



CITY OF FREDERICKSBURG HISTORIC REVIEW BOARD

TUESDAY, MAY 10, 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, MAY 10, 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 May 10, 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

- Research on 604 N. Milam – hexagonal mid-century house

6. APPROVAL OF MEETING MINUTES

April 12, 2022, HRB meeting minutes

7. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

INDIVIDUAL CONSIDERATION

- A. Application- #22-044 **110 N Bowie**— *Chad Faucheux*- remove existing garage and replace with new 2-story garage

8. OTHER DISCUSSION ITEMS

9. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda by 4:00 p.m. on Wednesday, May 4, 2022, on the bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Anna Hudson
Historic Preservation Officer

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

**HISTORIC REVIEW BOARD
APRIL 12, 2022
5:30 PM**

On this the 12th day of APRIL 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:

JOE SALINAS, JR
BARRY KAISER
DAVID BULLION
AMY SLAUGHTER
JESSICA MITTEL
SHARON JOSEPH

ABSENT

LARRY JACKSON
MICHAEL McCREA
RICHARD LAUGHLIN

ALSO PRESENT:

ANNA HUDSON – Historic Preservation Officer
GARRET BONN – Interim Director of Development Services
DANIEL JONES – City Attorney
SHELBY COLLIER- Associate Planner

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

PUBLIC COMMENTS

Eric Hammersen provided comments on the new STR rules regarding light and the lack enforcement of light regulations on commercial properties along Main Street.

MINUTES

The March 2022 Minutes stand with corrections to minutes including changing Sharon to absent, correct spelling of Eidson on page 3 and Penick on page 7.

STAFF ANNOUNCEMENTS

Introduction of Amy Slaughter as newest Historic Review Board Member.
Introduction of Garret Bonn as Interim Director of Development Services.

CONSENT AGENDA

Application- #22-042 304 N Bowie– Jeff Hemphill- new guest house, conversion of garage into living area

Application- #22-040 302 E Orchard Judy Luckenbach – removal of non-historic addition, new rear addition, fenestration changes

Application- #22-036 320 W San Antonio– Eric Mustard- rehabilitation of front porch, new paint

Application- #22-0141 204 S Edison– Whitney Koch- addition for STR

Barry Kaiser made a motion to Approve the Consent Agenda as presented. Jessica Mittel seconded the motion. All voted in favor and the motion carried.

INDIVIDUAL CONSIDERATION

Application- #22-037 401 E College– Krista Duderstadt- window replacement

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to 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 and repair/repaint exterior wood siding & trim - similar colors of light gray siding and white trim with medium gray window screens.

Staff findings/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.

Discussion regarding the vintage of the existing casement windows. All agreed they were not original but probably of historic age. Discussion continued about the possibility of replacing casement windows with double-hung windows. David Bullion made a motion to approve Application #22-037 as presented. If the applicant prefers double-hung windows the design will need to be presented to staff. Mr. Kaiser seconded the motion. All others voted in favor and the motion carried.

Application- #22-032 510 E Creek – Matt Jarosz- 3 new STR units

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to construct three new identical dwelling units located at the vacant portion of the property. The building form, design characteristics, and material selection of the new dwelling units are to complement the existing 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. 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.

Discussion about the appropriateness of two small structures facing the street compared to one structure with two units. David Bullion made a motion for Conditional Approval of Application #22-032 based on staff recommendation and findings per Design Guidelines/Standards to combine the two front units into one house. New design to be submitted to staff. Joe Salinas seconded the motion. All others voted in favor and the motion carried.

DISCUSSION ITEMS

New STR ordinance is in effect. The biggest change for the historic district is the need for a CUP for an unoccupied STR in R2 zoning in the historic district.

ADJOURN

With nothing further to come before the Board, Mr. Salinas moved to adjourn. Ms. Mittel seconded the motion. All voted in favor and the meeting adjourned at 6:05 p.m.

PASSED AND APPROVED this the 10th day of MAY 2022.

SHELBY COLLIER, ASSOCIATE PLANNER

SHARON JOSEPH, CHAIR

Fredericksburg Historic Review Board
Application Information

Application Number: 22-044
Date: May 10, 2022
Address: 110 N Bowie
Zoning: R1
Owner: Jordan Muraglia & Richard Beaupre
Applicant: Chad Faucheux
Rating: High
Proposal: removal of existing garage and construction of new 2- story garage

Request:

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

1. Remove of existing garage estimated to date to the 1950's or 1960's;
2. Build a new stand-alone 2-story garage with an exercise room located on the second floor. The new garage will go in place of the existing. The materials and colors and windows to match closely to main house. Street side (front elevation), right elevation and left elevation to include windows matching size and style as main house. The roof is single pitched with the low end on the street side. A stone fireplace is incorporated as well to tie into the aesthetic of main house. The garage will be completely detached from the main house structure and is designed to incorporate the materials of stone and siding used on the main house. The shed roof over the garage doors is designed to break up the 2-story façade. Garage doors will be painted to match the color of the front door of the home. Siding and facia color to match existing home. The roof will be a standing seam metal roof to match the existing home.

Stone: Large Format Hewn Limestone

Garage doors: Custom Wood Clad Clopay Doors

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.4.1 Lot Coverage

Site Layout

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

High Priority -Required

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

High Priority -Recommended

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

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

High Priority- Maintain at least a 15-foot setback

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

High Priority – Required

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

High Priority - Required

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.

