



**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
TUESDAY, MAY 11, 2021
5:30 P.M.**

ROCKBOX THEATER at 109 N. LLANO ST

Sharon Joseph, Chair
Larry Jackson, Vice Chair
David Bullion, Member
Jessica Mittel, Member
Eric Parker, Member

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

The City of Fredericksburg Historic Review Board will meet in a regular session on **Tuesday, MAY 11, 2021, at 5:30 p.m. The meeting will be in person at the Rockbox Theater at 109 N. Llano St.** 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.

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the City Council is limited to either a statement of specific information or recitation of existing policy. TEX. GOV'T CODE § 551.042.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on May 11, 2021.
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 Rock Box Theater in order to comment.
You will be limited to 3 minutes to speak.

5. HISTORIC PRESERVATION OFFICER'S REPORT

[2nd Draft of Historic District Design Guidelines/Standards available on City website.](#)

Recap of Open Houses – public feedback

Short Term Rental Ordinance - public meeting May 25 at Pioneer Pavilion at Lady Bird Park

Future HRB Meeting Locations

Preservation Grant Applications now being accepted through May 28th

National Alliance of Preservation Commissions is hosting virtual training on June 4 & 5

6. APPROVAL OF MEETING MINUTES

April 13, 2021, HRB meeting minutes

7. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CONSENT AGENDA

The items under the consent agenda are deemed by the Historic Preservation Officer to be routine in nature and will be approved by one motion of the Board adopting the staff findings and recommendation as part of the approval. The items on the consent agenda will not be discussed. Any member of the Board or the public that wishes to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

- A. Application #21-44 **207 E San Antonio** – *Mustard Design* – installation of new porch railing
- B. Application- #21-45 **610 N Adams**– *Susie Martin*- addition to non historic garage
- C. Application- #21-48 **615 W Travis**– *Ian Moellendorf*- addition of doors and batten to garage

INDIVIDUAL CONSIDERATION

- D. Application- #21-43 **708 W Schubert**– *Patti Miller*- addition of stucco to siding, painting windows, roof replacement, replacing non-historic windows
- E. Application #21-47 **201 S Orange** – *City of Fredericksburg* – re-rate house from “low” to “medium”
- F. Application #21-32 **201 S Orange** – *Mustard Design* – replacement of original wood windows, removal of 1940s addition, new rear porch, ADA accommodations,
- G. Application #21-46 **610 W San Antonio**– *Thomas Austin* – replacement of original wood windows, rear addition, new bay window, new chimney
- H. Application- #19-80 **240-242 E Main** – *George Wilcox*- final approval of materials and colors for new hotel

8. DISCUSSION AND POSSIBLE ACTION

- A. Temporary Use Ordinance Section M. – prohibition of tents in the historic district – make recommendation to City Council

9. ADJOURN

This is to certify that I, Anna Hudson, posted this Agenda by 1:00 p.m. on Friday, May 7, 2021, on the entrance door and 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 13, 2021
5:30 PM**

On this 13th day of APRIL 2021, the Historic Review Board convened in regular session at the Rockbox Theater at 106 N Llano St with the following members present to constitute a quorum:

PRESENT:

DAVID BULLION
BRAD BERTRAND (non – voting alternate)
LARRY JACKSON
SHARON JOSEPH
BARRY KAISER (non – voting alternate)
JESSICA MITTEL
ERIC PARKER
MIKE PENICK
JOE SALINAS, Jr (non – voting alternate)
RICHARD LAUGHLIN

ABSENT

ALSO PRESENT:

ANNA HUDSON – Historic Preservation Officer
JASON LUTZ – Director of Development
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

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

MINUTES

Stand as presented.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, provided a recap of the Open House for the 2nd draft of the Historic Design Guidelines. An Open House regarding Short Term Rentals is scheduled for May 25th, The Historic Review Board is encouraged to attend.

CONSENT AGENDA

Application #21-29 228 W Main – KK Welch – installation of shade sails in courtyard

Application- #21-34 506 E Creek– Ben Fuller- new carport and fencing

Application- #21-33 109 S Edison– Barry Wagner- replace non-original door with window, replace enclosed porch with rear addition.

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

APPLICATIONS

Application #21-27 116 E Austin – Dennis Kusenberger – replacement of original wood windows

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Certificate of Appropriateness for approval to replace original wood windows with replacement vinyl windows (Window World Series 4000)

Staff recommendation:

The Beckmann House at 116 E Austin has been taken care of and the windows in question are not in need of repair or replacement. Windows are a character defining feature. Replacement has been approved by the HRB when windows are beyond repair with in-kind materials and sometimes a clad product over a wood window that matches the profile and size of the original. There are numerous ways to improve the energy efficiency of wood window such as adding weather stripping or interior film on west facing windows. Replacement of original features diminishes the integrity of structures eventually reducing the rating. Of note, there is a decorative, leaded glass feature at the top of the front window that should not be modified.

The applicant has provided multiple quotes from different brands of both vinyl replacement and wood clad replacements. If the windows were damaged beyond repair staff would recommend a wood or wood clad replacement.

Staff does not recommend removal of the original windows. This recommendation is in keeping with SOI standard number #6 and FBG Design Guidelines for windows (included in packet).

The applicant Dennis Kusenberger presented his request. He informed the Board it is his desire to replace the windows as he believes new windows would be more energy efficient.

Richard Laughlin commented that the window screens prevent the window from being seen from the street. Brad Bertrand and David Bullion both commented that the Secretary of the Interior Standards as well as the Design Guidelines both speak against this type of replacement.

Eric Parker made a motion to Deny Application 21-27 per Staff Recommendation. Mike Penick seconded the motion. Richard Laughlin voted in opposition, all others voted in favor and the motion carried.

Application- #21-28 209 S Acorn – Stan Klein- construction of new house on empty lot

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Certificate of Appropriateness for approval to Construct a new residence measuring 18'8" at its highest ridge with a 2-bay garage facing Acorn side total of 2,958 sq. ft with Hardi siding and galvalume metal roof. New one-story wood framed house for residence on vacant lot. The design is low key and blends with neighbors one story hipped roof homes on Acorn Street. Exterior (Hardie) siding & trim, stone foundation base & porch steps, standing seam metal hip roof. Exterior paint colors are white body & trim, window trim and shutters to be accent color TBD & submitted for approval.

Staff recommendation:

The lot is currently empty. The height, roof shape, and materials are appropriate for the district. A connected driveway on S. Acorn and W Creek still exists. The proposal along W. Creek is to relocate the drive entrance to allow parking in the front yard. Staff recommends approval of the new construction with the stipulation the drive on W. Creek be omitted or moved back to the east side of the lot to allow parking in the rear, not the front yard. This recommendation is in keeping with SOI Standards 9 and 10 along with Fredericksburg Design Guidelines for New Construction and Parking.

Stan Klein presented the application. He stated his clients intend to live at this residence and would like to provide ample parking for themselves as well as their family and guests.

Brad Bertrand commented that he appreciates the scale of the project.

Richard Laughlin made a motion to Approve Application 21-28 as presented. David Bullion seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEMS

The Board discussed an hosting two Open Houses scheduled for the last week in April.

ADJOURN

With nothing further to come before the Board, Eric Parker moved to adjourn. Jessica Mittel seconded the motion All voted in favor and the meeting was adjourned at 6:09 p.m.

PASSED AND APPROVED this the 11th day of May 2021.

SHELBY COLLIER, COORDINATOR

SHARON JOSEPH, CHAIRMAN

City of Fredericksburg Historic Review Board
Application Information

Application Number: 21-44
Date: May 11, 2021
Address: 207 W San Antonio
Zoning: CBD
Owner: West End Pizza
Applicant: Andy Bray of Mustard Design
Rating: High
Proposed Modifications: installation of railing on porch

Request:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. install painted steel guardrail on front porch of historic home. The rail will attach to porch flooring and will not connect to the porch columns. The rail will measure 36" and will ½" steel rods.

Relevant Secretary of the Interior's Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Recommendation/Findings:

The proposed railing distinguishes itself from the historic porch and does not create a false sense of history. It has been designed to meet code requirements with minimal visual impact. If there is a future change of use to the building and the railing is no longer needed it can be removed with minimal impact to the historic features of the porch. This recommendation for approval is consistent with SOI Standards 9 and 10.



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 207 E. San Antonio Street

Date Submitted 04.28.21 *AK*

Owner name: West End Pizza Company: Janet Dagenhardt

Phone # 830.990.8646

Owner Address: 232 W. Main Street Fredericksburg, TX 78624

Authorized Applicant: Andrew E. Bray, AIA on behalf of WEPC Phone # 830-997-7024

Applicant Signature: *AK EBT*

Applicant E-mail: abray@mustarddesign.net

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

Desired Start Date: Spring 2021

Desired Completion Date: Summer 2021

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.

The porch area of the existing house will be utilized for customer waiting area. The height of the porch is just under 30" above finish grade. According to the IBC 2015 a level above 30" is required to have a guardrail. We are requesting the installation of a painted steel guardrail be installed on the porch. The guardrail will attach to the porch and will not connect to the existing tapered wood columns. The height of the guardrail has been limited to 36" above finish porch and it proposed to be construction from painted steel tubing for the vertical posts and top rail and 1/2" dia painted steel rods for the horizontals at 4" o.c. See elevations for additional information and descriptions.

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

Staff to complete

Application # 21-44

Year Built: _____

Eligible for Administrative Approval Yes ☒ No ☐

Zoning: CBD

Historic Review Board Meeting Date 5-11-21

Application Fee \$10 ☒ paid

Survey Rating: ☒ High ☐ Medium ☐ Low

HRB Fee \$40 ☒ paid

Staff Comments regarding Administrative Approval:

COA00345

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.



Saturday, 0 January, 1900

Proposal To:

Mustard Design
209 S Llano, Ste. B
Fredericksburg, TX 78624
Andy Bray
(830) 997-7024
-
-
abray@mustarddesign.net

Project Information:

Mustard Design
209 S Llano, Ste. B
Fredericksburg, TX 78624
0
Est. Start Date: Saturday, 15 May, 2021

Take-Off By: Wayne Uecker

Tuesday, 30 March 2021

Architect: Mustard Design

Plan Date: Wednesday, 24 March, 2021

Spec Section:

Railing

Addenda:

0

Project Scope:

- | | | |
|--|---|----------------|
| 1) Supply & Installation of: | Steel Frame Horizontal Bar Infill | Height: Facial |
| 2) Top Rail Design 1-1/2" | - Post 1-1/2" Square Tube - 1/2" Round Bar Horizontal Pickets | |
| 3) Mounting Method: | Surface/Flange | |
| 4) Factory Finish: Powder Coat Color - TBD | | |

Areas Included:

Porch Dining Area

Exclusions:

Specific Exclusions:

Standard Exclusions: Permits; Work of Other Trades; Items Not Specifically Included in this Proposal; Additional Materials Needed for Non-Acceptable Existing Conditions; Patching; Repairing; Painting; Per Diem Expenses for Phased Installations; Architectural Design; Phased Delivery;

Guardrail: Steel Frame Horizontal Bar Infill

- 56 LnFt Straight Run
- 12 LnFt Sloped Run
- 0 LnFt Handrail
- 0 Each Gate

Terms of Agreement

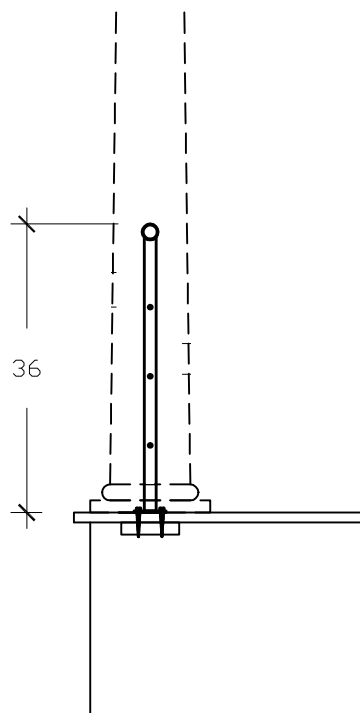
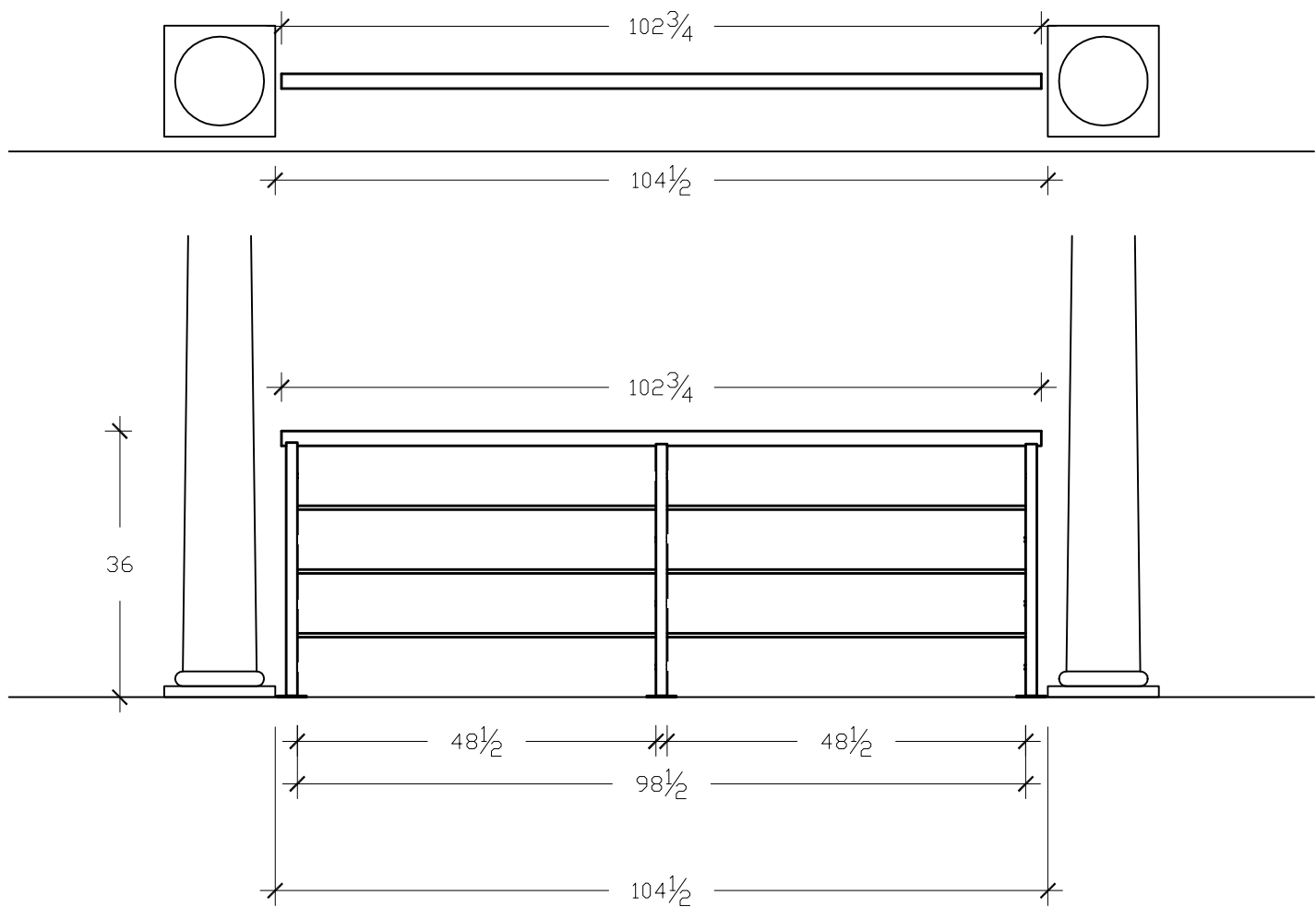
1. Proposal is good for 30 days.
2. Purchaser agrees to pay 50% of the Project Quote for materials and mobilization of quoted work.
3. Purchaser fully understands that deposit is Non-Refundable.
4. Work will not begin on project until deposit is funded.
5. Purchaser agrees to progress payments as required due to time span of ongoing installation.
6. Purchaser understands that any alterations, additions, or revisions to quoted work may accrue additional cost.
7. Purchaser is responsible for obtaining all required permits.
8. Purchaser is responsible for any injury or damages caused by work after final delivery of product.
9. Purchaser is responsible for checking all local code to insure product meets all local requirements.

Respectively Submitted By: Wayne Uecker

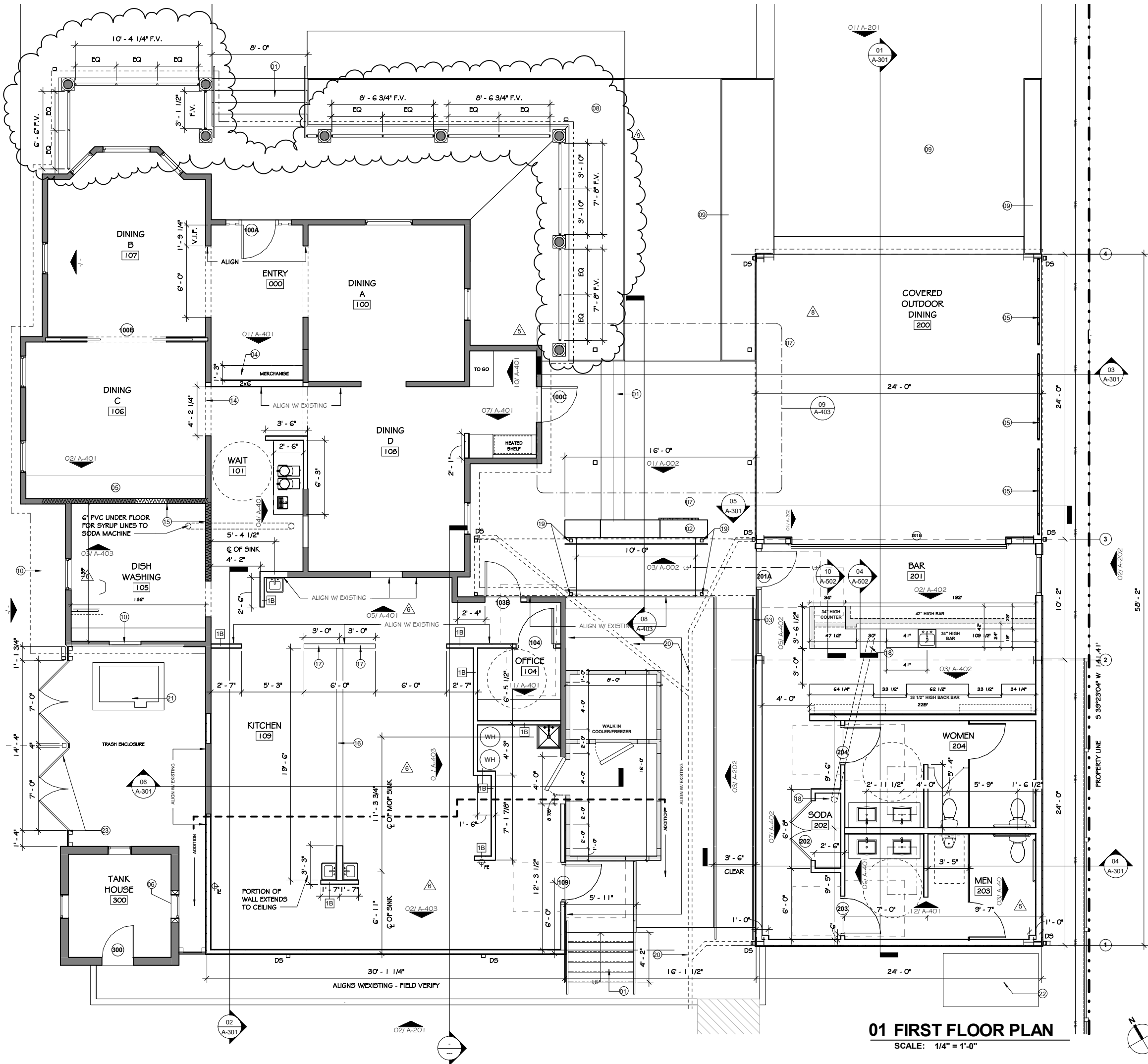
Proposal Accepted By: _____

Date: _____

Printed Name: _____



\\NAS\current projects file\Current Projects File\2019\1936 - WEST END PIZZA - Construction administration (CA)\WEST END PIZZA - 207 SAN ANTONIO CA 10 PR 08 VE 2.0001.rvt



FLOOR PLAN KEY NOTES

- WOOD FRAMED STEPS
- STONE WALL. REF. A-002
- NOT USED
- MERCHANDISE COUNTER
- WOOD SCREEN ON STEEL TUBE FRAME
- RELOCATED WIDOW SET IN EXISTING DOOR OPENING, INFILL MASONRY OPENING TO FIT WINDOW
- 18" STEEL PLANTER. REF. LANDSCAPE
- STEEL PLANTER. HEIGHT TO BE FROM GRADE TO BOTTOM OF EXISTING HOUSE DECK SKIRT
- STEEL PLANTER AT GRADE. REF. LANDSCAPE
- FROSTED WINDOW FILM ON EXISTING WINDOW GLAZING
- GUARDRAIL: 42" HIGH KEE SAFETY KWK KIT SAFETY RAILING KIT OR SIMILAR
- ACCESS SCUTTLE FOR EQUIP MEZZANINE ACCESS
- NOT USED
- CASED OPENING TO ALIGN WITH THE EXISTING DOOR FRAME THAT WAS REMOVED AND ALIGN WITH THE PERPENDICULAR HEADER
- NEW SOUNDPROOFING INSULATION AT DISH WALL
- 42" HIGH PONY WALL. 5 1/2" STUD WIDTH, FRP SIDING, STAINLESS STEEL CAP AND STAINLESS STEEL PADS THROUGH LEDGE AS DIMENSIONED.
- 42" HIGH PONY WALL. 3 1/2" STUD WIDTH, FRP SIDING, STAINLESS STEEL CAP
- SODA SYRUPS FOR (2) JOCKEY BOXES LOCATED IN STORAGE 202. 6" PVC PIPE FOR SYRUP LINE TO BE RECESSED IN THE SLAB.
- TUBE STEEL, PAINTED PT-1, REF. STRUCTURAL
- 4" CORRUGATED UNDERGROUND DRAIN PIPE, CONNECTED TO DOWNSPOUTS. EXTEND THROUGH CURB
- PAD MOUNTED ELECTRICAL TRANSFORMER
- PAD MOUNTED HVAC CONDENSER
- 6" TALL WOOD SCREEN FENCE W/ DOUBLE GATE

WEST END PIZZA CO.
207 E. SAN ANTONIO
FREDERICKSBURG, TX 78624

REVISIONS

NO.	DATE
5	02.05.21
6	03.01.21
8	04.07.21
9	04.08.21

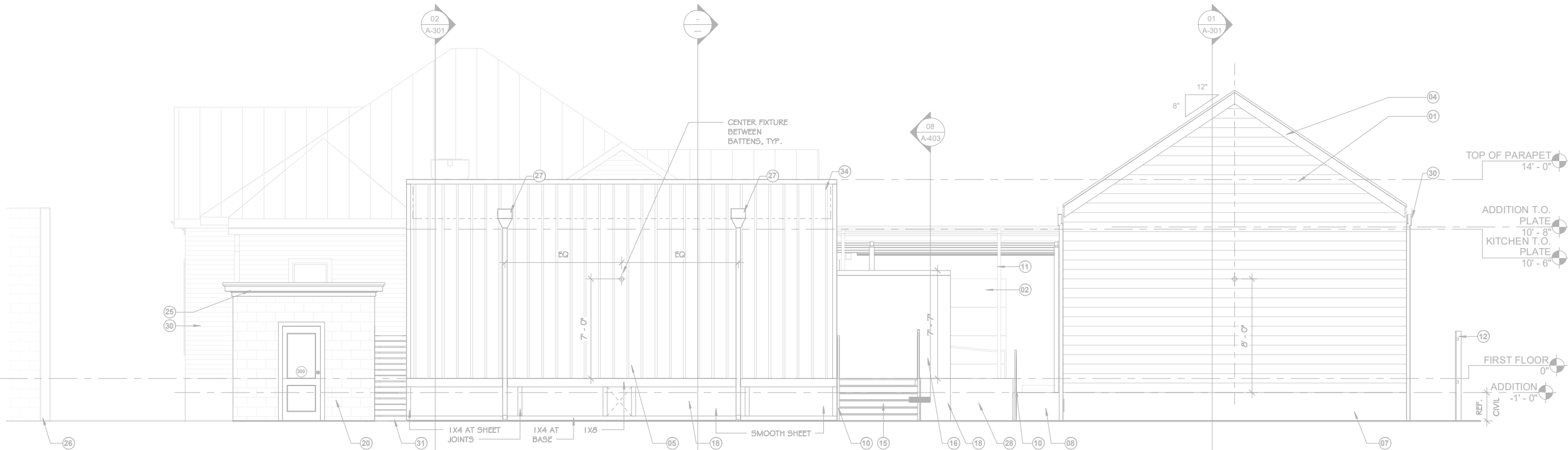


FLOOR PLAN

Drawn By: CJ
Checked By: AEB
Approved By: AEB
Project No. 1936
Original Issue Date:

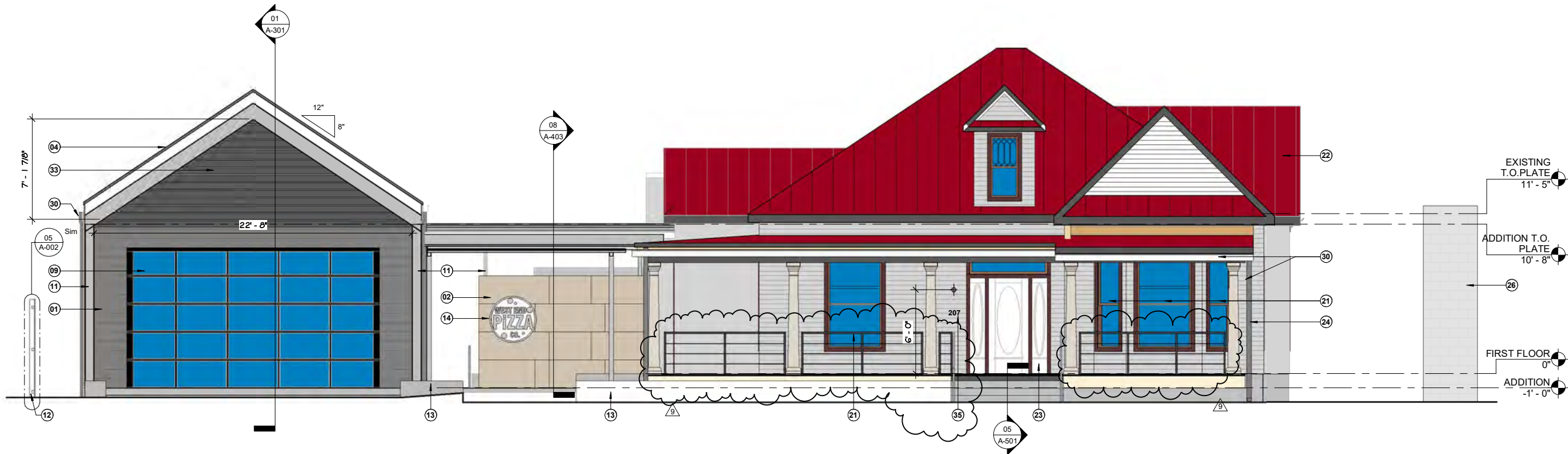
A-101

I:\NAS\current projects file\Current Projects File\2019\1936 - WEST END PIZZA - 207 SAN ANTONIO CA 10 PR 08 VE 2.0001.rvt



02 ADDITION SOUTH ELEVATION

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



01 ADDITION NORTH ELEVATION

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

ELEVATION KEY NOTES

- 01 HORIZONTAL LAP SIDING: LP BUILDING PRODUCTS, FIBER LAP SIDING, 76 SERIES. SMOOTH FINISH, 8" NOMINAL WIDTH (7.84")
- 02 LIMESTONE QUARRY BLOCK WALL. 18" WIDE, 24" TALL, REF. A-002
- 03 NOT USED
- 04 PRE-FINISHED 24 GAUGE STANDING SEAM METAL ROOF, BERRIDGE CEE LOCK PANEL, COLOR: CHARCOAL GRAY
- 05 VERTICAL SIDING: LP BUILDING PRODUCTS. SMOOTH FINISH, 16" WIDTH, 16 FEET LENGTH W 440 SERIES SMOOTH FINISH TRIM BATTEN, 1.5" WIDTH
- 06 ANODIZED ALUMINUM STOREFRONT WITH 1" INSULATED LOW E GLAZING
- 07 FACE OF SLAB, HAND RUB EXPOSED SIDES TO GIVE A LIGHT SAND TEXTURE
- 08 CONCRETE RAMP, REFER TO CIVIL
- 09 POWER OPERATED, OVERHEAD ROLLING DOOR, REFER TO DOOR SCHEDULE FOR ADDITIONAL REQUIREMENTS
- 10 1 1/4" SQUARE TUBE STEEL PIPE HANDRAIL PAINTED, PT-11
- 11 PAINTED EXPOSED STEEL FRAMING, REFER TO STRUCTURAL FOR ADDITIONAL REQUIREMENTS.
- 12 CEDAR WOOD SCREEN FENCE, REFER TO SECTION DETAIL
- 13 STEEL PLANTER. REF. LANDSCAPE
- 14 WEST END PIZZA LOGO SIGNAGE: BY OWNER
- 15 WOOD DECK AND STAIRS. REF. A-303
- 16 WALK-IN COOLER
- 17 STAIR, REF. A-303
- 18 CEMENT BOARD SKIRTING
- 19 METAL WALL LOUVER, REFER TO MEP FOR ADDITIONAL REQUIREMENTS
- 20 POWER WASH EXTERIOR CMU BLOCK AT TANK HOUSE AND PAINT. TYPICAL AT TANK HOUSE
- 21 EXISTING WINDOW TO REMAIN
- 22 REPAIR EXISTING STANDING SEAM METAL ROOF AS REQUIRED. PRIME AND PAINT
- 23 EXISTING FRONT DOOR TO REMAIN
- 24 SCRAPE EXISTING HORIZONTAL WOOD SIDING TO REMOVE FLAKY PAINT AND PREP TO RECEIVE NEW PRIMER AND PAINT. FILL HOLES AND REPLACE ROTTEN WOOD AS REQUIRED.
- 25 SCRAPE EXISTING WOOD TRIM TO REMOVE FLAKY PAINT AND PREP TO RECEIVE NEW PAINT. REPLACE ROTTEN TRIM AS REQUIRED. TYPICAL AT TANK HOUSE
- 26 EXISTING CMU WALL TO REMAIN
- 27 PRE-FINISHED SHEET METAL SCUPPER WITH COLLECTION BOX AND 4" x 4" RECTANGULAR DOWNSPOUT. COLOR: CHARCOAL GRAY
- 28 LIMESTONE QUARRY BLOCKS AT SLAB EDGE
- 29 NOT USED
- 30 PRE-FINISHED SHEET METAL RECTANGULAR GUTTER, WITH 3" ROUND DOWNSPOUTS. REFER TO ELEVATIONS FOR DOWNSPOUT LOCATIONS. COLOR: CHARCOAL GRAY
- 31 1x6 CEDAR SLATS WITH 1" GAP, STAIN AND SEAL. 6" TALL
- 32 WOOD SCREEN WITH PAINTED STEEL FRAME
- 33 2X6 SMOOTH CEDAR WOOD SCREEN
- 34 PRE-FINISHED SHEET METAL CAP FLASHING, COLOR: CHARCOAL GRAY
- 35 PIN MOUNTED BLACKENED STEEL CUT ADDRESS IDENTIFICATION SIGNAGE. COORDINATE LOCATION WITH ARCHITECT.

© 2017 MUSTARD DESIGN

mustard
DESIGN

150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024

WEST END PIZZA CO.

207 E. SAN ANTONIO
FREDERICKSBURG, TX 78624

REVISIONS

NO.	DATE
1	04.08.21
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	



04.08.21

ADDITION EXTERIOR ELEVATIONS

Drawn By: CJ

Checked By: AEB

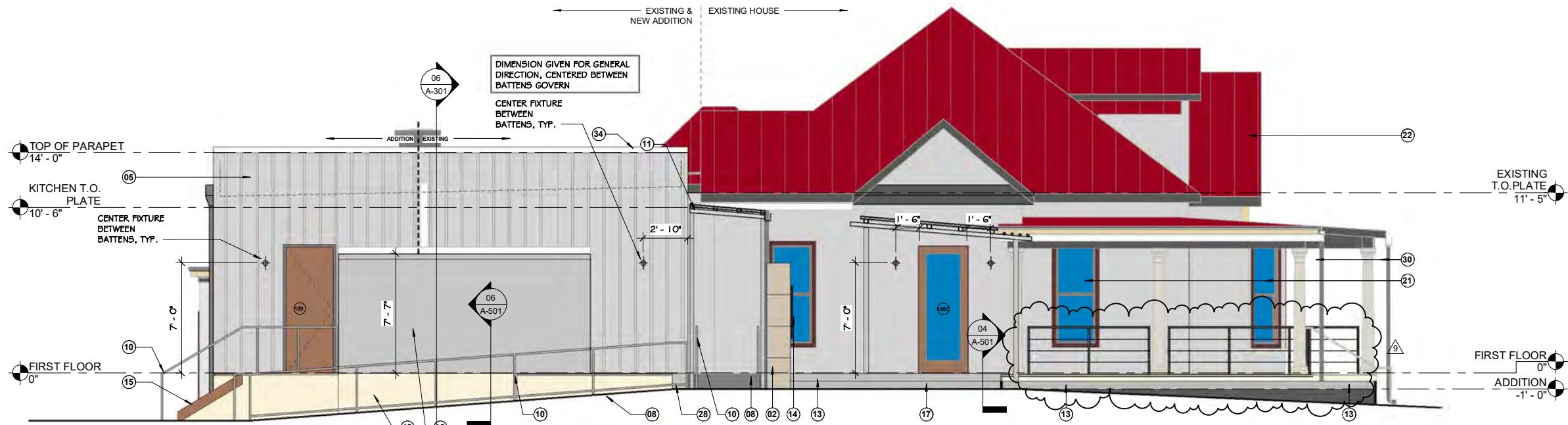
Approved By: AEB

Project No. 1936

Original Issue Date:

A-201

I:\NAS\current projects file\Current Projects File\2019\1936 - WEST END PIZZA - 207 SAN ANTONIO CA 10 PR 08 VE 2.0001.rvt



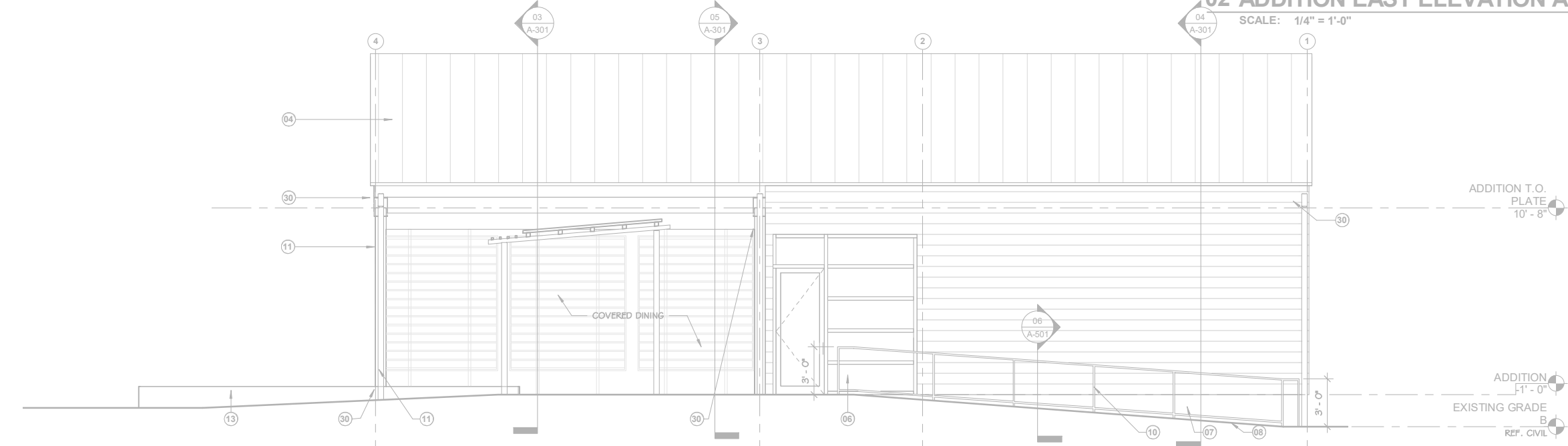
03 ADDITION EAST ELEVATION B

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



02 ADDITION EAST ELEVATION A

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



01 ADDITION WEST ELEVATION

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

ELEVATION KEY NOTES

- 01 HORIZONTAL LAP SIDING: LP BUILDING PRODUCTS, FIBER LAP SIDING, 76 SERIES. SMOOTH FINISH, 8" NOMINAL WIDTH (7.84")
- 02 LIMESTONE QUARRY BLOCK WALL. 18" WIDE, 24" TALL, REF. A-002
- 03 NOT USED
- 04 PRE-FINISHED 24 GAUGE STANDING SEAM METAL ROOF, BERRIDGE CEE LOCK PANEL, COLOR: CHARCOAL GRAY
- 05 VERTICAL SIDING: LP BUILDING PRODUCTS. SMOOTH FINISH, 16" WIDTH, 16 FEET LENGTH W/ 440 SERIES SMOOTH FINISH TRIM BATTEN, 1.5" WIDTH
- 06 ANODIZED ALUMINUM STOREFRONT WITH 1" INSULATED LOW E GLAZING
- 07 FACE OF SLAB, HAND RUB EXPOSED SIDES TO GIVE A LIGHT SAND TEXTURE
- 08 CONCRETE RAMP, REFER TO CIVIL
- 09 POWER OPERATED, OVERHEAD ROLLING DOOR, REFER TO DOOR SCHEDULE FOR ADDITIONAL REQUIREMENTS
- 10 1 1/4" SQUARE TUBE STEEL PIPE HANDRAIL PAINTED, PT-11
- 11 PAINTED EXPOSED STEEL FRAMING, REFER TO STRUCTURAL FOR ADDITIONAL REQUIREMENTS.
- 12 CEDAR WOOD SCREEN FENCE, REFER TO SECTION DETAIL
- 13 STEEL PLANTER. REF. LANDSCAPE
- 14 WEST END PIZZA LOGO SIGNAGE: BY OWNER
- 15 WOOD DECK AND STAIRS. REF. A-303
- 16 WALK-IN COOLER
- 17 STAIR, REF. A-303
- 18 CEMENT BOARD SKIRTING
- 19 METAL WALL LOUVER, REFER TO MEP FOR ADDITIONAL REQUIREMENTS
- 20 POWER WASH EXTERIOR CMU BLOCK AT TANK HOUSE AND PAINT. TYPICAL AT TANK HOUSE
- 21 EXISTING WINDOW TO REMAIN
- 22 REPAIR EXISTING STANDING SEAM METAL ROOF AS REQUIRED. PRIME AND PAINT
- 23 EXISTING FRONT DOOR TO REMAIN
- 24 SCRAPE EXISTING HORIZONTAL WOOD SIDING TO REMOVE FLAKY PAINT AND PREP TO RECEIVE NEW PRIMER AND PAINT. FILL HOLES AND REPLACE ROTTEN WOOD AS REQUIRED.
- 25 SCRAPE EXISTING WOOD TRIM TO REMOVE FLAKY PAINT AND PREP TO RECEIVE NEW PAINT. REPLACE ROTTEN TRIM AS REQUIRED. TYPICAL AT TANK HOUSE
- 26 EXISTING CMU WALL TO REMAIN
- 27 PRE-FINISHED SHEET METAL SCUPPER WITH COLLECTION BOX AND 4" x 4" RECTANGULAR DOWNSPOUT. COLOR: CHARCOAL GRAY
- 28 LIMESTONE QUARRY BLOCKS AT SLAB EDGE
- 29 NOT USED
- 30 PRE-FINISHED SHEET METAL RECTANGULAR GUTTER, WITH 3" ROUND DOWNSPOUTS. REFER TO ELEVATIONS FOR DOWNSPOUT LOCATIONS. COLOR: CHARCOAL GRAY
- 31 1x6 CEDAR SLATS WITH 1" GAP, STAIN AND SEAL. 6" TALL
- 32 WOOD SCREEN WITH PAINTED STEEL FRAME
- 33 2X6 SMOOTH CEDAR WOOD SCREEN
- 34 PRE-FINISHED SHEET METAL CAP FLASHING, COLOR: CHARCOAL GRAY
- 35 PIN MOUNTED BLACKENED STEEL CUT ADDRESS IDENTIFICATION SIGNAGE. COORDINATE LOCATION WITH ARCHITECT.

