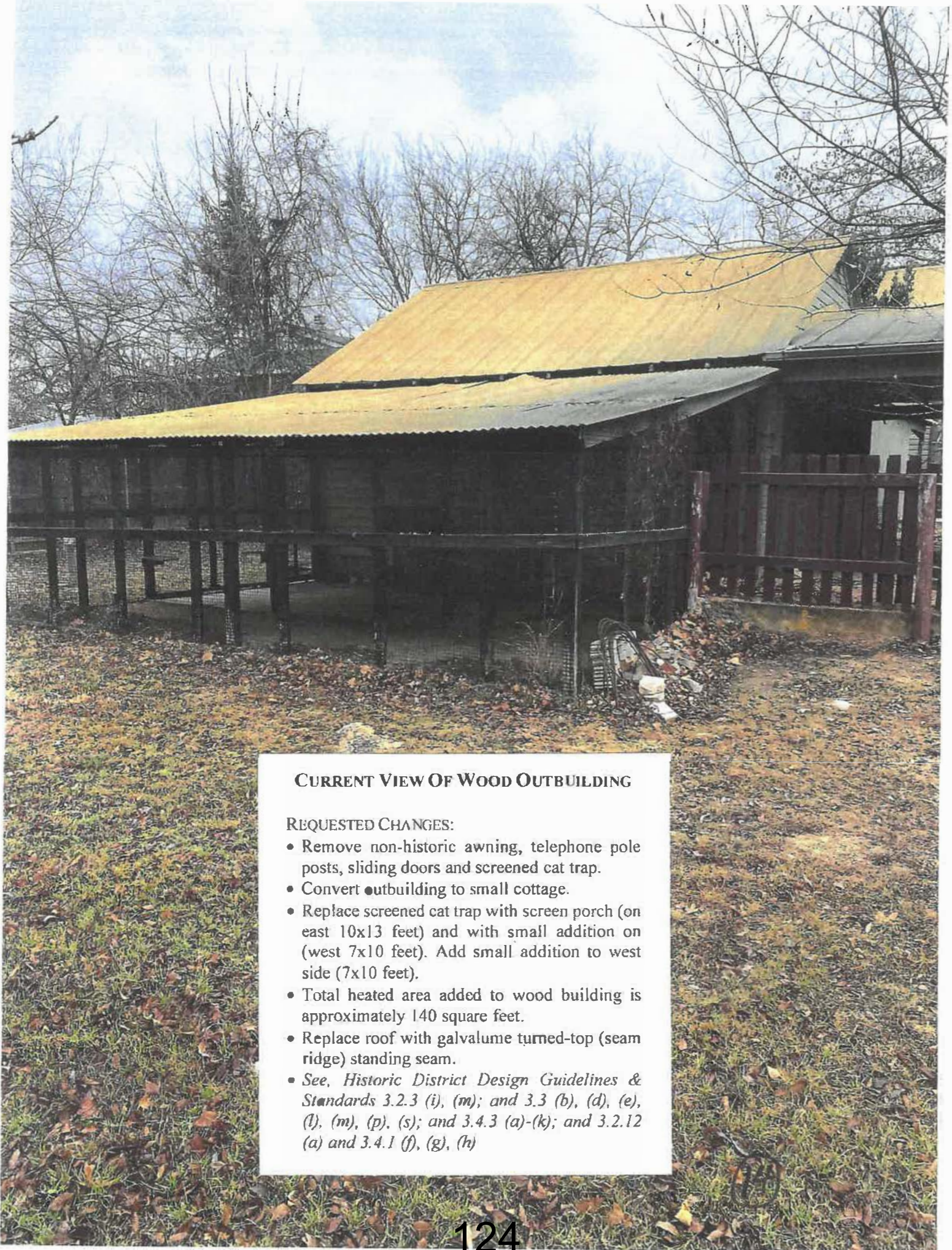
- Replace roof with galvalume turned-top (seam ridge) standing seam
- Remove the non-historic addition which was constructed improperly under the historic design standards (no inset corner, failure to use differentiating material, failure to align floor plate) and dangerous stairs.
- Replace with guideline/standard complying addition that adds approximately 190 square feet to existing structure.
- See, *Historic District Design Guidelines & Standards* 3.3 (b), (d), (e), (l), (m), (p), (s) and 3.4.1 (f), (g), (h) and 3.2.3 (i), (m)



CURRENT VIEW OF WOOD OUTBUILDING

REQUESTED CHANGES:

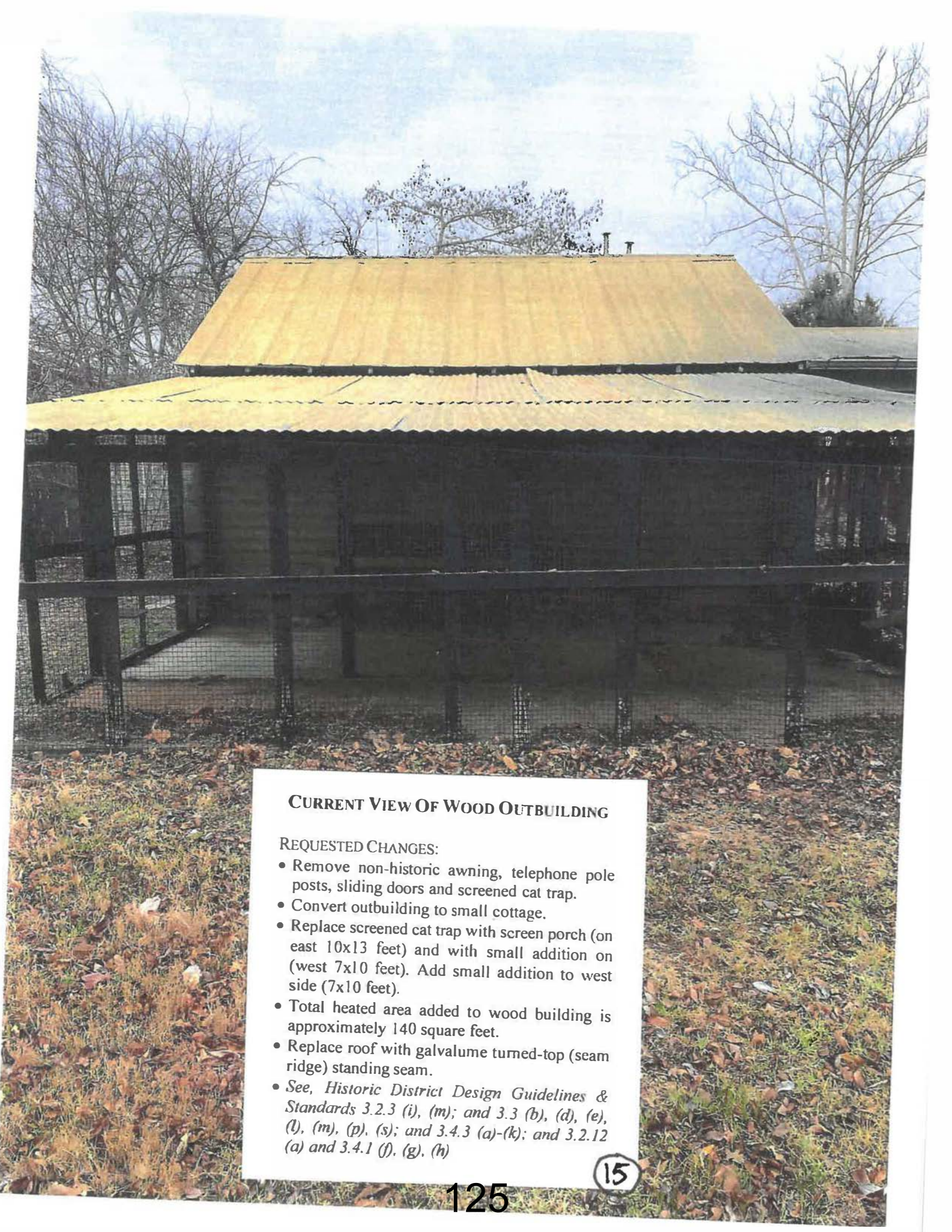
- Remove non-historic awning, telephone pole posts, sliding doors and screened cat trap.
- Convert outbuilding to small cottage.
- Replace screened cat trap with screen porch (on east 10x13 feet) and with small addition on (west 7x10 feet). Add small addition to west side (7x10 feet).
- Total heated area added to wood building is approximately 140 square feet.
- Replace roof with galvalume turned-top (seam ridge) standing seam.
- See, *Historic District Design Guidelines & Standards* 3.2.3 (i), (m); and 3.3 (b), (d), (e), (l), (m), (p), (s); and 3.4.3 (a)-(k); and 3.2.12 (a) and 3.4.1 (f), (g), (h)



CURRENT VIEW OF WOOD OUTBUILDING

REQUESTED CHANGES:

- Remove non-historic awning, telephone pole posts, sliding doors and screened cat trap.
- Convert outbuilding to small cottage.
- Replace screened cat trap with screen porch (on east 10x13 feet) and with small addition on (west 7x10 feet). Add small addition to west side (7x10 feet).
- Total heated area added to wood building is approximately 140 square feet.
- Replace roof with galvalume turned-top (seam ridge) standing seam.
- See, *Historic District Design Guidelines & Standards* 3.2.3 (i), (m); and 3.3 (b), (d), (e), (l), (m), (p), (s); and 3.4.3 (a)-(k); and 3.2.12 (a) and 3.4.1 (f), (g), (h)



CURRENT VIEW OF WOOD OUTBUILDING

REQUESTED CHANGES:

- Remove non-historic awning, telephone pole posts, sliding doors and screened cat trap.
- Convert outbuilding to small cottage.
- Replace screened cat trap with screen porch (on east 10x13 feet) and with small addition on (west 7x10 feet). Add small addition to west side (7x10 feet).
- Total heated area added to wood building is approximately 140 square feet.
- Replace roof with galvalume turned-top (seam ridge) standing seam.
- See, *Historic District Design Guidelines & Standards* 3.2.3 (i), (m); and 3.3 (b), (d), (e), (l), (m), (p), (s); and 3.4.3 (a)-(k); and 3.2.12 (a) and 3.4.1 (f), (g), (h)



CURRENT VIEW OF WOOD OUTBUILDING

REQUESTED CHANGES:

- Remove non-historic awning, telephone pole posts, sliding doors and screened cat trap.
- Convert outbuilding to small cottage.
- Replace screened cat trap with screen porch (on east 10x13 feet) and with small addition on (west 7x10 feet). Add small addition to west side (7x10 feet).
- Total heated area added to wood building is approximately 140 square feet.
- Replace roof with galvalume turned-top (seam ridge) standing seam.
- See, *Historic District Design Guidelines & Standards* 3.2.3 (i), (m); and 3.3 (b), (d), (e), (l), (m), (p), (s); and 3.4.3 (a)-(k); and 3.2.12 (a) and 3.4.1 (f), (g), (h)



CURRENT VIEW OF WOOD OUTBUILDING

REQUESTED CHANGES:

- Remove non-historic awning, telephone pole posts, sliding doors and screened cat trap.
- Convert outbuilding to small cottage.
- Replace screened cat trap with screen porch (on east 10x13 feet) and with small addition on (west 7x10 feet). Add small addition to west side (7x10 feet).
- Total heated area added to wood building is approximately 140 square feet.
- Replace roof with galvalume turned-top (seam ridge) standing seam.
- See, *Historic District Design Guidelines & Standards* 3.2.3 (i), (m); and 3.3 (b), (d), (e), (l), (m), (p), (s); and 3.4.3 (a)-(k); and 3.2.12 (a) and 3.4.1 (f), (g), (h).



OUTBUILDINGS—REMOVE

REQUESTED CHANGES:

- Remove deteriorated out-buildings (salvage and re-use material when possible). Buildings have no foundation, the materials are rusted metal or plastic, and materials are un-repairable and have no utility.
- See, *FBG Historic Preservation Ordinance Sec. 23-63*



OUTBUILDINGS—REMOVE

REQUESTED CHANGES:

- Remove deteriorated out-buildings (salvage and re-use material when possible). Buildings have no foundation, the materials are rusted metal or plastic, and materials are un-repairable and have no utility.
- *See, FBG Historic Preservation Ordinance Sec. 23-63*



OUTBUILDINGS—REMOVE

REQUESTED CHANGES:

- Remove deteriorated out-buildings (salvage and re-use material when possible). Buildings have no foundation, the materials are rusted metal or plastic, and materials are un-repairable and have no utility.
- See, *FBG Historic Preservation Ordinance Sec. 23-63*



OUTBUILDING—RELOCATE ON PROPERTY

REQUESTED CHANGES:

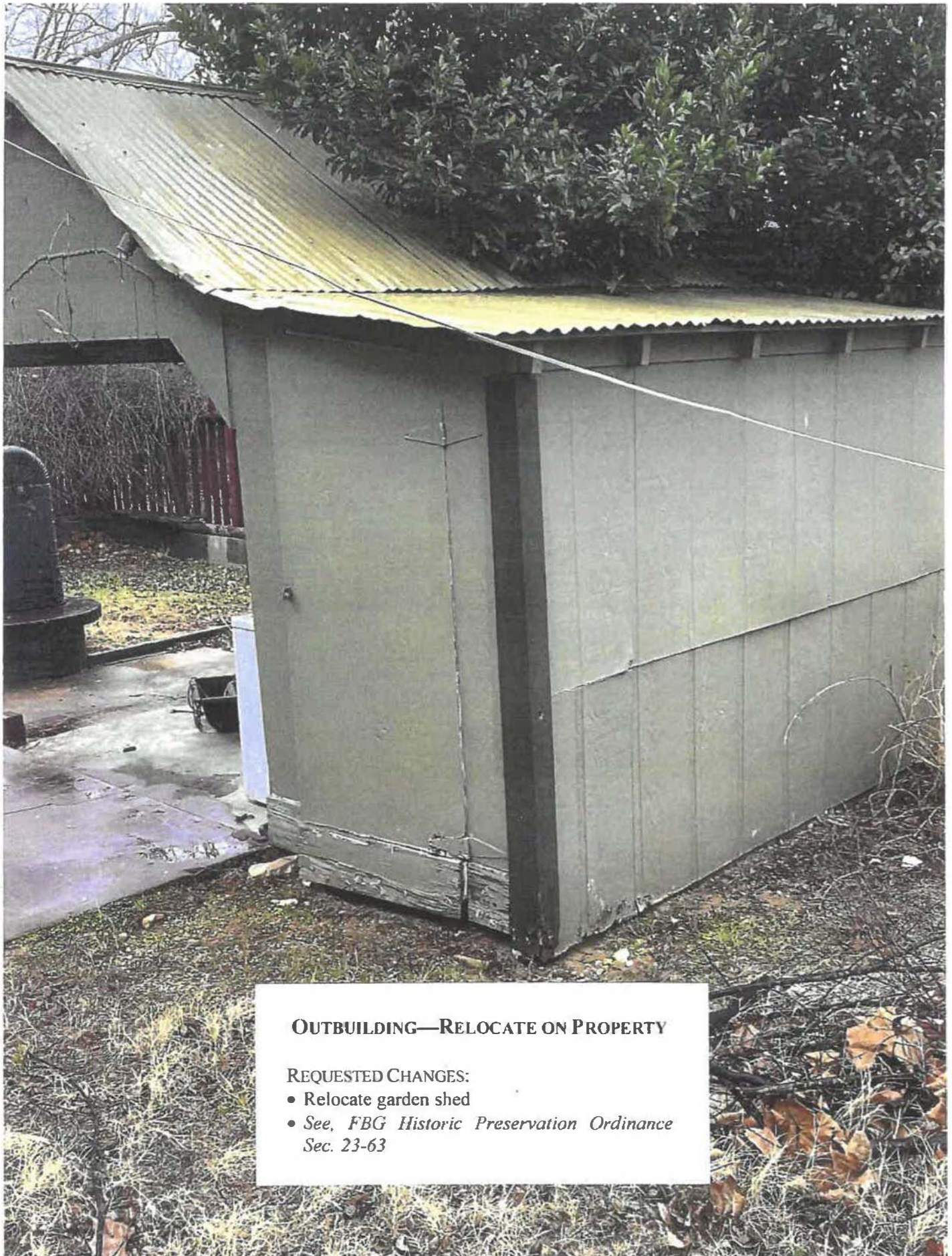
- Relocate garden shed
- See, *FBG Historic Preservation Ordinance Sec. 23-63*



OUTBUILDING—RELOCATE ON PROPERTY

REQUESTED CHANGES:

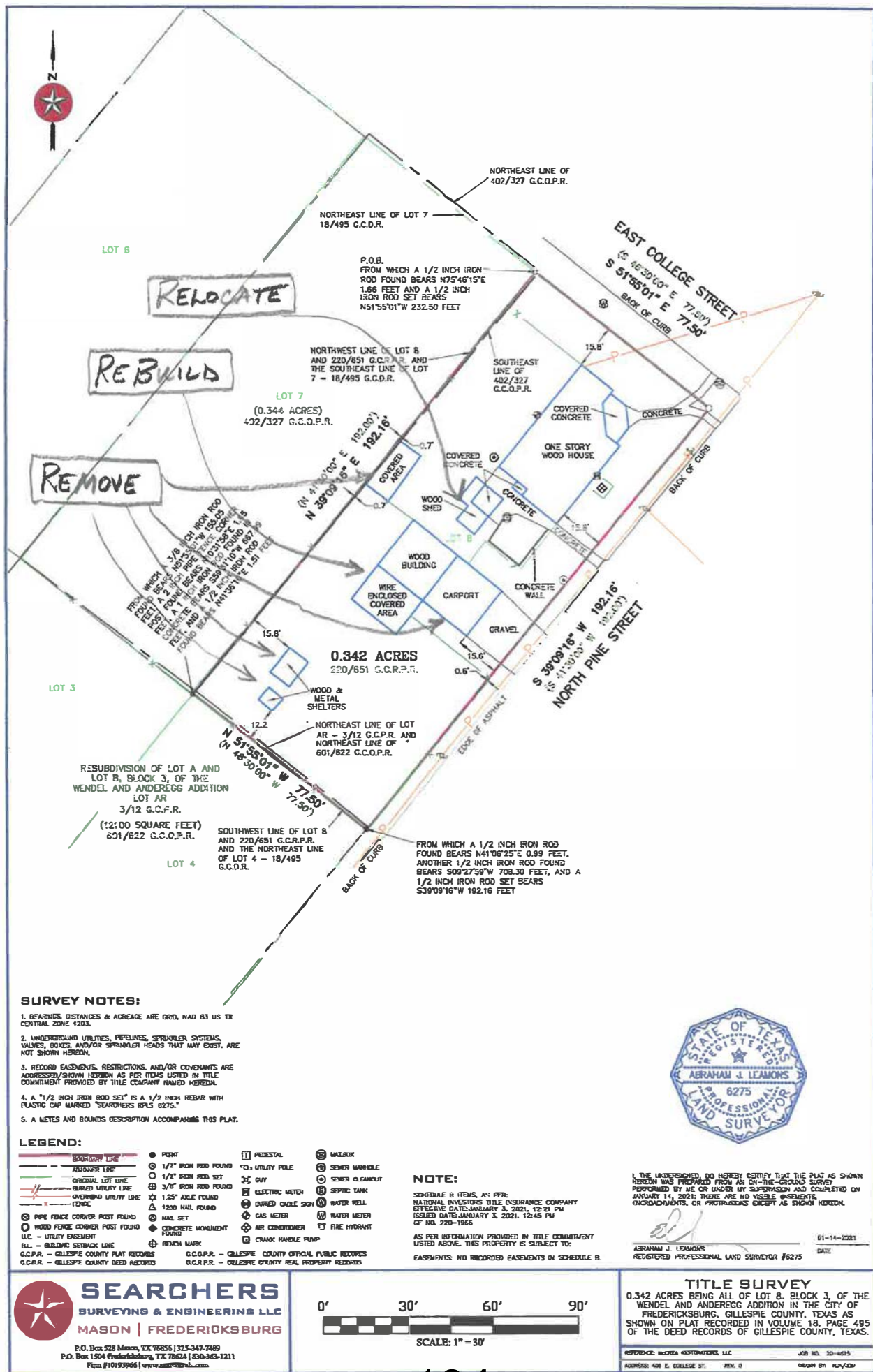
- Relocate garden shed
- See, *FBG Historic Preservation Ordinance Sec. 23-63*