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

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

High Priority- Required

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

building on the property.
High Priority -Required

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

Staff Findings/Recommendation:

The removal of the non-historic garage is appropriate, staff recommends approval.

The materials and style of the new structures are in keeping with the Design Guidelines. However, staff recommends the chimney not be included in the design as it is not a common feature of garages.

The size of the proposed new auxiliary structure is more than 50% of the main house square footage. (3.4.1.h) Main house = 3,108 sf; Proposed Garage = 1,971 sf; Max allowed 1,554 sf

While the location of the proposed garage faces Austin Street it is in the rear of the yard and no other viable location exists on the lot and it replaces an existing garage. The development of the lot is not in keeping with the traditional pattern but does take advantage of the corner lot access to the rear of the property. The proximity of the new garage to the rear of the historic house is closer than the 15' required by 3.4.1.e

The proposed height of the new garage does not meet the standard for new auxiliary structures which is 18'. The new garage is shown at 20'6" (measured at mid point per building code). (3.4.3.c).

Case Comments:

The placement of the new garage is within the R1 zoning setback and will require ZBA approval. Another option would be to move the property line since the owners of this property own the adjoining property as well.

Exceptions to Standards

1.4.2.4. Exceptions In a limited number of exceptional circumstances, the Historic Review Board may vote to approve a COA application that meets the spirit of the Secretary's Standards, but does not precisely meet the letter of these standards and guidelines. Exceptions to these Design Guidelines.

The Historic Review Board may grant an exception to these design guidelines in approving a COA application that meets the spirit of the Secretary's Standards, based on one or more of the following factors:

- Life safety issues per current building codes (2015 International Building Code at the time of this publication), The International Existing Building Code does make exceptions for Historic Buildings,
- Basic health and sanitation codes and requirements,

- Energy efficiency,
- Watershed protection,
- Tree protection,
- Accessibility for persons with disabilities,
- Small or irregular lot size,
- Exceptional design, and
- Exceptional public purpose or function.

When the Historic Review Board grants an exception to these design guidelines based on one of the above listed factors, the HRB motion must identify which design guideline was excepted, which of the above listed factors substantiates the exception, and the evidence presented to the HRB that supports the HRB's exception to these design guidelines.

Exceptions to these Design Standards The Historic Review Board may grant an exception to these design standards in approving a COA application that meets the spirit of the Secretary's Standards, based on one or more of the following factors

- Life safety issues per current building codes (2015 International Building Code at the time of this publication) The International Existing Building Code does make exceptions for Historic Buildings,
- Basic health and sanitation codes and requirements,
- Accessibility for persons with disabilities,
- Small or irregular lot size, and
- Exceptional public purpose or function.

When the Historic Review Board grants an exception to these design standards based on one of the above listed factors, the HRB motion must identify which design standard was excepted, which of the above listed factors substantiates the exception, the evidence presented to the HRB that supports the HRB's exception to these design standards, and a finding by the HRB that that it was not feasible to meet the excepted standard as written.



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address 110 N. Bowie St. Date Submitted 4/20/2022
Owner name: Jordan Muraglia & Richard Beaupre Phone # (303) 478-6500
Owner Address: 110 N. Bowie St., Fredericksburg, TX 78624
Authorized Applicant: Chad Fauchaux Phone # (830) 992-3640

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

Applicant E-mail: chad@designvisionstx.com

Desired Start Date: June 2022

Desired Completion Date: December 2022

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

(see attached document for scope of work)

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

Staff to complete

Application # 22-044

Year Built: 1880

Eligible for Administrative Approval Yes ☒ No ☐

Zoning: R1

Historic Review Board Meeting Date May 10, 2022

Application Fee \$10 COA# 502

Survey Rating: Medium High Low

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

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

110 N. Bowie

The scope of work involves building a new standalone 2-story garage with an exercise room located on the second floor. An existing 1-story, detached garage, built at a later date than the main house, estimated in the 1950's or 1960's, to be removed. The new garage will go in its place. The materials and colors and windows to match closely to main house. Street side (front elevation), right elevation and left elevation to include windows matching size and style as main house. The roof is single pitched with the low end on the street side. A stone fireplace is incorporated as well to tie into the aesthetic of main house. The garage will be completely detached from the main house structure and is designed to incorporate the materials of stone and siding used on the main house. The shed roof over the garage doors is designed to break up the 2 story façade. Garage doors will be painted to match the color of the front door of the home. Siding and fascia color to match existing home. The roof will be a standing seam metal roof to match the existing home.

Stone: Large Format Hewn Limestone

Garage doors: Custom Wood Clad Clopay Doors



City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 771

Address 110 N. Bowie

Parcel Number 2061

GCAD Valuation (as of 2017; where available) \$809,360

Year Built 1880

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority High

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

2002 Photo



Photo Information & Notes

Image Name 0771_4.JPG

Photo References 0771_*.jpg

Notes Resource has historic rear additions.

2002 SURVEY DATA (continued)

Property Description

Function	Domestic: Single-Family	No of Stories	2
Style	Victorian Italianate	Construction	load-bearing masonry
Plan	wing-and-gable/L-plan	Foundation	stone
Exterior Walls	stone	Roof	gable
Porches	flat	Windows	double-hung wood sash
Outbuildings	garage	Doors	original
Alterations	addition		

1983 SURVEY DATA

1983 Survey Site No	130	1983 Survey Ranking	1
1983 Photo References			



View from West Travis Street of side view and 1 car garage to be removed

New garage to be in approximate same location as existing garage





Garage to be removed



View of front of house from Bowie, new garage not visible from Bowie

TOWNLOT 122
(0.47 ACRES)
20173536 G.C.O.P.R.

