



**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
TUESDAY, APRIL 12, 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

Richard Laughlin, Member
Barry Kaiser, Member
Joe Salinas, Jr., Member
Amy Slaughter, Member

The City of Fredericksburg Historic Review Board will meet in a regular session on **Tuesday, APRIL 12, 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. April 12, 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

- Introduction of Amy Slaughter as newest Historic Review Board member
- Introduction of Garret Bonn as Interim Director of Development Services

6. APPROVAL OF MEETING MINUTES

March 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- #22-042 **304 N Bowie**– *Jeff Hemphill*- new guest house, conversion of garage into living area
- B. Application- #22-040 **302 E Orchard** *Judy Luckenbach* – removal of non-historic addition, new rear addition, fenestration changes
- C. Application- #22-036 **320 W San Antonio**– *Eric Mustard*- rehabilitation of front porch, new paint
- D. Application- #22-0141 **204 S Edison**– *Whitney Koh*- addition for STR

INDIVIDUAL CONSIDERATION

- E. Application- #22-037 **401 E College**– *Krista Duderstadt*- window replacement
- F. Application- #22-032 **510 E Creek** – *Matt Jarosz*- 3 new STR units

8. OTHER DISCUSSION ITEMS

Short Term Rental Ordinance 2022-13 adopted March 21, 2022, with effective date of April 1, 2022. Changes to requirements for properties in Historic District.

9. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda by 12:00 p.m. on Friday, April 8, 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
MARCH 15, 2022
5:30 PM**

On this the 15th day of MARCH 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: LARRY JACKSON
JOE SALINAS, JR
BARRY KAISER
MICHAEL MCCREA
DAVID BULLION
MIKE PENICK
RICHARD LAUGHLIN arrived @ 5:35

ABSENT JESSICA MITTEL
SHARON JOSEPH

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 February 2022 Minutes stand with Correction to minutes, Barry Kaiser was present and Todd Eddison's project was not unanimously removed from consent agenda.

STAFF ANNOUNCEMENTS

Recognition of Mike Penick. Mayor Kiehne spoke regarding the City of Fredericksburg's appreciation for his time and dedication to the Historic District.

Landmark Designation of 208 Woodcrest approved by City Council on March 7, 2022.

CONSENT AGENDA

Application- #22-026 112 E Austin– Brandon Weinheimer of SKT- construction of new residence

Application- #22-025 311 E College Ian Moellendorf- addition

Application- #22-029 108 E College– Eric Mustard- additions and new pavilion

Application- #22-024 505 W Main– Jeff Brickner- demolition of outbuilding

Mike Pennick made a motion to Approve the Consent Agenda as presented. Richard Laughlin seconded the motion. All voted in favor and the motion carried.

INDIVIDUAL CONSIDERATION

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

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to build a 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.

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.

David Bullion made a motion to Application #22-016 per Staff Recommendation. Michael McCrea seconded the motion. All others voted in favor and the motion carried.

Application- #22-030 - 206 N Orange– Stan Klein- addition, rehab of siding, windows

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to build a 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.

Remove asbestos to reveal original wood siding, replace non-original shingle roof with standing seam metal roof and replace non-original metal casement window with wood window to match originals, rehab existing original windows.

Staff findings/recommendation

The proposed addition takes up the entire buildable area of the back yard of this small lot. Staff recommends approval with the following modifications:

- 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
- The material be changed from stone to not compete or overpower the original wood siding and to match color of original.
- 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)

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. 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)

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)

Richard Laughlin made a motion to Approve Application #22-030 as submitted. David Bullion seconded the motion. All others voted in favor and the motion carried.

Application- #22-032 - 510 E Creek – Matt Jarosz- new STR units

Anna Hudson, Historic Preservation Officer, stated the applicant, is requesting approval for 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 complement 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.

Staff findings/recommendation

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.

David Bullion stated the circulation of the site needs improvement; however, he does not see an issue with the size of the structures.

Michael McCrea made a motion to table Application #22-032 as submitted. Barry Kaiser seconded the motion. All voted in favor and the motion carried.

Application- #22-031 204 S Edison– Steve Thomas- addition for STR

Application has been pulled from the agenda by Steve Thomas, the applicant.

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

Michael McCrea recused himself and left the table.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to remove non-historic addition from rear of house and build new rear addition, add new window on west side gable for egress, build new carport/storage building and convert outbuilding to ADU. Replace existing metal roof with new standing seam roof and install half-round gutters and re-rate and remove non-historic wooden structures as well as re-rate and relocate historic age wood outbuilding to rear of property.

Staff findings/recommendation

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.

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 occupancy 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).

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.

The conversion of the non-historic outbuilding is in keeping with the existing style and will not impact the historic house. Staff recommends approval.

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)

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

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.

David Bullion made a motion to Approve Application #22-028 as presented. Joe Salinas seconded the motion. All voted in favor and the motion carried.

Application- #22-034 513 W Main– Jeff Brickner- demolition

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to re-rate building to allow for demolition.

Staff findings/recommendation

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 needs 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.

David Bullion stated he did not see many changes from 2018. Wanted to inform the applicant that he is able to relocate the structure on the property.

Jeff Brickner presented a Notice of Violation issued for this property by City Code Enforcement Officer.

Daniel Jones, City Attorney, reviewed the Notice of Violation and provided feedback to the Board.

Richard Laughlin asked Anna if the reason for the deterioration of the structure was. Demolition by neglect.

Richard Laughlin made a motion to Approve Application #22-030 per Staff recommendation. Joe Salinas seconded the motion. David Bullion voted in opposition. All others voted in favor and the motion carried.

DISCUSSION ITEMS

Historic Preservation Month - May

ADJOURN

With nothing further to come before the Board, Mike Pennick moved to adjourn. Michael McCrea seconded the motion All voted in favor and the meeting was adjourned at 6:43 p.m.

PASSED AND APPROVED this the 12th day of APRIL 2022.

SHELBY COLLIER, ASSOCIATE PLANNER

SHARON JOSEPH, CHAIRMAN

Fredericksburg Historic Review Board
Application Information

Application Number: 22-042
Date: April 12, 2022
Address: 304 N Bowie
Zoning: R1
Owner: Jeff Hemphill
Applicant: Jeff Hemphill
Rating: Medium
Proposal: build new guest house, close in garage, replace facia, re-rate to low

Request:

The applicant is requesting a Certificate of Appropriateness to:

Re-rate the structure from medium to low

replace damaged tiles/rotten wood under eave with orange pine (under eave) and doors more suitable to era.

Convert garage back to wash room/bedroom and remove garage doors replace with glass.

Tiles damaged replace with new look a like tiles.

Build new 830 sf guest house attached to main house.

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

- (e) Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district, unless granted an exception due to small lot size. (See fig. 3-58.)

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

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Service Areas and Parking

(i) Locate service areas at the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances.

High Priority	Medium Priority	Low Priority
Required	Required	Required

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

3.4.2.1. New Residential Construction

Height and Massing

(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.

(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.

3.4.3 Accessory Buildings

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 *Low Priority Required; max 28 feet in height*
- (d) Design Applied architectural ornament or stylistic detailing of any kind is not appropriate for new accessory buildings. *Low Priority -Recommended*
- (h) If a wood-frame structural system is used, wood siding or fibercement siding is encouraged. Use of true load-bearing masonry walls with stone, brick, or stucco also is encouraged. *Low Priority - recommended*

Staff findings/recommendation

The house has suffered many changes to original material that have diminished the integrity of the house. Staff recommends a re-rating from medium to low. The proposed changes are common requests for mid-century properties. The new guest house is smaller than the main house. The gable (narrow) side will be most visible from Bowie St. It is a common design for new guest houses. Staff recommends approval based on sections of Guidelines cited above.

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



INSTALL NEW WOOD
AT ALL SOFFITS

CONVERT GARAGE
INTO BEDROOM AND
BATH CLOSE IN
GARAGE DOORS

304 N. BOWIE - NE CORNER VIEW

NTS



304 N Bowie – North East Corner of Property



304 N Bowie – South East Corner of Property



304 N Bowie – South West Corner of Property



304 N Bowie – North West Corner of Property



INSTALL NEW CEDAR UNDER
SOFFITS ONLY SIMILAR TO
THIS EXAMPLE

SOFFIT EXAMPLE

PRELIMINARY
PLAN

THESE INCOMPLETE
DOCUMENTS ARE FOR
INTERIM REVIEW ONLY
AND MAY NOT BE USED
FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION.

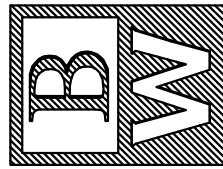
BARRY A. WAGNER, AIA
REGISTRATION NO. 7187

BARRY A. WAGNER AIA

ARCHITECT & PRESERVATION CONSULTANT

508 NORTH MILAM STREET FREDERICKSBURG, TEXAS

PHONE: (830) 997-9525 CELL: (830) 456-7484



ARCHITECT

Texas

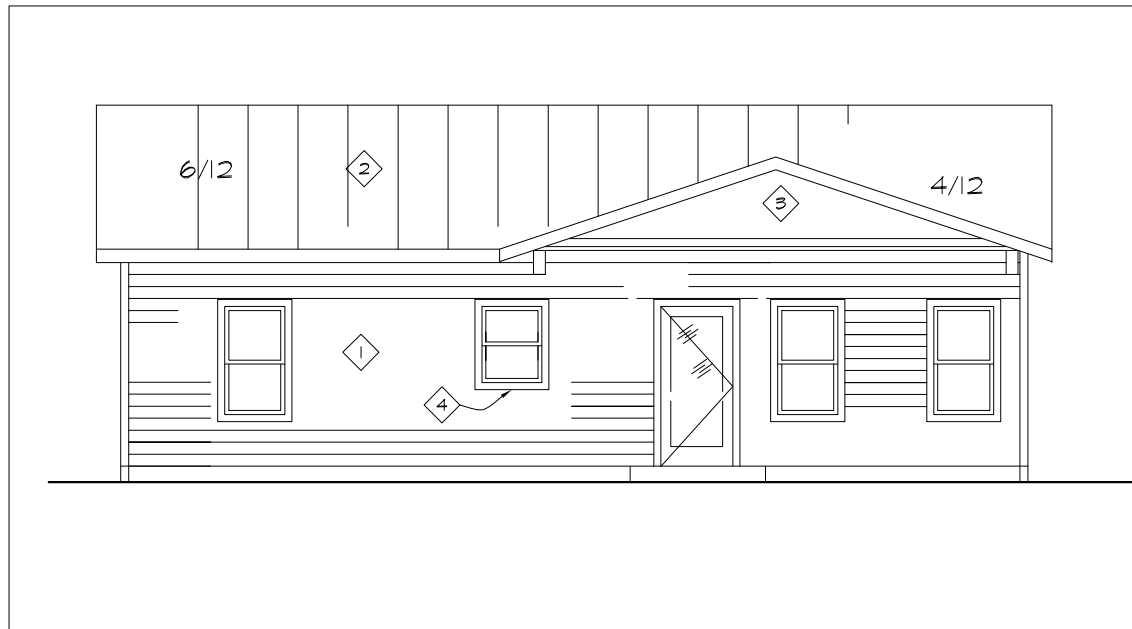


INSTALL NEW WINDOWS
SIMILAR TO EXISTING.

INFILL WITH SIDING TO
BLEND WITH EXISTING
SIDING.

GARAGE DOOR INFILL

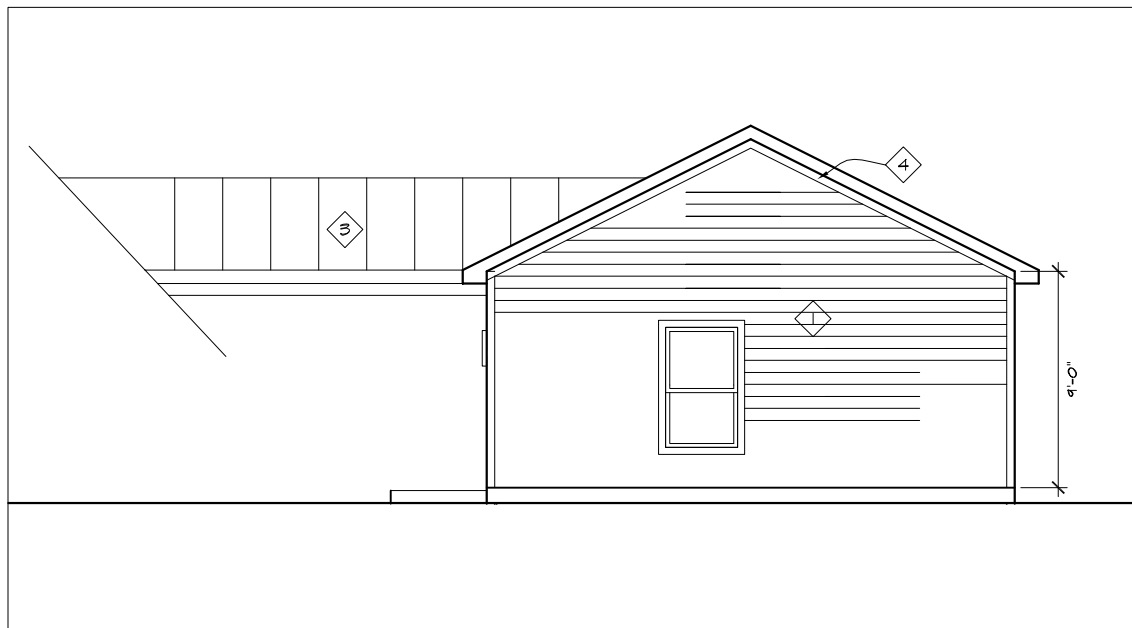
NTS



NORTH ELEVATION

$1/8" = 1'-0"$

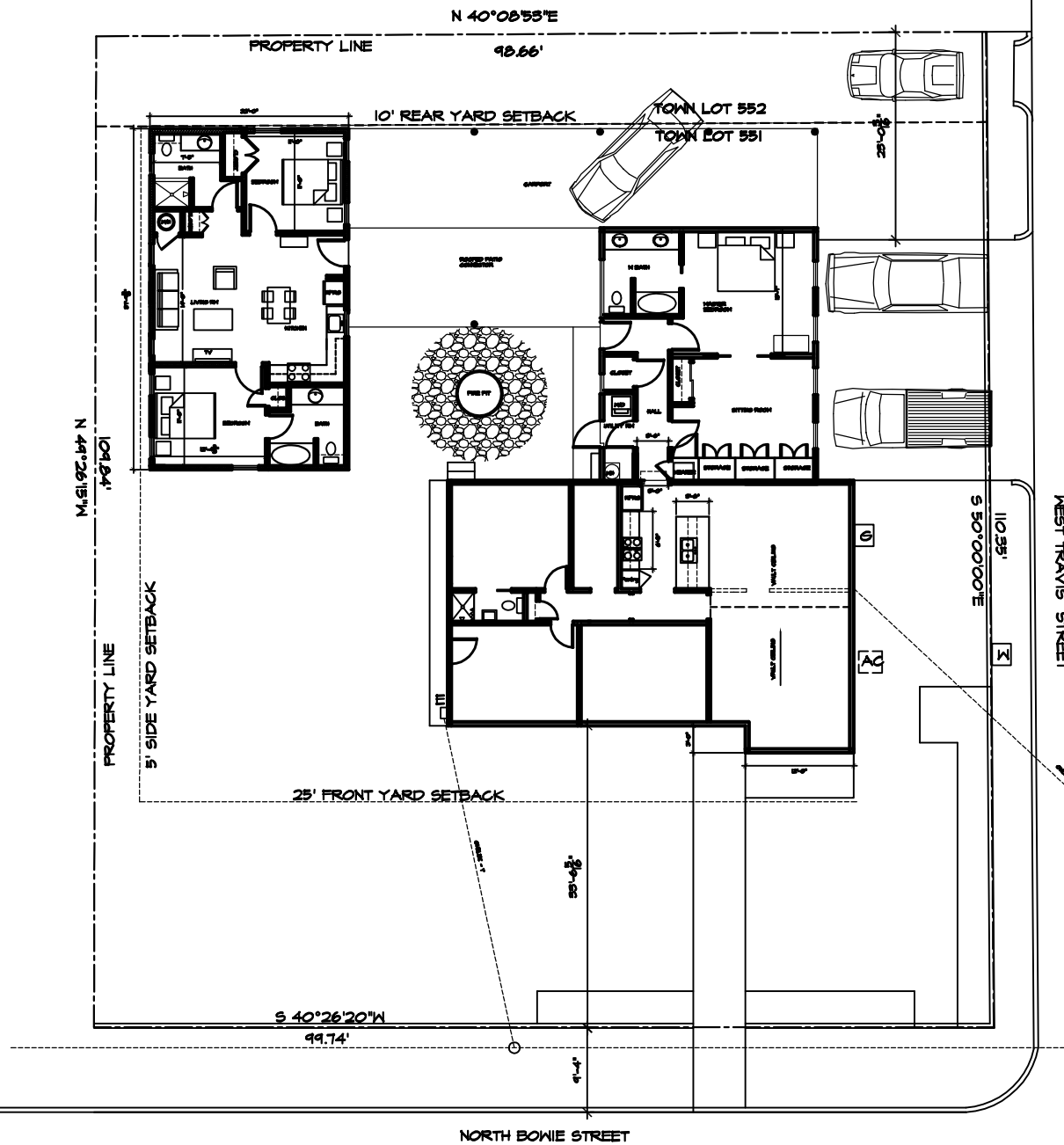
 KEYED NOTES-ELEVATIONS
1. HORIZONTAL LP SMART SIDE SIDING
2. STANDING SEAM METAL ROOF
3. PATIO CONNECTOR ROOF
4. 1X4 TRIM - TYP



WEST ELEVATION

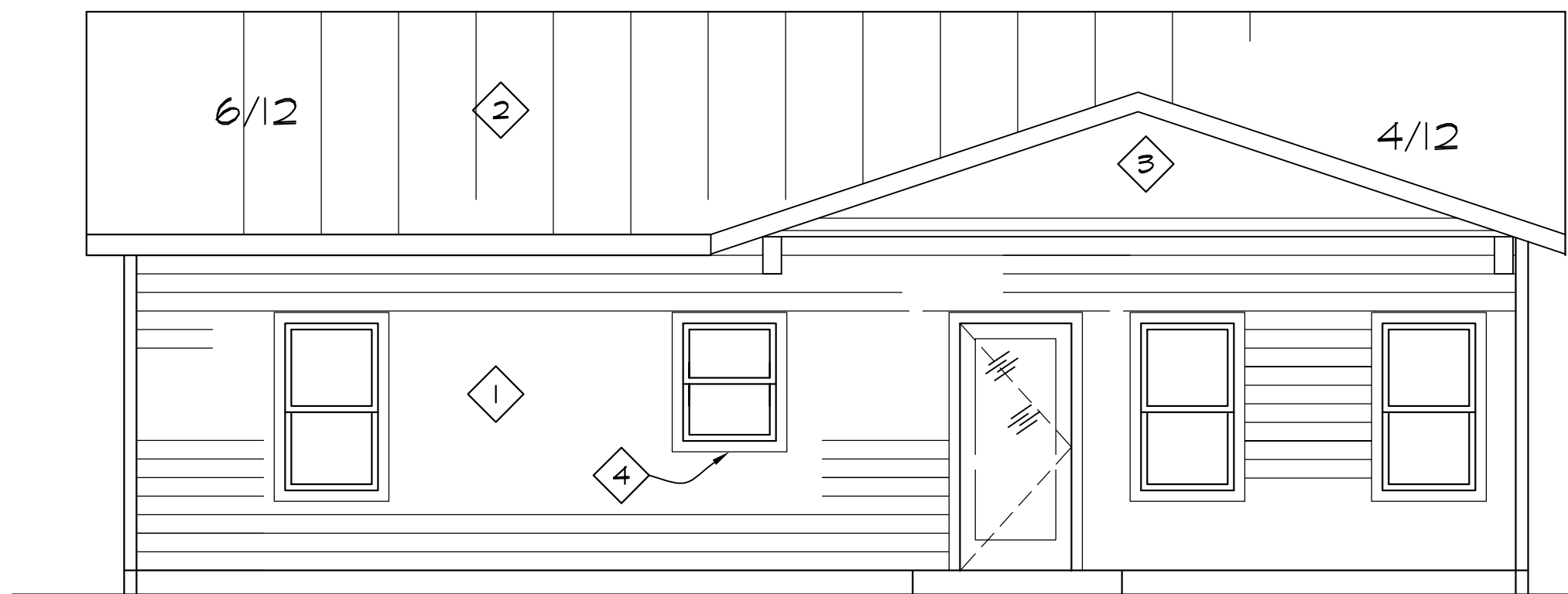
$1/8" = 1'-0"$

304 NORTH BOWIE
NEW GUEST HOUSE
830 SF



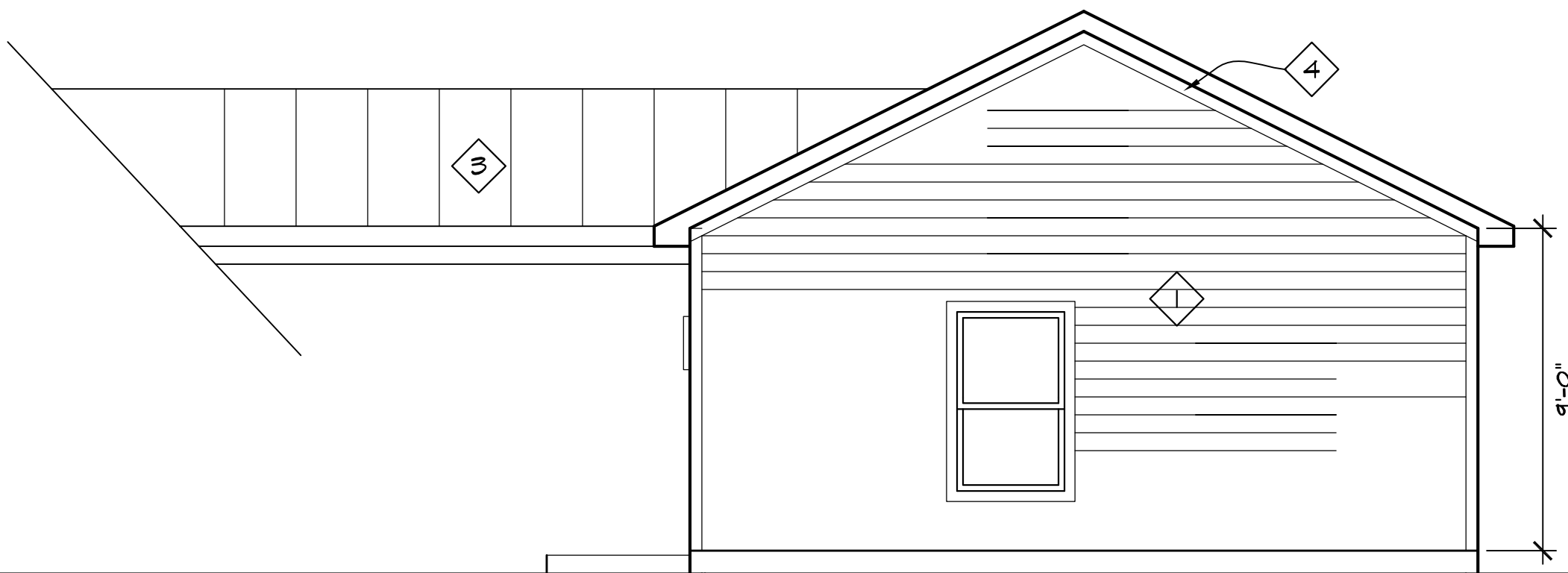
SITE PLAN

1/8"=1'-0"