© 2017 MUSTARD DESIGN

mustard
DESIGN

150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024

WEST END PIZZA CO.

207 E. SAN ANTONIO
FREDERICKSBURG, TX 78624

REVISIONS

NO.	DATE
1	04.08.21
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	



04.08.21

ADDITION EXTERIOR ELEVATIONS

Drawn By:	CJ
Checked By:	AEB
Approved By:	AEB
Project No.	1936
Original Issue Date:	

A-202

Fredericksburg Historic Review Board
Application Information

Application Number: 21-45
Date: May 11, 2021
Address: 610 N Adams
Zoning: R1
Owner: Susie Martin
Applicant: Susie Martin
Rating: High
Proposal: side addition to existing non-historic garage

Request: Approval to:

Construct side addition measuring 26' x 16' to non-historic garage (constructed in 2018) with same siding and windows as existing.

Relevant Secretary of Interior's Standards:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Fredericksburg Design Guidelines:

1. Designing new construction within the same scale, size, and massing of its surroundings.
2. Using materials, colors, and finishes compatible to the surrounding historic structures.
3. Maintaining the same roof lines, setbacks, and street and porch orientations as its neighbors.
4. Minimizing the visual and physical impact of parking.

Staff recommendation:

The main house has a high rating. The existing garage was constructed in 2018. The proposed side addition to the garage will not impact the historic structure or historic district. Staff recommends approval as submitted.



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 610 N. Adams

Date Submitted 4/27/2021

Owner name: Susie Martin

Phone # 361-774-9713

Owner Address: 610 N. Adams

Authorized Applicant: Same Phone # Same

Applicant Signature: [Signature]

Applicant E-mail: susiemartin@magnolia
realtz.com

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

Desired Start Date: ASAP

Desired Completion Date: 3 months

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.

We will be year-round residents of this home. We want to add a bedroom & bath & kitchenette to detached garage/art studio. The garage was built in 2018 & has a half bath already completed inside. We will match all exterior construction materials and paint colors. The standing seam roof (attach another sheet if necessary) will match garage. No work is planned for historic structure.

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

Staff to complete

Application # 21-45

Year Built: _____

Eligible for Administrative Approval Yes No ☒

Zoning: R1

Historic Review Board Meeting Date 5-11-2021

Application Fee \$10 paid COA00346

Survey Rating: ☒ High Medium Low

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness must be displayed on site along with building permits and do not take the place of building permits.



610 N Adams
R1 Zoned Lot

Historic House
Garage built in 2018

610 N. Adams, Fredericksburg, TX 78624

Photos to Accompany Certificate of Appropriateness Application



View from front of 610 N. Adams. The main house is the historic structure, the detached garage is a new structure built in 2018. It is a two-car garage with art studio. The addition will be off the art studio on the detached garage.



View from the back patio on the main house.



View from the side.



View from the rear.

GENERAL NOTES:

1. THE SCOPE OF WORK FOR THE PROJECT SHALL INCLUDE ALL LABOR, MATERIALS, DEVICES, SUPPLIES, EQUIPMENT, AND OTHER FACILITIES NECESSARY FOR AND INCIDENTAL TO THE EXECUTION AND COMPLETION OF WORK DESCRIBED IN THESE DOCUMENTS.

2. THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENT FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK.

3. THE CONTRACTOR SHALL PAY ALL FEDERAL, STATE, LOCAL AND ALL OTHER TAXES THAT ARE APPLICABLE TO THIS CONTRACT.

4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME GENERALLY FAMILIAR WITH THE JOB SITE AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

5. THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, THE G.C. SHALL REQUEST WRITTEN INTERPRETATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

6. NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT.

7. ITEMS LABELED NIC ARE "NOT IN CONTRACT". THE G.C., HOWEVER, IS RESPONSIBLE FOR ALL R.O., NECESSARY BLOCKING AND COORDINATION OF WORK.
8. WHERE A SYSTEM OR ASSEMBLY IS CALLED FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION/SYSTEM SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS.

9. ALL SYSTEMS & MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, INSTRUCTIONS AND SPECIFICATIONS.

10. PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE AND ACCESSORIES. COORDINATE WITH ALL TRADES THE LOCATIONS OF SLEEVES, BLOCKING OR OTHER PRESET ACCESSORIES INVOLVING OTHER TRADES.

11. CONTRACTOR TO COORDINATE AND SCHEDULE WORK OF ALL TRADES SO AS TO NOT DELAY AT ANY PHASE OF COMPLETION, CONSTRUCTION DUE TO INTERCONNECTING WORK OR LATE SCHEDULING. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SUB-TRADES ARE FAMILIAR WITH THE COMPLETE CONSTRUCTION DOCUMENTS PACKAGE INCLUDING WORK THAT MAY OR MAY NOT BE PART OF THEIR SCOPE.

12. ALL WORK SHALL BE PERFORMED WITH THE BEST ACCEPTED PRACTICES OF THE RESPECTED TRADES.

13. ALL MATERIALS TO BE NEW (UNLESS OTHERWISE NOTED ON DRAWINGS), FIRST CLASS, IN EVERY RESPECT, AND SHALL CONFORM TO CONTRACT DOCUMENTS.

14. CONTRACTOR TO COORDINATE CUTTING & PATCHING OF ALL TRADES. MATCH EXISTING MATERIALS AS REQUIRED.

15. CONTRACTOR TO COORDINATE KEYING SYSTEMS AND ALL HARDWARE FUNCTIONS WITH OWNER.
16. CONTRACTOR TO COORDINATE THE INSTALLATION OF ALL ELECTRICAL, ALARM, SECURITY, DATA AND TELEPHONE LINES. CONCEAL ALL NEW UTILITIES IN FINISHED AREAS AS REQUIRED. TELEPHONES TO BE FURNISHED AND INSTALLED BY OWNER.

17. LIFE SAFETY SYSTEMS SHALL BE INSTALLED AS REQUIRED, PER N.F.P.A., AND LOCAL REGULATIONS.

18. CONTRACTOR TO COORDINATE ALL DELIVERY SCHEDULES AND LOCATIONS FOR ALL OWNER FURNISHED ITEMS WITH EACH SUPPLIER. VERIFY SUCH OWNER FURNISHED ITEMS WITH OWNERS REPRESENTATIVE, G.C. TO PROVIDE SOLID WOOD BLOCKING AS REQUIRED.

19. CONTRACTOR SHALL REMOVE ALL TEMPORARY ITEMS, TRASH, TOOLS, AND EXCESS MATERIALS AT THE COMPLETION OF WORK AND LEAVE THE ENTIRE PROJECT SITE IN A NEAT, CLEAN, ACCEPTABLE CONDITION.

20. PRIOR TO TURNING THE COMPLETED PROJECT OVER TO THE OWNER, THE CONTRACTOR SHALL REMOVE ALL GREASE, DUST, DIRT, STAINS, LABELS, FINGERPRINTS AND OTHER FOREIGN MATERIALS FROM SIGHT, AND SWEEP, WET-MOP AND VACUUM ALL FLOORS.

21. THE CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICAL POWER AND LIGHTING AS REQUIRED.

22. THE GENERAL CONTRACTOR SHALL MAINTAIN A SAFE AND SECURE SITE DURING ALL PHASES OF CONSTRUCTION.

23. ALL WORK PERFORMED SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND REQUIREMENTS, AS WELL AS THE MOST RECENT REQUIREMENTS OF THE APPLICABLE ACCESSIBILITY CODES.
24. THE GENERAL CONTRACTOR SHALL SUBMIT A WRITTEN GUARANTEE FOR THEIR MATERIALS AND WORKMANSHIP FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF OWNER.

25. DISRUPTED ELECTRICAL AND WATER LINES RE-ROUTED DURING PROJECT CONSTRUCTION ARE TO REMAIN IN CONTINUOUS SERVICE.

26. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED OR CAPPED, AS REQUIRED BY CODE AND SOUND CONSTRUCTION PRACTICE.

27. UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC., SHALL BE RUN CONCEALED AND FRAMING SHALL BE ADEQUATE SIZE TO ACCOMPLISH RESULT WITHOUT CAUSING ANY VARIATIONS IN THE WALL PLANE.

ROOM ADDITION

610 N. ADAMS ST.
FREDERICKSBURG, TX 78624

PLAN #: 21-045 SQUARE FOOTAGE CALCULATIONS		
	FRAME	MASONRY
1ST FLR. HEATED AREA	493	N/A
2ND FLR. HEATED AREA	N/A	N/A
TOTAL HEATED AREA	284	N/A
GARAGE	N/A	N/A
FRONT PORCH	N/A	N/A
COVERED PATIO	N/A	N/A
TOTAL COVERED AREA	777	N/A
COURTYARD	N/A	N/A
TOTAL SLAB AREA	777	N/A

SHEET INDEX

- A-1

SITE PLAN
- A-2

FLOOR PLAN
- A-3

EXTERIOR ELEVATIONS
- A-4

ROOF PLAN
- A-5

INTERIOR ELEVATIONS
- E-1

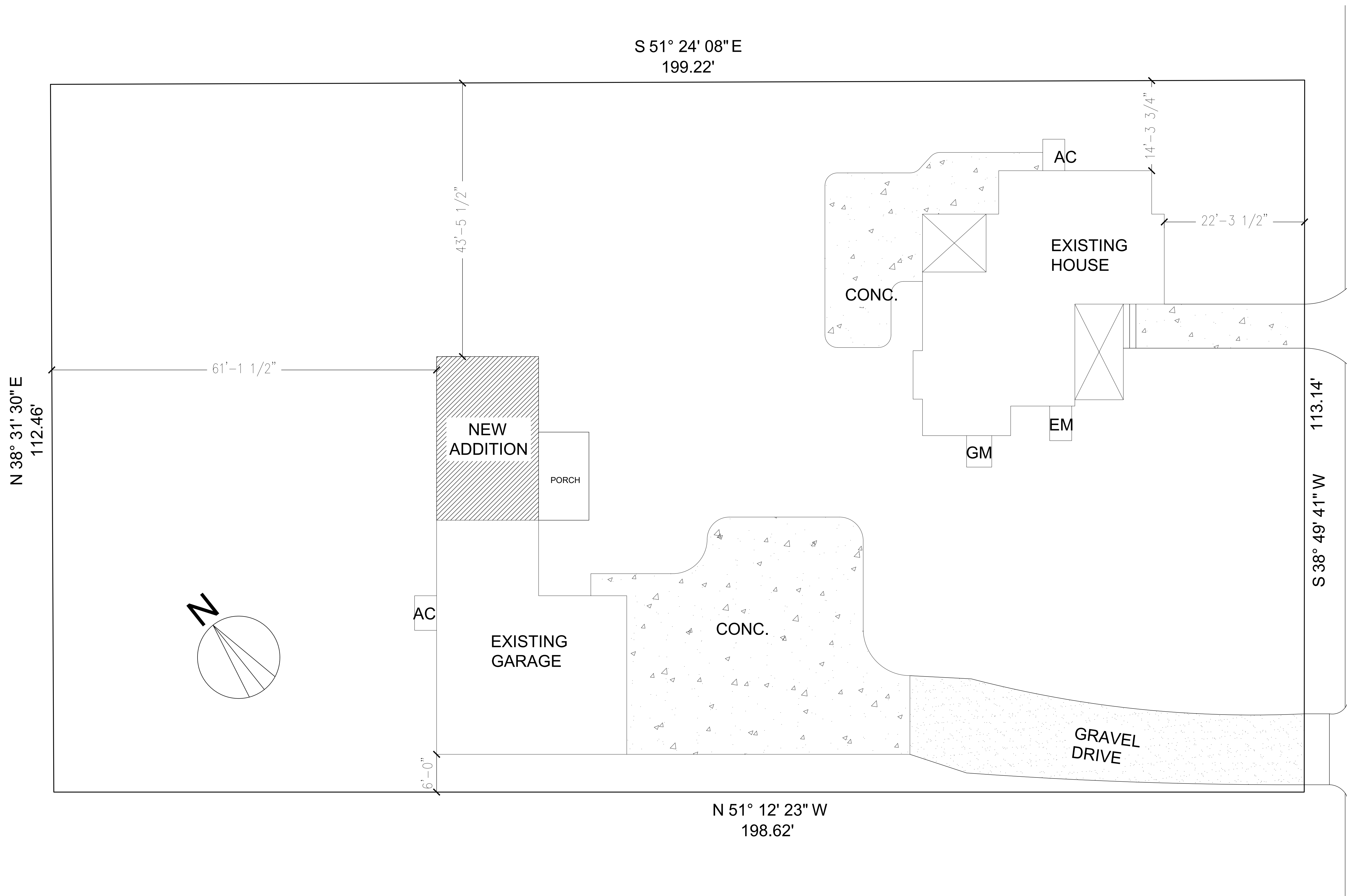
ELECTRICAL PLAN

DESIGNER:



michael@lockwooddesigngroup.llc 210-383-9281

11314 Acuff Station
San Antonio, Texas 78254



NORTH ADAMS

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

SITE PLAN

DATE:	04/27/2021
REVSD:	
DESIGNER:	M. LOCKWOOD II
PLAN No.	21-045
SHEET	

A-1

ROOM ADDITION

610 N. ADAMS
FREDERICKSBURG, TX 78624

LOCKWOOD
DESIGN
BUILD
GROUP

michael@lockwooddesigngroup.llc 210-383-9281

11314 Acuff Station
San Antonio, Texas 78254

THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE AFTER PRINTING HAS BEEN COMPLETED. WILL BE AT THE OWNERS AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS PRIOR TO DURING CONSTRUCTION ASSUMES ALL RESPONSIBILITY THEREAFTER. WHILE EFFORTS HAVE BEEN MADE DURING THE PREPARATION OF THESE CONSTRUCTION DOCUMENTS TO AVOID ANY ERRORS/MISTAKES, LOCKWOOD DESIGN GROUP CAN NOT GUARANTEE AGAINST ERROR.

TRIM & FINISH NOTES:

INSULATION REQUIREMENTS

A. THE RESIDENTIAL ENERGY CODE ALLOWS FOR SELECTION OF ONE OF NINE PRESCRIPTIVE INSULATION PATHS, PROVIDING THE HOMEOWNER OR BUILDER OPS FOR SUN TEMPERED SITUATIONS, LIMITED HOUSE SIZE, LOG HOMES, VARIABLES IN INSULATION IN SPECIFIC LOCATIONS, ETC. PATH #1 WAS BASED ON COST-EFFECTIVENESS, WHILE THE OTHER PATHS ARE BASED ON ENERGY EQUIVALENCE WITH PATH #1. UNLESS SPECIFIC INFORMATION IS RECEIVED OUTLINING THE PATH FOLLOWED AND SPECIFIC INSULATION STANDARDS MET, THE BUILDING DEPARTMENT WILL REVIEW THE BUILDING FOR CONFORMANCE WITH PATH #1. THE FOLLOWING SPECIFIC STANDARDS ARE APPLICABLE FOR PATH #1: APPENDIX C, TAB. C401.1(1).

- Windows, Class 40: Allwindows must be labeled showing the class. Site built windows are not permissible with this path.
- DOORS . MAIN ENTRY DOOR (MAXIMUM 24 SF) U=.54; OTHER DOORS U=.20. DOCUMENTATION MUST BE PROVIDED TO THE INSPECTOR SHOWING THE APPROPRIATE U VALUE.
- WALL INSULATION: R=21 ADVANCED FRAMING R=19 MAY BE SUBSTITUTED.
- UNDERFLOOR INSULATION: R=25. FOUNDATION PERIMETER INSULATION MAY NOT BE SUBSTITUTED FOR THE UNDERFLOOR INSULATION.
- CEILINGS: FLAT CEILINGS R=38; VAULTED CEILINGS (CEILING PITCH 2:12 OR GREATER) R=30 (CEILING INSULATION LESS THAN R=38 MAY NOT BE IN MORE THAN 1/2 OF
- SKYLIGHTS: (CLASS 50) AREA MAY NOT EXCEED 2% OF THE ROOF AREA. SKYLIGHTS (CLASS40) ARE UNLIMITED IN AREA.
- FORCED AIR DUSTS: R=8 IN ALL UNHEATED AREAS.
- BASEMENT WALLS: R=21 EXTENDING FROM THE BOTTOM OF THE ABOVE-GRADE SUBFLOOR TO THE TOP OF THE BELOW-GRADE FINISHED FLOOR.
- SLAB FLOOR EDGE: R=15 INSULATION MUST BE PLACED FROM THE TOP OF THE SLAB DOWN 24" OR FROM THE TOP DOWN OT THE BOTTOM OF THE SLAB AND HORIZONTALLY BACK UNDER THE SLAB FOR A TOTAL OF 4" FOR MONOLITHIC SLABS, INSULATION MUST EXTEND FROM THE TOP OF THE SLAB DOWN TO THE BOTTOM OF THE THICKENED EDGE, ABOVE GRADE PROTECTION MUST BE PROVIDED FOR INSULATION INSTALLED ON THE EXTERIOR SIDE OF THE SLAB. ALL SLAB EDGES AT JUNCTURES BETWEEN HEATED AND UNHEATED SPACES MUST BE INSULATED.

B. INSULATION FACING, SUCH AS VAPOR BARRIERS, SHALL NOT BE EXPOSED IN THE ATTIC, CRAWL SPACE OR ANY OTHER AREA UNLESS THE FLAME-SPREAD OF THE FACING MATERIAL IS 25 OR LESS AND SMOKE DENSITY IS NOT GREATER THAN 450. SEC. 319.1.

C. IF PLASTIC FOAM INSULATION IS EXPOSED, IT SHALL BE APPROVED TO BE EXPOSED OR SHALL BE PROTECTED AS REQUIRED IN SEC. 317

D. PROVIDE A VAPOR BARRIER WITH 1 PERM DRY CUP RATING OR LESS ON THE WARM SIDE 9IN WINTER) OF ALL INSULATION IN EXTERIOR WALLS AND INTERIOR FLOORS (EXCEPT GARAGE CONCRETE SLAB FLOORS) OF HEATED RESIDENTIAL BUILDINGS. IN ALL EXTERIOR CEILINGS WITHOUT AN ATTIC SPACE ABOVE, AN APPROVED VAPOR BARRIER HAVING A 0.5 PERM DRY CUP RATING OR LESS SHALL BE INSTALLED ON THE WARM SIDE OF THE INSULATION. LAP EDGES AT THE FRAMING MEMBERS. SEC. C401.9.1.

PLUMBING NOTES:

- THE DRAIN/WASTE/VENT (DWV) SYSTEM SHALL BE CONSTRUCTED OF MATERIALS LISTED IN, OR ALLOWED BY, THE TEXAS PLUMBING CODE.
- DWV SYSTEMS MAY BE ABS OR PVC PIPING.
- TUB AND / OR SHOWERP=TRAP ACCESS IS PROVIDED UNDER HOME, UNLESS OTHERWISE NOTED ON PLANS (WHEN INSTALLED).
- THE BUILDING DRAINS AND CLEAN-OUTS, WHEN DESIGNED BY OTHERS AND SITE INSTALLED BY OTHERS, ARE SUBJECT TO LOCAL JURISDICTION APPROVAL.
- THE WATER HEATER SHALL HAVE A SAFETY PAN WITH 1 INCH MINIMUM DRAIN TO THE EXTERIOR OF THE BUILDING (ON-SITE, BY OTHERS).
- THE WATER HEATER T&P RELIEF VALVE SHALL DRAIN TO THE EXTERIOR (ON-SITE BY OTHERS).
- THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATER INSTALLATION INSTRUCTIONS, SHALL BE INSTALLED ON-SITE, BY OTHERS AND SHALL BE SUBJECT TO LOCAL APPROVAL.
- ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES.
- A SHUTOFF VALVE SHALL BE INSTALLED WITHIN THREE FEET OF THE FRESH WATER INLET TO THE BUILDING (THIS SHALL BE INSTALLED ON-SITE, BY OTHERS AND SHALL BE SUBJECT TO LOCAL APPROVAL).
- WATER SUPPLY PIPING INSTALLED IN ANY WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE EXTERIOR WALL INSULATION. ALL WATER LINES WATER SUPPLY LINES SHALL BE IN ANY UNCONDITIONED SPACES SHALL BE INSULATED WITH MINIMUM R=6.5 INSULATION (ON-SITE BY OTHERS).
- WATER SUPPLY LINES SHALL BE PEX , CPVC, OR COPPER.
- WATER SUPPLYS TUB UPS TO BE 1/2".
- ALL SUPPLY "CROSSOVER"(MATING LINES) PIPING SHALL BE CONNECTED ON-SITE BY OTHERS, AND SHALL BE SUBJECT TO LOCAL APPROVAL.
- ALL SHOWER STALLS SHALL BE COVERED WITH A NONABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 70 INCHES ABOVE THE FINISHED FLOOR LEVEL. IF THIS IS NOT FACTORY INSTALLED IT SHALL BE COMPLETED ON-SITE BY OTHERS, AND SHALL BE SUBJECT TO LOCAL APPROVAL.
- WHEN PROVIDED, ALL SHOWER FIXTURES SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM TEMPERATURE OF 120(48.8°C).
- ALL LAVS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE.

BATHROOMS

- The center line of water closet shall be not less than 15" from adjacent walls/partitions or 12" from a tub. A minimum 21" clearance is required in front of water closets. SEC 307.2
- Shower compartments shall have at least 1,024 sq. in. of floor area and be of sufficient size to encompass a circle with a diameter not less than 30". SEC 3209.
- The wall area above built-in tubs having shower heads and in shower compartemnts shall be finished with a smooth, hard and non-absorbent surface to a height of not less than 6' above the floor. If gypsun board is used as a base or backer board for adhesive application of tile or similar material, it shall be a type manufactured for that use. SEC 702.4 & 702.4.2

4. Bathrooms and water closets rooms shall be provided with glazing not less than 3 sq. ft., 1/2 of which must be operable, or a mechanical ventilation system. Ventilation shall be either intermittent---50cfm or continuous 20cfm. For rooms larger than 75 sq.ft., the intermittent ventilation shall provide 5 air changes per hour. Ventilation shall be exhausted to outside.

MECHANICAL, PLUMBING, ELECTRICAL

- Smoke detectors shall be installed in each sleeping room, outside each separate sleeping area in the immediately vicinity of the bedrooms and on each additional story of the dwelling, including basements. In dwellings with split levels, a smoke detector need to be installed only on the upper level provided the lower level is less than 1 full story below the upper level,unless there is a doorseparating the levels, in which case s detector is required on both levels. All detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms in the individual unit providing an alarm which will be audible in all sleeping areas. Required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. SEC. 316.1.

2. Required smoke detectors shall not be located within kitchens or garages. Ionization smoke detectors shall not be located closer than 3' horizontally from the door to a kitchen; the door to a bathroom containing a tub or shower; or the supply register of a force air heating or cooling system. A smoke detector installed within 20' (direct linear path) of a cooking appliance shall be photoelectric or the detector shall have an approved alarm silencing means. SEC. 316.1

3. For any additional or alteration requiring a building permit, the entire building shall be provided with smoke detectors located as required for new buildings. Smoke detectors installed under this provision need not be interconnected unless other remodeling considerations require removal of the appropriate wall and ceiling coverings to facilitate concealed interconnected. SEC 316.1

4. Heating: Each thermostat shall be capable of being let from 55degrees F---75 degrees F. Cooling equipment: Each thermostat shall be capable of being set for 70 degrees F---85 degrees F only. SEC. C501.3.1

5. Free standing or built-in ranges require a vertical clearance above the cooking top not less than 30" to unprotected combustibles or 24" if protected by noncombustible material. Vented ranges hoods shall be vented to the outside by a single-wall pipe constructed of galvanized steel, stainless, copper or other approved material. The duct shall have a smooth interior surface, be substantially airtight and shall be equipped with a back-draft damper. Open top btoler units shallbe provided with a hood complying with Sec. 1804 or incorporate an integral exhaust system listed for use without a hood. Self venting ranges or unvented hoods shall be installed in accordance with their listings. SEC. 1802.1, 2201.1, 2202.

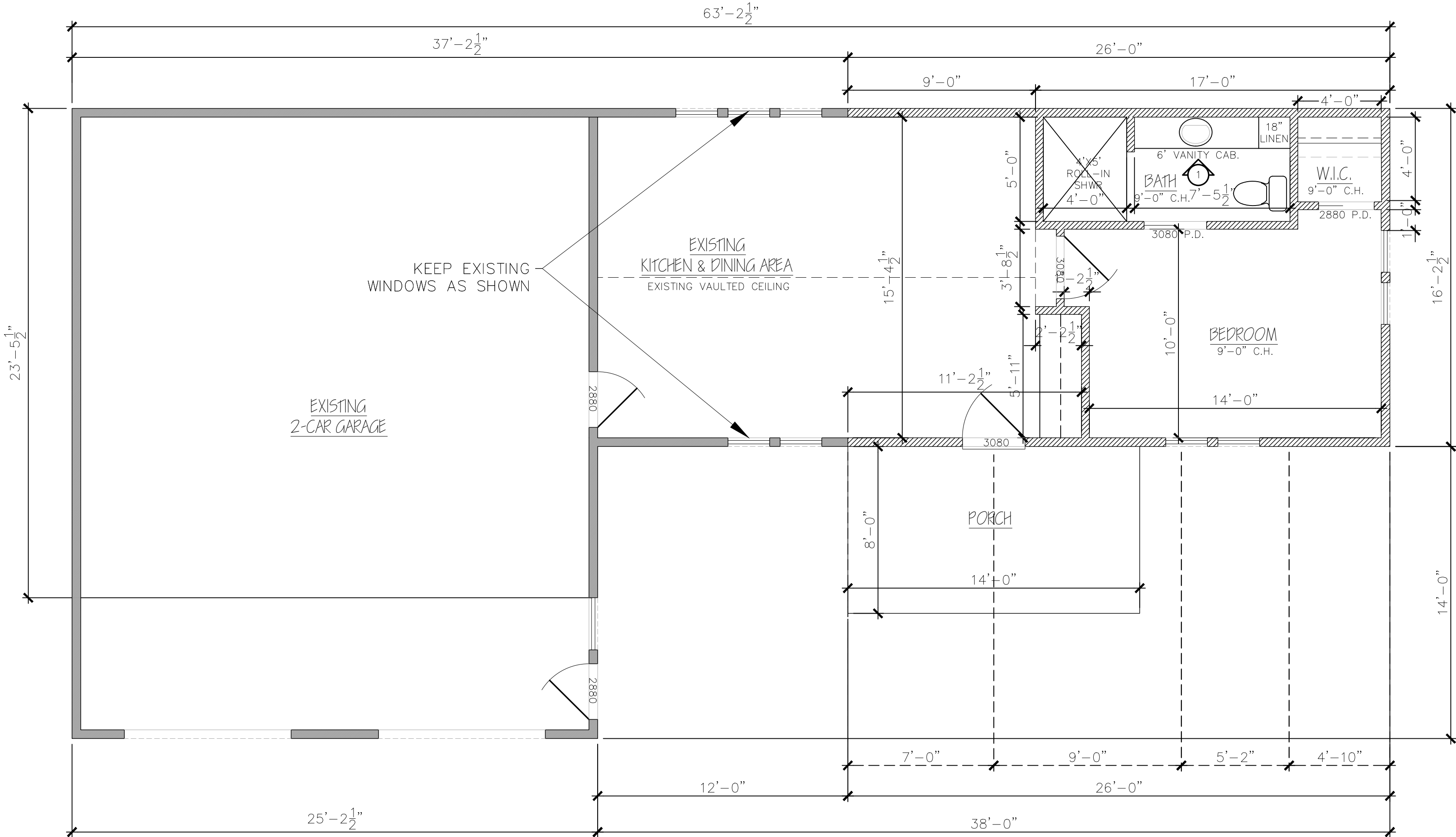
6. Clothes dryer exhaust vents shall convey products of combustion and moisture to the exterior. They shall not be connected with sheet-metal screws or other fastening means extending into the vent. They shall be equipped with back-draft dampers. Ducts shall be constructed of minimum .016" ridid metal with joints running in the direction of airflow. Transition ducts shall not be concealed within construction. Ducts shall terminate with a full opening exhaust hood. The maximum length of a 4" vent shall not exceed 25' from the dryer location to wall or roof termination. Length reductions of 2.5' for 45 degree bends and 5' for 90 degree bends are required. Installations when this length is exceeded shall be installed in accordance with the MFG's installation instructions. SEC. 1801.

7. Wood stoves must be installed as per their installation instructions and must be labeled indicating they meet emissions requirements. Wood stoves installed in an alcove must be specifically approved for such installation. Used wood stoves must comply with Sec. 1307.5

8. Fireplaces and masonry chimneys shall be installed per Chapter

9. Gas water heaters shall not be installed in a bedroom, closet, bathroom or utility room unless is a direct vent appliance or complies with Sec 2307.

10. A minimum 2" clearance to combustible wood framing is required. SEC 1001.



PLAN #: 21-045 SQUARE FOOTAGE CALCULATIONS		
	FRAME	MASONRY
1ST FLR. HEATED AREA	493	N/A
2ND FLR. HEATED AREA	N/A	N/A
TOTAL HEATED AREA	284	N/A
GARAGE	N/A	N/A
FRONT PORCH	N/A	N/A
COVERED PATIO	N/A	N/A
TOTAL COVERED AREA	777	N/A
COURTYARD	N/A	N/A
TOTAL SLAB AREA	777	N/A

FRAMING LUMBER SPECIFICATIONS											
Stress rated framing members shall be used which equal or exceed the following specifications. If lower grade lumber is used, excessive deflection may occur.											
Fiber Stress in Bending (Fb)=875 psi (Base Value)						Modulus of Elasticity (E)= 1,400,000 psi					
First Floor Joist 40 lbs. Live Load 10 lbs. Dead Load			Second Floor Joists 30 lbs. Live Load 10 lbs. Dead Load			Ceiling Joist 20 lbs. Live Load 10 lbs. Dead Load			Rafters 30 lbs. Live Load 15 lbs. Dead Load		
SIZE	INCHES O.C.	MAX. SPAN	SIZE	INCHES O.C.	MAX. SPAN	SIZE	INCHES O.C.	MAX. SPAN	SIZE	INCHES O.C.	MAX. SPAN
						2X4	12" 16" 24"	9'-5" 8'-7" 7'-2"			
2X6	12" 16	10'-3" 9'-4"	2X6	12" 16	11'-3" 10'-3"	2X6	12" 16" 24"	14'-9" 12'-10" 10'-6"	2X6	12" 16" 24"	12'-11" 11'-3" 9'-2"
2X8	12" 16	13'-6" 12'-3"	2X8	12" 16	14'-11" 13'-6"	2X8	12" 16" 24"	18'-9" 16'-3" 13'-3"	2X8	12" 16" 24"	16'-5" 14'-3" 11'-8"
2X10	12" 16" 24"	17'-3" 15'-5" 12'-7"	2X10	12" 16" 24"	19'-0" 17'-2" 14'-1"	2X10	12" 16" 24"	22'-11" 19'-10" 16'-1"	2X10	12" 16" 24"	20'-1" 17'-5" 14'-2"
2X12	12" 16" 24"	20'-7" 17'-10" 14'-7"	2X12	12" 16" 24"	23'-0" 19'-11" 16'-3"	2X12	12" 16" 24"	26'-6" 23'-0" 18'-8"	2X12	12" 16" 24"	23'-3" 20'-2" 16'-6"

NOTE:
SUBCONTRACTORS ARE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT CONSTRUCTION.

1ST FLOOR CEILING @ 9'-0" HEIGHT
1ST FLR WD.W. HDRS @ 8'-0" HGT
UNLESS NOTED OTHERWISE
WHERE APPLICABLE
2ND FLOOR CEILING @ 8'-0" HEIGHT
2ND FLR WD.W. HDRS @ 6'-8" HGT
UNLESS NOTED OTHERWISE

220V/GAS PER SPECS @
WH, AC, RANGE & DRYER

CABINET BLOCKING:
VANITY 26"/32"
WALL 54" & 80"
BASE 32"
(MEASUREMENTS ARE FROM CONC. FLR TO BOTTOM OF BLOCK)

MAX SILL HGT. @ BEDROOM
WINDOWS TO BE 43" FROM
FINISH FLOOR

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

LOCKWOOD
DESIGN
BUILD
GROUP
michael@lockwooddesigngroup.llc 210-383-9281
11314 Acuff Station
San Antonio, Texas 78254

ROOM ADDITION
610 N. ADAMS
FREDERICKSBURG, TX 78624

FRAME PLAN

DATE: 04/27/2021

REVSD: 04/28/2021

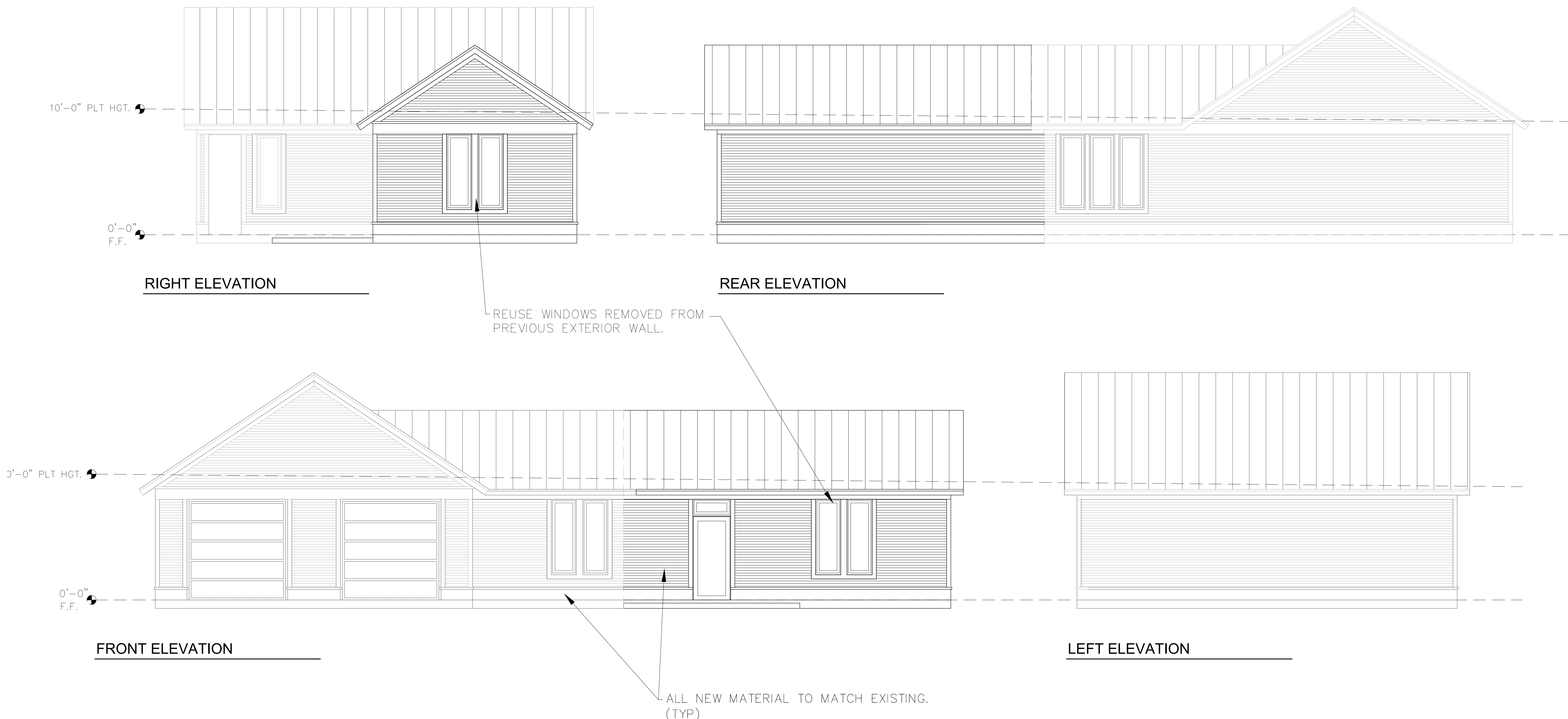
DESIGNER:
M. LOCKWOOD II

PLAN No.