(N 40°12'32" E 205.26')
N 39°05'09" E 205.34'

WEST AUSTIN STREET
(S 50°00'00" E 100.00')
S 51°02'32" E 99.98'
BACK OF CURB

TOWNLOT 121
0.471 ACRES
(0.47 ACRES)
20111808 G.C.O.P.R.

BACK OF CURB
S 38°58'16" W 204.54'
(S 40°05'59" W 204.54')
NORTH BOWIE STREET

0.0' N 51°29'59" W 100.40'
(N 50°24'46" W 100.40')

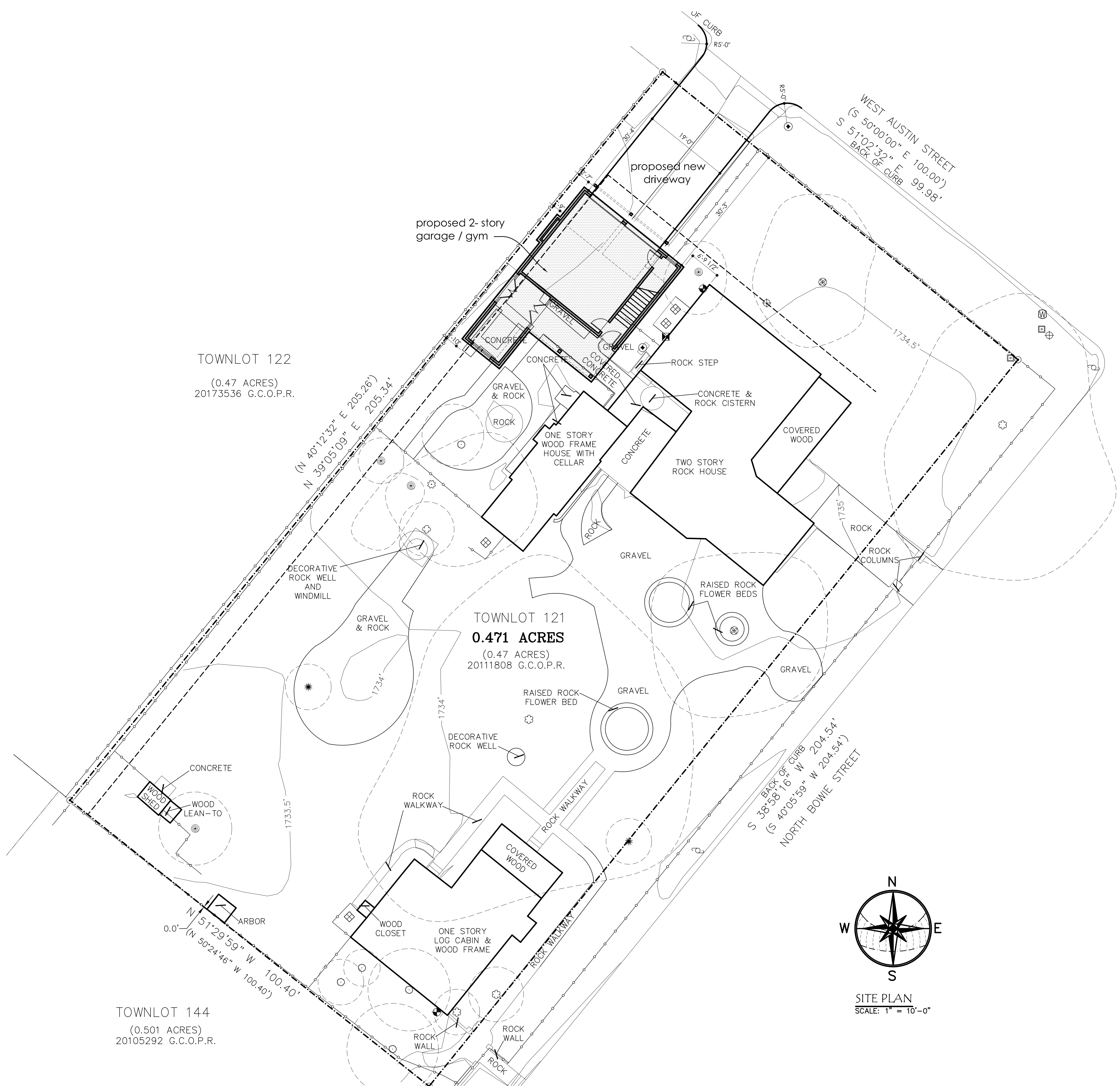
TOWNLOT 144
(0.501 ACRES)

TOWNLOT 143
372/529 G.C.R.P.R.

TOWNLOT 144
(0.501 ACRES)
20105292 G.C.O.P.R.

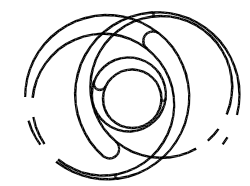
TOWNLOT 122
(0.47 ACRES)
20173536 G.C.O.P.R.

TOWNLOT 121
0.471 ACRES
(0.47 ACRES)
20111808 G.C.O.P.R.