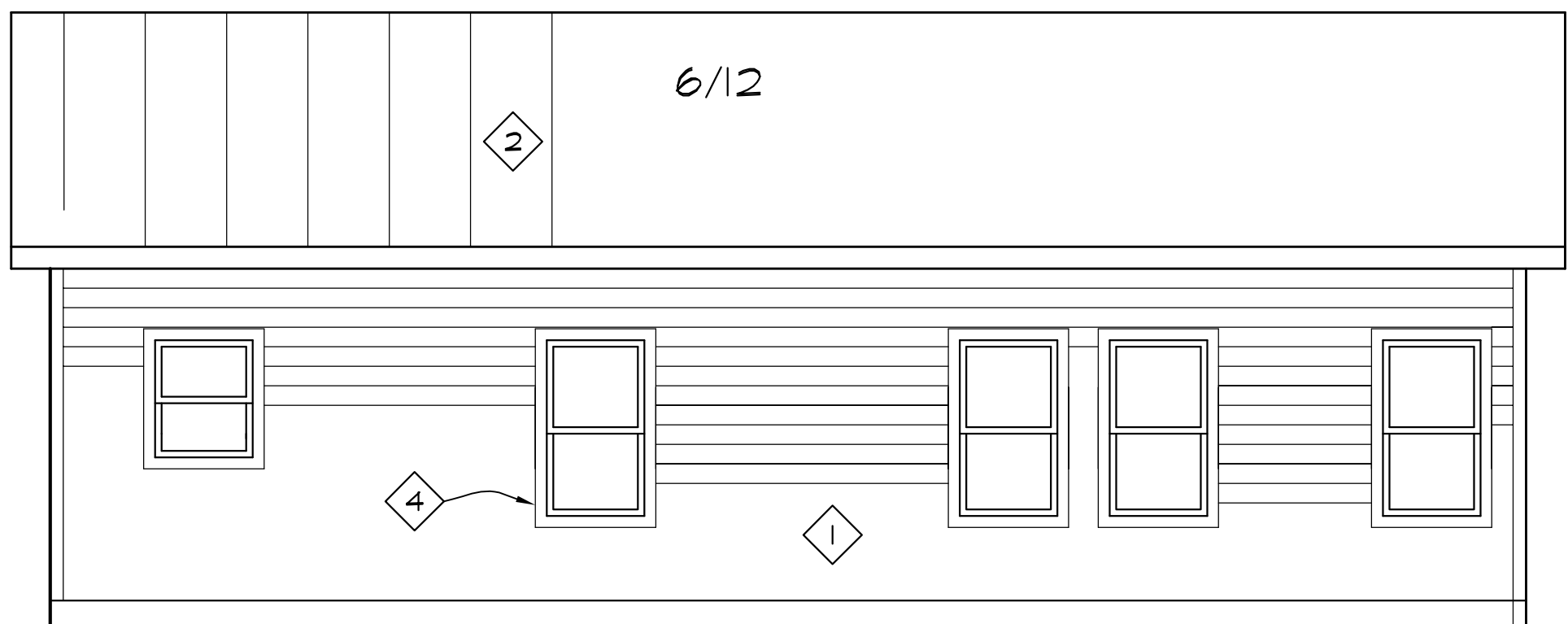
NORTH ELEVATION

1/4"=1'-0"



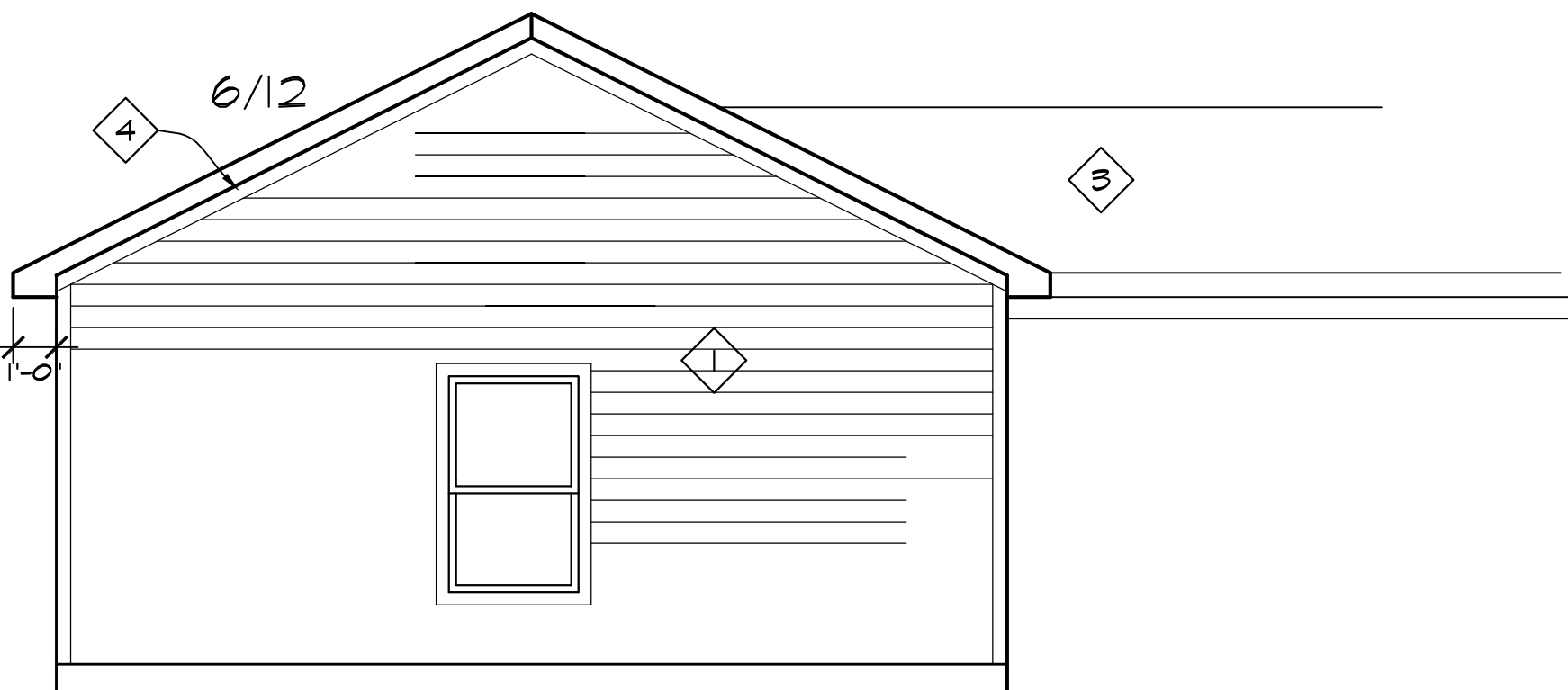
WEST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"

KEYED NOTES-ELEVATIONS

1. HORIZONTAL LP SMART SIDE SIDING
2. STANDING SEAM METAL ROOF
3. PATIO CONNECTOR ROOF
4. 1X4 TRIM - TYP

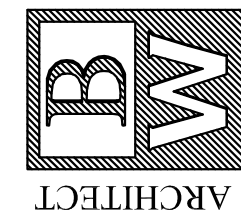
PROPOSED GUEST HOUSE

PRELIMINARY PLAN

THESE INCOMPLETE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

BARRY A. WAGNER, AIA
REGISTRATION NO. 7187

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**REMODEL OF
304 NORTH BOWIE**

Texas

Fredericksburg

DATE	03-08-2022
PROJECT NUMBER	20-0-3
REVISION	

ELEVATIONS
SHEET NUMBER
A#-#
of

Historic Review Board
Application Information

Application Number: 22-036
Date: April 12, 2022
Address: 302 E Orchard
Zoning: R1
Owner: Paul & Mona Knopp
Applicant: Judy Luckenbach
Rating: Medium
Proposal: rehabilitation of house including removal of non historic additions to house and tank house, fenestration alterations, repaint, replace roof in-kind

Request:

The applicant is requesting a Certificate of Appropriateness for:

Removal:

1. Flat roofed addition to the back of house (Photo 3, 4, 5) – possibly built between 1950 and 1975. No record of construction date found.
2. Shed attachments to tank house and garage (Photos 8-12). These later additions are not well built and detract from the original tank house and garage structures.
3. Back porch roof (Photo 3, 6, 7), since it is attached to the room addition and it is poorly built, draining against the siding of the room addition it has caused some rot. It is also too low, attached so that it is blocking the transom over the back door. We would like to reuse the transom, if it is not too damaged, over a reworked back door (see renovation plan).

Repairs:

4. Most of the house appears to only need small repairs to trim and soffits, and repainting.
5. The original roof material is deteriorated and needs to be replaced, installed with same standing seam style.
6. Front porch railings were removed at some point and the clients would like to replace them. What these railing looked like before is unknown, so an appropriate Craftsman style railing will be used. Same style of railing will be added to the back porch as well.
7. Garage has a lot of wood rot and a dirt floor, the tank house is in better condition, but the shed additions have done some damage to the original siding, which was vertical board and batten. The rotted or damaged siding will be replaced/repared to match existing. The

client would like to pour a concrete slab floor in the garage in preparation for reuse of the space, and to prevent future wood rot due to siding contacting the ground.

Additions:

8 The clients would like to make an addition in the same location as the room addition removed, but reshaped so it isn't so close to the tank house (currently only three feet between). The new porch roof would reflect the lines of the front porch, which is a hip roof and the fascia board is level with the fascia on rest of the house. This will allow for a better gutter system as well as enough height to install the back door in its new location, hopefully with the reused transom from the former back door. (There is a plan in the works for a "Phase Two" addition, which will add a family room and two more bedrooms. The addition described above will be built with the next addition in mind, so they can be joined together smoothly.)

Requested change:

9 The interior renovation/remodel plans include an update to the one bathroom. The size and placement of the bathroom window has posed some problems. The window is more than 60" tall, and on the only wall that a tub/shower can reasonably fit. We are concerned about water damage from exposing so much wood frame window to the water and steam of a shower. If we could possibly replace the window with a stationary unit, waterproofed on the inside, it would be very helpful. The screen could be salvaged and cut down to fit the new window opening, which does face the side yard, not the street.

10. The current back door into the kitchen, (Photos 6, 7) not the door to the more recent addition, needs to be replaced with a window to allow for a functional kitchen layout (The current kitchen has a window opening into the interior of the room addition, and the original kitchen was designed for a wood burning range). The new position for the back door will be into the newly built addition, where it will work well with the remodel layout. This is where we would like to use the salvaged transom from the original back door. Also, there is an original exterior door inside the house that we would like to use for the back door as it is a better door than the one in current use. The door to the current addition is a contemporary metal door, which we do not plan to reuse.

11. Replace non-original front door with a Craftsman style front door.

Relevant Sections Fredericksburg Historic District 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	Medium Priority	Low Priority
Required for area visible from ROW	Recommended	Recommended

3.2.5 Porches and Exterior Stairs

Maintenance

(a) Preserve, maintain, and clean historic porch and exterior stair materials and features according to accepted preservation techniques, unless deteriorated beyond repair (*Appendix G*, SOI Standards 2, 5, 6, 7).

High Priority	Medium Priority	Low Priority
Required for all exterior porches	Required if visible from the public right-of-way (ROW)	Recommended

(c) If replacing deteriorated historic porch materials or features, patch the smallest area possible, matching the materials, dimensions, profile, texture, and configuration of existing historic porch features (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for all exterior porches	Required if visible from the public ROW	Recommended

Restoration

(d) If historic porch, balcony, or exterior stair railings do not meet current building codes, work with building code officials to determine if an exception may be possible, especially if the porch or balcony is seldom used. For porches and balconies that remain in use, maintain the historic railing and supplement it with a visually unobtrusive higher rail (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(i) If original porch posts are missing and their historic appearance is not documented, replace them with simple supports appropriate to the style and time period (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Required for all exterior porches	Required if visible from the public ROW	Recommended

(k) Remove visible non-historic porch features that diminish the structure's historic integrity (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

3.2.7. Doors and Door Openings

Maintenance

(a) Preserve and maintain historic doors, screen doors, door frames, and hardware unless deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(b) Retain and repair door glazing in its historic configuration unless deteriorated beyond repair (SOI Standards 5, 6).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(c) Clean and treat historic doors, door frames, and hardware using accepted preservation methods (see *Appendix G*, SOI Standards 5, 7).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

Alterations

(d) Do not enlarge historic door openings or create new door openings (SOI Standards 2, 3).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(e) If the historic main entry door is deteriorated beyond repair, replicate the design and look of the new door exactly as the original historic door (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Required for main entrance only	Required for main entrance only	Recommended

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

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(g) If historic door hardware is deteriorated beyond repair or missing, choose replacements that match the overall style and time period of construction, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Required for all	Required if visible	Recommended

exterior doors	from the public ROW	
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(h) If historic door hardware is missing or deteriorated beyond repair, replace with salvaged period-appropriate hardware if feasible (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(i) A new screen door may be added at the main entrance, provided that it generally suits the style and time period of the building, and that it does not damage or obscure historic character-defining features (SOI Standard 9; see fig. 3-27).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

3.2.8 WINDOWS

Maintenance

(a) Preserve and maintain all components of existing historic windows, screens, and shutters unless deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

Alterations

j) If the extant windows are non-historic, consider researching the historic window's appearance, and if documented, replicate and restore the historic windows.

High Priority	Medium Priority	Low Priority
recommended	Recommended	Recommended

(k) the windows, select replacement windows compatible with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Required if visible from the public ROW	Required if visible from the public ROW	Recommended

Staff Recommendation/Findings:

The medium rated house has many original features and several additions. The removal of these additions will not negatively affect the integrity of the structure. Staff recommends approval of items 1-3.

Staff recommends approval of the proposed repairs (items 4, 5, &7). The missing front porch rail should be replaced with a simple wood rail (item 6). The drawing shows a metal handrail.

The new addition will be sufficiently differentiated from the original house while using the same materials and shape of the main house. The original back wall will be retained within the addition. Staff recommends approval of item 8.

The window in question is on the interior side of the lot and not readily visible from the street. The proposed re-use of the screen will help maintain the existing window pattern/design. Staff recommends approval of item 9.

The door and stoop have been altered and the proposed changes are appropriate changes using as much original material as possible. Staff recommends approval of item 10.

The existing front door is not original. The proposed Craftsman style is more appropriate for the age and style of the house. Staff recommends approval of item 11.



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 302 E. Orchard St. Date Submitted 3/29/20
Owner name: Paul & Mona Knopp Phone # (847) 651-0102
Owner Address: 214 E. Orchard St., Fredericksburg, TX 78624
Authorized Applicant: Judy Luckenbach - Design Consultant Phone # (830) 992-9044

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

Applicant E-mail: judy@judysdesignstudio.com

Desired Start Date: May 15, 2022

Desired Completion Date: Nov. 1, 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)

Please see attached document. In summary, we need to remove an inappropriate addition to the back of the house, along with some poorly build shed additions to the original Tank House and Garage, in preparation for a more suitable addition to the back and remodel of the interior of the house. In addition, to make the one bathroom in the original house functional, we are asking for an adjustment to the window, which faces a side yard. These are the main areas of concern, along with a few lesser adjustments to the back porch, and renovation of front porch details.

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 # 22-040

Year Built: 1930

Eligible for Administrative Approval ☐ Yes ☒ No

Zoning: R1

Historic Review Board Meeting Date April 12, 2022

Application Fee \$10 COA#

Survey Rating: Medium

HRB Fee \$40 paid 499

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.**

302 E. Orchard St. Renovation Proposal

Demolition:

- Flat roofed addition to the back of house (Photo 3, 4, 5) – possibly built between 1950 and 1975. No record of construction date found.
- Shed attachments to tank house and garage (Photos 8-12). These later additions are not well built and detract from the original tank house and garage structures.
- Back porch roof (Photo 3, 6, 7), since it is attached to the room addition and it is poorly built, draining against the siding of the room addition it has caused some rot. It is also too low, attached so that it is blocking the transom over the back door. We would like to reuse the transom, if it is not too damaged, over a reworked back door (see renovation plan).

Repairs:

- Most of the house appears to only need small repairs to trim and soffits, and repainting.
- The original roof material is deteriorated and needs to be replaced, installed with same standing seam style.
- Front porch railings were removed at some point and the clients would like to replace them. What these railing looked like before is unknown, so an appropriate Craftsman style railing will be used. Same style of railing will be added to the back porch as well.
- Garage has a lot of wood rot and a dirt floor, the tank house is in better condition, but the shed additions have done some damage to the original siding, which was vertical board and batten. The rotted or damaged siding will be replaced/repaired to match existing. The client would like to pour a concrete slab floor in the garage in preparation for reuse of the space, and to prevent future wood rot due to siding contacting the ground.

Additions:

- The clients would like to make an addition in the same location as the room addition removed, but reshaped so it isn't so close to the tank house (currently only three feet between). The new porch roof would reflect the lines of the front porch, which is a hip roof and the fascia board is level with the fascia on rest of the house. This will allow for a better gutter system as well as enough height to install the back door in its new location, hopefully with the reused transom from the former back door.
- There is a plan in the works for a "Phase Two" addition, which will add a family room and two more bedrooms. The addition described above will be built with the next addition in mind, so they can be joined together smoothly.

Requested change:

- The interior renovation/remodel plans include an update to the one bathroom. The size and placement of the bathroom window has posed some problems. The window is more than 60" tall, and on the only wall that a tub/shower can reasonably fit. We are concerned about water damage from exposing so much wood frame window to the water and steam of a shower. If we could possibly replace the window with a stationary unit, waterproofed on the inside, it would be very helpful. The screen could be salvaged and cut down to fit the new window opening, which does face the side yard, not the street.
- The current back door into the kitchen, (Photos 6, 7) not the door to the more recent addition, needs to be replaced with a window to allow for a functional kitchen layout (The current kitchen has a window opening into the interior of the room addition, and the original kitchen was designed for a wood burning range). The new position for the back door will be into the newly built addition, where it will work well with the remodel layout. This is where we would like to use the salvaged transom from the original back door. Also, there is an original exterior door inside the house that we would like to use for the back door as it is a better door than the one in current use. The door to the current addition is a contemporary metal door, which we do not plan to reuse.

Paint Colors:



Roof – 24 gauge metal roofing, United Steel/Valspar color Rustic Red.

Window Screens – Sand smooth and repaint in Benjamin Moore Mars Red 2170-20

Window/Door Trim – Make repairs, sand smooth and paint Benjamin Moore Sag Harbor Gray HC-95

Wood Siding & skirting throughout – Make repairs, sand smooth and Paint in Benjamin Moore Dry Sage 2142-40



HISTORIC DISTRICT/ LANDMARK CHECKLIST

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

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

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

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

Owner/Agent:

Jody Luckenbach

Date:

3/29/22

Printed Name:

JODY LUCKENBACH (AGENT)



Photo 1 – Orchard Street views



Photo 2

302 E. Orchard – cont.



Photo 3 – Lincoln Street View



Photo 4 – detail of room addition

302 E. Orchard – cont.



Photo 5 – rear of house – view obscured by sheds built very close to house

Photo 6 & 7 – Back Porch – next to room addition



302 E. Orchard – cont.



Photo 8 – Sheds tacked onto Tank House and Garage

Photo 9 – Sheds 3 ft. from house



Photo 10 – interior of sheds





Photo 11 – Shed that appears to be a carport but is not. May have housed lawn equip.



Photo 12 – Street view of equipment shed attached to Original Garage.