21-045

SHEET

A-2



1ST FLOOR CEILING @ 9'-0" HEIGHT
1ST FLR WDW. HDRS @ 8'-0" HGT
UNLESS NOTED OTHERWISE

2ND FLOOR CEILING @ 8'-0" HEIGHT
2ND FLR WDW. HDRS @ 6'-8" HGT
UNLESS NOTED OTHERWISE

NOTE:
SUBCONTRACTORS ARE RESPONSIBLE FOR
CONFIRMING AND CORRELATING
DIMENSIONS AT THE JOB SITE. THE
METHODS, TECHNIQUES, SEQUENCES OR
PROCEDURES, OR FOR SAFETY
PRECAUTIONS AND PROGRAMS RELATED
TO THE PROJECT CONSTRUCTION.

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

LOCKWOOD

DESIGN
BUILD
GROUP

michael@lockwooddesigngroup.llc 210-383-9281

11314 Acuff Station
San Antonio, Texas 78254

ROOM ADDITION

610 N. ADAMS

FREDERICKSBURG, TX 78624

EXTERIOR ELEVATIONS

DATE: 04/27/2021
REVSD: 04/28/2021

DESIGNER:
M. LOCKWOOD II

PLAN No.
21-045

SHEET
A-3

THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE AFTER PRINTING HAS BEEN COMPLETED. WILL BE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS PRIOR TO/DURING CONSTRUCTION ASSUMES ALL RESPONSIBILITY THEREAFTER. WHILE EFFORTS HAVE BEEN MADE DURING THE PREPARATION OF THESE CONSTRUCTION DOCUMENTS TO AVOID ANY ERRORS/MISTAKES, LOCKWOOD DESIGN GROUP CAN NOT GUARANTEE AGAINST ERROR.

GENERAL

- International Residential Code Structural Engineering Design Provisions, 2018 Edition or the International Building Code Structural Engineering Design Provisions, 2018 Edition.
- The design gravity loads are as follows:

Superimposed Dead Loads (Included, but not limited to):

Mechanical and Ceiling: 10psf

Roof Assemblies: 10psf

Wood Floor Assemblies: 10psf

Finishes: As required

Live Loads minimum (in accordance with 2018 IRC):

Roof: 20psf

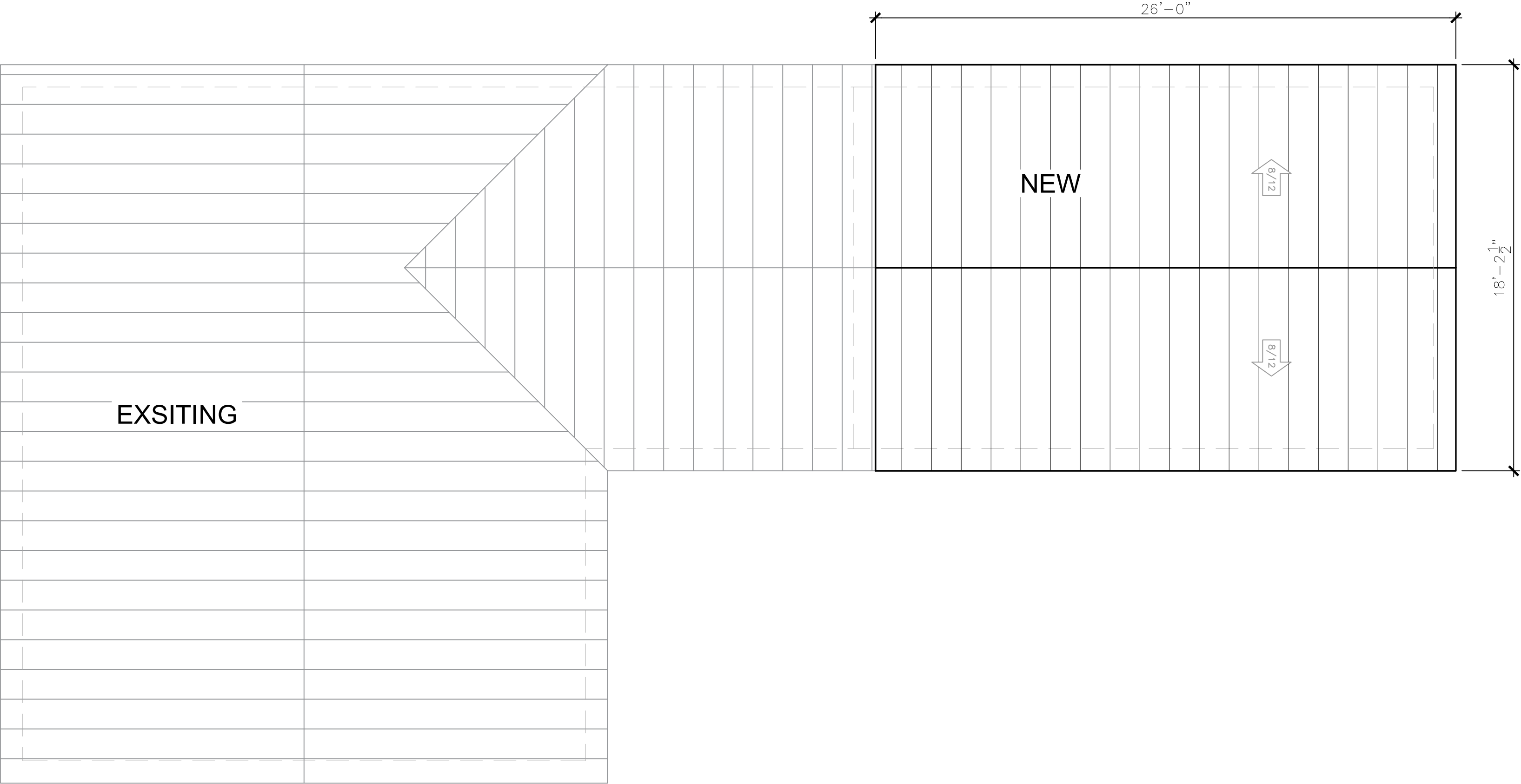
Roof Net Uplift: 10psf

Floor: 40psf

Uninhabitable Attics:

Without Storage: 10psf

FRAMING LUMBER SPECIFICATIONS											
Stress rated framing members shall be used which equal or exceed the following specifications. If lower grade lumber is used, excessive deflection may occur.											
Fiber Stress in Bending (Fb)=875 psi (Base Value)						Modulus of Elasticity (E)= 1,400,000 psi					
First Floor Joist			Second Floor Joists			Ceiling Joist			Rafters		
40 lbs. Live Load 10 lbs. Dead Load			30 lbs. Live Load 10 lbs. Dead Load			20 lbs. Live Load 10 lbs. Dead Load			30 lbs. Live Load 15 lbs. Dead Load		
SIZE	INCHES O.C.	MAX. SPAN	SIZE	INCHES O.C.	MAX. SPAN	SIZE	INCHES O.C.	MAX. SPAN	SIZE	INCHES O.C.	MAX. SPAN
						2X4	12" 16" 24"	9'-5" 8'-7" 7'-2"			
2X6	12" 16"	10'-3" 9'-4"	2X6	12" 16"	11'-3" 10'-3"	2X6	12" 16" 24"	14'-9" 12'-10" 10'-6"	2X6	12" 16" 24"	12'-11" 11'-3" 9'-2"
2X8	12" 16"	13'-6" 12'-3"	2X8	12" 16"	14'-11" 13'-6"	2X8	12" 16" 24"	18'-9" 16'-3" 13'-3"	2X8	12" 16" 24"	16'-5" 14'-3" 11'-8"
2X10	12" 16" 24"	17'-3" 15'-5" 12'-7"	2X10	12" 16" 24"	19'-0" 17'-2" 14'-1"	2X10	12" 16" 24"	22'-11" 19'-10" 16'-1"	2X10	12" 16" 24"	20'-1" 17'-5" 14'-2"
2X12	12" 16" 24"	20'-7" 17'-10" 14'-7"	2X12	12" 16" 24"	23'-0" 19'-11" 16'-3"	2X12	12" 16" 24"	26'-6" 23'-0" 18'-8"	2X12	12" 16" 24"	23'-3" 20'-2" 16'-6"



TIMBER

- Unless otherwise noted, all structural framing lumber shall be clearly marked No. 2 Southern Pine by the SPIB.
- All wood studs shall be full height without intermediate plate lines unless detailed otherwise.
- Solid 2x blocking shall be provided at end and point of all wood joists and shall be placed between supports in rows not exceeding 8'-0" apart. All walls shall have 2x solid blocking at 4'-0" o.c. (this is the fire blocking as well) maximum vertically for plate heights exceeding 8'-0". End nail with 2-16d nails or side toe nail with 1-16d nails.
- Decking: All plywood decking shall be APA Rated Sheathing, Exposure 1, 3/4" T&G for floors with 48/24 Span rating, 5/8" with clips for roofs with 40/20 Span Rating, use 10d common nails at 6" o.c. at all supported edges, 10d at 12" o.c. at all intermediate supports (1 5/8" min. penetration). All joints in plywood decking shall be staggered.
- All exterior walls shall be solid clad with 15/32" plywood APA Rated Sheathing, Exposure 1, from the top plate to the bottom plate. Attach to frame using 10d nails spaced at 6" o.c. along edges at 12" at intermediate studs (1-5/8" min penetration).
- All framing members framing into the side of a header shall be attached using metal joist hangers.
- Place a single treated plate at the bottom and a double plate at the top of all stud walls.

- If nailing is not noted or shown otherwise on plans or details, nailing schedule shall be as follows:

Connection	Nailing
1. Joist to sill or Girder- toenail.....	(3) - 8d
2. Bridging to joist - toenail each end.....	(2) - 8d
3. Sole plate to joist or blocking - typ. Face nail.....	16d at 16" o.c.
Or brace wall panel.....	(3) - 16d
4. Top plate to stud - endnail/endnail.....	(2) - 16d
5. Stud to sole plate - toenail.....	(4) - 8d
Or end nail.....	(2) - 16d
6. Double studs - face nail.....	16d at 24" o.c.
Double top plates - typical face nail.....	16d at 16" o.c.
Or lap splice...	(8) 16d
8. Blocking between joists - toenail.....	(3) - 8d
9. Rafters to top plat w/ overhang <2'-0"- toenail.....	(3) - 8d
10. Rafters to top plate w/ overhang ≥2'-0".....	Provide Simpson H3 Hurricane ties
11. Rim joist to top plate - toenail.....	8d at 16" o.c.
12. Top plates (laps and intersections) - face nail.....	(2) - 16d
13. Continuous header (two pieces).....	16d at 16" o.c.
staggered along each edge	
14. Ceiling joists to plate - toenail.....	(3) - 8d
15. Continuous header to stud - toenail.....	(4) - 8d
16. Ceiling Joists (laps over partitions) - face nail.....	(3) - 16d
17. Ceiling Joists to parallel rafters - face nail.....	(3) - 16d
18. Rafter to plate - toenail.....	(3) - 8d
19. 1" diagonal brace to each stud and plate - face nail...	(2) - 8d
20. Built-up corner studs.....	16d at 24" o.c.

- Built - up girder and beams - face nail at top and bottom Staggered on opposite sides...20d at 32" o.c. Face nail at ends and at each splice.....(2) - 20d
- 2" planks - at each bearing16d
- Collar tie to rafter - face nail.....(3) - 10d
- Jack rafter to hip - toenail.....(3) - 10d
- Roof rafter to 2x ridge beam - toenail.....(2) - 16d
- Face nail.....(2) - 16d
- Joist to band joist - face nail.....(3) - 16d
- Ledger strip - face nail.....(3) - 16d
- Plywood

Floor, wall and roof sheathing (to framing):

3/8" and less.....8d

1/2", 5/8" and 3/4".....10d

1-1/8" and 1-1/4".....10d
- Floor Plywood: Nails spaced at 6" o.c. at edges and at 12" o.c. At intermediate supports
- Roof plywood : nails spaced at 6" o.c. at edges and at 12" o.c. at Intermediate supports ,1" clips at 24" o.c.
- Panel siding (to framing):

1/2" or less.....6d

5/8".....8d

*Corrosion - resistant siding or coving nails
- Built-up columns (unless detailed otherwise):

COLUMN TYPE FASTENERS

2- 2x4.....1 row of 10d nails each side @ 8" o.c.

staggered

3- 2x4.....1 row of 30d nails each side @ 8" o.c.

staggered

4- 2x4.....1 row of 3/8" dia. Through bolts @ 8"

- o.c. staggered

2- 2x62 rows of 10d nails each side @ 8" o.c.

3- 2x6.....2 rows of 30d nails each side @ 8" o.c.

4- 2x6.....2 rows of 3/8" dia through bolts @ 8"
- o.c.

Wood nailer attachment to steel members 3/8" thick or less: attach 2x nailer with 0.177" diameter x 1-7/8" long HILTI X-AL-H powder actuated fasteners spaced at 8" o.c. staggered or with an approved alternative.
- Exterior sole plates and interior shear wall plates shall be attached to concrete foundations with 3/8" dia anchor bolts spaced at a maximum of 6'-0" o.c. There shall be a minimum of 2 bolts per plate section with one bolt located not more than 12" or less than 7 bolt diameter from each end of the plate section.
- Common wire nails or spikes, or galvanized box nails shall be used for all framing unless noted otherwise.
- Fasteners, including bolts, lag screws, and drift pins with diameters 3/8" or greater shall conform to SAE J 429 Grade 1. Bolts shall be installed per AMSI/ASME Standard B18.2.1.
- Include an allowance for 200 board feet of lumber to be used as directed in the field for special conditions not covered by note or drawing (labor for erecting some to be included) Upon completion of the project, owner shall be rebated for any unused portion of allowance materials.

Roof-Stick Framed
ROOFING: Customer Choice
Sheathing: 1/2" CDX Min. Plywood marked for 24" spans
NOTE: Comply W/ applicable requirements of International One and Two Family Dwelling Code, 2018 or your local code requirements.
INSULATION BAFFLES: At vents as required or shown.

NOTE: SUBCONTRACTORS ARE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT CONSTRUCTION.

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

DESIGN
BUILD
GROUP
LOCKWOOD
michael@lockwooddesigngroup.lc 210-383-9281
11314 Acuff Station
San Antonio, Texas 78254

ROOM ADDITION
610 N. ADAMS
FREDERICKSBURG, TX 78624

ROOF PLAN

DATE: 04/27/2021
REVSD:
DESIGNER:
M. LOCKWOOD II
PLAN No.
21-045
SHEET

A-4

City of Fredericksburg Historic Review Board
Application Information

Application Number: 21-48
Date: May 11, 2021
Address: 615 W Travis
Zoning: R1
Owner: Brandon DeVore
Applicant: Ian Moellendorf
Rating: Medium rating
Proposed Modifications: fenestration changes to garage

Request:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. add batten strips over 1x8 pine seams of garage
2. add a patio French door on East wall of garage
3. add a 36" entry swing door on north wall of garage. Exterior lighting, trim, and paint colors see attached.

Relevant Secretary of the Interior's Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Recommendation/Findings:

The proposed changes to the garage will ensure it is continued to be used. The battens are needed to improve energy efficiency and add structural stability. The batten design is very common for the time period. The proposed new doors are not readily visible from the street.



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 615 W Travis Date Submitted 4/18/21
Owner name: Brandon DeVore Phone # (214) 497-4566
Owner Address: 4606 Ellensburg Dr. Dallas, Tx. 75244
Authorized Applicant: Ian Moellendorf Phone # (830) 456-7683

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

Applicant E-mail: imoellendorf@rocketmail.com

Desired Start Date: 5/15/21

Desired Completion Date: 8/15/21

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

We will be converting the old garage into a 1 bed/1 bath guest house. Exterior of the structure is currently 1x8 pine that we would install batten strips over vertical seams. A patio French door on East wall and a 36" entry swing door on North wall. Exterior lighting, trim, and paint colors see attached.

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

Staff to complete

Application # 21-48

Year Built:

Eligible for Administrative Approval Yes ☒ No ☐

Zoning: R1

Historic Review Board Meeting Date 5-11-2021

Application Fee \$10 COA# 00348

Surveying: Medium

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature

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



Street View



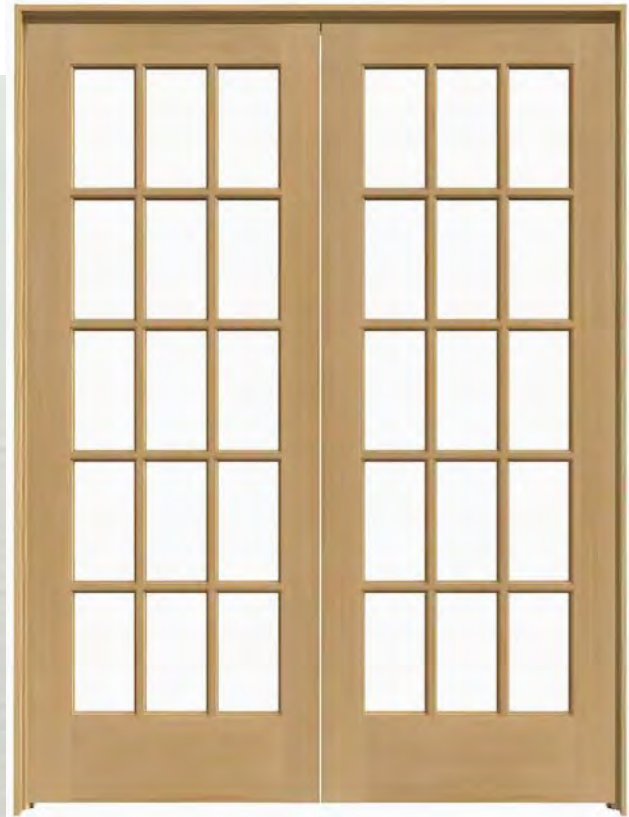
Location of new French Door



Location of new door to give access to main house from garage



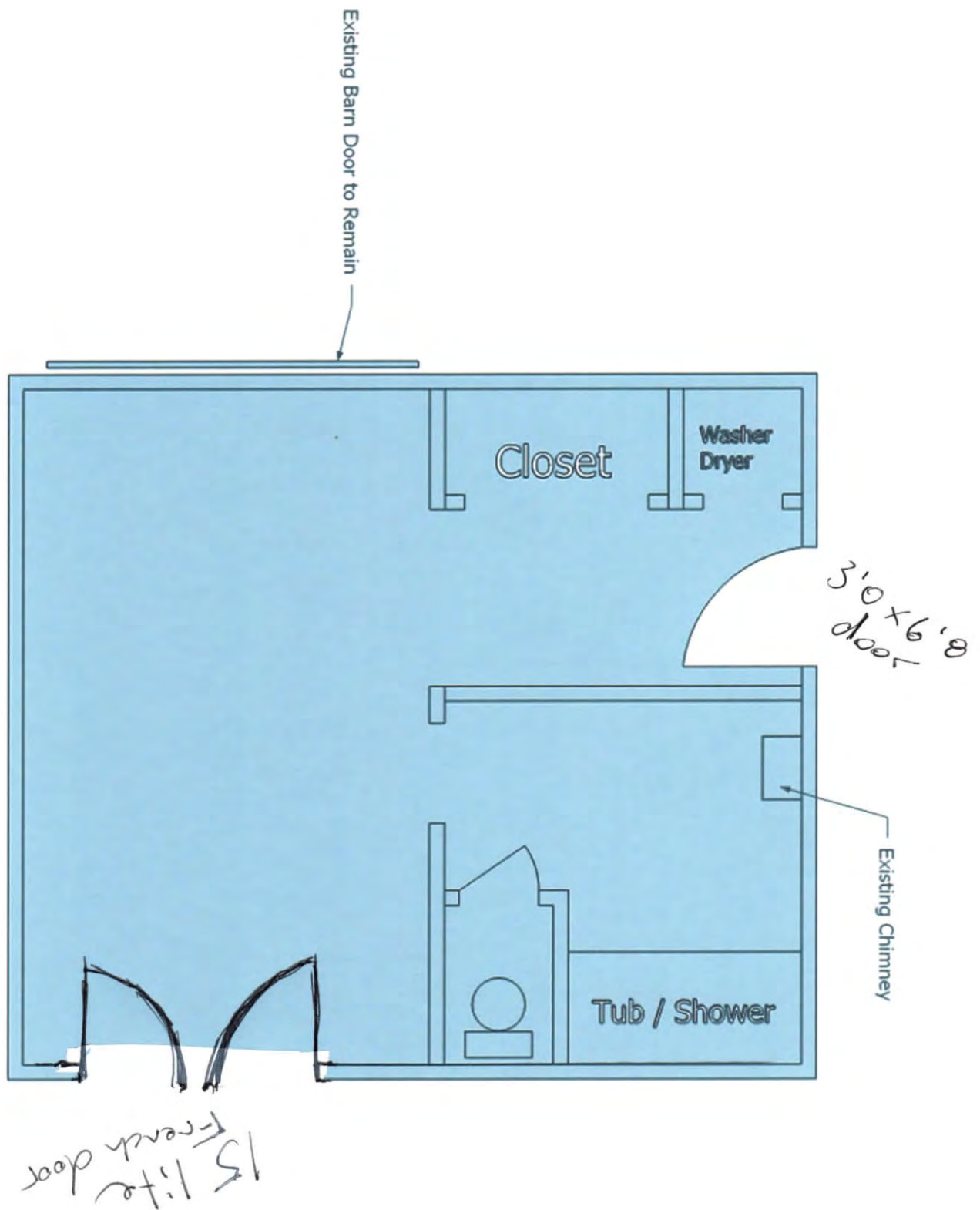
Proposed Battens



Stonington 12 In 1-Light Two-Tone Outdoor Wall Sconce Lamp - 5.5"W x 5.88"D x 12.13"H

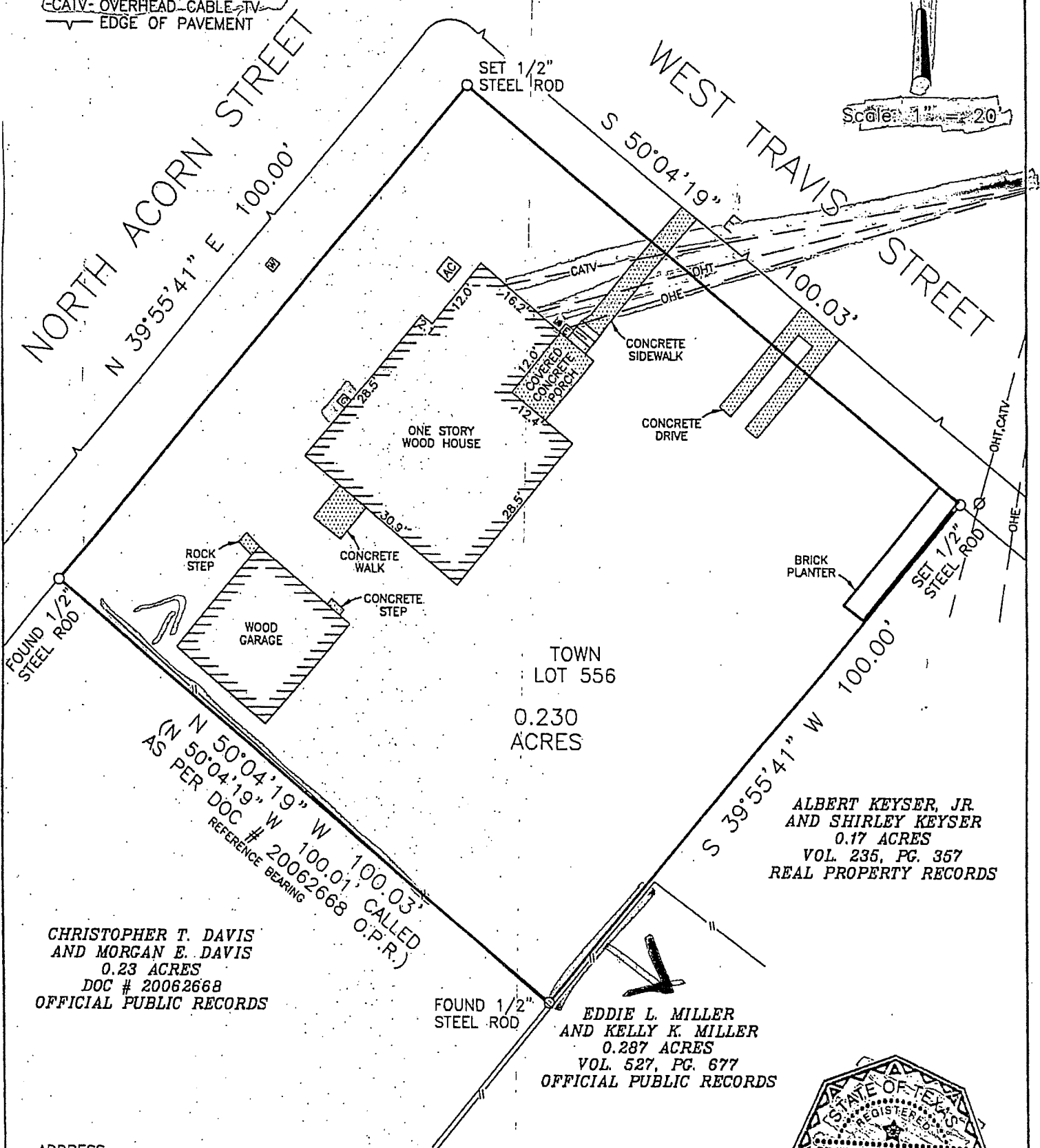
1 of 5





LEGEND

- ELECTRIC METER
- WATER METER
- GAS METER
- POWER POLE
- WOOD FENCE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- OVERHEAD CABLE TV
- EDGE OF PAVEMENT



ALBERT KEYSER, JR.
AND SHIRLEY KEYSER
0.17 ACRES
VOL. 235, PG. 357
REAL PROPERTY RECORDS

CHRISTOPHER T. DAVIS
AND MORGAN E. DAVIS
0.23 ACRES
DOC # 20062668
OFFICIAL PUBLIC RECORDS

EDDIE L. MILLER
AND KELLY K. MILLER
0.287 ACRES
VOL. 527, PG. 677
OFFICIAL PUBLIC RECORDS



ADDRESS:
615 WEST TRAVIS STREET

- NOTE:
- 1) BASIS OF BEARING WAS ESTABLISHED FROM THE NORTHEAST LINE OF THAT CERTAIN 0.23 ACRE TRACT RECORDED IN DOC. # 20062668, O.P.R.
 - 2) A FIELDNOTE DESCRIPTION OF THE ABOVE SHOWN TRACT WAS PREPARED.

PLAT SHOWING: A 0.230 ACRE TRACT OF LAND OUT OF TOWN LOT NO. 556, AS SAID TOWN LOT IS SHOWN AND DESIGNATED ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, SAID 0.230 ACRE TRACT OF LAND ALSO BEING THAT CERTAIN TRACT OF LAND CONVEYED TO EUGENE HEINEMANN, ET. AL. BY DEED RECORDED IN VOLUME 149, PAGE 823, DEED RECORDS, GILLESPIE COUNTY, TEXAS.
HILL COUNTRY LAND SURVEYING, LLC
110 NORTH MILAM STREET
FREDERICKSBURG, TEXAS 78624
PHONE: (830) 990-2665

BORROWERS:
KATHRYN A. GUTIERREZ

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENT OF IMPROVEMENTS EXCEPT AS SHOWN HEREON.

[Signature]
BRAD BRYAN SPENRATH
REGISTERED PROFESSIONAL LAND SURVEYOR

5357
TEXAS REGISTRATION NO.

DATE: 24 SEPTEMBER 2009

JOB #: 09-5076

Fredericksburg Historic Review Board

Application Information

Application Number: 21-43
Date: May 11, 2021
Address: 708 W Schubert
Zoning: R1
Owner: Spencer & Patti Miller
Applicant: Patti Miller
Rating: Medium
Proposal: replace roof, stucco over scored concrete siding, replace windows in non-historic addition, repair front porch, paint windows

Request:

The applicant is requesting approval to:

1. replace shingle roof with dark grey composite shingle roof
2. repair and paint existing metal casement windows
3. replace windows in non-historic addition to match rest of house
4. repair front porch concrete
5. add stucco over scored concrete brick pattern

Relevant Secretary of Interior's Standards:

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Staff findings and recommendation:

The house was given a medium rating in the 2018 survey. The proposals will rehab existing features including windows, roof, and porch. The addition between the main house and garage is not historic, the proposal to replace the windows to match the main house will improve the appearance. The addition of stucco over the existing scored masonry is the biggest proposed change. The scored concrete is a character-defining feature of the house. Staff recommends the concrete be painted instead of stuccoed. This recommendation is based on Secretary of the Interiors Standards for Rehabilitation 5 and 6.



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 708 W. SCHUBERT Date Submitted 4.23.21
Owner name: SPENCER, PATTI MILLER Phone # 830 992 1214
Owner Address: 711 W. TRAVIS FBG TX 78624
Authorized Applicant: _____ Phone # _____

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

Applicant E-mail: pattimiller1956@gmail.com
Desired Start Date: MAY 13th 2021
Desired Completion Date: JUNE 2021

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

We are replacing the old worn opt damaged roof with a new roof - Composite shingles, dark grey. We are rehabbing and painting the existing original casement windows (painting black) We are stuccoing the cement siding - white over

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 # 21-43

Year Built: _____

Eligible for Administrative Approval Yes X No

Zoning: R1

Historic Review Board Meeting Date MAY 11 Mtg April 28 deadline

Application Fee \$10 COA# 00344

Survey Rating: Medium Rockbox Theater

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.

We are replacing two aluminum windows
in the breezeway which are not original.
We are replacing with black metal windows
as close to the original casement windows as
possible.

We are repairing the existing front porch.
That's it.





Desired finished stucco look



Current siding

Scored concrete to look like
brick



Two aluminum windows to be replaced to match original windows



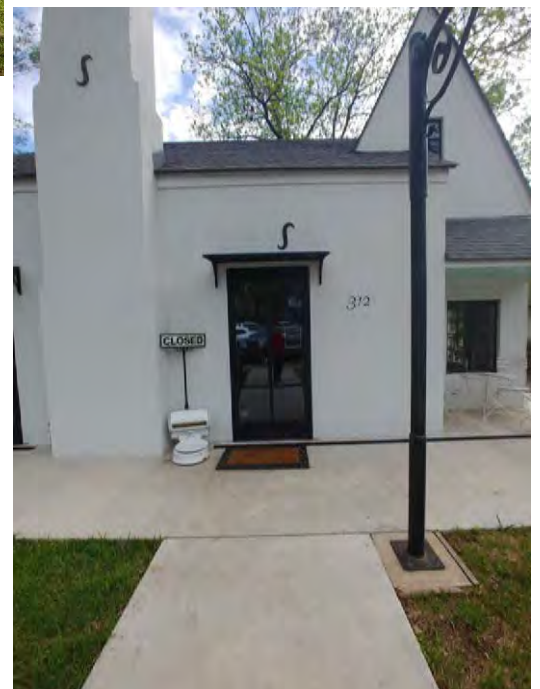
Proposed finished look with stucco and black windows. Original metal windows to be repaired and painted.



Front porch in need of repair



Inspiration photo— stucco, dark shingle roof with black windows



LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 708 W SCHUBERT ST

LAT/LON 30.285553 -98.8811

ALTERNATE ADDRESS N/A

PARCEL # 143

LEGAL DESCRIPTION FBG ADD BLK 6 LOT 561BR

OWNER NAME MILLER, SPENCER & PATTI

2017 GCAD VALUATION \$193,000

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

Present on 1963 aerial with the same footprint it has now. Not present on 1948 aerial.

PHYSICAL DESCRIPTION

YR. BUILT 1951 YR. SOURCE CAD

TYPE Building

FORM Rectangular

PRIMARY STYLE Ranch

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling



PHYSICAL DESCRIPTION, CONT.

708 W SCHUBERT ST SURVEY ID#

**VISIBLE
ANCILLARY
RESOURCES** 1. garage
not hist.-age ('69 or later)

ALTERATIONS Windows replaced – some
Garage door(s) replaced

**GENERAL
NOTES**

SOURCES USGS aerials





Fredericksburg Historic Review Board
Application Information

Application Number: 21-47
Date: May 11, 2021
Address: 201 S Orange
Zoning: R2
Owner: Heinrich & Brenda Boenig
Applicant: City of Fredericksburg
Rating: Low
Proposal: Re-rating from low to medium

Request:

The applicant is requesting:

1. re-rating of 1930's house known as the Pehl House from "low" to "medium"

Relevant Sections Fredericksburg Historic Preservation Ordinance:

Preservation priority rating. Three-tier rating system used in the 2002 Fredericksburg Historic Resource Survey to evaluate all Resources (including components of properties) within, and adjoining to, the City's historic district. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change. No rating shall be considered vested and the same may be established or changed at any time in accordance with subsections 23-58(d) and 23-58(e) below. Additionally, structures or properties may have more than one rating (e.g., the main structure may be high but an addition or appurtenance may be medium or low):

Low rating. Resources that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual 50 year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than 50 years of age, but which nevertheless may have relative value within the historic district, meriting preservation. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

(2) The demolition, removal or relocation of a Resource with a rating of "low," or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose.

Medium rating. Resources that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the historic district's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the historic district or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

Staff Recommendation:

1. Staff finds the 2002 low rating of the 1930s house to have been done in error. While there have been some alterations to the home, many of those were done over 50 years ago by the Pehl family as they created their flower shop at the rear of the house. Staff recommends a medium rating as the house. The property has been moderately altered, but generally retains its historic integrity to a good or moderate degree. As a property designated with a medium rating it shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features. Another rear addition is not visible from the street.

The house is a unique for its use of stone in this floor plan. The house can be described as a Hipped-Roof Square-Plan that was common from the 1890s-1920s. A high-pitched hipped roof is common with recessed porch under the main roof form. The In the 1938 Sanborn map the recessed porch was still intact along with a rear wooden porch. By 1948 the front porch was enclosed into the living area, an exterior chimney was added and the Pehl's florist addition was added to the back facing San Antonio Street. Alfred and Elizabeth Pehl started the Pehl Flower Shop in the back of their house around 1947. The flower shop was successful and only occupied the back addition for a few years before the new commercial building was built at 215 W San Antonio in October of 1951. Billy Pehl took over the family business from his parents in 1972 and operated the business for another 35 years. After the flower shop moved the back addition became a bedroom for the family of 5.

Staff finds 201 S. Orange to retain enough architectural integrity and association with the Pehl family for over six decades to warrant protection from demolition with a medium rating.

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID

567

Address

201 S. Orange

Parcel Number

23911

GCAD Valuation (as of 2017; where available)

\$232,940

Year Built

1930

Year Altered

Area

Historic District

Historic District

Yes

Recommendation

Priority

Low

Assessment

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

2002 Photo



Photo Information & Notes

Image Name

0567_3.JPG

Photo References

0567_*.jpg

Notes

2002 SURVEY DATA (continued)

Property Description

Function Domestic: Single-Family

No of Stories 1

Style not provided

Construction load-bearing masonry

Plan bungalow

Foundation pier and beam

Exterior Walls stucco

Roof hipped

Porches inset

Windows double-hung wood sash

Outbuildings garage

Doors single-leaf door

Alterations not provided

1983 SURVEY DATA

1983 Survey Site No

1983 Survey Ranking

1983 Photo References



Clipped By:



ahudson

Thu, May 6, 2021



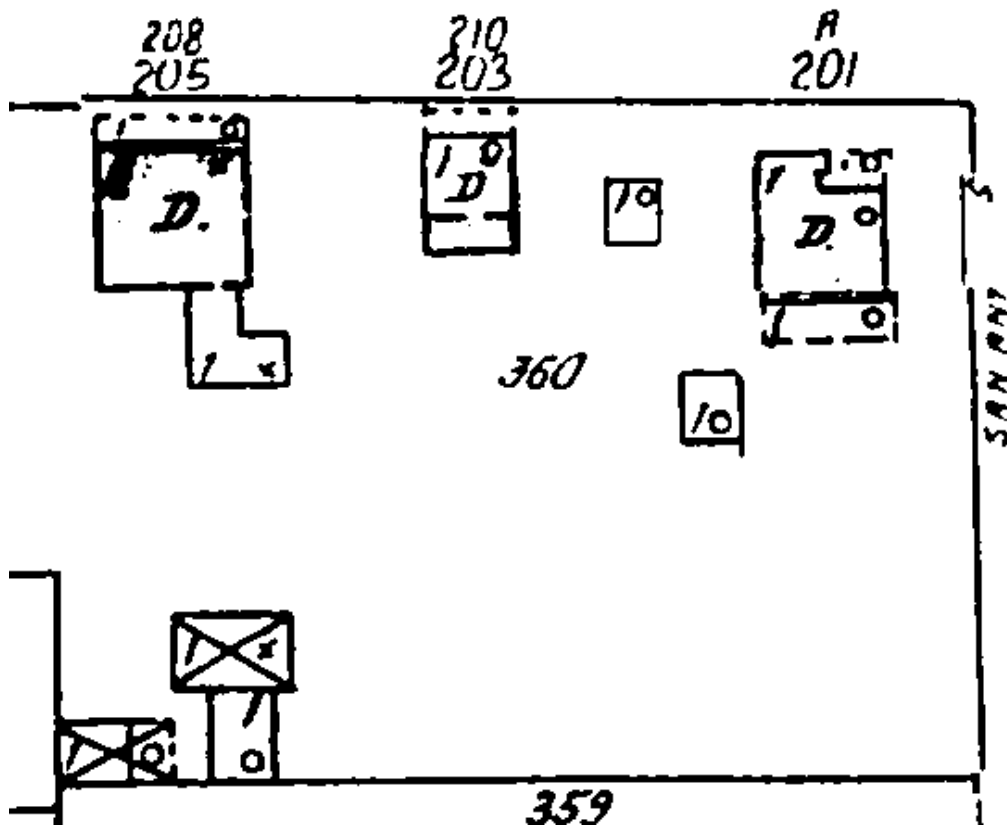
Pehl's Flower Shop moved

Clipped By:



ahudson

Thu, May 6, 2021



1938 Sanborn

Front porch and rear porch





Historic Review Board
Application Information

Application Number: 21-27
Date: May 11, 2021
Address: 201 S Orange
Zoning: R2
Owner: Heinrich & Brenda Boenig
Applicant: Whitney Koch of Mustard Design
Rating:
Proposal: replace windows, remove historic age addition, add front porch, replace garage door, add rear screen porch

Request:

The applicant is requesting approval to:

1. Remove the non-original addition at the Northeast corner of the residence
 - i. The addition is poorly constructed and has costly maintenance considerations
 - ii. The current addition is inaccessible to the homeowners due to their mobility challenges
 - iii. The owner has to insure, pay tax, and maintain a non-original addition they are unable to utilize.
 - a. Add a screened porch at the east side of the residence, with an entry stair facing W. San Antonio St. and an additional entry stair to the south facing the garage. The new porch roof addition will be a flat-pan, standing seam roof; finish to match the existing roof.
2. Remove the non-original lattice screen at the front entry.
 - a. Reason for the request:
 - i. It is a non-original element, and is requested to be removed to allow for an enlarged code compliant entry porch.
 - b. new non-permanent, arbor and front porch are being added to the front elevation. Proposed porch will provide a code-compliant entry porch and stair, and allow the owners to have a safe and accessible means to greet guests at their front entry.
3. Remove and replace all existing windows with new metal clad windows of the same style and aesthetics, except as noted below and on the provided elevations.
 - a. Replace the non-original triple-window unit facing Orange St. with (2) two double-hung style windows (see attached photos).