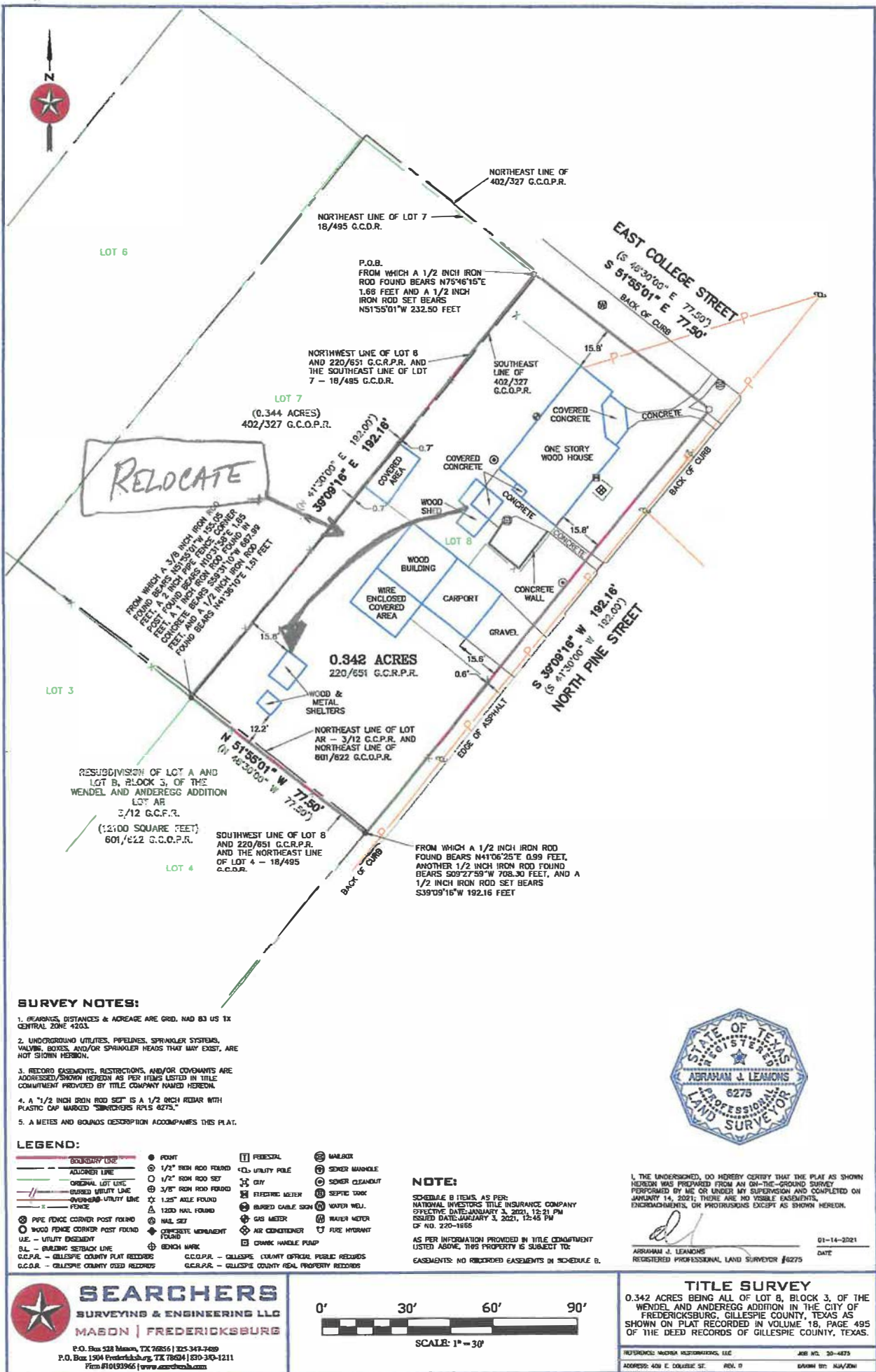


OUTBUILDING—RELOCATE ON PROPERTY

REQUESTED CHANGES:

- Relocate garden shed
- See, *FBG Historic Preservation Ordinance Sec. 23-63*



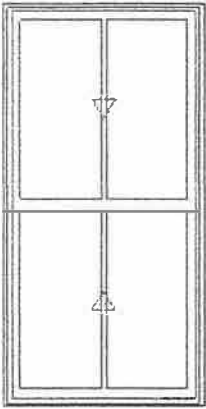


LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: DblHung	Net Price:		740.11
Qty: 2		Ext. Net Price:	USD	1,480.22

MARVIN



As Viewed From The Exterior

Entered As: CN
MD 36" X 72"
CN 3672
FS 35 1/2" X 71 3/4"
RO 36 1/2" X 72 1/4"
Egress Information
Width: 32 3/8" Height: 30 31/32"
Net Clear Opening: 6.96 SqFt
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.43
Condensation Resistance: 57
CPD Number: MAR-N-272-00946-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1924 mm (42X76.8 in)
LC-PG40 DP +40/-40
FL6525

Stone White Exterior
White Interior..... 63.33
Elevate Double Hung..... 536.12
CN 3672
Rough Opening 36 1/2" X 72 1/4"
Glass Add For All Sash..... 30.19
Top Sash
Stone White Exterior
White Interior
IG
Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless 41.98
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E3 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless 41.98
Rectangular - Standard Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
Matte Black Sash Lock
Exterior Aluminum Screen 26.51
Stone White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jamb
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the
OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: DblHung Tempered	Net Price:		952.94
Qty: 2		Ext. Net Price:	USD	1,905.88

MARVIN

Stone White Exterior
White Interior..... 63.33
Elevate Double Hung..... 536.12
CN 3672
Rough Opening 36 1/2" X 72 1/4"
Glass Add For All Sash..... 243.02
Top Sash
Stone White Exterior
White Interior
IG

26136

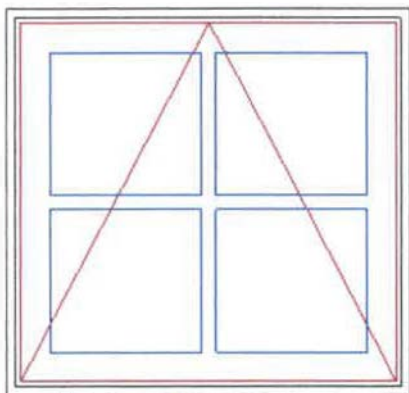
LINE ITEM QUOTES

BATHROOM WINDOW

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Awning Window	Net Price:		473.35
Qty: 1		Ext. Net Price:	USD	473.35

MARVIN 



As Viewed From The Exterior

Entered As: CN

MO 24 1/2" X 23 3/8"

CN 2523

FS 24" X 23 1/8"

RO 25" X 23 5/8"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.27

Solar Heat Gain Coefficient: 0.18

Visible Light Transmittance: 0.42

Condensation Resistance: 58

CPD Number: MAR-N-251-00940-00001

ENERGY STAR: N, NC, SC, S

Performance Grade

Licensee #899

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG50 914X1197 mm (37X47.7 in)

LC-PG50 DP +50/-50

FL9686

Stone White Exterior

White Interior..... 65.24

Elevate Awning - Roto Operating 301.91

CN 2523

Rough Opening 25" X 23 5/8"

Stone White Exterior

White Interior

IG 6.83

Low E3 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless 85.72

Rectangular - Standard Cut 2W2H

Stone White Ext - White Int

Matte Black Folding Handle

Interior Aluminum Screen 13.65

Charcoal Fiberglass Mesh

White Surround

***Screen/Combo Ship Loose

4 9/16" Jambs

Nailing Fin

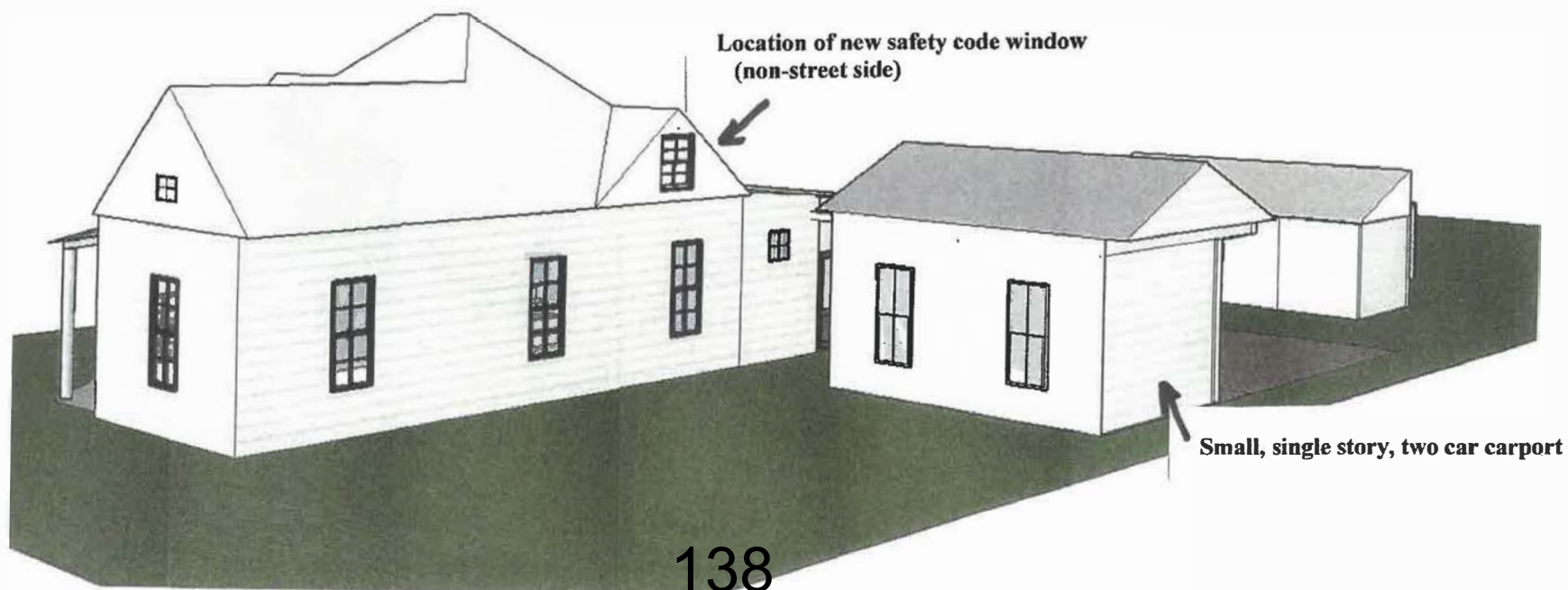
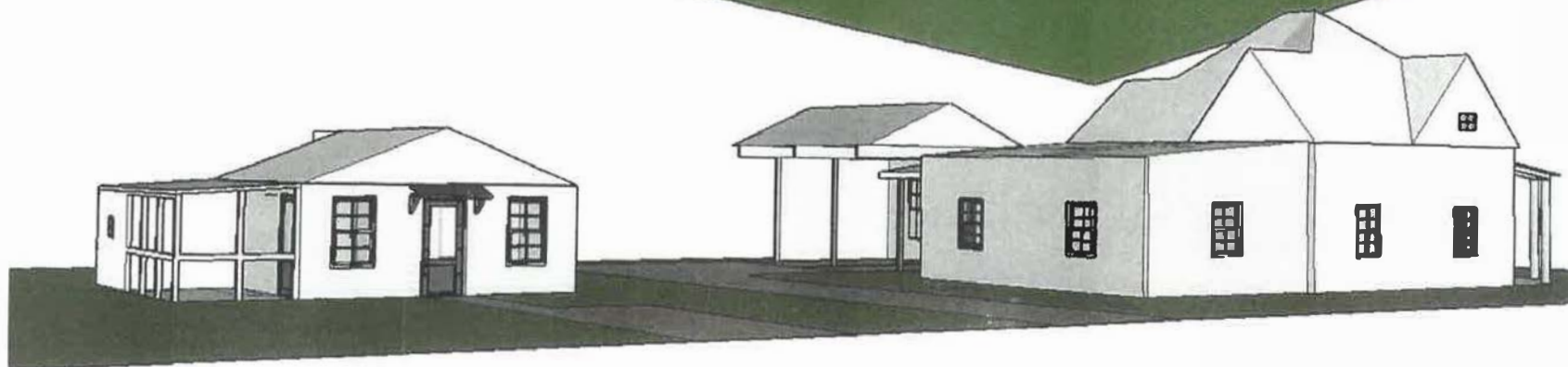
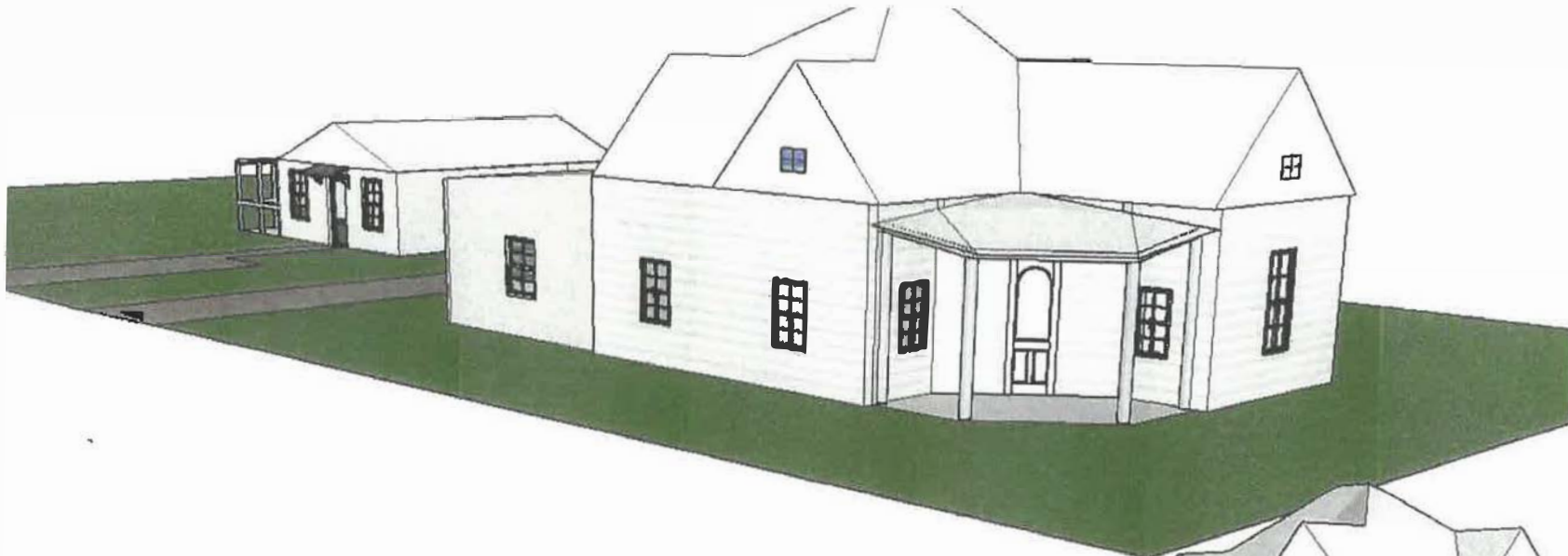
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

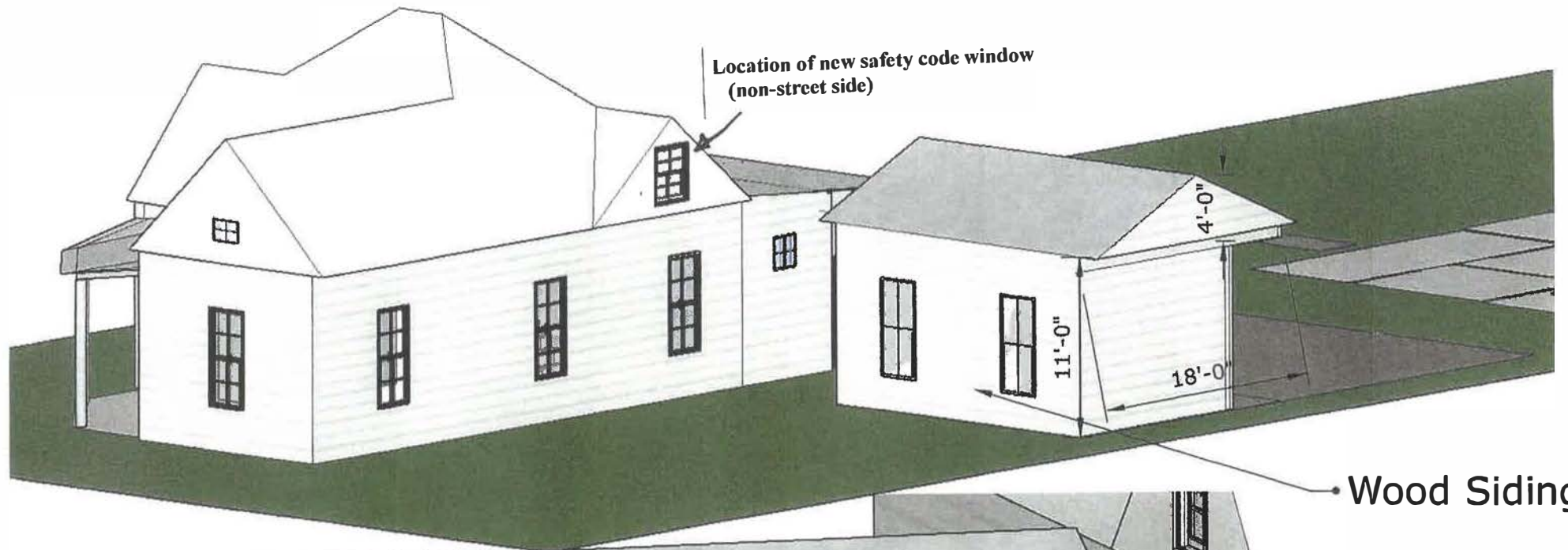
***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD 473.35