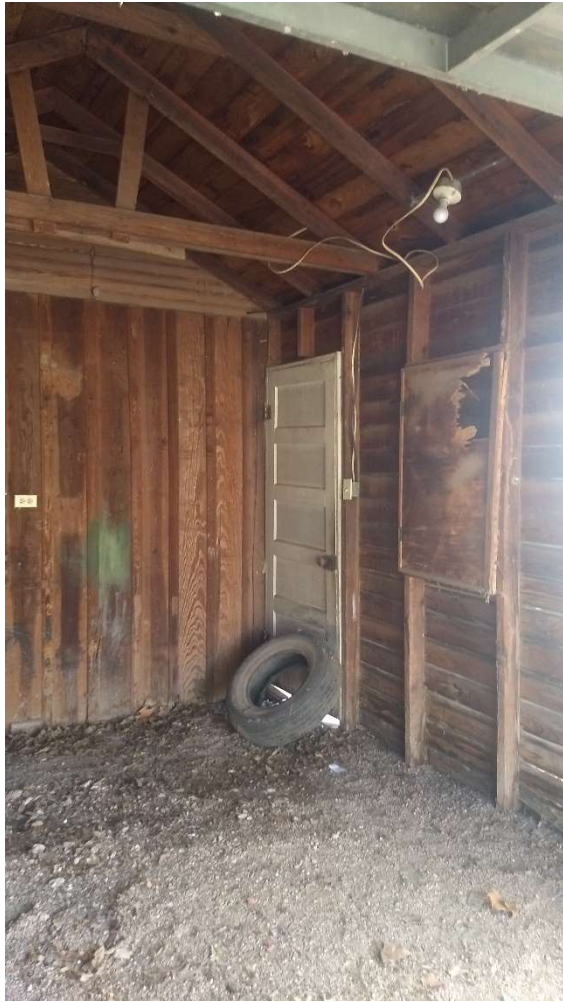
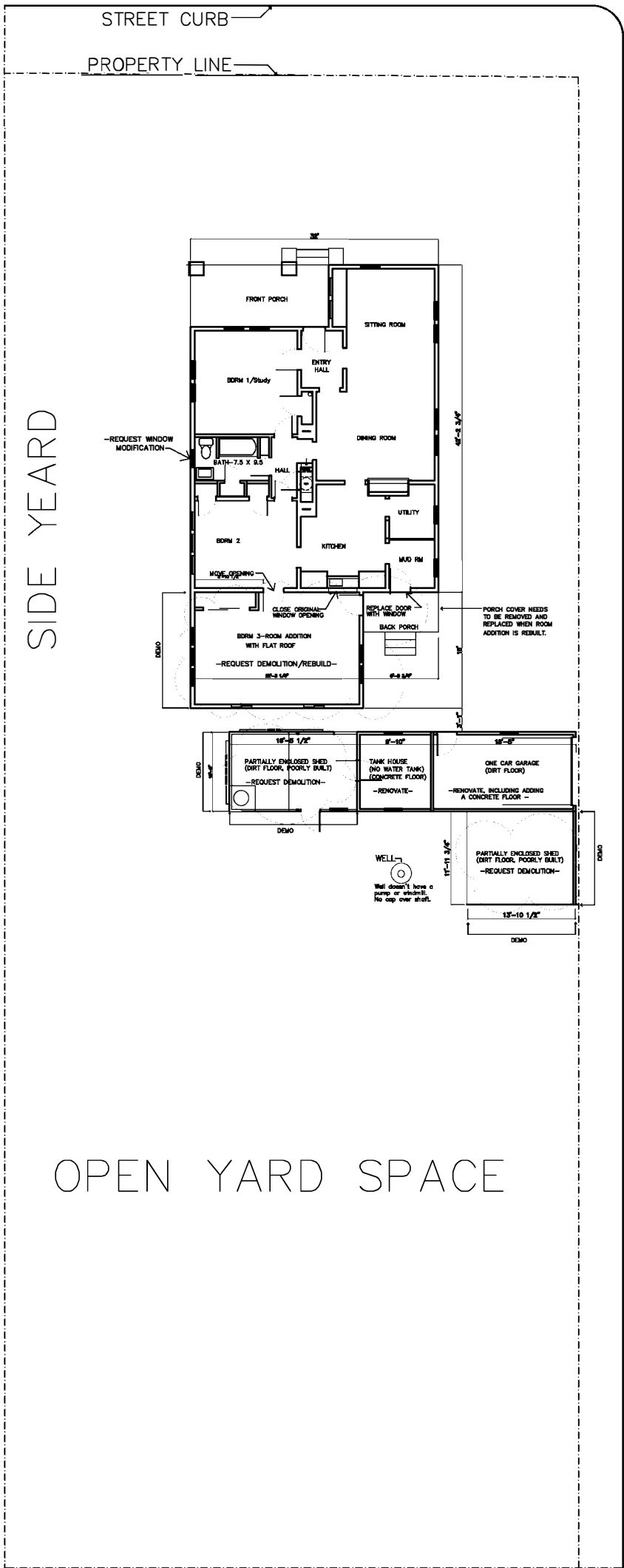


Photo 13 – interior of Original Garage



Photo 14 – Siding damaged by rot from ground contact – Garage.

ORCHARD STREET



SIDE YARD

LINCOLN STREET

OPEN YARD SPACE



CLOUD INDICATES AREAS FOR DEMOLITION/REMODEL



No Scale

JUDY LUCKENBACH
INTERIOR DESIGN

412 S. Adams St. #141, Fredericksburg, TX 78624
830.992.9044 www.judysdesignstudio.com

302 EAST ORCHARD ST.
FREDERICKSBURG, TX 78624

1927 CRAFTSMAN RENOVATION/REMODEL
OWNERS: PAUL & MONA KNOPP

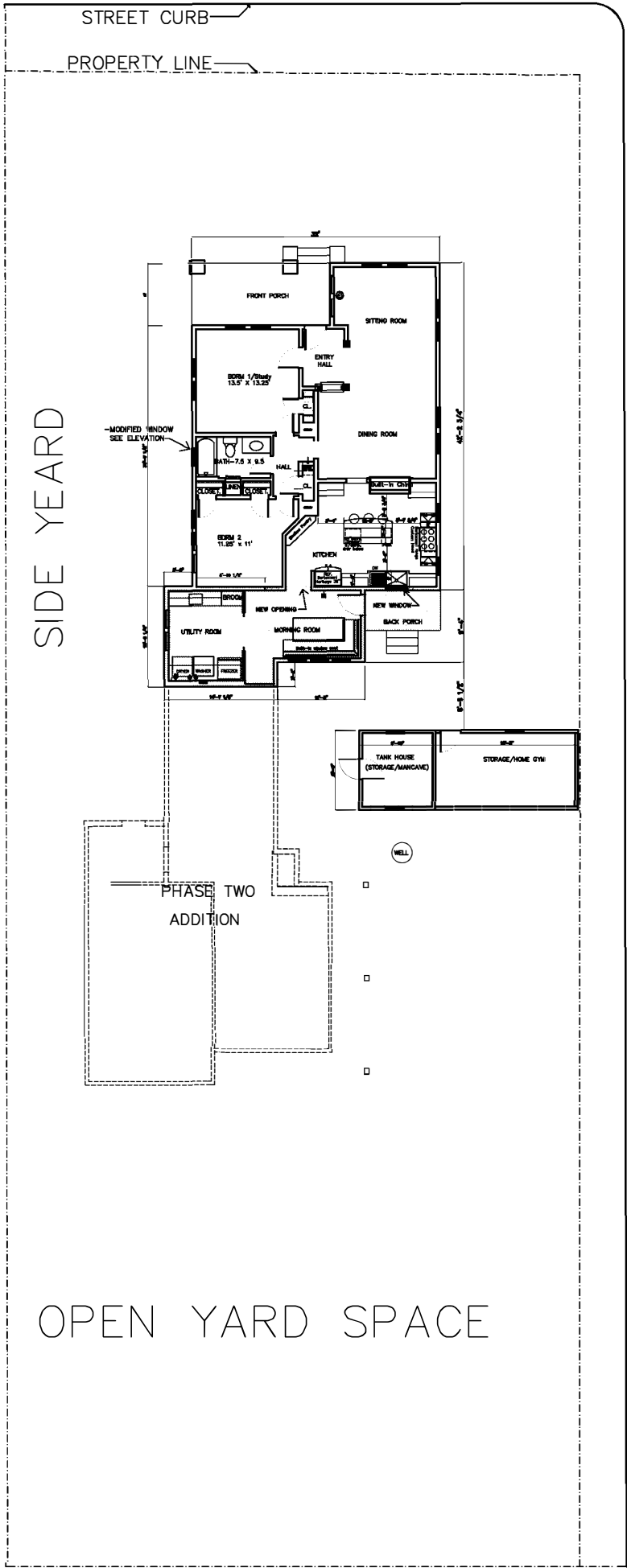
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SITE PLAN

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ORCHARD STREET



SHADING INDICATES PHASE ONE ADDITION BEING CONSIDERED AT THIS TIME.



No Scale

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INTERIOR DESIGN

412 S. Adams St. #141, Fredericksburg, TX 78624
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PROJECT

302 EAST ORCHARD ST.
FREDERICKSBURG, TX 78624

1927 CRAFTSMAN RENOVATION/REMODEL
OWNERS: PAUL & MONA KNOPP

DATE

03-27-22

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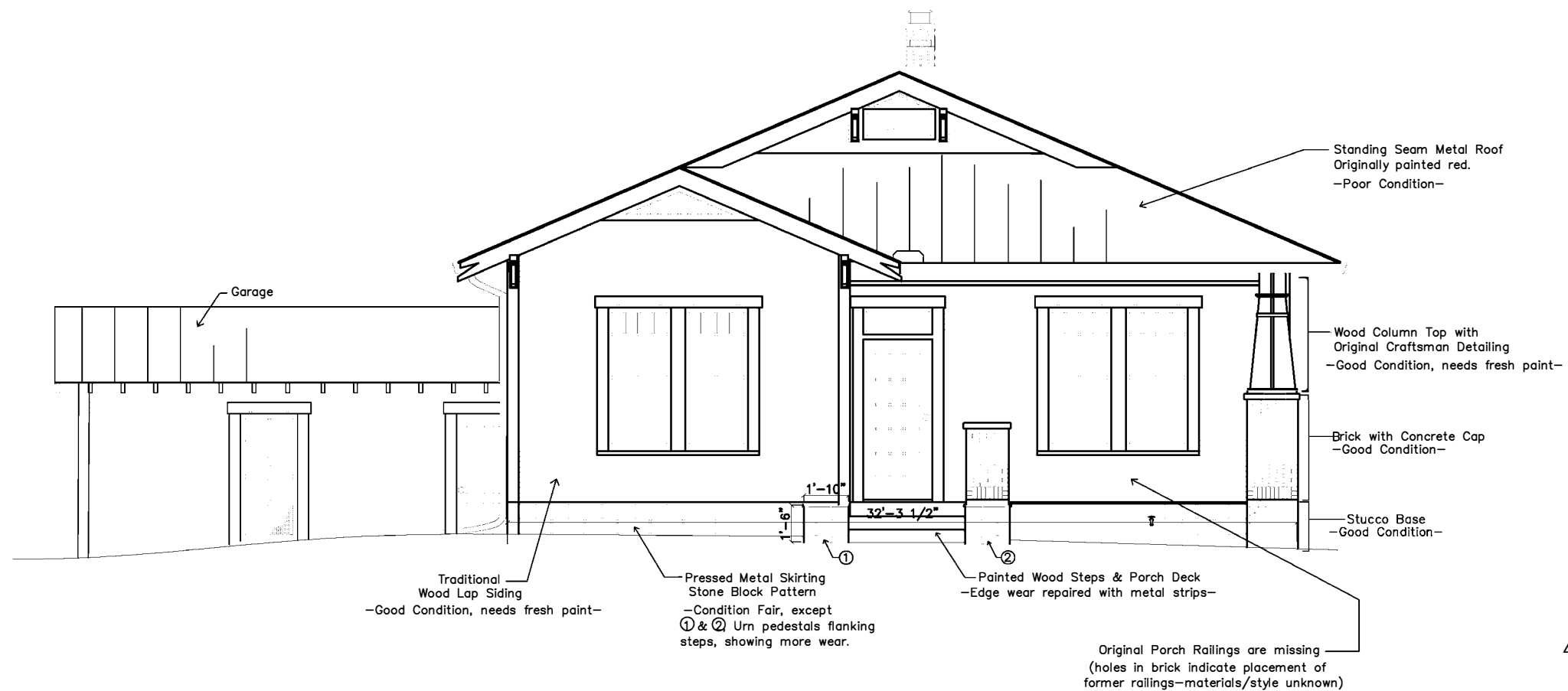
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SITE PLAN
(W/Phase Two
Additions also
Indicated by
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Orchard Street View

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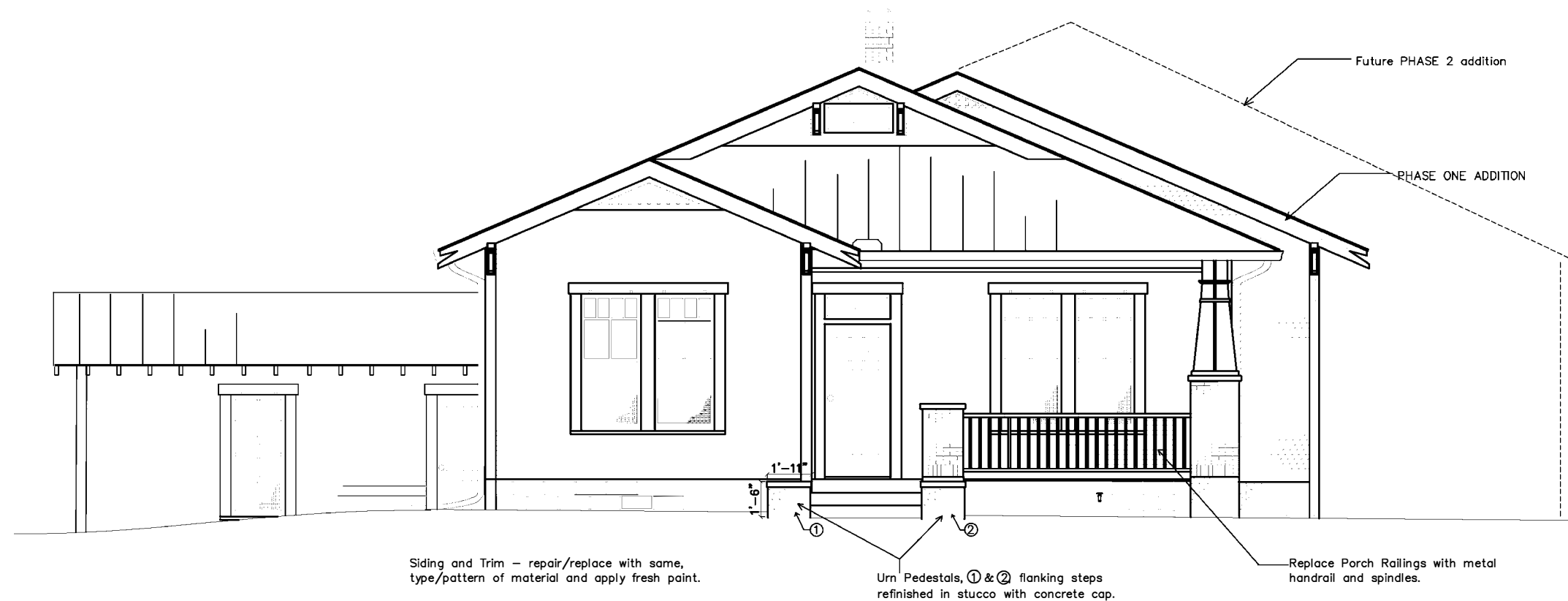
JUDY LUCKENBACH
INTERIOR DESIGN
 412 S. Adams St. #141, Fredericksburg, TX 78624
 830.992.9044 www.judydesignstudio.com

PROJECT
302 EAST ORCHARD ST., FREDERICKSBURG, TX 78624
1927 CRAFTSMAN RENOVATION/REMODEL
OWNERS: PAUL & MONA KNOPP

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Orchard Street View

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PROJECT
302 EAST ORCHARD ST., FREDERICKSBURG, TX 78624
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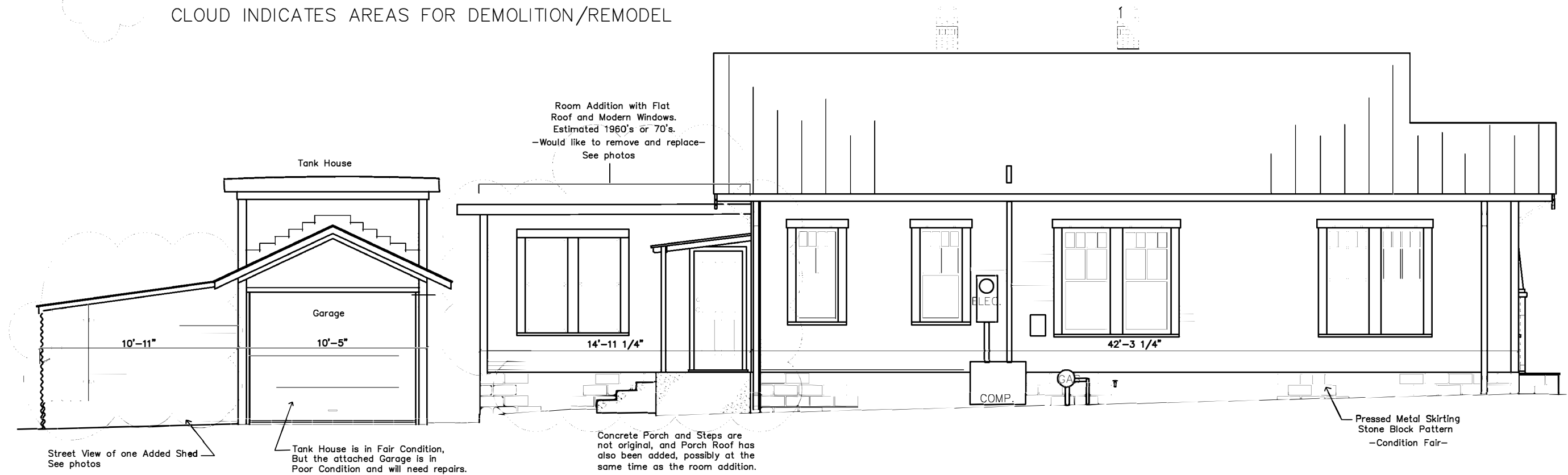
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ELEVATION ONE

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CLOUD INDICATES AREAS FOR DEMOLITION/REMODEL



Lincoln Street View

No Scale

JUDY LUCKENBACH
INTERIOR DESIGN

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830.992.9044 www.judysdesignstudio.com

PROJECT

302 EAST ORCHARD ST., FREDERICKSBURG, TX 78624

1927 CRAFTSMAN RENOVATION/REMODEL
OWNERS: PAUL & MONA KNOPP

DATE

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REVISIONS

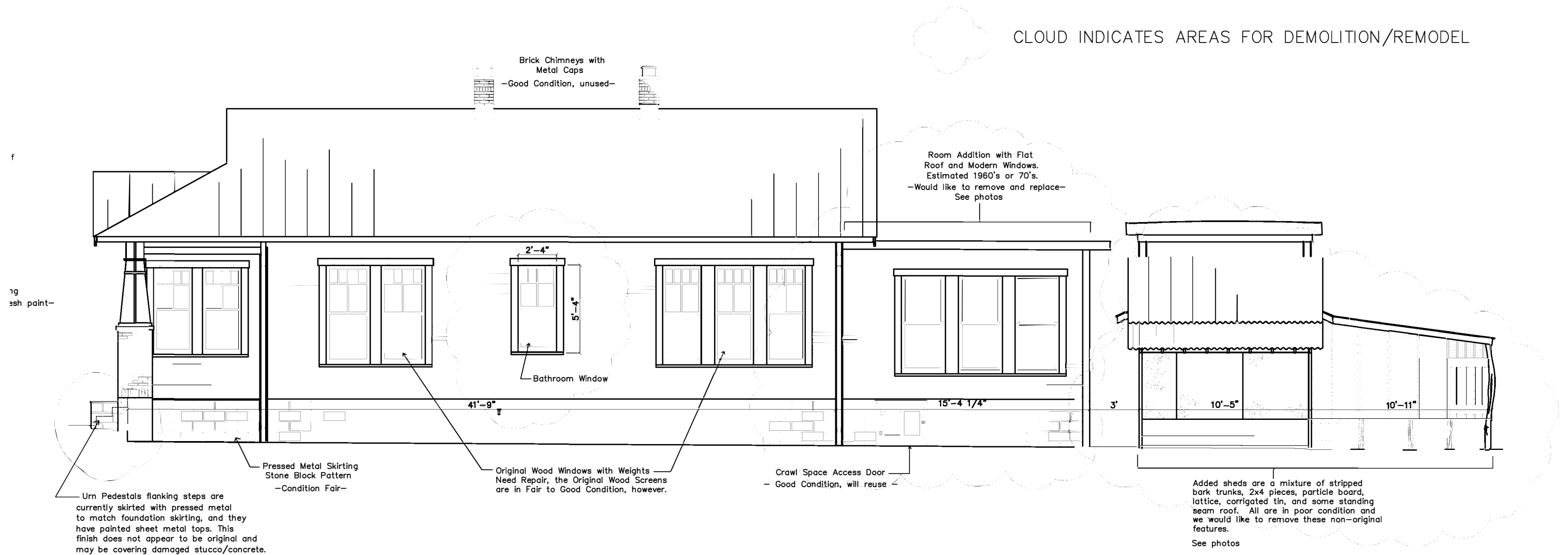
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Side Yard View

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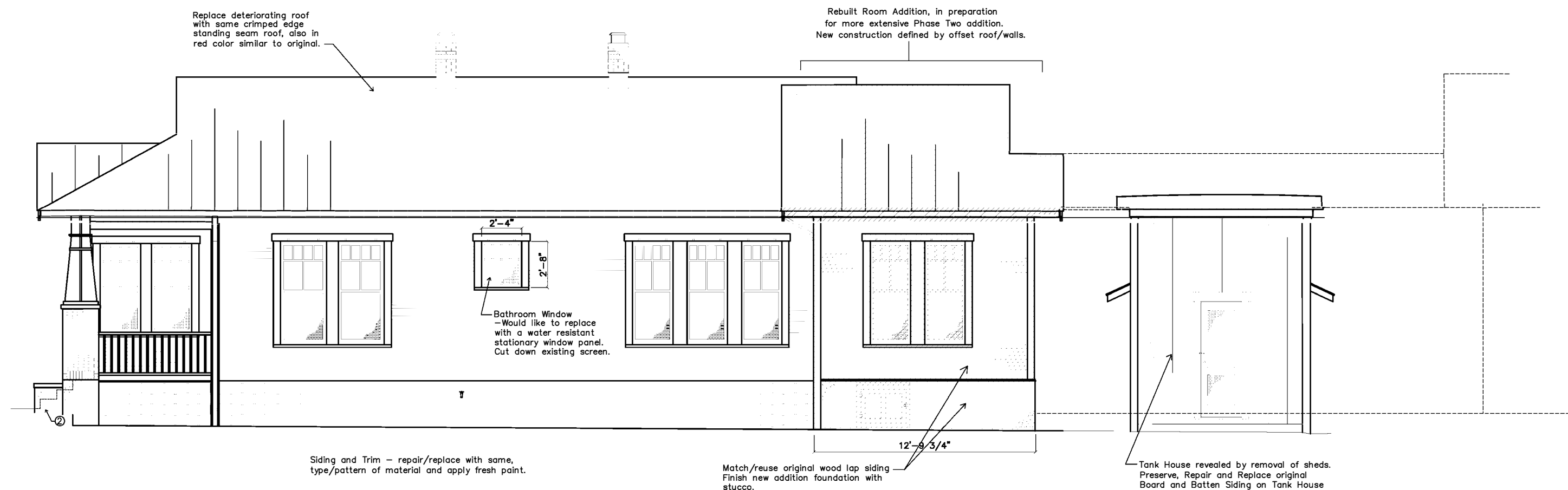
JUDY LUCKENBACH
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302 EAST ORCHARD ST., FREDERICKSBURG, TX 78624
1927 CRAFTSMAN RENOVATION/REMODEL
OWNERS: PAUL & MONA KNOPP

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SHEET NAME
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ELEVATION THREE

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SHADING INDICATES PHASE ONE ADDITION BEING CONSIDERED AT THIS TIME.