110 N. Bowie St.
fredericksburg , texas
gillespie county

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www.designvisionsstx.com

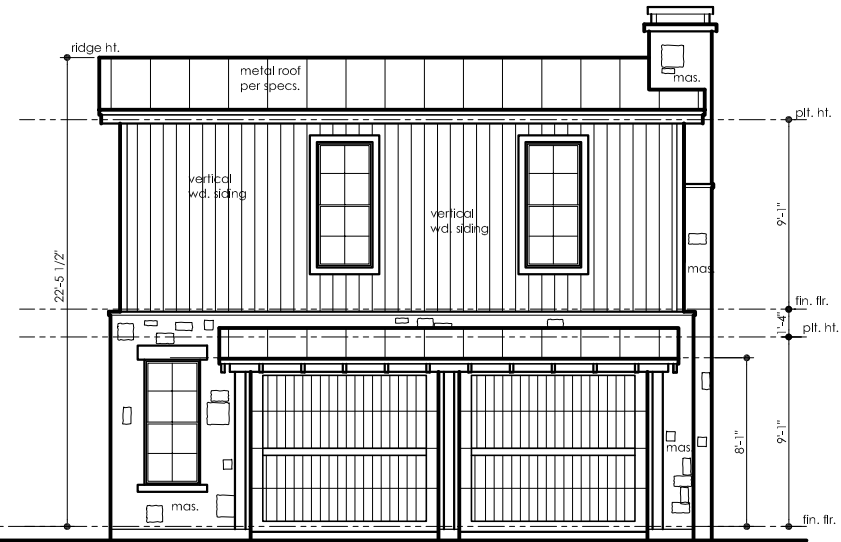


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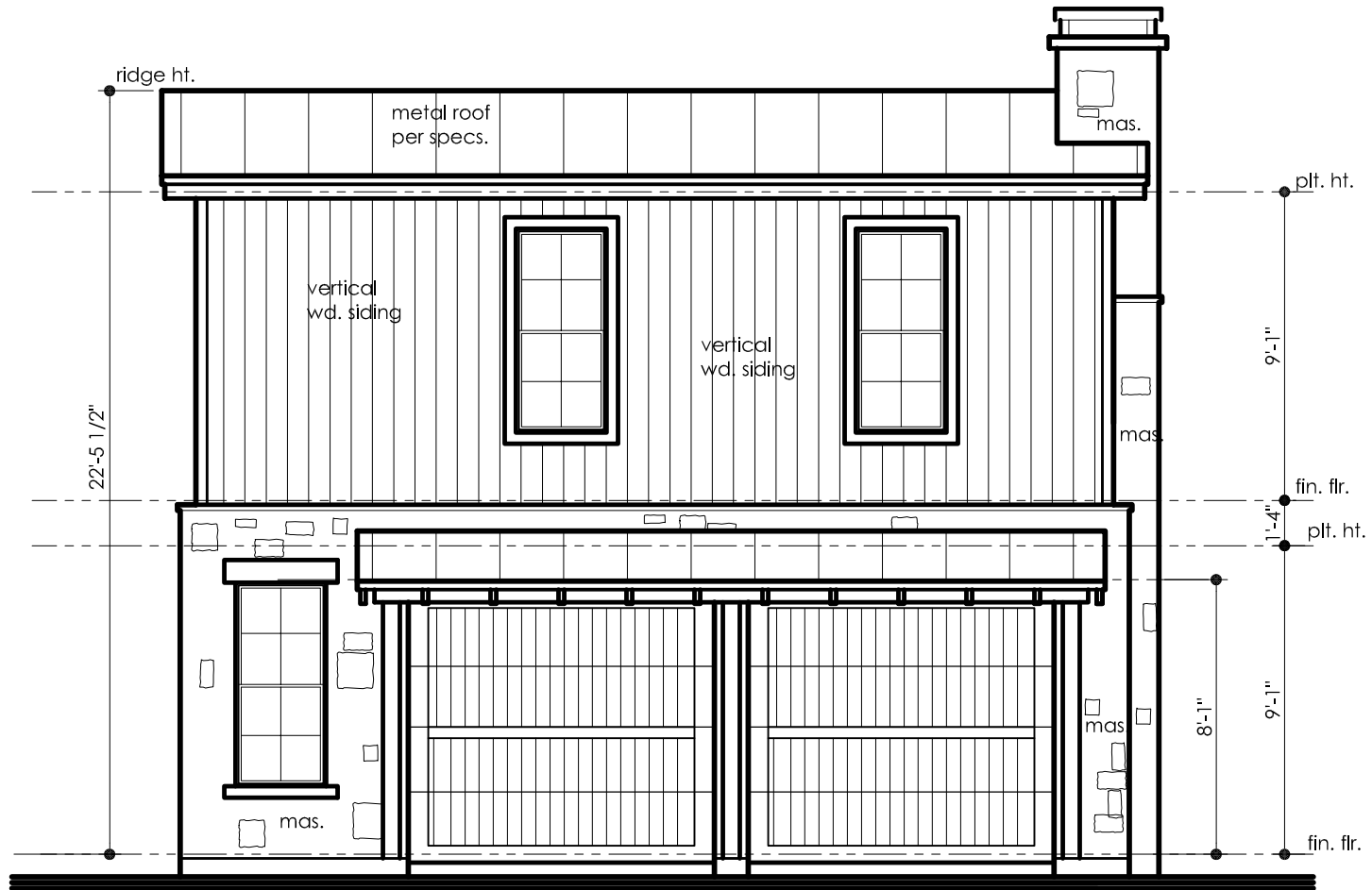
PROJECT:
110 n bowie