8.250% Sales Tax: USD 39.05

Project Total Net Price: USD 512.40

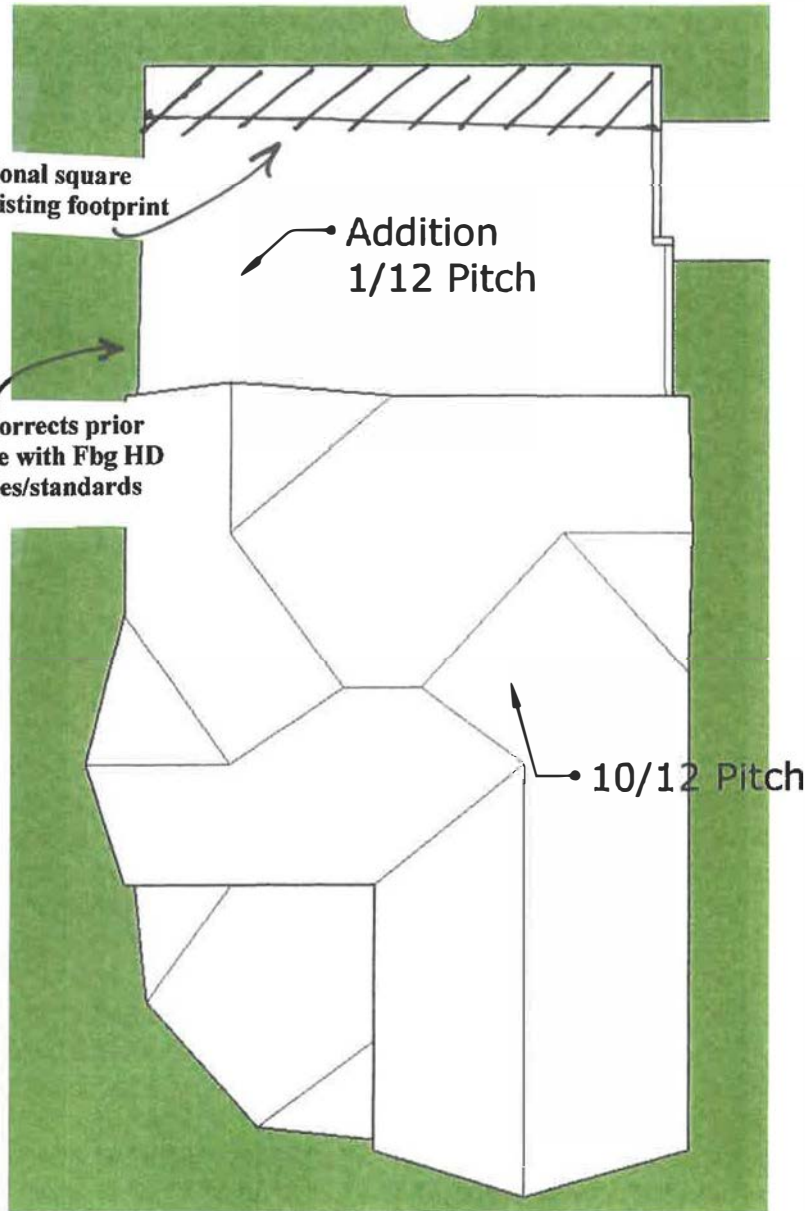




29

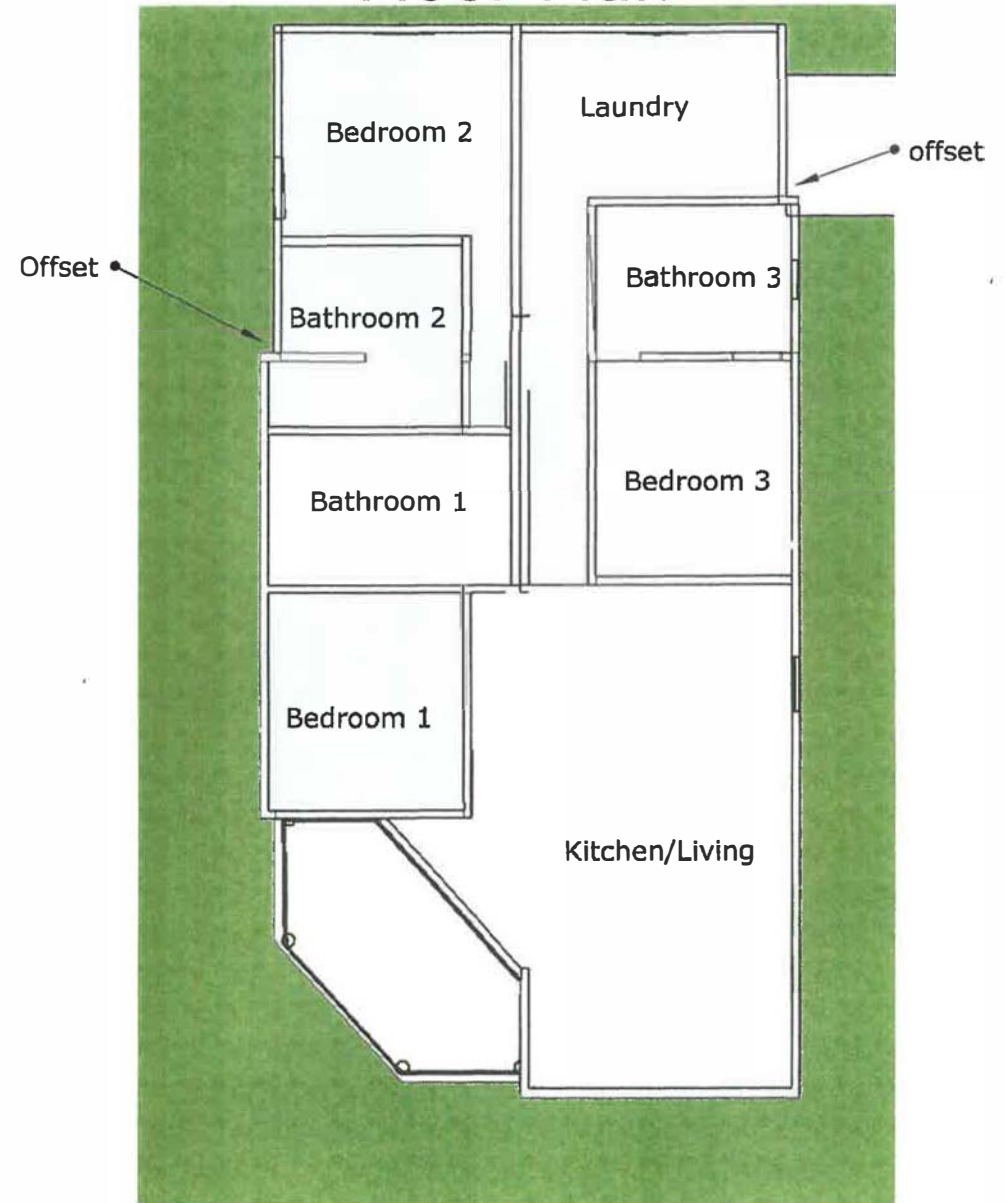


Roof Elevation



Proposed Demo 110sqft on non original
Proposed Addition 300sqft

Floor Plan

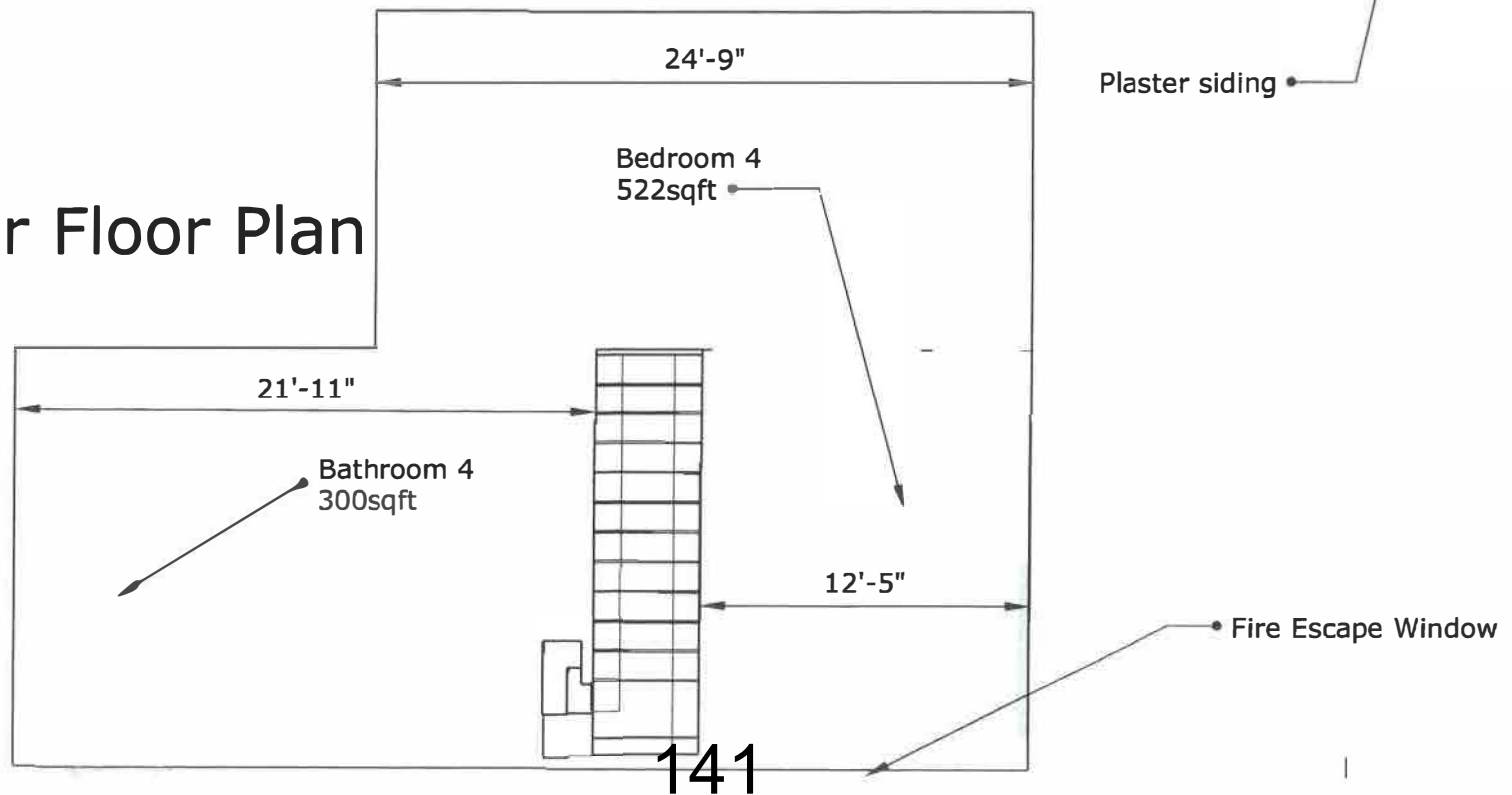


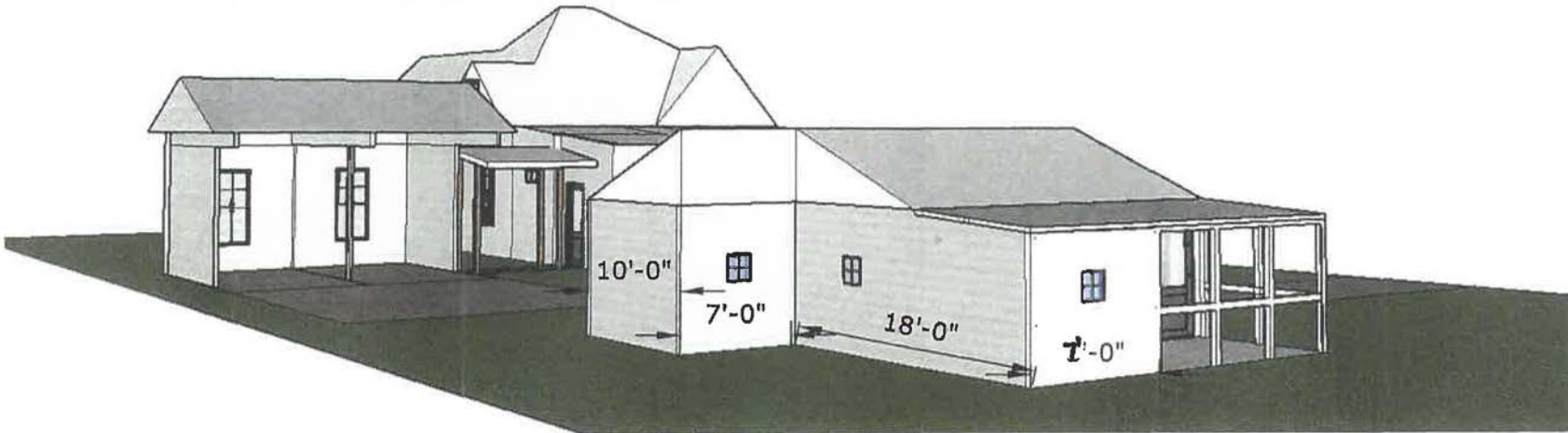
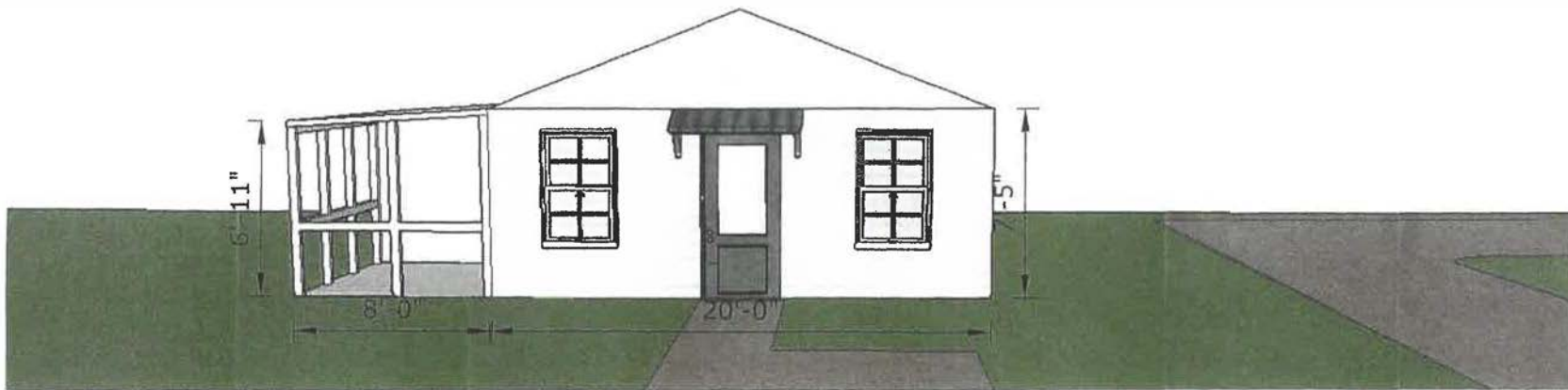
Original Historic 926sqft