Side Yard View

No Scale

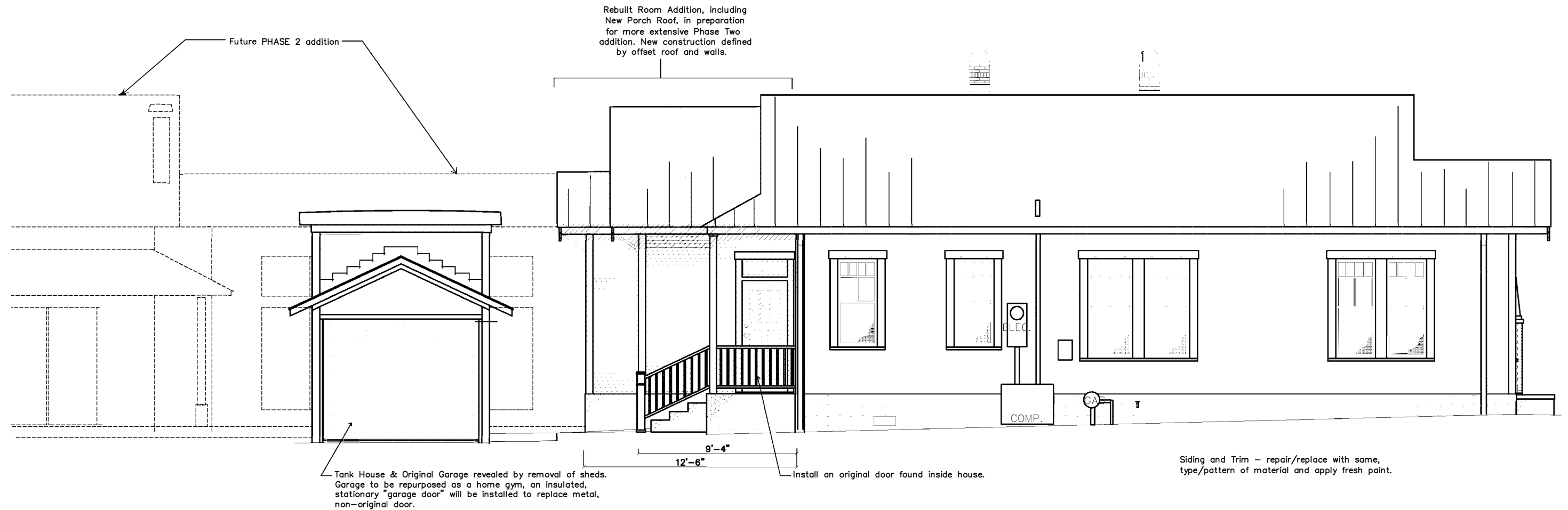
JUDY LUCKENBACH
INTERIOR DESIGN
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 830.992.9044 www.judysdesignstudio.com

PROJECT
302 EAST ORCHARD ST., FREDERICKSBURG, TX 78624
1927 CRAFTSMAN RENOVATION/REMODEL
OWNERS: PAUL & MONA KNOPP

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SHEET NAME
RENOVATION PROPOSAL
ELEVATION THREE

PAGE NO.
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Lincoln Street View

No Scale

PROJECT

302 EAST ORCHARD ST., FREDERICKSBURG, TX 78624

1927 CRAFTSMAN RENOVATION/REMODEL
OWNERS: PAUL & MONA KNOPP

DATE

03-27-22

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ELEVATION TWO

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7

ADDENDUM

Certificate of Appropriateness Application 302 East Orchard St., Fredericksburg, Texas

After submitting the application, I realized that I had left off one item from the written proposal. It is noted on the drawings that the Urn Pedestals located on each side of the front porch steps are finished with the pressed metal skirting material and capped with sheet metal. We cannot know until we remove the metal, but I suspect these pedestals were originally finished to match the bases of the brick porch columns, which was more commonly done. It is possible there was some damage to the original finish and the metal finish was added at that time. We would like to repair/refinish these pedestals in stucco with concrete caps to match the porch columns.





Historic Review Board
Application Information

Application Number: 22-036
Date: April 12, 2022
Address: 320 W San Antonio
Zoning: Public Facilities
Owner: Gillespie County Historic Society
Applicant: Eric Mustard with Mustard Design
Rating: Low
Proposal: rehabilitation of house including removal of enclosed area of front porch, removal of asbestos siding, non-historic window replacement to match original, repaint, replace roof in-kind

Request:

The applicant is requesting a Certificate of Appropriateness to:

Remove addition on east side.

Remove front porch infill.

Reconstruct porch framing to match existing and front wall at porch with entry door and two windows based on historic photos.

Remove asbestos shingle siding to expose original wood siding.

Replace metal roofing with metal roof to match.

Install restroom and breakroom at back section of building.

Relevant Sections Fredericksburg Historic District 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	Medium Priority	Low Priority
Required for area visible from ROW	Recommended	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).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

3.2.5 Porches and Exterior Stairs

Maintenance

(a) Preserve, maintain, and clean historic porch and exterior stair materials and features according to accepted preservation techniques, unless deteriorated beyond repair (*Appendix G*, SOI Standards 2, 5, 6, 7).

High Priority	Medium Priority	Low Priority
Required for all exterior porches	Required if visible from the public right-of-way (ROW)	Recommended

(c) If replacing deteriorated historic porch materials or features, patch the smallest area possible, matching the materials, dimensions, profile, texture, and configuration of existing historic porch features (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for all exterior porches	Required if visible from the public ROW	Recommended

Restoration

(d) If historic porch, balcony, or exterior stair railings do not meet current building codes, work with building code officials to determine if an exception may be possible, especially if the porch or balcony is seldom used. For porches and balconies that remain in use, maintain the historic railing and supplement it with a visually unobtrusive higher rail (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(i) If original porch posts are missing and their historic appearance is not documented, replace them with simple supports appropriate to the style and time period (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Required for all exterior porches	Required if visible from the public ROW	Recommended

(h) Additions of ramps to comply with ADA standards should consider minimizing damage to historic fabric (SOI Standards 9, 10; see fig. 3-16).

High Priority	Medium Priority	Low Priority
---------------	-----------------	--------------

Recommended	Recommended	Recommended
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(k) Remove visible non-historic porch features that diminish the structure's historic integrity (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

3.2.6 WALLS

Maintenance

(a) Retain and repair the historic exterior wall materials unless deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required for all exterior walls	Required if visible from the ROW	Recommended

b) Maintain, repair, and clean historic exterior walls according to accepted preservation techniques (see *Appendix G*, SOI Standards 5, 7).

High Priority	Medium Priority	Low Priority
Required for all exterior walls	Required if visible from the public ROW	Recommended

j) If replacement of historic exterior wall materials is necessary, install the new materials maintaining spatial relationships (including depth, dimension, and joint patterns) as historically relative to window frames, door frames, and other exterior features (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Required for all exterior walls	Required if visible from the public ROW	Recommended

3.2.7. Doors and Door Openings

Maintenance

(a) Preserve and maintain historic doors, screen doors, door frames, and hardware unless deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(b) Retain and repair door glazing in its historic configuration unless deteriorated beyond repair (SOI Standards 5, 6).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(c) Clean and treat historic doors, door frames, and hardware using accepted preservation methods (see *Appendix G*, SOI Standards 5, 7).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

Alterations

(d) Do not enlarge historic door openings or create new door openings (SOI Standards 2, 3).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(e) If the historic main entry door is deteriorated beyond repair, replicate the design and look of the new door exactly as the original historic door (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Required for main entrance only	Required for main entrance only	Recommended

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

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(g) If historic door hardware is deteriorated beyond repair or missing, choose replacements that match the overall style and time period of construction, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(h) If historic door hardware is missing or deteriorated beyond repair, replace with salvaged period-appropriate hardware if feasible (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(i) A new screen door may be added at the main entrance, provided that it generally suits the style and time period of the building, and that it does not damage or obscure historic character-defining features (SOI Standard 9; see fig. 3-27).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

3.2.8 WINDOWS

Maintenance

(a) Preserve and maintain all components of existing historic windows, screens, and shutters unless deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

Alterations

j) If the extant windows are non-historic, consider researching the historic window's appearance, and if documented, replicate and retore the historic windows.

High Priority	Medium Priority	Low Priority
recommended	Recommended	Recommended

(k) the windows, select replacement windows compatible with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standard 3).

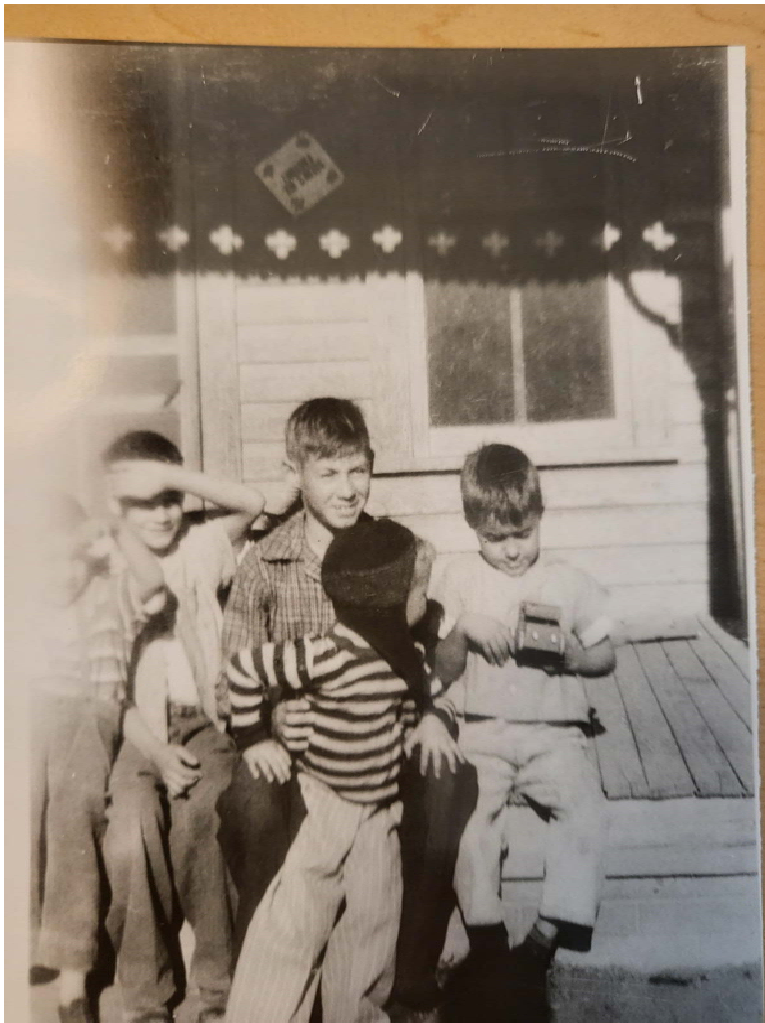
High Priority	Medium Priority	Low Priority
Required if visible from the public ROW	Required if visible from the public ROW	Recommended

Staff Recommendation/Findings:

Staff commends the applicant for taking on the rehabilitation of the Jenschke House, one of only a handful of buildings in original locations on the Pioneer Museum campus. Having a few historic photos makes the rehabilitation easier to complete with less conjecture. Staff recommends approval as submitted based on historic photos and Design Guidelines/Standards.

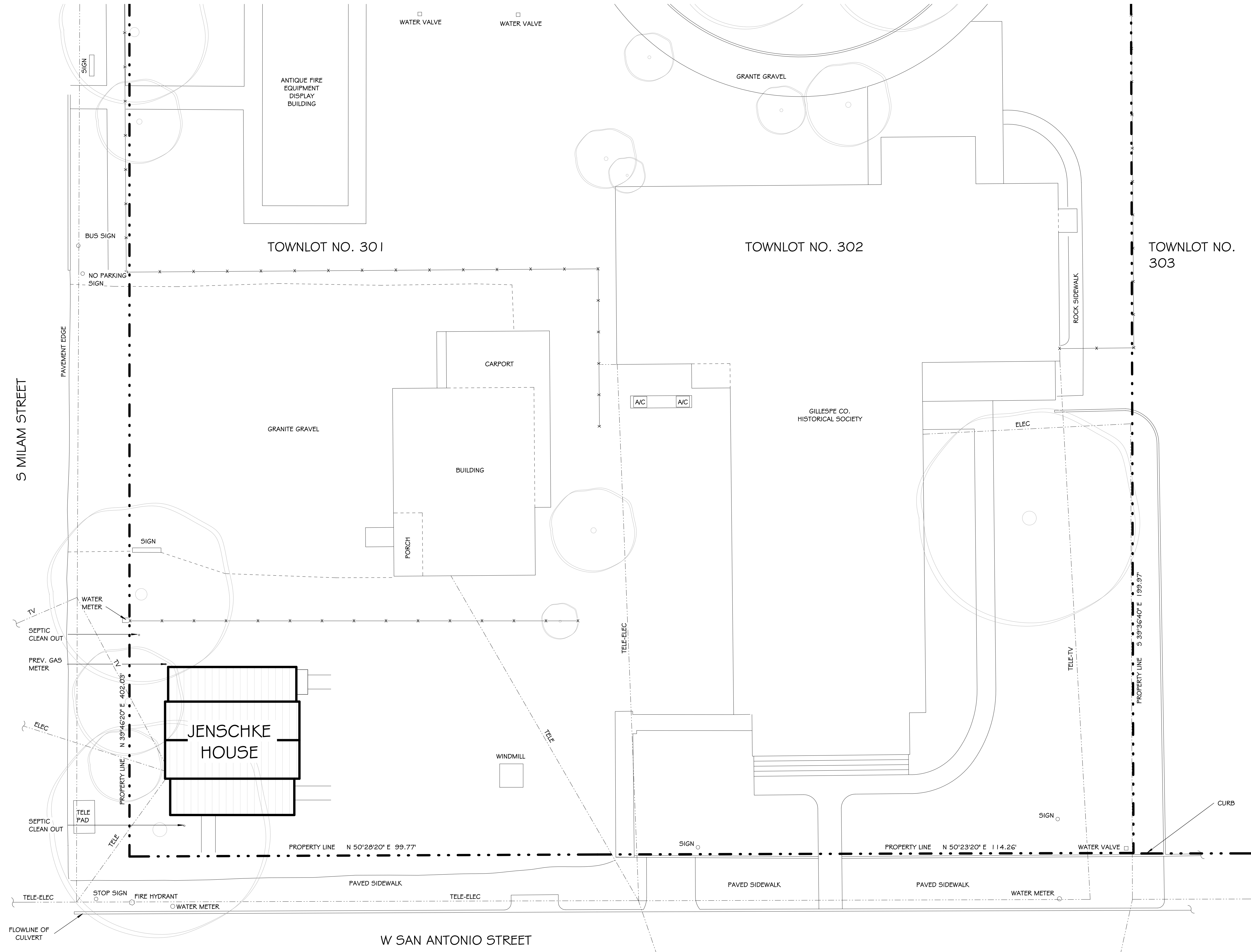
Case Comments:

The house has a low rating. The proposed work could bring the rating up to medium or high.







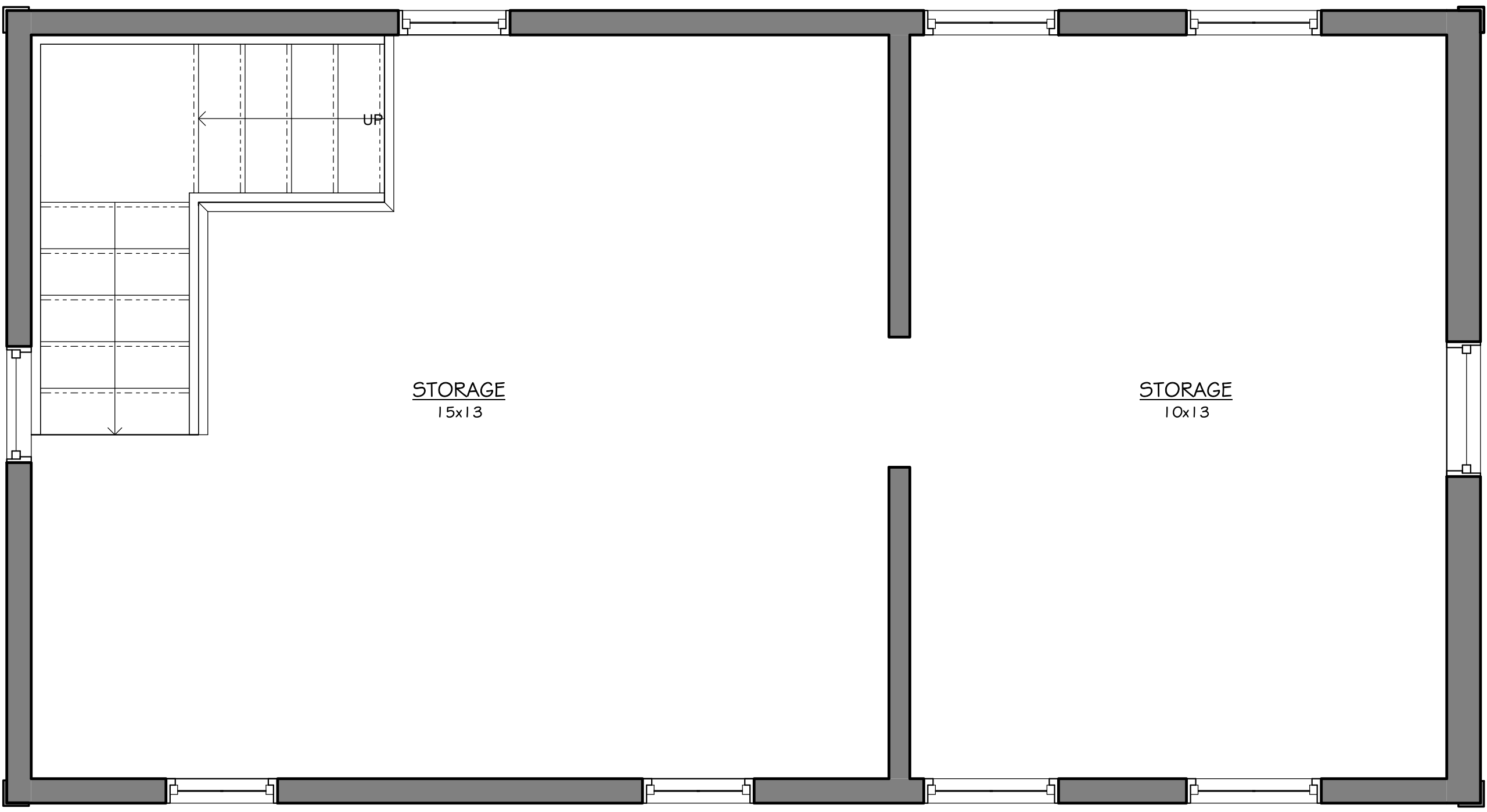


SITE PLAN

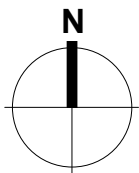
JENSCHKE HOUSE

SCHEMATIC SITE PLAN

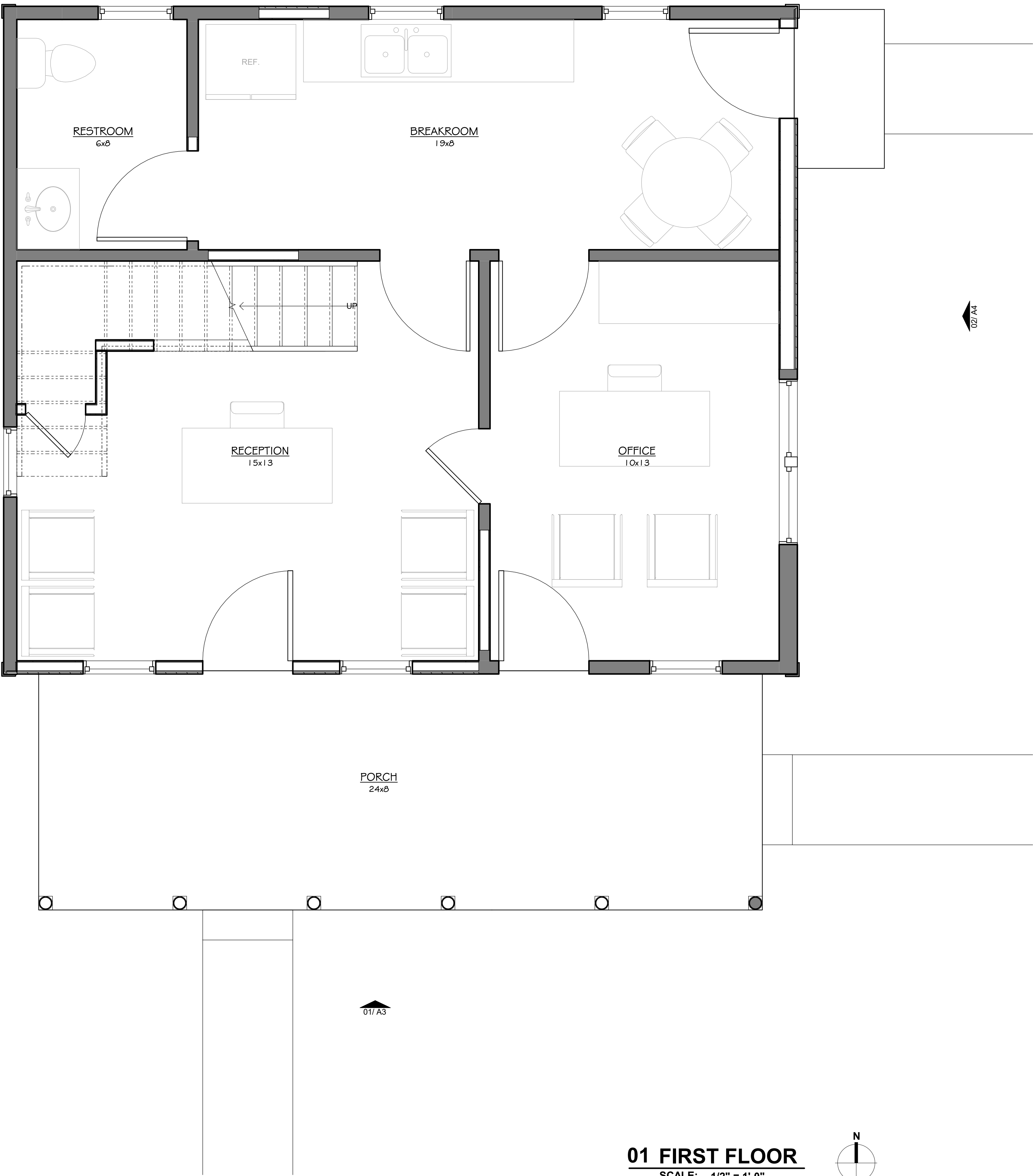
mustard
DESIGN
architects



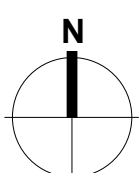
02 SECOND FLOOR
SCALE: 1/2" = 1'-0"



