



CITY OF FREDERICKSBURG HISTORIC REVIEW BOARD

TUESDAY, JUNE 15, 2021

5:30 P.M.

LAW ENFORCEMENT CENTER at 1601 E. MAIN ST

Sharon Joseph, Chair
Larry Jackson, Vice Chair
David Bullion, Member
Jessica Mittel, Member
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, JUNE 15, 2021, at 5:30 p.m.** The meeting will be in person at the **LAW ENFORCEMENT CENTER AT 1601 E MAIN**. This meeting will be held in person and live stream on our YouTube Channel.

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

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

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. PUBLIC COMMENTS

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

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 June 15, 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 Law Enforcement Center 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.](#)
- Design Guidelines/Standards to be presented to HRB in July for recommendation for adoption.
- Recap Short Term Rental public meetings
- Preservation Grant Applications – 4 applications submitted- Selection Committee meeting June 23rd.

6. APPROVAL OF MEETING MINUTES

May 11, 2021, HRB meeting minutes

7. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CONSENT AGENDA

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

- A. Application #21-57 **412 W Schubert**– *Gary Williams* – rehab and addition
- B. Application- #21-60 **720 W San Antonio**– *Shayna Thompson*- addition to house
- C. Application- #21-66 **206 W Travis**– *Mustard Design*- rear addition
- D. Application- #21-65 **205 E Travis**– *Mustard Design*- new STR unit
- E. Application- #21-63 **711 W Austin** – *Wheeler Custom Homes* – new pool/guest house
- F. Application- #21-67 **715 W Austin** – *Mary Lindsey* – garage remodel

INDIVIDUAL CONSIDERATION

- G. Application #21-27 **201 S Orange** – *Mustard Design* – new front porch
- H. Application- #21-61 **211 W Austin**– *SKT Architects*- demolition of low rated structure,
construction of 8 STR units, managers quarters, and office/kitchen building
- K. Application- #21-68 **213 E Travis** – *Matt Guderian*- new Short Term Rental Units

8. DISCUSSION AND POSSIBLE ACTION

- A. Update on Deed Filing Requirements
- B. HRB Member Appointments – Eric Parker, Larry Jackson, & Joe Salinas, Jr

9. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda by 1:00 p.m. on Friday, June 11, 2021, on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

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

**HISTORIC REVIEW BOARD
May 11, 2021
5:30 PM**

On this 11th day of MAY 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
RICHARD LAUGHLIN
JESSICA MITTEL
LARRY JACKSON
SHARON JOSEPH
BARRY KAISER
JOE SALINAS, Jr

ABSENT

BRAD BERTRAND
ERIC PARKER
MIKE PENICK

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.

PUBLIC COMMENTS

Eric Hammersen addressed the board questioning the use of the Secretary of the Interior's Standards and stated they were only to be used to review certain listed historic properties. Mr. Hammersen also referenced a state statute that requires a deed filing for historic properties and that he was unable to locate such a filing with the County Clerk's office.

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. Anna discussed with the Board that all future meetings will be held at the Law Enforcement Center, 1601 E. Main Street. Preservation Grant Applications are now being accepted through May 28, 2021.

CONSENT AGENDA

Application #21-44 207 E San Antonio – Mustard Design – installation of new porch railing

Application- #21-45 610 N Adams– Susie Martin- addition to non-historic garage

Application- #21-48 615 W Travis– Ian Moellendorf- addition of doors and batten to garage

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

APPLICATIONS

Application- #21-43 708 W Schubert– Patti Miller- addition of stucco to siding, painting windows, roof replacement, replacing non-historic windows.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Certificate of Appropriateness for approval to replace shingle roof with dark grey composite shingle roof. Repair and paint existing metal casement windows as well as replace windows in non-historic addition to match rest of house. Repair front porch concrete and add stucco over scored concrete brick pattern.

Staff 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.

Mrs. Miller gave a presentation explaining the history of their ownership of the house and the intent to improve the look of the structure. David Bullion made a motion to Approve Application 21-43 as presented. Barry Kaiser seconded the motion. All voted in favor and the motion carried.

Application #21-47 201 S Orange – City of Fredericksburg – re-rate house from “low” to “medium”

Anna Hudson, Historic Preservation Officer, stated the City of Fredericksburg is requesting a re-rating of 1930’s house known as the Pehl House from “low” to “medium.”

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.

Whitney Koch with Mustard Design spoke on behalf of the ownership of 201 S. Orange. She stated the owners would like clarification regarding what part of the building is looking to be re-rated. She would like to suggest the 1948 structure is the period of significance.

David Bullion stated 3 of the 4 elevations have been significantly altered, he is not certain he supports the re-rating.

Larry Jackson made a motion to Approve Re-Rating the Main Structure from Low to Medium and for the rear addition to retain a low rating. Joe Salinas seconded the motion. All voted in favor and the motion carried.

Application #21-32 201 S Orange – Mustard Design – replacement of original wood windows removal of 1940s addition, new rear porch, ADA accommodations,

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Certificate of Appropriateness for approval of the following:

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.

Staff recommendation:

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.

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. 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. 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.

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).

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 is appropriate for the age of the enclosure.

The window is not original nor historic aged, staff recommends replacement as presented. 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. 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 on site. Staff recommends approval of the change as presented. The property had a metal fence for many years and was removed after 2002. The proposed fence is appropriate for the time of the house. Staff recommends approval as submitted.

Whitney Koch with Mustard Design presented on behalf of the ownership of 201 S. Orange. She stated the owners would like to relocate from the country into town and would like to make the suggested changes to allow the home to more comfortable for the owners.

David Bullion made a motion to Approve Number 1 of Application 21-27, remove rear addition, build porch with shed roof with standing seam. Jessica Mittel seconded the motion. All voted in favor and the motion carried.

Larry Jackson made a motion to Approve Number 4,5, and 6 of Application 21-27 with rolling garage doors. Joe Salinas seconded the motion. All voted in favor and the motion carried.

Joe Salinas made a motion to remove Lattice. Larry seconded the motion. All voted in favor and the motion carried.

Richard Laughlin made a motion to allow window packs with screens intact and to retain jambs. The Window configuration must remain as it is presently with the triple window in the front. Seconded by Larry Jackson. All voted in favor and the motion carried.

Richard Laughlin made a motion to exclude the arbor from the project. Seconded by David Bullion. All voted in favor and the motion carried.

Application #21-46 610 W San Antonio– Thomas Austin – replacement of original wood windows, rear addition, new bay window, new chimney

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Certificate of Appropriateness for approval to Replace all windows with Quaker wood /aluminum clad windows. Create new bay window on 1st floor right windows to match existing 1950's bay window. Add new outboard chimney to west elevation of main house and enclose side windows of enclosed porch. Construct new rear additions and repair front porch railing/balustrade.

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.

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.

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. The enclosed porch side windows were added in the 1950s by the Penick family.

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. Staff recommends approval of repair of wood features of the porch and siding with in-kind replacement as needed in keeping with SOI #6.

Thomas Austin presented the application. He stated it is his family desire to make these suggested modifications, so they are able to comfortably raise their family in this home.

Larry Jackson made a motion to Approve Application 21-46 excluding the chimney. Seconded by Jessica Mittel. All voted in favor and the motion carried.

Application- #19-80 240-242 E Main – George Wilcox- final approval of materials and colors for new hotel

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

Final material palette has been muted to be softer, earth tone with physical samples to be brought back for final approval on site.

Richard Laughlin made a motion to Approve Application 19-80 as presented. Seconded by Barry Kaiser. All voted in favor and the motion carried.

DISCUSSION ITEMS

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

Ed and Robin Cowsar presented a list of Event Venues in the City of Fredericksburg. They discussed their desire to operate the Crockett Haus as an Event Venue and be allowed to set up tents.

The Board discussed allowing tents in the Historic District but only for Event Centers. It was suggested that tents not be allowed in R1 Zone and if a Tents are allowed in the Historic District that there be a fee of \$100.00 per day.

It was suggested tents could be allowed but by a Conditional Use Permit.

ADJOURN

With nothing further to come before the Board, Larry Jackson moved to adjourn. Jessica Mittel seconded the motion All voted in favor and the meeting was adjourned at 8:31 p.m.

PASSED AND APPROVED this the 15th day of June 2021.

SHELBY COLLIER, COORDINATOR

SHARON JOSEPH, CHAIRMAN

City of Fredericksburg Historic Review Board
Application Information

Application Number: 21-57
Date: June 15, 2021
Address: 412 W Schubert
Zoning: R1
Owner: Jeffrey & Lisa Zook
Applicant: Gary Williams
Rating: Low
Proposed Modifications: addition, fenestration changes

Request:

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

1. an addition of approx. 2'-6" across the back of the house to add a closet to one bedroom and add space to the only bathroom. The addition's exterior will match the existing house in materials and color.
2. The front elevation and right elevation will have two windows removed so another closet can be added to the front bedroom. the roof line from the front will be unchanged.
3. The roof over the covered deck in the backyard will be removed and the deck repaired.
4. Repair front fence

Staff Recommendation/Findings:

The existing house is considered non-contributing due to numerous alterations. The proposed alterations will not impact the historic district. Staff recommends approval as presented.



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 412 W. Schubert Street Date Submitted
Owner name: Lisa and Jeffrey Zook Phone # (512) 470-1617
Owner Address: Round Rock, Texas
Authorized Applicant: Gary M. Williams Phone # (214) 336-6468

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

Applicant E-mail: gmwarchitect@aol.com

Desired Start Date: 06/20/21

Desired Completion Date: 08/20/21

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)

There will be an addition of approx. 2'-6" across the back of the house to add a closet to one bedroom and add space to the only bathroom. The addition's exterior will match the existing house in materials and color. The front elevation and right elevation will have two windows removed so another closet can be added to the front bedroom. the roof line from the front will be unchanged. The roof over the covered deck in the backyard will be removed and the deck repaired. landscaping will be updated, front fence repaired,

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

Staff to complete

Application # 21-57

Year Built: 1950s

Eligible for Administrative Approval ☐ Yes ☒ No

Zoning: R1

Historic Review Board Meeting Date 6/15/21

Application Fee \$10 COA# 00358

Surveying: 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.

City of Fredericksburg, Texas | Historic Resources Survey

SURVEY ID#

Surveyed by Cox|McLain Environmental Consulting, Inc. 2018

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 412 W. SCHUBERT

LAT/LON

ALTERNATE ADDRESS

PARCEL # 151

LEGAL DESCRIPTION

OWNER NAME ZOOK

2017 GCAD VALUATION

PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION

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

If recommended eligible: CRITERIA (local)

CRITERIA (NRHP)

HISTORICAL INFORMATION

PHYSICAL DESCRIPTION

YR. BUILT 1935 YR. SOURCE

TYPE

FORM bungalow

PRIMARY STYLE not provided

CURRENT FUNCTION Domestic: Single-Family

SECONDARY STYLE

HISTORIC FUNCTION



PHYSICAL DESCRIPTION, CONT.

412 W. SCHUBERT SURVEY ID#

**VISIBLE
ANCILLARY
RESOURCES**

1. shed

ALTERATIONS exterior materials

**GENERAL
NOTES** Original exteriors covered w/asbestos shingles and original windows replaced with single-hung, aluminum sash units. Possibly moved onto site in the 1950s

SOURCES



BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
412 West Schubert Street

City
Fredericksburg

State
Texas

ZIP Code
78624

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Right Side View

Clear Photo One



Photo Two

Photo Two Caption Left Rear Side View

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
412 West Schubert Street

Policy Number:

City
Fredericksburg

State
Texas

ZIP Code
78624

Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption Rear View

Clear Photo Three



Photo Four

Photo Four Caption Front View

Clear Photo Four

ABBREVIATIONS

ABV	ABOVE	MANUF	MANUFACTURER
AFF	ABOVE FINISHED FLOOR	MAX	MAXIMUM
ALUM	ALUMINUM	MIN	MINIMUM
A/C	AIR CONDITION	MIR	MIRROR
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MNTD	MOUNTED
		MTL	METAL
A/V	AUDIO / VIDEO	MSV	MEDIUM STONE VENEER
BD	BOARD	NOM	NOMINAL
BLOG	BUILDING	NIC	NOT IN CONTRACT
BLK	BLOCKING / BLOCK	NTS	NOT TO SCALE
BLW	BELOW	OPP	OPPOSITE
BM	BEAM	OC	ON CENTER
BN	BULLNOSE	OD	OVERFLOW DRAIN / OUTSIDE DIAMETER
BOT	BOTTOM	OH	OVERHEAD
BS	BACKSPLASH	OPNG	OPENING
CAB	CABINET	PART	PARTITION
CF	COPPER FLASHING	PKT	POCKET
CIP	CAST-IN PLACE	PL	PLATE
CL	CENTERLINE	PL LAM	PLASTIC LAMINATE
CLG	CEILING	PLYWD	PLYWOOD
CLR	CLEAR	PT	PAINT
CM	CROWN MOLDING	RAD	RADIUS
CMU	CONCRETE MASONRY UNIT	RR	RESTROOM
COL(S)	COLUMN(S)	RD	ROOF DRAIN
CONC	CONCRETE	REF	REFER TO
CONT	CONTINUOUS	REFG	REFRIGERATOR
CPT	CARPET	REINF	REINFORCING
CT	CERAMIC TILE	REQ	REQUIREMENT
CTP	COUNTER TOP	R/F	REFRIGERATOR/FREEZER
CW	COLD WATER	RM	ROOM
D	DRYER	RO	ROUGH OPENING
DBL	DOUBLE	R/S	ROD AND SHELF
DIA	DIAMETER	SC	SEALED CONCRETE
DIM	DIMENSION	SCHDL	SCHEDULE
DN	DOWN	SLP	SLOPE
DR(S)	DOOR(S)	SECT	SECTION
DRW(S)	DRAWER(S)	SF	SQUARE FEET
DW	DISHWASHER	SHT	SHEET
DWR	DUMB WAITER	SHLV(S)	SHELF / SHELVES
DTL	DETAIL	SHWR	SHOWER
DWG(S)	DRAWING(S)	SIM	SIMILAR
EL	ELEVATION	SIP	STRUCTURAL INSULATED PANEL
ELEC	ELECTRICAL	SLDG	SLIDING
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	SRO	SHEETROCK OPENING
		SPECS	SPECIFICATIONS
ELEV	ELEVATOR, ELEVATION	SO	SQUARE
EXIST	EXISTING	SS	STAINLESS STEEL
EXT	EXTERIOR	SSC	STAINED & SEALED CONCRETE
EJ	EXPANSION JOINT	SSV	SMALL STONE VENEER
FD	FURR DOWN / FLOOR DRAIN	STD	STANDARD
FDN	FOUNDATION	STL	STEEL
FE	FIRE EXTINGUISHER	STOR	STORAGE
FF	FINISH FLOOR	STRUCT	STRUCTURE, STRUCTURAL
FG	FIXED GLASS	SWT	STONE WATERTABLE
FIN	FINISH	SYS	SYSTEM
FLR	FLOOR	T	TRANSITION
FO	FACE OF	TBS	THIN BRICK SYSTEM
FIX	FIXTURE	TBD	TO BE DETERMINED
FLUOR	FLUORESCENT	T&G	TONGUE AND GROOVE
FT	FOOT	TPH	TOILET PAPER HOLDER
GA	GAUGE	TEL	TELEPHONE
GAR	GARAGE	TO	TOP OF
GALV	GALVANIZED	TOC	TOP OF CONCRETE
GFIC	GROUND FAULT INTERRUPT CIRCUIT	TOS	TOP OF STEEL
GL	GLASS	TRTD	TREATED
GWB	GYPSUM WALLBOARD	TS	TUBE STEEL
HDR	HEADER	TYP	TYPICAL
HDRL	HANDRAIL	UC	UNDER COUNTER
HORIZ	HORIZONTAL	UPS	UNINTERRUPTED POWER SUPPLY
HD	HAND DRYER	UNO	UNLESS NOTED OTHERWISE
HT	HEIGHT	VCT	VINYL COMPOSITE TILE
HW	HOT WATER / HARDWARE	VB	VAPOR BARRIER
IBC	INTERNATIONAL BUILDING CODE	VTR	VENT THRU ROOF
INSUL	INSULATION	W	WASHER
IN	INCH	WC	WATER CLOSET
K/S	KNEE SPACE	WD	WOOD
LAV	LAVATORY	WH	WATER HEATER
LS	LIMESTONE	WR	WATER RESISTANT
LSV	LARGE STONE VENEER	WT	WEIGHT
LT	LIGHT	W/	WITH
MC	MEDICINE CABINET	W/O	WITHOUT
MECH	MECHANICAL	WP	WATERPROOF

THE ZOOK RESIDENCE

412 WEST SCHUBERT STREET
FREDERICKSBURG, TEXAS

CODE ANALYSIS

BUILDING CODE SUMMARY

NAME OF PROJECT: THE ZOOK RESIDENCE
ADDRESS: 412 WEST SCHUBERT STREET, FREDERICKSBURG, TEXAS
PROPOSED USE: PRIVATE RESIDENCE
CONTACT: LISA AND JEFFERY ZOOK
PHONE: 512-470-1617, 512-569-6068

CONTACT LIST

DISCIPLINE	DESIGNER	TELEPHONE #
ARCHITECT	GMW/ARCHITECT	214-336-6468

CODE DATA

2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL MECHANICAL CODE
2012 NATIONAL ELECTRIC CODE
2009 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
CITY OF FREDERICKSBURG CODES & ORDINANCES

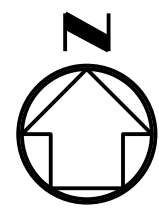
BUILDING DATA

OCCUPANCY: RESIDENTIAL - R-1
CONSTRUCTION TYPE - VB

AREA CALCULATIONS:

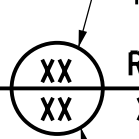
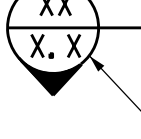
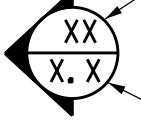
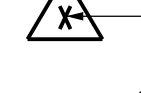
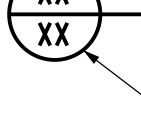
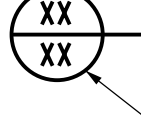
TOTAL AREA	861 SQ. FT. LIVING AREA
	188 SQ. FT. COVERED PORCHES

VICINITY MAP



NO SCALE

LEGEND

DRAWING TITLE SCALE: XXX		TITLE NUMBER REF ← REFERENCE XX ← SHEET NUMBER	DRAWING TITLE
	REVISION NUMBER		REVISION DESIGNATION
	SECTION NUMBER		SECTION DESIGNATION
	ELEVATION NUMBER		ELEVATION DESIGNATION
	ELEVATION NUMBER		INTERIOR ELEVATION DESIGNATION
	DETAIL NUMBER		DETAIL DESIGNATION
	SHEET NUMBER DETAIL NUMBER		DETAIL DESIGNATION

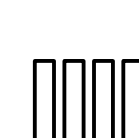
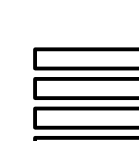
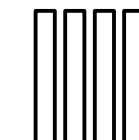
DRAWING INDEX

ARCHITECTURAL DRAWINGS

CS	COVER SHEET / VICINITY MAP / ABBREVIATIONS / LEGENDS / GENERAL NOTES / DRAWING INDEX / CONSULTANTS / CODE ANALYSIS
SP.1	SITE PLAN
A1.0	EXISTING FLOOR PLAN NEW FLOOR PLAN ELECTRICAL PLAN
A2.0	EXTERIOR BUILDING ELEVATIONS

PROJECT: 2106	ISSUED DATE	RVSD BY	NO	REVISION
THESE DRAWINGS ARE THE SOLE PROPERTY OF GMW ARCHITECT. NO PART OF THESE DRAWINGS OR IN PART WITHOUT THE WRITTEN CONSENT OF GMW ARCHITECT. COPYRIGHT 2018				