New total: 1226sqft

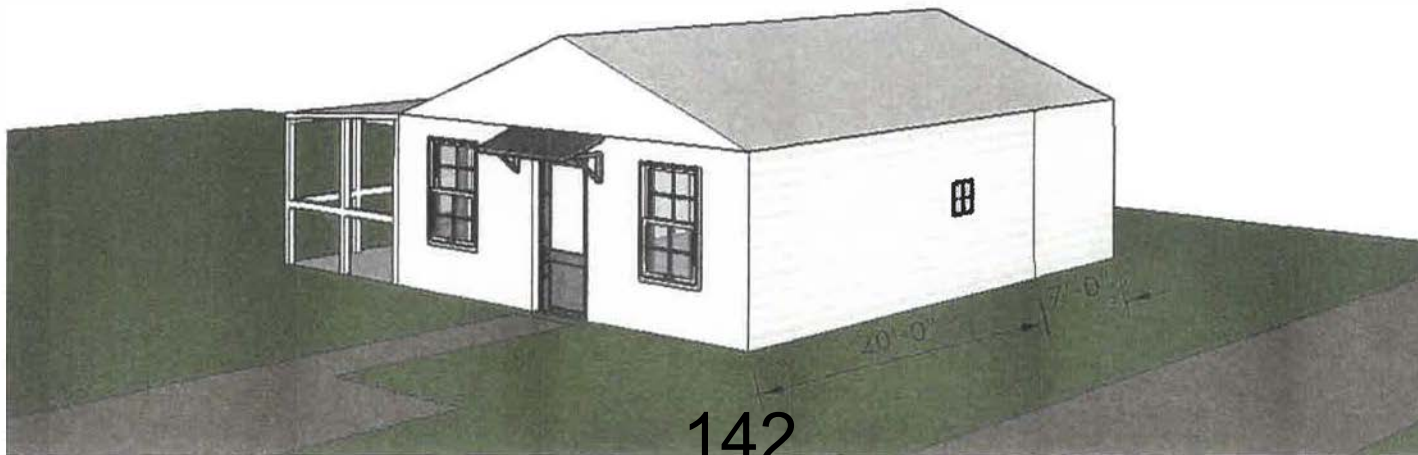


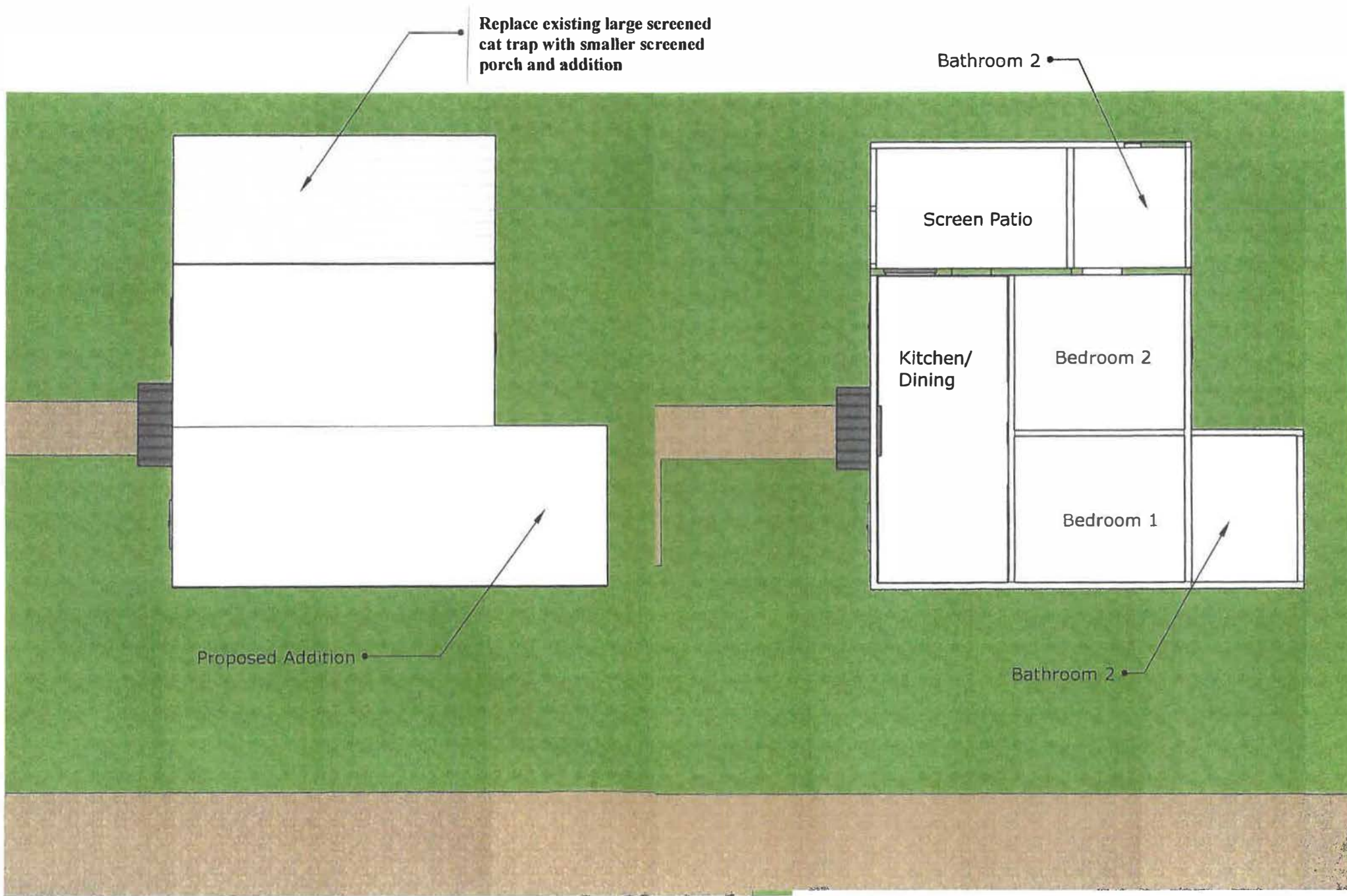
2nd Floor Floor Plan



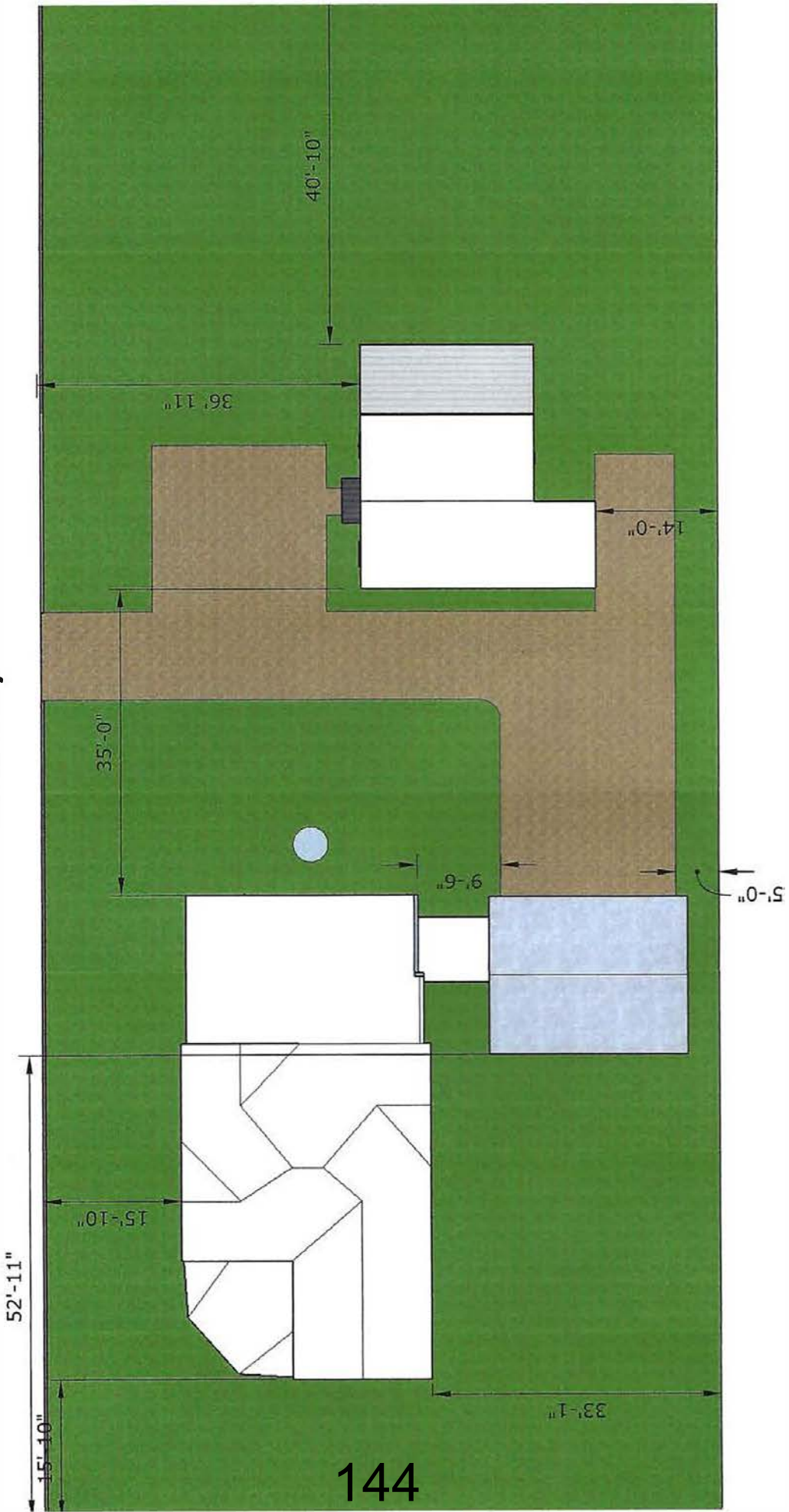


32





Survey



144

34



New Curb

1 Existing
Curb Cut

Current Existing Curb

145

OUTBUILDING—RELOCATE ON PROPERTY

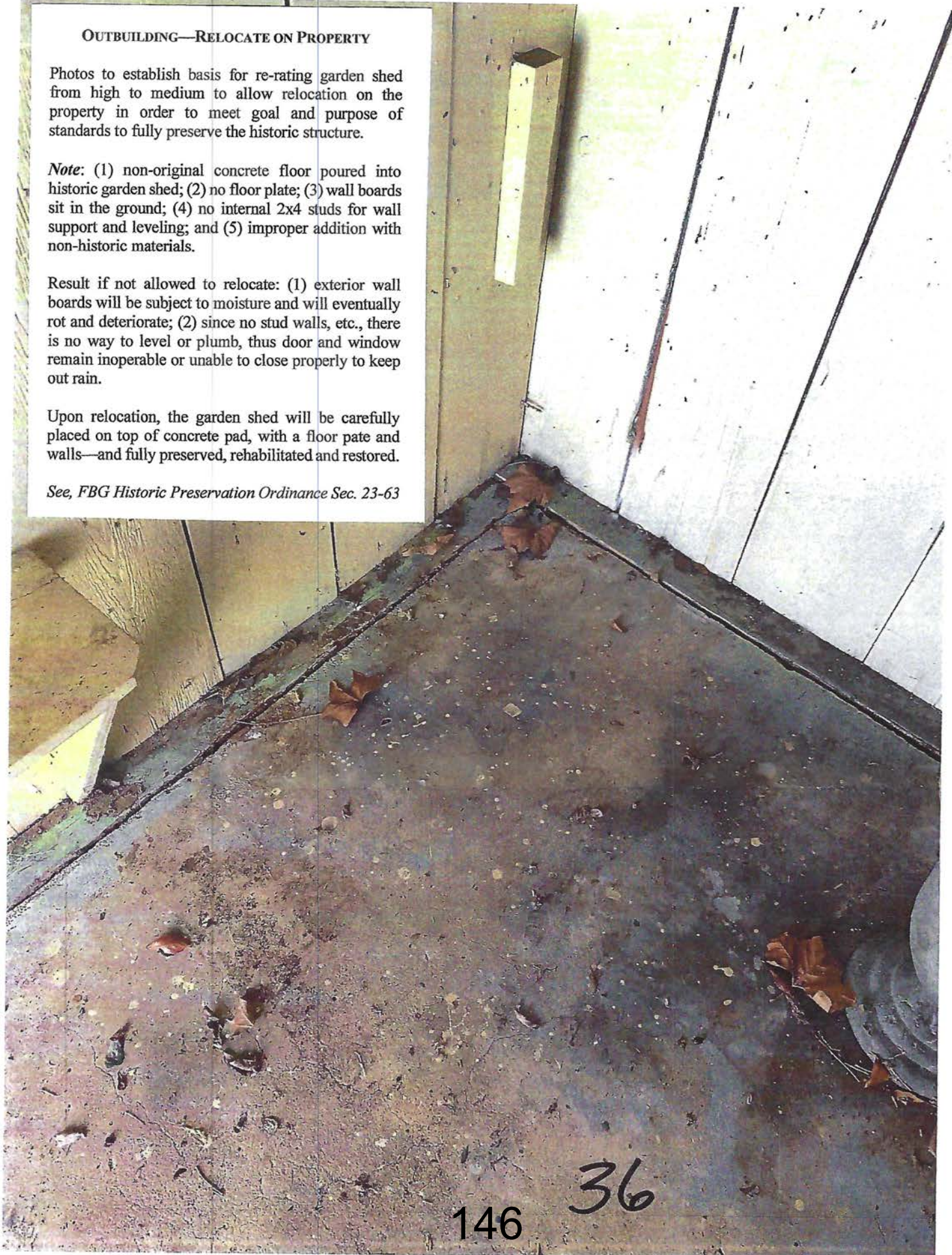
Photos to establish basis for re-rating garden shed from high to medium to allow relocation on the property in order to meet goal and purpose of standards to fully preserve the historic structure.

Note: (1) non-original concrete floor poured into historic garden shed; (2) no floor plate; (3) wall boards sit in the ground; (4) no internal 2x4 studs for wall support and leveling; and (5) improper addition with non-historic materials.

Result if not allowed to relocate: (1) exterior wall boards will be subject to moisture and will eventually rot and deteriorate; (2) since no stud walls, etc., there is no way to level or plumb, thus door and window remain inoperable or unable to close properly to keep out rain.

Upon relocation, the garden shed will be carefully placed on top of concrete pad, with a floor plate and walls—and fully preserved, rehabilitated and restored.

See, FBG Historic Preservation Ordinance Sec. 23-63



OUTBUILDING—RELOCATE ON PROPERTY

Photos to establish basis for re-rating garden shed from high to medium to allow relocation on the property in order to meet goal and purpose of standards to fully preserve the historic structure.

Note: (1) non-original concrete floor poured into historic garden shed; (2) no floor plate; (3) wall boards sit in the ground; (4) no internal 2x4 studs for wall support and leveling; and (5) improper addition with non-historic materials.

Result if not allowed to relocate: (1) exterior wall boards will be subject to moisture and will eventually rot and deteriorate; (2) since no stud walls, etc., there is no way to level or plumb, thus door and window remain inoperable or unable to close properly to keep out rain.

Upon relocation, the garden shed will be carefully placed on top of concrete pad, with a floor plate and walls—and fully preserved, rehabilitated and restored.

See, FBG Historic Preservation Ordinance Sec. 23-63





OUTBUILDING—RELOCATE ON PROPERTY

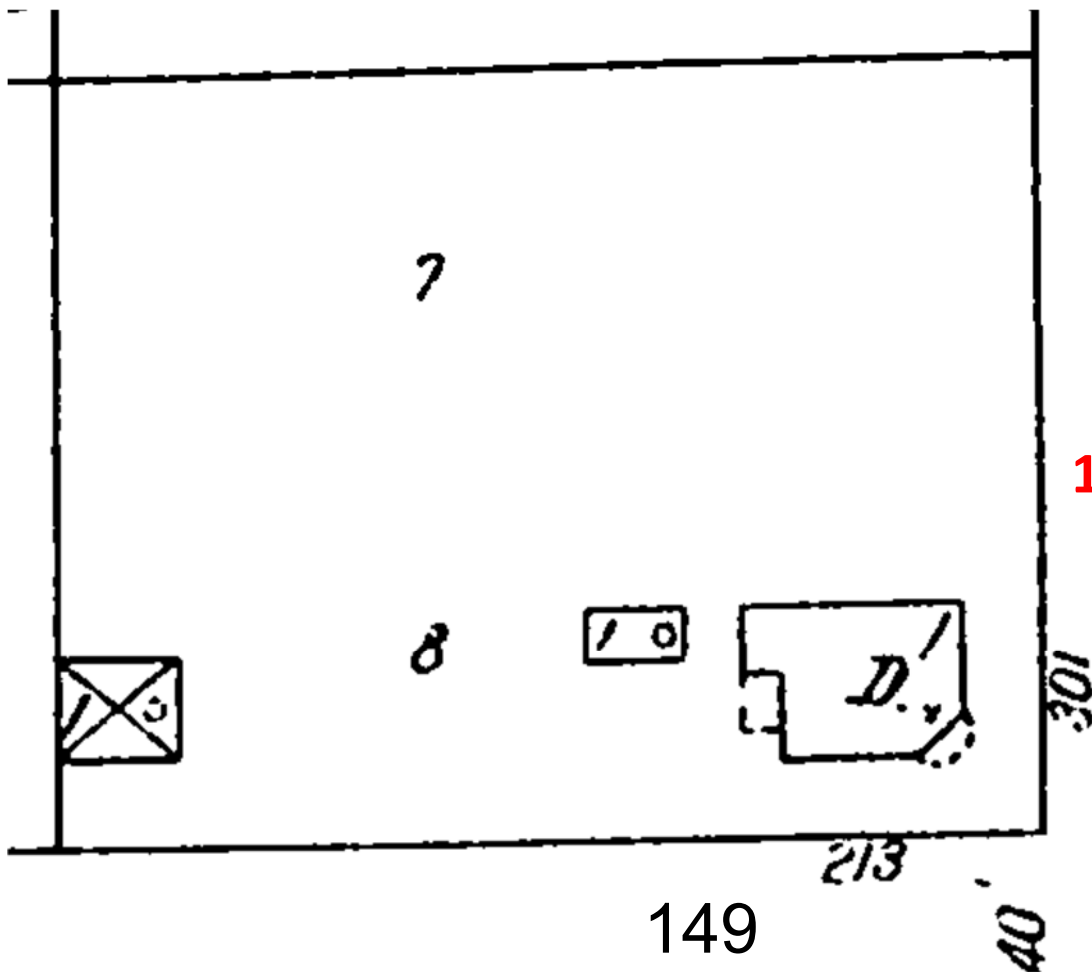
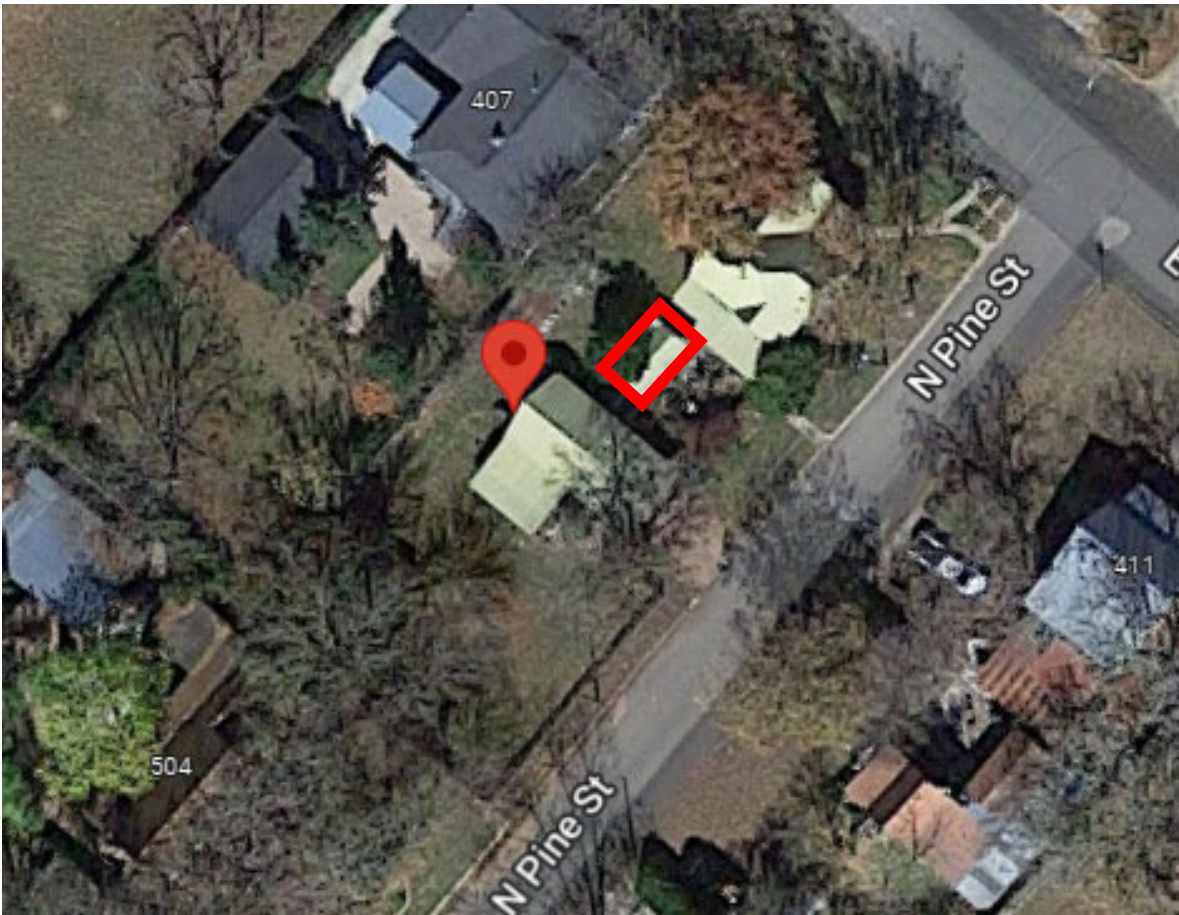
Photos to establish basis for re-rating garden shed from high to medium to allow relocation on the property in order to meet goal and purpose of standards to fully preserve the historic structure.

Note: (1) non-original concrete floor poured into historic garden shed; (2) no floor plate; (3) wall boards sit in the ground; (4) no internal 2x4 studs for wall support and leveling; and (5) improper addition with non-historic materials.

Result if not allowed to relocate: (1) exterior wall boards will be subject to moisture and will eventually rot and deteriorate; (2) since no stud walls, etc., there is no way to level or plumb, thus door and window remain inoperable or unable to close properly to keep out rain.

Upon relocation, the garden shed will be carefully placed on top of concrete pad, with a floor plate and walls—and fully preserved, rehabilitated and restored.

See, FBG Historic Preservation Ordinance Sec. 23-63



1924 Sanborn

Fredericksburg Historic Review Board
Application Information

Application Number: 22-034
Date: March 15, 2022
Address: 513 W Main
Zoning: CBD
Owner: Rebecca's Rentals
Applicant: Jeff Brickner
Rating: Medium
Proposal: re-rate outbuilding to allow for demolition

Request a Certificate of Appropriateness to:

1. re-rate building to allow for demolition

Relevant Sections of Fredericksburg Historic Preservation Ordinance :

(h) *Special time period for demolition.* Anything in this article to the contrary notwithstanding, the Board shall make its determination within 120 days after receipt of a completed application for a permit to demolish a historic Resource, landmark or building within the historic district, a historic landmark or Resource outside the historic district, or to move a historic landmark, or to move a building (Resource) into or out of a historic district

Sec. 23-63. - Demolition/removal modified

(a) In addition to the requirements of obtaining Board approval for demolitions, all demolitions in the City of Fredericksburg which are required to have a demolition permit, will be reviewed by the Historic Preservation Officer prior to the issuance of a demolition permit by the Building Official of the City. This is to assure that a historic Resource is not inadvertently overlooked in the rating or landmark designation process. If the Historic Preservation Officer determines, with 14 days following the submission of a request to demolish that the Resource should be preserved, then the demolition permit will be abated for a period of 120 days. During such time, the Historic Preservation Officer shall process the Resource under the historic landmark or rating provisions of this Article, and if it is determined to be a historic landmark, or require rating or re-rating, then the provisions of section (b) below will be used to further process the demolition request. The application for demolition will contain the information and be on the forms described in section 23-61(a) above. No building permit will be issued for any demolition of a historic structure which is subject to regulation under Chapter 23 Article III, Historic Preservation of the Code of Ordinances of the City

of Fredericksburg unless a building permit for the construction of the replacement structure at the same site is issued at the same time.

(b) In addition to the criteria specified in section 23-62, the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district:

(1) The demolition, removal or relocation of a historic Resource with a rating of "high" or the demolition or removal of a historic Resource with a rating of "medium" in the Fredericksburg Historic Resource Survey is strictly prohibited.

(2) The demolition, removal or relocation of a historic Resource with a rating of "low", or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose. Refer to section 23-55 and the Fredericksburg Historic Resource Survey for a more detailed definition of the preservation priority rating system.

(3) The demolition of a non-historic accessory structure, non-historic addition or non-historic carport, which is made of primarily non-historic materials, qualifies as an Insignificant Alteration and an Administrative Certificate of Appropriateness may be issued by the Historic Preservation Officer as an administrative approval without review by the Board.

(c) As an exception to (b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.

(d) As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building, or that the requirements of section 23-64, economic hardship, below are met.

(e) The Design Guidelines and Standards for the City Of Fredericksburg, the Secretary's Standards for Rehabilitation, and the Secretary's Guidelines for Rehabilitating Historic Buildings will be used to guide the Board in decisions regarding issuance of a certificate of appropriateness for demolition or removal of a historic Resource within the historic district or upon a historic landmark, when permitted.

(f) In the case of a demolition application, the Board shall affirmatively find that:

(1) Reasonable measures could not be taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;

(2) Reasonable measures have been taken to relocate the Resource to a new site first within the same property, secondly within the historic district (if applicable), or thirdly to an area that will be enhanced by the Resource or where the goals of this article will be furthered and that the same cannot reasonably be done;

(3) The condition of the Resource building or structure is such that it has been so altered or deteriorated that it has lost its value for promoting the goals of this article, and is no

longer significant, and in such event that the condition is not due to demolition by neglect or action of the owner or another related person or entity;

(4) Plans for proposed new construction or other reuse of the property, and their effects on the historical, cultural, social, or architectural identity of the surrounding area will be positive and promote the goals of this article.