02/ A3



01 FIRST FLOOR
SCALE: 1/2" = 1'-0"



01/ A3



02 SCHEMATIC NORTH ELEVATION

SCALE: 1/2" = 1'-0"

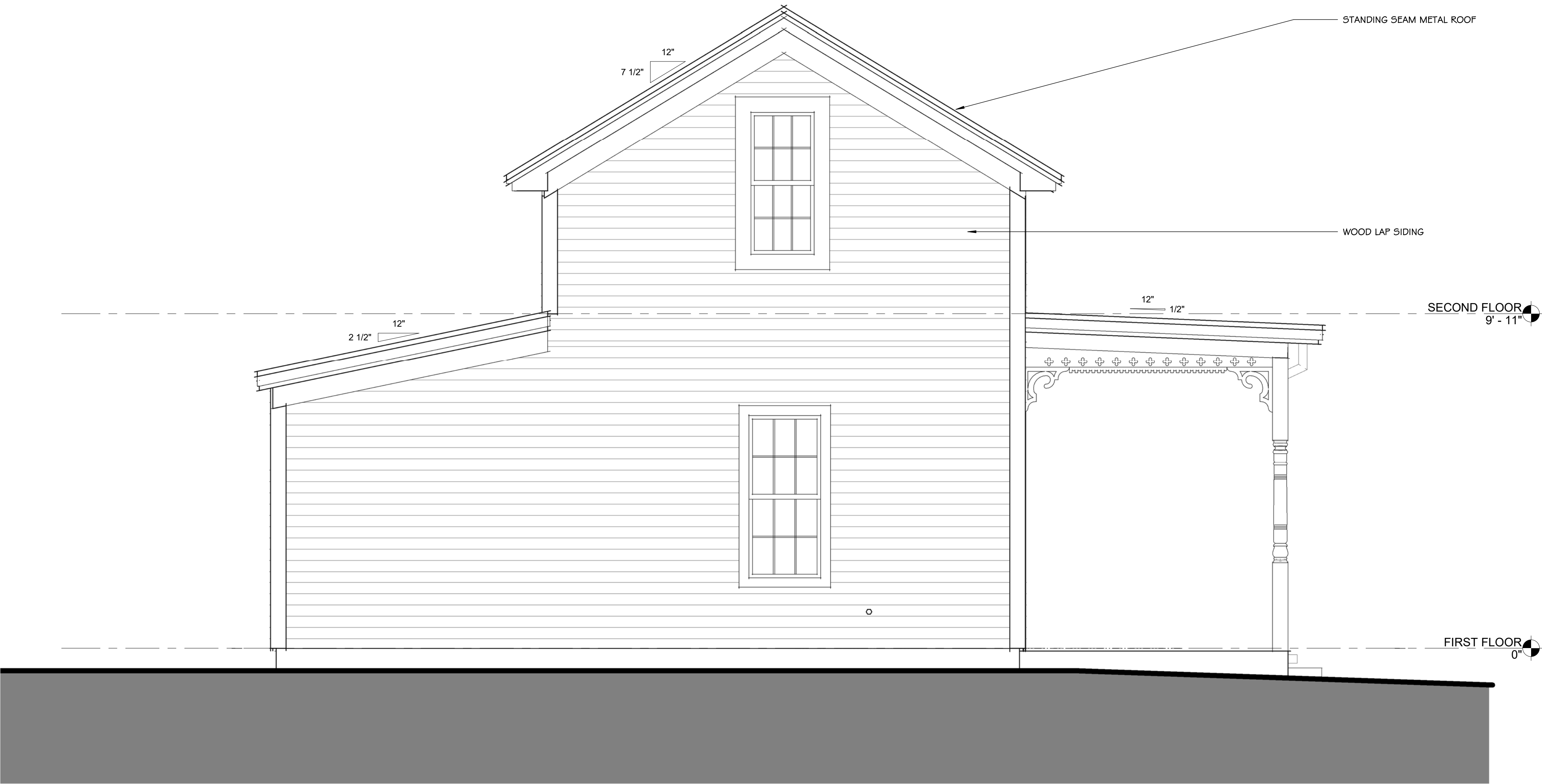


01 SCHEMATIC SOUTH ELEVATION

SCALE: 1/2" = 1'-0"



02 SCHEMATIC EAST ELEVATION
SCALE: 1/2" = 1'-0"



01 SCHEMATIC WEST ELEVATION
SCALE: 1/2" = 1'-0"

FW: Jenschke House Colour

David Shields <dshields@pioneermuseum.org>

Mon 3/28/2022 4:03 PM

To: Anna Hudson <ahudson@fbgtx.org>

Hi Anna-

Do you have thoughts or comments?

-DS



(830) 990-8441 dshields@pioneermuseum.net
325 W Main Street Fredericksburg, Texas 78624
www.PioneerMuseum.net

From: Eric Mustard <emustard@mustarddesign.net>

Sent: Monday, March 28, 2022 3:41 PM

To: David Shields <dshields@pioneermuseum.org>

Cc: Evelyn Weinheimer <eweinheimer@pioneermuseum.org>

Subject: Re: Jenschke House Colour

Hi David,

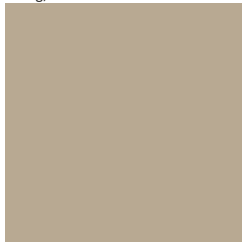
Here is a color scheme suggestion;

You may change it or forward to Anna for HR.

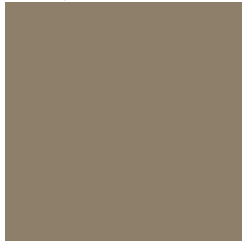
Roof, MBCI Rustic Red



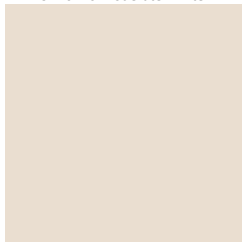
Siding, SW 6150 Universal Khaki



Windows, SW 6151 Quiver Tan



Trim, SW 6140 Moderate White



Eric Mustard, Architect
mustard DESIGN architects
830-997-7024 w
830-992-0237 c
209 South Llano, Suite B
Fredericksburg, Texas 78624
www.mustarddesign.net



City of Fredericksburg Historic Review Board
Application Information

Application Number: 22-041
Date: March 12, 2022
Address: 204 S Edison
Zoning: R2
Owner: Nick Zuicker
Applicant: Whitney Koch, Mustard Design
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 north side of building

Existing structure: 942 sf, with front and back porch, and rear porch addition: 1,450 sf
Proposed structure: 642 sf Total: 2,092 sf.

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:

Existing structure: 942 sf, with front and back porch, and rear porch addition: 1,450 sf

Proposed structure: 642 sf Total: 2,092 sf

1. The proposed addition is appropriate in size and design and materials. (3.3.c,d, e, k,l, m,n)

2. The addition of an STR unit requires additional parking. Staff recommends parking be screened to be keeping with Design Guidelines/Standards (3.4.1.j)

Staff recommends approval.



Certificate of Appropriateness Application – Back-up documentation

Subject Property: 204 S. Edison Street

Application Date: 03.29.22

Owner: Nick Zuiker

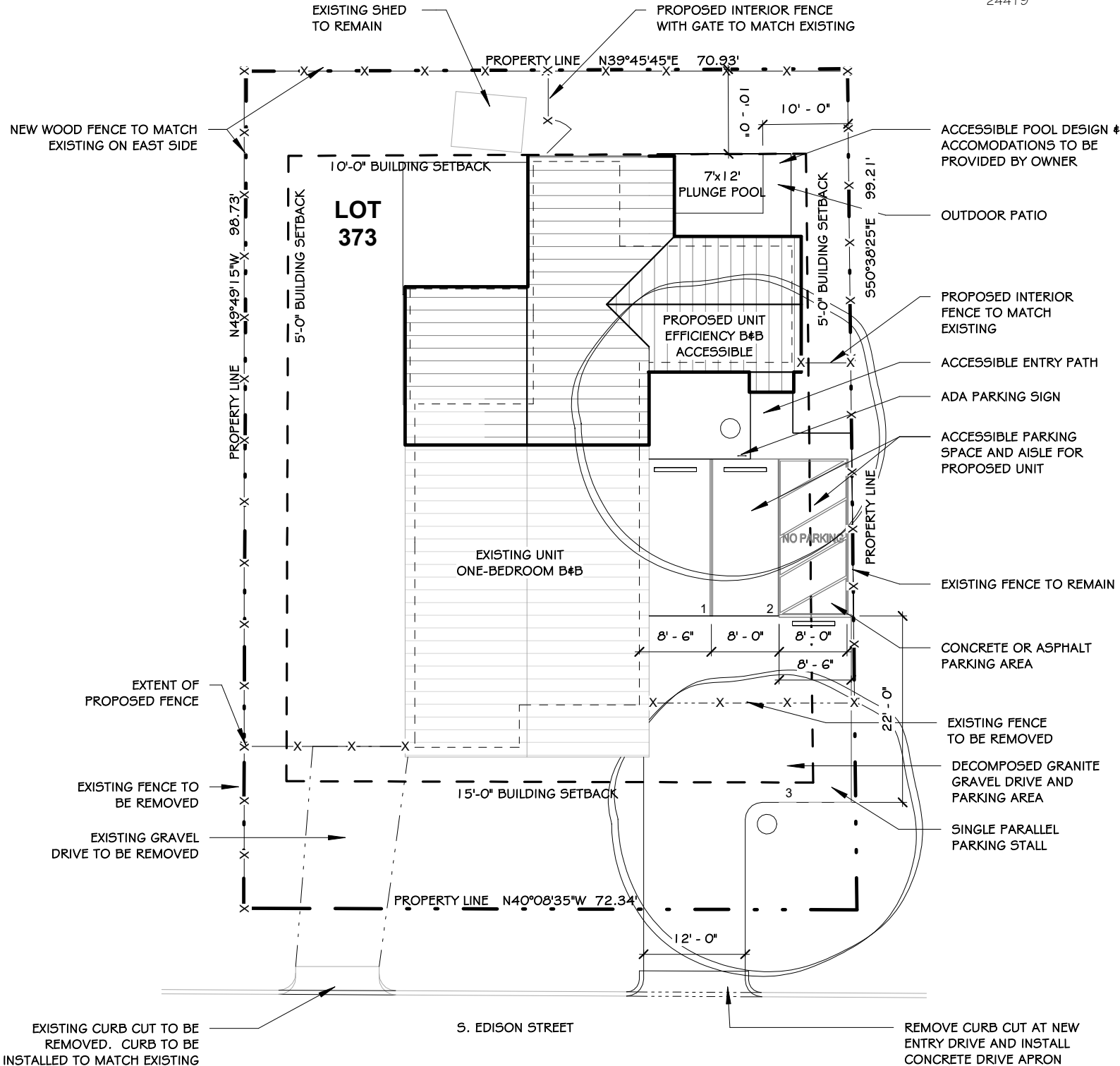
Authorized Applicant: Whitney Koch, AIA, NCARB
Mustard Design Architects

Modification request:

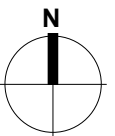
1. Remove portion of the rear deck to allow for new addition
2. Remove rear porch roof to allow for extension over new work
3. Remove selective fence locations to allow for new parking area

Proposed new work:

1. Construct a new efficiency B&B unit attached to the rear of the existing B&B unit.
2. Parking has been grouped along the northeast side of the property to provide easy and adjacent access to both units.
3. Exterior finishes and floor plate elevations will be differentiated from the original structure and will follow the same paint scheme.



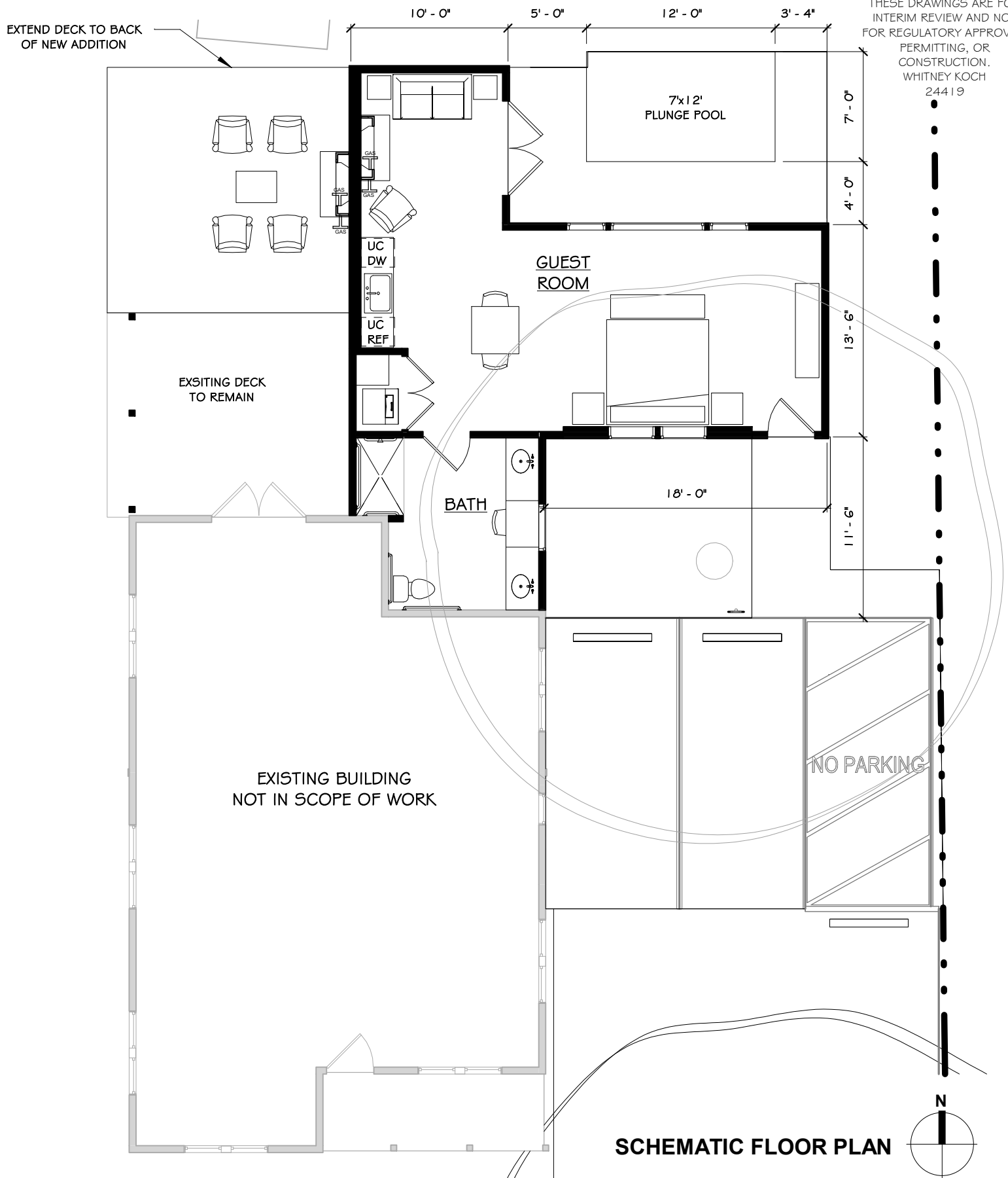
SCHEMATIC SITE PLAN



204 S. EDISON B&B
SITE PLAN

SCALE: 1/16" = 1'-0" 03.29.22

PRELIMINARY
THESE DRAWINGS ARE FOR
INTERIM REVIEW AND NOT
FOR REGULATORY APPROVAL,
PERMITTING, OR
CONSTRUCTION.
WHITNEY KOCH
24419



204 S. EDISON B&B

FLOOR PLAN

SCALE: 1/8" = 1'-0" 03.29.22

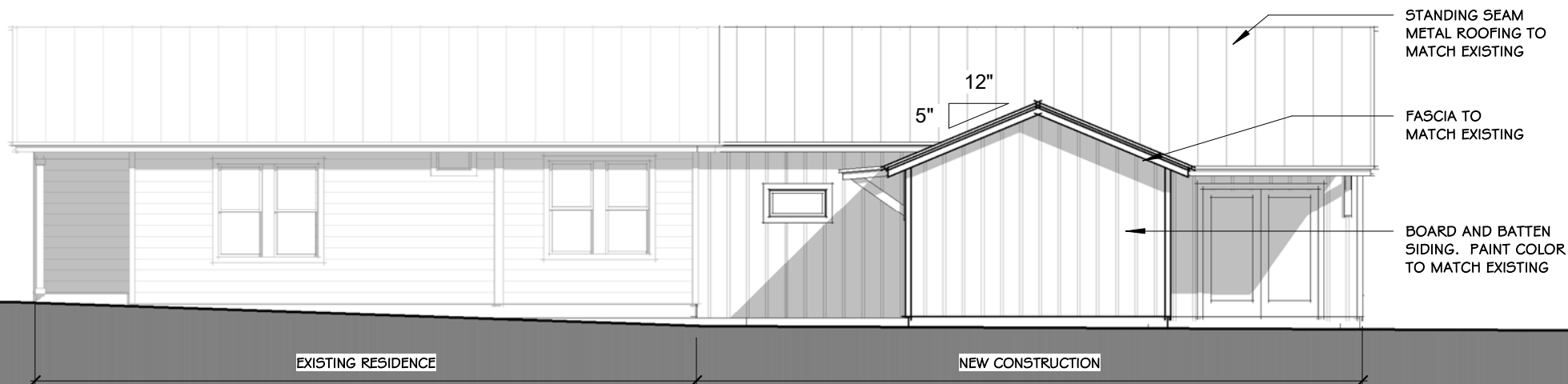
STANDING SEAM METAL
ROOFING TO MATCH EXISTING