- b. Remove the existing single-hung window and replace it with a venting glass block window at the residence's bathroom shower, for maintenance and privacy considerations.
- c. Windows shall be Anderson E-series, double-hung, aluminum clad wood windows, no pane division, finish: white.
- d. Reason for request:
 - i. The owners experience mobility limitations (see attached medical documentation) and are looking to retrofit their residence to age-in-place. The current windows present operability and life-safety egress challenges.
 - ii. The original windows are difficult to operate as they are not weighted sashes and require a hold open apparatus be utilized, making potential egress and simple operability difficult and impractical.
 - iii. Since the exterior surface of the window cannot be accessed from the interior, maintenance of the windows could not be performed by the homeowners and could present undue maintenance cost burden to the homeowner. The requested replacement windows would allow the homeowner to maintain, clean, and service the windows from a safe and accessible location inside the residence.
 - iv. The owners would also like to benefit from the improved performance characteristics of current window designs, including enhanced acoustical properties (i.e. noise reduction from adjacent street and St. Mary's School), energy efficiency, ease of use/access, and reduced long-term maintenance requirements.
- 4. Replace the existing manual garage door with a new composite, electronically controlled overhead garage door, paint to match adjacent garage wall.
- 5. Replace the existing window on the north garage wall with a half-lite door; the door shall match the existing opening width.
- 6. The owner would like to install a 3'-0" tall, perimeter ornamental metal fence for privacy and security. The original house photo depicts a metal fence.

A finish schedule has been provided for reference with the requested scheme and an alternate for consideration.

Relevant Sections of Fredericksburg Design Guidelines:

Windows are an important element to a building for many reasons, including aesthetics and functional purposes. As such, it is vital to preserve, repair, and maintain windows as they were initially intended.

Recommended

- 1. Choosing new materials that are compatible to the old.
- 2. Repairing windows and features instead of replacing them.

Not Recommended

- 1. Replacing old windows and features with new material that is not physically or chemically compatible with the old and that changes or alters the visual appearance of the building.

2. Removing original windows or features that are in repairable condition, or when limited replacement is sufficient.

The Secretary of the Interior's Standards for Rehabilitation

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Staff recommendation:

1. The house at 201 S. Orange was mistakenly given a low rating in 2002. Two small rear additions have also been added over the years. As noted in the re-rating brief, the rear addition facing San Antonio Street was added around 1947 as a florist shop. The addition is now 74 years old and has gained its own significance. Staff does not recommend the removal of the addition that is tied to a successful local business/family – Alfred, Elizabeth and Billy Pehl of Pehl's Florist. Modifications can be made to the addition to make it more accessible for the owners. This recommendation is in keeping with SOI #4 – changes that have acquired historic significance in their own right shall be retained and preserved.

1.a. a rear porch could be added to the side of the addition or the existing addition could be modified. The proposed roof will change the character of the house, a shed or flat roof would be more appropriate so as to keep the original roof form. SOI 9 and 10.

2. A character-defining feature of a Hipped-Roof Square-Plan house is that the porch is recessed under the roof. This feature was changed in the 1940's. The lattice "stoop" has been present since the 1950s.

2b. If it needs to be replaced for access the replacement should have a minimal footprint. The proposed arbor is not appropriate for the style of the house and would be better suited on the side or rear, not as a front porch. The proposed changes are within the zoning setbacks. The applicant will need to confirm with the building department if any structure can be placed in the setback based on an allowance to use the average setback of the block.

3. The roof and windows appear to be original. The shutters were added and are not appropriate for the size of the windows. Windows are a character defining feature. Replacement has been approved by the HRB when windows are beyond repair with in-kind materials and sometimes a clad product over a wood window that matches the profile and size of the original. There are numerous ways to improve the energy efficiency of wood window such as adding weather stripping or interior film on west facing windows. Replacement of original features diminishes the integrity of structures eventually reducing the rating. If the windows were damaged beyond repair staff would recommend the proposed clad window. Staff does not recommend removal of the original windows. This recommendation is in keeping with SOI standard number #6 and FBG Design Guidelines for windows (included in packet).

- a. the windows in the enclosed porch have been in place for over 50 years and help differentiate the original house from the porch that was enclosed. The style of the windows are appropriate for the age of the enclosure.
- b. the window is not original nor historic aged, staff recommends replacement as presented.
- 4. The garage contributes to the property and district, staff recommends the original door is stored on site and the new operable door is designed to match the existing as closely as possible.
- 5. The garage window is not visible from the street, the change from a window to door will give access to the garage. The original window should be stored one site. Staff recommends approval of the change as presented.
- 6. The property had a metal fence for many years and was removed after 2002. The proposed fence is appropriate for the time period of the house. Staff recommends approval as submitted.

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID

567

Address

201 S. Orange

Parcel Number

23911

GCAD Valuation (as of 2017; where available)

\$232,940

Year Built

1930

Year Altered

Area

Historic District

Historic District

Yes

Recommendation

Priority

Low

Assessment

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

2002 Photo



Photo Information & Notes

Image Name

0567_3.JPG

Photo References

0567_*.jpg

Notes

2002 SURVEY DATA (continued)

Property Description

Function Domestic: Single-Family

No of Stories 1

Style not provided

Construction load-bearing masonry

Plan bungalow

Foundation pier and beam

Exterior Walls stucco

Roof hipped

Porches inset

Windows double-hung wood sash

Outbuildings garage

Doors single-leaf door

Alterations not provided

1983 SURVEY DATA

1983 Survey Site No

1983 Survey Ranking

1983 Photo References



Certificate of Appropriateness Application – Back-up documentation

Subject Property: 201 S. Orange Street

Application Date: 04.28.2021

Owner: Heinrich and Brenda Boenig

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

Modification request:

1. Remove the non-original addition at the Northeast corner of the residence
 - a. Reason for the request:
 - i. The addition is poorly constructed and has costly maintenance considerations the owner has to bear
 - ii. The current addition is inaccessible to the homeowners due to their mobility challenges
 - iii. The owner has to insure, pay tax, and maintain a non-original addition they are unable to utilize.
2. Remove the deteriorated sidewalk from San Antonio, around the back of the non-original addition and the adjoining the lot to the East.
 - a. Reason for the request:
 - i. Sidewalk is deteriorated and is a safety hazard
3. Remove the non-original lattice screen at the west entry.
 - a. Reason for the request:
 - i. It is a non-original element, and is requested to be removed to allow for an enlarged code-compliant entry porch (see item 1.4 below)

Proposed new work:

1. Remove and replace all existing windows with new metal clad windows of the same style and aesthetics, except as noted below and on the provided elevations.
 - a. Replace the non-original triple-window unit facing Orange St. with (2) two double-hung style windows (see attached photos).
 - b. Remove the existing single-hung window and replace it with a venting glass block window at the residence's bathroom shower, for maintenance and privacy considerations.
 - c. Windows shall be Anderson E-series, double-hung, aluminum clad wood windows, no pane division, finish: white.
 - d. Reason for request:
 - i. The owners experience mobility limitations (see attached medical documentation) and are looking to retrofit their residence to age-in-place. The current windows present operability and life-safety egress challenges.
 - ii. The original windows are difficult to operate as they are not weighted sashes and require a hold-open apparatus be utilized, making potential egress and simple operability difficult and impractical.
 - iii. Since the exterior surface of the window cannot be accessed from the interior, maintenance of the windows could not be performed by the homeowners and could present undue maintenance cost burden to the homeowner. The requested replacement windows would allow the homeowner to maintain, clean, and service the windows from a safe and accessible location inside the residence.
 - iv. The owners would also like to benefit from the improved performance characteristics of current window designs, including enhanced acoustical properties (i.e. noise reduction from adjacent street and St. Mary's School), energy efficiency, ease of use/access, and reduced long-term maintenance requirements.



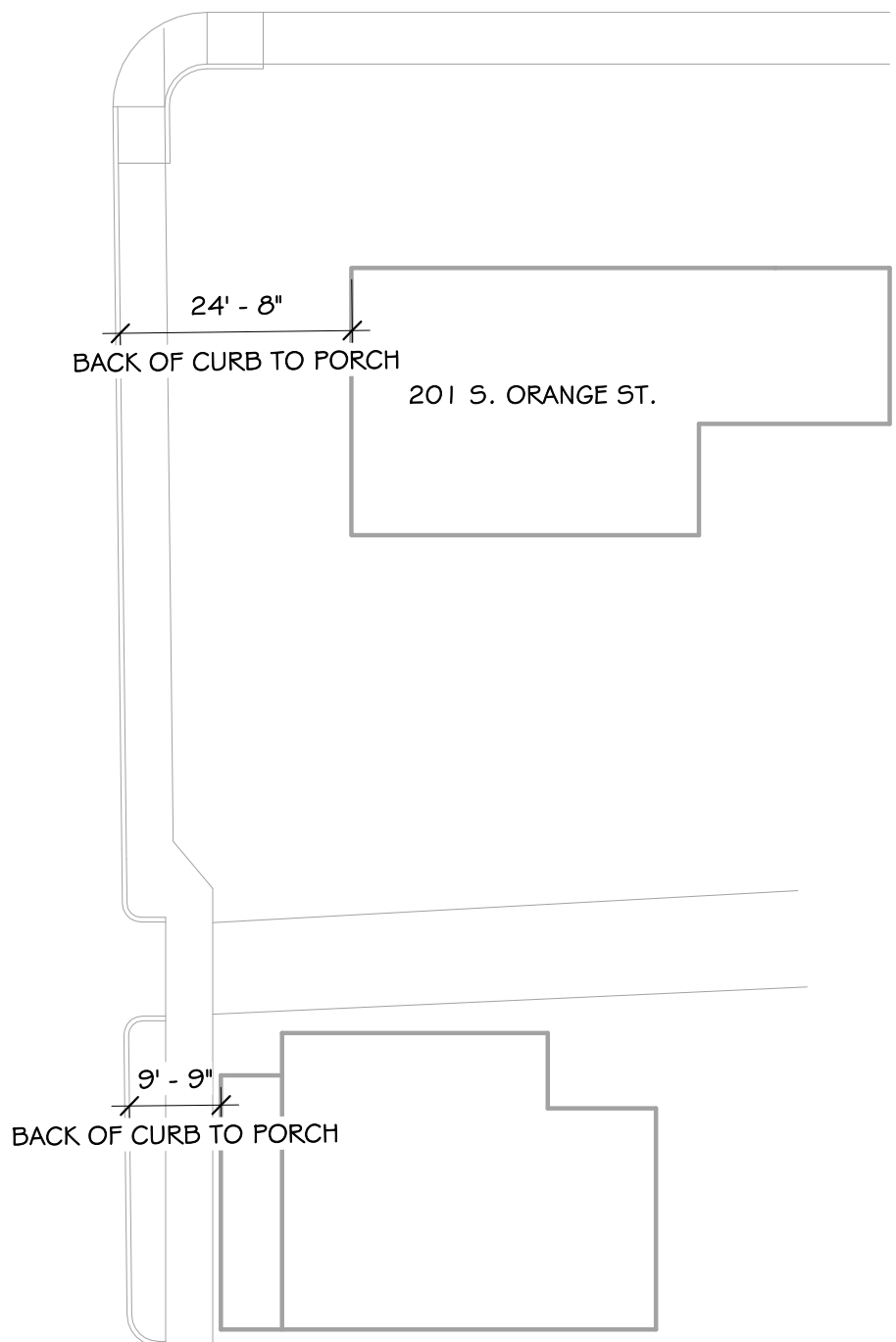
2. Add a screened porch at the east side of the residence, with an entry stair facing W. San Antonio St. and an additional entry stair to the south facing the garage.
3. The new porch roof addition will be a flat-pan, standing seam roof; finish to match the existing roof.
4. A new non-permanent, landscape arbor and porch entry element are being added to the west elevation. Proposed porch will provide a code-compliant entry porch and stair, and allow the owners to have a safe and accessible means to greet guests at their front entry. Refer to attached drawings for additional information.
5. Replace the existing manual garage door with a new composite, electronically controlled overhead garage door, paint to match adjacent garage wall.
6. Replace the existing window on the north garage wall with a half-lite door; the door shall match the existing opening width. Refer to attached drawings for additional information.
7. Extend and enlarge the paver walk between the south side of the proposed addition and the existing garage to provide an accessible means of travel between the two buildings.
8. The owner would like to install a 3'-0" tall, perimeter ornamental metal fence for privacy and security. The original house photo depicts a metal fence.
9. A finish schedule has been provided for reference with the requested scheme and an alternate for consideration.



3'-0" ORNAMENTAL
METAL FENCE

PROPOSED ORNAMENTAL FENCE DESIGN

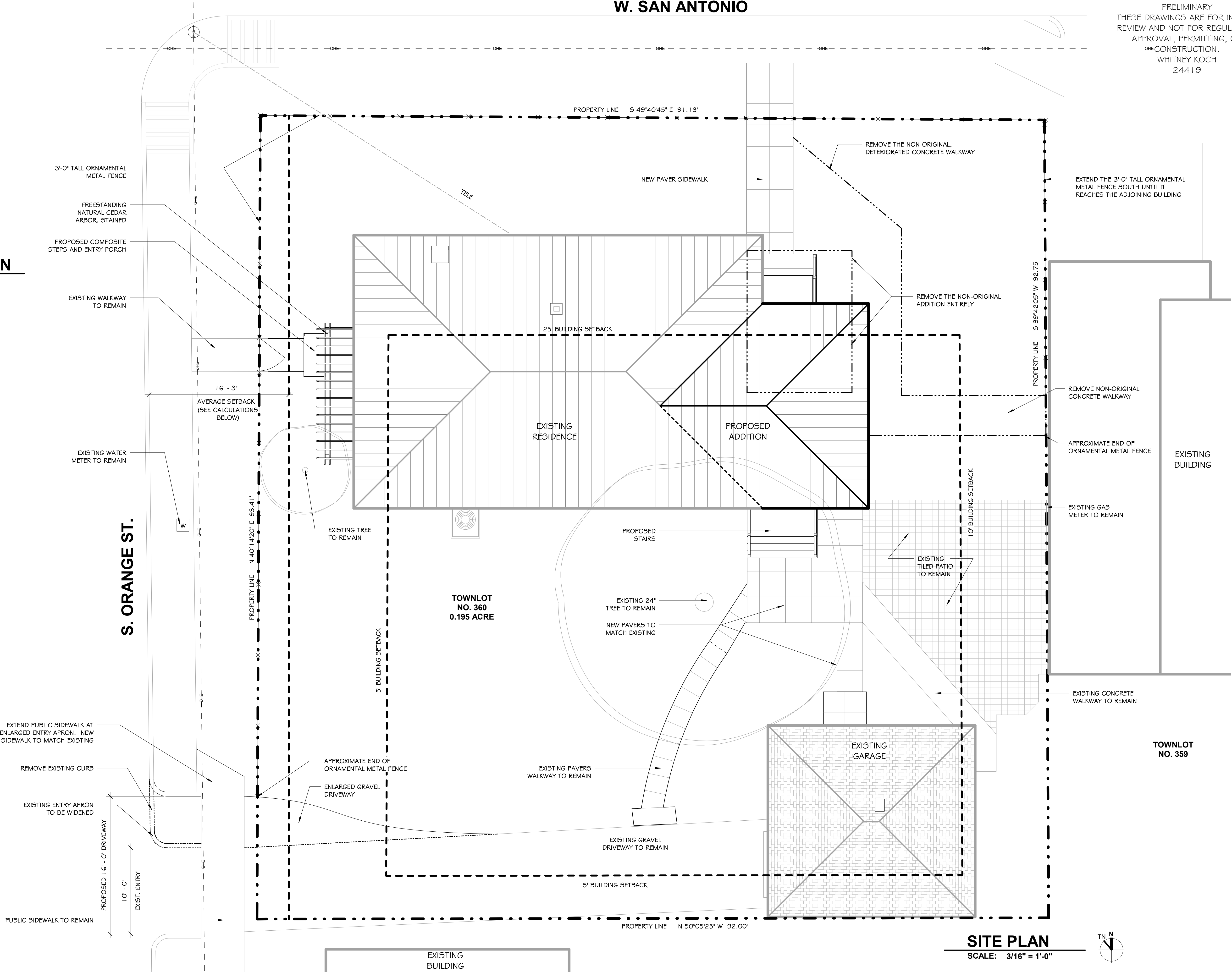
SCALE: 3/4" = 1'-0"



AVERAGE SETBACK CALCULATION:
 $(24'-8" + 9'-9" + 14'-5") / 3 = 48'-10" / 3 = 16'-3"$

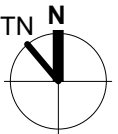
AVERAGE SETBACKS

SCALE: 1" = 20'-0"



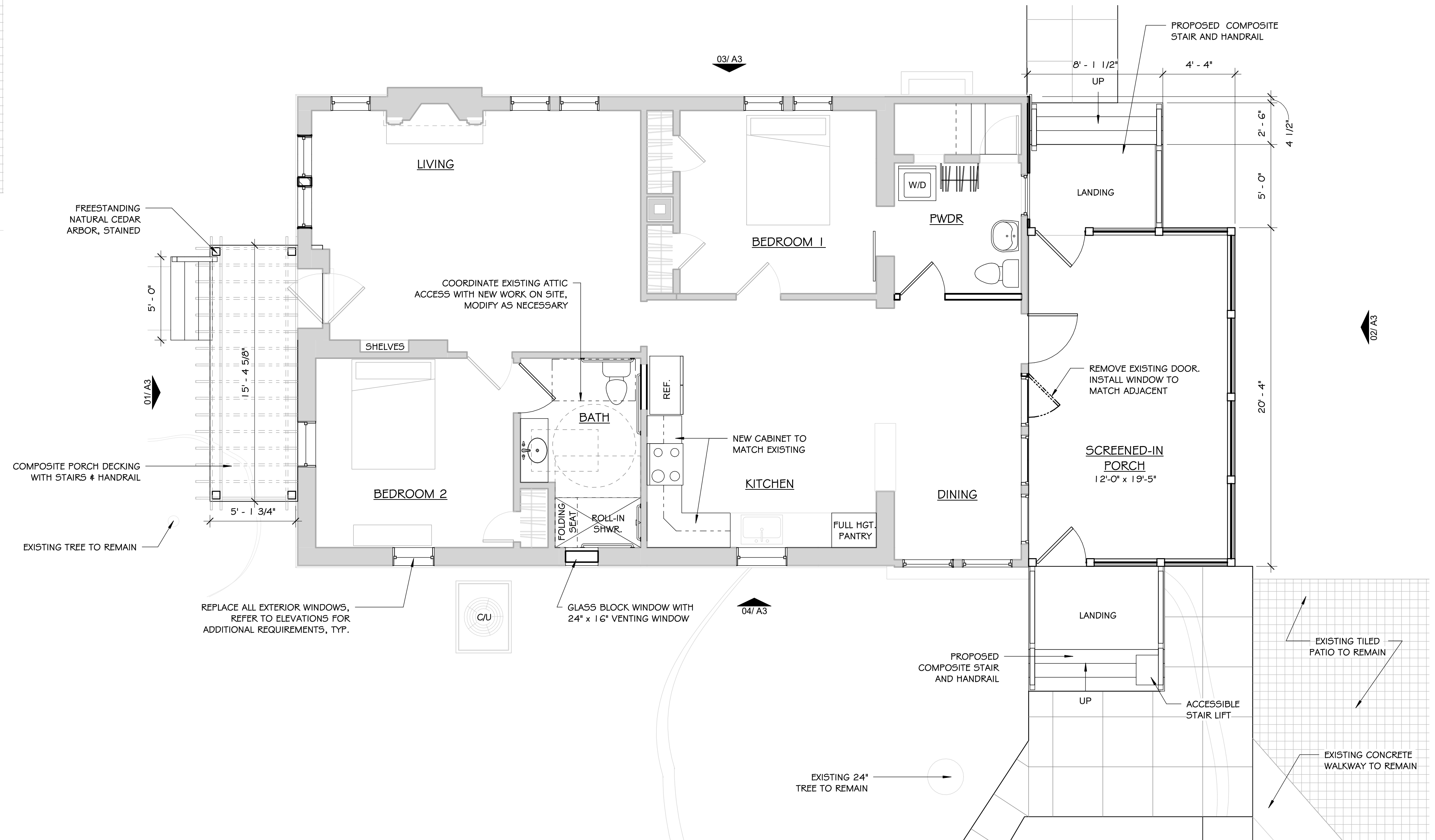
SITE PLAN

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



BOENIG RESIDENCE ADDITION

SITE PLAN



PROPOSED PAINT SCHEDULE

NEW WINDOW FINISH		ANDERSON METAL CLAD - WHITE
EXISTING STUCCO & SIDING		EXISTING TO REMAIN, TOUCH UP AS NEEDED TO MATCH EXISTING FINISH
EXISTING & NEW TRIM		TO MATCH EXISTING TRIM
SCREEN PORCH FRAMING, PANELS, RAILING & ARBOR		NATURAL CEDAR FINISH: NATURAL WITH CLEAR STAIN/SEALER

ALTERNATE PAINT SCHEDULE

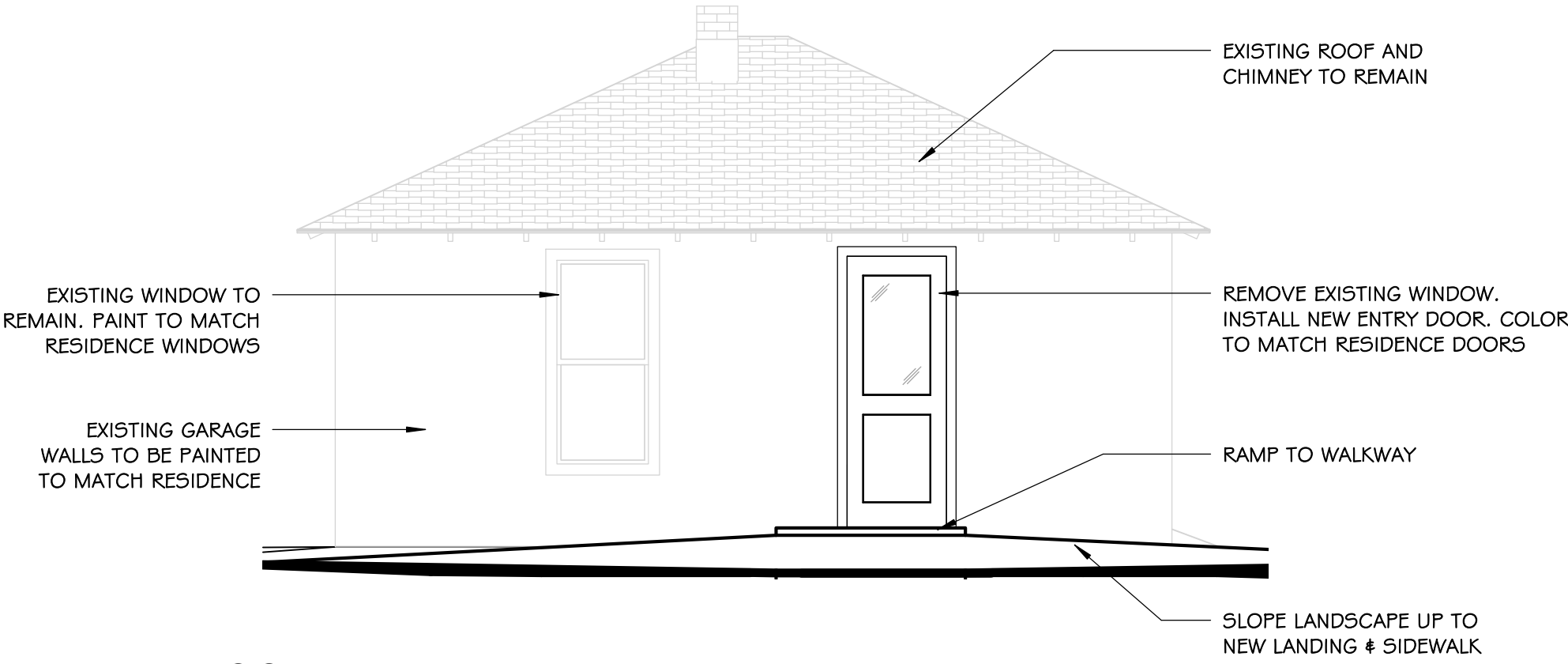
NEW WINDOW FINISH		ANDERSON METAL CLAD - WHITE
EXISTING STUCCO & SIDING		BENJAMIN MOORE URBAN NATURE - AF-440
EXISTING & NEW TRIM		WHITE TO MATCH EXISTING TRIM
SCREEN PORCH FRAMING, PANELS, RAILING & ARBOR		WHITE TO MATCH EXISTING TRIM

GENERAL EXTERIOR FINISH NOTES:

1. REPLACE ALL WINDOWS WITH METAL CLAD, WOOD INTERIOR WINDOWS. SIMILAR TO ANDERSON "E" SERIES. EXTERIOR FINISH: WHITE. SEE ATTACHED PHOTOGRAPHIC EXAMPLE
2. PAINT ALL EXISTING STUCCO & TRIM AS NEEDED, AND NEW STUCCO AND TRIM. FINISH: PER APPROVED PAINT SCHEDULE
3. WOOD RAILING: WOOD GUARDRAIL WITH 4x4 POSTS. 2x4 HORIZONTAL BALUSTERS @ 5" O.C. AND 2x4" TOP RAIL. FINISH: PER APPROVED PAINT SCHEDULE
4. SCREEN ELEMENTS: 6x6 POSTS, WITH RECESSED LOWER PANEL. FINISH: PER APPROVED PAINT SCHEDULE
5. CEDAR ARBOR: 6x6 POSTS, 2x6 AND 2x4 FRAMING MEMBERS. FINISH: PER APPROVED PAINT SCHEDULE

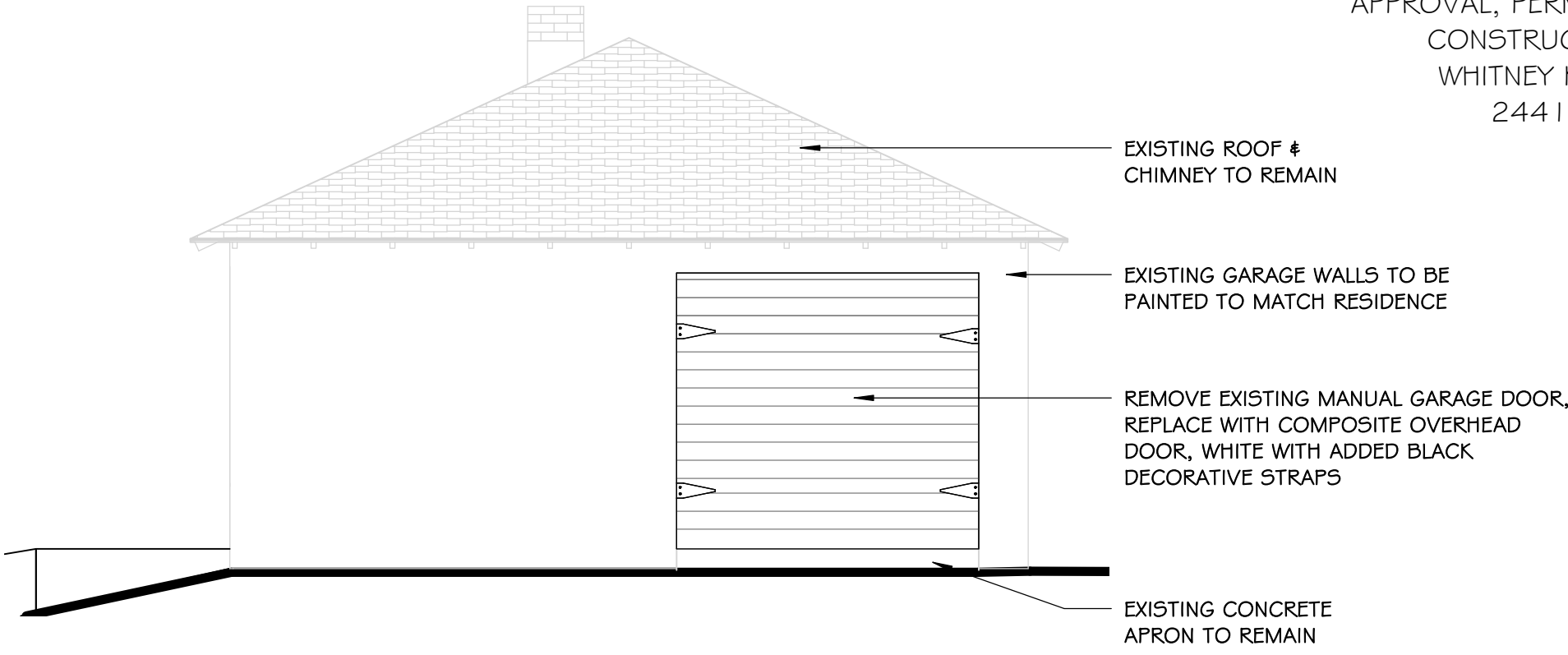
PRELIMINARY

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



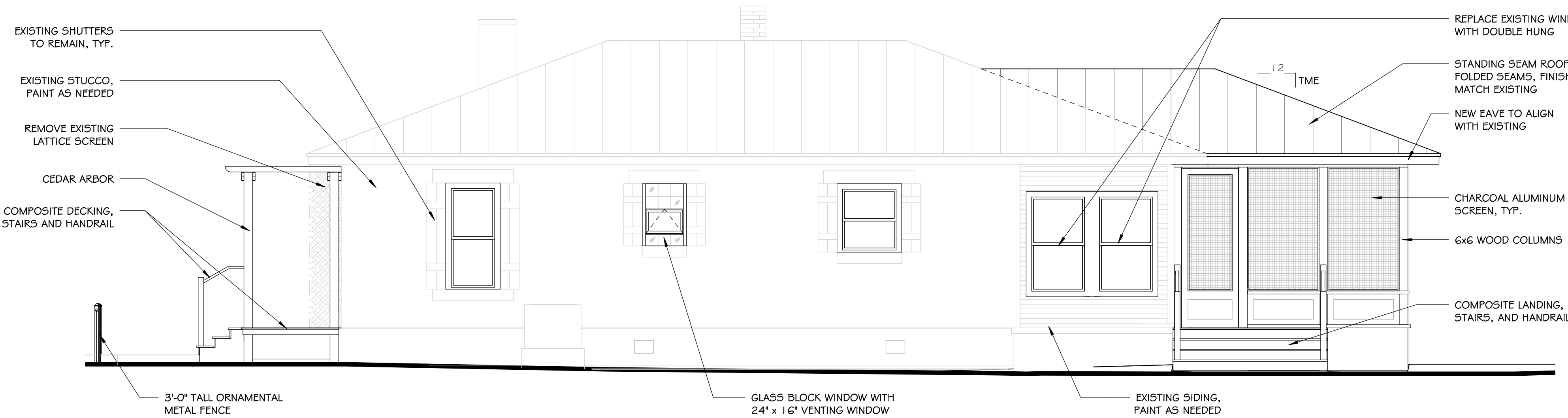
06 GARAGE NORTH ELEVATION

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



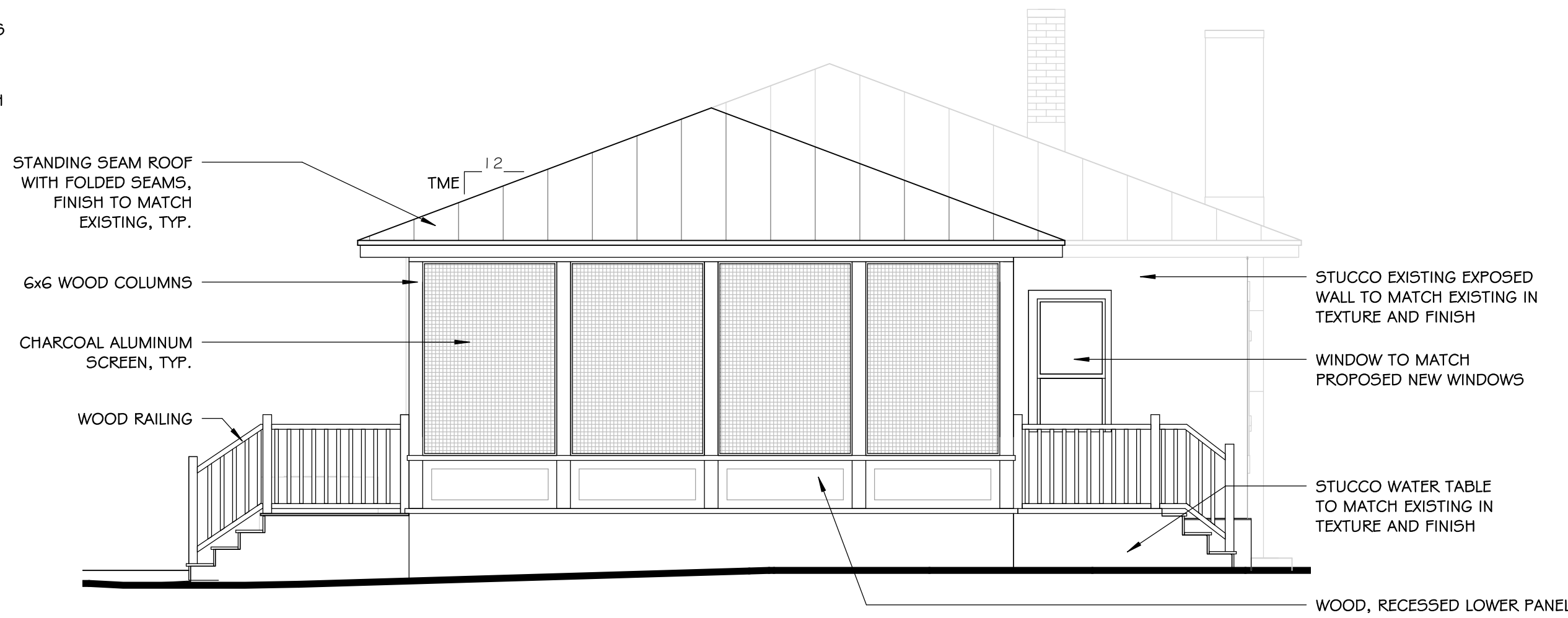
05 GARAGE WEST ELEVATION

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



04 SOUTH ELEVATION

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



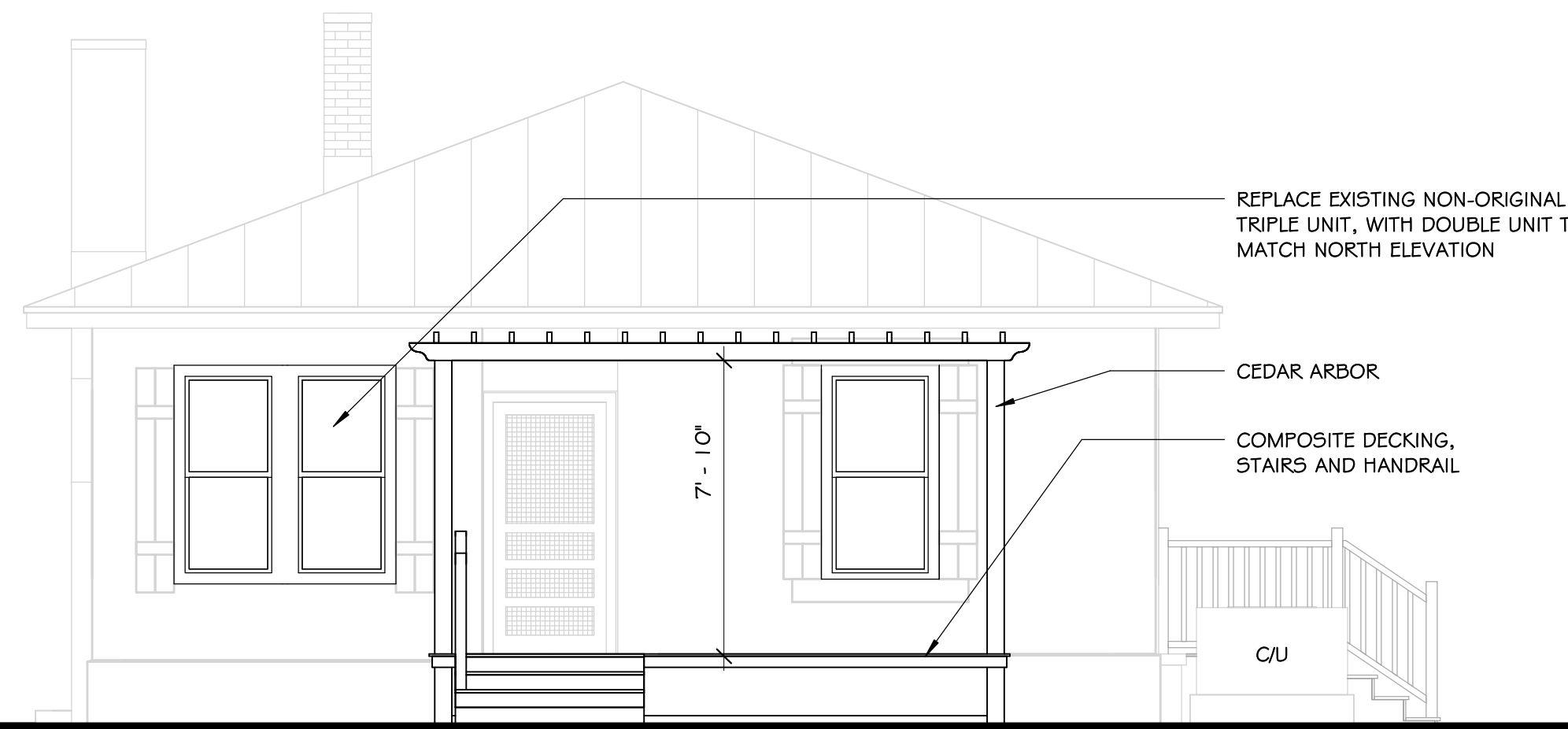
02 EAST ELEVATION

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



03 NORTH ELEVATION

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



01 WEST ELEVATION

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

BOENIG RESIDENCE ADDITION

EXTERIOR ELEVATIONS

SCALE: As indicated 04.28.21

mustard
DESIGN
architects

REFERENCE IMAGE
ORIGINAL RESIDENCE FORM
APPROX IMAGE DATE BASED
ON VEHICLES: 1940



REFERENCE IMAGES



Side view of 201 S. Orange, addition on the left, is the first Pehl's Flower Shop.
July 1948