(g) In the case of a removal application, the Board shall affirmatively find that:

(1) Reasonable measures could not be taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;

(2) The Resource is no longer significant to the area in which it is situated;

(3) Reasonable measures have been taken to relocate the Resource within the same property, and that the same cannot reasonably be done;

(4) Reasonable measures have been taken to relocate the Resource within the historic district (if applicable), or that it will be relocated to an area that will be enhanced by the resource and where the goals of this article will be furthered; and

(5) That the condition is not due to demolition by neglect.

(h) In making the determination to permit demolition or removal of a historic Resource, the Board may place reasonable conditions on the same even if such conditions are not related to the mandatory requirements of this article but which are related to the demolition or removal, and to ensure compliance with the plans approved by the Board. The same may include, but is not limited to, the requirement that all conditions be fulfilled prior to issuance of a building permit for the original Resource's location.

(i) Prior to demolition, the Historic Preservation Officer may, as a condition of approval of a certificate of appropriateness for demolition or removal, require the owner, at the owner's expense, to provide documentation of the subject Resources in accordance with the standards of the Historic American Building Survey. Such documentation may include photographs, floor plans, measured drawings, an archeological survey, or other information specified.

(j) The special time period for demolition as described in section 23-61(h) above shall apply to all requests under this section.

(Ord. No. 27-007, 7-5-2017; [Ord. No. 2021-16](#), §§ 9, 10, 7-19-2021)

Sec. 23-64 - Economic Hardship.

No Certificate of Appropriateness for demolition or removal as applicable, involving a claim of economic hardship may be approved by the Board, nor shall a demolition permit be issued by the city based upon economic hardship unless the Board finds:

(1) The property is incapable of earning a reasonable return in its current or rehabilitated state, regardless of whether that return represents the most profitable return possible, and

(2) The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return, and

(3) Earnest and reasonable efforts to find a purchaser interested in acquiring the property and preserving it have failed, and

(4) The property cannot be moved or relocated to another site, similar site or within the District.

(5) Reasonable return, for the purposes of determination of economic hardship shall include consideration of the following information, but is not limited thereto:

- a. Purchase date price and financing arrangements;
- b. Current market value;
- c. Form of ownership;
- d. Type of occupancy;
- e. Cost estimates of demolition and post demolition plans for development;
- f. Maintenance and operating costs;
- g. Inspection report by licensed architect or structural engineer having experience working with historic properties;
- h. Costs and engineering feasibility for rehabilitation;
- i. Property tax information;
- j. Rental rates and gross income from the property;
- k. Other additional information as deemed appropriate.

(6) Claims of economic hardship by the owner shall not be based on conditions resulting from:

- a. Evidence of demolition by neglect or other willful and negligent acts by the owner;
- b. Purchasing the property for substantially more than market value at the time of purchase;
- c. Failure to perform normal maintenance and repairs;
- d. Failure to diligently solicit and retain tenants;
- e. Failure to provide normal improvements or accommodations for tenants.

(7) That throughout the process, the applicant has consulted in good faith with the Historic Preservation Officer, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property.

Staff Findings /Recommendation:

1. The house at 513 W. Main was given a Medium rating when the demolition of 515 W Main was approved in 2018. At that time the owner was directed to secure the building and prevent further demolition by neglect. Since that time no rehabilitation has taken place. Doors and windows were ordered to be secured by the Code Enforcement Officer. Demolition of a 100 + year old building on Main Street should be the last resort. No replacement plans have been submitted nor an attempt to relocate the structure on site. Staff agrees that the foundation of the structure is in need of significant reinforcement and its current location requires substantial footers. The owner first applied for demolition

in 2014 with the same result as 2018. In 2020 the Historic Preservation Officer and Director of Development Services met with the owners to discuss plans for the site and neighboring properties. The owners were again encouraged to come up with replacement plans so demolition could be considered.

If demolition were to be approved staff would recommend that the demolition permit not be released until replacement plans have been approved.

Case Comments:

Staff met with a potential buyer of the property the first week of March. This potential buyer was given the same recommendation referenced above and subsequently made an offer on the property. This is relevant if a case for economic hardship is made. If an economic hardship case is made more documentation will be required per Section 23-64 cited 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
ahudson@fbgtx.org

Subject Property Address 513 W Main Date Submitted _____

Owner name: Becky Brickner Phone # 830 992 9560

Owner Address: 243 Ema Ln Fbg TX 78624

Authorized Applicant: Jeff Brickner Phone # 830 992 9560

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

Applicant E-mail: jbrickner@austin,rr.com

Desired Start Date: now

Desired Completion Date: when Finished

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 Building Was Condemed By City

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

Staff to complete

Application # _____ Year Built: _____

Eligible for Administrative Approval ☐ Yes ☐ No Zoning: _____

Historic Review Board Meeting Date _____ Application Fee \$10 COA# _____

Survey Rating: Medium HRB Fee \$40 paid

Staff Comments regarding Administrative Approval: _____

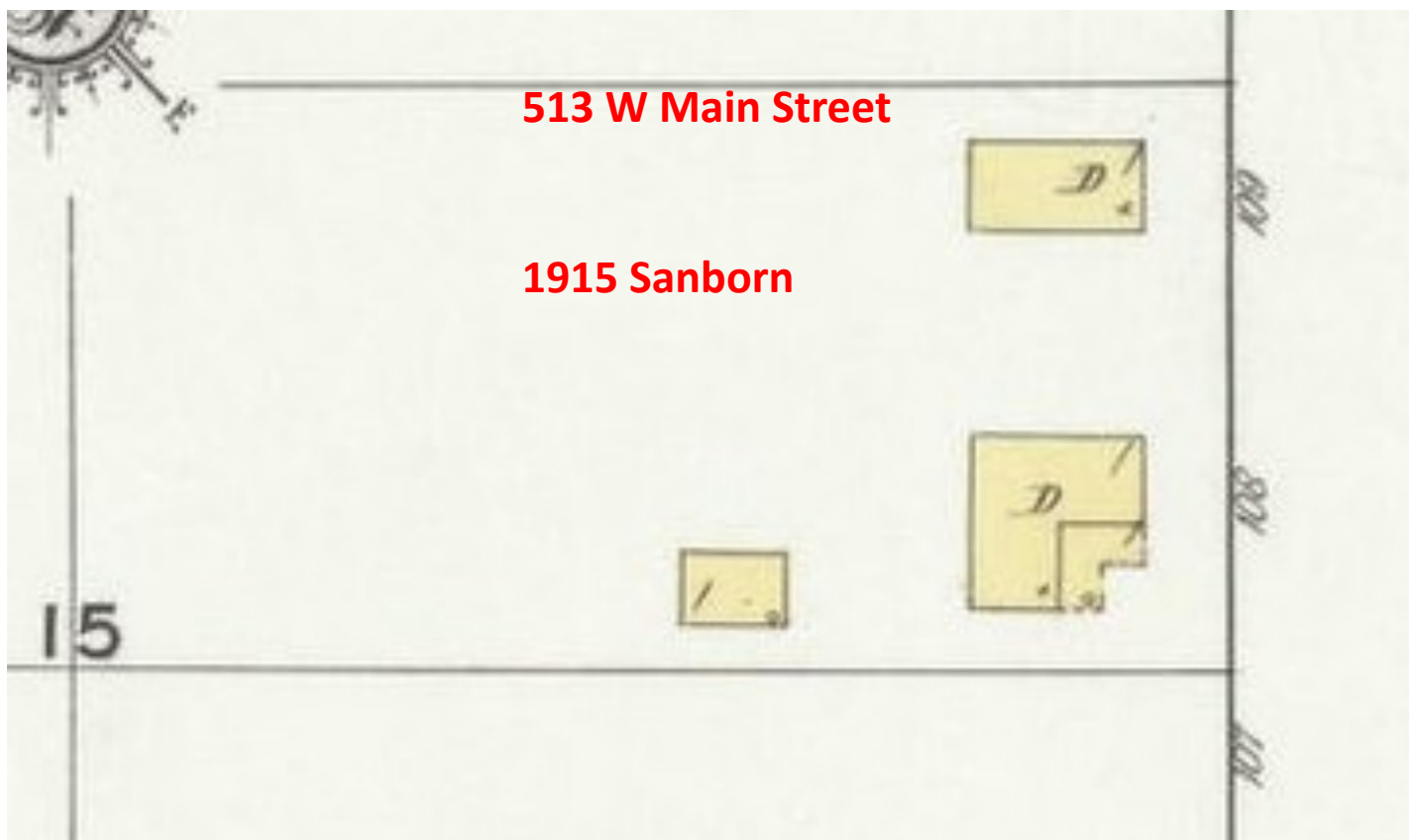
Historic Preservation Officer Signature _____

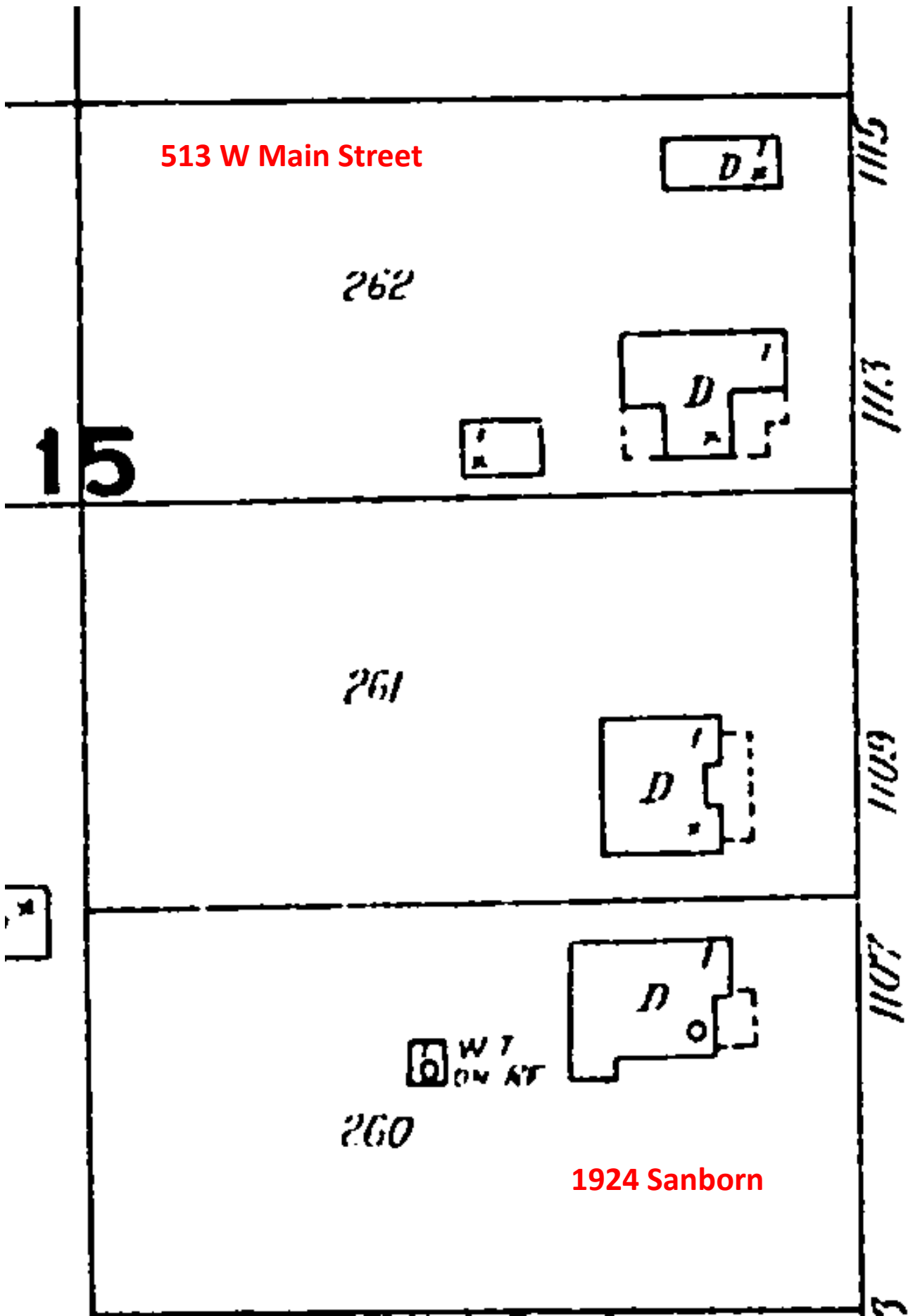
Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits
and do not take the place of building permits













Architectural Structure Report

513 west Main st

Fredericksburg, Texas

Owner: Jeff and Rebecca Brickner

Description of Structure: Structure is a wood framed structure with horizontal wood siding. The roof is corrugated metal over wood shingle as visible in the attic. Windows are wood operable and doors are solid wood panel. Floors are hardwood. Interior walls are painted gypsum board. Interior window and door trim is painted wood. The structure is built over a cellar that is built out of limestone. The limestone walls of the cellar rise to the bottom of the Floor beams above except at the entrance. The entrance to the cellar has concrete block over the limestone with wood steps and wood wall structure to the door opening on the first floor.

The interior is divided into 3 rooms, a hall, an entry door to the basement in the hall, and a bathroom. Doors are single except one double door on the back that opened to a deck.

Evidence that Parts of the structure was built during different time periods:

The roofs are a gabled roof with a shed roof to the East. The horizontal siding lines on the shed do not line up with the Gabled structure. The attic is clearly one rectangular bay over the 16'x35' gabled portion indicating it to be the original structure(560sf). The fact that this portion has old wood shingles clearly visible under the corrugated metal roof and the shed does not indicates different time periods of construction. The interior pressed metal ceilings are in the front and back portion of the Gabled area only. This indicates the original structure was a rectangular 16'x35' wood framed structure that was divided into two main rooms. The dimensions of the two rooms door trim is 1x4 and the shed roofed portion has 1x6 trim. The window and door trim is almost flush with the gypsum board finish in the gabbled two rooms. The trim in the shed is on top of the finished gypsum board revealing the entire trim's edge that is

painted. The concrete block and the wood structure were clearly added to the top of the basement stairs. This indicated that the basement opening was once outside and probably had a horizontal door covering the opening. The original stone stops far short of the bottom of the existing floor beams or just one foot above ground level. The previous findings are a clear indication that the original structure is the 16'x35' portion and the shed portion (10.5'x35') was added at a later time period.

The time period of the original structure (16'x35') is listed as 1900 on deed records as is the entire structure. There is a discrepancy in that the Deed records list an office section and a retail section for a total of 1,618 sf. This indicates that the deed records describe an old office portion and a newer retail portion.

Deed records sf office section 832sf+retail 786sf=1,618sf

Actual gabled 560sf+shed 367.5sf=927.5sf

The wood structure described as the old Willard house on the deed records appears to be the 927sf portion. This is the structure that should be described at 513 West Main Street.

The certificate of Appropriateness dated September 11, 2018 states that there is no historic rating for the house at 513 W Main Street. There is no exterior decorative trim such as gingerbread that would give it an Architectural rating of some significance such as my residence that is at 615 West San

Antonio Street and classified as a medium Victorian with gingerbread on the porch. Research of the land and residences indicates no historic event to have occurred on the property to give it any historic value.

The structure is clearly over 50 years old and is in the historic district. However, there is no architecturally unique features or style that classifies it as historic and no historic event occurred on or in the property. It therefore is not historically significant. The Department of the Interiors Rules on historic restoration and preservation are designed to protect structures of Architectural significance or structures that have an historic event that occurred on or in the property.

The fact that the structure appears to be of the same vintage as other houses on the block at 511 and 507 W Main does not give it significant

historic value. A type of Architectural style to be protected can be found on the north side of Main street at the corner of Bowie and Main and is clearly visible from 513 W Main. That structure is a typical hill country limestone structure that is clearly highly historic due to the building materials and style.

In addition, included herein is a report dated 11- 12-2019 of the foundation of 513 W Main by Structural engineer Curtis E Wunderlich PE, License number 57622.

His investigation clearly shows a foundation that is unsafe and deteriorating and is a hazard. He has gone on to show that dimensional lumber used may be closer to the 1970 rules for dimensional lumber. This indicates that the structure has been remodeled at various time periods and the interior walls . ceiling, attic access door cut into the pressed metal ceiling and also the bathroom in the back appear to have been remodeled or added at a later time.

The engineer has also drawn up a design to stabilize and weatherize the structure in accordance with FBG Ordinance 23-63. The engineer shows a very expensive design with a series of concrete footings to be placed under the existing structure with a new grid of piers to support the existing wood beams with additional beams where structure is inadequate and replacing rotted and termite damaged portions of the structure. Repair of the stone walls with the building in place over it is a very difficult and costly project as is replacing the rotted and termite damaged structural members. The projected costs for the structural stabilization and weatherizing is in the neighborhood of \$25,000 for a structure of only 927.5sf. This cost with finishing the exterior and the interior to be usable drives the costs up considerably and makes saving the building cost prohibitive for the size and type of structure it is.

All of the investigated facts and assumptions by a State of Texas Retired Architect #9034 and Structural Engineer # 57622 of the structure at 513 W Main indicate it is not a medium rated structure as the Action taken by the Historic review board states at the end of the certificate of appropriateness dated September 11, 2018.

The structure had no historic rating prior to the board action and does not in two Architectural and Structural Expert Professional opinions meet the requirements to indicate it historically significant.

The owner respectfully requests that the property be reviewed again and the medium rating be reduced to a no rating so that the building may be removed from the site by demolition.

Further, the owner plans to replace the structure with an architectural style and use that is of much more value than the restored residence could ever be. The proposed development plans called for a mixed-use complex of retail, hospitality, overnight stay venues living spaces, residences, recreational and educational venues for families and children. It's goal is to be a catalyst for high end development for local businesses and families on the West End of Main Street.

The following photos are residence type structures in the 500 block of west main followed by two residence type structures on the corner of Bowie and Main, 600 block of Main.

All these residence types are of a higher quality of Architecture and styles can be identified. Several has gingerbread on the porches indicating a medium Victorian style. Some are Bungalow craftsman style while the two in the 600 block appear to be Fredericksburg pioneer mixed with Victorian porches and craftsman doors and possibly interiors.

513 West Main can only be identified as a rectangular gabled roof structure that was built as a residence between 1900 and 1950. Even though it is old, it does not exhibit a significant Architectural style, nor has any historic event been identified with it.

All of the evidence collected in this report show that 513 W. Main is not a Medium priority structure.