THE ZOOK RESIDENCE	CHECKED BY: GMW	DATE: 05/17/21
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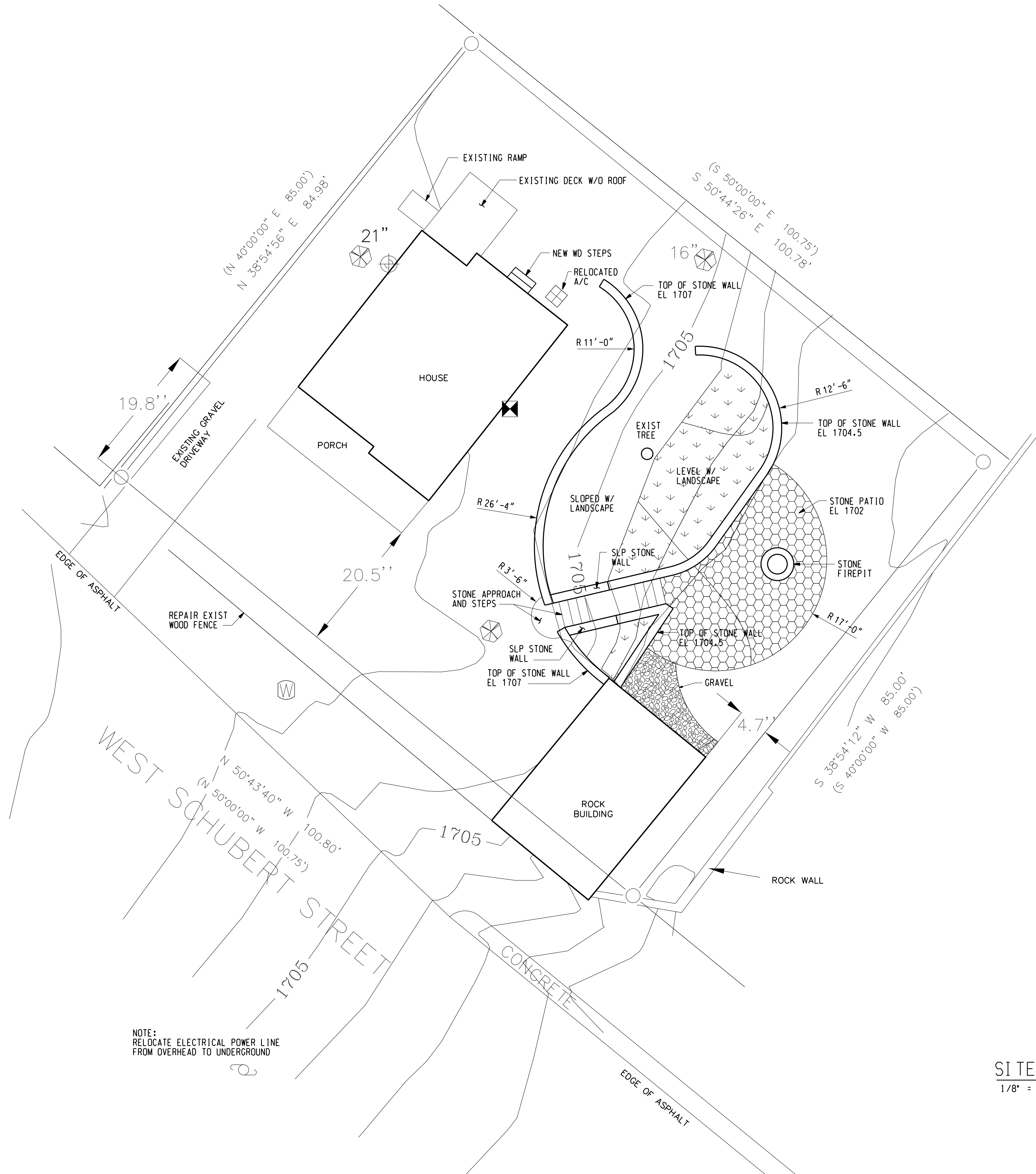
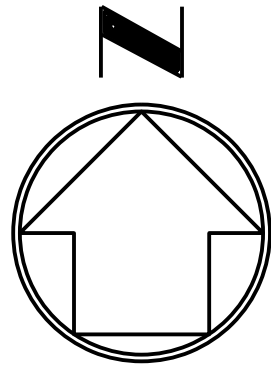
GARY MORGAN WILLIAMS / ARCHITECT
6332 BRIARWOOD DRIVE PLANO, TEXAS 75093 214-336-6468
gmw@chitectprofi.com

FOR REGULATORY
APPROVAL PERMITTING
AND CONSTRUCTION



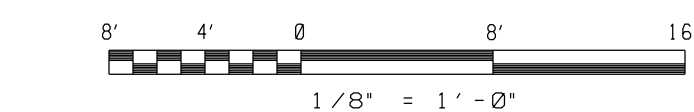
05/17/2021

SHEET:
CS

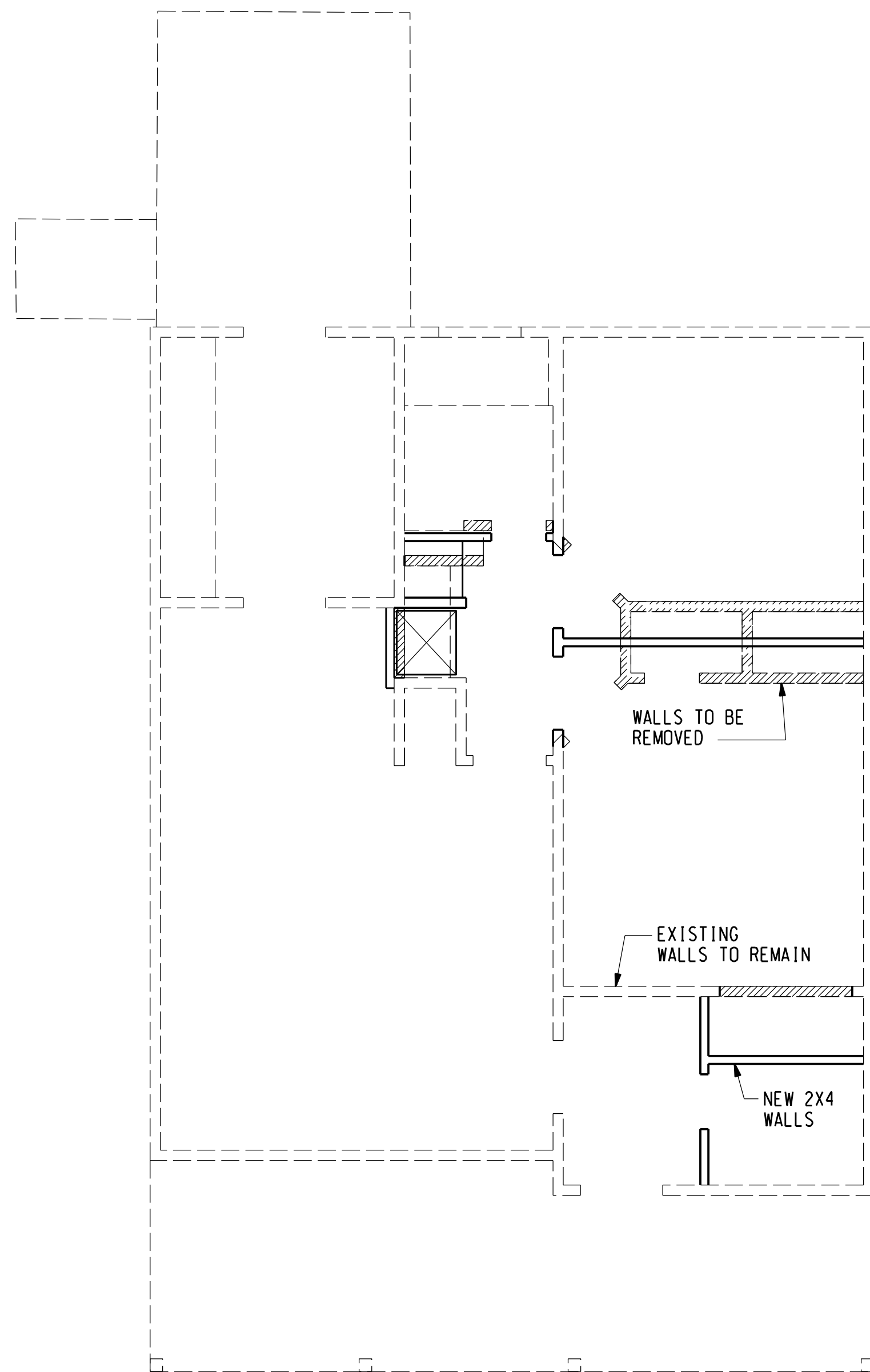
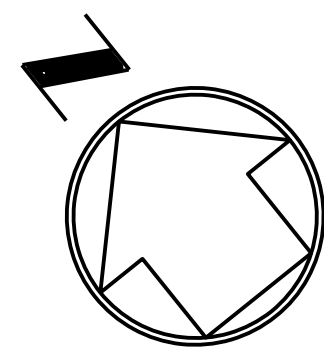


NOTE:
RELOCATE ELECTRICAL POWER LINE
FROM OVERHEAD TO UNDERGROUND

SITE PLAN (412 WEST SCHUBERT STREET)
1/8" = 1'-0"



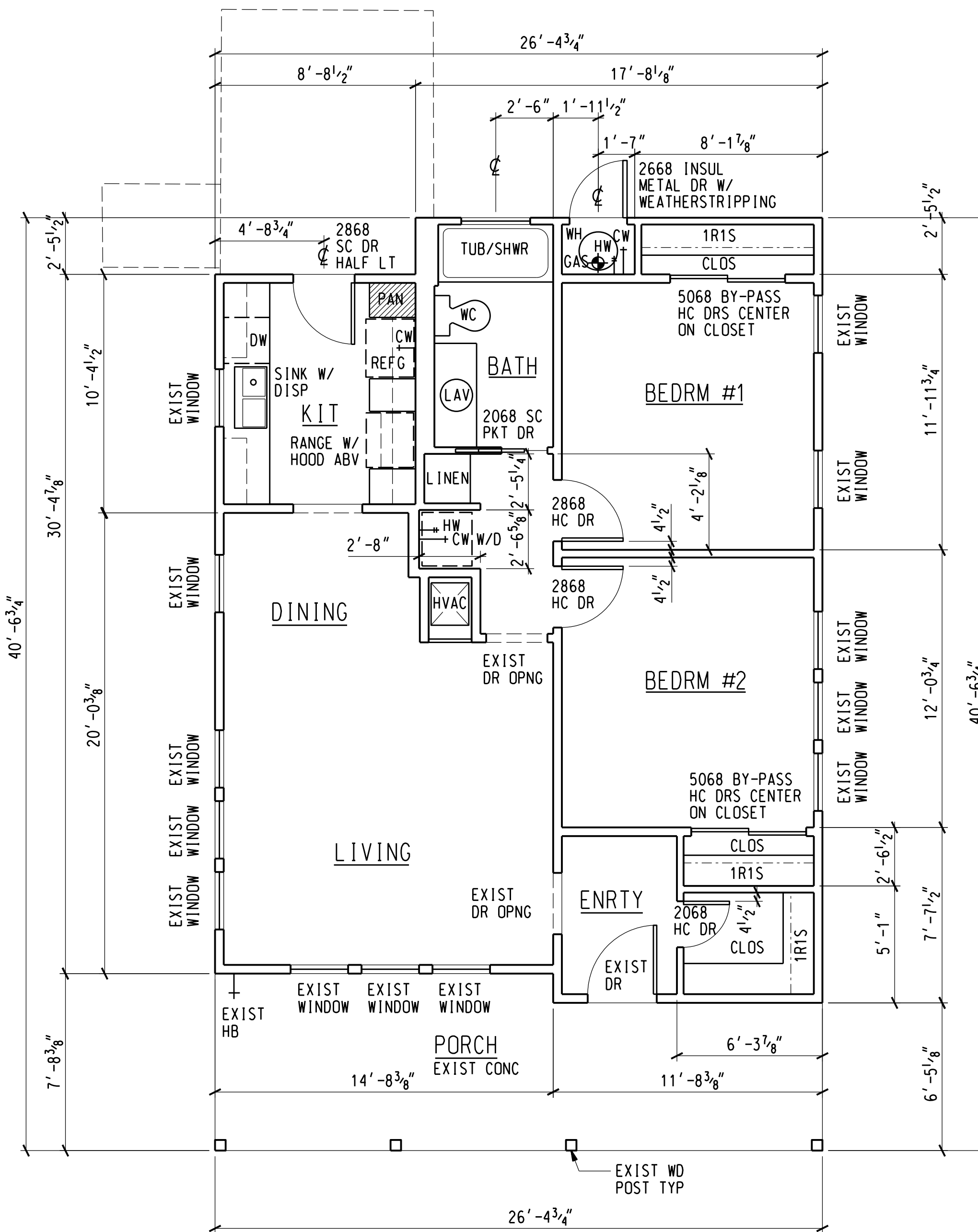
PROJECT: 2106		ISSUED DATE		RVSD BY		REVISION		NO	
THESE DRAWINGS ARE THE SOLE PROPERTY OF GARY MORGAN WILLIAMS / ARCHITECT. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF GARY MORGAN WILLIAMS / ARCHITECT. COPYRIGHT 2018									
CHECKED BY: GMW		DATE: 05/17/21		THE ZOOK RESIDENCE					
FOR REGULATORY APPROVAL PERMITTING AND CONSTRUCTION		REGISTERED ARCHITECT		GARY MORGAN WILLIAMS / ARCHITECT		6332 BRIMWOOD DRIVE PLANO TEXAS 75093 214-335-6468 gmw@chitectural.com			
05/17/2021		SHEET:		SP1					



EXISTING FLOOR PLAN

1/4" = 1'-0"

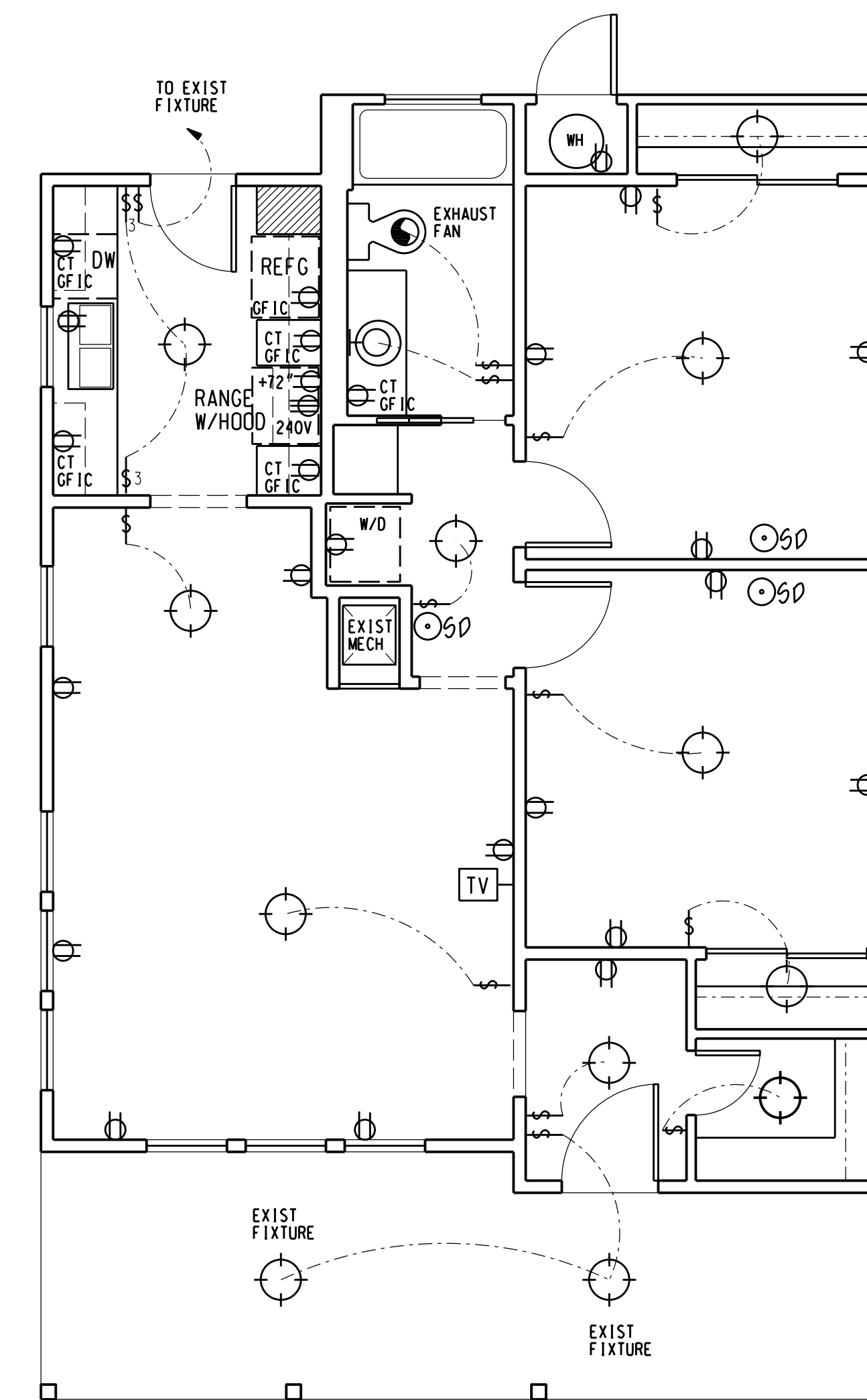
1
A1.0 REF



NEW FLOOR PLAN

1/4" = 1'-0"

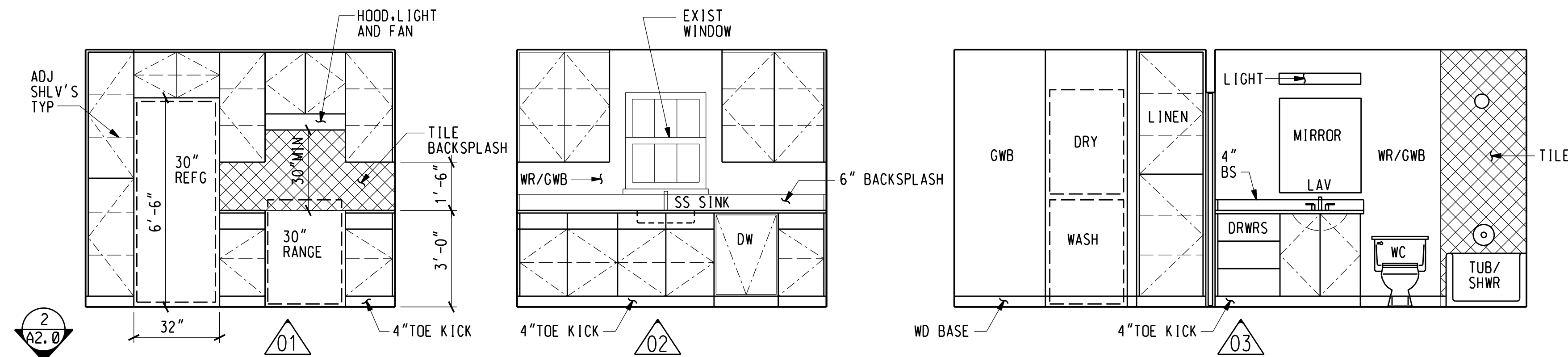
2
A1.0 A2.0 REF



NEW ELECTRICAL PLAN

1/4" = 1'-0"

3
A1.0 REF



NO	REVISION	RVSD BY	ISSUED DATE	PROJECT: 2106

GARY MORGAN WILLIAMS / ARCHITECT
6332 BRIMWOOD DRIVE PLANO TEXAS 75093 214-336-6468 gmmw@chitectsboo1.com

FOR REGULATORY
APPROVAL PERMITTING
AND CONSTRUCTION



05/17/2021

SHEET:

A1.0

THE ZOOK RESIDENCE

CHECKED BY: GMW
DATE: 05/17/21

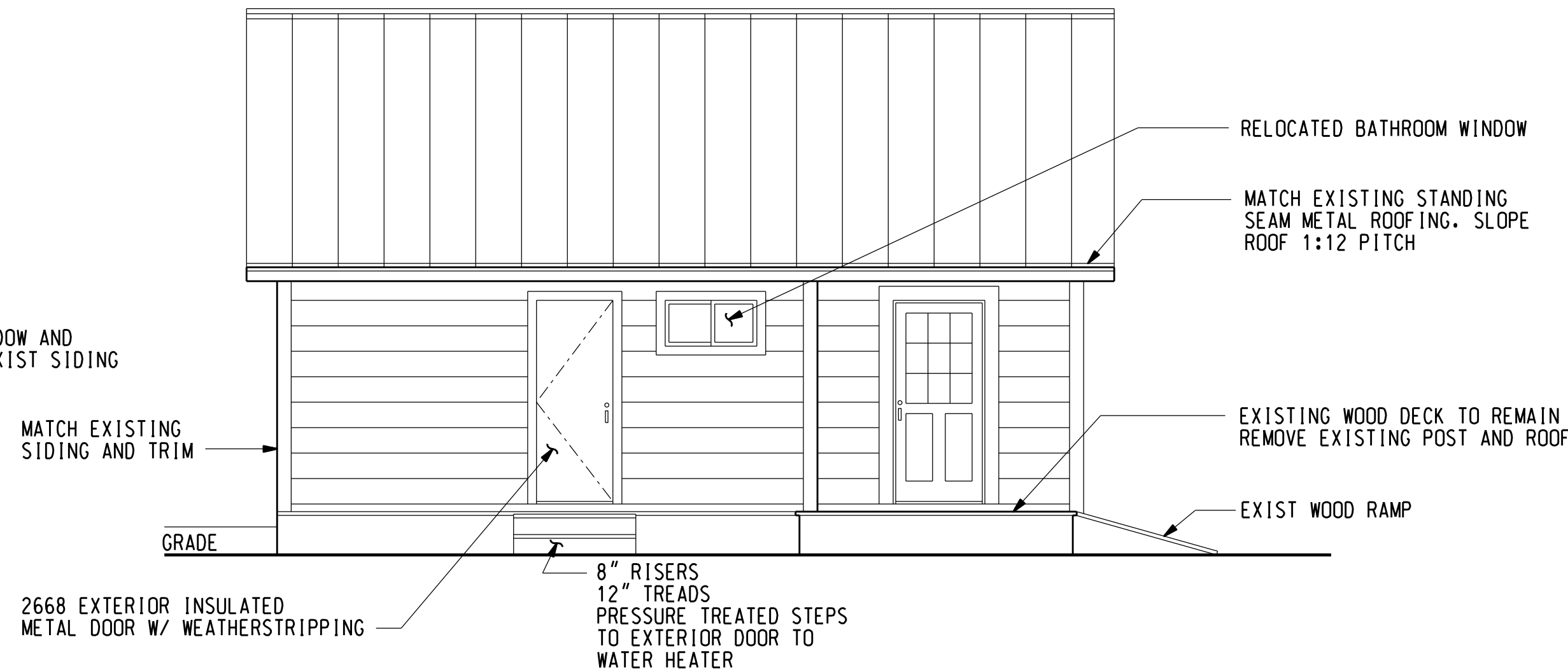


NOTE:
EXISTING ELEVATION TO REMAIN AS-IS
EXCEPT FOR REMOVAL OF WINDOWS

FRONT ELEVATION

1/4" = 1'-0"

1
A2.0 / A1.0 REF



REAR ELEVATION

1/4" = 1'-0"

2
A2.0 / A1.0 REF

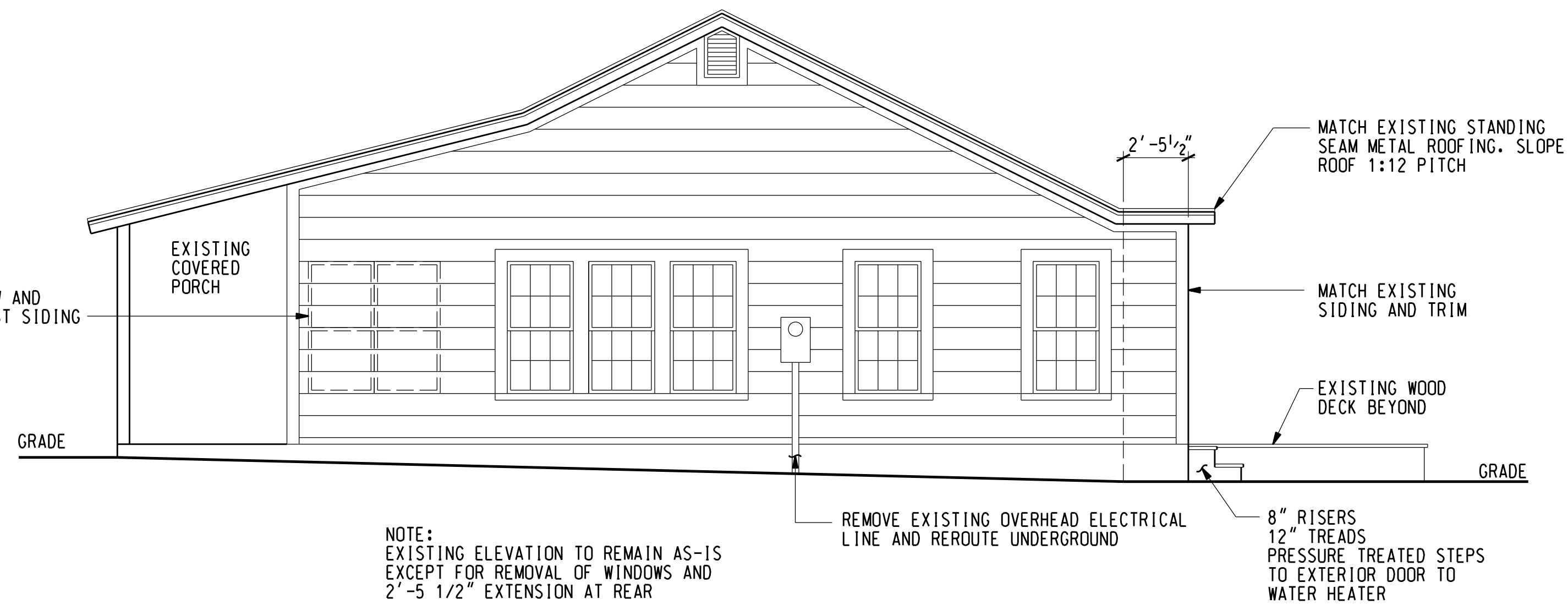


NOTE:
EXISTING ELEVATION TO REMAIN AS-IS UNLESS NOTED
OTHERWISE EXCEPT FOR 2'-5 1/2" EXTENSION AT REAR

LEFT ELEVATION

1/4" = 1'-0"

3
A2.0 / A1.0 REF

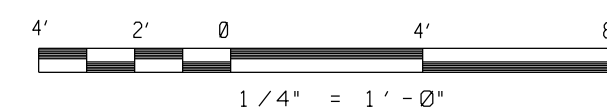


NOTE:
EXISTING ELEVATION TO REMAIN AS-IS
EXCEPT FOR REMOVAL OF WINDOWS AND
2'-5 1/2" EXTENSION AT REAR

RIGHT ELEVATION

1/4" = 1'-0"

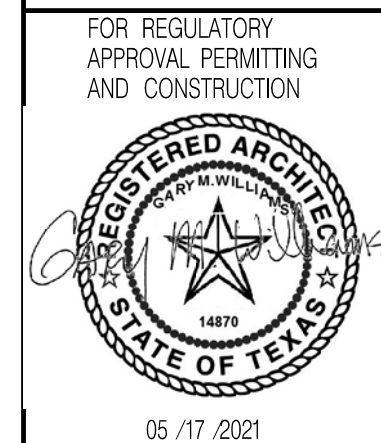
4
A2.0 / A1.0 REF



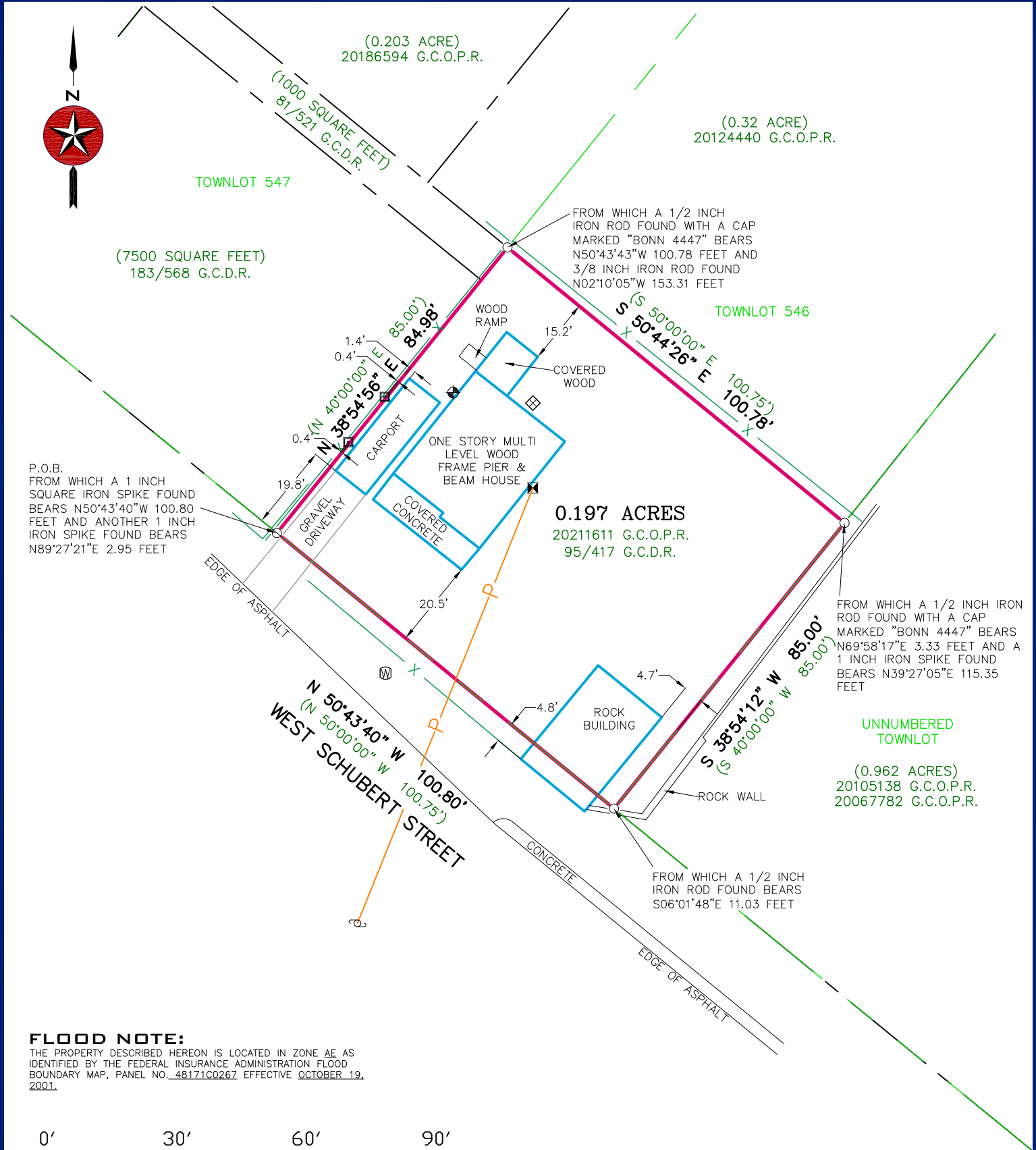
NO	REVISION	RVSD BY	ISSUED DATE	PROJECT: 2106
				THESE DRAWINGS ARE THE SOLE PROPERTY OF GARY MORGAN WILLIAMS / ARCHITECT. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF GARY MORGAN WILLIAMS / ARCHITECT. COPYRIGHT 2018
				CHECKED BY: GMM
				DATE: 05/17/21

6332 BRIARWOOD DRIVE PLANO, TEXAS 75093 214-335-6468 gmm@chitectbocoi.com

GARY MORGAN WILLIAMS / ARCHITECT



SHEET:
A2.0



FLOOD NOTE:
THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE AE AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. 48171C0267 EFFECTIVE OCTOBER 19, 2001.

SURVEY NOTES:

- BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275"

LEGEND:

	● POINT		
	○ 1/2" IRON ROD FOUND		
	○ 1/2" IRON ROD SET		
	⊕ 3/8" IRON ROD FOUND		
	☆ IRON PIPE FOUND		
	△ 120D NAIL FOUND		
	⊙ NAIL SET		
	◆ CONCRETE MONUMENT FOUND		
	⊕ BENCH MARK		
G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS	G.C.O.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS		
G.C.D.R. - GILLESPIE COUNTY DEED RECORDS	G.C.R.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS		



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON MARCH 29, 2021; NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

04-06-2021
DATE



SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG

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

BOUNDARY SURVEY

0.197 ACRES BEING A PORTION OF TOWNLOT 546 IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY.

REFERENCE: 800 DALE LLC
ADDRESS: 412 W. SCHUBERT
JOB NO. 21-4818
REV. 0
DRAWN BY: NJA

City of Fredericksburg Historic Review Board
Application Information

Application Number: 21-60
Date: June 15, 2021
Address: 720 W San Antonio
Zoning: R1
Owner: Creath
Applicant: Shayna Thompson
Rating: Low
Proposed Modifications: addition

Request:

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

1. build an addition attached to an existing 1960's addition with lap siding and
2. add pitch to the existing flat roof of the 1960's addition

Secretary of the Interiors 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 original structure has had original features removed and numerous additions added over time reducing a historic aged structure to a low rated house. The proposed addition and roof pitch change will not negatively impact the historic district. Staff recommends approval as presented.



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 720 West San Antonio St. Date Submitted 6/1/21
Owner name: Adam & Kristi Creath Phone # (214) 668-2608
Owner Address: 720 West San Antonio St.
Authorized Applicant: Shayna Thompson Phone # (830) 998-1673

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

Applicant E-mail: shayna@willowcreekdesignsfbg.com

Desired Start Date: asap

Desired Completion Date: asap

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

See supplemental sheet for scope of work.

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

Staff to complete

Application # 21-60

Year Built: 1920 1960

Eligible for Administrative Approval ___ Yes ☒ No

Zoning:

Historic Review Board Meeting Date 6-15-21 • LEC

Application Fee \$10 COA# 00361

Survey Rating: LOW - original features removed multiple additions

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.

Creath Residence

720 West San Antonio St.

Zoned R-1

Application for Certificate of Appropriateness 6-2-21

The Client's first request was to add a sloped roof to the current flat roofed 1960's addition that protrudes from the more historic, original home. This roof is currently flat with a tar and gravel type roof. Especially after the ice storm, they want to protect their home and spaces below by adding a slope to the area of the house that is currently flat (see pictures). The roof on the added slope will match the standing seam rust red color of the existing roof. The ceilings are also very low inside thus the Client prefers to make is more usable space by revising the roof line and possible ceilings and getting hvac ducting space.

There will be some interior remodeling of this space which will require moving some windows and filling in an unnecessary exterior door. The existing siding currently is a white vinyl siding. In the attempt to not have to patch and reuse vinyl siding that may prove to be difficult, we are breaking the siding on the front to a white board and batton to match that of the existing 1990's guest house on the other side. We did not want to see a more modern Smartside or Hardi lap siding running right into a vinyl lap siding. The intent is for the new windows to remain as close in appearance to all of the existing white, 6 over 6, single hung windows as possible in this existing area.

The Client also needs to add some square footage to the home to allow for a laundry room, mud room and office space that it does not currently have. This square footage is added to the rear of the home just inside the building setback. The addition is stepped back from the existing house walls but will continue to flow and tie into the newly pitched roof to also allow for some hvac ducting space. Again, the colors and materials will still match that of the existing home. The siding on this new area then can transition back to a lap siding but will be done with a Smart siding or Hardi siding pending budget and availability.

The size and scale of the addition is smaller and leaves the more historic structure as the main, larger scaled character defining area of the structures. The addition tucks behind the main front of the home.

The concrete ramp and sidewalk is not needed and is to be torn out and is not a historical feature of this home.

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 720 W SAN ANTONIO ST

LAT/LON 30.282513 -98.88471

ALTERNATE ADDRESS N/A

PARCEL # 2821

LEGAL DESCRIPTION FBG ADDN BLK 3 LOT 277BR

OWNER NAME RICKS, RONALD M & MARGARET KATHLEEN

2017 GCAD VALUATION \$515,400

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

Based on historic photographs, this building was a two-story Folk Victorian residence; however, alterations have diminished its ability to convey this style. Outside of limits of Sanborn Maps. Driveway appears to be present on 1938 aerial; building is unclear. Preserved on 1963 aerial.

PHYSICAL DESCRIPTION

YR. BUILT 1920 YR. SOURCE CAD

TYPE Building

FORM Irregular

PRIMARY STYLE No style

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling



PHYSICAL DESCRIPTION, CONT.

720 W SAN ANTONIO ST SURVEY ID#

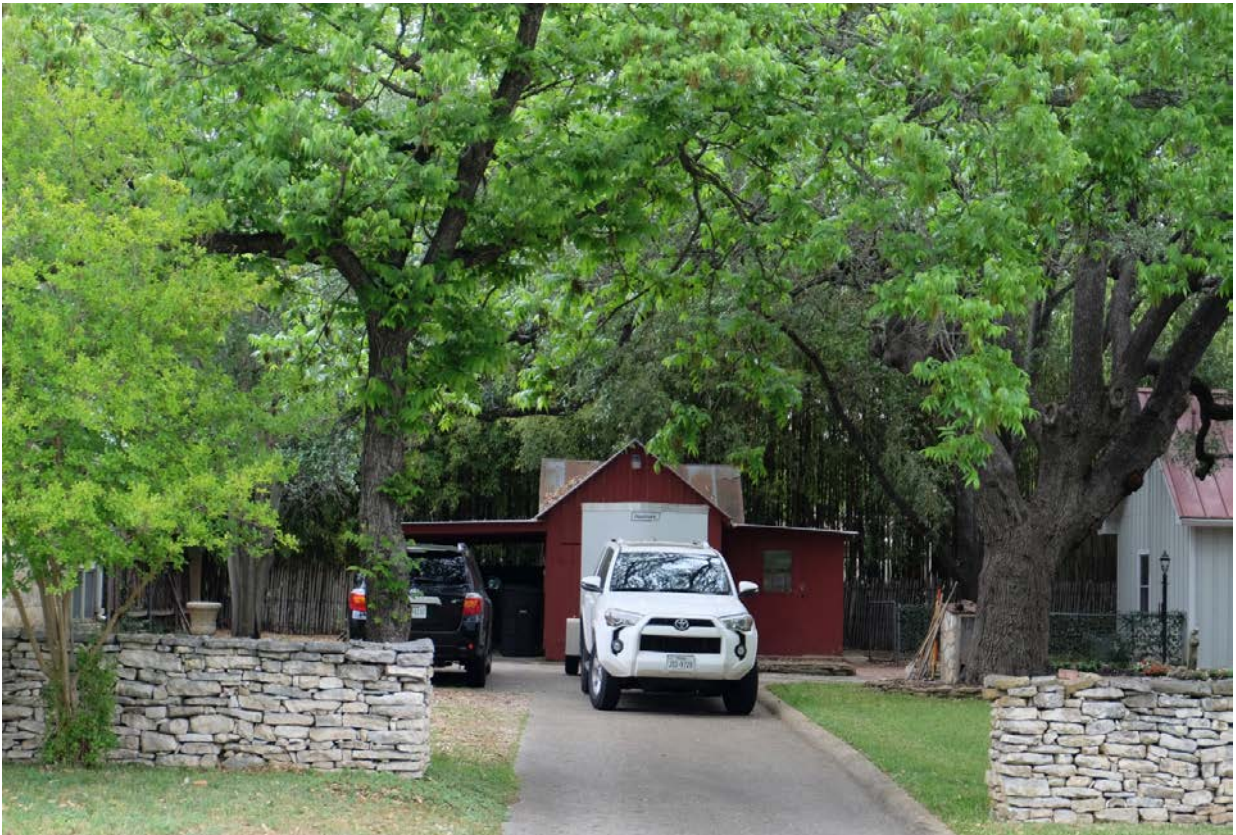
**VISIBLE
ANCILLARY
RESOURCES** 1. shed
not hist.-age ('69 or later)

ALTERATIONS Wall cladding replaced; Roof replaced w/ incomp. materials
Windows replaced – all; Window openings altered
Door/entrance added; Door openings enclosed
Porch reconstructed; second floor balcony removed
Additions to primary/side elevation

**GENERAL
NOTES**

SOURCES USGS aerials; <https://www.newspapers.com/image/86033367/>







Photograph of the resource from the December 21, 1966 issue of the *Fredericksburg Standard*. In this issue, owners Mr. and Mrs. Marcus Wehmeyer were awarded first place for holiday lights. Note the two-story porch and double doors.