A-1
1 of 4

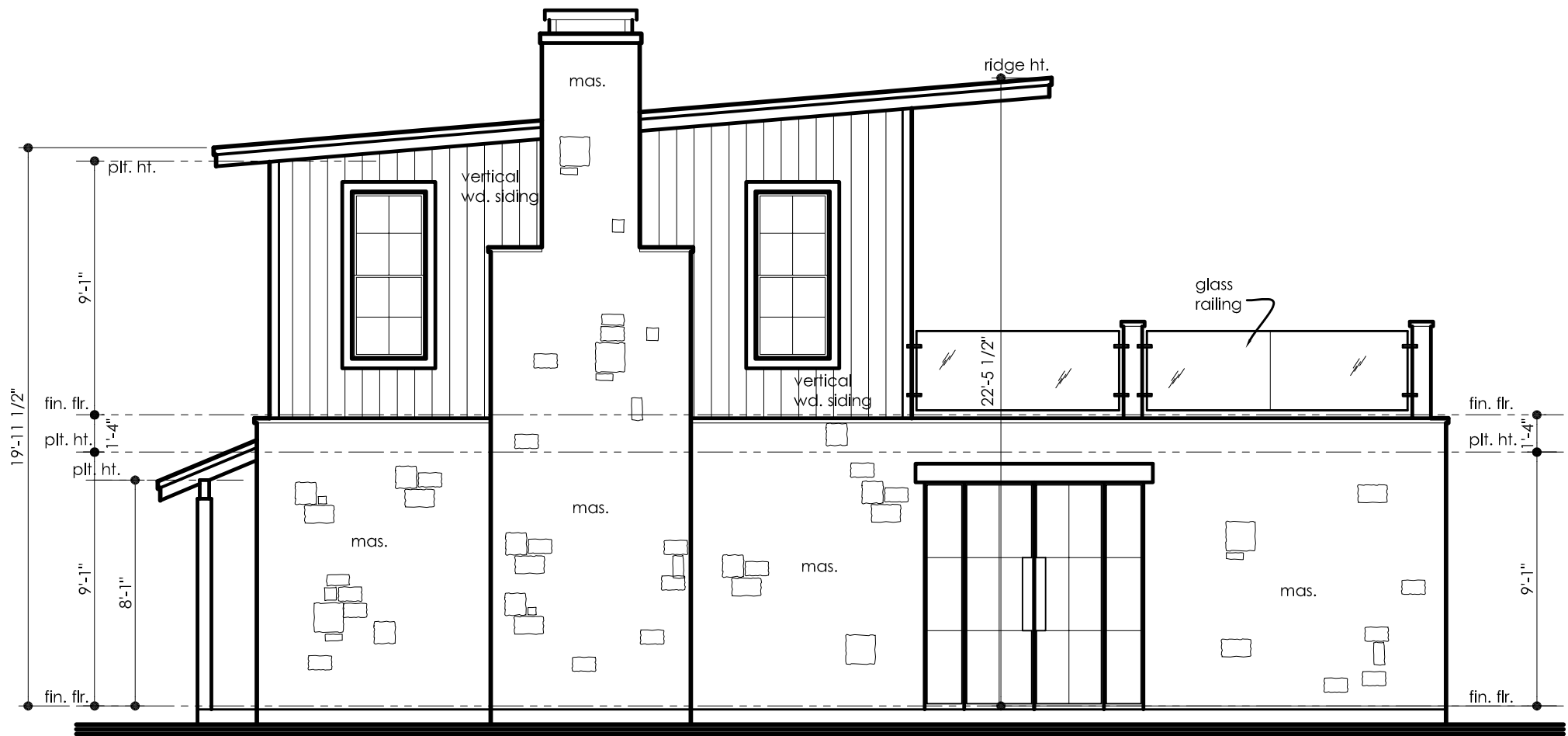
date: 4.7.22
project # 21124



FRONT ELEVATION (W. AUSTIN ST.)
SCALE N.T.S.