REPORT SUMMARY:

1. AT YOUR REQUEST, I PERFORMED A VISUAL OBSERVATION ONLY OF THE EXISTING FOUNDATION AND SUPERSTRUCTURE LOCATED AT 515 W MAIN ST. FREDERICKSBURG, TX. THE DRAWINGS IN THIS REPORT ARE GENERAL NATURE SUFFICIENT TO GIVE AN OVERALL CONCEPT OF THE STRUCTURE. THE INFORMATION SHOWN IN THIS REPORT IS BASED ON VISIBLE ITEMS WITHOUT ANY DEMOLITION. SOME ITEMS WERE NOT VISIBLE AND THEREFORE ASSUMPTIONS WERE MADE ABOUT THE ACTUAL CONSTRUCTION. NO DEMOLITION WAS PERFORMED TO UNCOVER STRUCTURAL ITEMS THAT WERE NOT VISIBLE. WHEN WE WERE NOT ABLE TO DETERMINE ACTUAL MEMBER SIZES OR CONSTRUCTION DETAILS, WE NOTED THEM AS ASSUMED ON DRAWINGS. PRELIMINARY ENGINEERING CALCULATIONS WERE PERFORMED FOR THIS REPORT.
2. PHOTOS ARE KEYED IN ON THE PLANS.
3. LUMBER SIZES APPEAR TO BE IN ACCORDANCE WITH US DEPARTMENT OF COMMERCE NBS PS20-70 THAT BECAME AFFECTIVE SEPTEMBER 1, 1970.
4. ALL DIMENSIONS ARE APPROXIMATE. NO SOIL REPORT WAS PERFORMED OR AVAILABLE FOR THIS REPORT. THIS AREA OF THE CITY OF FREDERICKSBURG IS NOT KNOWN TO HAVE EXPANSIVE SOILS.
5. IN MY OPINION THIS STRUCTURE IS RESTING ON NONEXPANSIVE SOIL. WE DID NOT HAVE THE EXPERTISE OR BENEFIT OF LABORATORY INVESTIGATIONS FROM A GEOTECHNICAL ENGINEER. THE STRUCTURAL ENGINEER THEREFORE DOES NOT ASSUME RESPONSIBILITY FOR ANY CHANGES TO THE DESIGNED FOUNDATION SHOULD ACTUAL SURFACE OR SUBSURFACE SOIL CONDITIONS VARY FROM OUR ASSUMPTIONS.
6. BASEMENTS WALLS HAVE SUBSTANTIAL CRACKS INDICATING AN OVERSTRESS. SOME OF THIS STRESS MAY BE DUE TO A LARGE TREE ADJACENT TO THE STRUCTURE. BASEMENT WALLS ARE NOT ADEQUATE TO SUPPORT THE LATERAL EARTH LOAD. BASEMENT WALLS AND FLOOR ARE NOT WATERPROOFED. NEITHER THE CONCRETE OR WOOD STEPS INTO THE BASEMENT APPEAR TO BE IN COMPLIANCE WITH CODE. THERE APPEARS TO BE MOLD ON THE INSIDE FACE OF THE BASEMENT WALL. NEEDS TO BE TESTED TO DETERMINE WHAT IT IS AND HOW TO ERADICATED IT.
7. INDIVIDUAL FOOTINGS HAVE SETTLED THEREFORE THE STRUCTURE NEEDS TO BE LEVELED USING ADEQUATE COLUMNS, LATERAL BRACING AND NEW FOOTINGS.
8. STEPS INTO BASEMENT DO NOT APPEAR TO COMPLY WITH CODE. THE UPPER PORTION OF THE STAIRS ARE WOOD WHILE THE BOTTOM IS ROCK. IT APPEARS THE UPPER PORTION WAS ADDED AFTER THE ORIGINAL BASEMENT WAS CONSTRUCTED.
9. BOTTOM PLATE IN BACK WALL IS ROTTEN AND NEEDS TO BE REPLACED. THE BACK ROW OF COLUMNS AND WALL AT GRID A ARE LEANING TOWARD THE BACK. THE FLOOR JOISTS ATTACHED TO THE BACK WALLS DO NOT HAVE AN ADEQUATE CONNECTION TO THE SUPPORTING MEMBER. THE JOISTS ARE SUPPORTED BY AN INADEQUATE MEMBER THAT CONSISTS OF TWO 2X4 LONG SIDE HORIZONTAL. SIDE AND FRONT WALLS APPEAR TO BE SIMILAR AND WILL REQUIRE ADDITIONAL INVESTIGATION.
10. SHEAR WALLS AND HORIZONTAL DIAPHRAGMS DO NOT APPEAR TO BE IN ACCORDANCE WITH CODE. PARTIAL DEMOLITION OF SELECT AREAS WILL BE REQUIRED TO DETERMINE ACTUAL CONSTRUCTION AND WETHER THE WALLS ARE ADEQUATE FOR SHEAR.
11. COLUMNS AND BEAMS AT GRID A.4 AND A.5 ARE INADEQUATE.
12. BASED ON ASSUMPTIONS ABOUT SIZES, THE ATTIC SPACE CEILING JOISTS DO NOT COMPLY WITH CODE. FURTHER INVESTIGATION IS REQUIRED TO CONFIRM THIS.
13. BASED ON ASSUMPTIONS ABOUT ROOF JOIST SIZES, THE ROOF JOISTS COMPLY WITH CODE. FURTHER INVESTIGATION IS REQUIRED TO CONFIRM THIS.
14. EAST WALL NEEDS TO HAVE SOME DEMOLITION DONE TO DETERMINE THE CONSTRUCTION AND AT THAT TIME, EVALUATE THE WALL CAPACITY.
15. IN MY OPINION IN IT'S CURRENT CONDITION THIS STRUCTURE IS UNSAFE FOR OCCUPANCY.

Sheet List

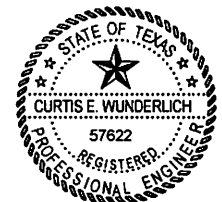
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
S0.01	REPORT SUMMARY	11/12/2019		
S0.02	GENERAL NOTES	11/12/2019		
S1.01	FOUNDATION PLAN	11/12/2019		
S1.02	FRAMING PLANS	11/12/2019		
S1.03	HIGH ROOF FRAMING PLAN	11/12/2019		
S3.01	BUILDING SECTIONS	11/12/2019		
S3.02	WALL SECTIONS	11/12/2019		
S3.03	WALL SECTIONS	11/12/2019		
S5.01	DETAILS	11/12/2019		
S5.02	DETAILS	11/12/2019		
S7.01	PHOTOS	11/12/2019		
S7.02	PHOTOS	11/12/2019		
S7.03	PHOTOS	11/12/2019		
S7.04	PHOTOS	11/12/2019		
S7.05	PHOTOS	11/12/2019		
S9.01	3D VIEW	11/12/2019		
Grand total: 16				

Revision Schedule

No.	Date	Description

Jeff Brickner
Dodds House Renovation
513 W Main St, Fredericksburg,
TX 78624

C.E. WUNDERLICH ENGINEERS
 FIRM NO. F-378
 Civil / Structural
 15230 Fall Haven Dr.
 San Antonio, TX 78247
 (210) 545-7402



THE SEAL APPEARING ON THIS DOCUMENT WAS
 AUTHORIZED BY CURTIS E. WUNDERLICH, P.E.
 TEXAS LICENSE NO. 57622, ON 11/12/2019.

S.E.: Curtis E. Wunderlich, P.E.

Texas License No.: 57622

Released for: REPORT ONLY

Project number: 2019

Date: 11/12/2019

Drawn by: CEW

Checked by: CEW

REPORT SUMMARY

S0.01

Of:

PRELIMINARY ENGINEERING CALCULATIONS WERE PERFORMED FOR THIS REPORT BASED ON THE FOLLOWING NOTES. THE LOADS SHOWN ARE THOSE REQUIRED BY THE IBC 2009. ALL DIMENSIONS ARE APPROXIMATE. NO SOIL REPORT WAS PERFORMED OR AVAILABLE FOR THIS REPORT. THIS AREA OF THE CITY OF FREDERICKSBURG IS NOT KNOWN TO HAVE EXPANSIVE SOILS. IN MY OPINION THIS STRUCTURE IS RESTING ON NONEXPANSIVE SOIL. WE DID NOT HAVE THE EXPERTISE OR BENEFIT OF LABORATORY INVESTIGATIONS FROM A GEOTECHNICAL ENGINEER. THE STRUCTURAL ENGINEER THEREFORE DOES NOT ASSUME RESPONSIBILITY FOR ANY CHANGES TO THE PROPOSED FOUNDATION SHOULD ACTUAL SURFACE OR SUBSURFACE SOIL CONDITIONS VARY FROM OUR ASSUMPTIONS.

IT APPEARS THAT LUMBER SIZES ARE IN ACCORDANCE WITH US DEPARTMENT OF COMMERCE NBS PS20-70 THAT BECAME EFFECTIVE SEPTEMBER 1, 1970.

GENERAL NOTES FOR DETERMINING BUDGET COST OF REPAIRS:

GN-1 DESIGN LOADS:

ROOF LIVE LOAD (ACTUAL DESIGN LOADS HAVE BEEN REDUCED IN ACCORDANCE WITH IBC):

PITCH $\leq 4:12$ 20 PSF (ON HOR. PROJ.)
PITCH $> 4:12$ 12 PSF (ON HOR. PROJ.)

WIND LOAD PARAMETERS:

ASCE7-05 BASIC WIND SPEED 3-SECOND GUST=90 MPH
OCCUPANCY CATEGORY II
WIND IMPORTANCE FACTOR=1
EXPOSURE B

FLOOR LIVE LOAD:

RESIDENTIAL 40 PSF
RESIDENTIAL UNINHABITABLE ATTIC WITH STORAGE 20 PSF

SEISMIC PARAMETERS: USE GROUP II:

SITE CLASS FOR SITE CLASS D $S_{ds}=0.8$, $S_{d1}=0.48$

SEISMIC IMPORTANCE FACTOR:

1 FOR BUILDING CLASSIFICATION I OR II

LOAD COMBINATIONS: (ASD METHOD)

D
D + L
D + Lr
D + 0.75(L) + 0.75(Lr or S or R)
D + (0.6W or 0.7E)
D + 0.75(0.6W) + 0.75 L + 0.75(Lr or S or R)
D + 0.75 (0.7E) + 0.75 L + 0.75 S
0.6D + 0.6W
0.6D + 0.7E

LIVE LOADS ARE REDUCED IN ACCORDANCE WITH ASCE7-05

FUTURE LOADS: NONE UNLESS SHOWN OTHERWISE.

APPLICABLE CODES:

ACI 318
IBC 2009
A.I.S.C.
ASCE7-05

GN-2 ASSUMED DESIGN SOIL BEARING PRESSURE IS AS FOLLOWS:

SPREAD FOOTINGS 2.0 KSF

ASSUMED WOOD ALLOWABLE STRESSES:

WF-1. ALL LUMBER IS ASSUMED TO BE PS 20, UNDAMAGED GRADED LUMBER IN ACCORDANCE WITH NFPA GRADING RULES. LUMBER STRESSES SPECIFIED DO NOT INCLUDE REPETITIVE MEMBER USE. FRAMING MEMBERS ARE ASSUMED TO BE S4S UNLESS NOTED OTHERWISE.

WF-2. ASSUME ALL WOOD BEARING ON CONCRETE OR MASONRY ARE WOLMANIZED.

WF-3. ASSUMED ROUGH FRAMING:

(2X4 - 2X12) IS ASSUMED TO CONSIST OF SELECT SOUTHERN YELLOW PINE (SYP) WITH 19 PERCENT MAXIMUM MOISTURE CONTENT HAVING NO LESS THAN AN ALLOWABLE BENDING STRESS (FB) OF 2,250 PSI. A MODULUS OF ELASTICITY OF 1,900,000 PSI, AND AN ALLOWABLE SHEAR STRESS OF 96 PSI.

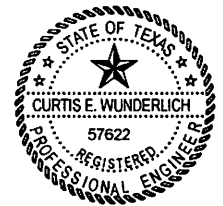
WF-14. ASSUMED BRIDGING FOR ALL BEAMS @ 6' MAX. ON CENTER.

Revision Schedule

No.	Date	Description

Jeff Brickner
Dodds House Renovation
513 W Main St, Fredericksburg,
TX 78624

C.E. WUNDERLICH ENGINEERS
FIRM NO. F-378
Civil / Structural
15230 Fall Haven Dr.
San Antonio, TX 78247
(210) 545-7402



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY CURTIS E. WUNDERLICH P.E.
TEXAS LICENSE NO. 57622 ON 11/12/2019

S.E.: Curtis E. Wunderlich, P.E.

Texas License No.: 57622

Released for: REPORT ONLY

Project number: 2019

Date 11/12/2019

Drawn by: CEW

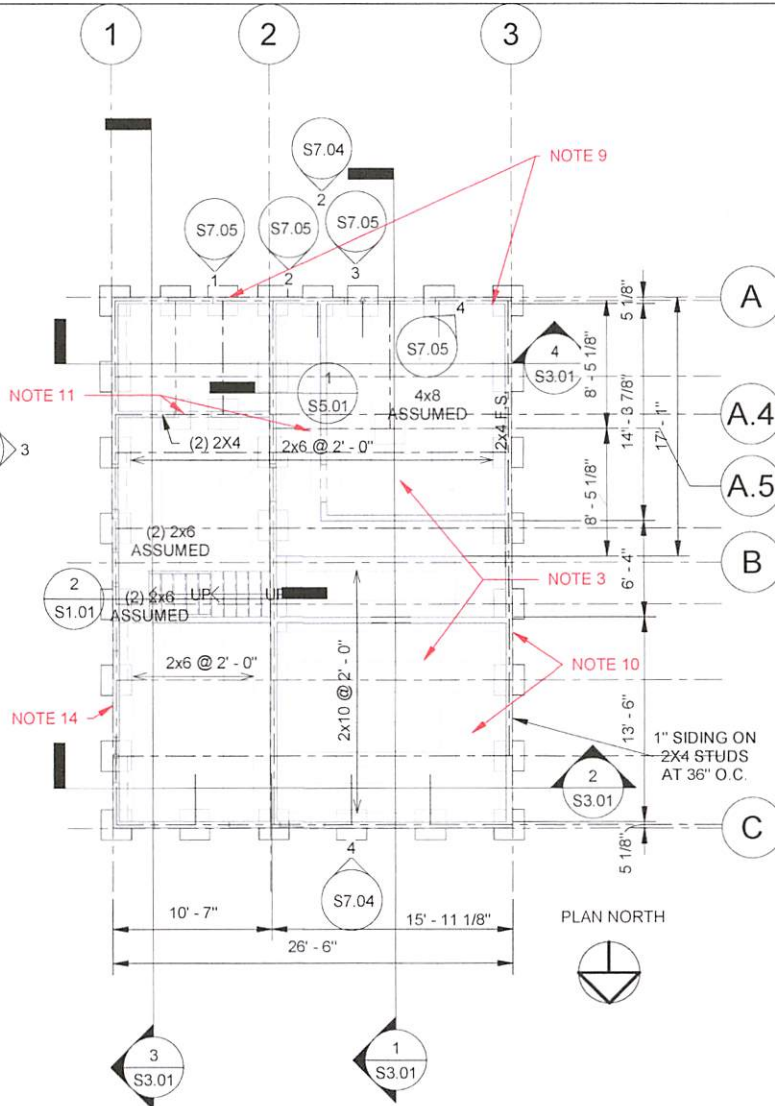
Checked by: CEW

GENERAL NOTES

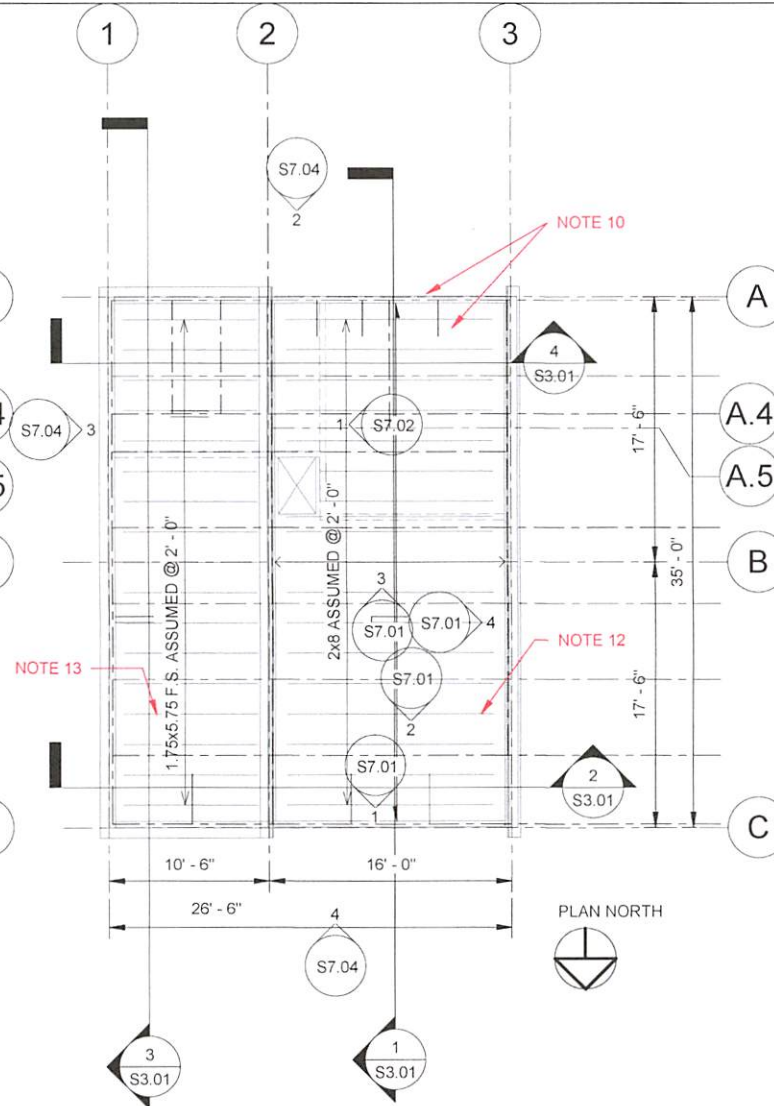
S0.02

Of:

11/13/2019 12:23:03 PM



1 1 ST FLR. FRAMING PLAN
1/8" = 1'-0"



2 2 ATTIC & LOW ROOF FRAMING PLAN
1/8" = 1'-0"

Revision Schedule		
No.	Date	Description

Jeff Brickner
Dodds House Renovation
 513 W Main St, Fredericksburg,
 TX 78624

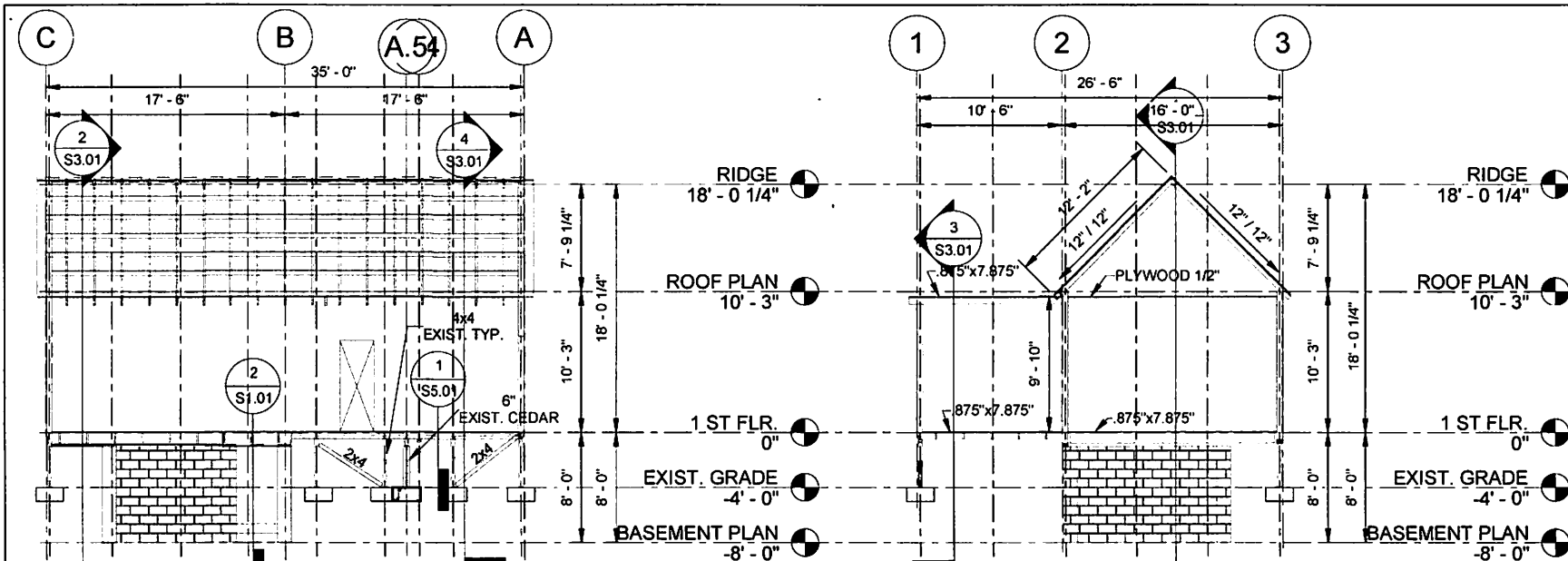
C.E. WUNDERLICH ENGINEERS
 FIRM NO. F-378
 Civil / Structural
 15230 Fall Haven Dr.
 San Antonio, TX 78247
 (210) 545-7402