GAS FIREPLACE

BOARD AND BATTEN SIDING.
PAINT COLOR TO MATCH EXISTING



SD WEST ELEVATION



STANDING SEAM
METAL ROOFING TO
MATCH EXISTING

FASCIA TO
MATCH EXISTING

BOARD AND BATTEN
SIDING. PAINT COLOR
TO MATCH EXISTING

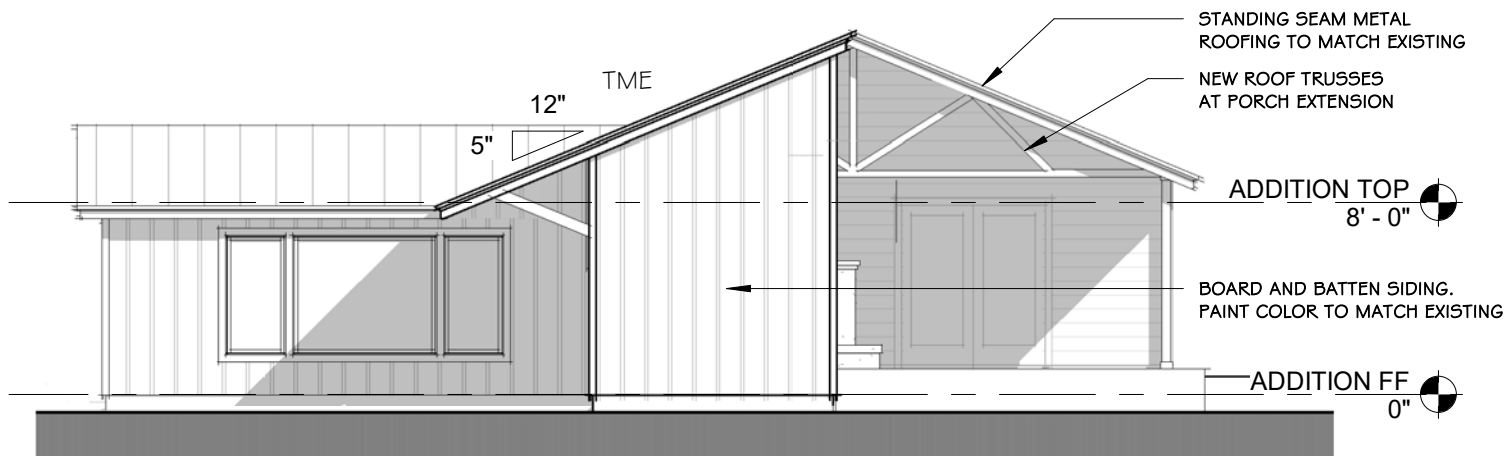
EXISTING RESIDENCE

NEW CONSTRUCTION

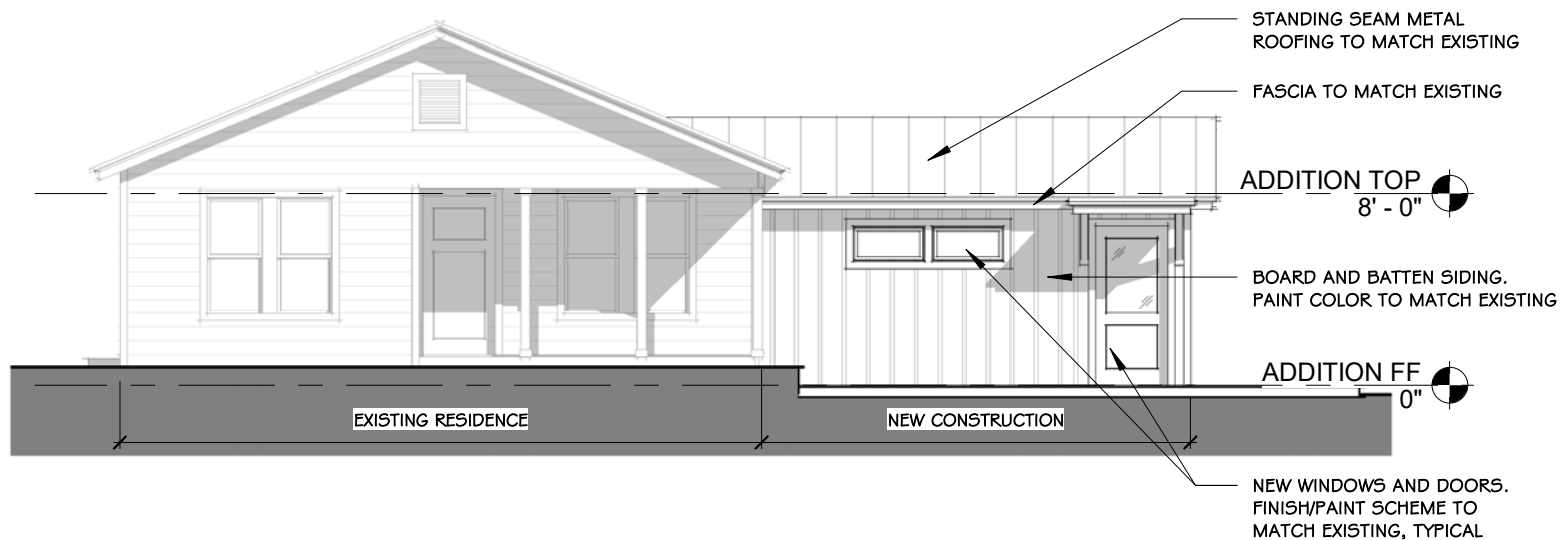
SD EAST ELEVATION

204 S. EDISON B&B
ELEVATIONS

SCALE: 1/8" = 1'-0" 03.29.22



SD NORTH ELEVATION



SD SOUTH ELEVATION



EXISTING BUILDING SIDE ELEVATION



EXISTING BUILDING FRONT ELEVATION



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)

**Historic Review Board
Application Information**

Application Number: 22-037
Date: April 12, 2022
Address: 401 E College
Zoning: R1
Owner: D4 FBG Holdings
Applicant: Krista Duderstadt
Rating: Medium
Proposal: replace wood windows with wood – aluminum clad casement windows.

Request:

The applicant is requesting approval to:

1. Replace 2 sets of dilapidated & non-functional wood casement windows on both sides of front porch with new custom wood-clad windows of same exterior size & appearance (12 panes each panel). Quote and window details attached.
2. Repair/repaint exterior wood siding & trim - similar colors of light gray siding and white trim with medium gray window screens

Relevant Sections of Fredericksburg Historic District Design Guidelines/Standards:

Section 3.2.8 WINDOWS

- (a) Preserve and maintain all components of existing historic windows, screens, and shutters unless deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

- e) If replacement of deteriorated historic windows is necessary, use windows that match the dimensions, profile, and configuration of the historic windows (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

(f) If replacement windows are required, install the new windows so that they maintain the same spatial relationships (including depth and dimension) as existed historically relative to window frames, exterior wall planes, and other exterior features. Substitute materials and clad windows may be appropriate if the above mentioned requirements (e &f) in can be met. (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

(h) Improve the energy efficiency of original windows by using methods that do not damage historic sashes or frames, such as weather stripping, insulating weight pockets, applying a clear interior film, adding insulated glass and the necessary additional balancing weights, or a combination of these methods (SOI Standards 7, 10).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Staff recommendation:

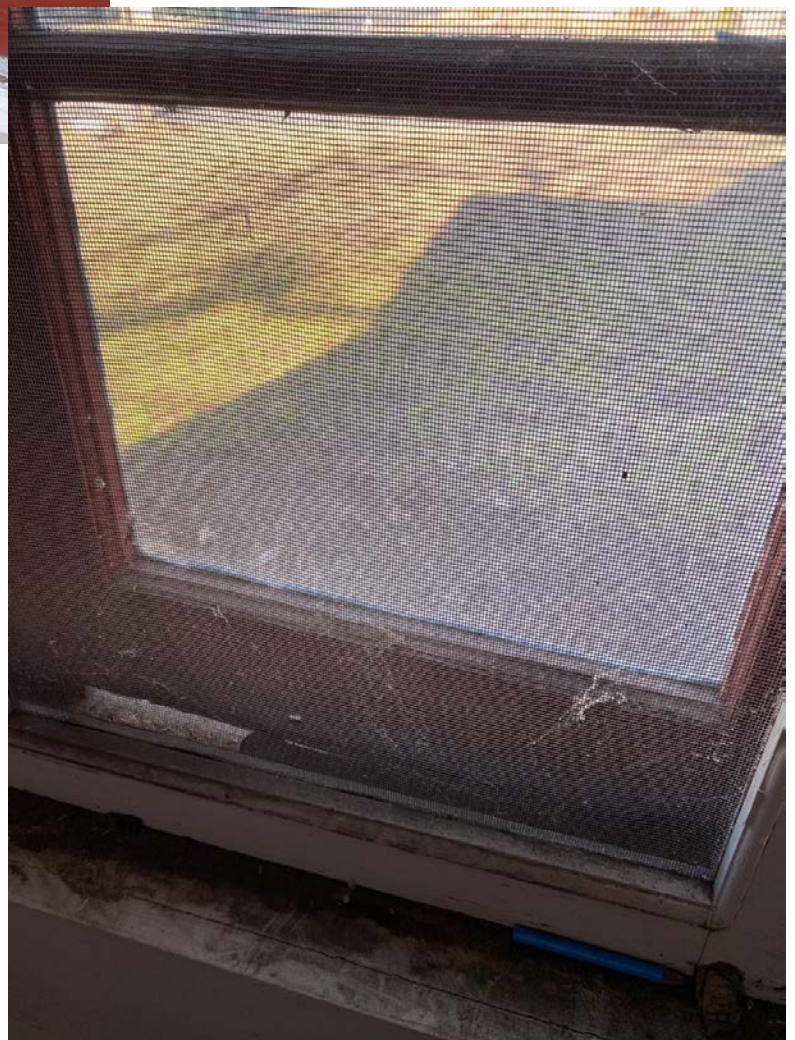
The windows in question appear to be of historic age, but likely not original as the rest of the windows in the original section of the house are double-hung. The proposed replacement is designed to replicate the light pattern and size of the existing. Staff recommends approval based on the Design Guidelines/Standards referenced above for medium rated structures.

Staff recommends approval of the proposed paint colors based on previous tenant's recollection of color.

Case Comments:

74

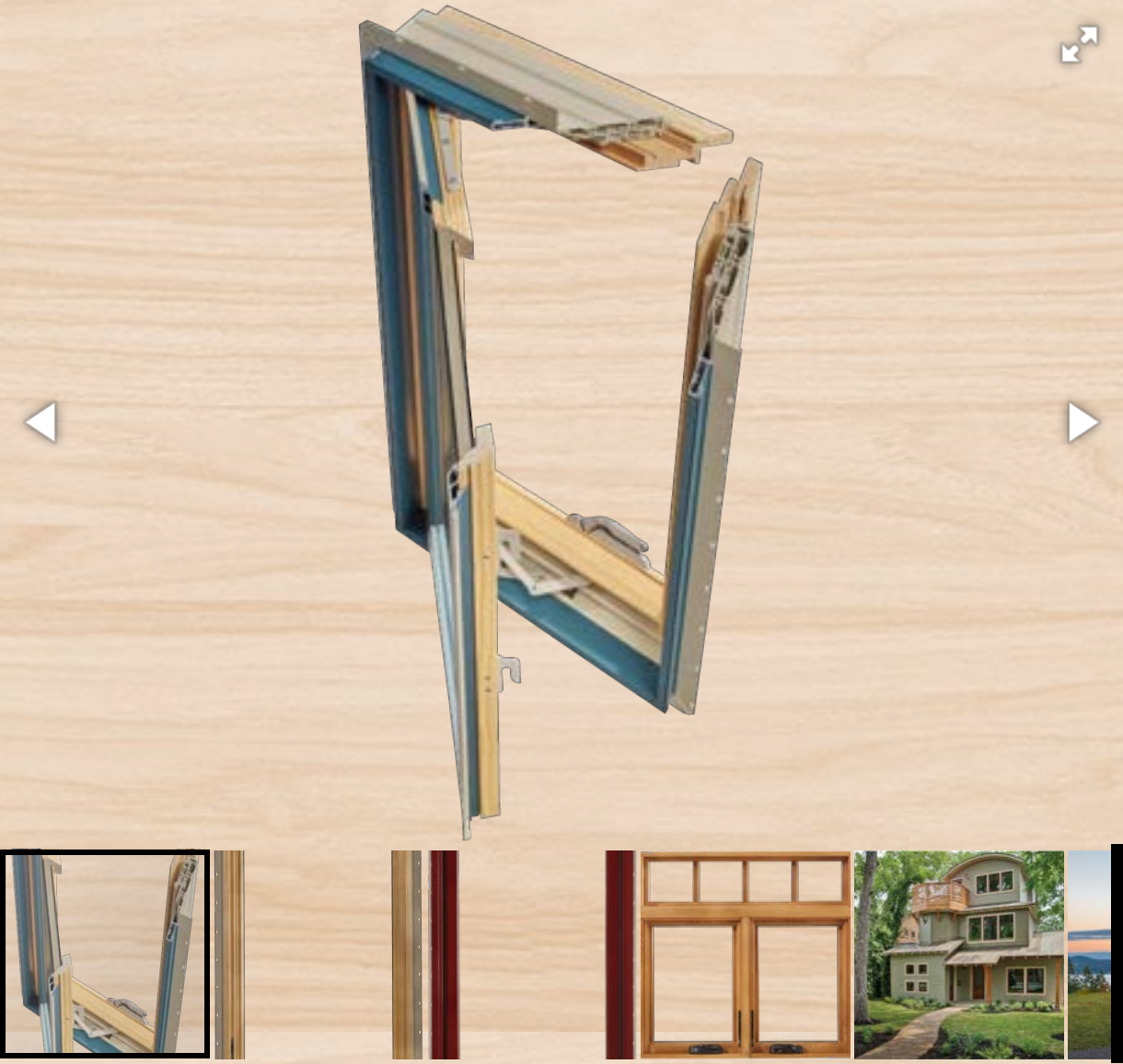






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Home // Casement Window // H3 Casement



H3 Casement

At the core of our advanced H3® is Fusion Technology™, the perfect integration of extruded aluminum, vinyl and wood. Its patent pending design and construction give it an industry-leading seal against the elements. It's also extremely durable and easy to install.

- Wood interior for warmth and beauty.
- Extra-strong 0.078” vinyl base frame offers superior rigidity, protection against rot, and greater resistance to air or water leaks. Vinyl components remain hidden when window is closed.
- Extra heavy duty 0.055” extruded aluminum cladding is twice as thick as roll-form cladding.
- Integral rigid nailing fin provides greater structural integrity, an improved water barrier and easier installation that nearly eliminates racking problems.
- Choose from four innovative brickmould frames. Each uniquely integrates trim for designer styling, while still taking advantage of a nailing fin installation.
- Protected by our exclusive CoreGuard Plus™, the industry’s best wood protection.

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Fredericksburg Texas



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SHIP TO:

Phone
Email

Phone
Fax

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1374613		401 E HWY St	Krista Duberstadt		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 341	2	EA	\$1,403.70	\$2,807.40

October 28th, 2021 PRICEBOOK

H3 Aluminum Clad Casement Windows 2.0 Casement Right 35.5 x 73

Custom: Frame Width = 35.5, Frame Height = 73, Screen Width = 32.125, Screen Height = 68.65625

Complete Unit, CoreGuard Plus

Frame = White 001, Clad Finish = AAMA 2604, Ultra Coat White, Pine Interior, Frame Jamb Flush

Sash = White 001, Sash-Panel Clad Finish = AAMA 2604, Ultra Coat White

Low-E 366, Argon Gas, Black Warm Edge Spacer

Full Screen Applied, White, Fiberglass Mesh

With Unit, Hdwe = White, Limit Device Required, 14" Hinge

SDL, Equal, Traditional, 5/8", Exterior = White 001, Interior Ultra Coat = White, Pine Interior, w/

Shadow Bar, Shadow Bar Color = Dark Bronze Anodized, 2W6H, Grille Type Custom

Jamb = 4-9/16"

Integral Rigid Vinyl Nailing Fin, No Drip Cap

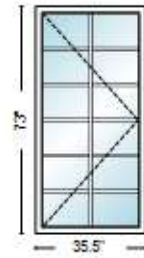
U-Factor = 0.27, SHGC = 0.19, CR = 57, VT = 0.42, AI = <0.30/<1.5, CPD =

SIE-N-136-03440-00004, Energy Star Region = N,NC,SC,S, GapFill1 = ARG, Can ER = 17, W

m 2k = 1.53

PG50, FBC = FL20064, TDI = WIN-2244

Unit 1: Glass Width = 31.5, Glass Height = 69, Sash Width = 33.75, Sash Height = 71.25



Rough Opening: 36" X 73.5"

Overall Unit Size: 35.5" X 73"

Room Location: None Assigned

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1374613		401 E HWY St	Krista Duberstadt		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
200-1	WindowAndDoor	PK- 341	2	EA	\$1,403.70	\$2,807.40

October 28th, 2021 PRICEBOOK

H3 Aluminum Clad Casement Windows 2.0 Casement Left 35.5 x 73

Custom: Frame Width = 35.5, Frame Height = 73, Screen Width = 32.125, Screen Height = 68.65625

Complete Unit, CoreGuard Plus

Frame = White 001, Clad Finish = AAMA 2604, Ultra Coat White, Pine Interior, Frame Jamb Flush

Sash = White 001, Sash-Panel Clad Finish = AAMA 2604, Ultra Coat White

Low-E 366, Argon Gas, Black Warm Edge Spacer

Full Screen Applied, White, Fiberglass Mesh

With Unit, Hdwe = White, Limit Device Required, 14" Hinge

SDL, Equal, Traditional, 5/8", Exterior = White 001, Interior Ultra Coat = White, Pine Interior, w/

Shadow Bar, Shadow Bar Color = Dark Bronze Anodized, 2W6H, Grille Type Custom

Jamb = 4-9/16"

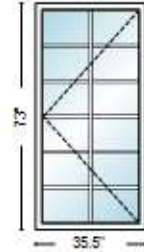
Integral Rigid Vinyl Nailing Fin, No Drip Cap

U-Factor = 0.27, SHGC = 0.19, CR = 57, VT = 0.42, AI = <0.30/<1.5, CPD =

SIE-N-136-03440-00004, Energy Star Region = N,NC,SC,S, GapFill1 = ARG, Can ER = 17, W m 2k = 1.53

PG50, FBC = FL20064, TDI = WIN-2244

Unit 1: Glass Width = 31.5, Glass Height = 69,Sash Width = 33.75, Sash Height = 71.25



Rough Opening: 36" X 73.5"

Overall Unit Size: 35.5" X 73"

Room Location: None Assigned

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1374613		401 E HWY St	Krista Duberstadt		

PRINTED BY	BID BY	SALESPERSON
jjprice		284

SUB-TOTAL:	\$5,614.80
LABOR:	\$2,200.00
FREIGHT:	\$0.00
SALES TAX:	\$463.22
TOTAL:	\$8,278.02

Comments:

COMPANY

Unless otherwise noted on the line item, this product is covered under a Sierra Pacific Windows limited warranty. Please see your dealer, the Website WWW.SIERRAPACIFICWINDOWS.COM or our marketing literature for a copy of the applicable limited warranty for specific language, limitations and exclusions.

All prices quoted are typically valid for 30 days. The quoted pricing is not final and is subject to revised price book releases and changes until the order has been submitted. Other exceptions may apply. Shop drawing charges are not included.

COLOR VARIATION

This quote may contain units with anodized finishes. Color variation is an inherent characteristic of anodized finishes and end results will vary. Sierra Pacific offers a variety of wood species produced in combinations of solid and veneer-wrapped wood parts that have varying grain patterns. Wood characteristics also vary due to the species of the wood. The combination of these items could result in color variations of the finished stained products. Outswing Doors will have a complementary species of wood threshold.

RATINGS

Oversized units and certain mulled/stacked configurations have not been tested and therefore have no performance grade(PG) rating. P.E. approved job-specific comparative analysis may be available for these non-rated units. Please contact your Inside Sales group to determine available options for non-rated product. A complete list of rated products is available at WWW.SIERRAPACIFICWINDOWS.COM

Units denoted with an 'E' on the line item image meet egress based off criteria from the International Residential Code manual. Each has at least 20" clear opening width, 24" clear opening height and a total clear opening square footage of at least 5.7. The window sill height is not taken into consideration and needs to be reviewed for compliance in your local jurisdiction.

The Vinyl replacement products do not have a PG rating.

ALUMINUM CLAD UNITS ONLY: **SPW recommends through frame installation for units with factory applied brickmould.**

If units are being installed in an area requiring specific PG ratings the unit must be installed in the exact manner tested as shown in our certified installation details. These details can be found on the Florida Building Code website at www.floridabuilding.org or can be obtained by contacting Sierra Pacific's Architectural Services Department at 800-433-4873 ext. 1734.

Recent building code changes require the addition of limiting devices on any operating unit installed where the finished clear opening of the unit is within 24" of the floor and is more than 72" above the finished grade or other surface below the window. Please check with your local building department to determine if this code is a requirement in your jurisdiction and order units accordingly.

THERMAL PERFORMANCE

This quote may contain glazing options that include coating 'i89'. These glazing options may have an increased risk of room side glass condensation in areas where the winter outdoor temperatures are below freezing (32°F/0°C).

We Appreciate Your Business!

Fredericksburg Historic Review Board
Application Information

Application Number: 22-032
Date: April 12, 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.

3.4.2.1. New Residential Construction

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

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

Orientation

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

Setbacks

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

Height and Massing

(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.
- (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.