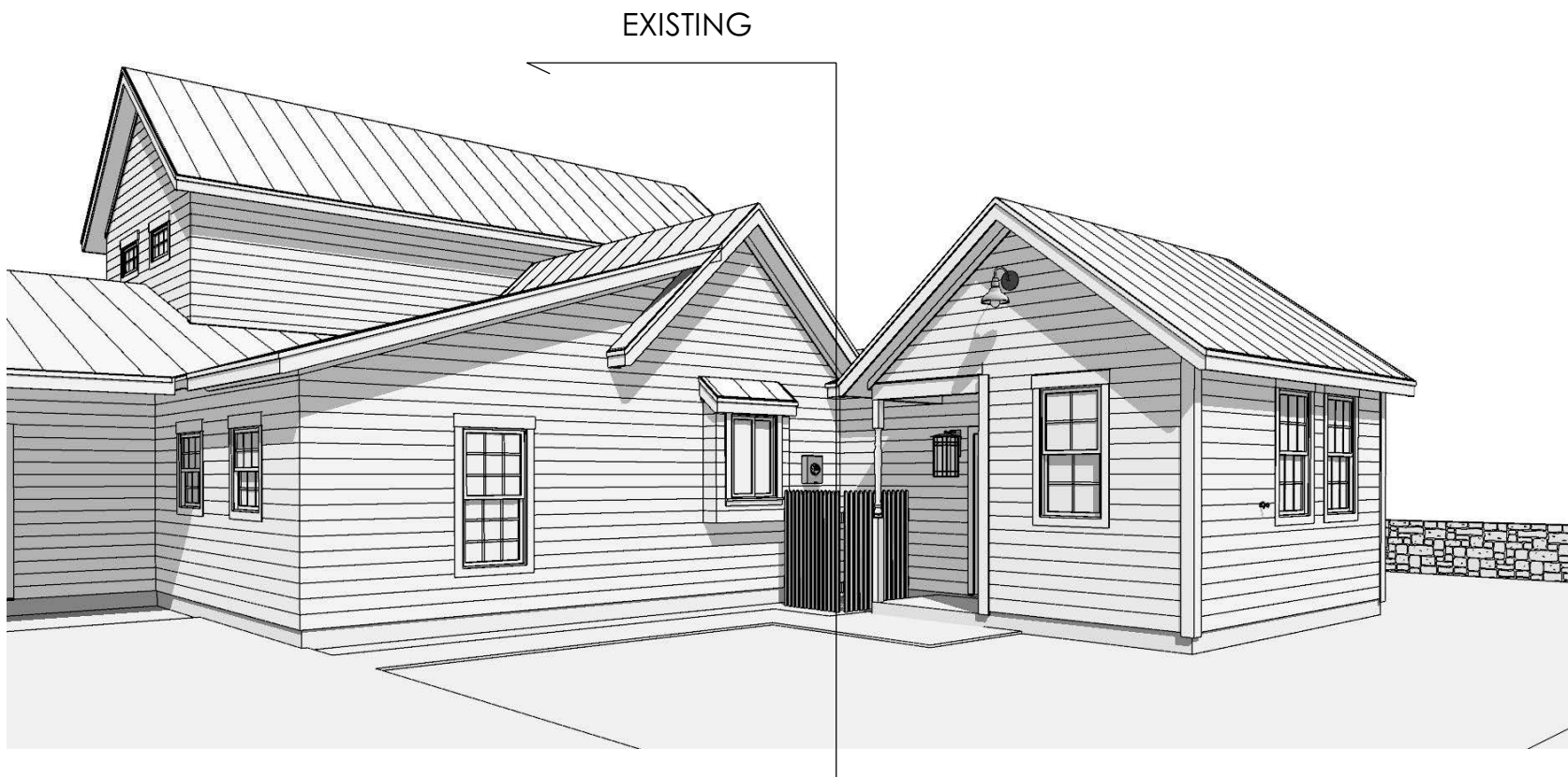
2015 IECC CODE COMPLIANCE

ALL BUILDING PRACTICES TO COMPLY WITH THE NEW 2015 INTERNATIONAL ENERGY CONSERVATION CODE IN EFFECT SEPTEMBER 2016.

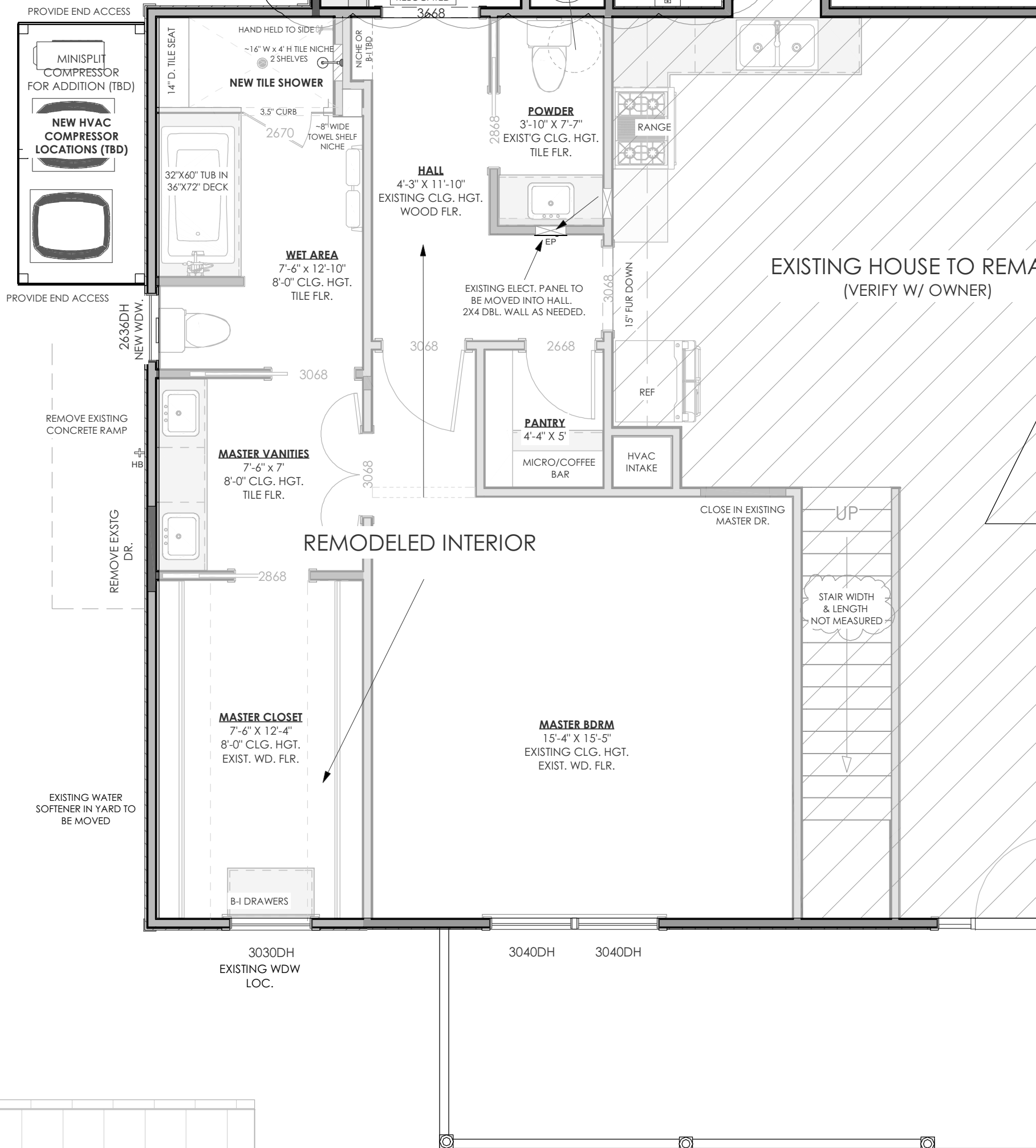
This contractor also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6 feet of the electrical panel and be readily visible. These plans have not been reviewed by a Home Energy Rater and does not contain a complete list of specs for an approved Energy Rating Index. Please contact an approved Home Energy Rater for pre-construction modeling and a path for an approved ERI and Home Energy Rating Certificate.

GENERAL PROJECT NOTES

1. THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
2. ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
3. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES.
4. THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILS OR WATERPROOFING.
5. THESE DOCUMENTS TO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCT/MATERIALS SELECTED WHEN INSTALLED.
6. ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS, CODE REQUIREMENTS, AND REGULATED BUILDING PRACTICES.
7. DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
8. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
9. ALL DIMENSIONS ON THE PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURNISHING.
10. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS ARE PER REQUIREMENTS. CONTRACTOR SHALL PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
11. WINDOW MANUFACTURER AND BUILDER TO VERIFY EGRESS WINDOWS INSTALLED WHERE REQUIRED BY CODE.
12. PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
13. WEATHERSTRIP ATTIC ACCESS DOORS.
14. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20" OF ACCESS. PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION FOR 100 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE (IF APPLICABLE - VERIFY FINAL INSULATION SELECTION).
15. THE DROP FROM ANY INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR TO BE A MINIMUM OF 1-1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
16. THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7' 0" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
17. PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
18. ALL FIREPLACES TO HAVE A 20" DEEP HEARTH AND 17" NON-COMBUSTIBLE SURROUND (IF APPLICABLE).
19. WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
20. THE DESIGN AND SIZING OF ALL LOAD BEARING HEADERS, STRUCTURAL BEAMS, AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT (ENGINEER, ETC) CHOSEN BY THE BUILDER/OWNER TO DO S&D DESIGN.
21. CHIMNEY/TILE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/TILE TO ENSURE PROPER DRAIN FOR FIREPLACE ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS, (IF APPLICABLE).
22. ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL OF THE WORK IN CONFORMANCE WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT, AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.
24. SUPPLY PROPER POWER/GAS TO HVAC UNIT(S) IN ATTIC. PROVIDE POWER AT HVAC COMPRESSOR UNIT(S). VERIFY LOCATIONS OF RETURN AIR VENTS.
25. PROVIDE ELECTRIC AND SWITCHES FOR LANDSCAPE LIGHTING, ETC. VERIFY WITH BUILDER/OWNER. PROVIDE FOR LIGHT NEAR HVAC IN ATTIC.
26. SMOKE/CO/ DETECTORS SHALL BE LOCATED INSIDE EACH BEDROOM AND IMMEDIATELY ADJACENT TO OR OUTSIDE AS SHOWN (PER CODE). ALL SMOKE DETECTORS SHALL BE HARDWIRED TO PRIMARY ELECTRICAL SERVICES WITH BATTERY BACKUP.
27. ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL BUILDING CODES.
28. CONTRACTOR SHALL NOTIFY DESIGNER UPON DISCOVERY OF ANY DISCREPANCIES OR ERRORS OF OMISSIONS, CLEARANCES, OR OTHER ITEMS AS SHOWN OR NOTED ON THESE DRAWINGS.
29. COORDINATE ALL WINDOW SIZES AND LOCATIONS AS NOTED ON FLOOR PLAN WITH SELECTED ELEVATION OPTIONS.
30. HVAC SYSTEM SHALL BE DESIGNED BY MECHANICAL SUB-CONTRACTOR AND APPROVED BY GENERAL CONTRACTOR. VERIFY AIR HANDLING UNIT(S) LOCATION(S) WITH FINAL ATTIC STRUCTURAL DESIGN.
31. ALL BATHROOM/ETC VENTS TO VENT TO OUTSIDE PER CODE.
32. ALL FLUSH MOUNT ROOF VENTS, NO STANDING EXPOSED LEAD COVERED PIPES

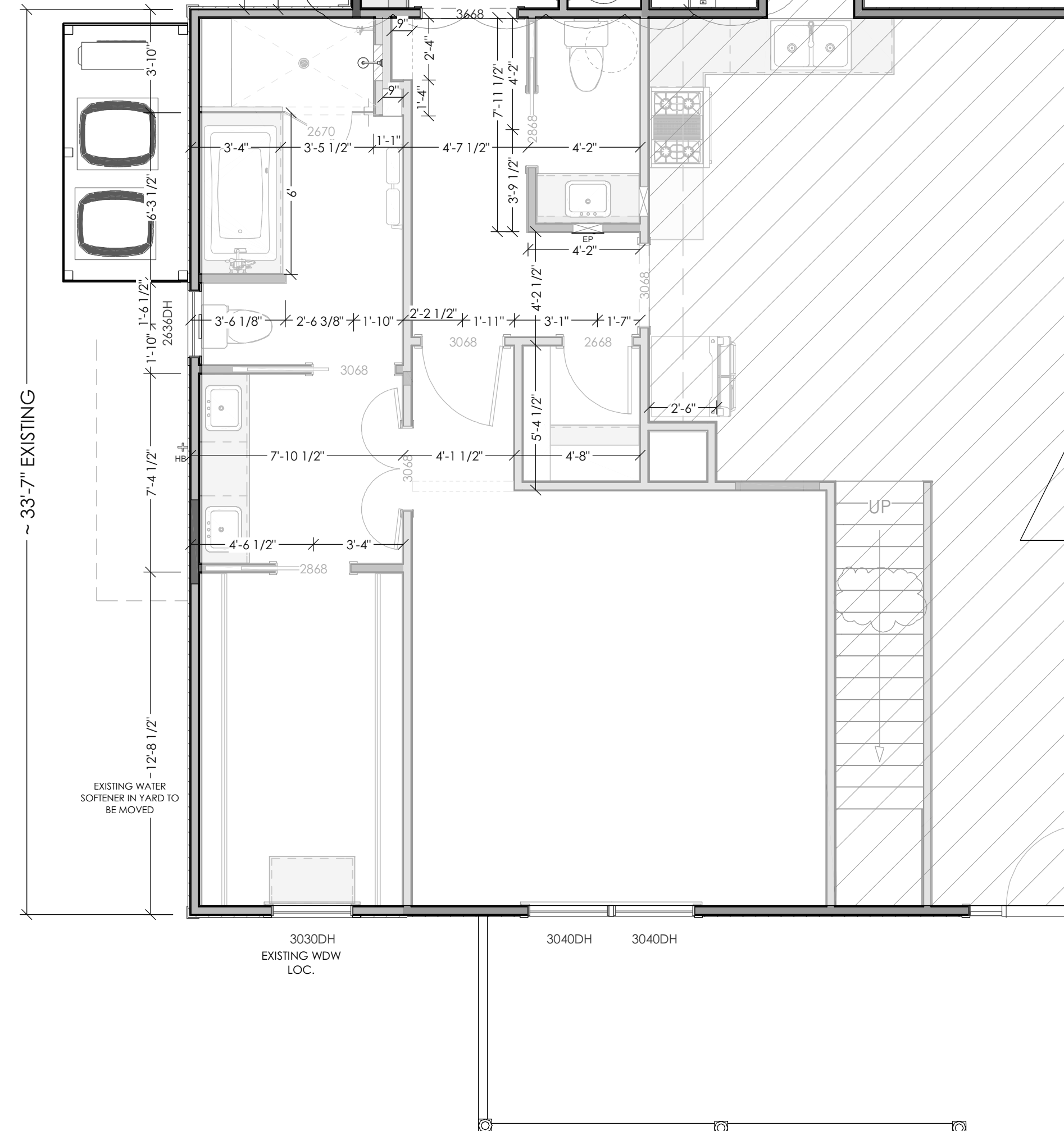


EXISTING



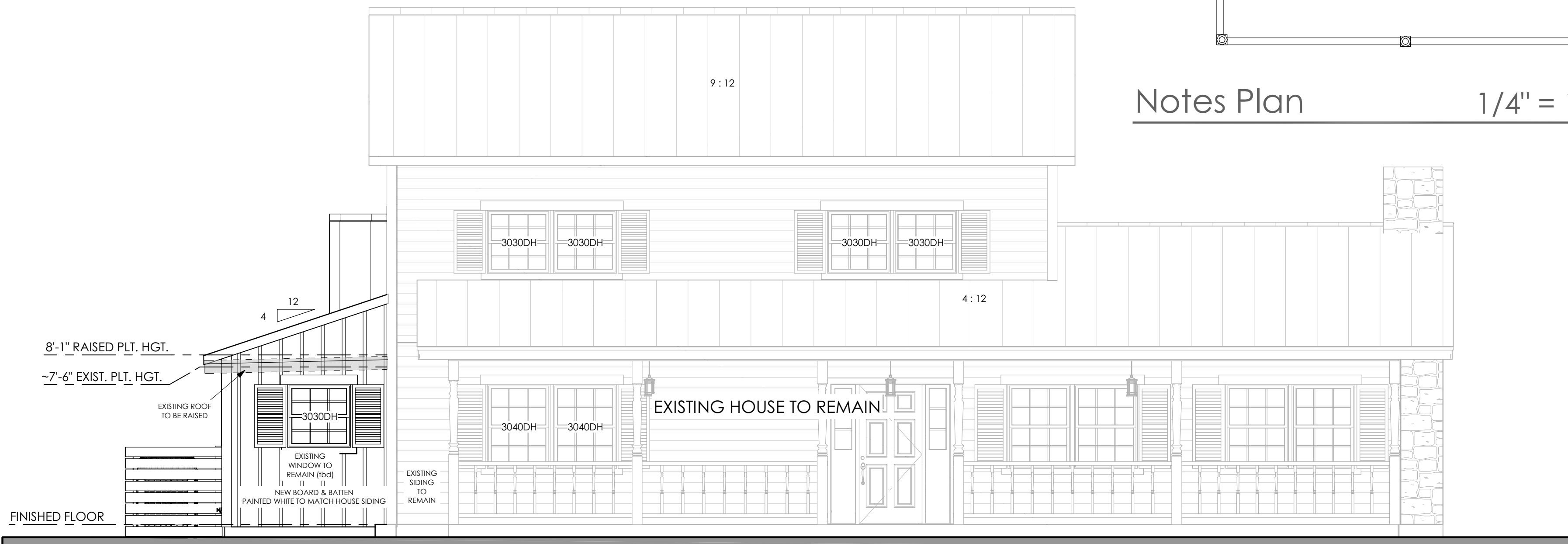
Notes Plan

1/4" = 1'-0"



Dimension Plan

1/4" = 1'-0"



EXISTING HOUSE TO REMAIN

South Elevation

1/4" = 1'-0"



Plan Data

~428 SF± Remodeled Existing SF

253 SF± New Conditioned Area
23 SF± New Back Porch
276 SF± Total New Slab

Shayna Thompson
DESIGNER / OWNER
1603 D East Main St.
Fredericksburg, Texas
830.998.1673
fbgdesign@hotmail.com