 THE SEAL APPEARING ON THIS DOCUMENT WAS
 AUTHORIZED BY CURTIS E. WUNDERLICH, P.E.
 TEXAS LICENSE NO. 57622, EXPI. 11/12/2019

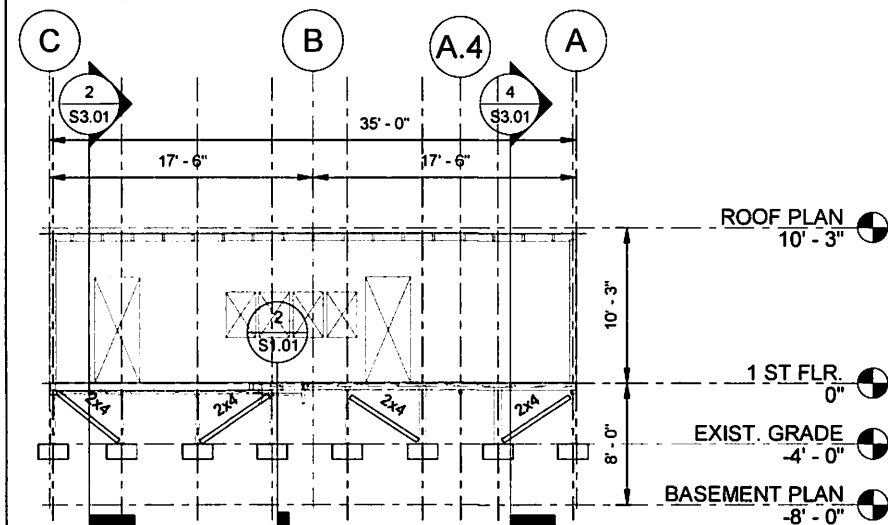
S.E.: Curtis E. Wunderlich, P.E.
 Texas License No.: 57622
 Released for: REPORT ONLY
 Project number: 2019
 Date: 11/12/2019
 Drawn by: CEW
 Checked by: CEW

FRAMING PLANS
S1.02
 Of:

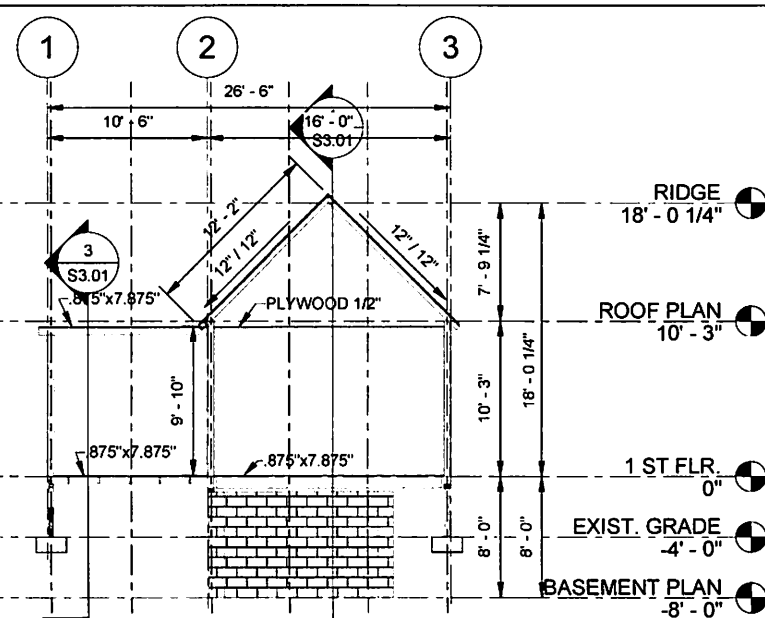
11/13/2019 12:23:04 PM



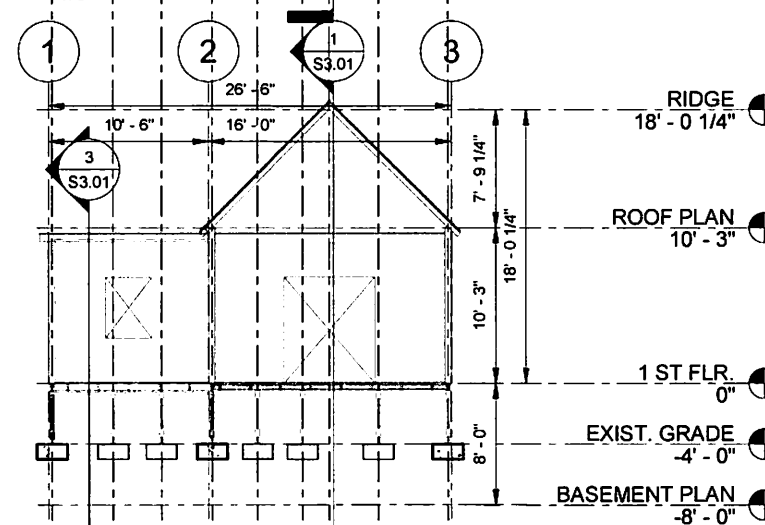
① BUILDING SECTION
1/8" = 1'-0"



③ BUILDING SECTION
1/8" = 1'-0"



② BUILDING SECTION
1/8" = 1'-0"



④ BUILDING SECTION
1/8" = 1'-0"

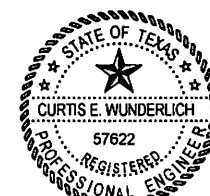
Revision Schedule

No.	Date	Description

Jeff Brickner

Dodds House Renovation
513 W Main St, Fredericksburg,
TX 78624

C.E. WUNDERLICH ENGINEERS
FIRM NO. F-378
Civil / Structural
15230 Fall Haven Dr.
San Antonio, TX 78247
(210) 545-7402



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY CURTIS E. WUNDERLICH, P.E.
TEXAS LICENSE NO. 57622, C.E. 11/12/2019

S.E.: Curtis E. Wunderlich, P.E.

Texas License No.: 57622

Released for: REPORT ONLY

Project number: 2019

Date: 11/12/2019

Drawn by: CEW

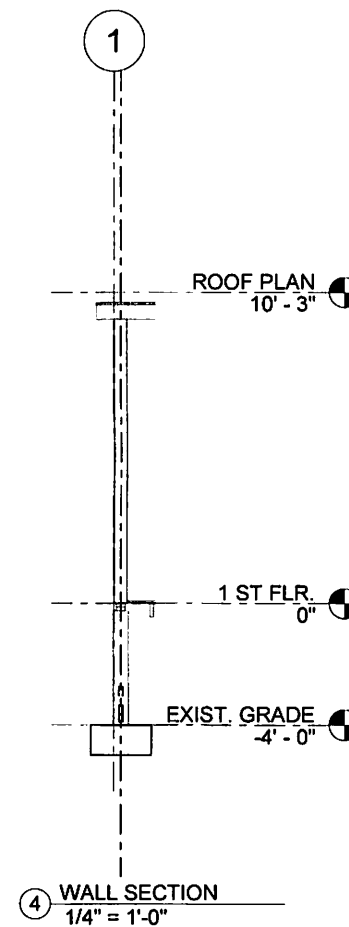
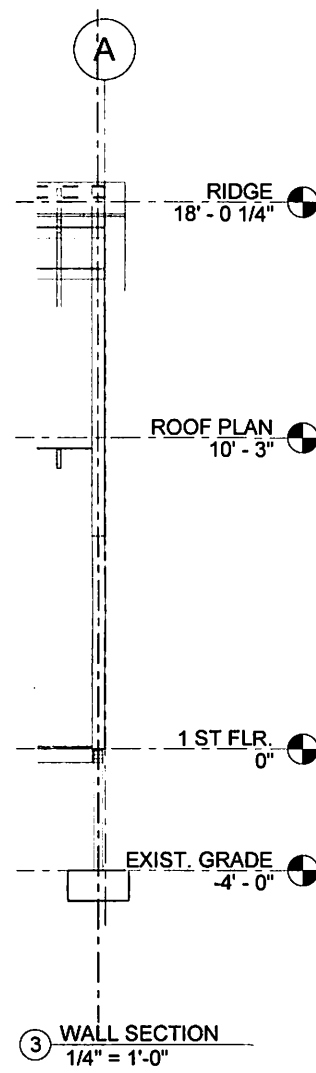
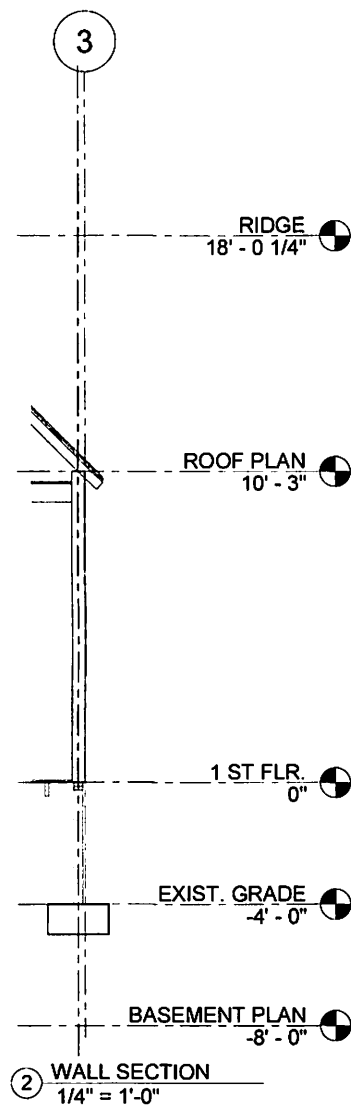
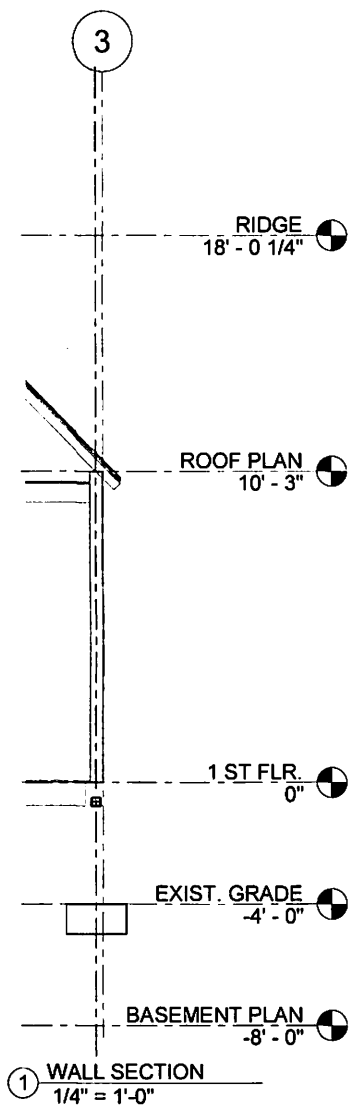
Checked by: CEW

BUILDING SECTIONS

S3.01

Of:

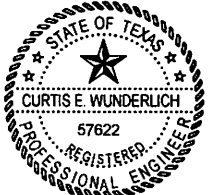
11/13/2019 12:23:06 PM



Revision Schedule		
No.	Date	Description

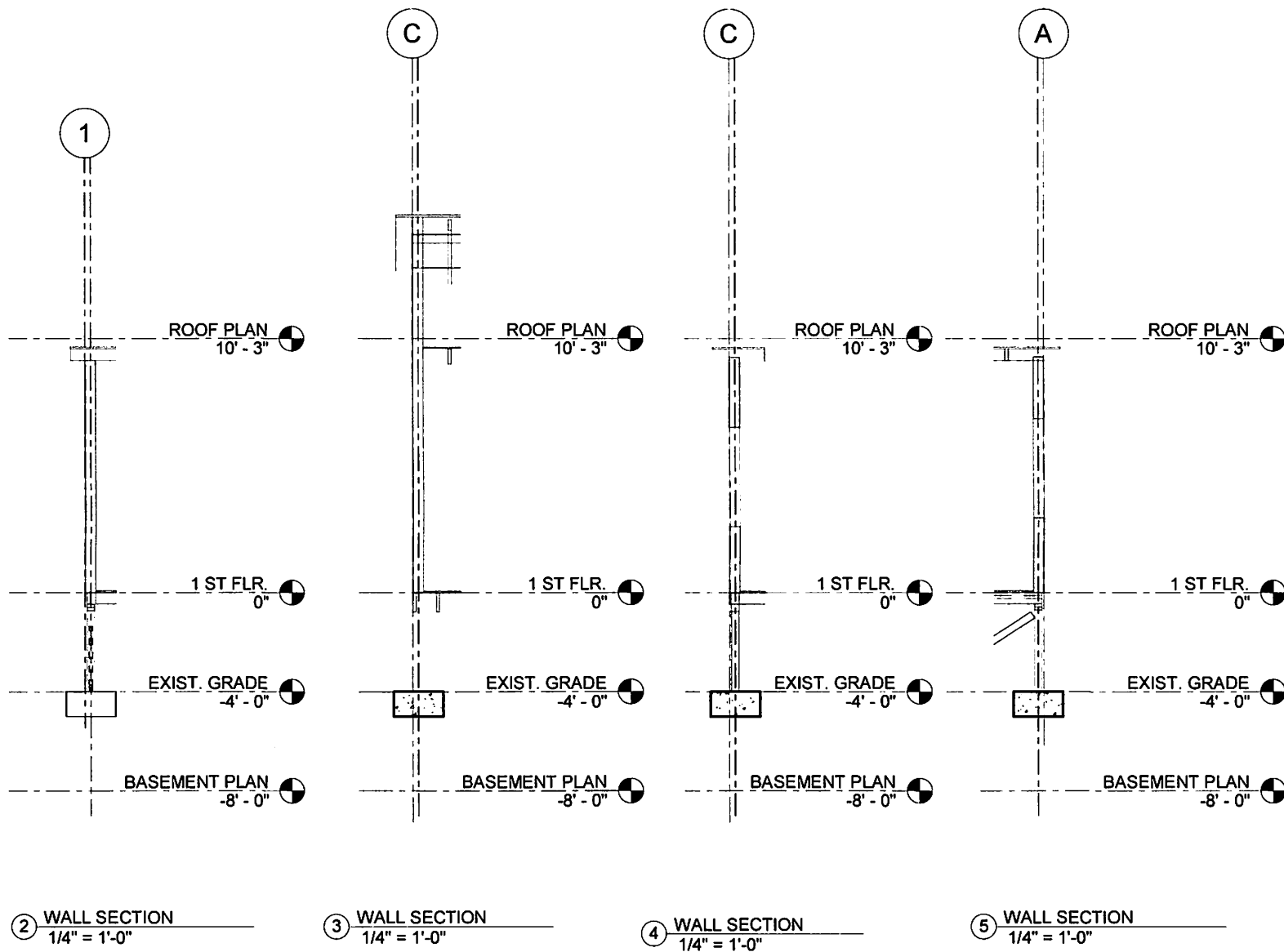
Jeff Brickner
Dodds House Renovation
 513 W Main St, Fredericksburg,
 TX 78624

C.E. WUNDERLICH ENGINEERS
 FIRM NO. F-378
 Civil / Structural
 15230 Fall Haven Dr.
 San Antonio, TX 78247
 (210) 545-7402


 THE SEAL APPEARING ON THIS DOCUMENT WAS
 AUTHORIZED BY CURTIS E. WUNDERLICH, P.E.
 TEXAS LICENSE NO. 57622, EX. 11/12/2019
 S.E.: Curtis E. Wunderlich, P.E.
 Texas License No.: 57622
 Released for: REPORT ONLY
 Project number: 2019
 Date: 11/12/2019
 Drawn by: CEW
 Checked by: CEW

WALL SECTIONS
S3.02
 Of:

11/13/2019 12:23:06 PM

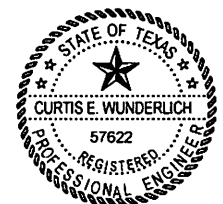


Revision Schedule

No.	Date	Description

Jeff Brickner
Dodds House Renovation
513 W Main St, Fredericksburg,
TX 78624

C.E. WUNDERLICH ENGINEERS
FIRM NO. F-378
Civil / Structural
15230 Fall Haven Dr.
San Antonio, TX 78247
(210) 545-7402



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY CURTIS E. WUNDERLICH, P.E.
TEXAS LICENSE NO. 57622, OK, 11/12/2019

S.E.: Curtis E. Wunderlich, P.E.

Texas License No.: 57622

Released for: REPORT ONLY

Project number 2019

Date 11/12/2019

Drawn by: CEW

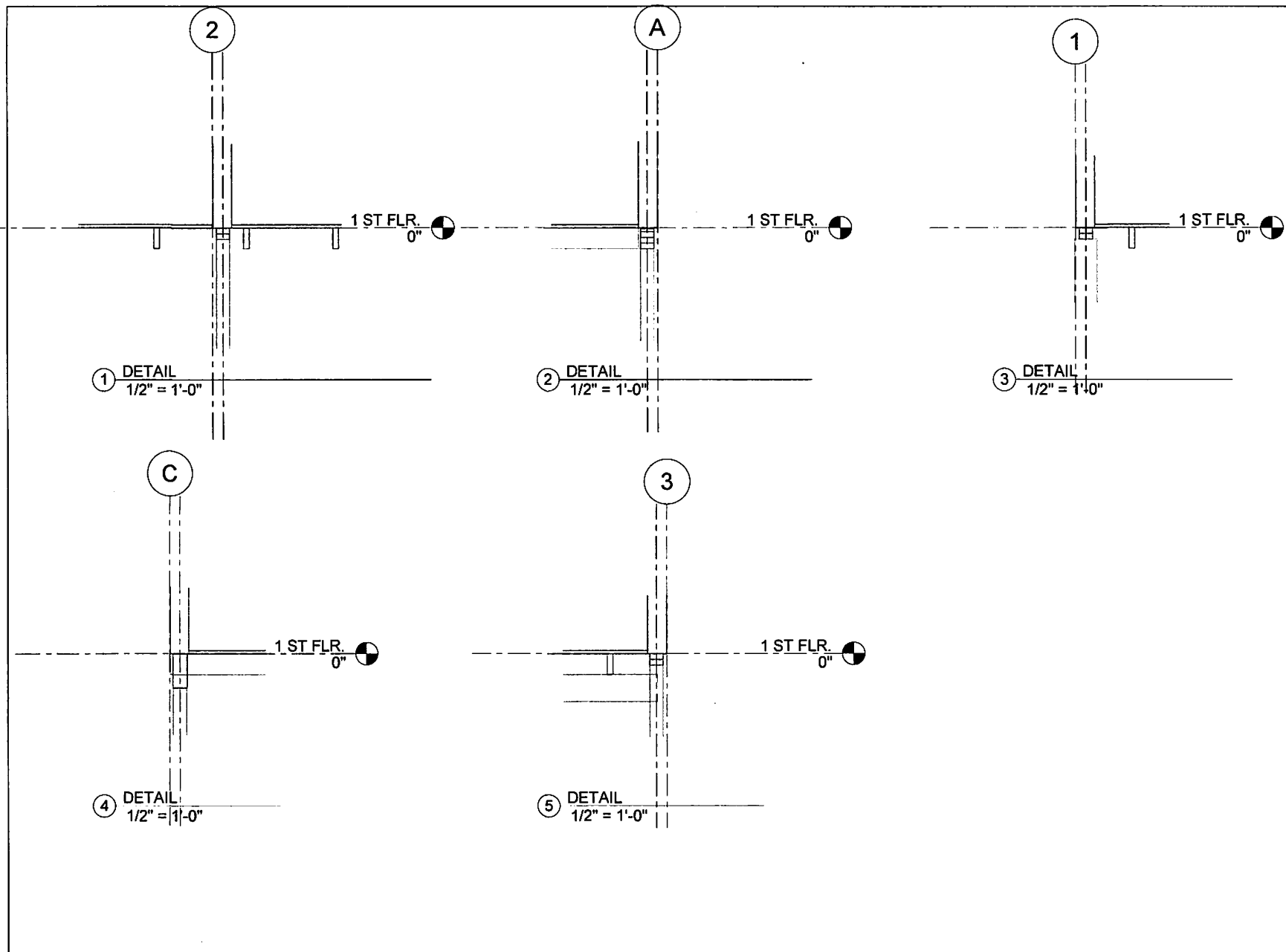
Checked by: CEW

WALL SECTIONS

S3.03

Of:

11/13/2019 12:23:06 PM



Revision Schedule		
No.	Date	Description

Jeff Brickner
Dodds House Renovation
513 W Main St, Fredericksburg,
TX 78624

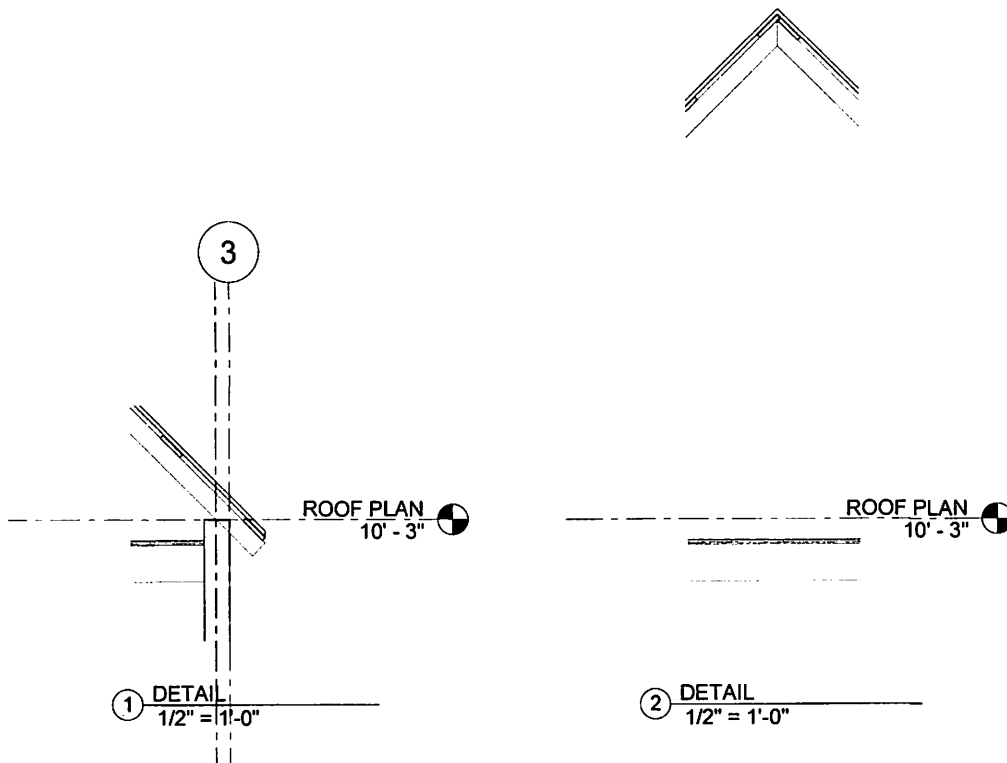
C.E. WUNDERLICH ENGINEERS
 FIRM NO. F-378
 Civil / Structural
 15230 Fall Haven Dr.
 San Antonio, TX 78247
 (210) 545-7402

THE SEAL APPEARING ON THIS DOCUMENT WAS
 AUTHORIZED BY CURTIS E. WUNDERLICH, P.E.
 TEXAS LICENSE NO. 57622, ON 11/12/2019

S.E.: Curtis E. Wunderlich, P.E.
 Texas License No.: 57622
 Released for: REPORT ONLY
 Project number: 2019
 Date: 11/12/2019
 Drawn by: CEW
 Checked by: CEW

DETAILS
S5.01
 Of:

11/13/2019 12:23:07 PM

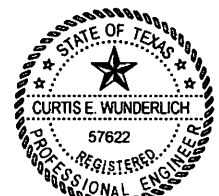


Revision Schedule

No.	Date	Description

Jeff Brickner
Dodds House Renovation
513 W Main St, Fredericksburg,
TX 78624

C.E. WUNDERLICH ENGINEERS
 FIRM NO. F-378
 Civil / Structural
 15230 Fall Haven Dr.
 San Antonio, TX 78247
 (210) 545-7402



THE SEAL APPEARING ON THIS DOCUMENT WAS
 AUTHORIZED BY CURTIS E. WUNDERLICH, P.E.
 TEXAS LICENSE NO. 57622 ON 11/12/2019

S.E.: Curtis E. Wunderlich, P.E.

Texas License No.: 57622

Released for: **REPORT ONLY**

Project number: **2019**

Date: **11/12/2019**

Drawn by: **CEW**

Checked by: **CEW**

DETAILS

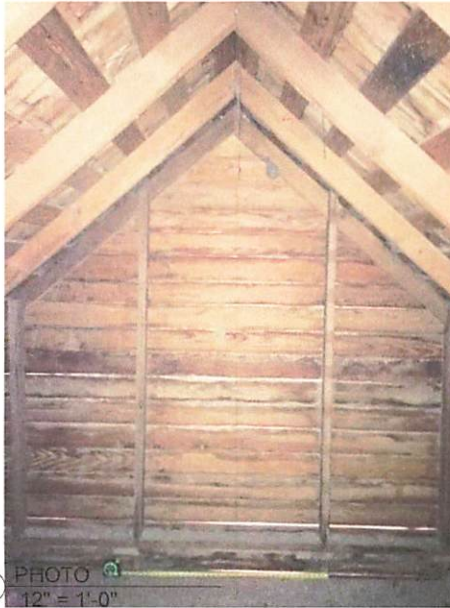
S5.02

Of:

11/13/2019 12:23:07 PM



① PHOTO
12" = 1'-0"



② PHOTO
12" = 1'-0"



③ PHOTO
12" = 1'-0"



④ PHOTO
12" = 1'-0"

Revision Schedule

No.	Date	Description

Jeff Brickner
Dodds House Renovation
513 W Main St, Fredericksburg,
TX 78624

C.E. WUNDERLICH ENGINEERS
FIRM NO. F-378
Civil / Structural
15230 Fall Haven Dr.
San Antonio, TX 78247
(210) 545-7402



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY CURTIS E. WUNDERLICH, P.E.
TEXAS LICENSE NO. 57622, EXPI. 11/12/2019.

S.E.: Curtis E. Wunderlich, P.E.

Texas License No.: 57622

Released for: REPORT ONLY

Project number: 2019

Date: 11/12/2019

Drawn by: CEW

Checked by: CEW

PHOTOS

S7.01

Of:

11/13/2019 12:23:07 PM



① PHOTO
12" = 1'-0"



② PHOTO
12" = 1'-0"



③ PHOTO
12" = 1'-0"



④ PHOTO
12" = 1'-0"



⑤ PHOTO
12" = 1'-0"

Revision Schedule

No.	Date	Description

Jeff Brickner
Dodds House Renovation
513 W Main St, Fredericksburg,
TX 78624

C.E. WUNDERLICH ENGINEERS
FIRM NO. F-378
Civil / Structural
15230 Fall Haven Dr.
San Antonio, TX 78247
(210) 545-7402



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY CURTIS E. WUNDERLICH, P.E.
TEXAS LICENSE NO. 57622, OIL 11/12/2019.

S.E.: Curtis E. Wunderlich, P.E.

Texas License No.: 57622

Released for: REPORT ONLY

Project number: 2019

Date: 11/12/2019

Drawn by: CEW

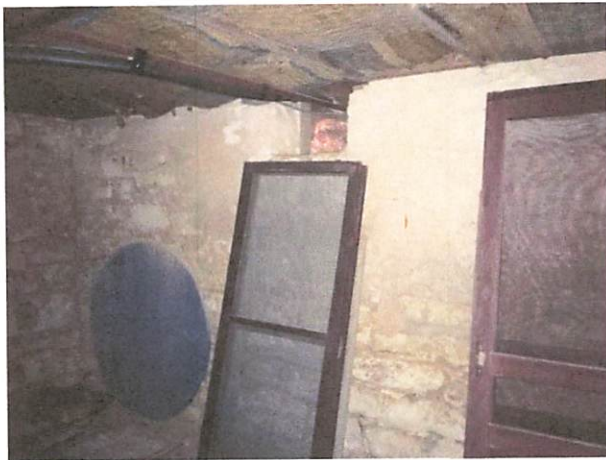
Checked by: CEW

PHOTOS

S7.02

Of:

11/13/2019 12:23:08 PM



① PHOTO
12" = 1'-0"



② PHOTO
12" = 1'-0"



③ PHOTO
12" = 1'-0"



④ PHOTO
12" = 1'-0"

Revision Schedule

No.	Date	Description

Jeff Brickner
Dodds House Renovation
513 W Main St, Fredericksburg,
TX 78624

C.E. WUNDERLICH ENGINEERS
FIRM NO. F-378
Civil / Structural
15230 Fall Haven Dr.
San Antonio, TX 78247
(210) 545-7402



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY CURTIS E. WUNDERLICH, P.E.
TEXAS LICENSE NO. 57622, ON 11/12/2019.

S.E.: Curtis E. Wunderlich, P.E.

Texas License No.: 57622

Released for: REPORT ONLY

Project number: 2019

Date 11/12/2019

Drawn by: CEW

Checked by: CEW

PHOTOS

S7.03

Of:

11/13/2019 12:23:08 PM



① PHOTO
12" = 1'-0"



② PHOTO
12" = 1'-0"



③ PHOTO 17.5
12" = 1'-0"



④ PHOTO
12" = 1'-0"

Revision Schedule

No.	Date	Description

Jeff Brickner
Dodds House Renovation
513 W Main St, Fredericksburg,
TX 78624

C.E. WUNDERLICH ENGINEERS
FIRM NO. F-378
Civil / Structural
15230 Fall Haven Dr.
San Antonio, TX 78247
(210) 545-7402



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY CURTIS E. WUNDERLICH, P.E.
TEXAS LICENSE NO. 57622, ON 11/12/2019

S.E.: Curtis E. Wunderlich, P.E.

Texas License No.: 57622

Released for: REPORT ONLY

Project number 2019

Date 11/12/2019

Drawn by: CEW

Checked by: CEW

PHOTOS

S7.04

Of:

11/13/2019 12:23:09 PM



① PHOTO
12" = 1'-0"



② PHOTO
12" = 1'-0"



③ PHOTO
12" = 1'-0"



④ PHOTO
12" = 1'-0"

Revision Schedule

No.	Date	Description

Jeff Brickner
Dodds House Renovation
513 W Main St, Fredericksburg,
TX 78624

C.E. WUNDERLICH ENGINEERS
FIRM NO. F-378
Civil / Structural
15230 Fall Haven Dr.
San Antonio, TX 78247
(210) 545-7402



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY CURTIS E. WUNDERLICH, P.E.
TEXAS LICENSE NO. 57622, ON 11/12/2019

S.E.: Curtis E. Wunderlich, P.E.

Texas License No.: 57622

Released for: REPORT ONLY

Project number 2019

Date 11/12/2019

Drawn by: CEW

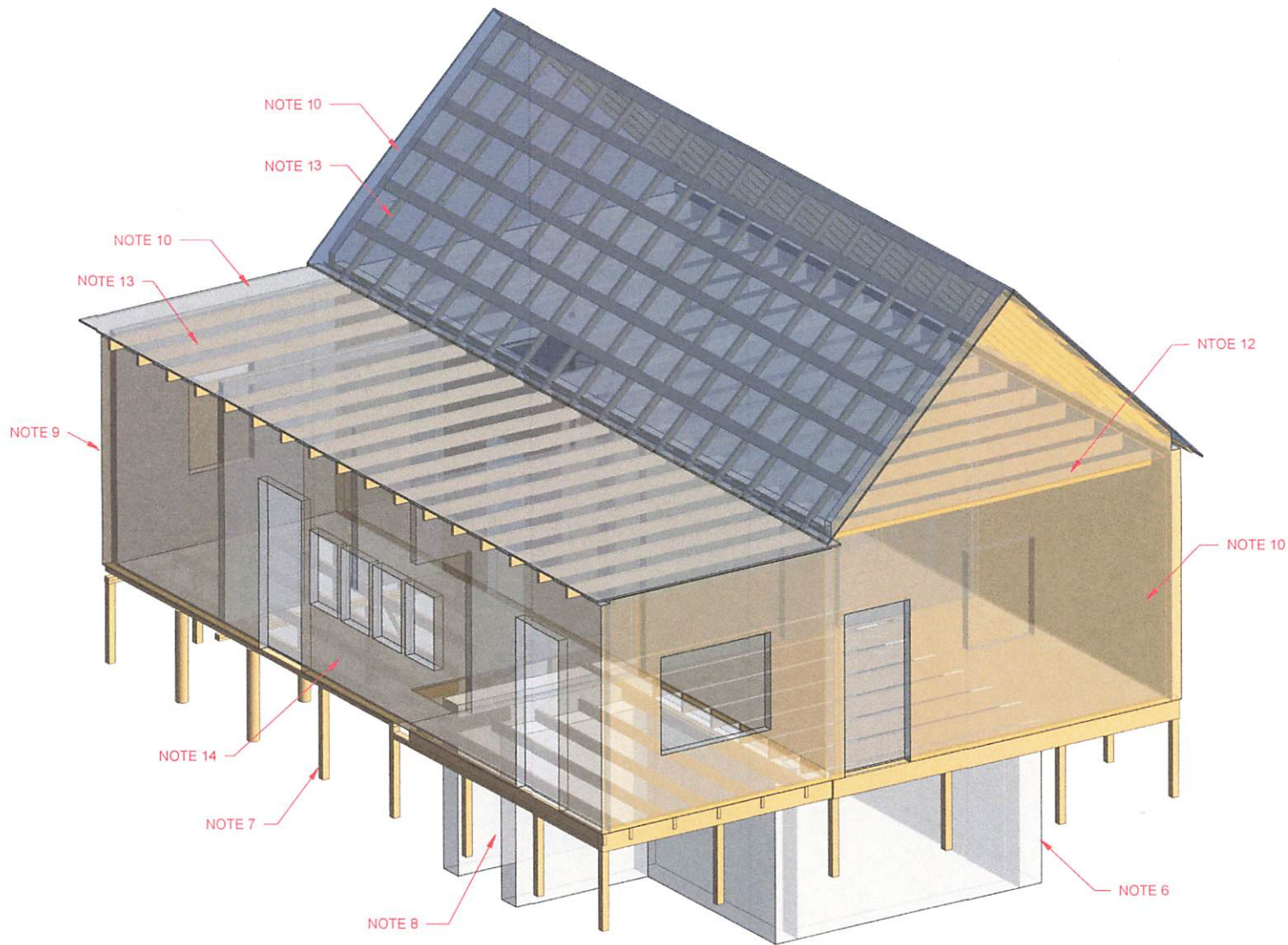
Checked by: CEW

PHOTOS

S7.05

Of:

11/13/2019 12:23:09 PM



1 3D NORTHWEST VIEW

Revision Schedule

No.	Date	Description

Jeff Brickner
 Dodds House Renovation
 513 W Main St, Fredericksburg,
 TX 78624

C.E. WUNDERLICH ENGINEERS
 FIRM NO. F-378
 Civil / Structural
 15230 Fall Haven Dr
 San Antonio, TX 78247
 (210) 545-7402



THE SEAL APPEARING ON THIS DOCUMENT WAS
 AUTHORIZED BY CURTIS E. WUNDERLICH, P.E.
 TEXAS LICENSE NO. 57622, ON 11/12/2019

S.E.: Curtis E. Wunderlich, P.E.

Texas License No.: 57622

Released for: REPORT ONLY

Project number 2019

Date 11/12/2019

Drawn by: CEW

Checked by: CEW

3D VIEW

S9.01

Of:

11/13/2019 12:23:10 PM



Historic Review Board Certificate of Appropriateness

Application Number: 18-82
Date: September 11, 2018
Address: 513/515 W Main
Zoning: CBD
Owner: Rebecca's Rentals
Applicant: Tony Martin Construction
Rating: Low (515) No rating (513)
Proposal: Demolition

Request:

The applicant is requesting:

1. demolish the connected structures at 513 (formerly a residence) and 515 W. Main Street.

Relevant Secretary of Interior's Standards and Fredericksburg Historic Preservation Ordinance:

FBG Historic Preservation Ordinance Sec. 23-63. - Demolition/removal. (b) In addition to the criteria specified in section 23-62, the Board shall use the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district:

(1) The demolition, removal or relocation of an historic Resource with a rating of "high" or the demolition or removal of an historic Resource with a rating of "medium" in the Fredericksburg Historic Resource Survey is strictly prohibited.

(2) The demolition, removal or relocation of a Resource with a rating of "low," or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose. Refer to section 23-55 and the Fredericksburg Historic Resource Survey for a more detailed definition of the preservation priority rating system.

(c) As an exception to (b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.

(d) As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building, or that the requirements of Sec. 23-64, economic hardship, below are met.

(e) In the case of a removal application, the Board shall affirmatively find that:

- (1) Reasonable measures could not be taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;
- (2) The Resource is no longer significant to the area in which it is situated;
- (3) Reasonable measures have been taken to relocate the Resource within the same property, and that the same cannot reasonably be done;
- (4) Reasonable measures have been taken to relocate the Resource within the historic district (if applicable), or that it will be relocated to an area that will be enhanced by the resource and where the goals of this article will be furthered; and

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861



CUSTOMER SERVICE: WE'RE HELPFUL



LEADERSHIP: WE'RE LEADERS

183

INTEGRITY: WE'RE HONEST



COMMUNITY: WE'RE INVOLVED

(5) That the condition is not due to demolition by neglect.

(f) In making the determination to permit demolition or removal of an historic Resource, the Board may place reasonable conditions on the same even if such conditions are not related to the mandatory requirements of this article but which are related to the demolition or removal, and to ensure compliance with the plans approved by the Board. The same may include, but is not limited to, the requirement that all conditions be fulfilled prior to issuance of a building permit for the original Resource's location.

(g) Prior to demolition, the Historic Preservation Officer may, as a condition of approval of a certificate of appropriateness for demolition or removal, require the owner, at the owner's expense, to provide documentation of the subject Resource's in accordance with the standards of the Historic American Building Survey. Such documentation may include photographs, floor plans, measured drawings, an archeological survey, or other information specified.

Staff Recommendation/Findings:

An on-site meeting with City Staff and three members of the HRB is scheduled for September 10th. A report will be given at the HRB meeting.

The owner was granted approval in October of 2014 to demolish the unsafe structure at 515 W. Main but was required to keep 513 W. Main. The structure known as the old Dodds Nursery at 515 W. Main was given a low rating and appears to be a life safety threat given its proximity to the Main Street sidewalk. The building is unsecured and poses a hazard. At this time there are no replacement plans for approval. Staff recommends approval of the demolition of 515 W. Main as it is a low rated structure and poses a public safety risk.

The structure at 513 is a former residence and appears to be of the same vintage as the other houses on the block at 511 and 507 W. Main. It continues to contribute to the historic district and speaks to the residential development pattern along W. Main which is distinct from East Main.

Board Action:

Rate 513 W. Main Street "medium" priority rating.

Approval to demolish 515 W. Main, rear deck and connector of 513 W. Main. 513 W. Main to be stabilized and weatherized in accordance with FBG Ordinance 23-63.



Anna Hudson
Historic Preservation Officer