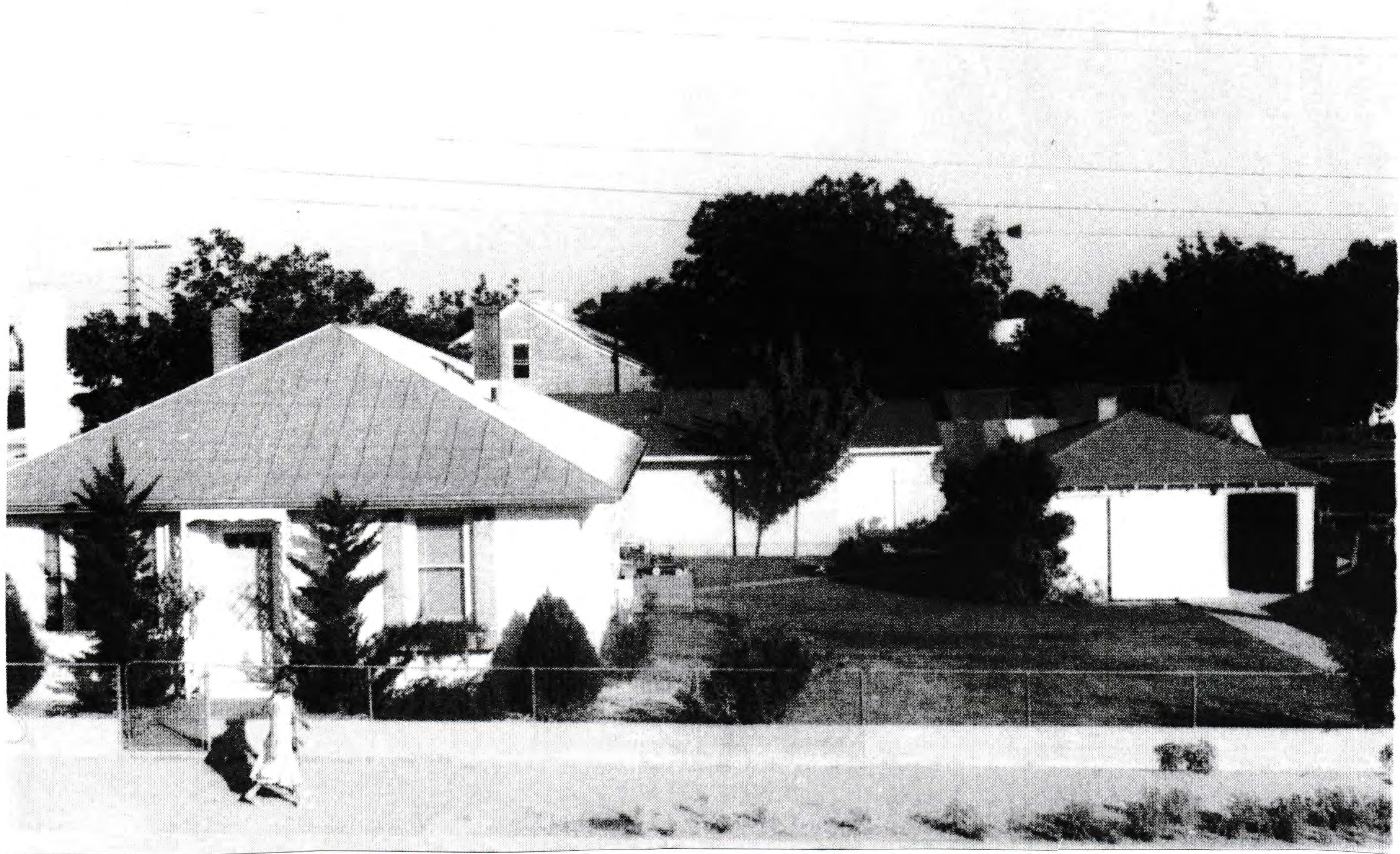
JULY 1948 STUDER S.A. TEX



Front view of 201 S. Orange.
July 1948

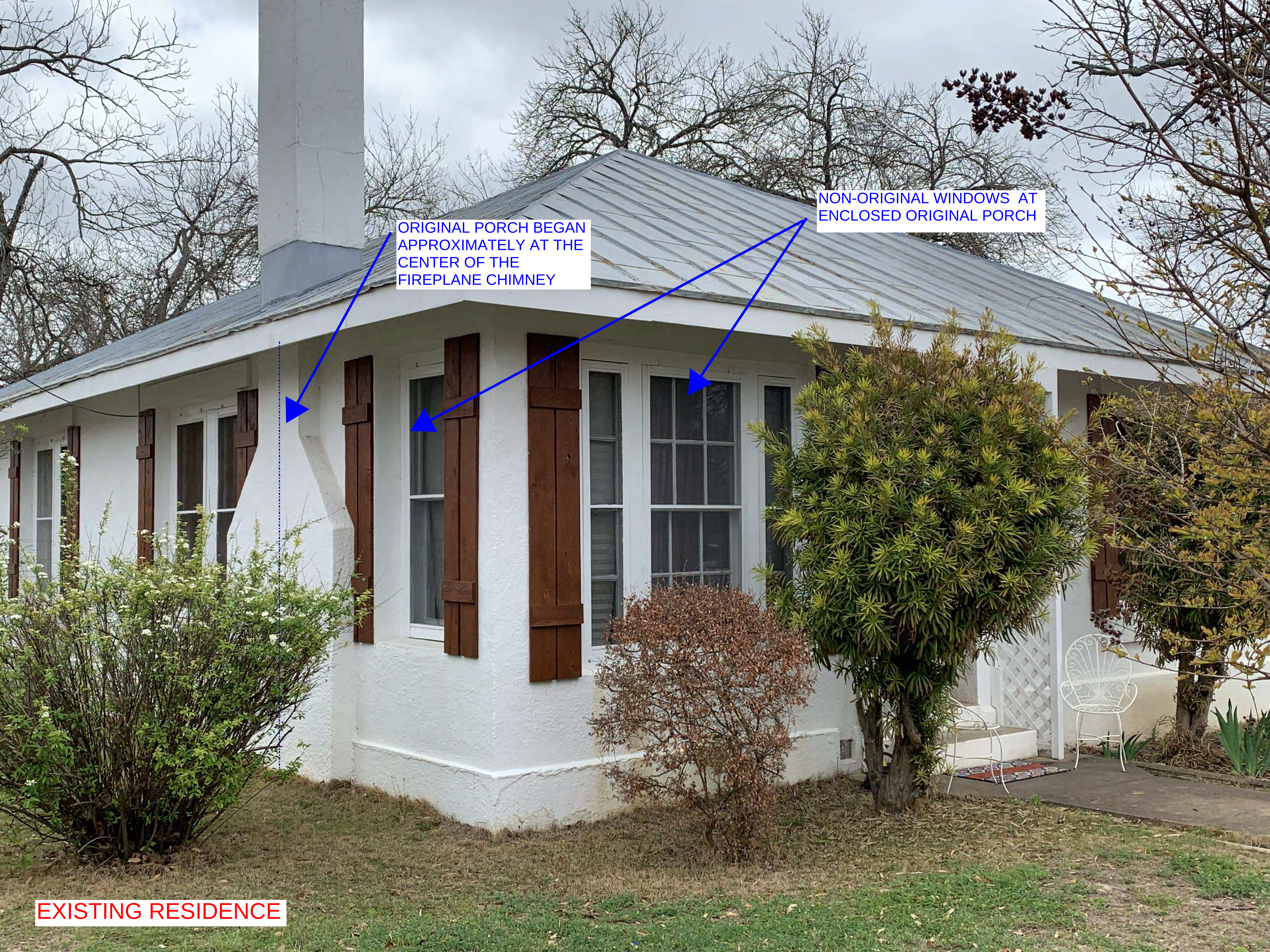
JULY 1948 STUDER S.A. TEX

REFERENCE IMAGE



This a photo of present home taken in the early 1950's or late 1940's , from the top floor of St. Mary's rectory, seen in the top photo.

NOTE: BASED ON OTHER FORMALLY
DATED PHOTOGRAPHS, IT IS PRESUMED
THIS PHOTO WAS TAKEN IN THE 1950s



ORIGINAL PORCH BEGAN
APPROXIMATELY AT THE
CENTER OF THE
FIREPLANE CHIMNEY

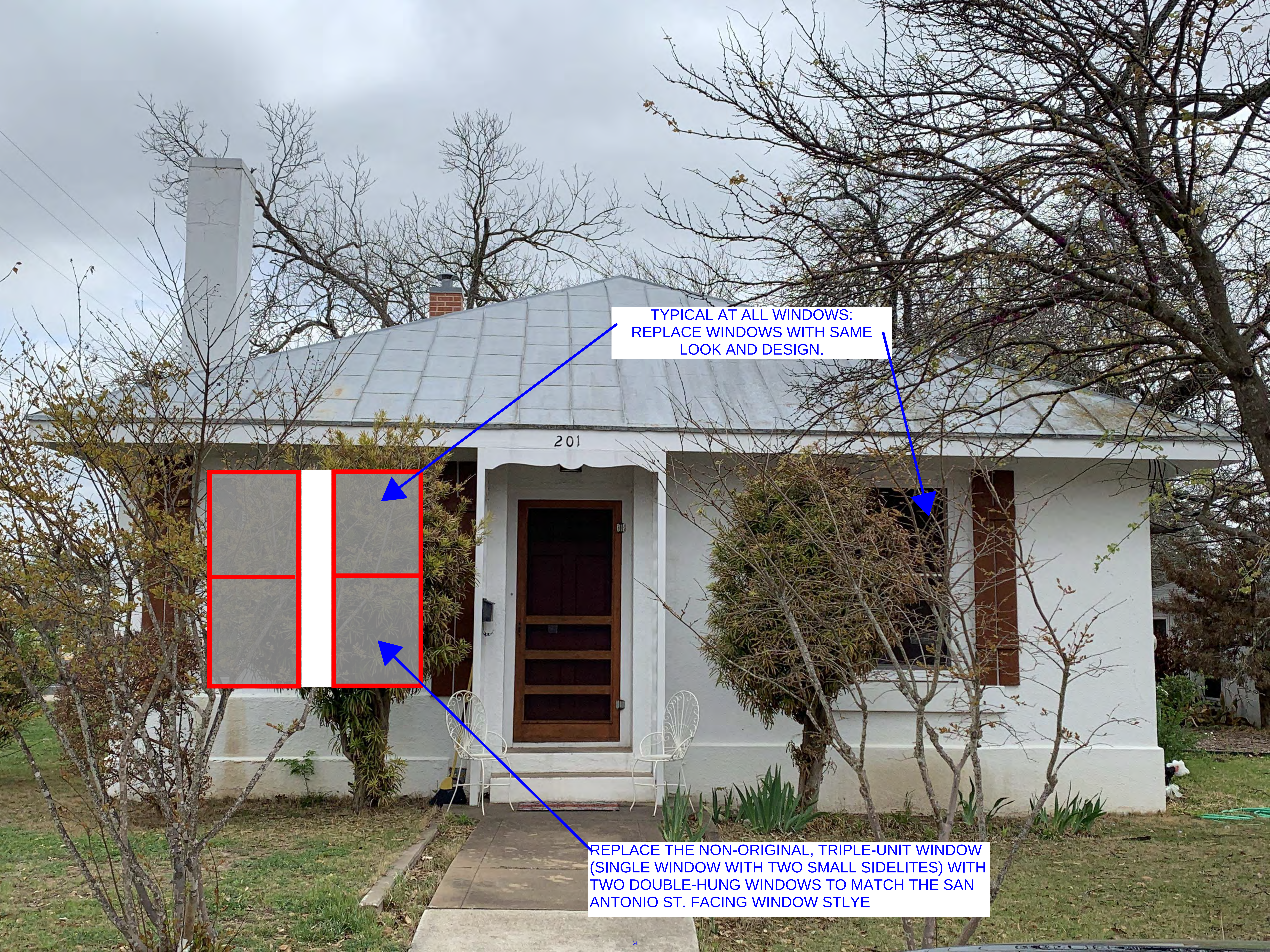
NON-ORIGINAL WINDOWS AT
ENCLOSED ORIGINAL PORCH

EXISTING RESIDENCE

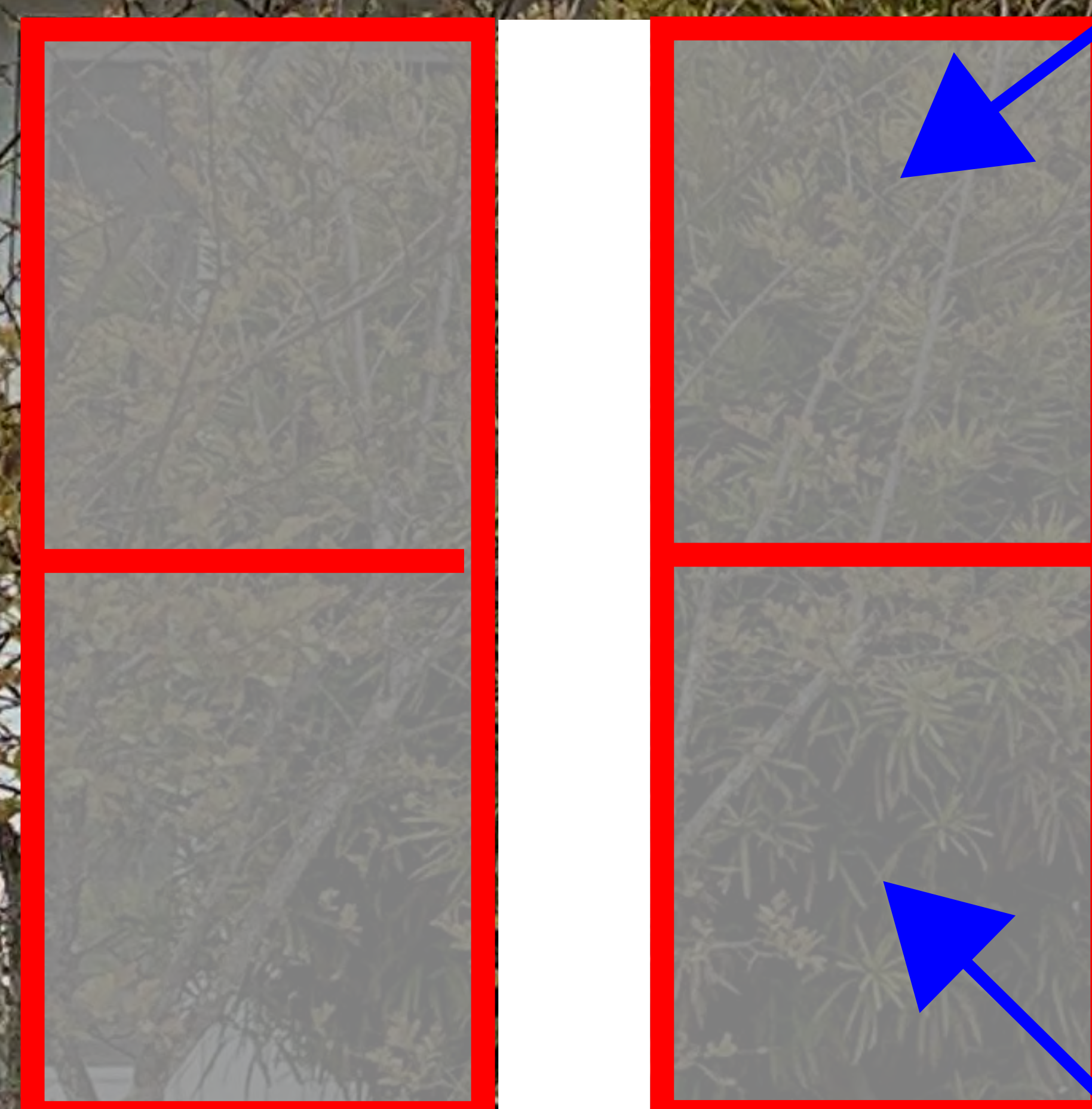


PROPOSED MODIFICATION

REPLACE FRONT TRIPLE-UNIT WINDOW
UNIT WITH TWO DOUBLE-HUNG WINDOWS
TO MATCH THE SAN ANTONIO ST. FACING
WINDOWS STLYE



TYPICAL AT ALL WINDOWS:
REPLACE WINDOWS WITH SAME
LOOK AND DESIGN.



REPLACE THE NON-ORIGINAL, TRIPLE-UNIT WINDOW
(SINGLE WINDOW WITH TWO SMALL SIDELITES) WITH
TWO DOUBLE-HUNG WINDOWS TO MATCH THE SAN
ANTONIO ST. FACING WINDOW STLYE



REMOVE NON-ORIGINAL ADDITION

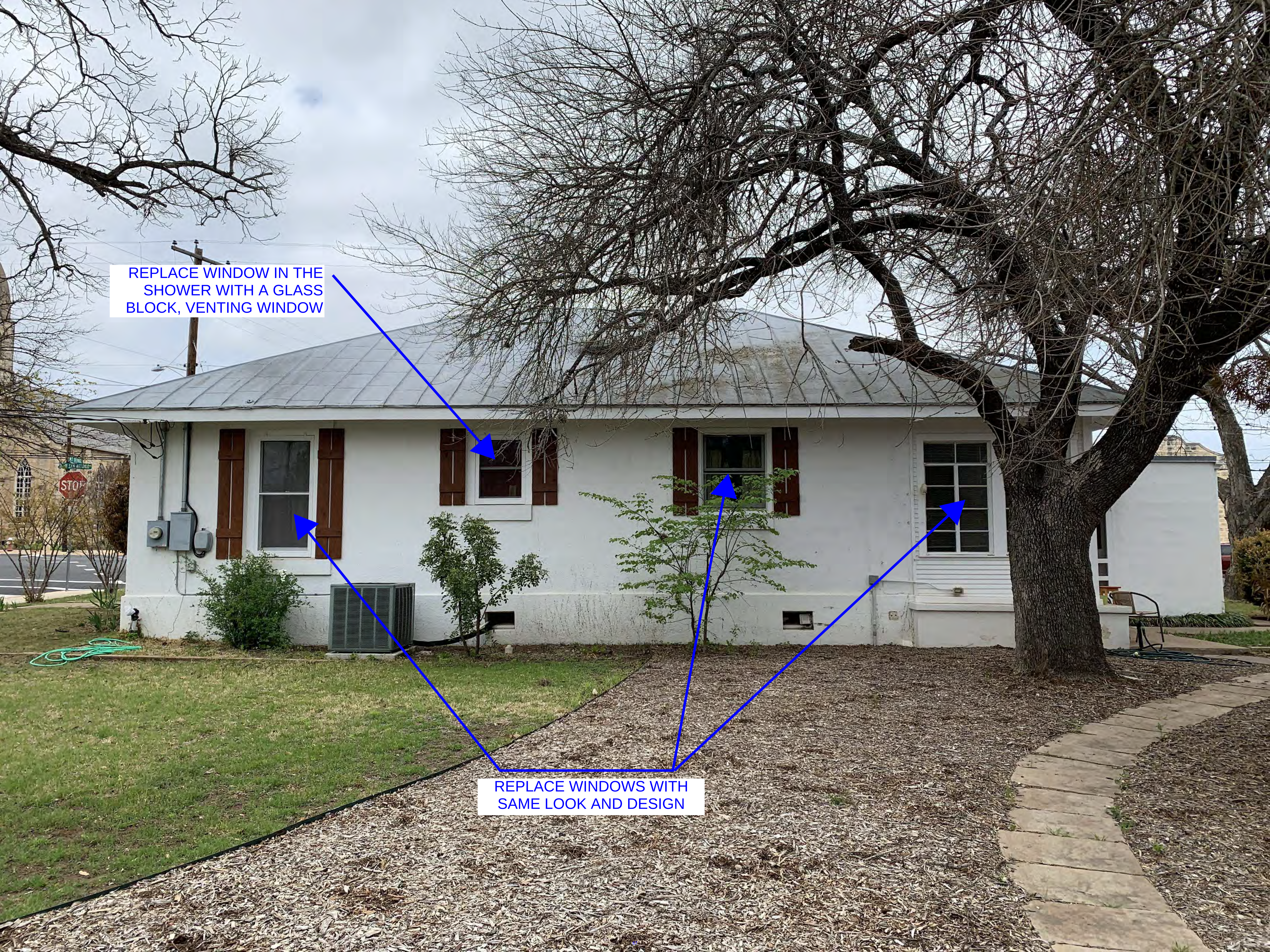


REMOVE NON-ORIGINAL ADDITION

REPLACE WINDOWS TO
MATCH THE LOOK AND
DESIGN OF THE REMANING
HOUSE WINDOWS

REPLACE WINDOW IN THE
SHOWER WITH A GLASS
BLOCK, VENTING WINDOW

REPLACE WINDOWS WITH
SAME LOOK AND DESIGN



EXAMPLE OF ANDERSON
E-SERIES WINDOWS
WINDOWS WILL BE WHITE
NO DIVIDED LITE





Rheumatology
12221 MoPac Expressway North
Austin, Texas 78758-2483
512-901-4018 Fax: 512-901-1111

Tuesday, April 13, 2021

To Whom It May Concern:

Brenda Boenig has a medical condition that makes her mobility difficult at times. It is medically necessary for her to make alterations in her home such that she can access as much of it as possible with a wheelchair for times when she is not able to ambulate.

Should you have any questions or concerns please contact our office at **512-901-4018**.

Thank you,

A handwritten signature in dark ink, appearing to read "Monty Tew", written over a light blue horizontal line.

MONTY TEW, MD
Department of Rheumatology
The Austin Diagnostic Clinic

Historic Review Board
Application Information

Application Number: 21-46
Date: May 11, 2021
Address: 610 W San Antonio
Zoning: R1
Owner: Thomas & Annabelle Austin
Applicant: Thomas Austin
Rating: Medium
Proposal: replace windows, new rear addition, add bay window to front façade, add chimney, repair wood siding and porch features

Request:

The applicant is requesting approval to:

- A. Replace all windows with Quaker wood /aluminum clad windows
- B. Create new bay window on 1st floor right windows to match existing 1950's bay window
- C. Add new outboard chimney to west elevation of main house
- D. Enclose side windows of enclosed porch
- E. Construct new rear additions
- F. Repair front porch railing/balustrade

Relevant Sections of Fredericksburg Design Guidelines:

Windows are an important element to a building for many reasons, including aesthetics and functional purposes. As such, it is vital to preserve, repair, and maintain windows as they were initially intended.

Recommended

- 1.Choosing new materials that are compatible to the old.
- 2.Repairing windows and features instead of replacing them.

Not Recommended

- 1.Replacing old windows and features with new material that is not physically or chemically compatible with the old and that changes or alters the visual appearance of the building.
- 2.Removing original windows or features that are in repairable condition, or when limited replacement is sufficient.

Additions:

1. Designing additions so that they do not destroy any significant historical material.
2. Designing additions so that they are compatible in size and scale with the original structure.
3. Recognizing additions as products of their own time.
4. Designing additions so that they maintain historic alignments that may exist on the street.
5. Preserving original entrances.

The Secretary of the Interior's Standards for Rehabilitation

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Staff recommendation:

A. The 1910's vintage house at 610 W San Antonio has a medium rating. The house was significantly altered in the 1950s by the Penick family by removing original Victorian features and enclosing the 2nd floor porch to create living space and adding a bay window the left of the front door. Two rear additions have been added over time. The only original windows are 4/4 windows on the first floor on the right side of the front door and the first-floor east façade. All other windows have been replaced and are in worse condition than the original windows. Staff recommends approval of the replacement of the previously replaced windows and repair of the original windows. There are a few extant screens that can be repaired or replicated. All window frames have screen attachment hooks in place indicating the original windows previously had screens. The shutters are not original, and most are not proportional to the windows. The shutters can be removed. This recommendation is in keeping with the Fredericksburg Design Guidelines for windows and SOI Standards 6.

B. The proposed bay window would require the removal of the only original windows on the front façade. Staff does not recommend approval. This recommendation is in keeping with SOI 6 and 3.

C. The proposed outboard chimney would be a new feature not known to have existed before. There is some obvious repair/patching on the west elevation, but it is not obvious if a feature was removed and patched or it was just rotted wood that was repaired. The addition of the chimney would not be in keeping with SOI Standard #3.

- D. The enclosed porch side windows were added in the 1950s by the Penick family.
- E. The rear additions are appropriate in size, style, and material. Staff recommends approval as submitted based on SOI 9 and 10 and FBG Design Guidelines for New Additions.
- F. Staff recommends approval of repair of wood features of the porch and siding with in-kind replacement as needed in keeping with SOI #6.

73





1st floor 4/4 windows original windows, in repairable condition



Bay window added in 1950s. In repairable condition.

Shutters not historically accurate, can be removed.

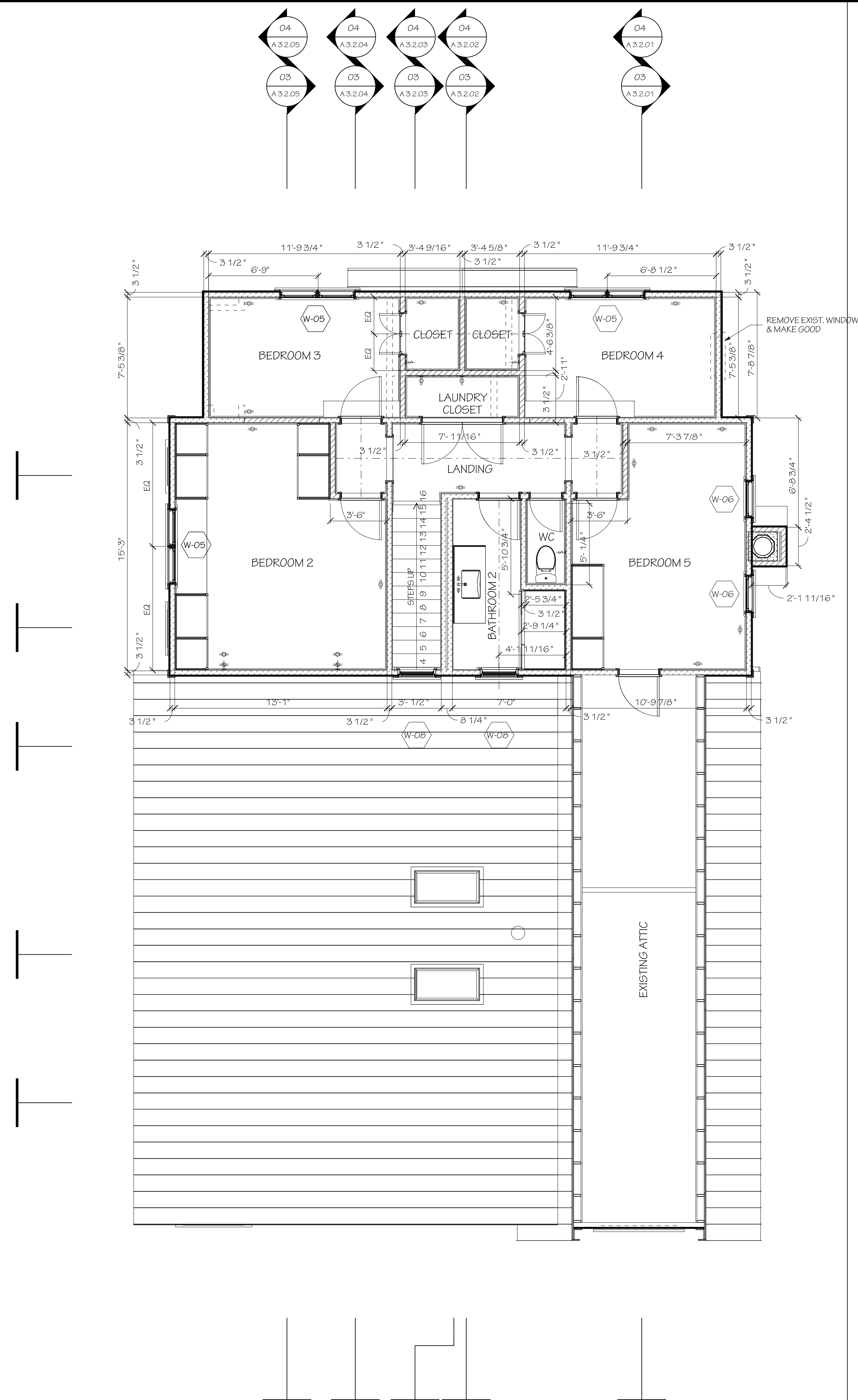
2nd floor windows replaced in 1950s, in poor condition



1st floor 4/4 windows
original windows, in
repairable condition

East elevation

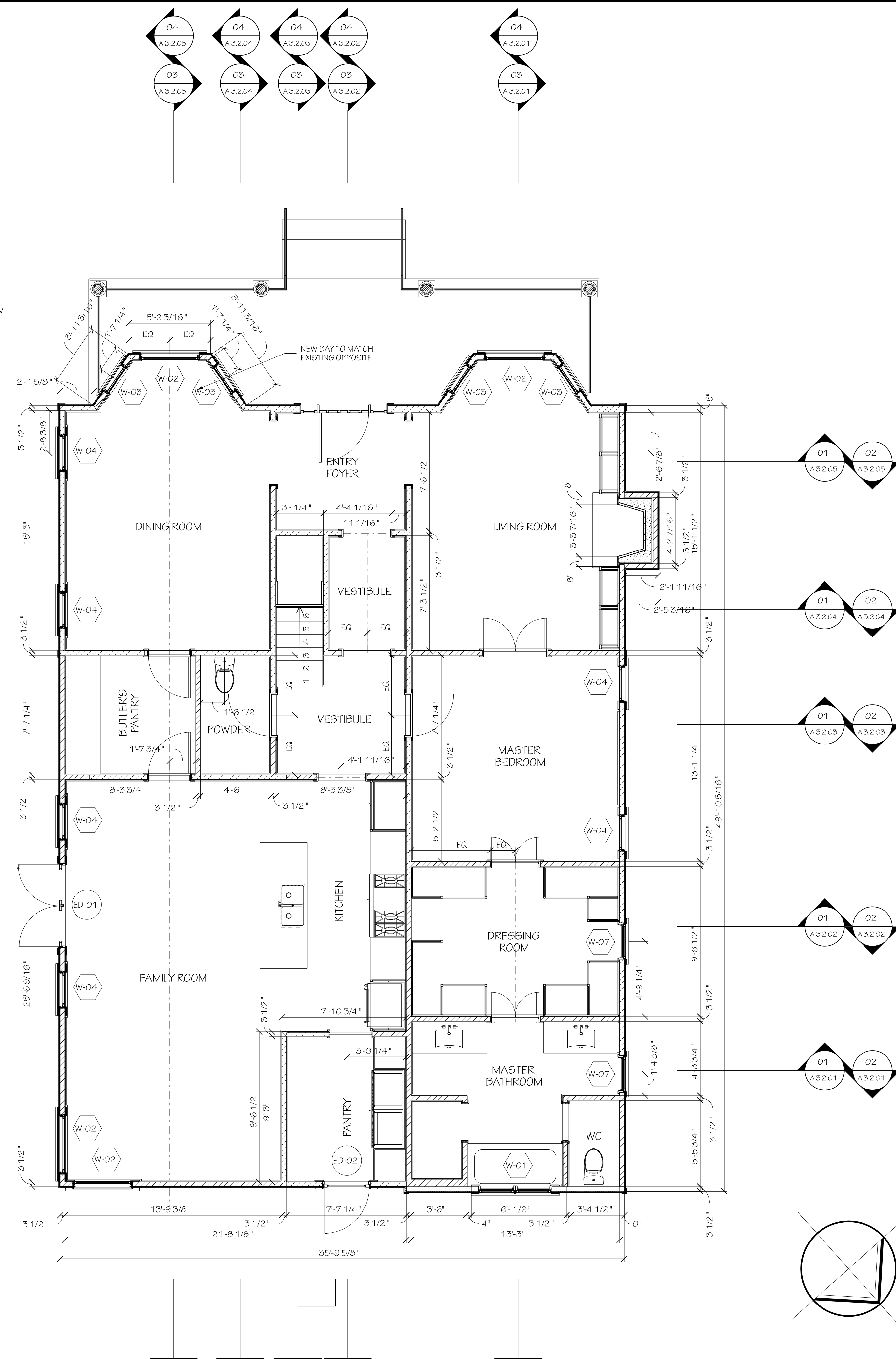




02

Level 2 Floor Plan

SCALE 1/4" = 1'-0"



01

Level 1 Floor Plan

SCALE 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION

Proposed Residence Remodel

Town Lot 285

610 W San Antonio Street - Fredericksburg TX

A	10/07/19	
No.	Date	Item

REVISIONS



R Austin & Sons USA Inc.