Willow Creek
DESIGNS

Creath Residence
720 West San Antonio
Fredericksburg, Texas 78624

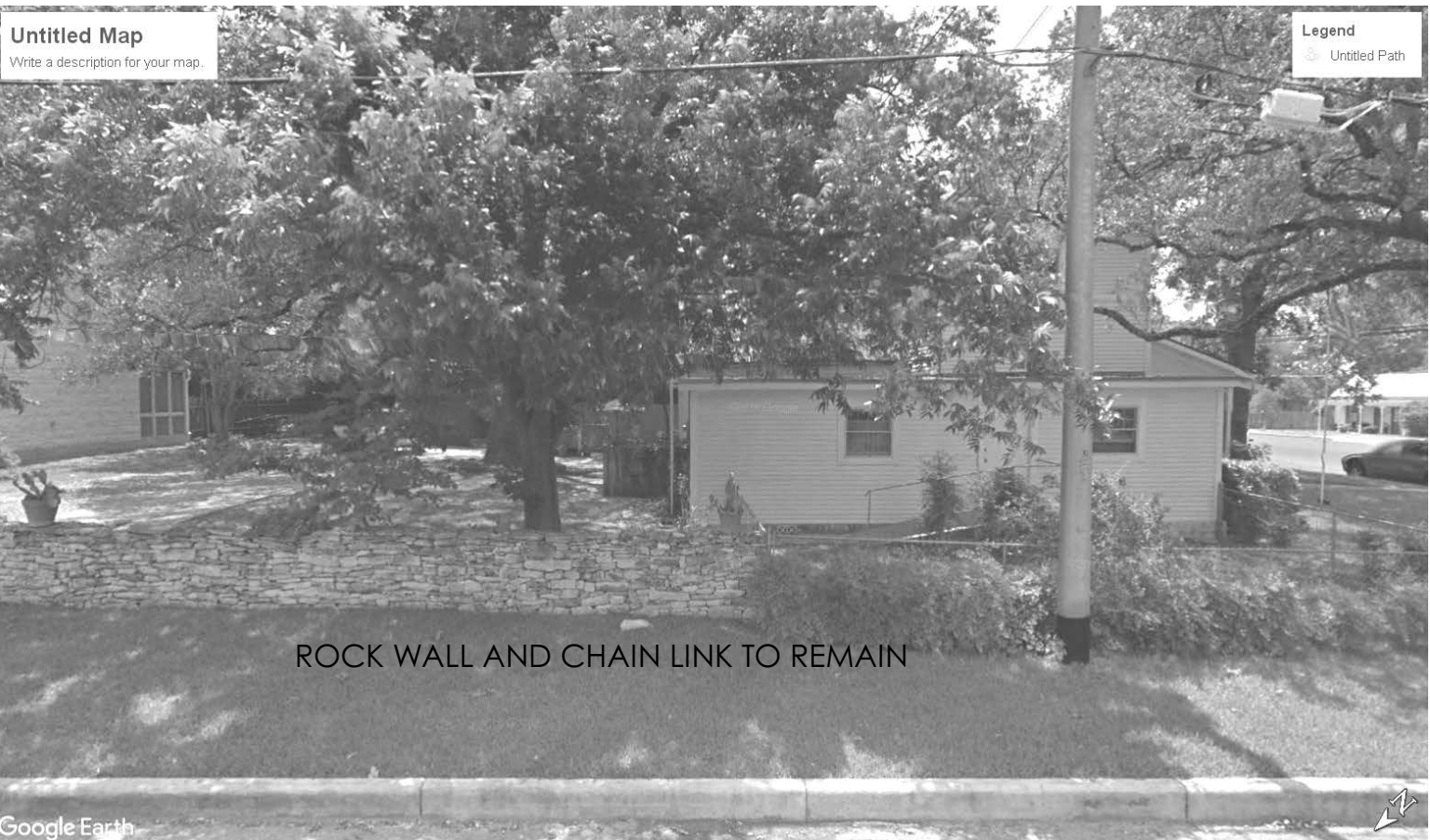
NOTES & DIMENSIONS
PLANS

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

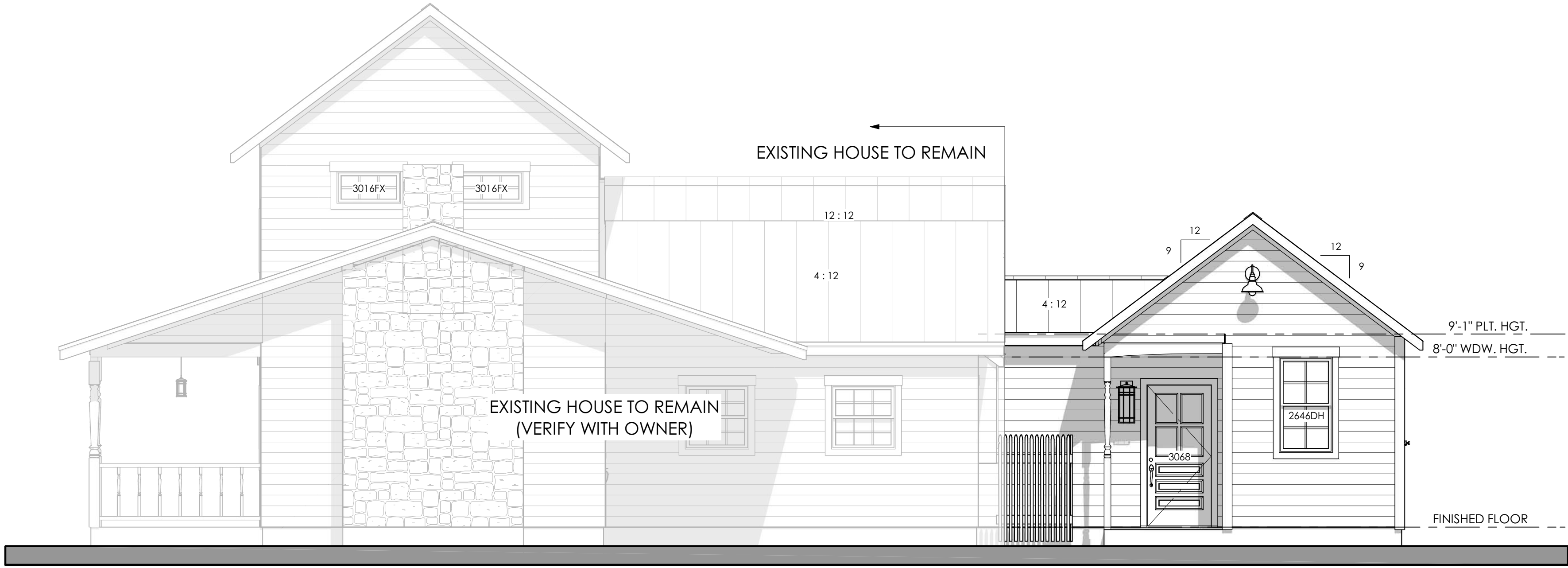
Date:
6/2/2021

Revisions:

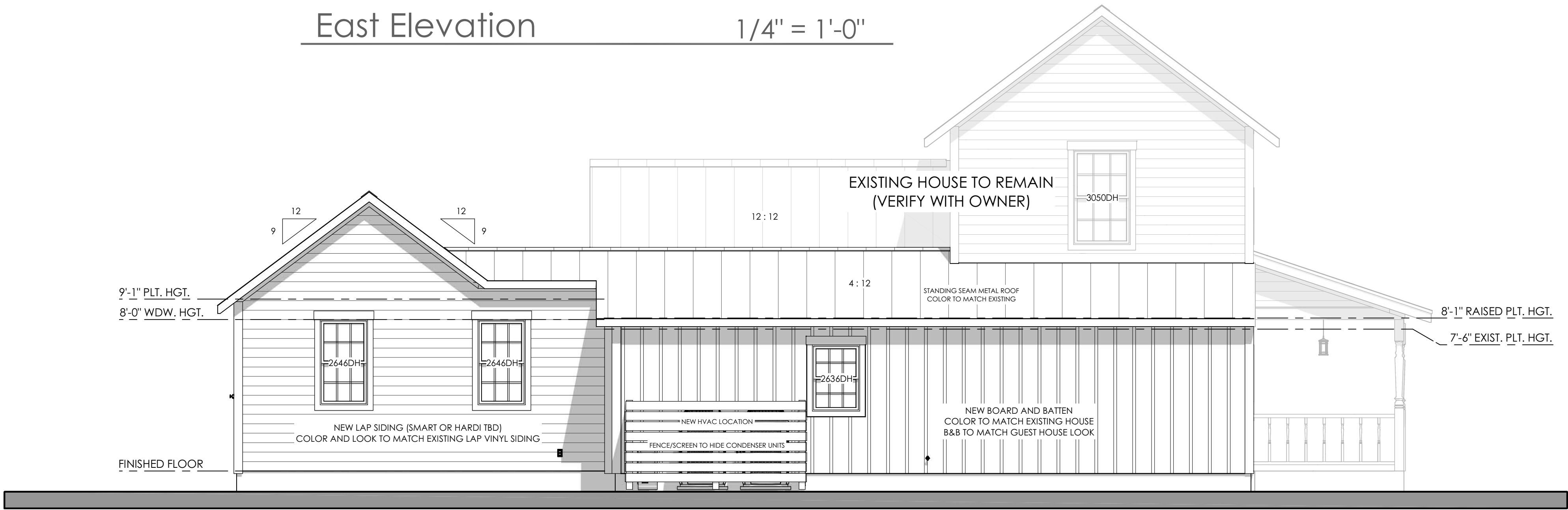
A-1



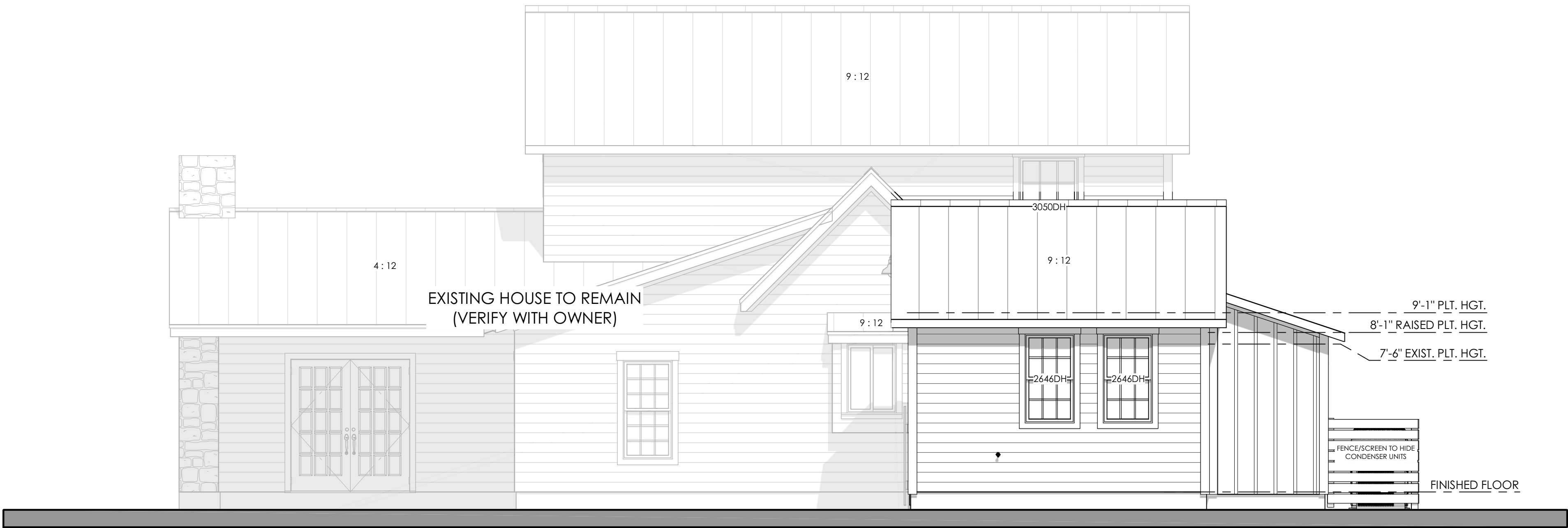
EXISTING PICTURES



East Elevation 1/4" = 1'-0"



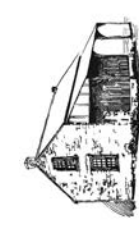
West Elevation 1/4" = 1'-0"



North Elevation 1/4" = 1'-0"

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY THE CITY OF FREDERICKSBURG, TEXAS. ANY CHANGES, DISCREPANCIES, OMISSIONS, ETC., MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE DESIGNER SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REQUIREMENTS.

Shayna Thompson
DESIGNER / OWNER
1603 D East Main St.
Fredericksburg, Texas
830.998.1673
fbgdesign@hotmail.com

 Willow Creek
DESIGNS

Creath Residence
720 West San Antonio
Fredericksburg, Texas 78624

SITE PLAN

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

Date:
6/2/2021

Revisions:

A-2





City of Fredericksburg Historic Review Board
Application Information

Application Number: 21-66
Date: June 15, 2021
Address: 206 W Travis
Zoning: R2
Owner: Laura Roberts
Applicant: Mustard Design
Rating: Landmark
Proposed Modifications: rear addition

Request:

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

1. build an addition at the rear of the house using similar materials. The existing rear is a non-historic addition and will connect to the garage.

Secretary of the Interiors 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 addition will not impact historic material and will not be readily visible from the ROW. The use of cement board siding will sufficiently distinguish the old from the new. Staff recommends approval as submitted based on the SOI Standards.



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address 206 West Travis Date Submitted 6/2/21
Owner name: Tim & Laura Roberts Phone # (832) 928-4171
Owner Address: 11926 Rosebriar Park Lane, Houston, TX 77082
Authorized Applicant: Eric Mustard, Mustard Design Architects Phone # (830) 997-7024

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

Applicant E-mail: emustard@mustarddesign.net

Desired Start Date: 7/1/21

Desired Completion Date: 1/1/22

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

The original house has an existing addition to the north (back) with an outdoor deck to the north of that and a detached garage further north. We propose to remove the deck and enclose that area, connecting the house to the garage. We will use cement board siding and trim, similar in appearance to the existing. Paint colors will match existing. We will not be removing or changing any historic material.

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 # 2-66

Year Built:

1910

Eligible for Administrative Approval ___Yes x No

Zoning:

R2

Historic Review Board Meeting Date _____

Application Fee \$10

COA#

Survey Rating:

Low

LANDMARK

HRB Fee \$40

paid

00366

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.**





CONDITIONED SPACE	
EXISTING CONDITIONED	1761 SF
NEW CONSTRUCTION	914 SF
	2675 SF
PORCH	
EXISTING PORCH	675 SF
NEW PORCH	90 SF
	765 SF
UNCONDITIONED SPACE	
EXISTING UNCONDITIONED	653 SF
	653 SF
GRAND TOTAL	4093 SF

mustard
DESIGN
architects

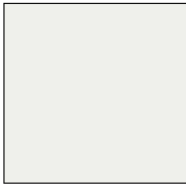


02 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



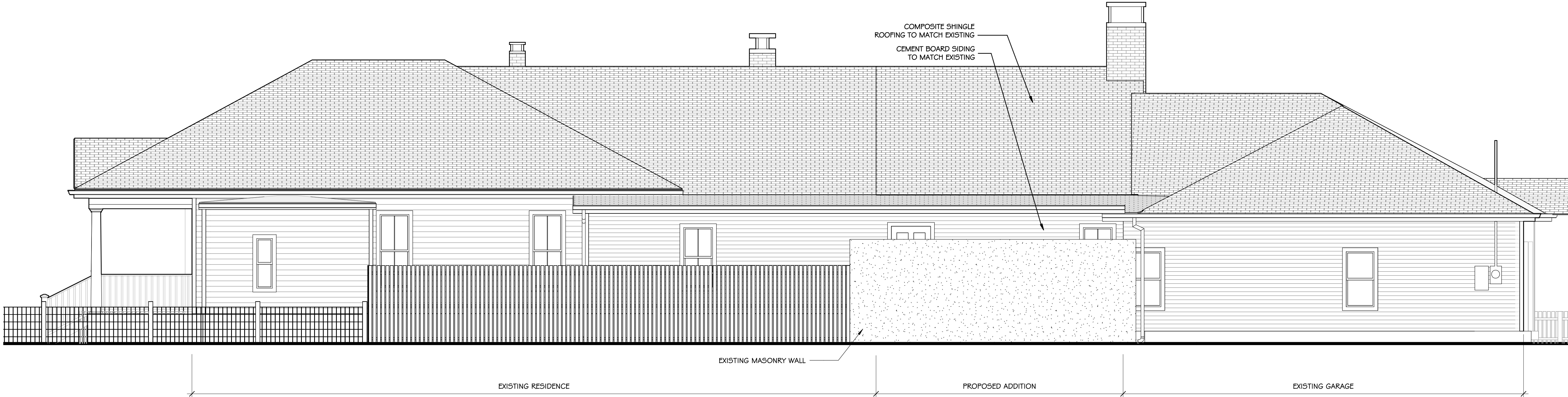
01 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED PAINT COLORS

HOUSE		SHERWIN WILLIAMS SW 7644 GATEWAY GRAY
TRIM		BENJAMIN MOORE 1635 WATER'S EDGE



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



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

City of Fredericksburg Historic Review Board
Application Information

Application Number:	21-65
Date:	June 15, 2021
Address:	205 E Travis
Zoning:	R2
Owner:	Thomas and Hillary Gromus
Applicant:	Mustard Design
Rating:	Medium
Proposed Modifications:	new STR unit

Request:

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

1. A new single STR unit 687 sf with covered porch. Materials to be cement board and batten in cream color, with a metal roof and dark anodized windows. Ridge height to measure 20'.

FBG Design Guidelines for New Construction:

Recommended

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 and as its neighbors.
4. Minimizing the visual and physical impact of parking.

Staff Recommendation/Findings:

The lot at 205 E Travis extends to E. Schubert. The new STR will front Schubert Street. The new STR unit is designed to complement the other non-historic STR units on the property. The material, scale, and orientation are appropriate for the property and district. Staff recommends approval as presented.



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 205 E Travis. Date Submitted 6/2/21
Owner name: Thomas & Hillary Gromus Phone # (830) 998-4655
Owner Address: 205 E. SCHUBERT ST., FREDERICKSBURG, TX 78624
Authorized Applicant: Eric Mustard Phone # (830) 997-7024

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

Applicant E-mail: emustard@mustarddesign.net

Desired Start Date: 07.01.2021

Desired Completion Date: 07.01.2023

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

Scope of work: a new single B&B unit (687 SF) with a covered porch; the B&B unit will include a Living room area, Bathroom, Shower, Toilet Room, and a Laundry room for employee use, as well as parking, walkways and landscaping.
Proposed materials: cement board siding, cement board trim & woodwork, painted (Benjamin Moore OC-13 Soft Chamois, Historical Color Collection), galvalume standing seam roof, and Andersen metal clad exterior windows (dark bronze finish).
Proposed addition height is 20'-2" to top of ridge seam. The addition is oriented to Schubert St., with the porch facing the street. It is designed to complement the existing structures, as well as other houses on the adjacent lots, in order to keep the historic character.
There are no known circumstances or financial hardships which will affect compliance with the ordinance.

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 # 21-65

Year Built:

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning: R2

Historic Review Board Meeting Date 6-15-21

Application Fee \$10 COA#

Survey Rating: medium

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

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



205 E Travis

Medium Rating



205 E Travis lot with double frontage—E Schubert



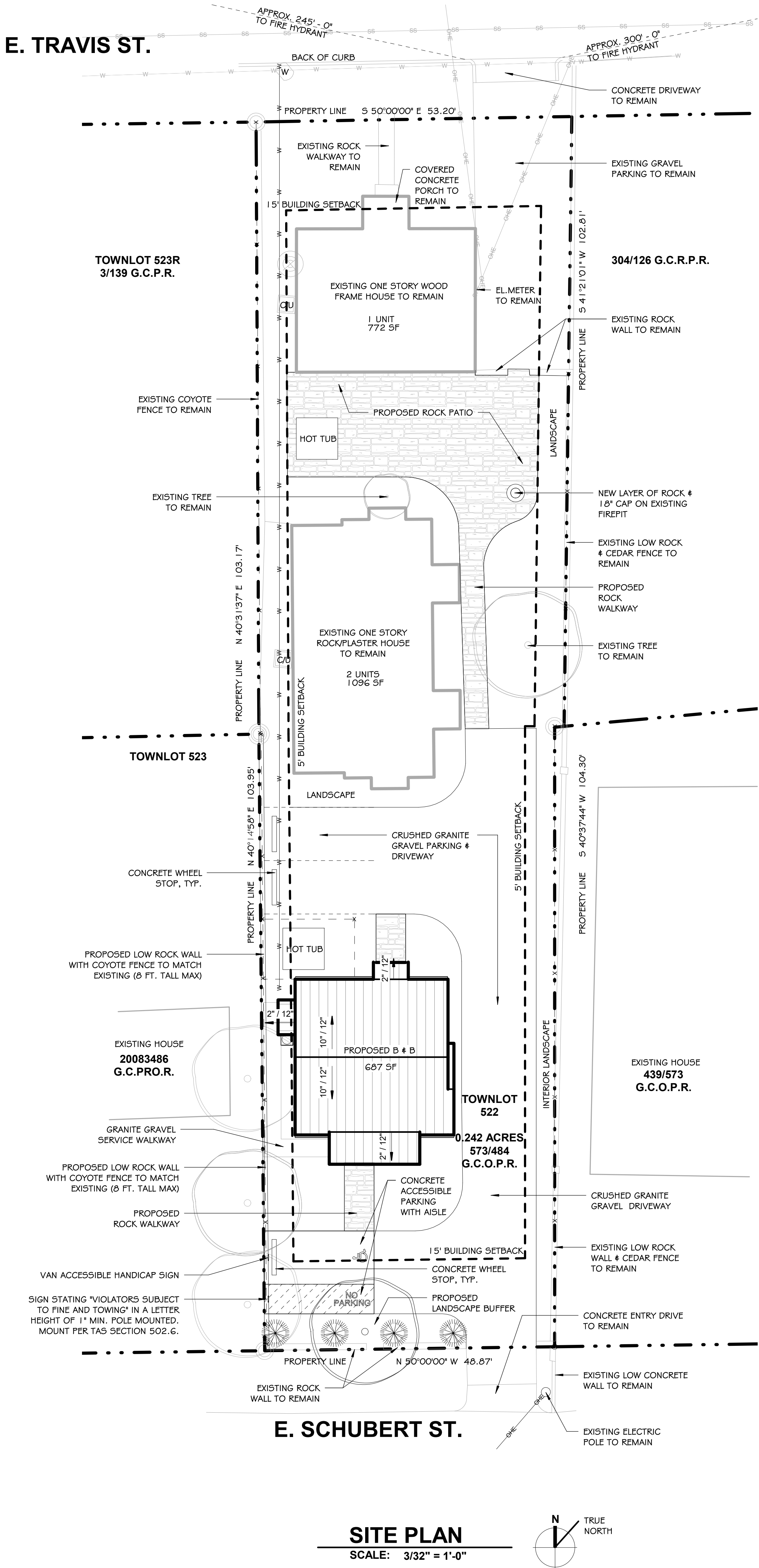
Current Street view from E Schubert

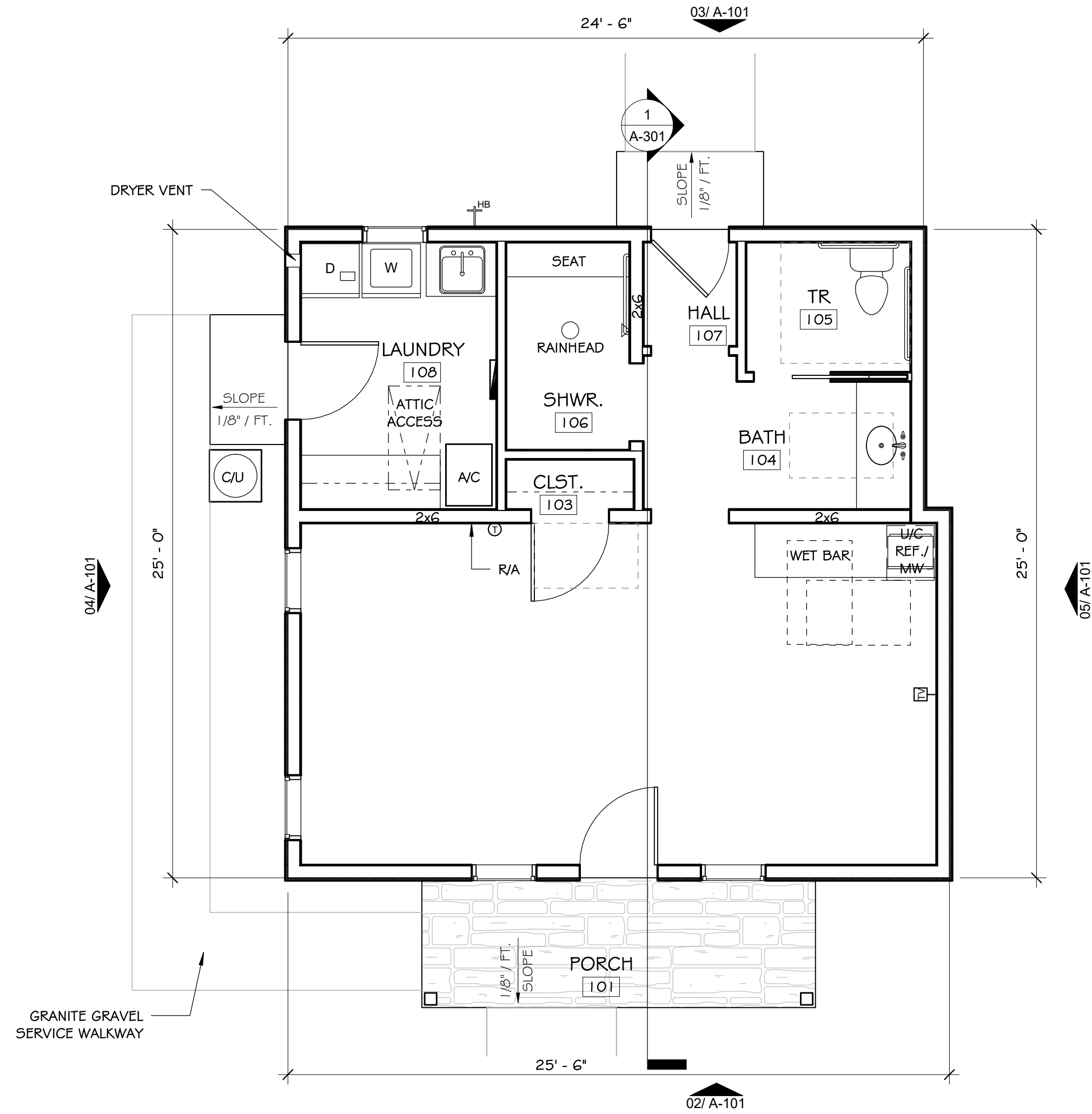
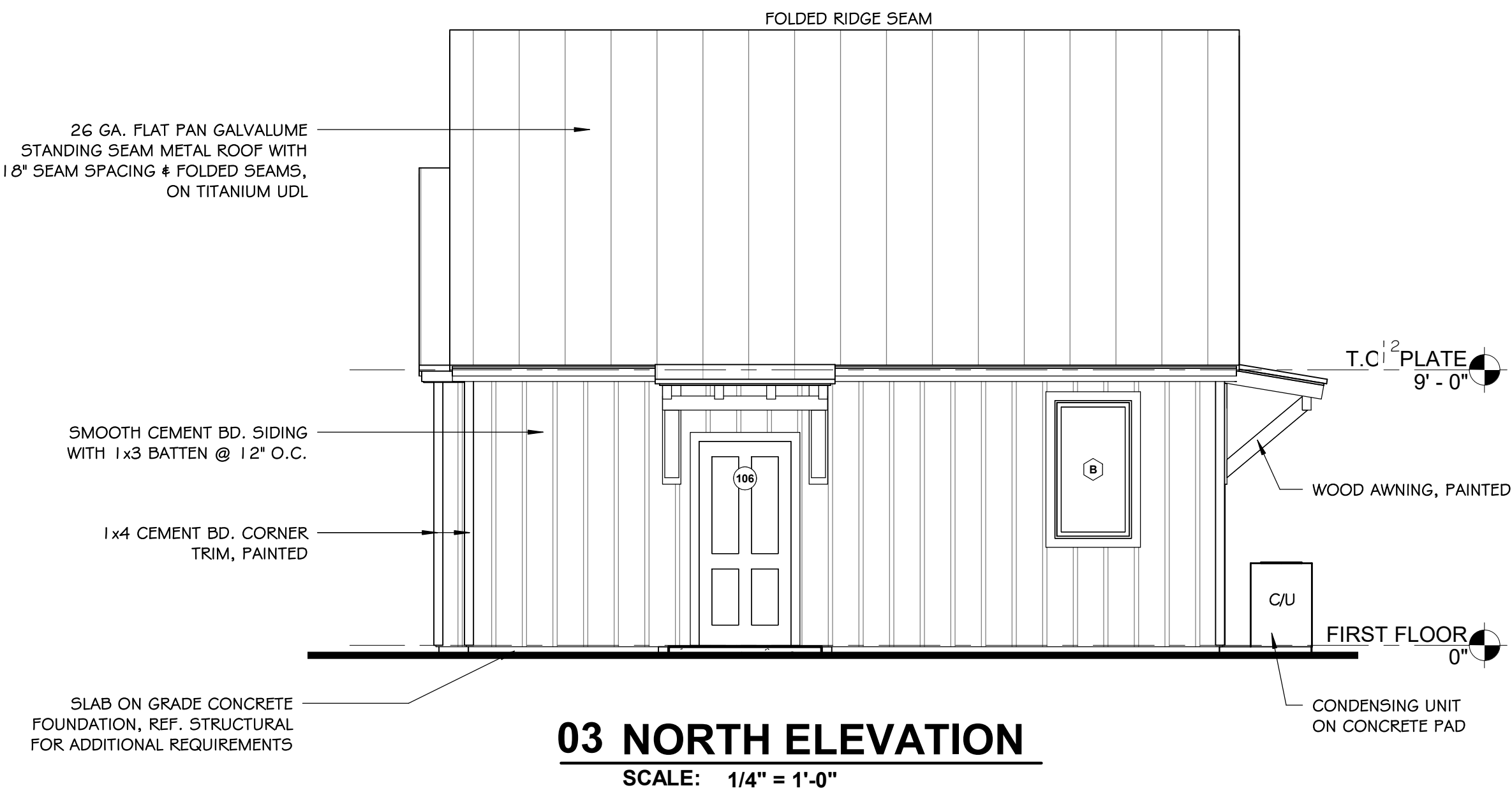
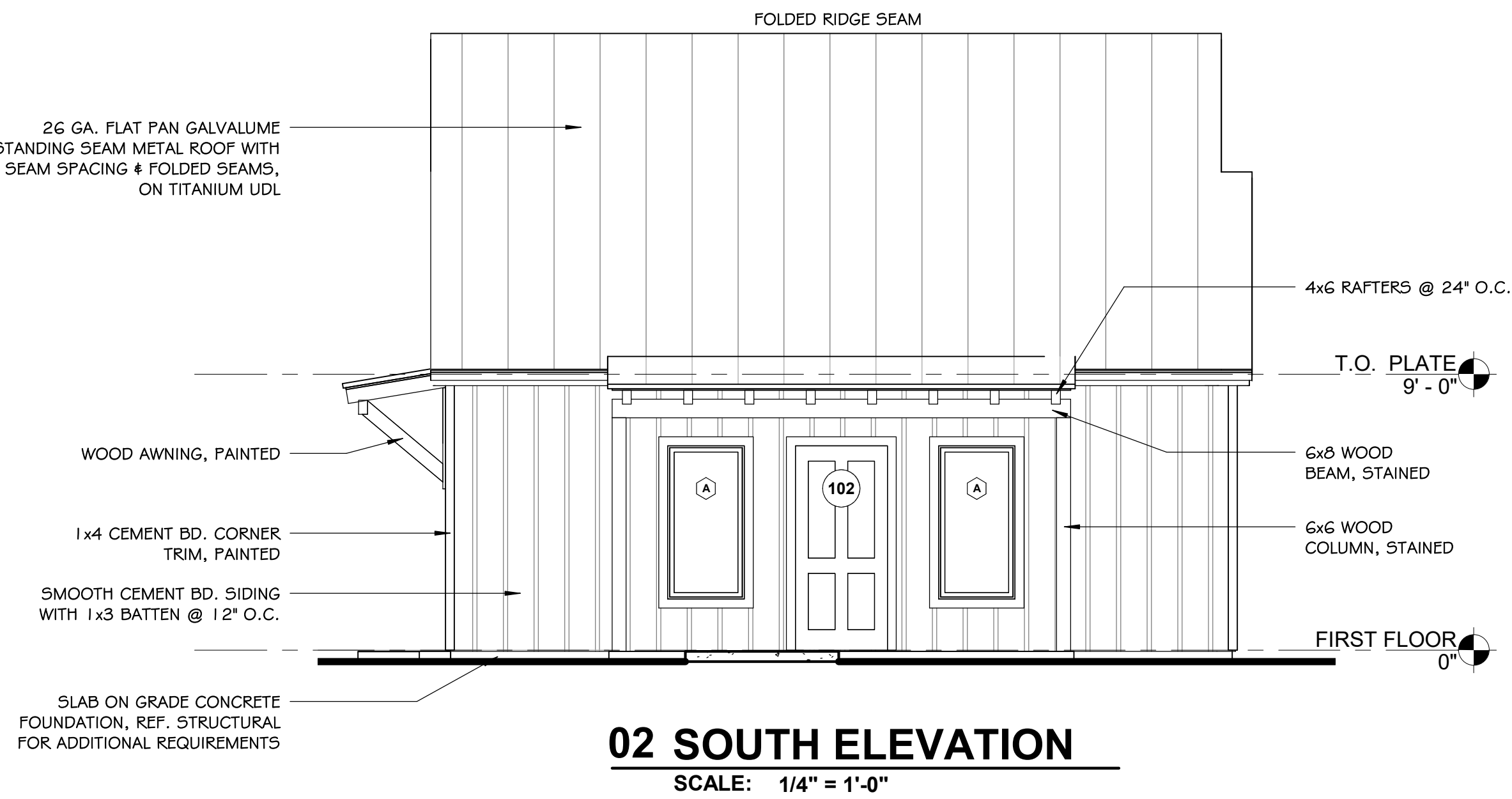
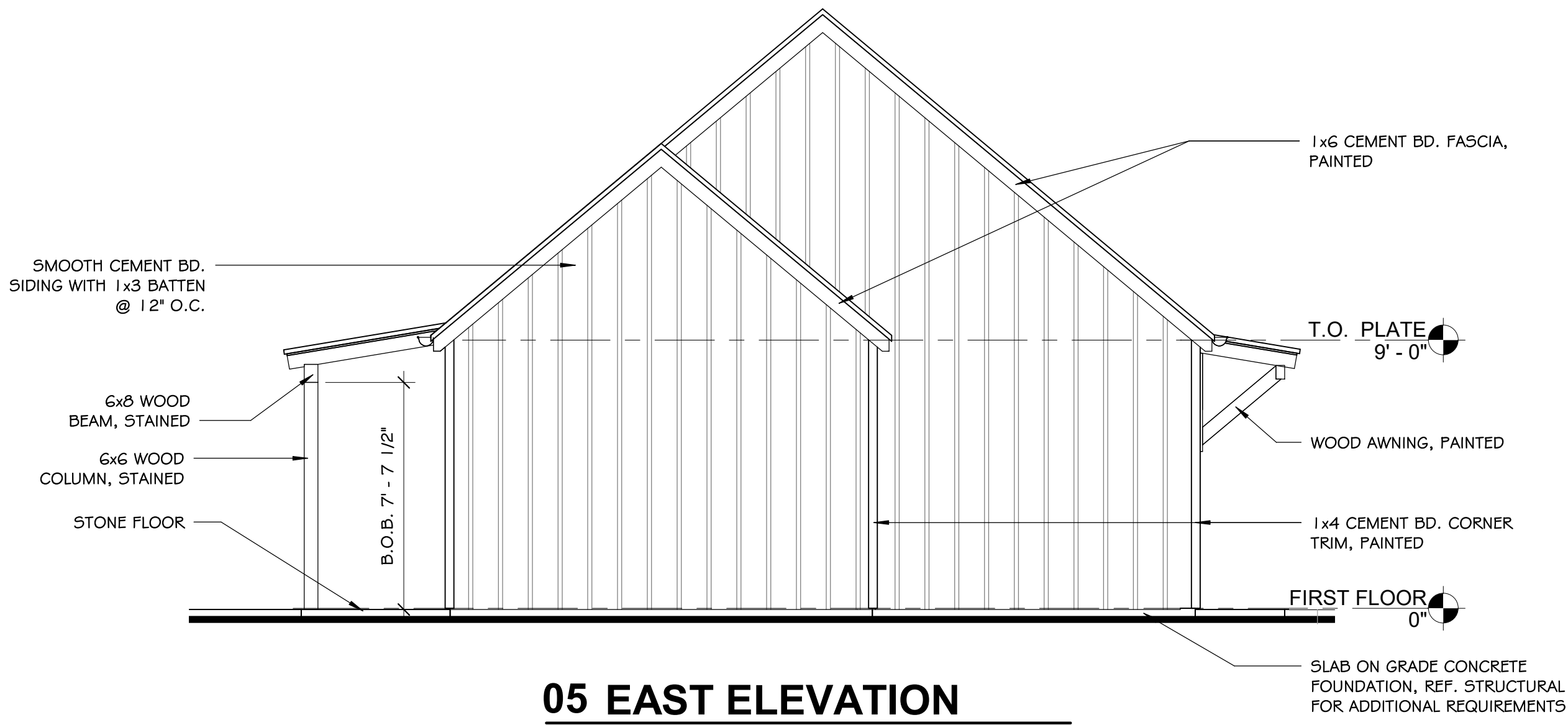




Existing 2 unit STR at 205 E Travis







PROPOSED FINISHES SCHEDULE		
NEW WINDOW FINISH		ANDERSEN METAL CLAD EXTERIOR, DARK BRONZE
NEW SIDING, TRIM, WOODWORK		BENJAMIN MOORE OC-13 SOFT CHAMOIS, HISTORICAL COLOR COLLECTION
ROOFING		26 GA. FLAT PAN GALVALUME STANDING SEAM METAL ROOF WITH 18" SEAM SPACING & FOLDED SEAMS, ON TITANIUM UDL

City of Fredericksburg Historic Review Board
Application Information

Application Number: 21-61
Date: June 15, 2021
Address: 711 W Austin
Zoning: R1
Owner: Michael Meek
Applicant: Michael Meek
Rating: Low
Proposed Modifications: new pool house

Request:

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

1. build a new pool house of brick, board and batten with shingle roof measuring 18' to the ridge with a 14'6" plate height.

FBG Design Guidelines for New Construction:

Recommended

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 and as its neighbors.
4. Minimizing the visual and physical impact of parking.

Staff Recommendation/Findings:

The two story main house was completed in 2019. The proposed pool house sits back and will not be readily visible. The property backs up to Main Street/CBD zoned property. The size, scale and materials are appropriate for the surroundings and are in keeping with the FBG Design Guidelines for New Construction. The new pool house will not detract from the historic district. Staff recommends approval as presented.



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 711 W. Austin St. FBG

Date Submitted 5/20/21

Owner name: Michael Meek

Phone # 210-410-9456

Owner Address: 711 W. Austin St. FBG

Authorized Applicant: Owner Phone # 210-410-9456

Applicant Signature: Michael Meek

Applicant E-mail: michael@porchlight

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

Desired Start Date: 6/1/21 hospitality.com

Desired Completion Date: 9/30/21

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.

- White Dove OC-17 Benjamin Moore
- 1) Pool House in Back Yard, Board + Bat Exterior, Slurried Brick
 - 2) Perimeter Fence - Cedar Material Boards
 - 3) Flatwork around Pool - Sidewalk, Patio - Concrete w/ Salted Finish

(attach another sheet if necessary)

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

Staff to complete

Application # 21-63

Year Built: 2019

Eligible for Administrative Approval Yes ☒ No ☒
June 15, 2021 at LEC

Zoning: R1

Historic Review Board Meeting Date _____

Application Fee \$10 paid COA00363

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.*

711 Austin pool house street photos

Hello again, here are the photos of the main house from the street. The existing home almost covers the entire lot from left to right, so the only way to see the new pool house would be through the walkway on the right side of the home (and that will have a 6 foot fence when the project is done.)