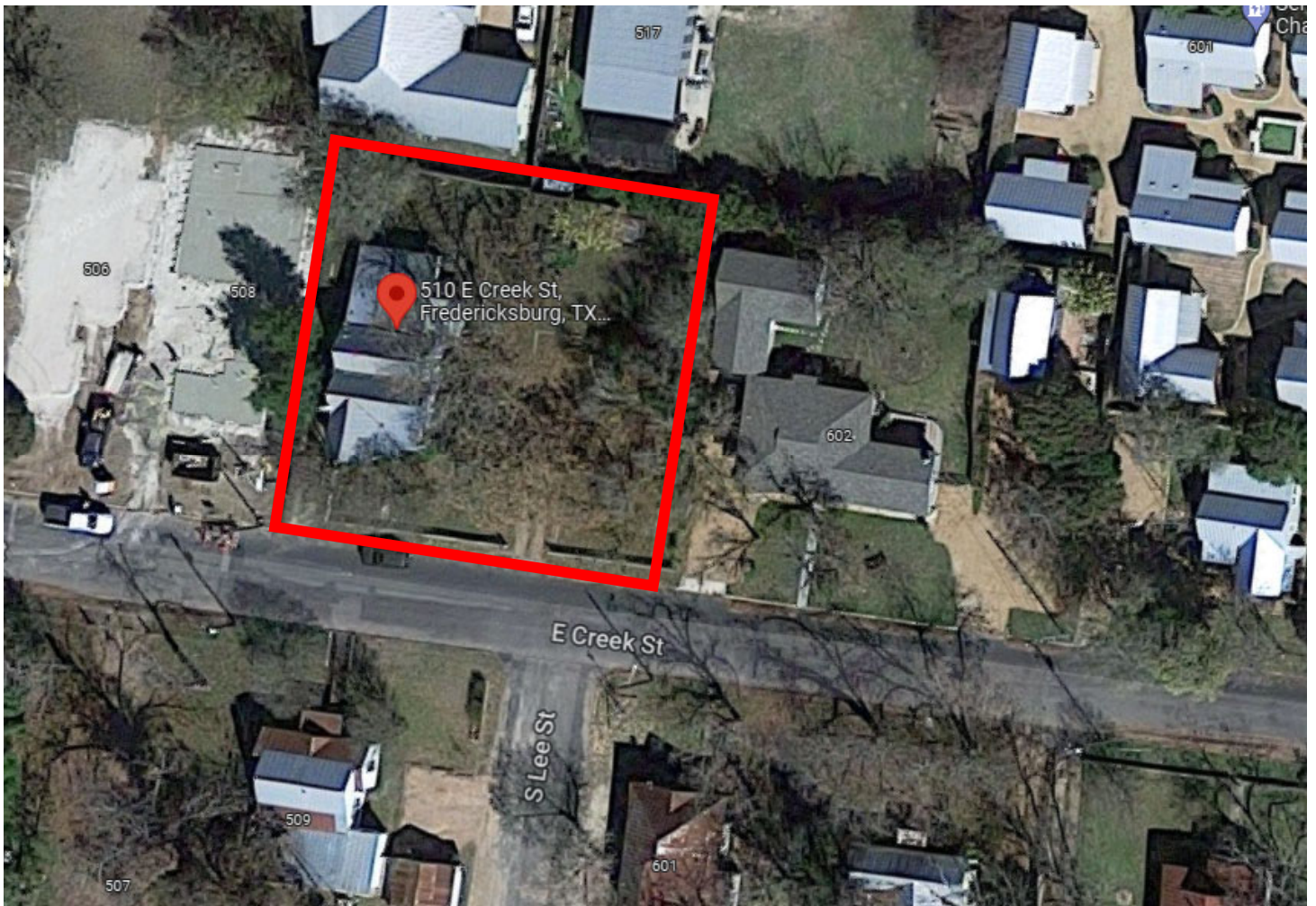
3.4.3 Accessory Buildings

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

Medium Priority -Required if visible from the public ROW

Staff findings/recommendation

1. The proposed new cottages are appropriate in design and materials. The first design presented at Historic Review Board in March had a different site layout. The proposed changes to the layout are more in keeping with the traditional site layout/development pattern of similar sized lots. Combining the two new front structures to have a more typically sized house up front with one small cottage behind, would be much more in keeping with the development pattern of the neighborhood and would meet the requirements of section 3.4.3 (e). This recommendation is in keeping with the Design Guidelines and Standards cited above.

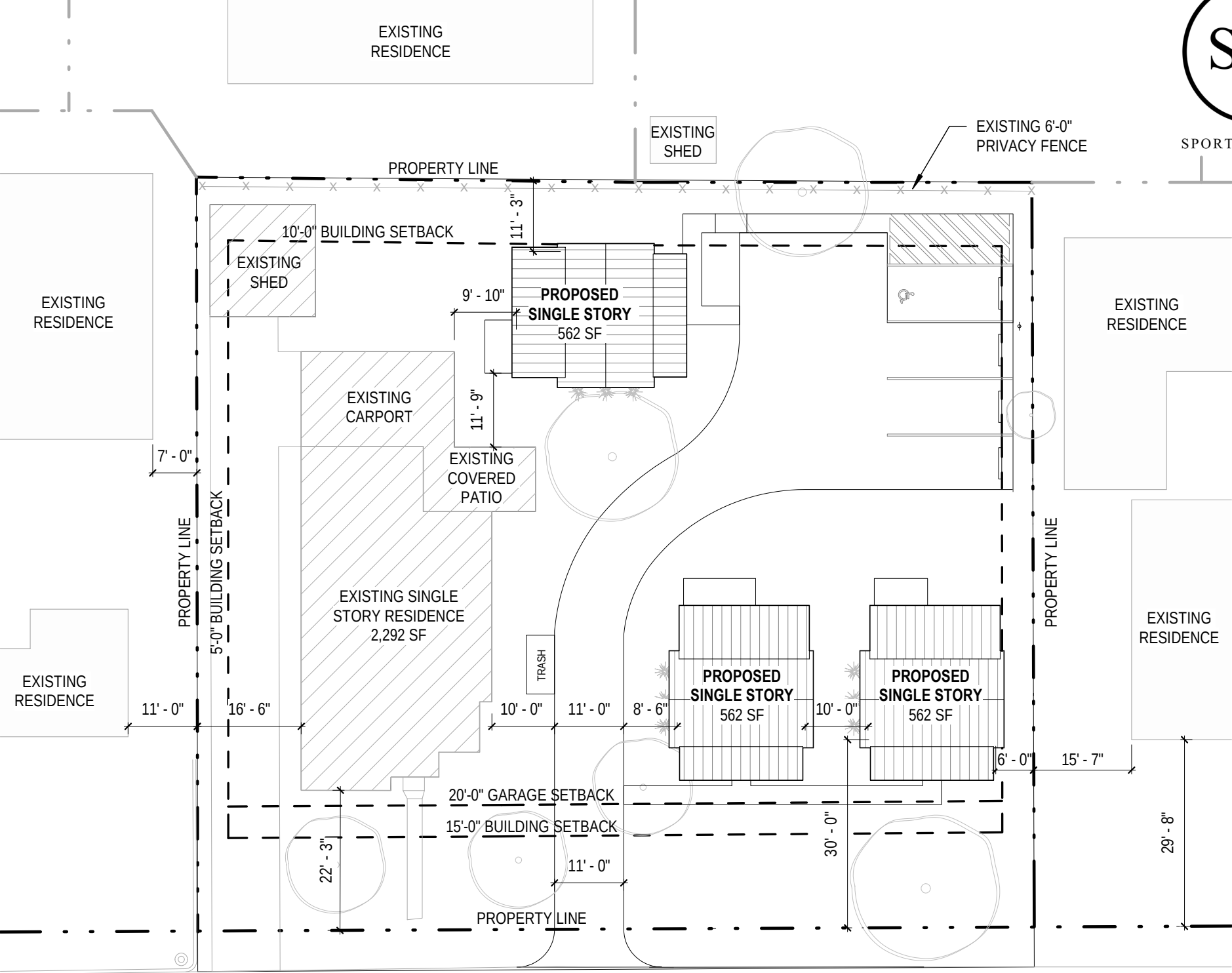


510 E Creek





SPORT & COUNTRY



E. CREEK STREET 86

SITE PLAN

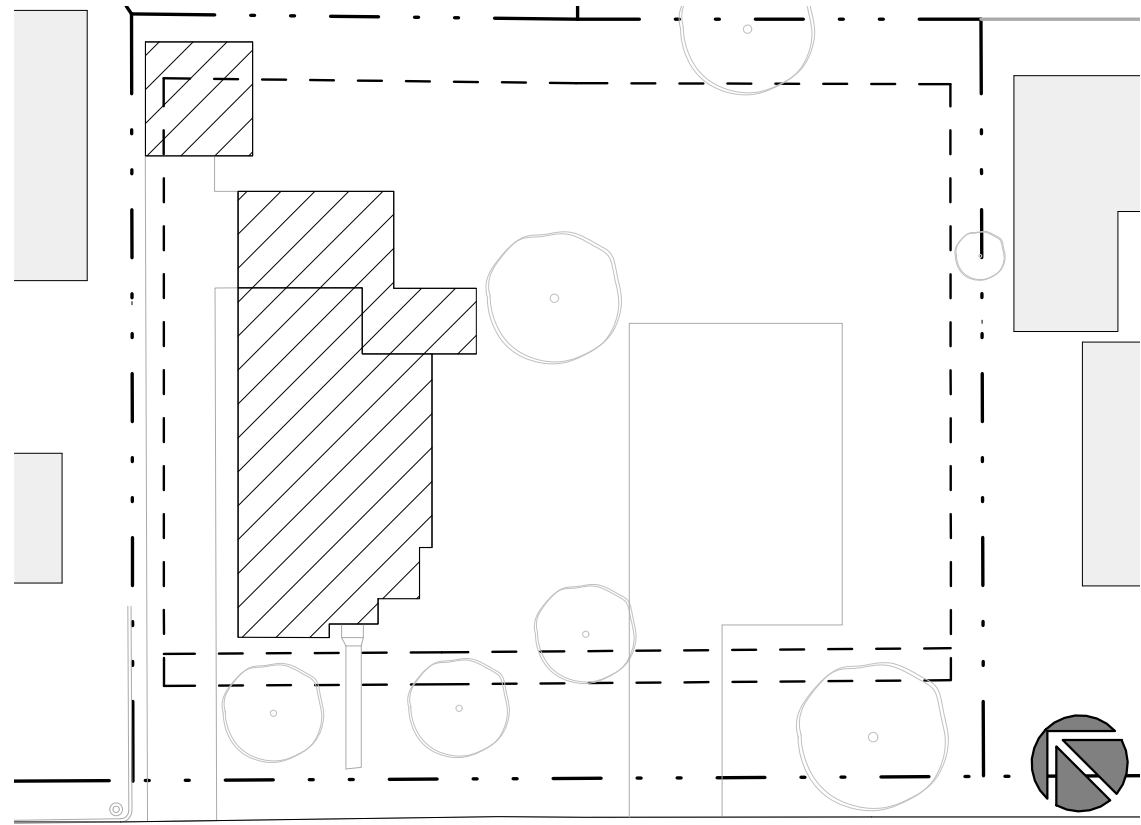
SCALE: 1" = 20'-0"



TRUE
NORTH



SPORT&COUNTRY



EXISTING SITE

#1

#2

#3



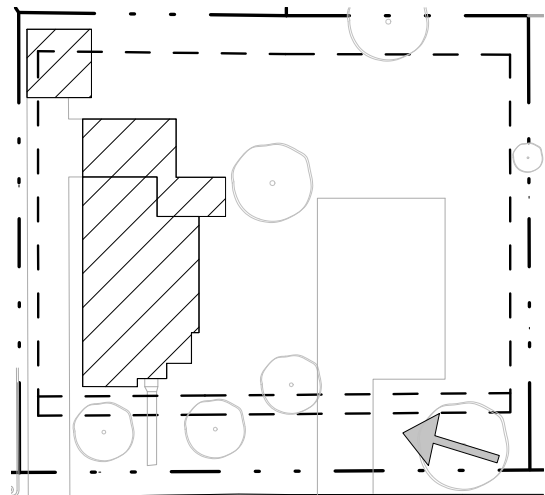
EXHIBIT #1



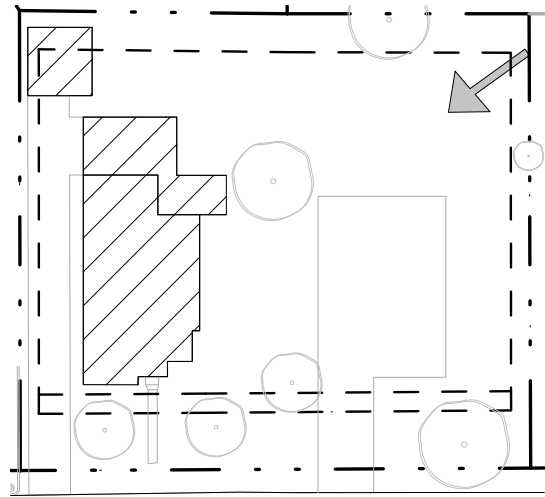
EXHIBIT #2



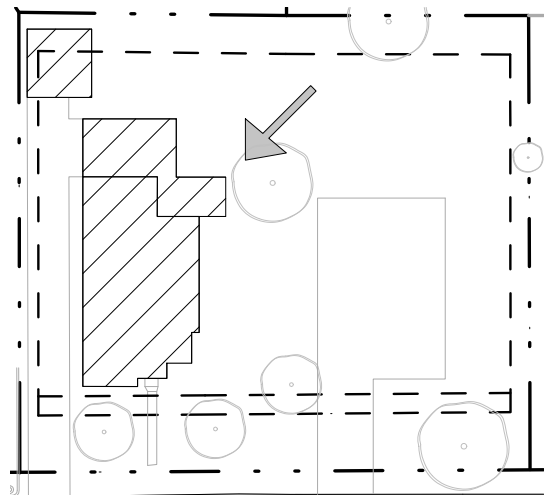
EXHIBIT #3



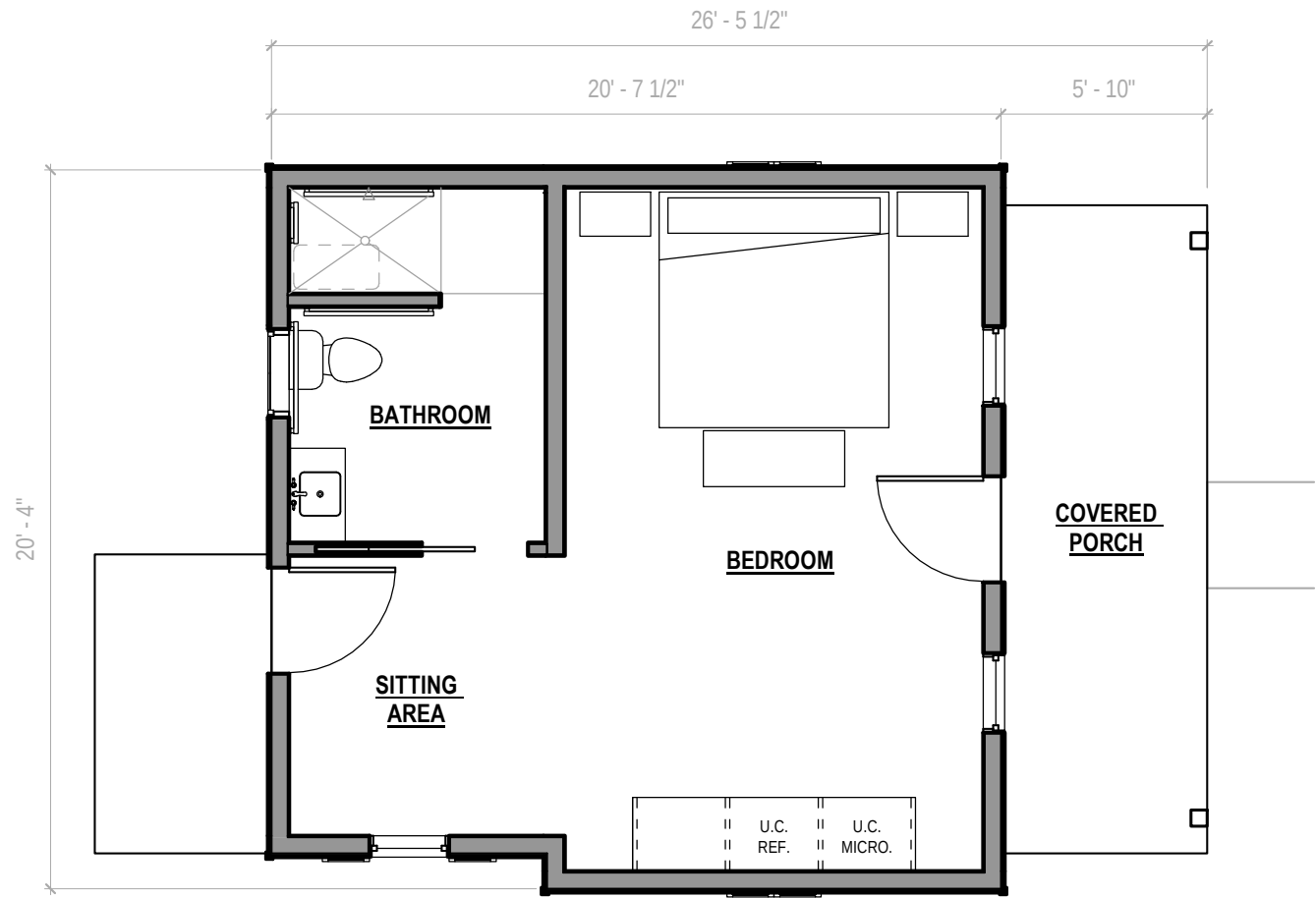
Southeast corner of property



Northeast corner of property



North of existing Carport and Patio

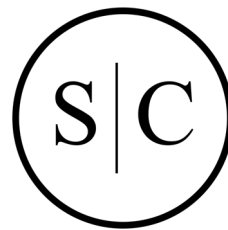


01 TYPICAL FLOOR PLAN

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.

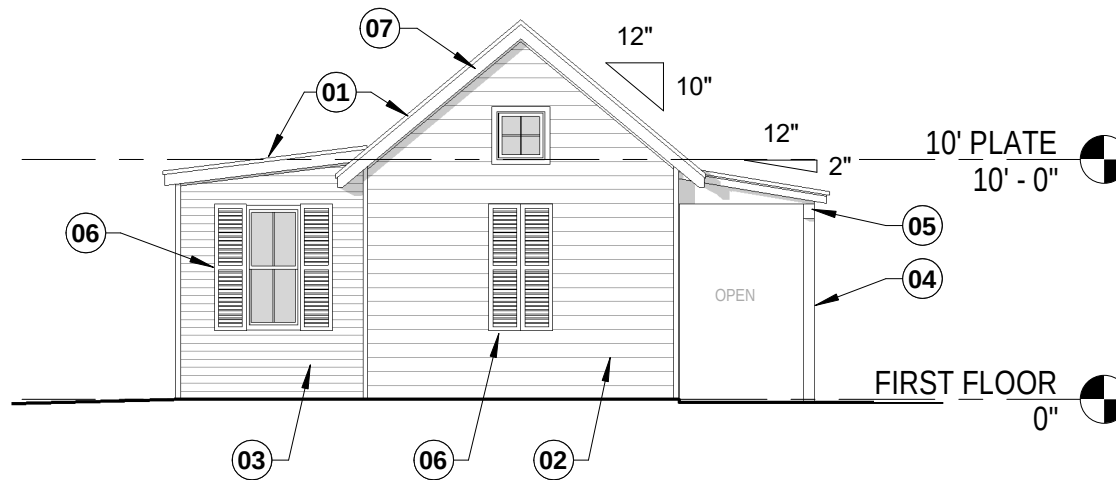


SPORT&COUNTRY



01 EAST ELEVATION

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

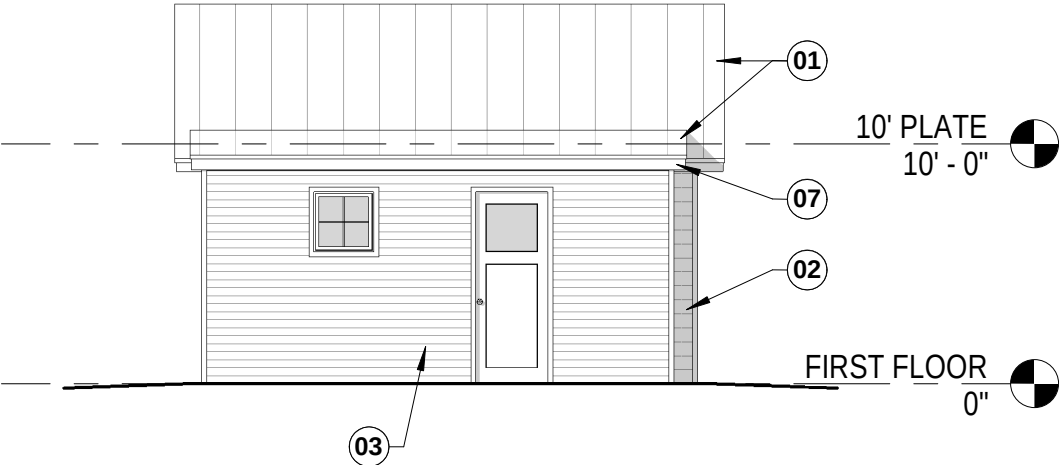


02 SOUTH ELEVATION

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

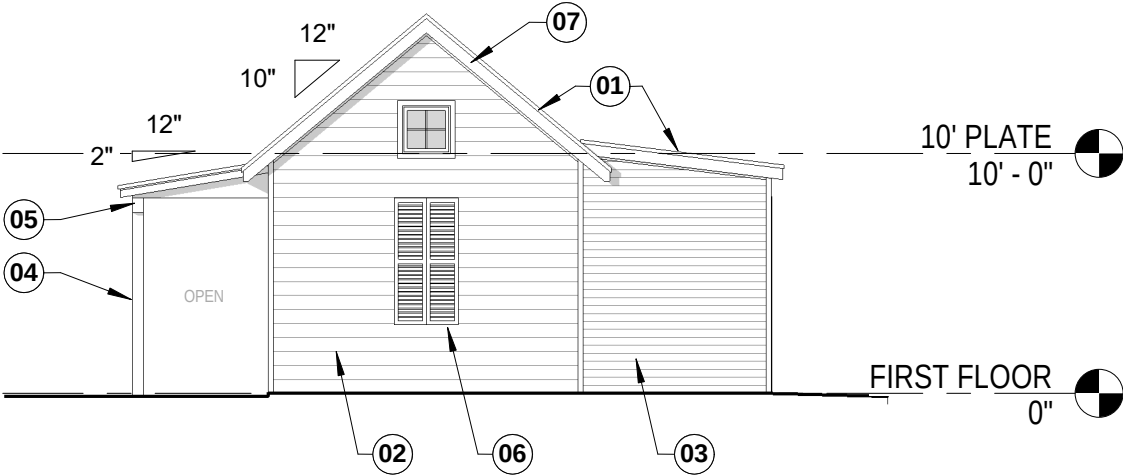
ELEVATION NOTES

- 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

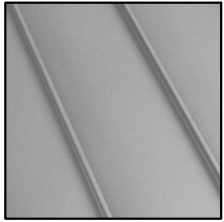
SCALE: 1/8" = 1'-0"