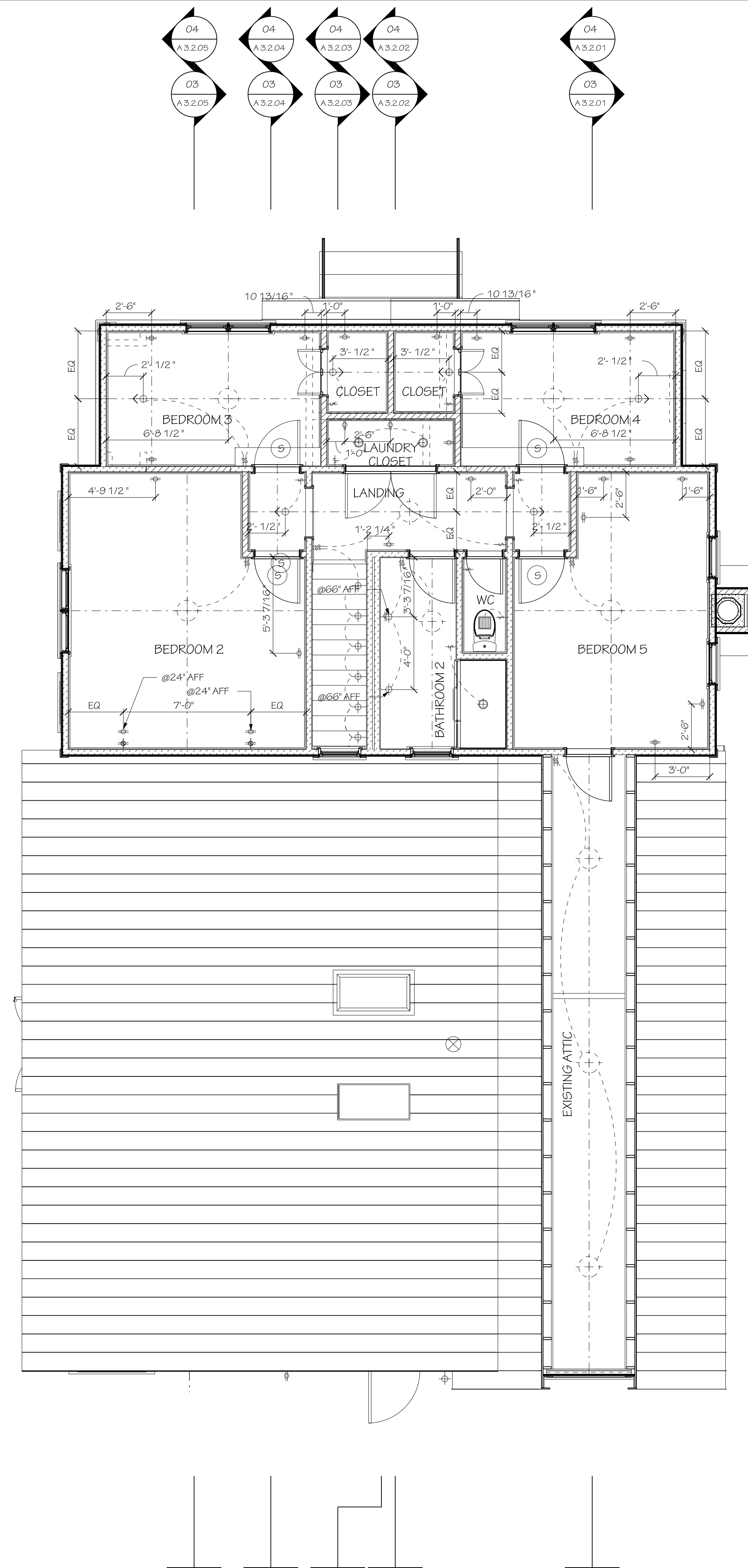
3875 W Beverly Drive
Dallas, Texas 75209
Phone: 214 965 0477
Fax: 214 965 9299
e-mail: office@raausa.com

Floor Plans

Level 1 & Level 2

A 2.1.01

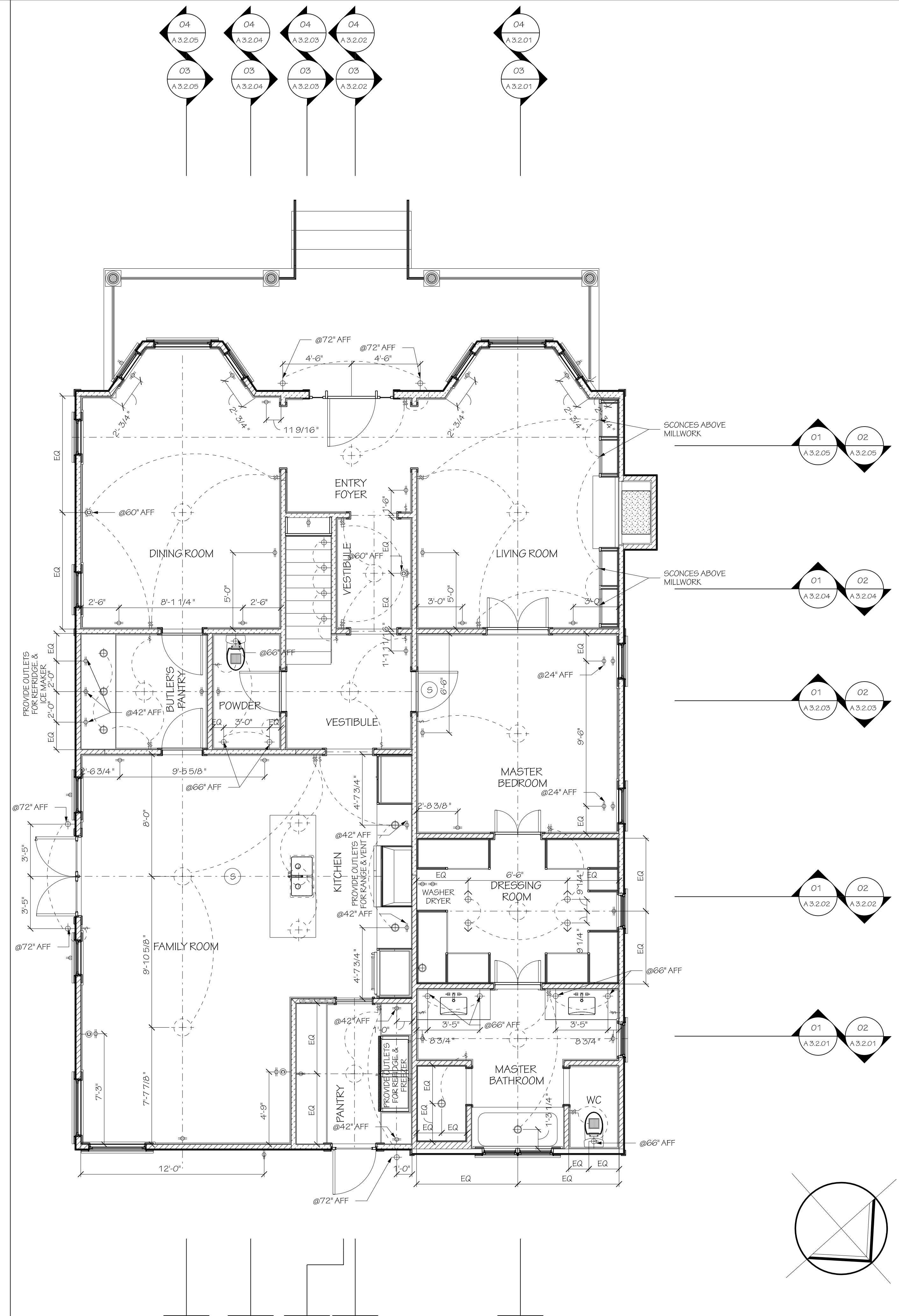
Project No.	RAS 03/18
Date	June 2018
Issue	Planning & Pricing



02

Level 2 Floor Plan

SCALE 1/4" = 1'-0"



01

Level 1 Floor Plan

SCALE 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION

Proposed Residence Remodel

Town Lot 285

610 W San Antonio Street - Fredericksburg TX

	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
A	10/07/19	
No.	Date	Item

REVISIONS



R Austin & Sons USA Inc.

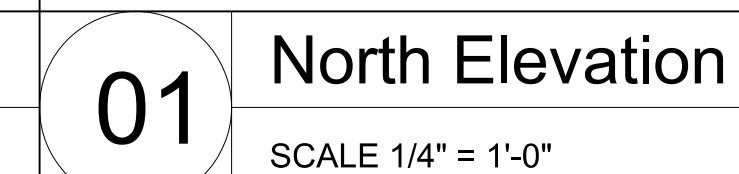
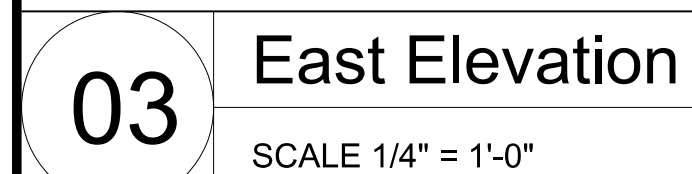
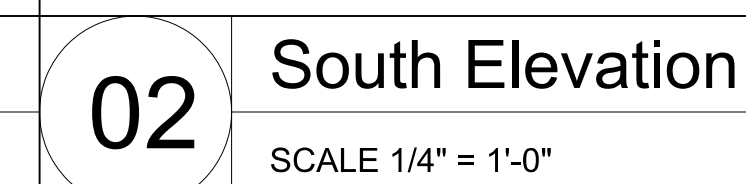
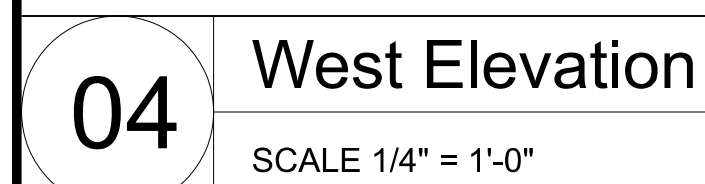
3875 W Beverly Drive
Dallas, Texas 75209
Phone: 214 965 0477
Fax: 214 965 9299
e-mail: office@raausa.com

Floor Plans

Level 1 & Level 2

A 2.1.01

Project No.	RAS 03/18
Date	June 2018
Issue	Planning & Pricing



Proposed Residence Remodel

Town Lot 285

610 W San Antonio Street - Fredericksburg TX



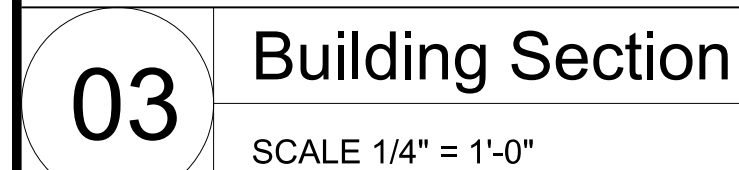
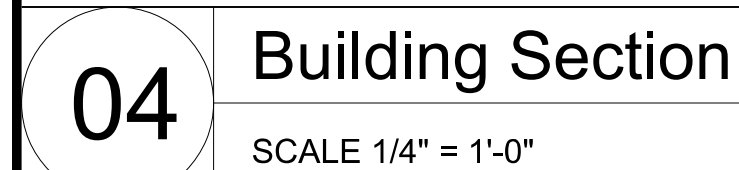
R Austin & Sons USA Inc.

3875 W Beverly Drive
Dallas, Texas 75209
Phone: 214 965 0477
Fax: 214 965 9299
e-mail: office@raausa.com

Exterior Elevations

A 3.1.01

Project No. RAS 03/18
Date June 2018
Issue Planning & Pricing



	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____

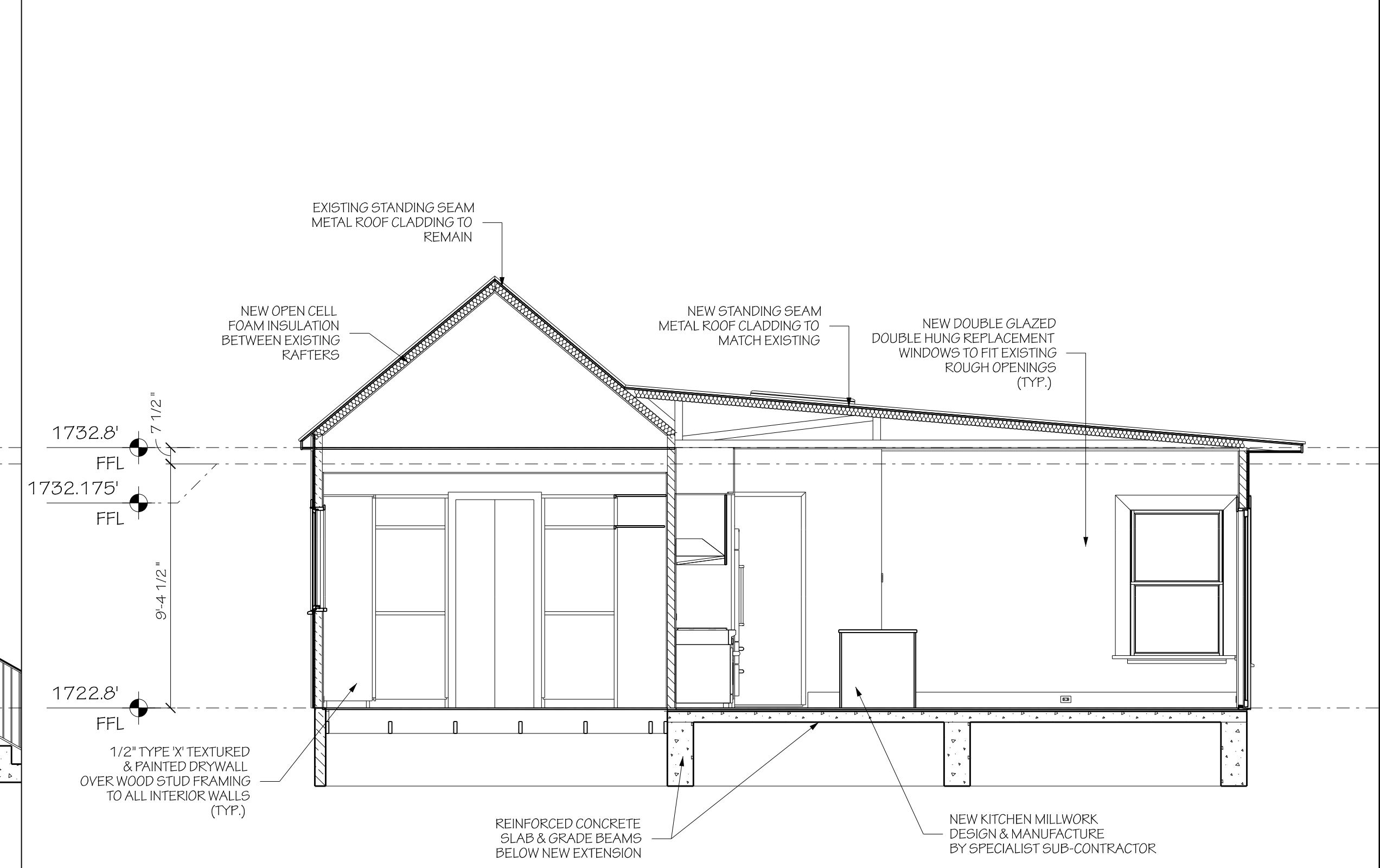


Project No.	RAS 03/18
Date	June 2018
Issue	Planning & Pricing

Proposed Residence Remodel

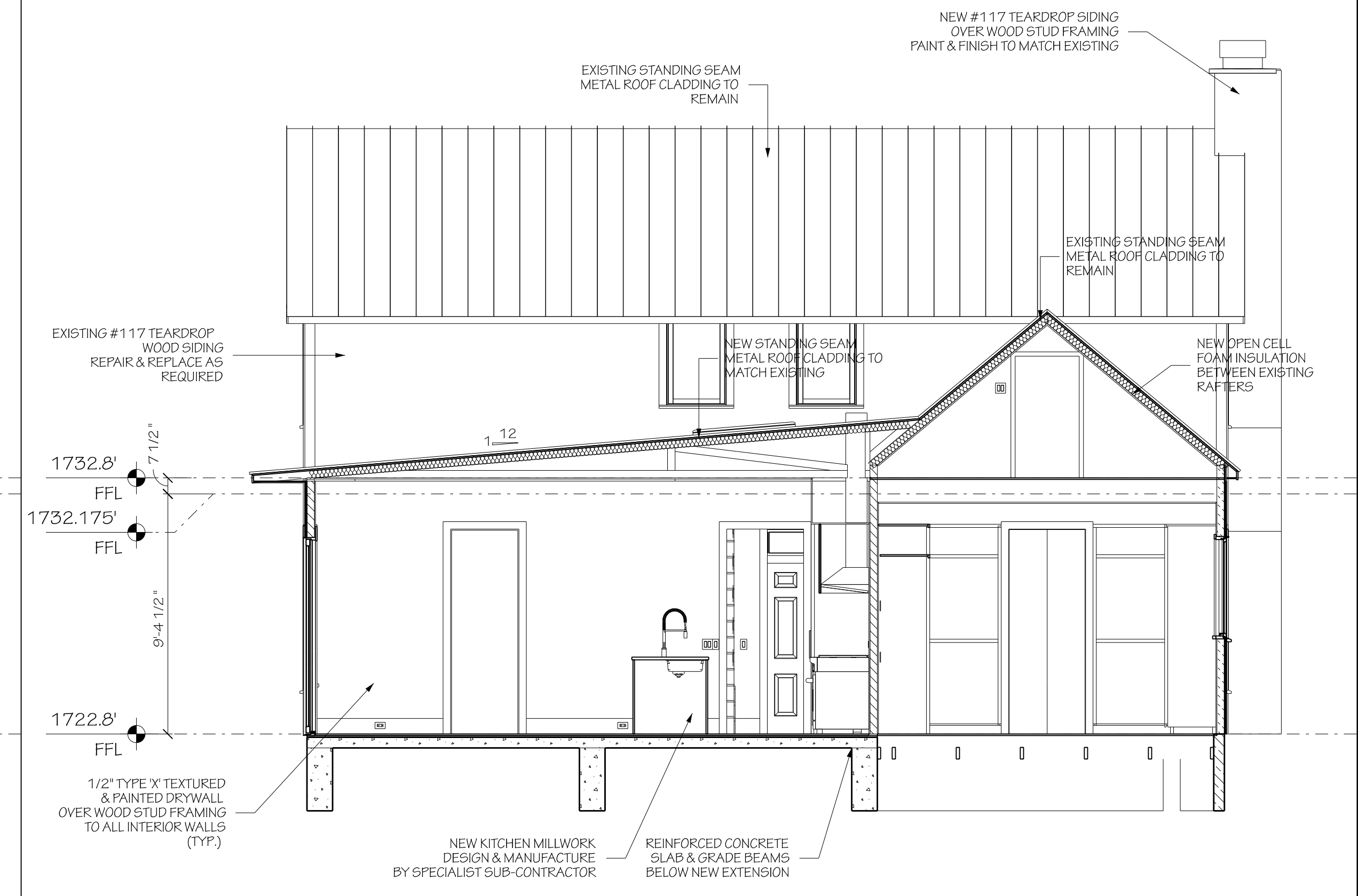
Town Lot 285

610 W San Antonio Street - Fredericksburg TX



SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION

Proposed Residence Remodel

Town Lot 285

610 W San Antonio Street - Fredericksburg TX

	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	<u>10/07/19</u>	_____
No.	Date	Item
REVISIONS		



R Austin & Sons USA Inc.

3875 W Beverly Drive
Dallas, Texas 75209
Phone: 214 965 0477
Fax: 214 965 9299
e-mail: office@rausa.com

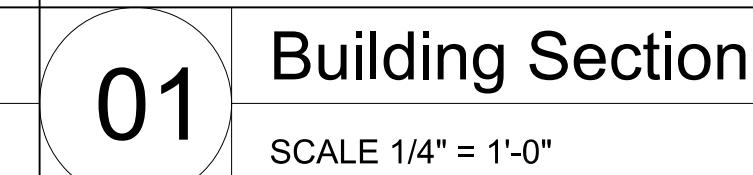
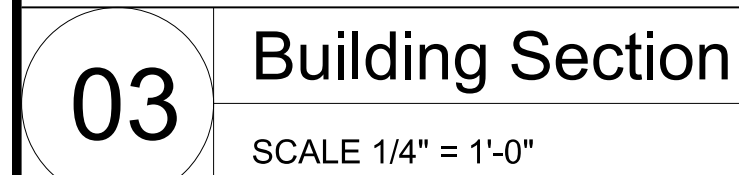
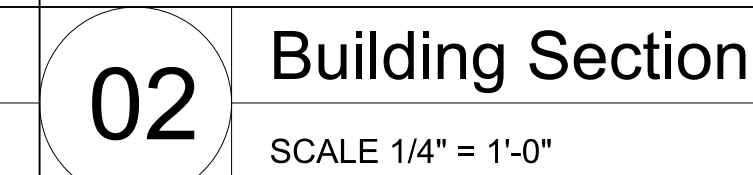
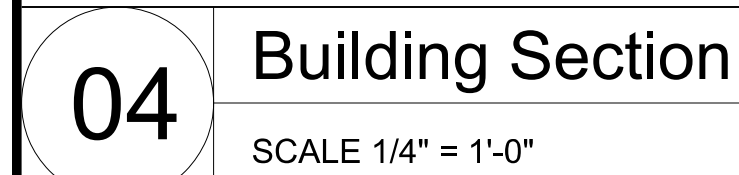
Building Sections

A 3.2.02

Project No. RAS 03/18

Date June 2018

Issue Planning & Pricing



Proposed Residence Remodel

Town Lot 285

610 W San Antonio Street - Fredericksburg TX

	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	10/07/19	_____
No.	Date	Item
REVISIONS		



R Austin & Sons USA Inc.

3875 W Beverly Drive
Dallas, Texas 75209
Phone: 214 965 0477
Fax: 214 965 9299
e-mail: office@rgausa.com

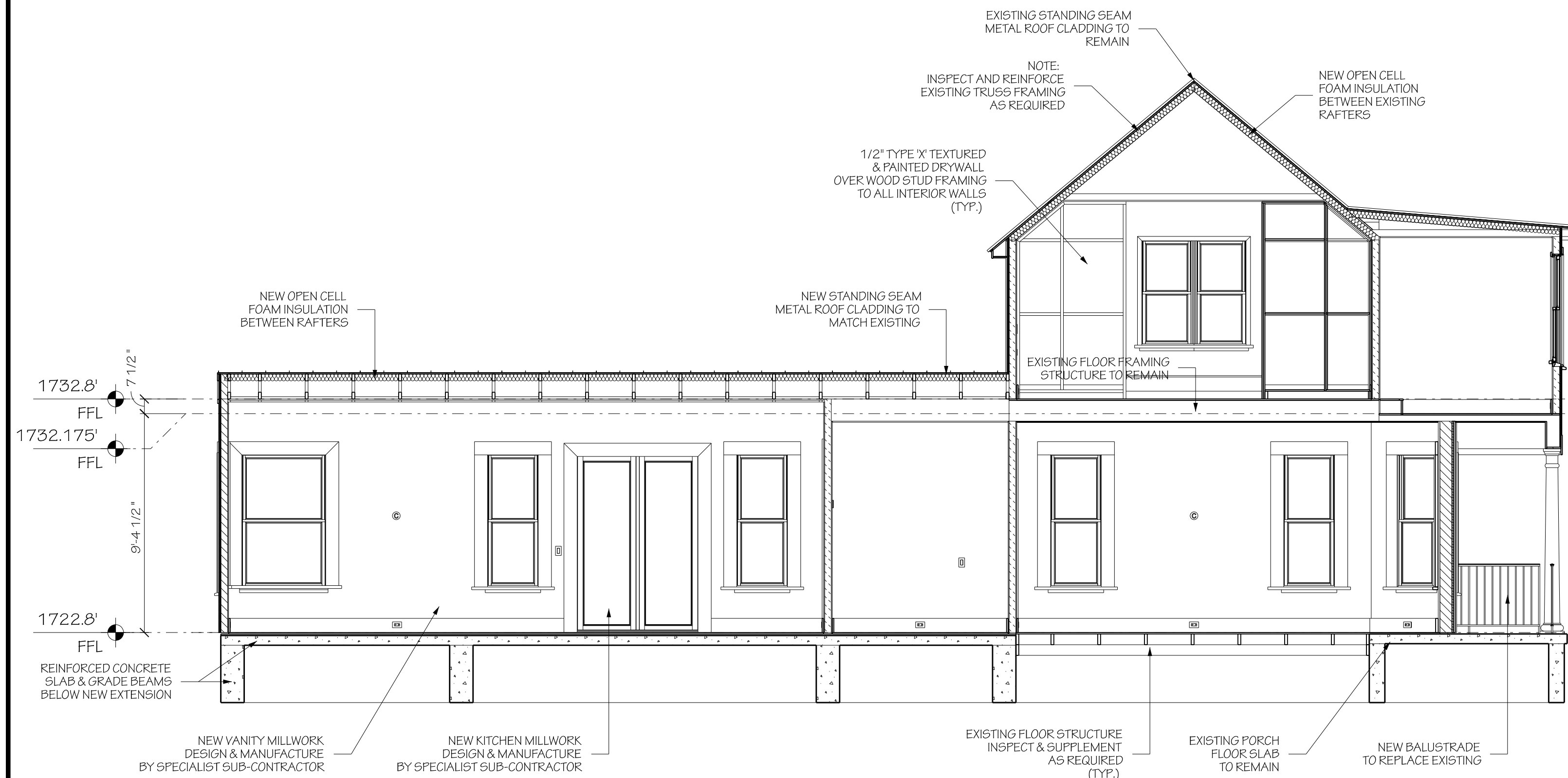
Building Sections

A 3.2.03

Project No. RAS 03/18

Date June 2018

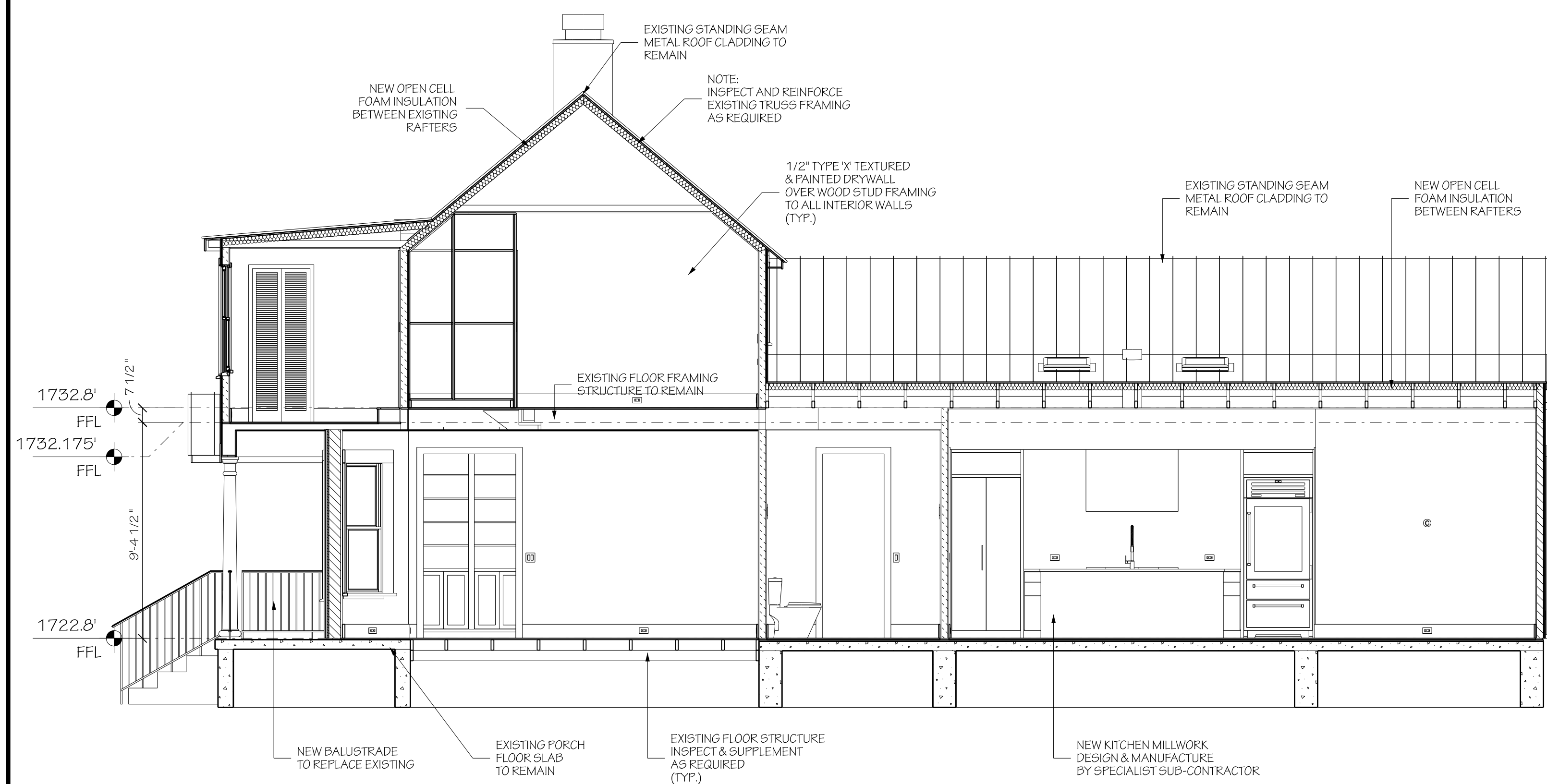
Issue	Planning & Pricing
-------	--------------------



04

Building Section

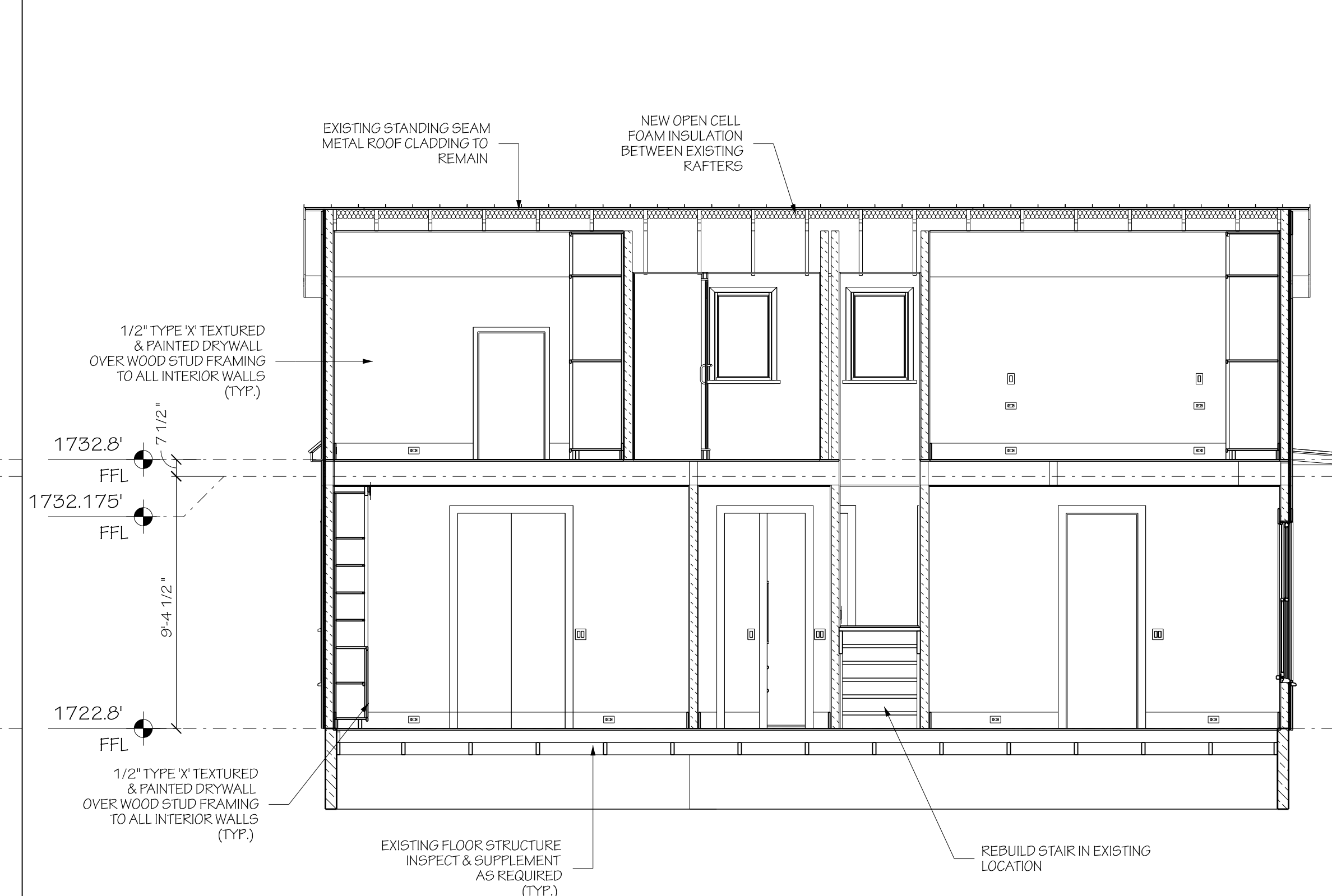
SCALE 1/4" = 1'-0"



03

Building Section

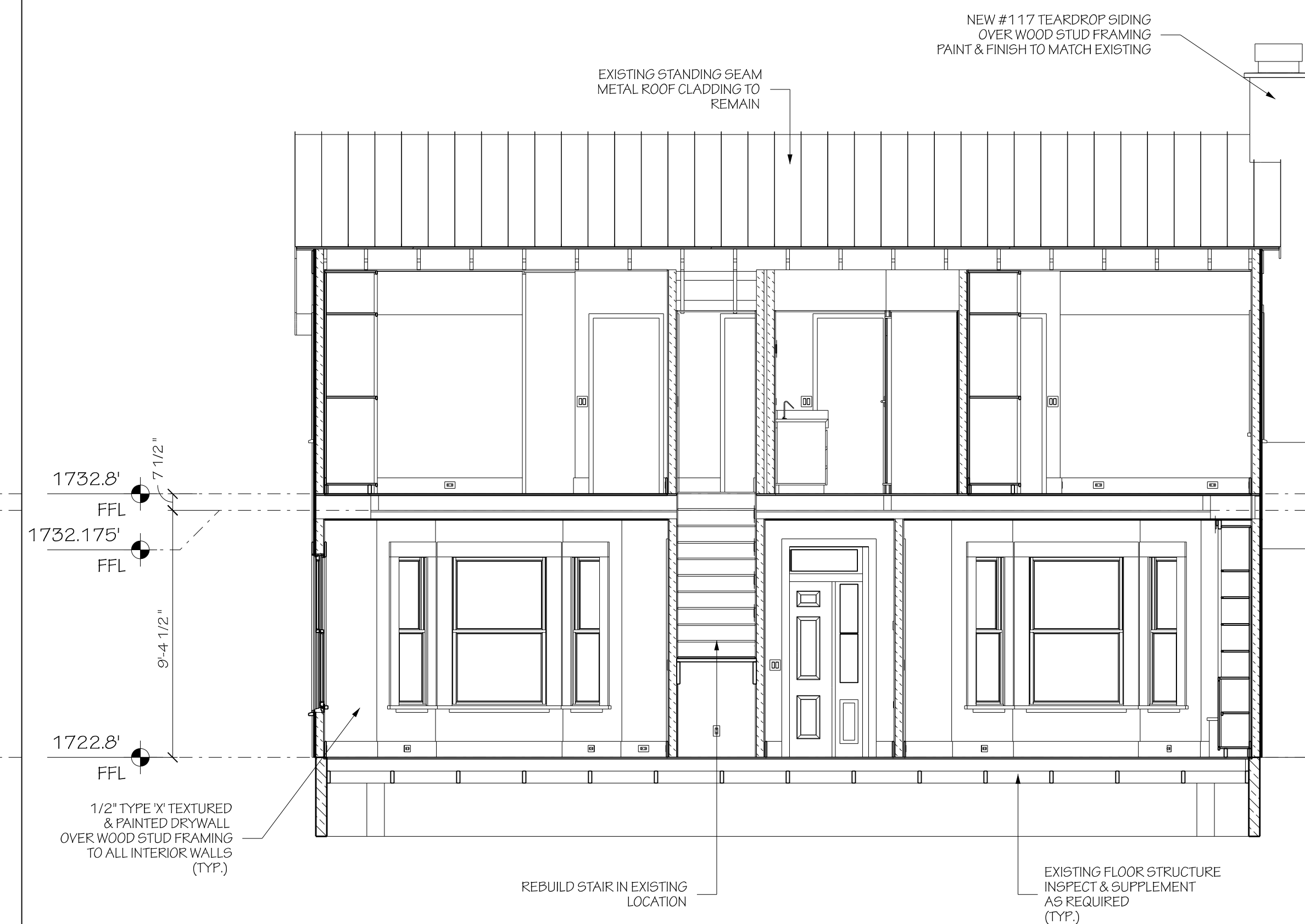
SCALE 1/4" = 1'-0"



02

Building Section

SCALE 1/4" = 1'-0"



01

Building Section

SCALE 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION

Proposed Residence Remodel

Town Lot 285

610 W San Antonio Street - Fredericksburg TX

	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
A	10/07/19	
No.	Date	Item

REVISIONS



RAS
USA
INC

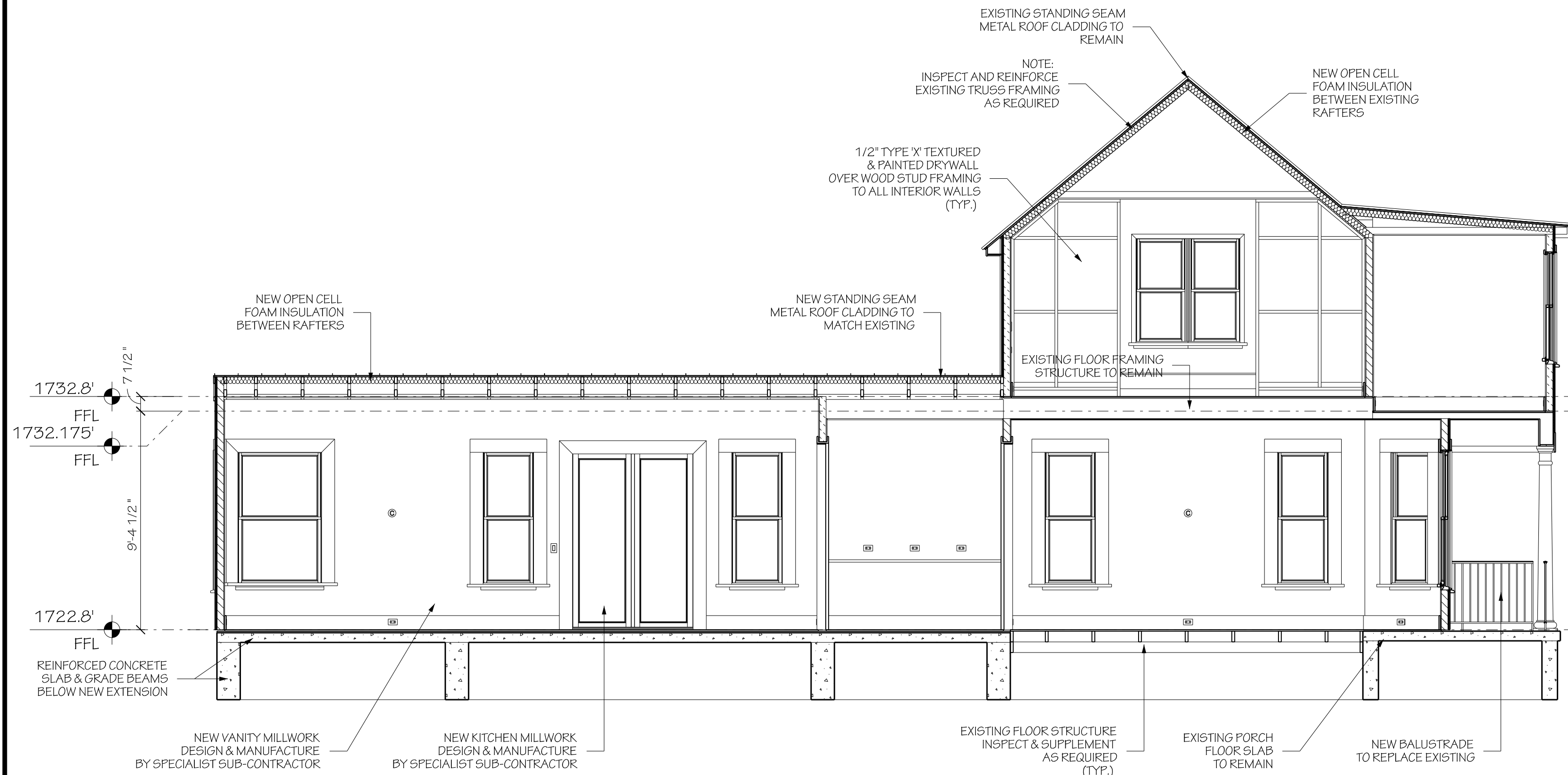
R Austin & Sons USA Inc.