Picture on the right side of home:



Picture on the left side of existing home:



Picture from back of lot, looking at home to the right of the house:





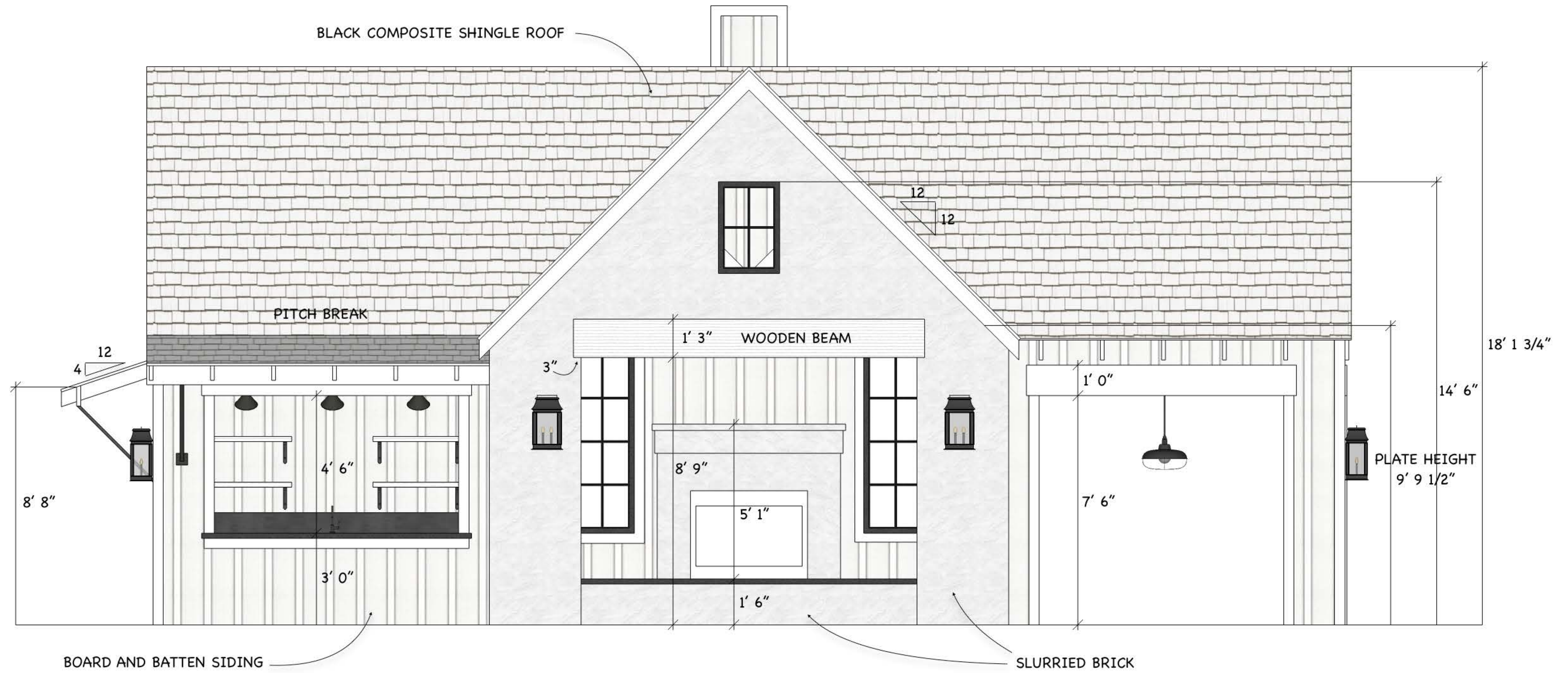
Picture from back of lot, looking toward home on left of house:

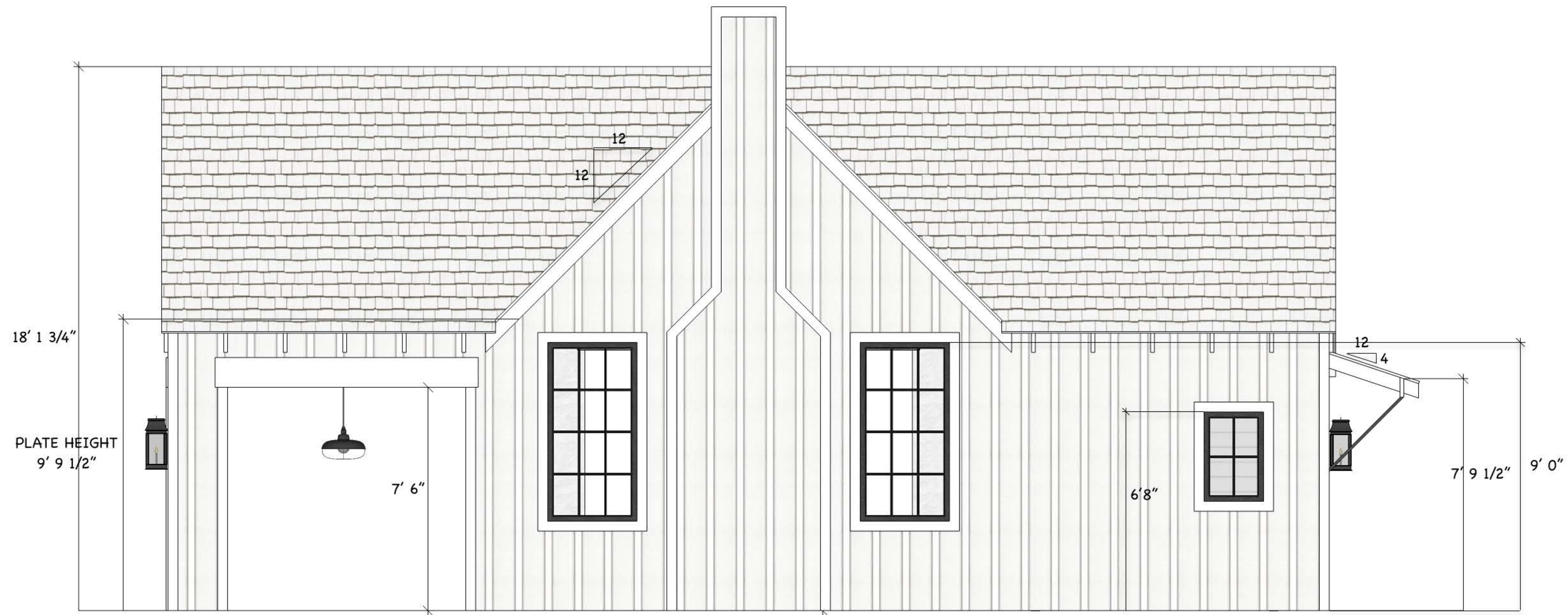


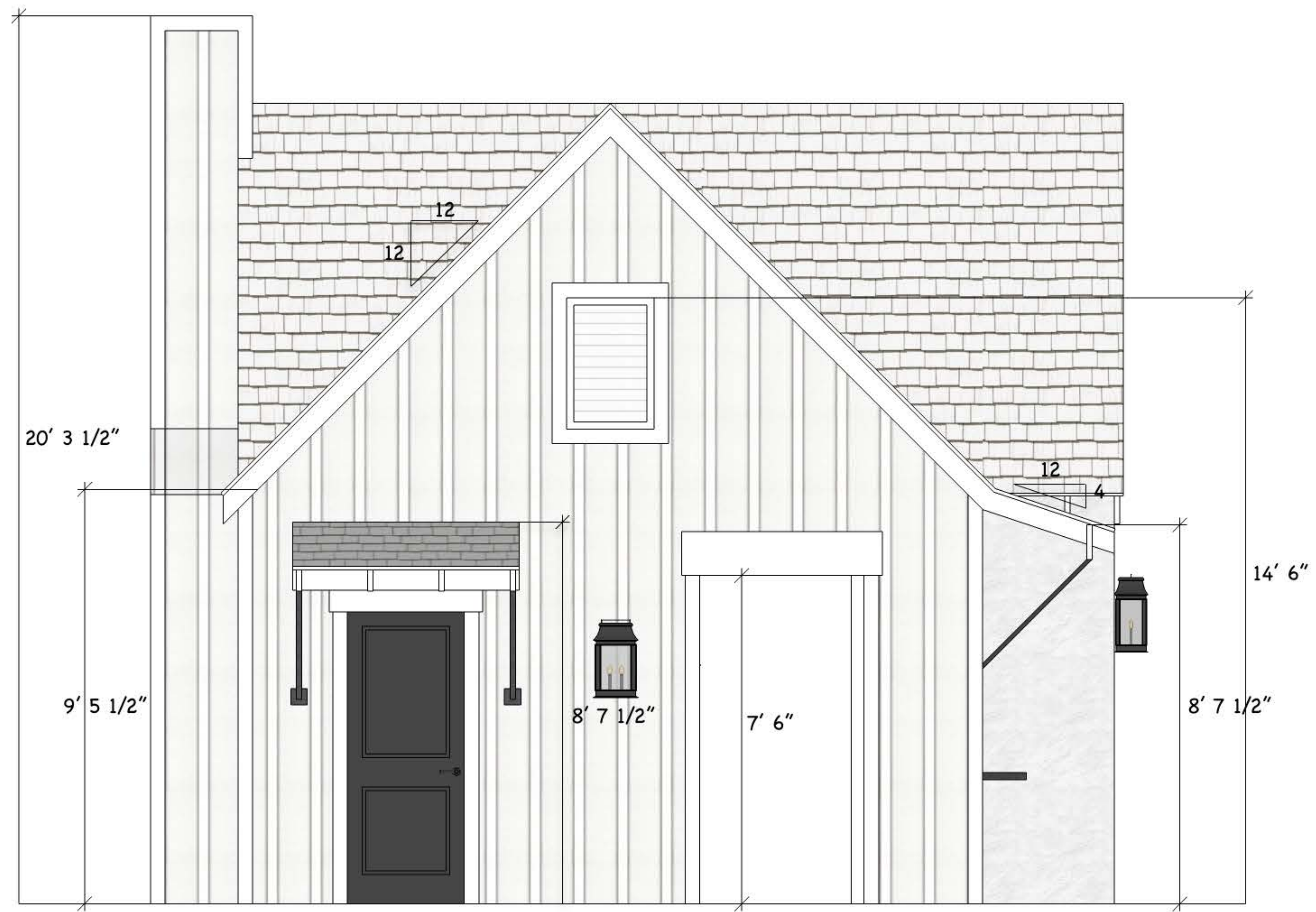
Picture of main house from the street:

711 W Austin

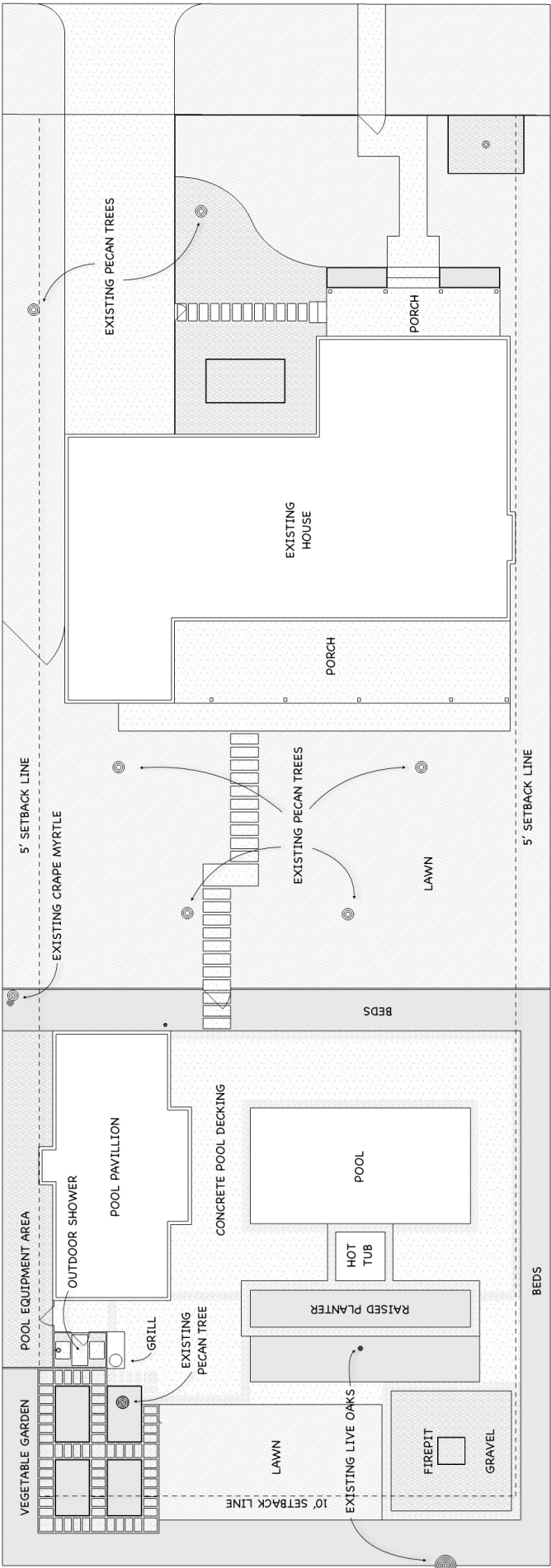












MEEK RESIDENCE
711 W. AUSTIN STREET
FREDERICKSBURG, TX 78624



SITE PLAN OF PROPOSED POOL PAVILION













City of Fredericksburg Historic Review Board
Application Information

Application Number: 21-67
Date: June 15, 2021
Address: 715 W Austin
Zoning: R1
Owner: Mary Lindsey
Applicant: Mary Lindsey
Rating: Medium
Proposed Modifications: garage remodel and addition of covered walkway

Request:

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

1. expand existing garage to take in size of carport using same materials,
2. add covered walkway from garage to back of house

Secretary of the Interiors Standards for Rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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 continues to be used and will extend the use as a garage. The proposed changes will retain the character of the structure. The covered walkway is minimal in design and will not require the removal of historic fabric. Staff recommends approval based on SOI Standards.



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 715 W. Austin Date Submitted _____

Owner name: MICHAEL GRIGSBY / MARY LINDSEY Phone # 830-9920283

Owner Address: 715 W. AUSTIN - FREDERICKSBURG TX 78624

Authorized Applicant: Mike Grigsby Phone # 203 918 4162

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

Applicant E-mail: MIKEGRIGSBY@MAC.COM
MLINDSEY12@AUSTIN.TX.COM

Desired Start Date: 10-1-2021

Desired Completion Date: 1-1-2022

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

CARPORT REMODEL - will be using existing concrete site

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

Staff to complete

Application # _____ Year Built: _____

Eligible for Administrative Approval ☐ Yes ☐ No Zoning: _____

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

Survey Rating: High HRB Fee \$40 paid Medium

Staff Comments regarding Administrative Approval: _____

Historic Preservation Officer Signature _____

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



View from the N. Cherry St side. The remodel would be using the existing concrete site. Basically, getting rid of the short lean to and making an enclosed garage with one door



View from back door to garage where the covered walkway would be positioned.

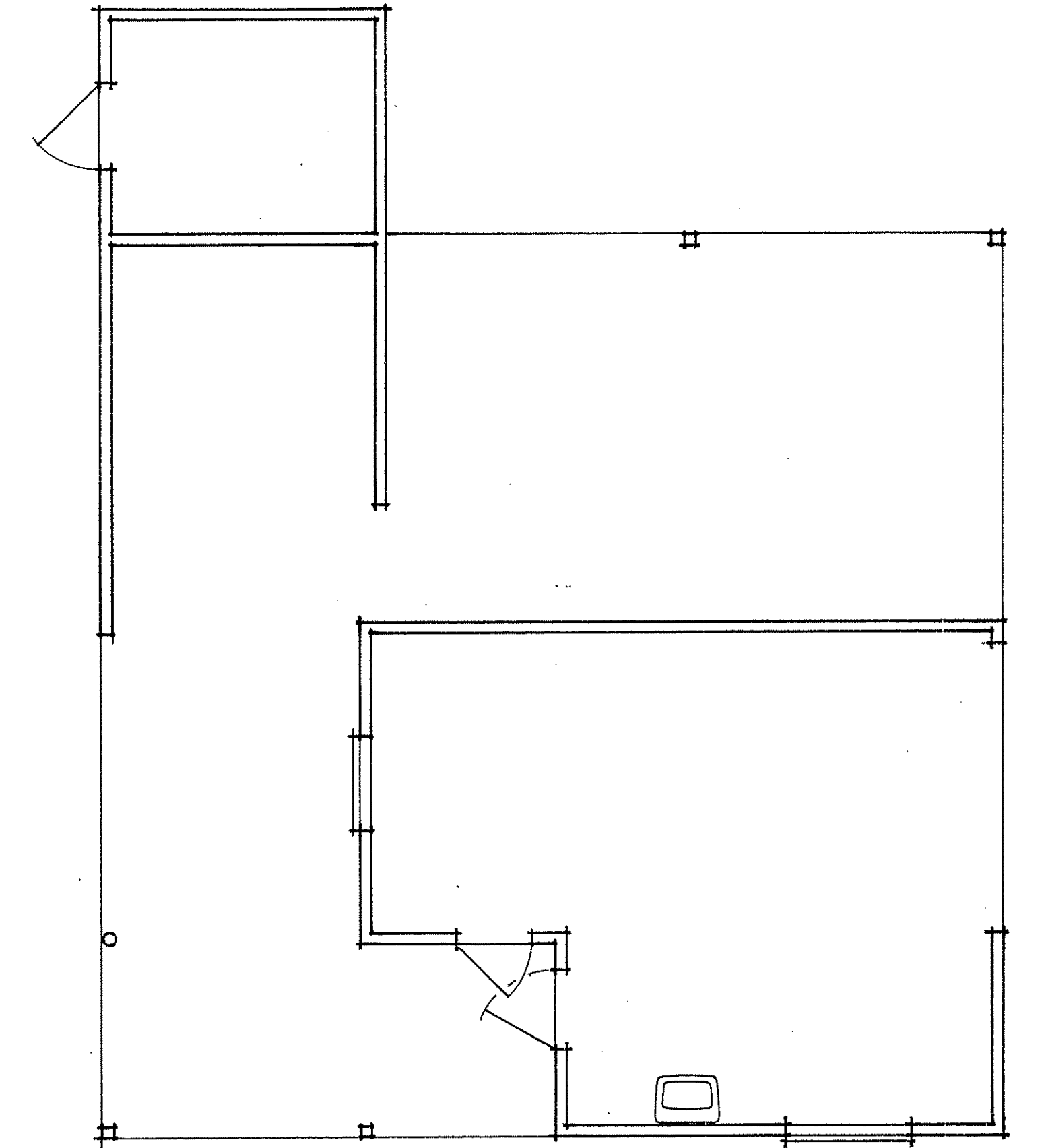
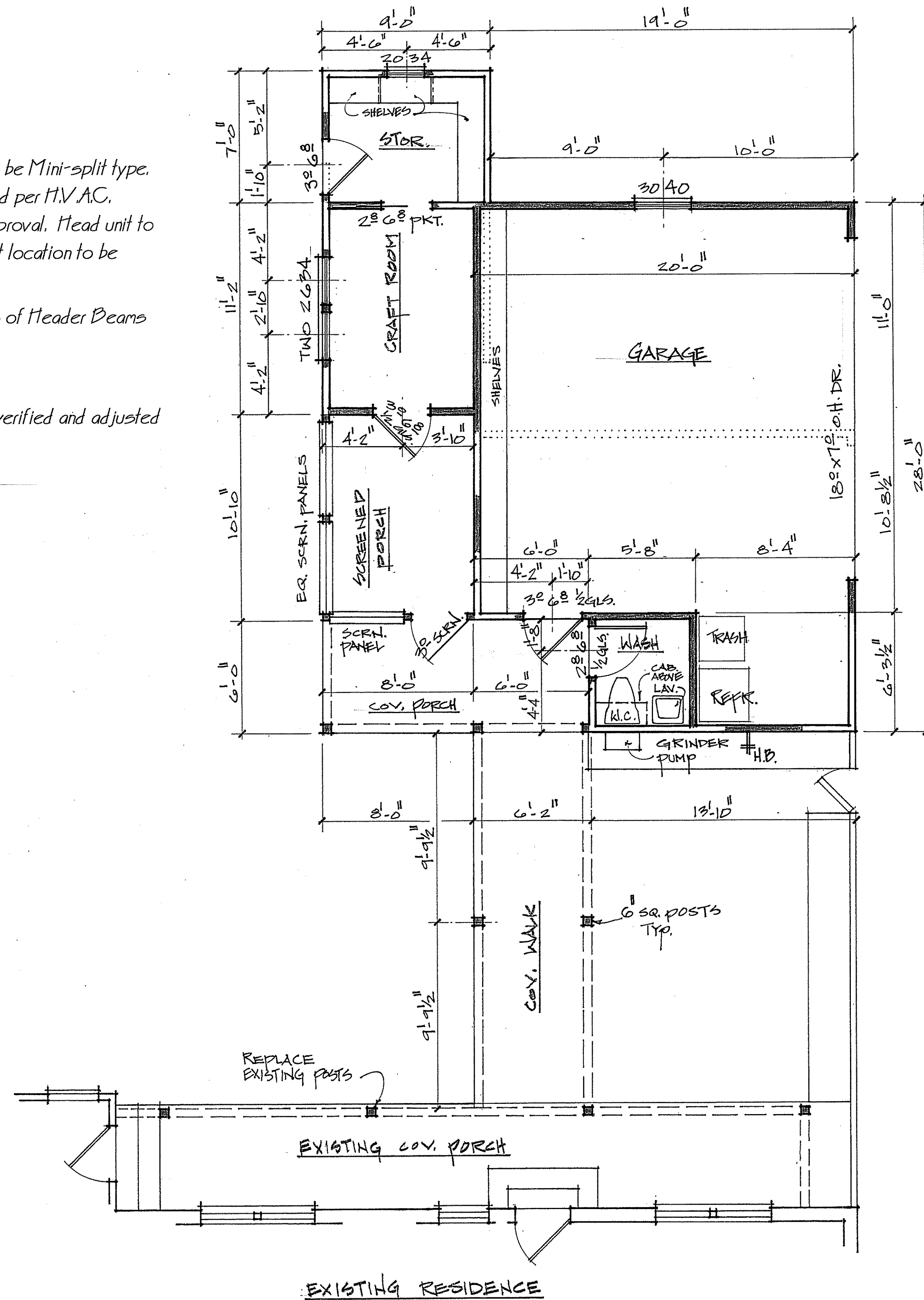


View from side showing where the covered walkway would be positioned from garage to back door

- H.V.A.C. Unit at Craft Room/Storage to be Mini-split type.
- Sizing and Head location to be determined per H.V.A.C.
- Contractor subject to G.C. and Owner approval. Head unit to be located as indicated.
- Condensing Unit location to be determined per owner direction.
- Typical Plate Height and Height of Tops of Header Beams to be 9'-1 1/8" AFF.
- Set tops of windows @ 6'-8" AFF.
- All dimensions are approximate and to be verified and adjusted as required on site.