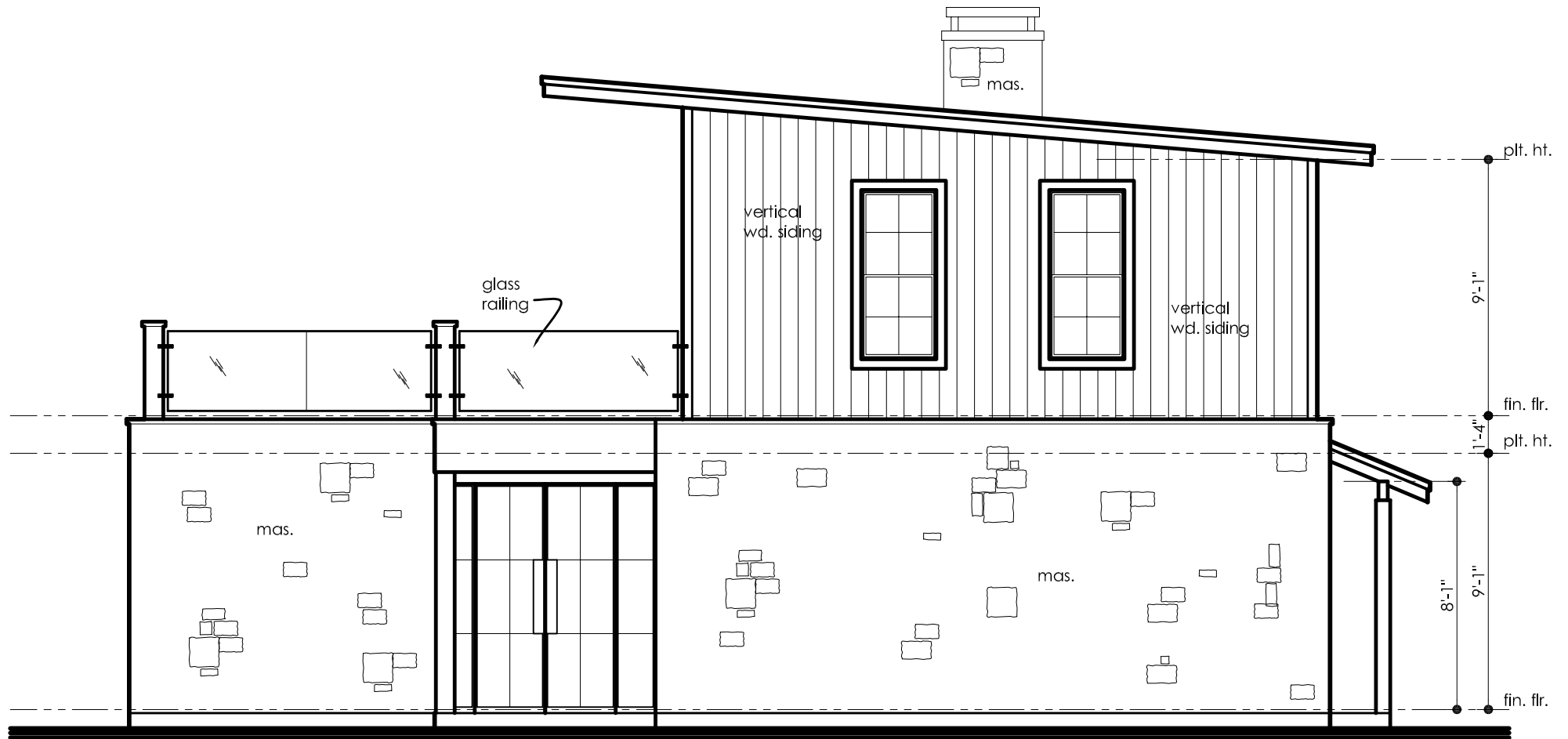
FRONT ELEVATION (W. AUSTIN ST.)
SCALE 3/16" = 1'-0"



RIGHT ELEVATION
SCALE 3/16" = 1'-0"



REAR ELEVATION
SCALE 3/16" = 1'-0"

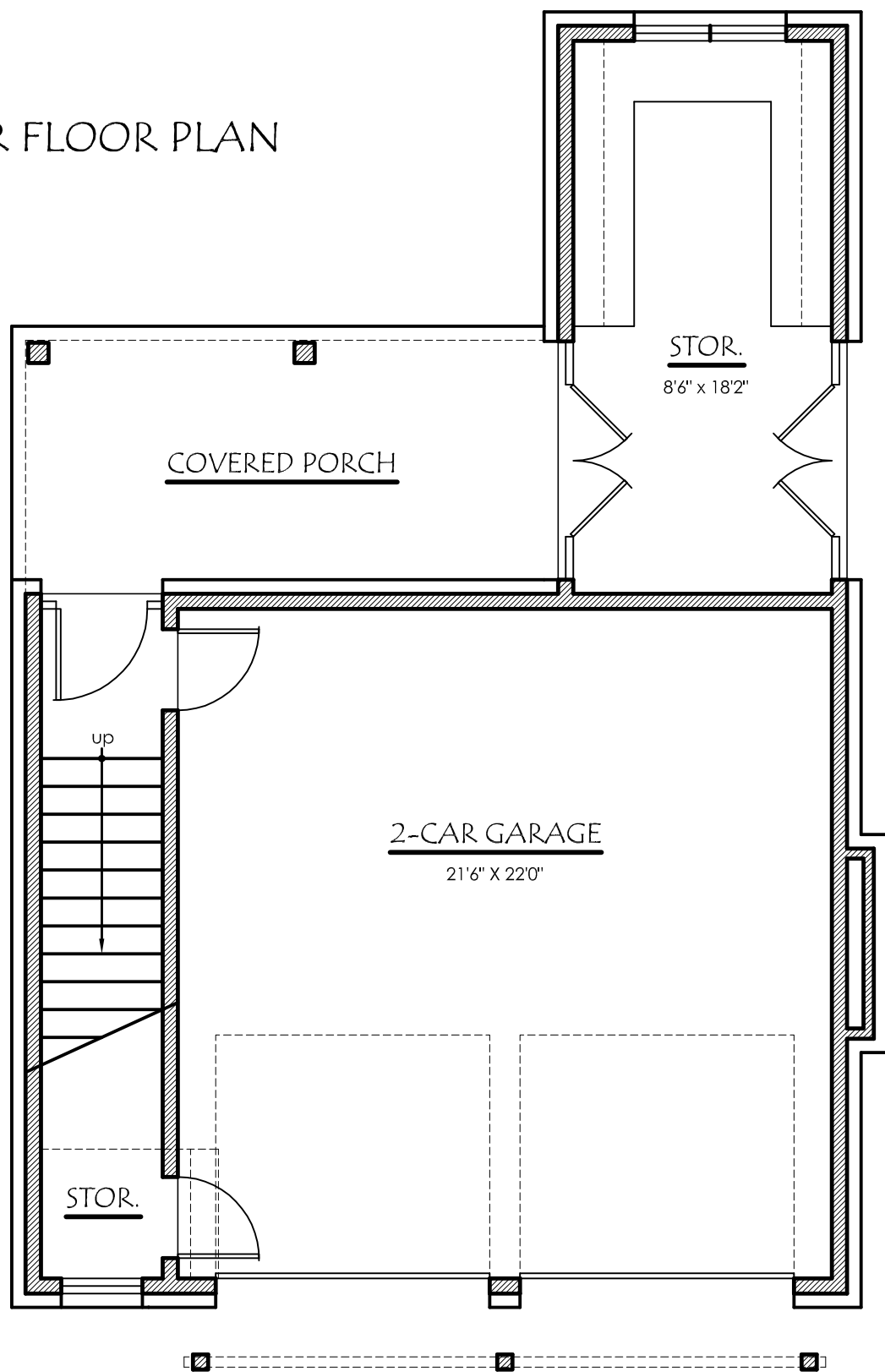
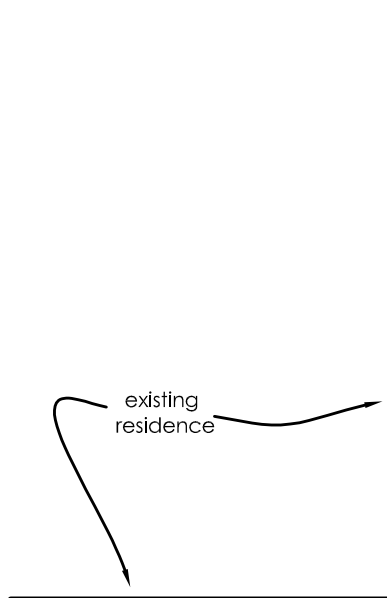