3875 W Beverly Drive
Dallas, Texas 75209
Phone: 214 965 0477
Fax: 214 965 9299
e-mail: office@raausa.com

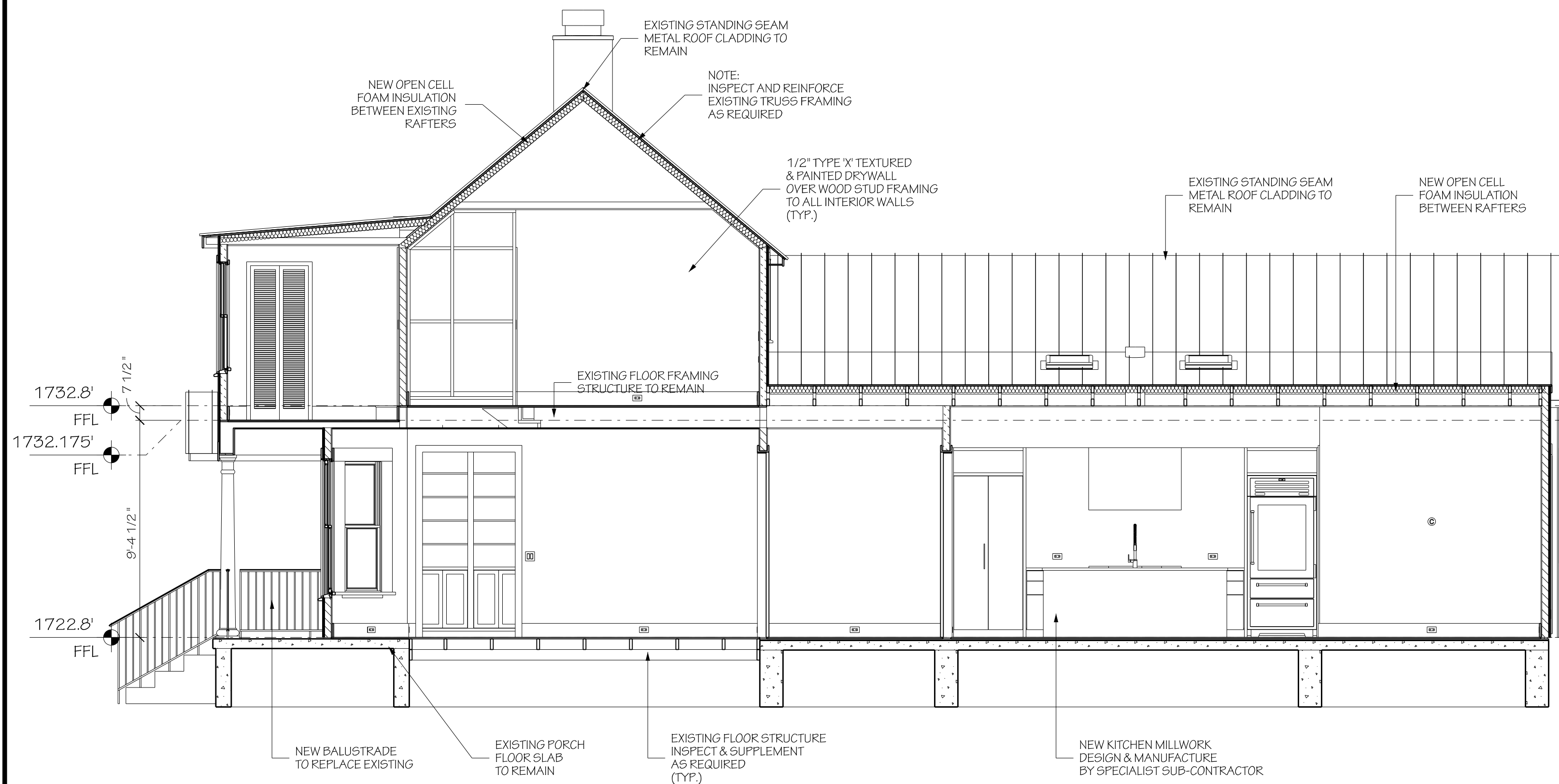
Building Sections

A 3.2.04

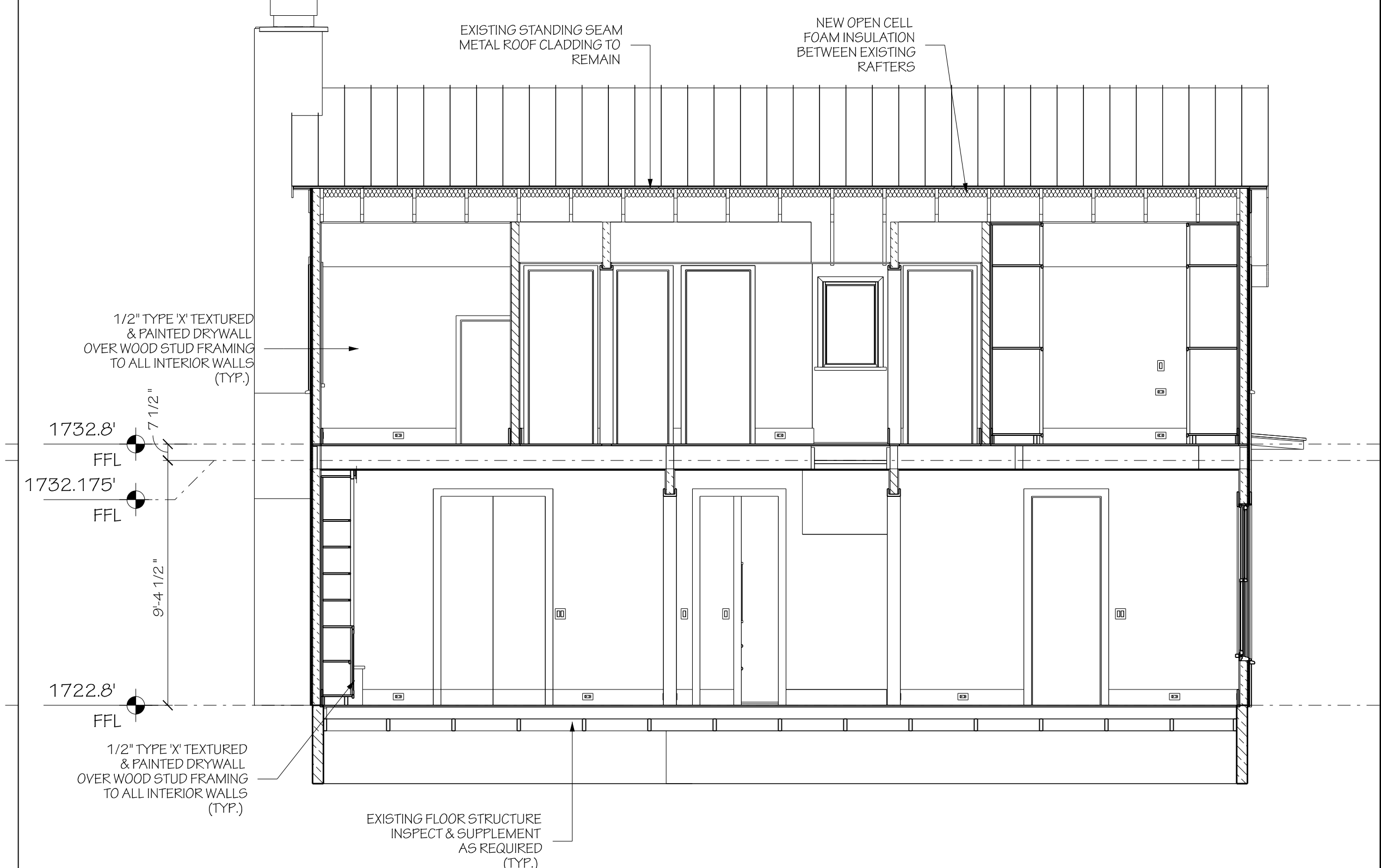
Project No.	RAS 03/18
Date	June 2018
Issue	Planning & Pricing



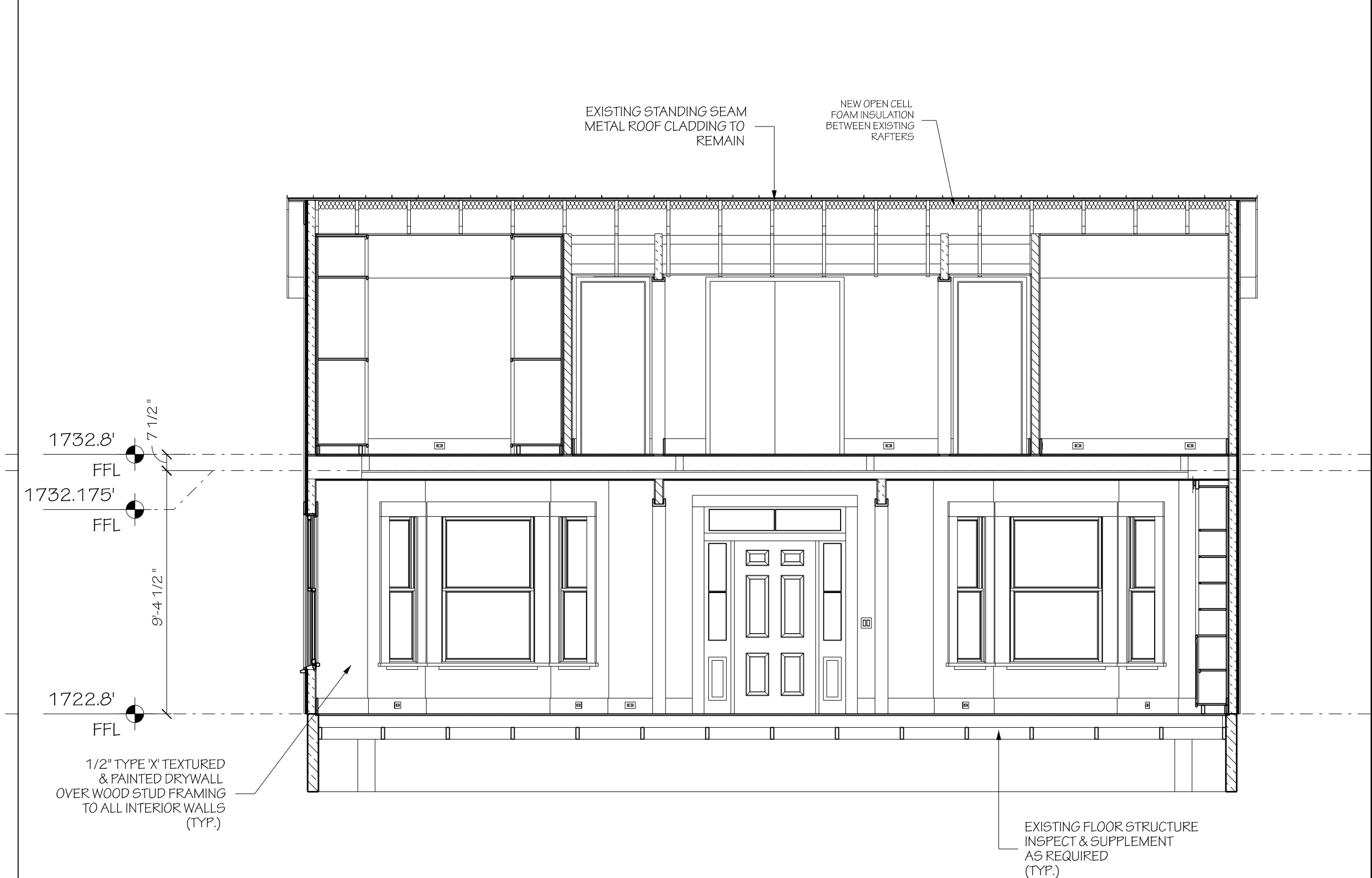
04 Building Section
SCALE 1/4" = 1'-0"



03 Building Section
SCALE 1/4" = 1'-0"



02 Building Section
SCALE 1/4" = 1'-0"



01 Building Section
SCALE 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION

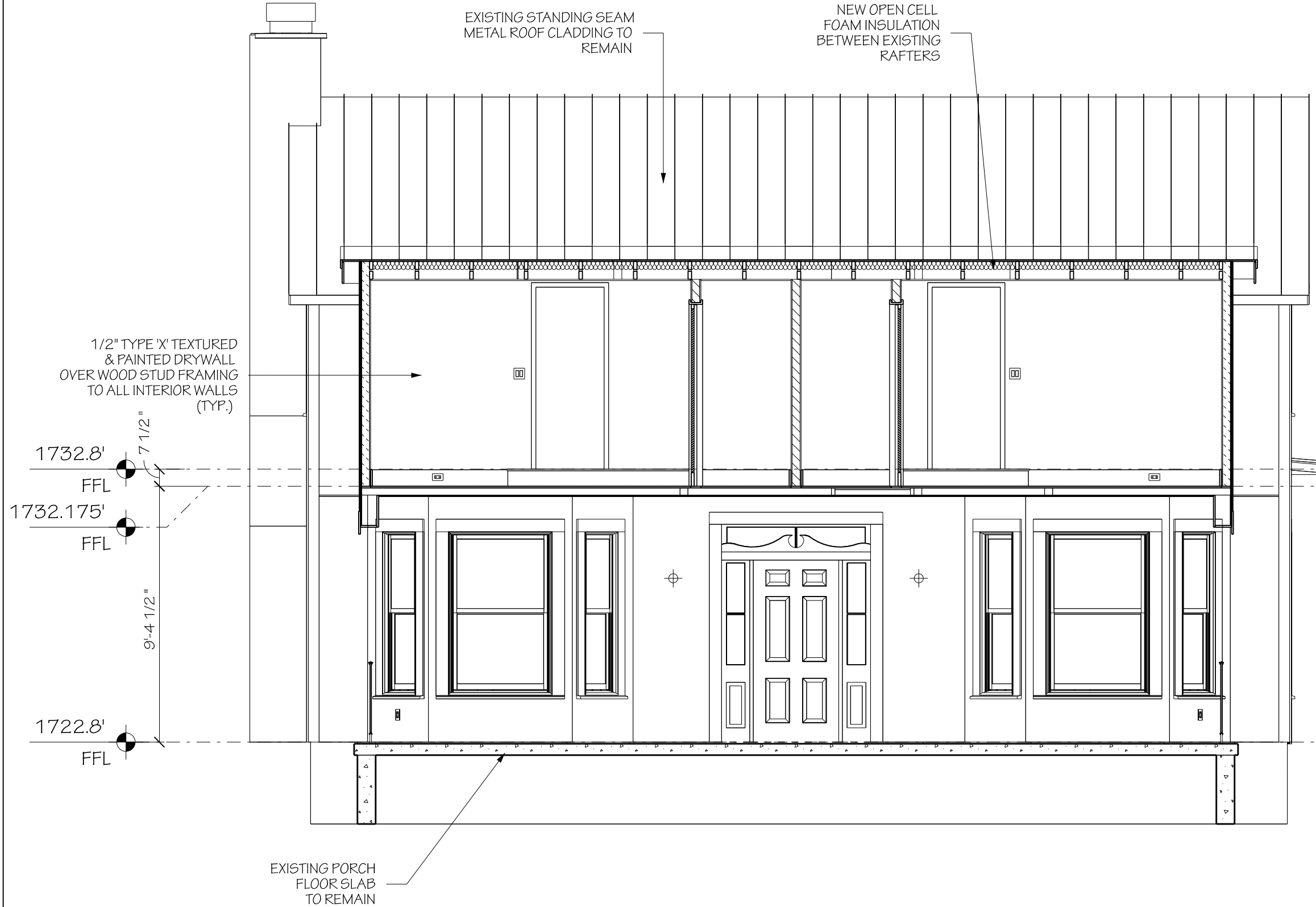
Proposed Residence Remodel
Town Lot 285
610 W San Antonio Street - Fredericksburg TX

△		
△		
△		
△		
△		
△		
△	10/07/19	
No.	Date	Item
REVISIONS		

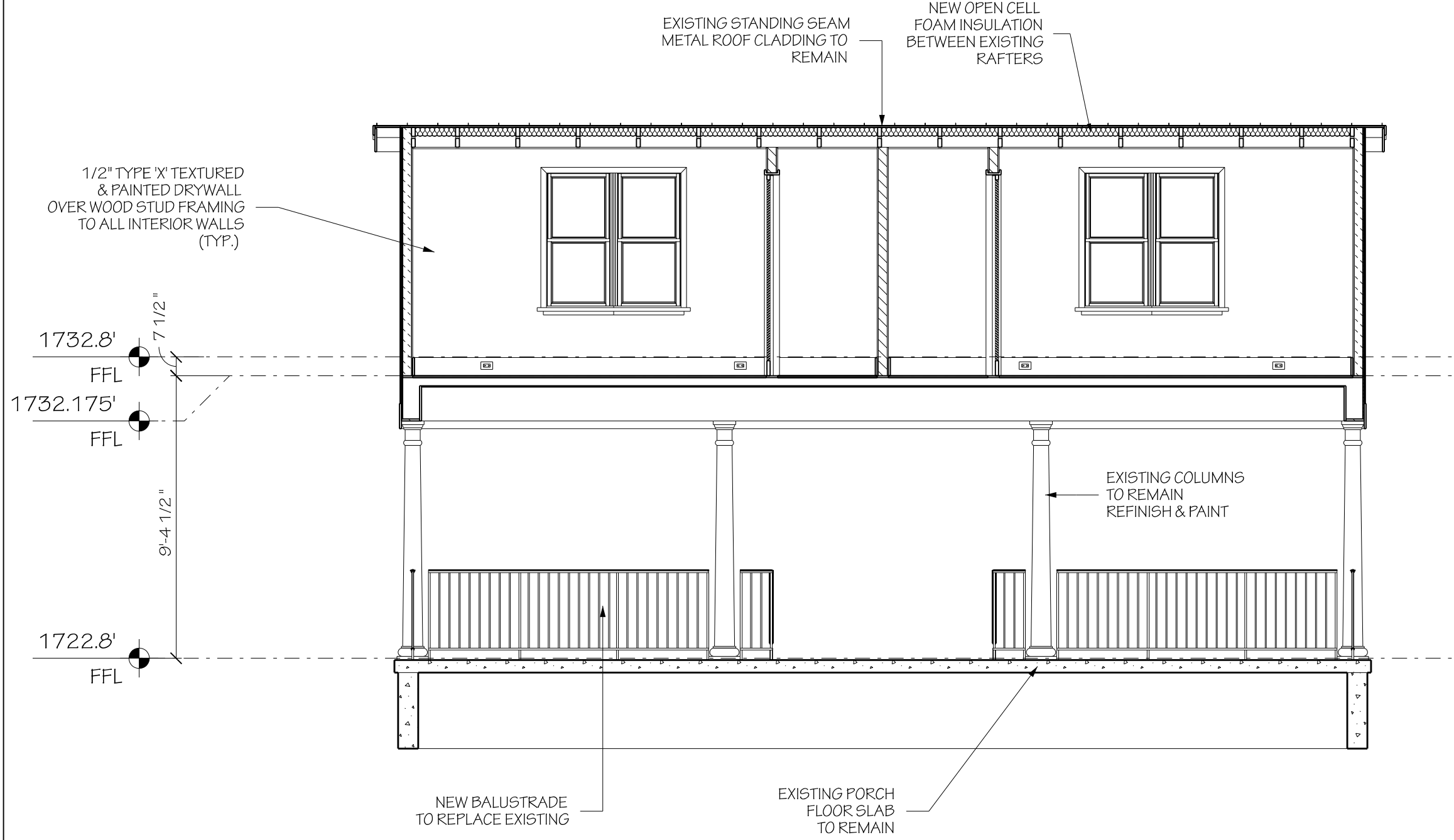
RAS USA INC
R Austin & Sons USA Inc.
3875 W Beverly Drive
Dallas, Texas 75209
Phone: 214 965 0477
Fax: 214 965 9299
e-mail: office@rausa.com

Building Sections

A 3.2.05
Project No. RAS 03/18
Date June 2018
Issue Planning & Pricing



02 Building Section
SCALE 1/4" = 1'-0"



01 Building Section
SCALE 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION

Proposed Residence Remodel
Town Lot 285
610 W San Antonio Street - Fredericksburg TX

△		
△		
△		
△		
△		
△		
△	10/07/19	
No.	Date	Item
REVISIONS		



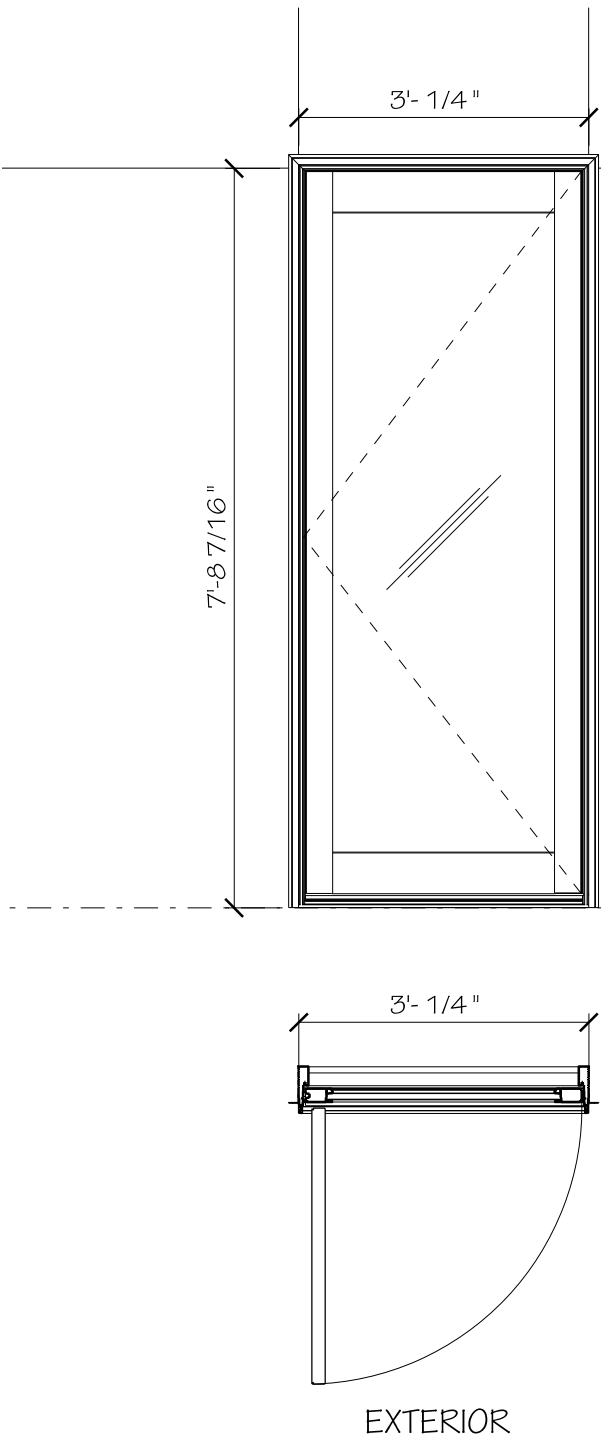
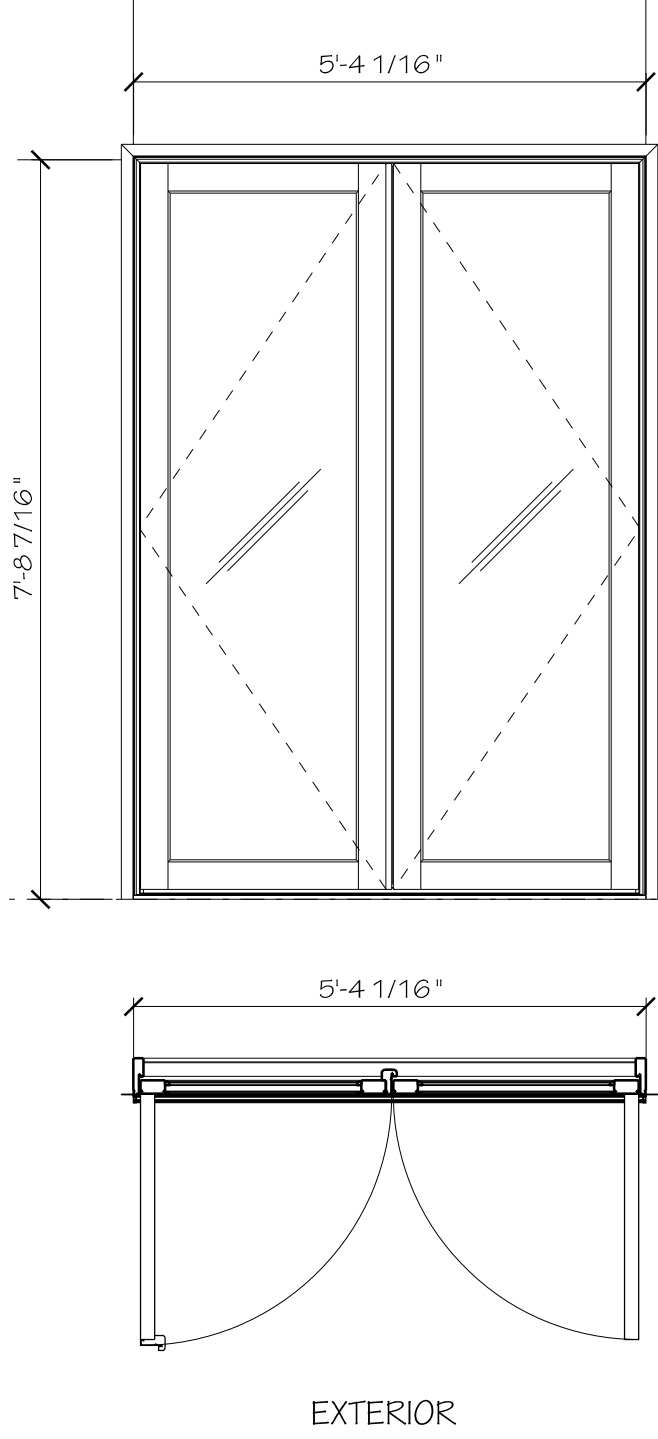
R Austin & Sons USA Inc.

3875 W Beverly Drive
Dallas, Texas 75209
Phone: 214 965 0477
Fax: 214 965 9299
e-mail: office@rausa.com

Building Sections

A 3.2.06

Project No. RAS 03/18
Date June 2018
Issue Planning & Pricing

1637'-6" UFFL		1637'-6" UFFL				FRAME & CASEMENT	ALUMINUM CLAD SOLID WOOD SINGLE FRENCH DOOR FRAME BY MANUFACTURER
						FIELD	TEMPERED- LO E DOUBLE GLAZED- INSULATING GLASS GLAZED- TO THE INTERIOR WITH WOOD BEADS TOTAL U-FACTOR NOT TO EXCEED- 0.30
						FINISH	INTEGRATED FACTORY FINISH TO CLADDING INTERIOR: FACTORY PRIMED- TO RECEIVE TWO COATS ACRYLIC PAINT
						QUANTITY	1
						02 Door Type ED-02 SCALE 1/2" = 1'	
1637'-6" UFFL		1637'-6" UFFL				FRAME & CASEMENT	ALUMINUM CLAD SOLID WOOD DOUBLE FRENCH DOOR FRAME BY MANUFACTURER
						FIELD	TEMPERED- LO E DOUBLE GLAZED- INSULATING GLASS GLAZED- TO THE INTERIOR WITH WOOD BEADS TOTAL U-FACTOR NOT TO EXCEED- 0.30
						FINISH	INTEGRATED FACTORY FINISH TO CLADDING INTERIOR: FACTORY PRIMED- TO RECEIVE TWO COATS ACRYLIC PAINT
						QUANTITY	1
						01 Door Type ED-01 SCALE 1/2" = 1'	

ISSUED FOR CONSTRUCTION

Proposed Residence Remodel

Town Lot 285

610 W San Antonio Street - Fredericksburg TX

△		
△		
△		
△		
△		
△		
△		
△	10/07/19	
No.	Date	Item
REVISIONS		



R Austin & Sons USA Inc.

3875 W Beverly Drive
Dallas, Texas 75209
Phone: 214 965 5477
Fax: 214 965 9299
e-mail: office@rausa.com

Exterior Door Schedule

A 5.1.02

Project No. RAS 03/18
Date June 2018
Issue Planning & Pricing

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 303

Address 610 W. San Antonio

Parcel Number 26182

GCAD Valuation (as of 2017; where available) \$550,040

Year Built 1900

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority Medium

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

2002 Photo



Photo Information & Notes

Image Name 0303_1.JPG

Photo References 0303_*.jpg

Notes Second story of porch infilled, front gable added to porch.

2002 SURVEY DATA (continued)

Property Description

Function Domestic: Single-Family

No of Stories 2

Style Colonial Revival

Construction wood-frame

Plan irregular

Foundation pier and beam

Exterior Walls wood siding

Roof gable

Porches gabled

Windows double-hung wood sash

Outbuildings not provided

Doors single-leaf door

Alterations porch

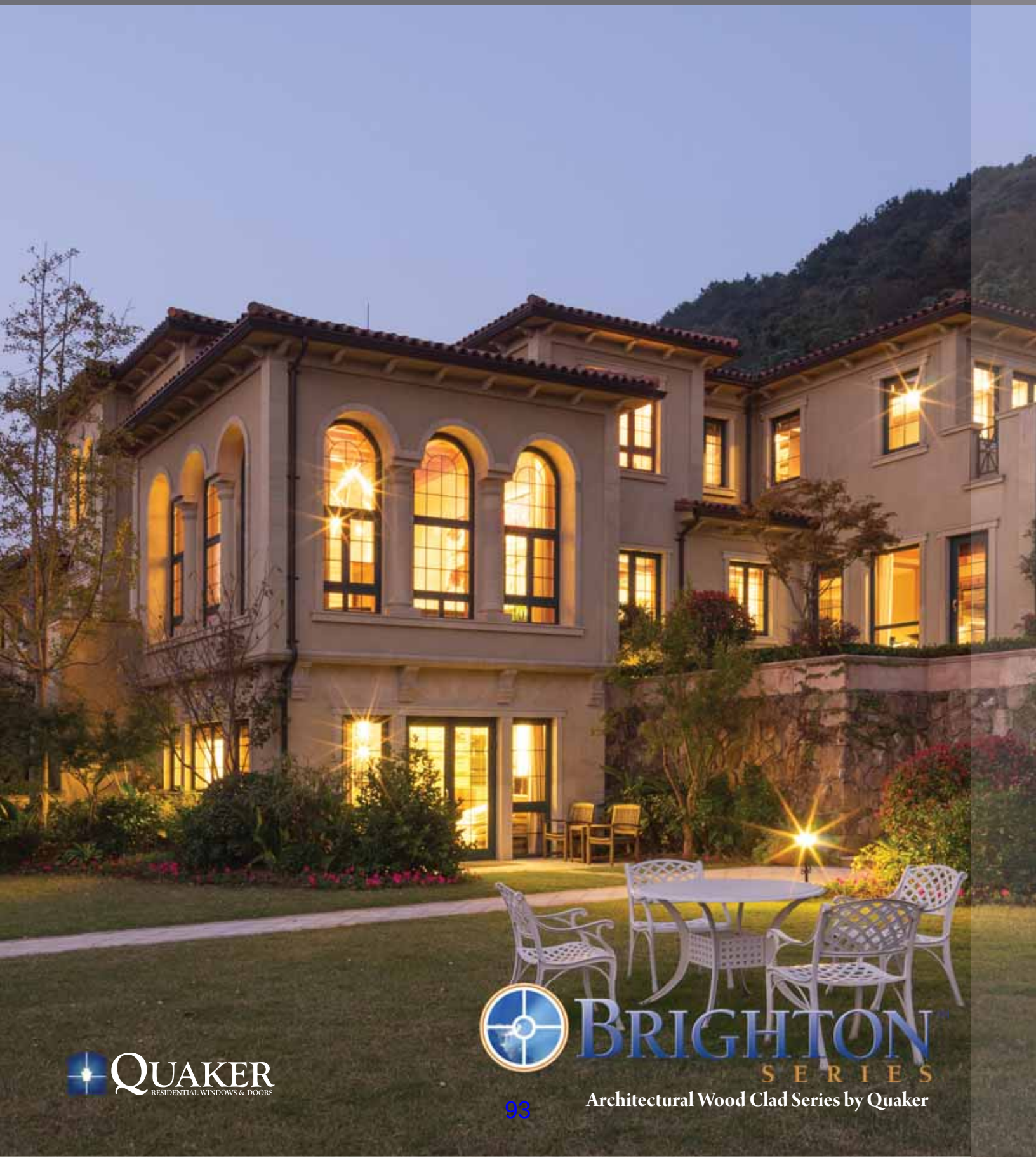
1983 SURVEY DATA

1983 Survey Site No

1983 Survey Ranking

1983 Photo References

A Brilliant Fusion of Old World Craftsmanship and Modern Technology



THE QUAKER DIFFERENCE

WHAT IS THE QUAKER DIFFERENCE?

Since 1949 the Quaker Difference has been represented by a standard of quality, engineering, craftsmanship and innovation that Quaker builds into every window and door. It is that attention to detail and manufacturing excellence that distinguishes Quaker from all other window and door companies in America.

SOME OF THE QUAKER DIFFERENCES INCLUDE ...

- **From Our Family to Yours** — For more than 70 years Quaker has been crafting windows and doors for homes like yours. With Quaker, you know you are getting windows and doors from a family owned company built on tradition, craftsmanship and quality that been the hallmark of our growth and success.
- **Quality and Quantity of Wood** — Quaker wood windows are engineered with as much as 40% more solid wood than other popular brands. Using the highest quality lumber, this ensures a strong, long-lasting window that will stand the test of time.
- **Wood Preparation** — The wood Quaker uses in every window is specially treated to prevent water penetration, mold, mildew and rot meaning your windows will continually look beautiful and perform for years to come.
- **Painted Aluminum Clad Exterior** — Quaker is an industry leader when it comes to aluminum exterior finishes and unlimited color options. Using only FGIA (formerly AAMA) 2604 and 2605 exterior powder coatings means your windows will resist fading and maintain their color without chipping or peeling.
- **Architectural Engineering** — Quaker leverages years of commercial / architectural engineering expertise that goes into large buildings into the design of our residential windows and doors. Designing and manufacturing residential windows to higher standards mean that you will get a window system that will endure.
- **Testing and Quality Control** — Quality Control and Performance testing is an essential part of the Quaker Difference. Product testing is done both internally and certified independently, to meet the highest possible industry standards against water, wind and structural integrity.



HUNG WINDOWS

The Brighton Hung Series helps you to create a home in harmony with your surroundings. Whether you select a double hung or single hung style window, the Brighton window series will enhance your home's architectural design.

THE QUAKER DIFFERENCE

Custom and Built to Order — Quaker custom builds their windows to your desired specifications and doesn't just offer you an off-the-shelf solution that you have to adapt to your specific needs. Installed stock windows need filler around the window which breaks down over time causing your windows to loosen.

Sash Balance System — Quaker utilizes an enhanced block and tackle balance system designed for long-lasting durability.

Locking and Safety Hardware — Quaker hardware not only looks great, but the locking and safety system has been designed and tested to keep your windows secure with long-lasting performance.

Easy Clean System — Quaker hung windows are designed so that the sashes can easily be tilted in for easy cleaning, while utilizing a dual latch safety release system for increased safety.

WHY IS THAT IMPORTANT TO YOU? The Quaker Difference is important because your Brighton Windows and Doors will stand the test of time. Your products will continue to look beautiful and operate year after year, through bitter harsh winters and stifling hot summers. Many popular brands of windows and doors claim to be the best, but can not meet the stringent industry standards set for performance longevity like Quaker products do year after year.



Fredericksburg Historic Review
Application Information

Application Number: 19-80
Date: May 11, 2021
Address: 240-242 E Main
Zoning: CBD
Owner: Keidel Family Gen
Applicant: Clayton & Korte Architects
Rating: empty lot
Proposal: final approval of new hotel with front along E Main Street and E Austin St

Request:

The applicant is requesting Final Approval of:

New Hotel building to be a four story (three stories above grade) building, measuring up to 38' in height. Primary façade material is to be raked stucco with wood accents, storefront materials to be steel and glass. Hotel guestroom windows to be prefinished aluminum. The proposed East Main St. façade material is to be thin format brick, with steel and glass storefront and painted steel columns and railings.

Relevant Secretary of Interior's Standards:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Fredericksburg Design Guidelines:

Recommended for new construction:

1. Designing new construction within the same scale, size, and massing of its surroundings.
2. Using materials, colors, and finishes compatible to the surrounding historic structures.
3. Maintaining the same roof lines, setbacks, and street and porch orientations as its neighbors.
4. Minimizing the visual and physical impact of parking.

Not Recommended:

1. Removing historic site features or buildings that are important elements to the historic area.
2. Designing a building as a style, scale, or proportions that never occurred in the area.
3. Designing the building with materials, colors, and finishes not compatible with its neighborhood.
4. Designing new buildings with inaccurate interpretations of original styles, thus distorting the perception of genuine historic buildings.

Sec. 23-62. - Criteria for approval of a certificate of appropriateness.

(2)Paint color and application. Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The Historic Preservation Officer shall determine whether the proposed color is within the approved list of colors, as outlined in the Fredericksburg Design Guidelines. If the Historic Preservation Officer determines the color is inconsistent with said guidelines, then the proposed color application will be referred to the Board for approval or denial. Base colors such as vibrant or "hot" shades, deep dark shades, and black shades are not acceptable. A certificate of appropriateness must be granted in advance of paint application. The painting of existing materials such as unpainted stone or unpainted masonry is prohibited.

(3)New construction in historic districts. The Board will review all new construction plans within historic districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to design, height, gross volume, massing, scale, proportion, and setback in accordance with the Design Guidelines.

Staff Recommendation:

Final material palette has been muted to be softer, earthtone with physical samples to be brought back for final approval on site. The HRB would like to see final renderings in context with existing structures on a full size 24" x 36" set.

Case Comments:

A Material Sample Board was made available for HRB members to view on-site before the start of the HRB Meeting.