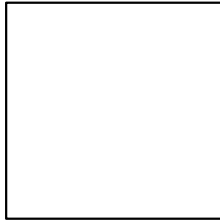
01 NORTH ELEVATION

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

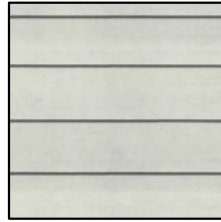
MATERIAL LEGEND



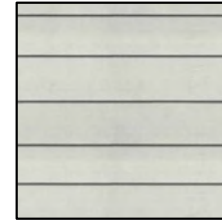
METAL ROOF - GALVANIZED
(FLAT PAN STANDING SEAM)



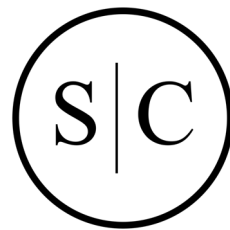
WINDOW / DOOR FRAMES
WHITE



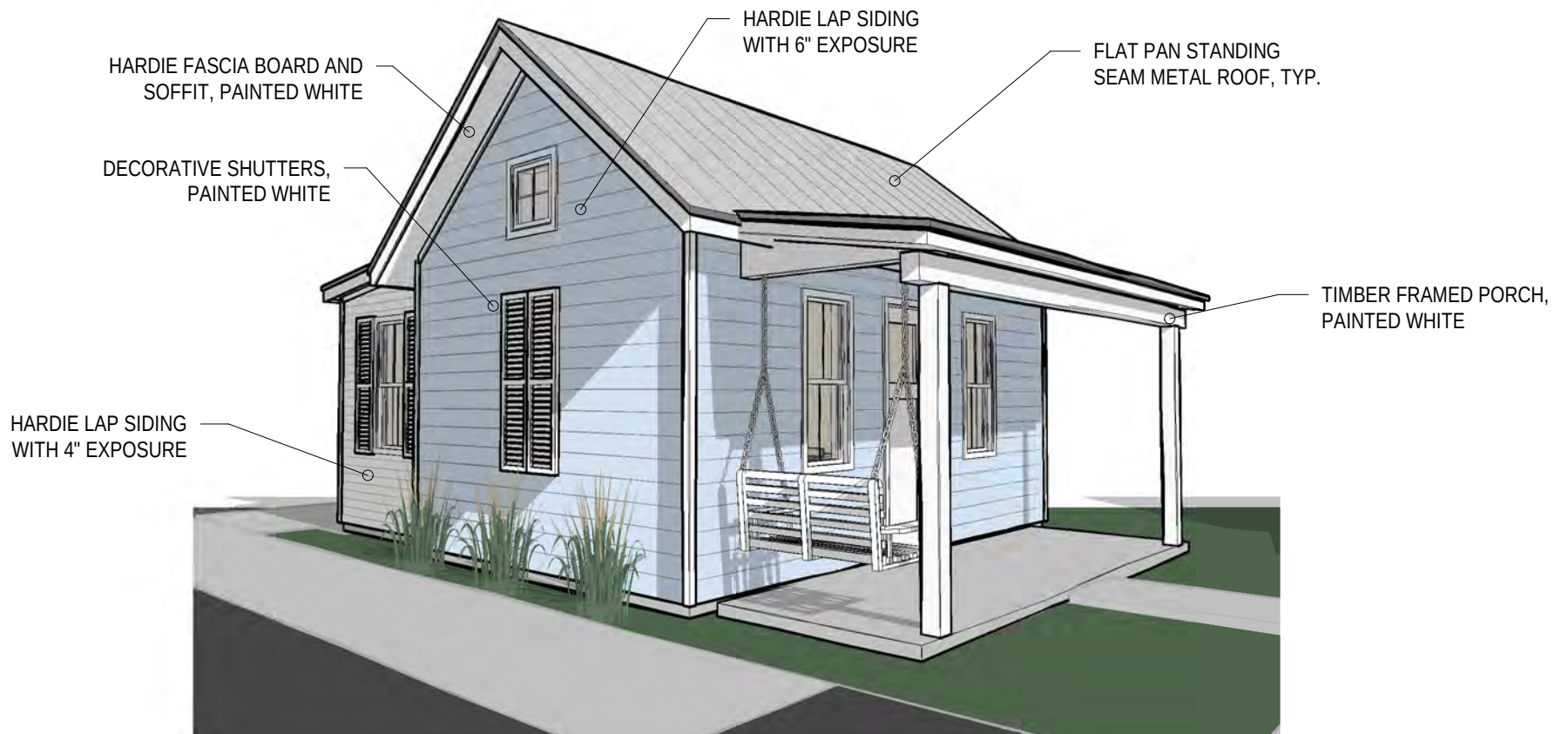
CLADDING - HARDIE LAP SIDING
LIGHTER HUE OF EXISTING
BLUE RESIDENCE (6" EXPOSURE)



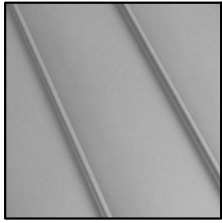
CLADDING - HARDIE LAP SIDING
WHITE (4" EXPOSURE)



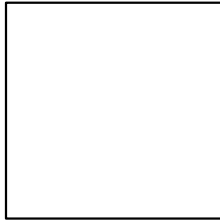
SPORT & COUNTRY



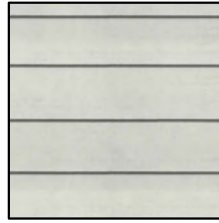
MATERIAL LEGEND



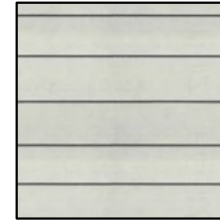
METAL ROOF - GALVANIZED
(FLAT PAN STANDING SEAM)



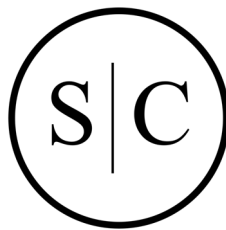
WINDOW / DOOR FRAMES
WHITE



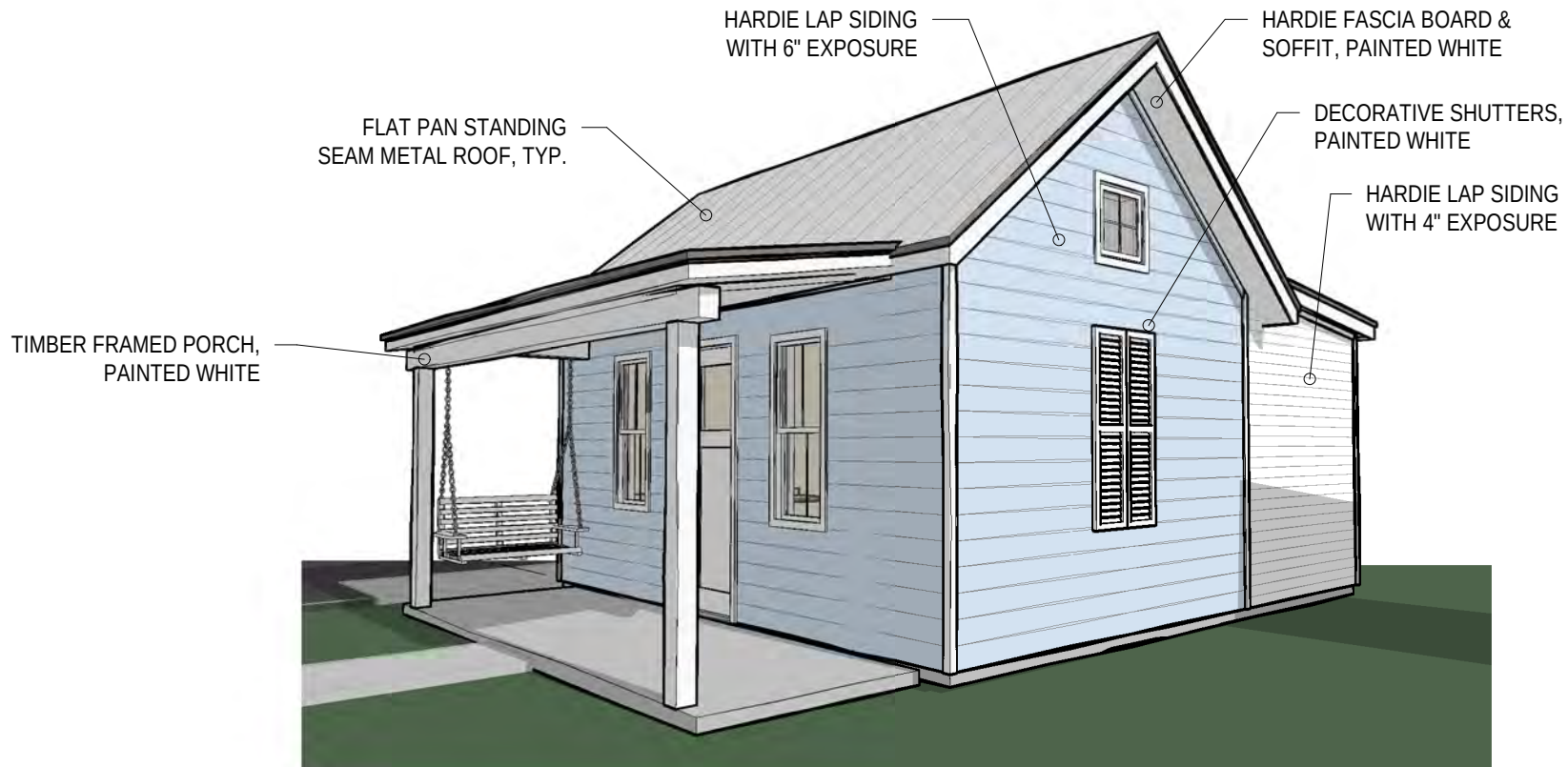
CLADDING - HARDIE LAP SIDING
LIGHTER HUE OF EXISTING
BLUE RESIDENCE (6" EXPOSURE)



CLADDING - HARDIE LAP SIDING
WHITE (4" EXPOSURE)



SPORT & COUNTRY

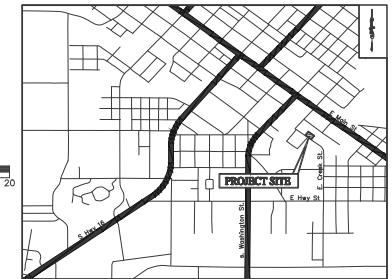
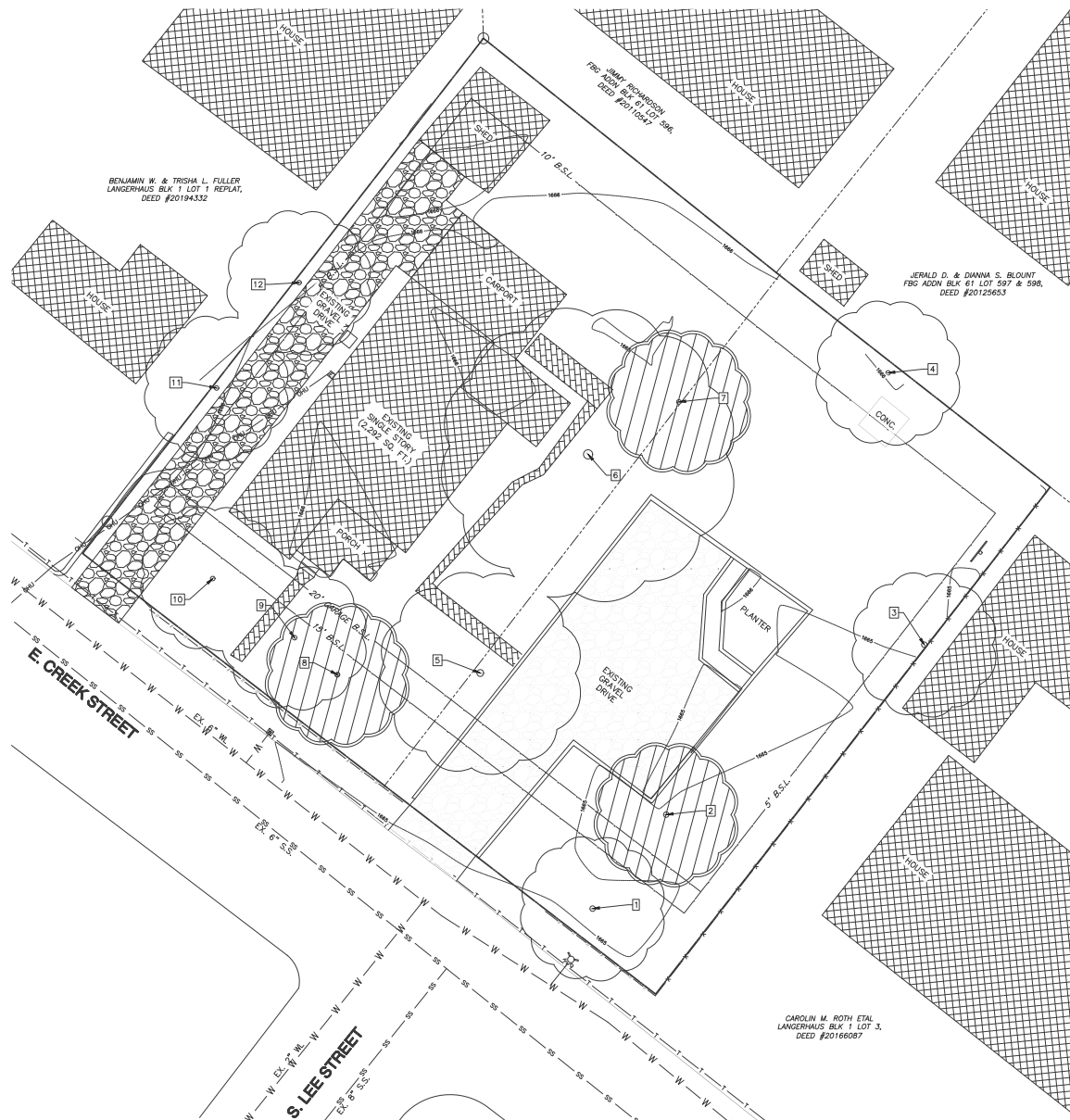




PERSPECTIVE FROM EAST CREEK STREET

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
- 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 — SS — EXISTING SANITARY SEWER
- OHU — 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 - REMOVE
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

LANDGRABER BLK 1 LOT 2
510 EAST CREEK STREET, FREDERICKSBURG, COLLIER COUNTY, TEXAS

JC4H PARTNERS LLC

CONTACT: CHASE BEAUREGARD
1917 EMERALD BAY
ROCKWALL, TEXAS 75087

DEVELOPER

(972) 385-4125

VEI CONSULTING ENGINEERS

ENGINEERING CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507 E. HIGHWAY 17 SUITE D. FAX: (830) 997-6967
FREDERICKSBURG, TX 78624 Texas Registration # F-165

FILE NO: 21068

DATE: 04/05/2022

SHEET: EX (1 OF 4)

NOTES:

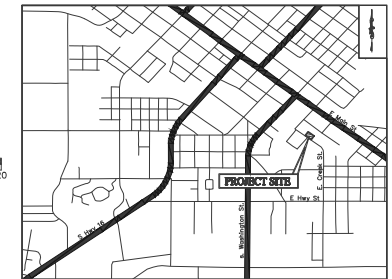
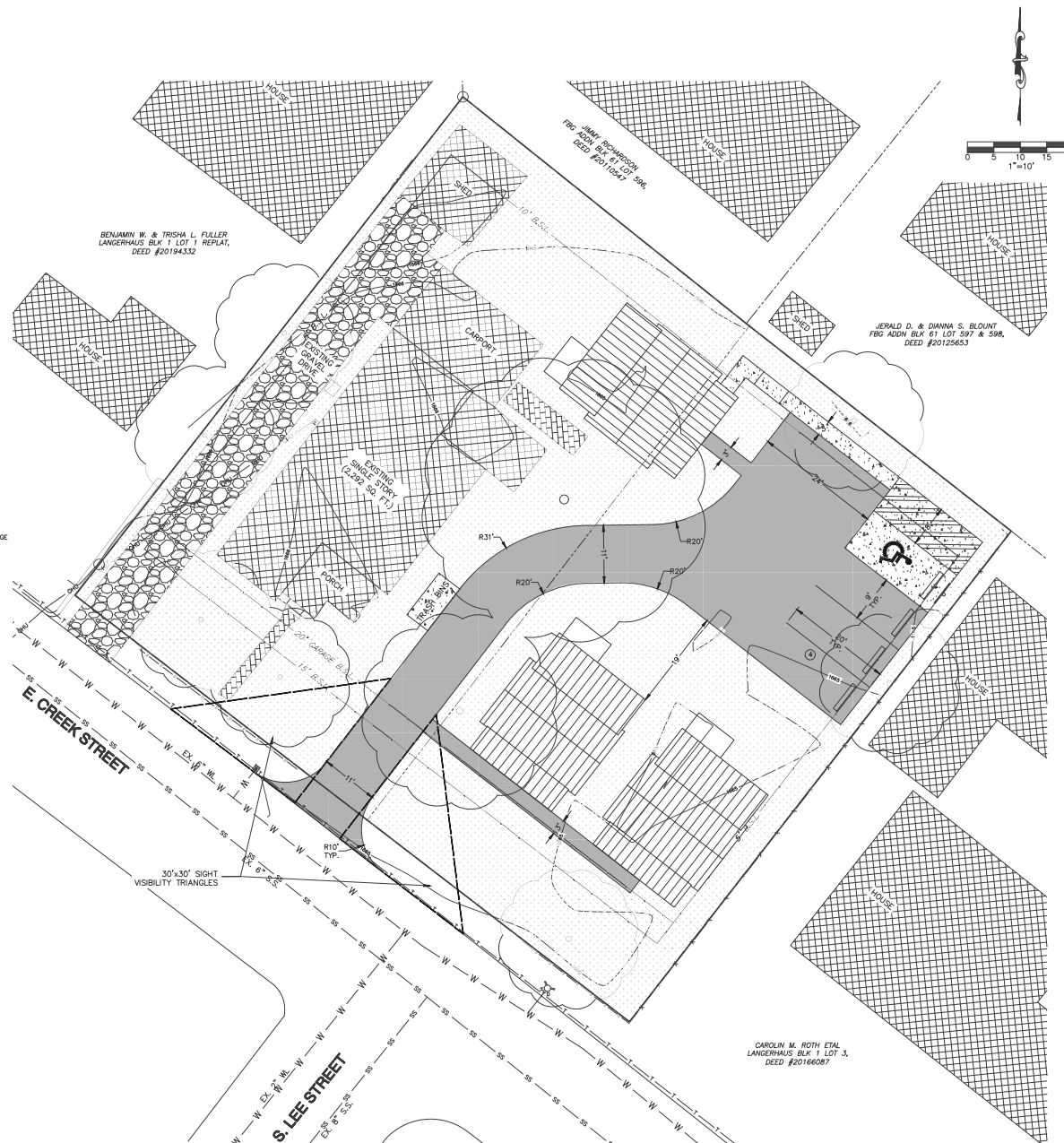
1. THIS DRAWING AND SERVICES BY VEI DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.
2. SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
3. THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS 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
BAB's (1 SPC/ UNIT)	3 SPACES
PARKING SPACES PROVIDED	
SINGLE-FAMILY HOME (GARPORT + DRIVEWAY)	2 SPACES
BAB's	3 SPACES
HANDICAP	1 SPACES
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 (MAXIMUM ALLOWABLE DENSITY)	
EFFICIENCY	2,500 sq. ft. / DWELLING UNIT
1 BEDROOM	3,000 sq. ft. / DWELLING UNIT
2 BEDROOM	3,500 sq. ft. / DWELLING UNIT
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 ALLOWABLE BUILDING COVERAGE	55% OF LOT AREA
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE	65%
PROPOSED LOT COVERAGES	
TOTAL PROPOSED BUILDING COVERAGE	
4 TOTAL DWELLINGS	3,978 sq. ft.
(1 S.F. HOME AND 3 BAB's)	
PROPOSED BUILDING HEIGHT (MAX.)	1 STORY, 15 ft.
PROPOSED BUILDING COVERAGE	25%
PROPOSED BUILDING AREA (PER UNIT)	562 sq. ft. / 0.013 Ac.
PROPOSED IMPERVIOUS COVERAGE PERCENTAGE	40%
IMPERVIOUS AREA	4,614 sq. ft. / 0.11 Ac.
IMPERVIOUS GRAVEL (50%) (3,962 sq. ft. * .50)	1,981 sq. ft. / 0.045 Ac.
TOTAL IMPERVIOUS AREA	6,595 sq. ft. / 0.15 Ac.
TOTAL PERVIOUS AREA	9,230 sq. ft. / 0.21 Ac.



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 PORCH
- PROPOSED NUMBER OF PARKING SPACES
- PROPOSED HANDICAP SIGN
- PROPOSED HANDICAP SPACE
- PROPOSED WHEEL STOP

A PROPOSED SITE PLAN FOR

510 E. CREEK STREET

LANDGRAND BLK 1 LOT 2
510 EAST CREEK STREET, FREDERICKSBURG, CALLESPE COUNTY, TEXAS

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

VEI CONSULTING ENGINEERS ENGINEER
ENGINEERING CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507 E. HIGHWAY 21 SUITE D. FAX: (830) 997-6967
FREDERICKSBURG, TX 78624 Texas Registration # F-165

DATE: 04/05/2022
SHEET: SP (2 OF 4)

FILE NO: 21068

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