LEFT ELEVATION
SCALE 3/16" = 1'-0"

LOWER FLOOR PLAN

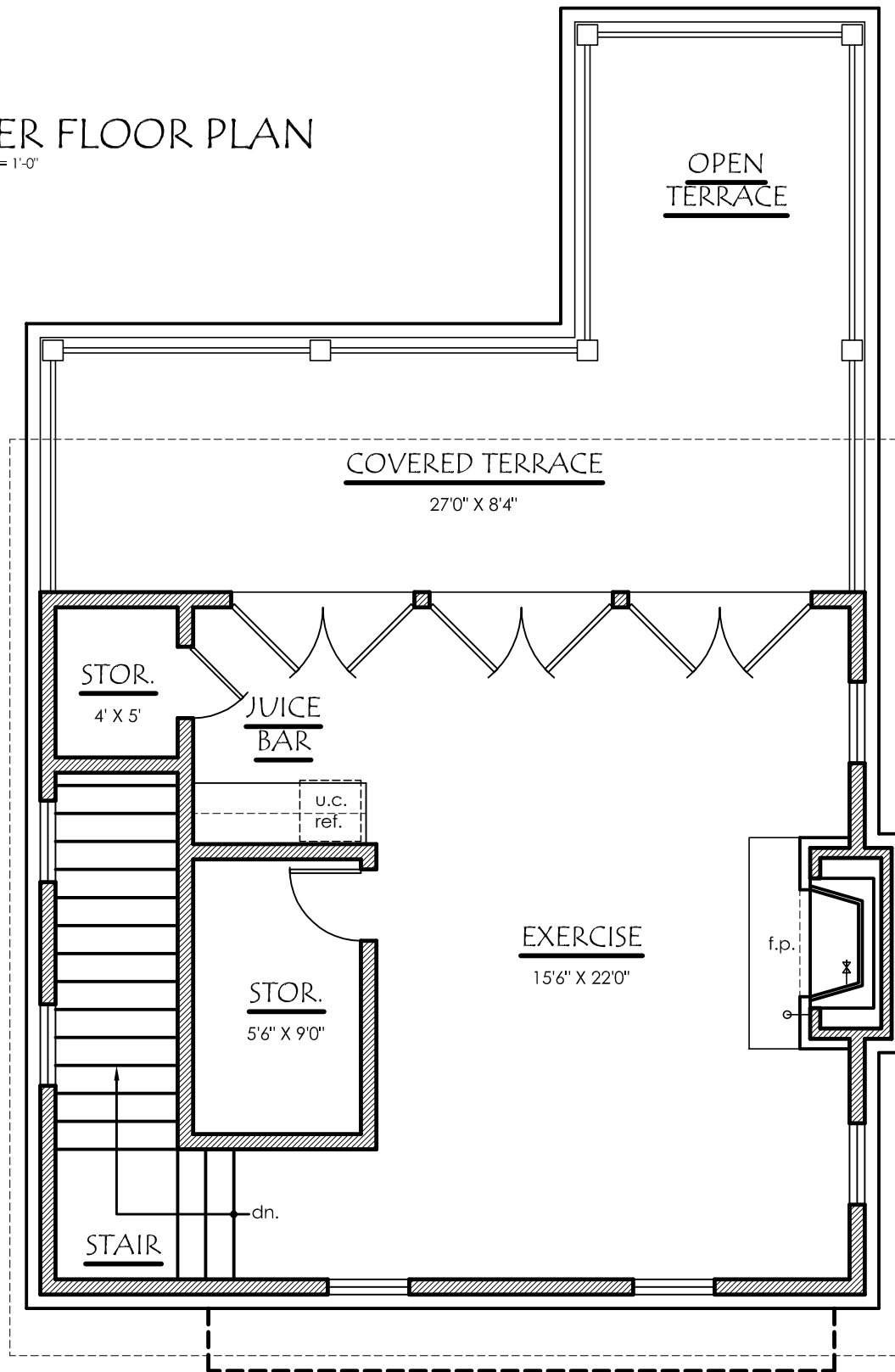
SCALE 3/16" = 1'-0"