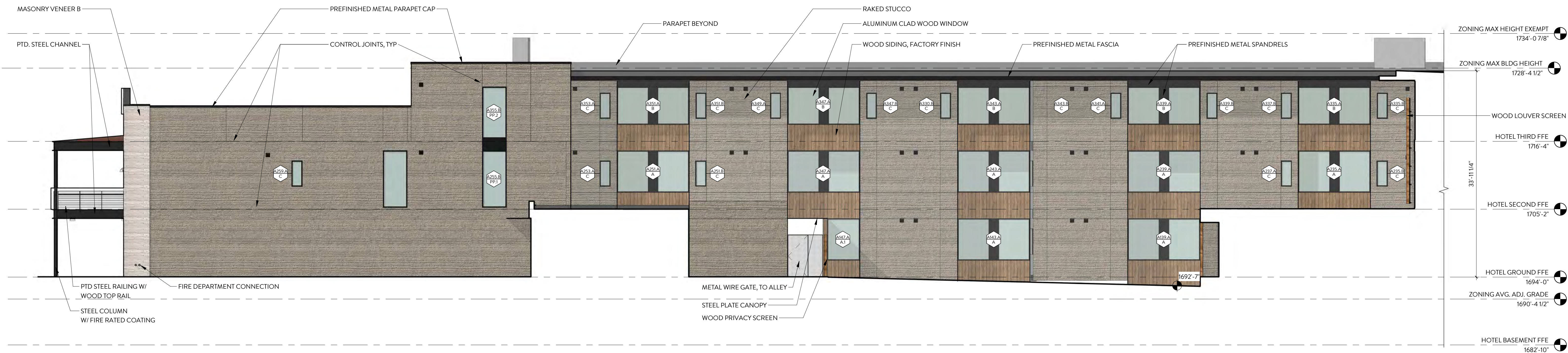
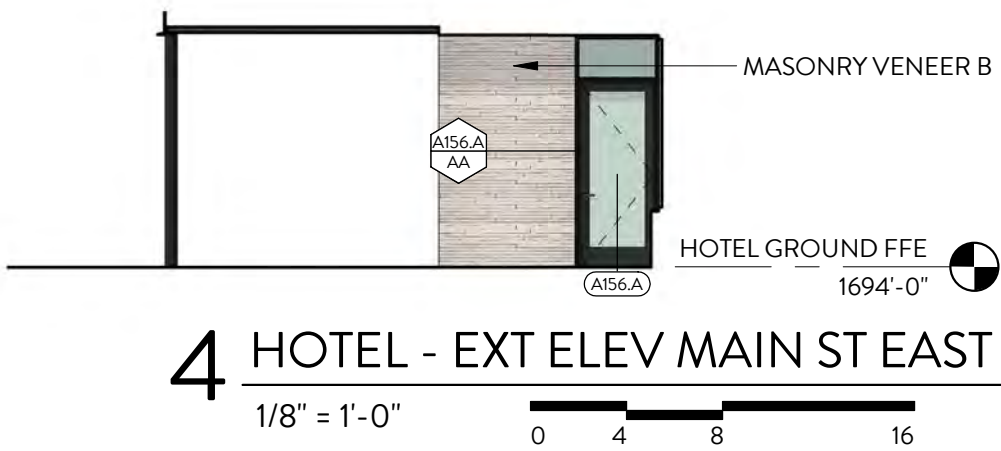
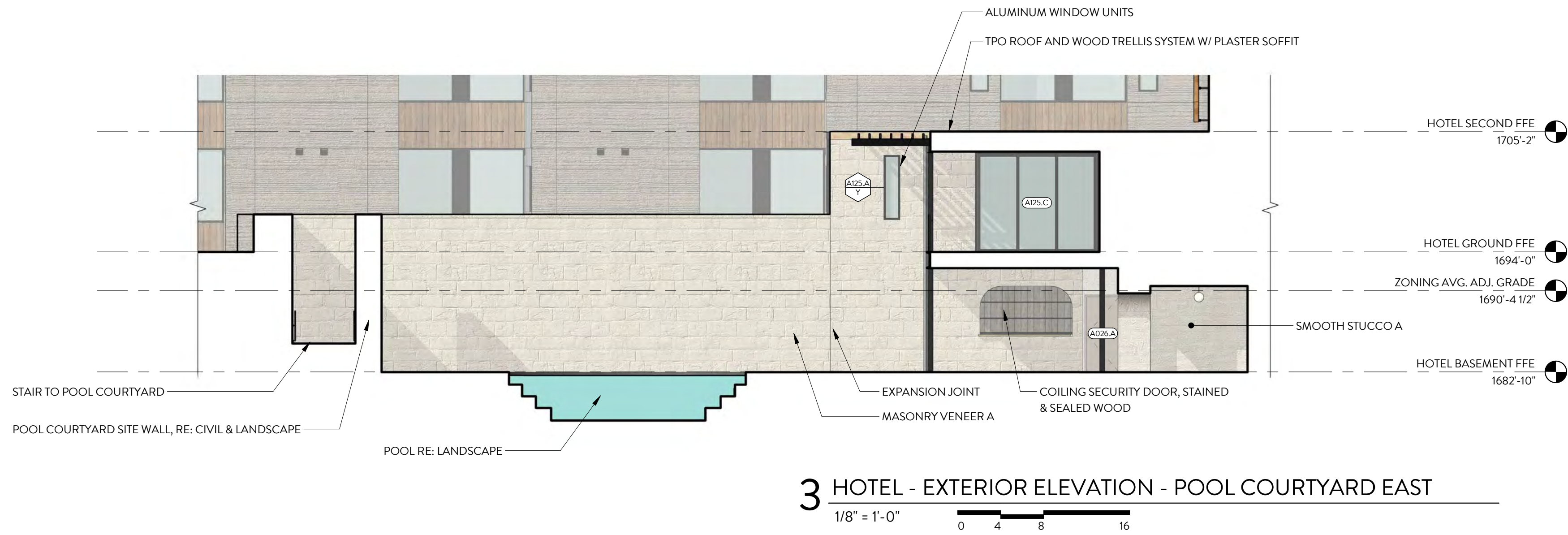


MATERIALS LEGEND

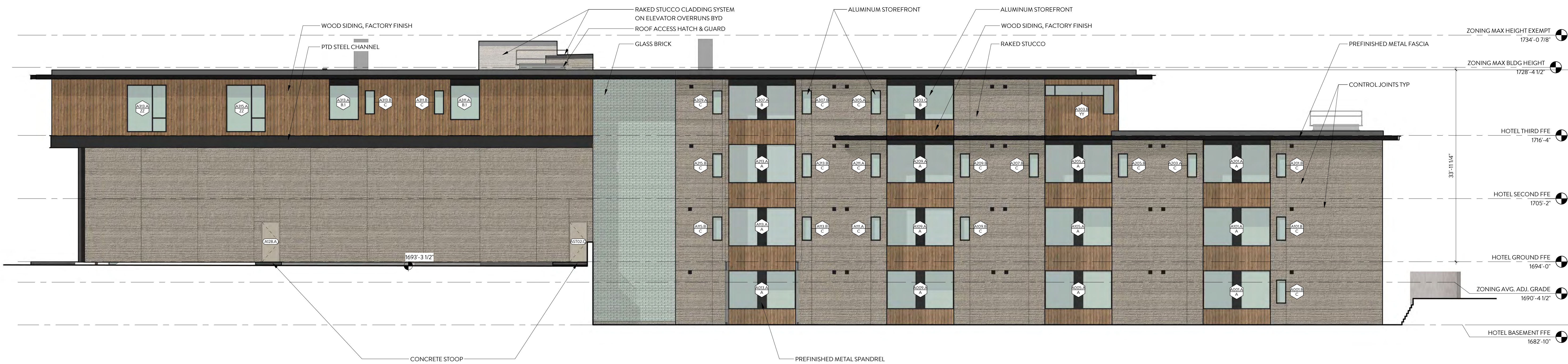
	WOOD SIDING
	RAKED STUCCO
	GLASS BRICK
	STONE MASONRY VENEER
	SMOOTH STUCCO
	LIMESTONE VENEER

GENERAL NOTES - HOTEL EXTERIOR ELEVATIONS

1. REFER TO "B-" SERIES SHEETS FOR ALBERTINA HOUSE SPECIFIC VIEWS.
2. REFER TO "C-" SERIES SHEETS FOR PHARMACY & WHITE ELEPHANT SALOON SPECIFIC VIEWS.
3. REFER TO "D-" SERIES SHEETS FOR BROCKMANN-KIEHNE & BBQ BUILDING SPECIFIC VIEWS.
4. REFER TO "E-" SERIES SHEETS FOR PARKING GARAGE SPECIFIC VIEWS.
5. REFER TO SHEET A-A500 FOR WALL ASSEMBLY TYPES.
6. REFER TO SHEET A-A600 FOR WINDOW TYPES.



2 HOTEL - EXTERIOR ELEVATION - SOUTH WING EAST

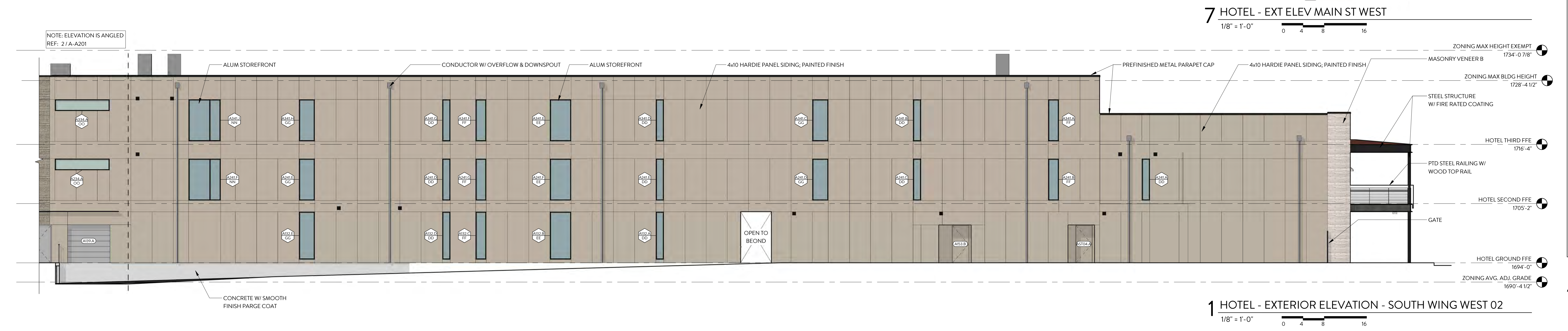
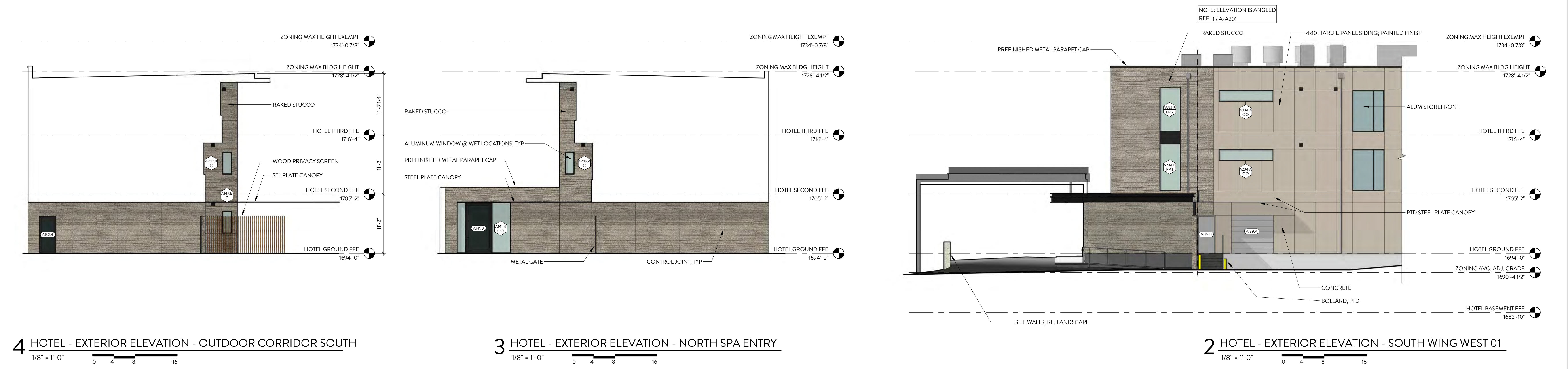
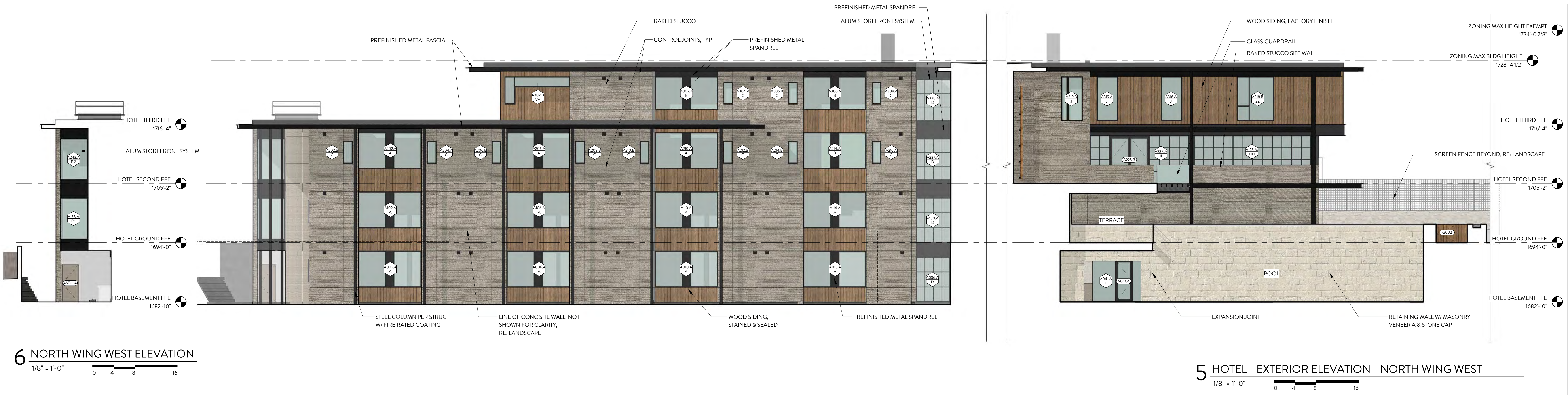


1 HOTEL - EXTERIOR ELEVATION - EAST

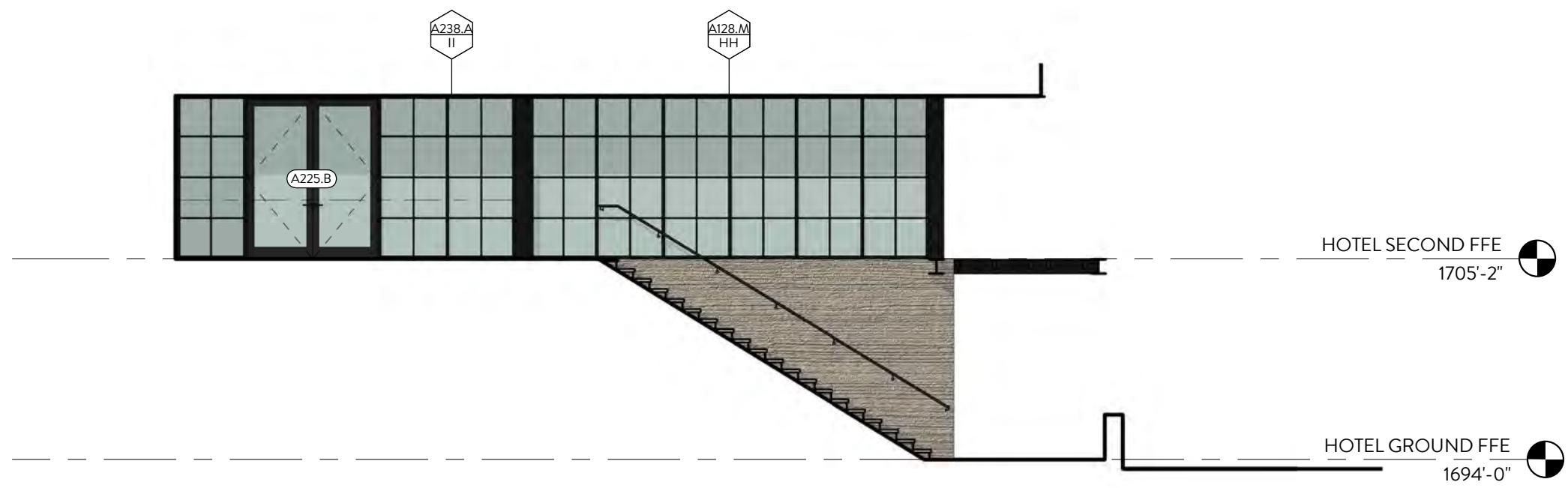


ISSUED DATE 2021-04-22
PROJECT NUMBER 1718

CONSTRUCTION DOCUMENTS



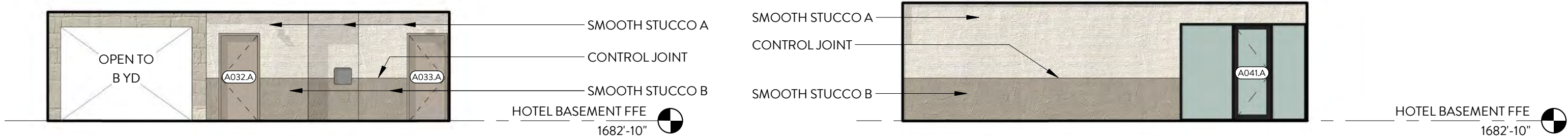




7 HOTEL - EXT ELEV - EVENT TERRACE - WEST
1/8" = 1'-0"



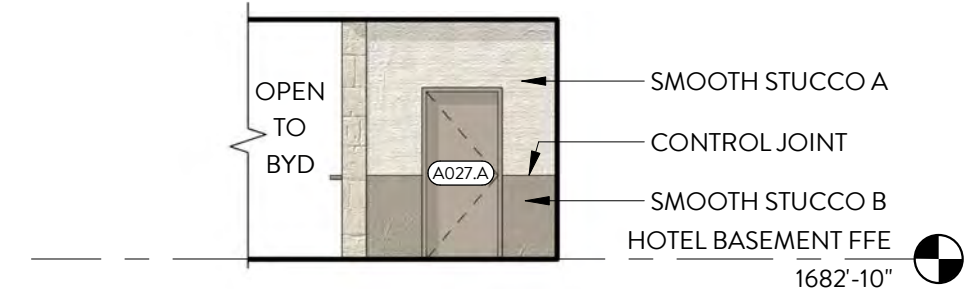
6 HOTEL - EXT ELEV - EVENT TERRACE - SOUTH
1/8" = 1'-0"



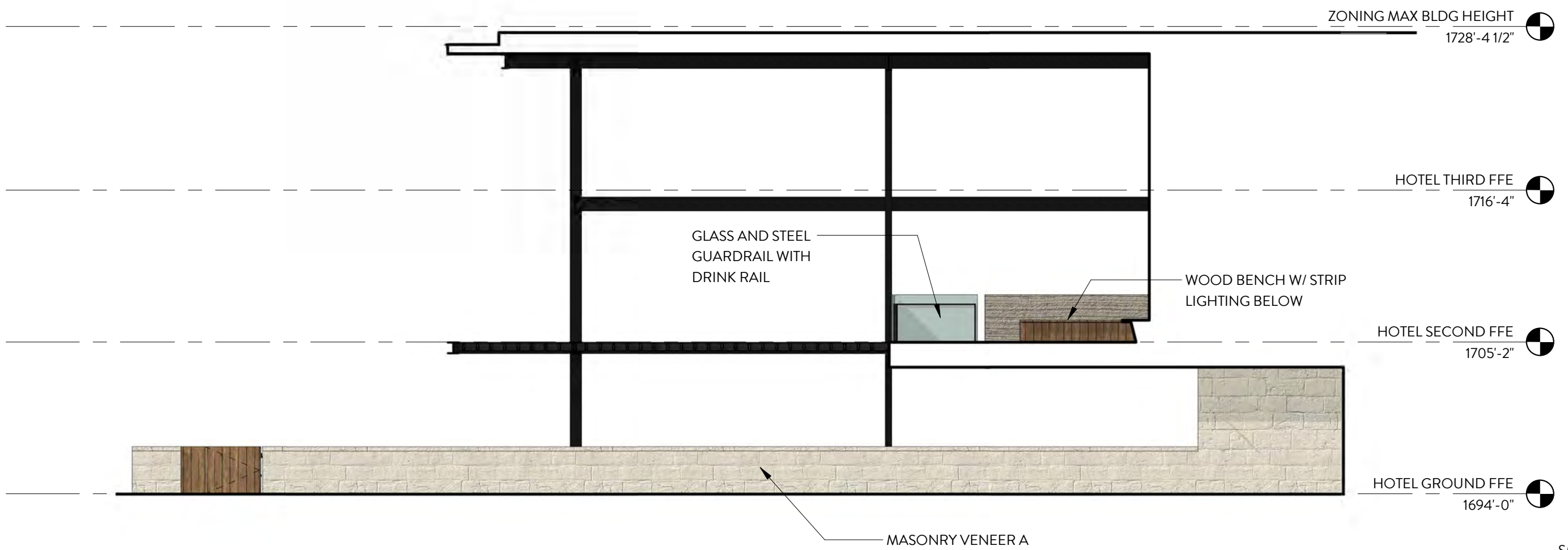
5 HOTEL -EXT ELEV - POOL EAST
1/8" = 1'-0"



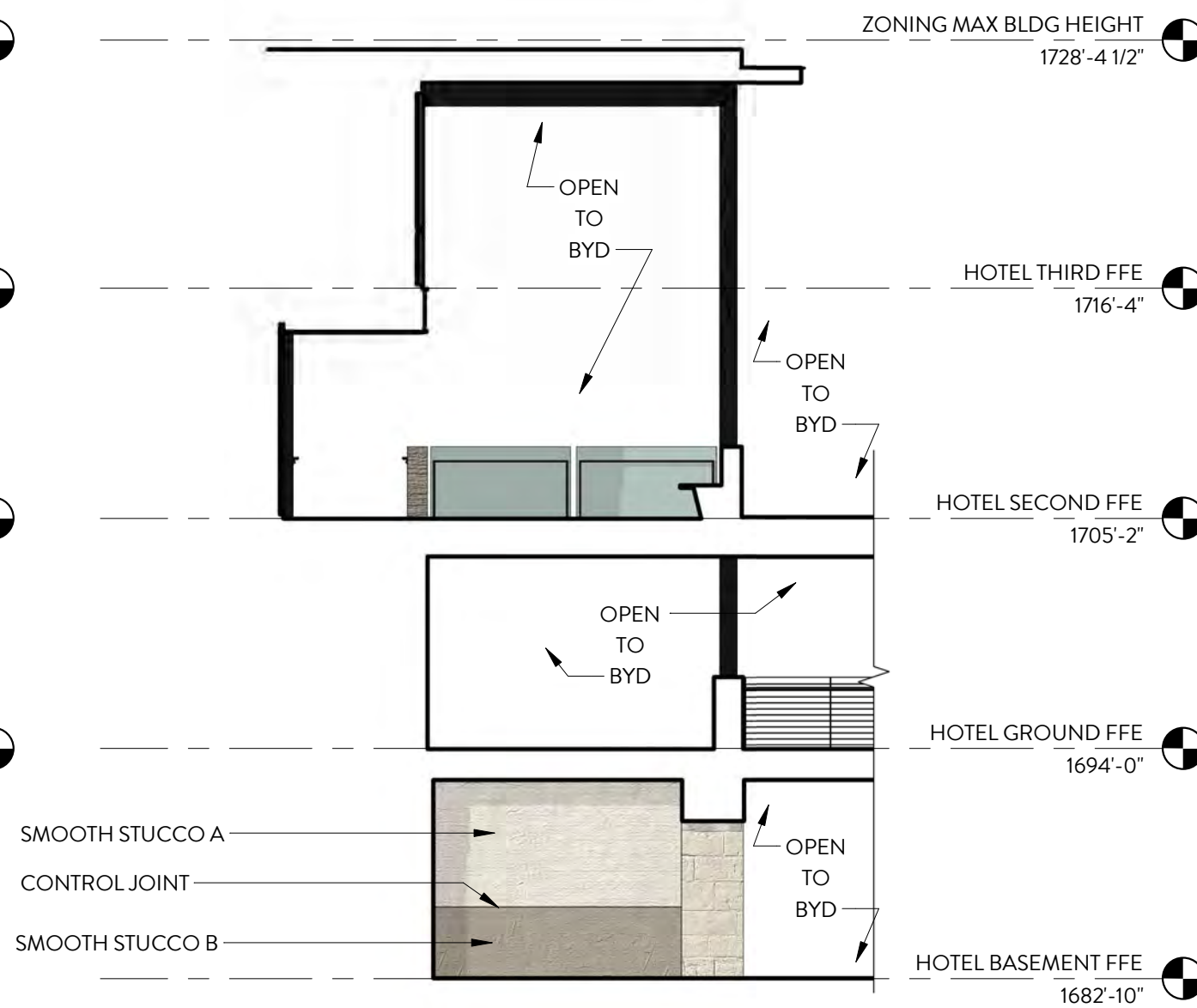
4 HOTEL - EXT ELEV - POOL WEST
1/8" = 1'-0"



3 HOTEL - EXT ELEV - POOL NORTH
1/8" = 1'-0"



2 HOTEL - EXT ELEV - EVENT TERRACE - EAST
1/8" = 1'-0"



1 HOTEL - EXT ELEV - EVENT TERRACE - NORTH
1/8" = 1'-0"



GLASS BRICK

VETROPIENO CLEAR RETTANGOLARE BY SEVES
GLASS BLOCK 9.4" X 4.6" X 2.1". RUNNING 1/3 BOND,
MORTAR COLOR SM 270 TANGLEWOOD



STOREFRONT

3000 THERMAL MULTIPANE BY OLDCASTLE,
PREFINISHED, DARK BRONZE ANODIZED
2" X 4.5" PROFILE



RAKED STUCCO

THREE-COAT CEMENTITIOUS STUCCO WITH
INTEGRAL COLOR (SW 7045 INTELLECTUAL GRAY)
& CUSTOM RAKED FINISH



WOOD SOFFITS & VERTICAL CLADDING

KODIAK SPRUCE BY THERMORY, 1X8 C15 PROFILE,
FACTORY FINISH



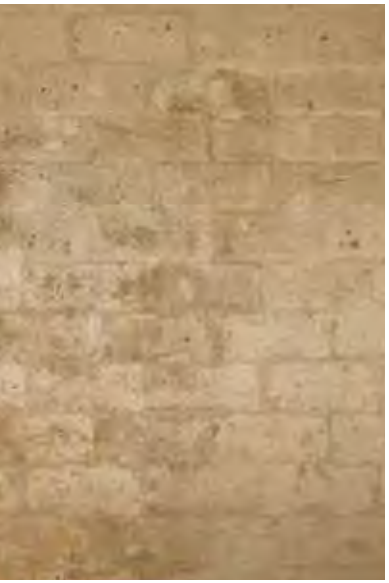
PAINTED STRUCTURAL STEEL

BLACK BEAUTY BY BENJAMIN MOORE, 2128-10



SMOOTH STUCCO

THREE-COAT CEMENTITIOUS STUCCO WITH
INTEGRAL COLOR
A: CREAMY SW 7012
B: INTELLECTUAL GRAY SW 7045



STONE VENEER, SITE WALLS

BUFF, HONED LIMESTONE VENEER WITH BLISTER
FINISH; MATCHING 3/8" MORTAR, COMBINATION
OF 4", 5-5/8", AND 11-5/8" UNIT HEIGHTS



WOOD LOUVERS

PINE BY THERMORY, 1 5/8" X 5 1/2", FACTORY
FINISH



STONE VENEER

HONED AND CUT CHARCOAL LUEDERS
LIMESTONE 3-5/8" X 2-1/4" X 15-5/8". RUNNING 1/3
BOND, MORTAR COLOR SM 270 TANGLEWOOD



PAINTED HARDIE PANEL
CLADDING

PANEL SYSTEM BY JAMES HARDIE, 4' X 8'
PANEL DIMENSION, PAINTED FINISH SW 7045
INTELLECTUAL GRAY



ALBERT HOTEL

VAUDEVILLE



















Sec. 8.100. - TEMPORARY USE TYPES.

The following types of temporary uses may be authorized, subject to specific limitations herein and such additional conditions as may be established by the Director of Development Services for the City of Fredericksburg or his or her designee "Director."

- A. Model homes or apartments and related real estate sales and display activities located within the subdivision or residential development to which they pertain.
- B. New subdivisions or apartments and related real estate sales and display activities located within the subdivision or residential development to which they pertain.
- C. A temporary sales office for use in development of a new subdivision may be established and operated within the subdivision for a period not to exceed four (4) years from the date of the first construction permit issued in the subdivision or until ninety-five percent (95%) of the lots therein are sold, whichever occurs first; provided that extension of time may be granted by the Board of Adjustment on application duly made for a special exception or temporary permit to continue such temporary use.
- D. Public, religious, patriotic, or historic assemblies, displays or exhibits, including festivals, benefits, fund-raising events or similar uses which typically attract a mass audience shall require any use district other than residential. (Exception: religious assembly in residential districts) and shall not be subject to the provisions of Subsection M below.
- E. Circuses, carnivals, rodeos, fairs, or similar transient amusement or recreational activities not closer than two hundred (200) feet to an existing dwelling shall require any use district classification other than residential and shall be subject to the provisions of Subsection M below.
- F. Outdoor art and craft shows and exhibitors shall require any use district classification other than residential, and shall be subject to the provisions of Subsection M below.
- G. Christmas tree sales lots shall require any use district classification other than residential and other than Historic Overlay District (HO).
- H. One house trailer or mobile home to serve as a dwelling may be permitted on a construction site during construction, upon application to the Director setting out the need therefor, to provide security against theft or vandalism of materials or equipment or other property left on the site during night time. This permit shall allow no more than one such dwelling per construction site, shall be effective for no more than six months, and shall be renewable, upon application, for no more than one additional six month period. Denial of such a permit may be appealed to the Board of Adjustment.
- I. Seasonal retail sale of agricultural or horticultural products raised or produced on or off the premises. To be limited to 120 days per calendar year and shall be subject to the provisions of Subsection M below.
- J. Additional Temporary uses determined to be similar to the foregoing by the Building Official which may be subject to the provisions of Subsection M below.
- K. Outdoor special sales, including swap meets, flea markets, parking lot sales or similar activities, limited to locations in commercial or industrial districts, and when operated not more than three days in the same week or more than five days in the same month or more than two weekends in the same month per location, and shall be subject to the provisions of Subsection M below.
- L. Temporary use of mobile trailer units or similar portable structures including tents and like structures for

non-residential uses, located in districts other than the Historic Overlay District (HO) where the use is a permitted use, and limited to a maximum period of six months. Exception: KIOSK located in the Historic Overlay District (HO) where the use is a permitted use. (KIOSK as used herein is meant as an informational, non-manned structure). Permitted Mobile Food establishments are governed by Chapter 8 Article V. of this Code of Ordinances and are therefore not Temporary Use Types for the purposes of this section.

- M. No temporary type structures shall be placed in the Historic Overlay District (HO). Temporary structures shall include mobile trailer units, portable structures, sun shades of whatever material, tents, tarps, or umbrellas. EXCEPT: The use of umbrellas or similar detached (portable), non structural sun shading devices ("Cover") by a restaurant for that restaurant's outdoor eating and serving areas shall be permitted under the following circumstances:
- (1) The covered area shall be specifically defined with impervious surface in place, and
 - (2) No advertising, logos, or words which would violate the City's sign ordinance or any other law or statute shall appear on the Cover, and any advertising which does meet the City's sign ordinance shall be included in the overall allowable signage for the business, and
 - (3) The color shall be an approved color under the City of Fredericksburg's Historic Preservation Ordinance, and pictures, stripes, floral or other designs, if any, shall be approved by the Historic Review Board of the City of Fredericksburg, which shall approve or disapprove the Cover based on whether or not it is in keeping with the historic nature of the District, and whether or not it detracts from the building it serves or the surrounding buildings or uses.
 - (4) If the Cover is not an umbrella that is commonly used in outdoor dining as defined below, all aspects of the particular shading device shall be subject to review and approval by the Historic Review Board of the City of Fredericksburg, which shall approve or disapprove the Cover based on whether or not it is in keeping with the historic nature of the District, and whether or not it detracts from the building it serves or the surrounding buildings or uses.
 - (5) Umbrella, for the purposes of this section, is defined as a light, portable cover for protection from rain or sun consisting of fabric held on a collapsible frame of any shape having a diameter or cross-measurement in any direction of no more than 13 feet.
- N. Small sales carts that are man-powered only, and not larger than five feet by six feet fully extended, that are colored and styled in keeping with the Historic District in the determination of the Director shall be permitted in the Historic Overlay District (HO). Regulation of small sales carts shall be by the Director who shall also determine that those using the same abide by the laws and regulations that are relevant. The Director shall be permitted to place other reasonable restrictions and requirements upon the use of such sales carts. The use of sales carts shall be limited to the time periods set forth in Section K. above.
- O. Uses permitted under sections E, F, J, K, L and N above shall require issuance of a permit for each location by the Director prior to setting up or commencement of sales. Such permit shall ensure compliance with the terms of this ordinance and other ordinances and health regulations. The Director shall not issue a permit unless each applicant or vendor provides proof of sales tax permits and permission of the owner of the location for which the permit is issued for the intended use. The Director may establish procedural rules and application forms requiring relevant information to implement this permit process and may

place limits on changes to permits, set-up and take-down times and the like. The initial permit fee will be \$25.00 per month. Permits shall not be issued less than five days nor more than three months in advance of the time period for which they will be used.

(Ord. No. 14-001, § 8.100, 1-19-2004; Ord. No. 19-011, § 8.100, 9-21-2009; Ord. No. 25-004, 5-4-2015)

CVB Listed **Event Venues in City of Fredericksburg** *Now: Tents are in Use by Local Govmt & Businesses on Marktplatz, Churches, Museums/Non for Profit, Restaurants, excluded Historic and Residential Properties.*

Venue	Address	Primary Business	CBD	HO	Historic District	Taxpayer in HO	Tent Use allowed
Austin Street Retreat	408 W. Austin Fredericksburg	Bed and N			Y		Y
Backwoods BBQ	320 FM 2093 Fredericksburg,	Restaura N			N		Y
Barons CreekSide	316 Goehmann Ln. Fredericks	Hotel N			N		Y
Chase's Place Cocktails & Kitchen	313 E. San Antonio Fredericks	Restaura Y		Y	Y	Y	Y
Fredericksburg Church of Christ	507 N. Llano St. Fredericksbu	Church N			N		Y
Gillespie County Farm Bureau Center	237 Equestrian Drive Frederic	Insuranc N			N		Y
Hangar Hotel	155 Airport Road Fredericksb	Hotel N			N		Y
Hermann Sons Hall	1109 S. Adams St. Fredericks	Insuranc N			N		Y
Hill Country University Center	2818 E. U.S. 290 Fredericksbu	Higher Ed N			N		Y
Hoffman Haus Luxury Bed and Breakfast	608 E. Creek St. Fredericksbu	Hotel N			N		Y
The Lodge Above Town Creek	415 E. Austin Fredericksburg,	Hotel Y		Y	Y	Y	Y
St. Barnabas Parish Hall	601 W. Creek St. Fredericksbu	Church N			Y		Y
Texas Rangers Heritage Center at Fort Martin Scr	1618 E. Main St. Fredericksbu	Museum N			N		Y
Vaudeville	230 E. Main St. Fredericksbur	Restaura Y		Y	N	Y	Y
Western Edge Kitchen & Cocktails	228 W. Main Fredericksburg,	Restaura Y		Y	Y	Y	Y
Hill Country Wedding Chapel	520 E. Main St. Fredericksbur	Church N			Y		Y
The Steve W. Shepherd Theater	1688 Highway 87 S.Frederick	Theatre N			N		Y
Marktplatz	114 W. Main St. Fredericksbu	Governm N			Y		Y
St. Mary's Catholic Church – Parish Center	304 W. San Antonio St Freder	Church N			Y		Y
Fredericksburg United Methodist Church	1800 N. Llano St. Fredericksbu	Church N			N		Y
Victory Fellowship Church	414 E. College St. Fredericksb	Church N			N		Y
Zion Lutheran Church	426 W. Main St. Fredericksbu	Church N			Y		Y
Crockett Haus	112 N Crockett St. Fredericks	Event Ve Y		Y	Y	Y	?

The Restoration: Meaningful, so let the City and CBD business & visitors experience it.
The Request:

Event Tents should be allowed on the (City Lot 97 at 112 & 114 N Crockett Street) property for any of these Events, and taken down as soon as feasible when the event is over.

Notes:
 23 of 61 Gillespie Co listed Venues are in the City, 5 are in the HO of the 5 Tax Paying Venues in the HO, 1 may not be able to use **Event Tents**
Events may include: Weddings, Receptions, Rehearsals, Birthdays, Anniversaries, Celebrations, Presentations, Board Meetings, Corporate Meetings, Team or workgroup Meetings, Fundraisers, Award Ceremonies, Gatherings, Affinity group meetings, Instructional meetings, Graduation Celebrations, Presentations, Art Shows, Non for Profit gatherings, Religious

Key:
 Restaurant or commercial kitchen in the HO; Under Ordinance 8.1 M4
 Excluded from Historic District in 2019 at Hoffman Haus's request.
 Non restaurant, Church, or Govmt, - a tax payer in HO

Benefits: Showcase this Historical Renovation of Crockett Haus - the original Krueger Apothecary, a Blacksmith Shop owned by the Weihmillers and Hugo Basse. The Enderlins distributed Falstaff, Lone Star and Pearl here. Sunnyside Liquor was here. The Herman Sons Beirgarten was here & they had celebrations connected to their buiding next door. *Downtown Event Venues like Crockett Haus in the Historical Overlay of the CBD bring food, beverage, hotel and room rentals, and gift purchases back downtown* . Countryside Venues surrounded by cabins bring less revenue to the CBD than an Event Center in town. The revenue loss to Crockett Haus was accurately documented by Hoffman Haus in 2019 when they asked for and received an exclusion from the Historic District - it is significant. Event tents are mission critical to hosting the full range of events for those looking for the Historic experience with their own special events. The model of capitalism fueling historic renovations is showcased for generations on this original Town Lot 97.

Celebrate with Historic Events for the 150th!

Compiled **research** based on best avail public info at the time.