MAIN HOUSE SQUARE FOOTAGE CALCS.	
LOWER	1,444 S.F.
UPPER	1,224 S.F.
TOTAL HEATED	2,668 S.F.
LWR. COVERED PORCH	220 S.F.
UPPER COVERED PORCH	220 S.F.
TOTAL HEATED	3,108 S.F.



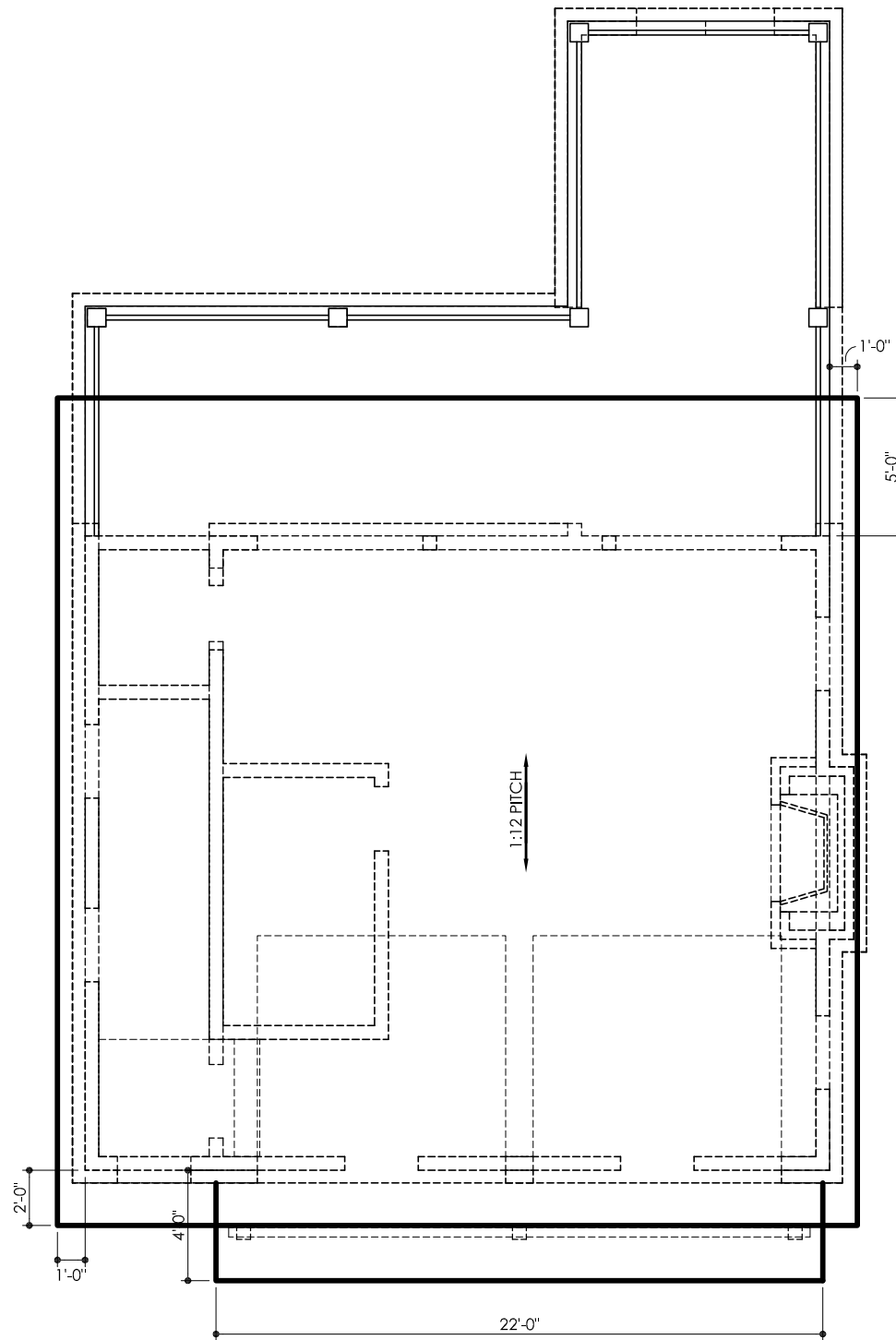
UPPER FLOOR PLAN

SCALE 3/16" = 1'-0"



SQUARE FOOTAGE CALCS.

LOWER	292 S.F.
UPPER	535 S.F.
TOTAL HEATED	827 S.F.
COVERED PORCH	158 S.F.
STORAGE	177 S.F.
COVERED TERRACE	245 S.F.
GARAGE	511 S.F.
MAS.	53 S.F.
TOTAL HEATED	1,971 S.F.
OPEN TERRACE	108 S.F.
IMPERVIOUS	1,014 S.F.



ROOF OUTLINE PLAN
SCALE 3/16" = 1'-0"