Existing Structure

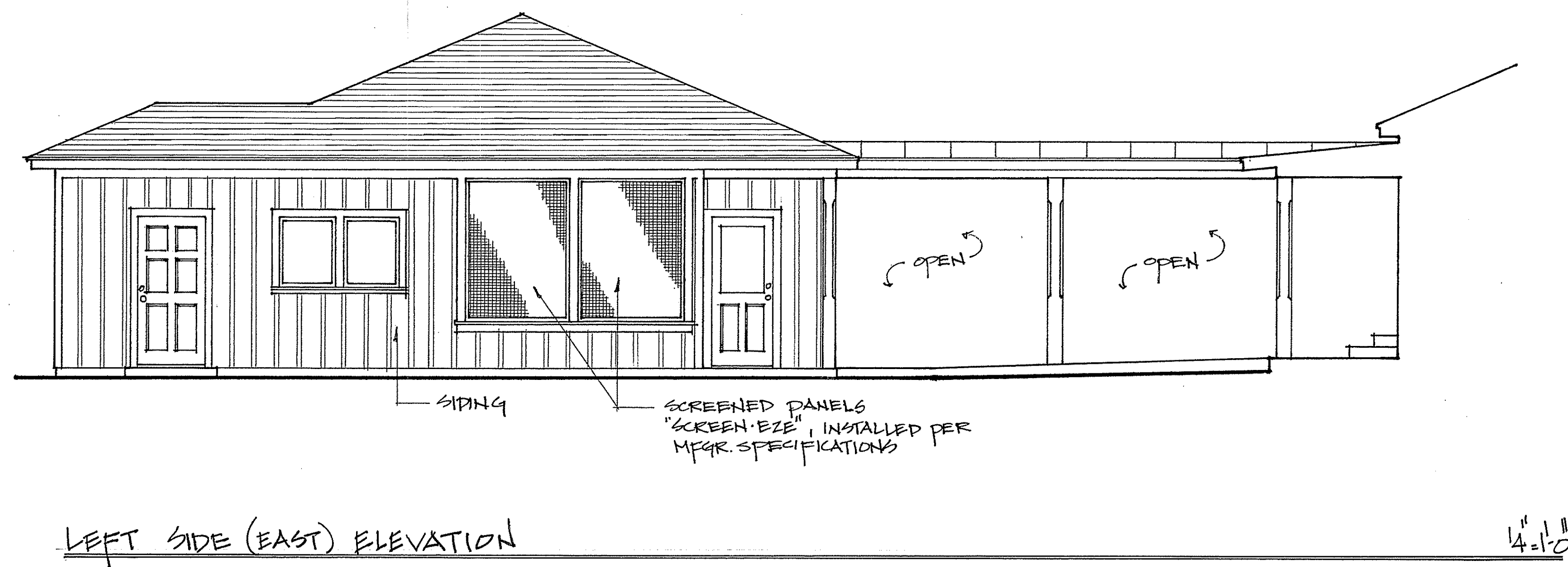
New Construction



EXISTING FLOOR PLAN

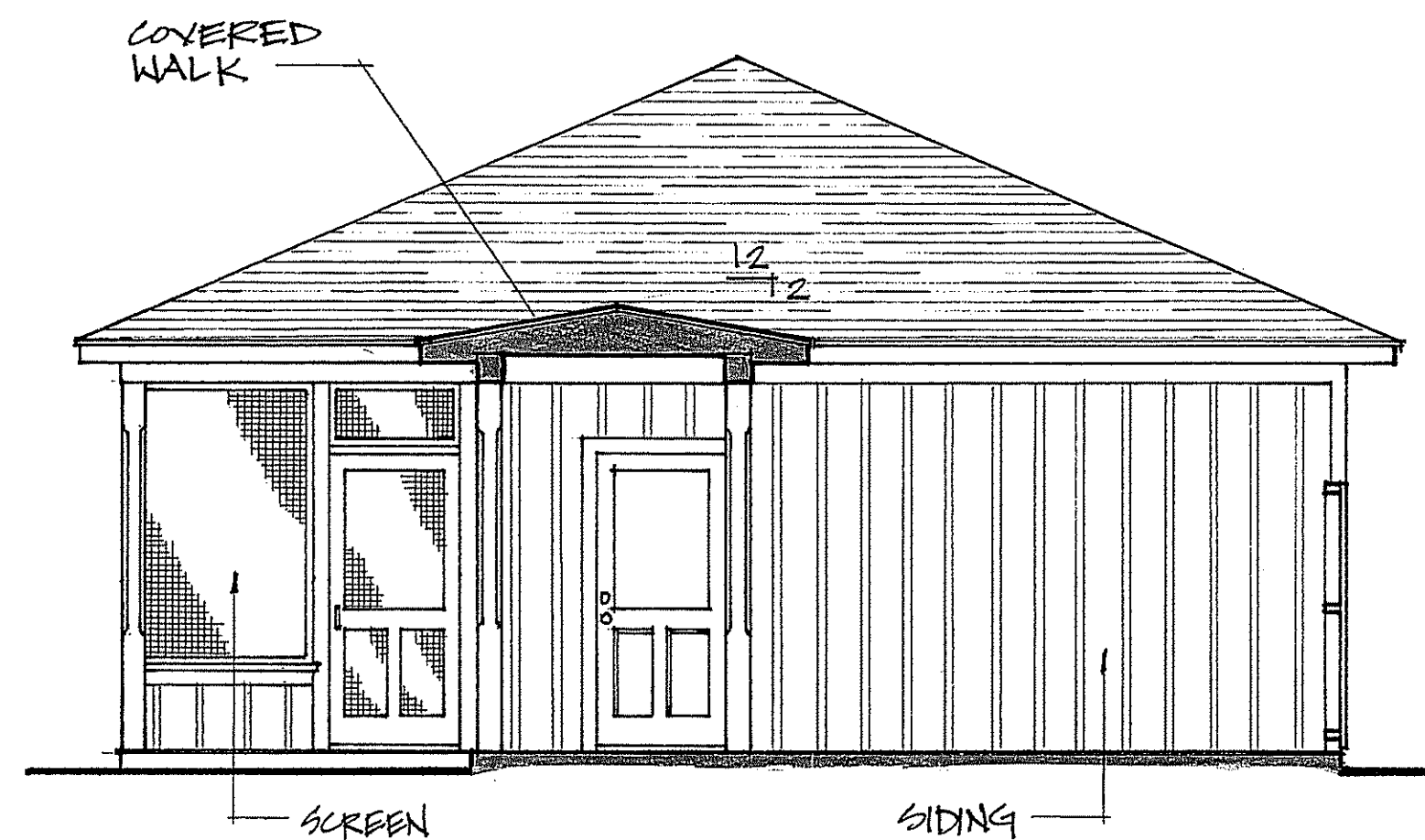
REMODEL FLOOR PLAN

• TOTAL UNDER ROOF — 986 s.f.



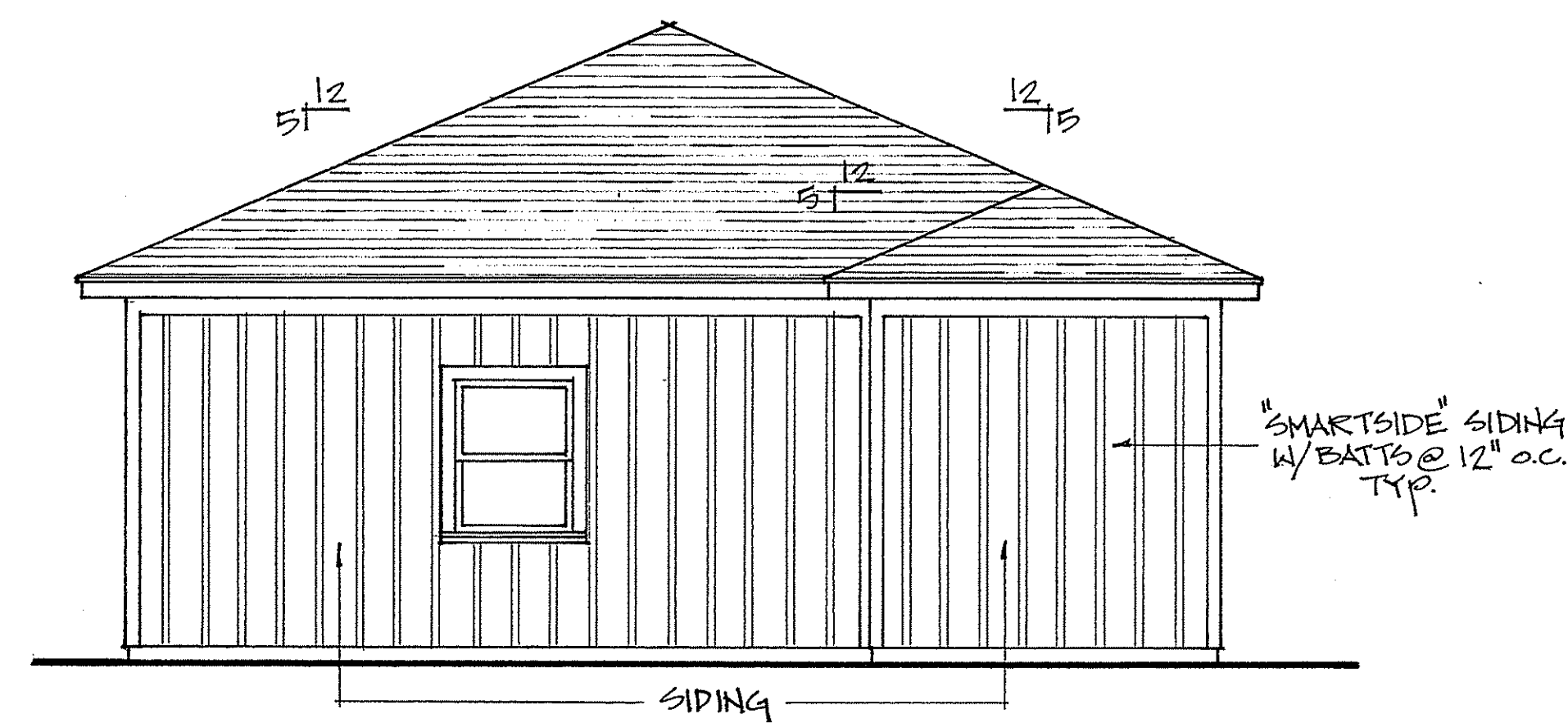
LEFT SIDE (EAST) ELEVATION

1/4" = 1'-0"



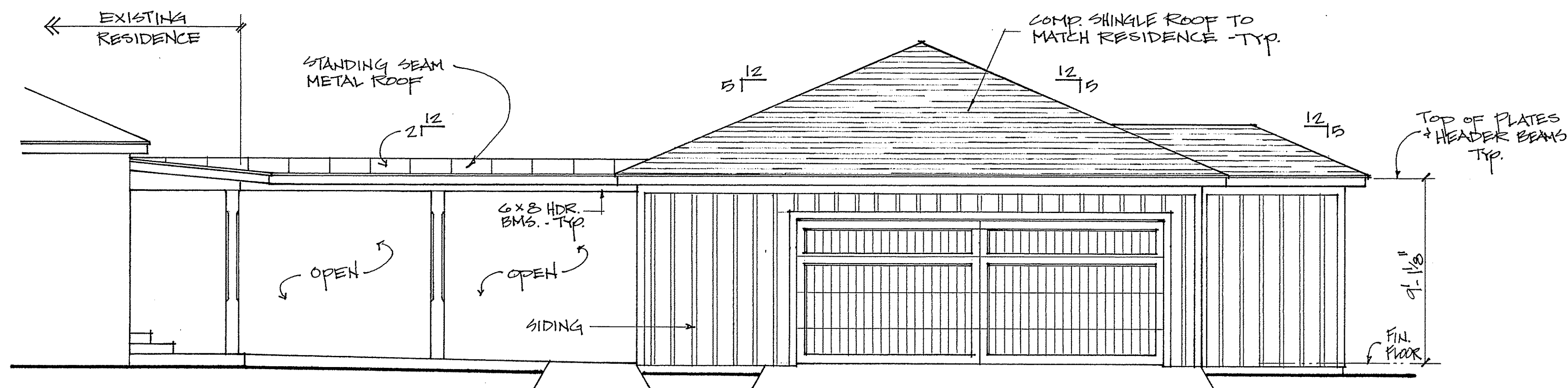
FRONT (NORTH) ELEVATION

1/4" = 1'-0"



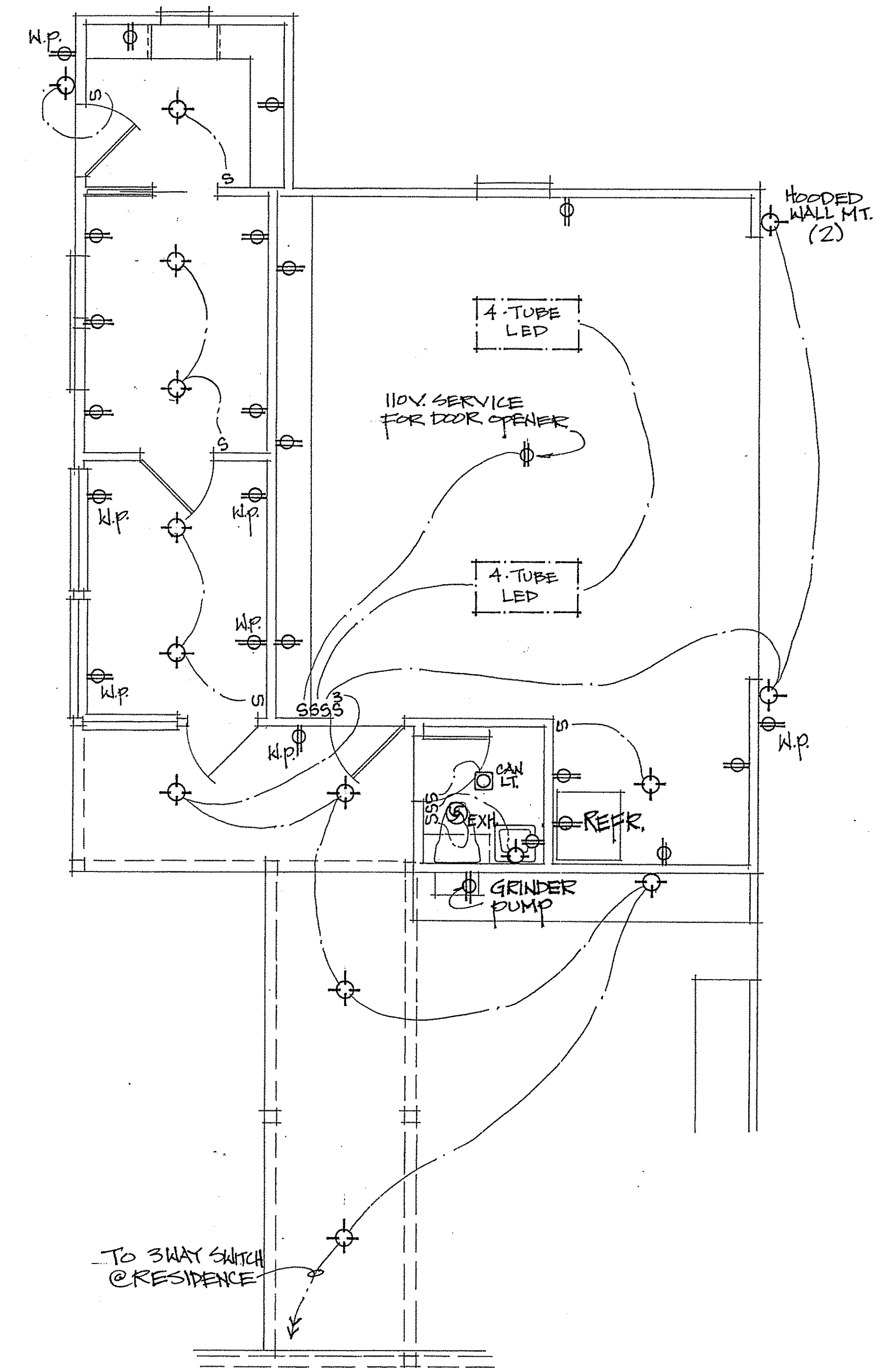
REAR (SOUTH) ELEVATION

1/4" = 1'-0"



RIGHT SIDE (WEST) ELEVATION

1/4" = 1'-0"



ELECTRICAL FLOOR PLAN

1/4" = 1'-0"

Notes:

- Integration of new electrical with existing, if any, to be determined per Electrical Contractor subject to G.C. and Owner approval.
- Panel location to be determined per Electrical Contractor subject to GC & Owner approval.
- All work shall be done in compliance with all applicable current Electrical Codes.
- Verify locations of all fixtures and components with Owner & G.C. prior to installation.

City of Fredericksburg, Texas | Historic Resources Survey

SURVEY ID# 1

Surveyed by Cox|McLain Environmental Consulting, Inc. 2018

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 715 W AUSTIN ST **LAT/LON** 30.284346 -98.88301
ALTERNATE ADDRESS N/A **PARCEL #** 281
LEGAL DESCRIPTION FBG ADDN BLK 4 LOT 132BR, UNDIVIDED INTEREST 50.0000000000%
OWNER NAME LINDSEY, MARY VIRGINIA -LIFE ESTATE- **2017 GCAD VALUATION** \$186,2

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

Per Sanborn map and aerial review, this resource was built between 1938 and 1948 aerial.

PHYSICAL DESCRIPTION

YR. BUILT c.1940 **YR. SOURCE** Estimate

TYPE Building

FORM Irregular

PRIMARY STYLE Minimal Traditional

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling



PHYSICAL DESCRIPTION, CONT.

715 W AUSTIN ST SURVEY ID#

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

ALTERATIONS Addition to rear/side elevation (historic-age)
Carport added

**GENERAL
NOTES**

SOURCES Sanborn maps; USGS aerials





Historic Review Board
Application Information

Application Number: 21-27
Date: June 15, 2021
Address: 201 S Orange
Zoning: R2
Owner: Heinrich & Brenda Boenig
Applicant: Whitney Koch of Mustard Design
Rating: medium
Proposal: remove non-original lattice and replace with front porch arbor

Request:

The applicant is requesting approval to:

1. 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.

Relevant Sections of Fredericksburg Design Guidelines:

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.
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:

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.

The front façade and front porch tell a lot about the style and age of a house. The original porch was inset and closed-in more than 60 years ago. The modern arbor is not appropriate for the style of the house. If a new porch feature is added it should be positioned in front of the original porch and should not cover the original window opening on the right of the front door. This recommendation is in keeping with SOI #4, 9 and 10.



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 201 S. Orange St. Date Submitted 6/2/21
Owner name: Heinrich & Brenda Boenig Phone # (210) 264-1305
Owner Address: 4084 Old Harper Rd., Fredericksburg, Texas 78624
Authorized Applicant: Whitney Koch, AIA, NCARB Phone # (830) 997-7024

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

Applicant E-mail: wkoch@mustarddesign.net

Desired Start Date: June 2021

Desired Completion Date: unknown

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)

Request the removal of the non-original and decorative lattice feature.
Request the addition of a new non-permanent, landscape arbor and porch entry element 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.
Existing entry porch enclosure addition at the requested modification has a low rating. Original residence has a medium rating.

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 # 21-27

Year Built:

Eligible for Administrative Approval ☐ Yes ☒ No

Zoning: r2

Historic Review Board Meeting Date June 15, 2021

Application Fee \$10 COA#

Survey Rating: medium

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

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



201

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

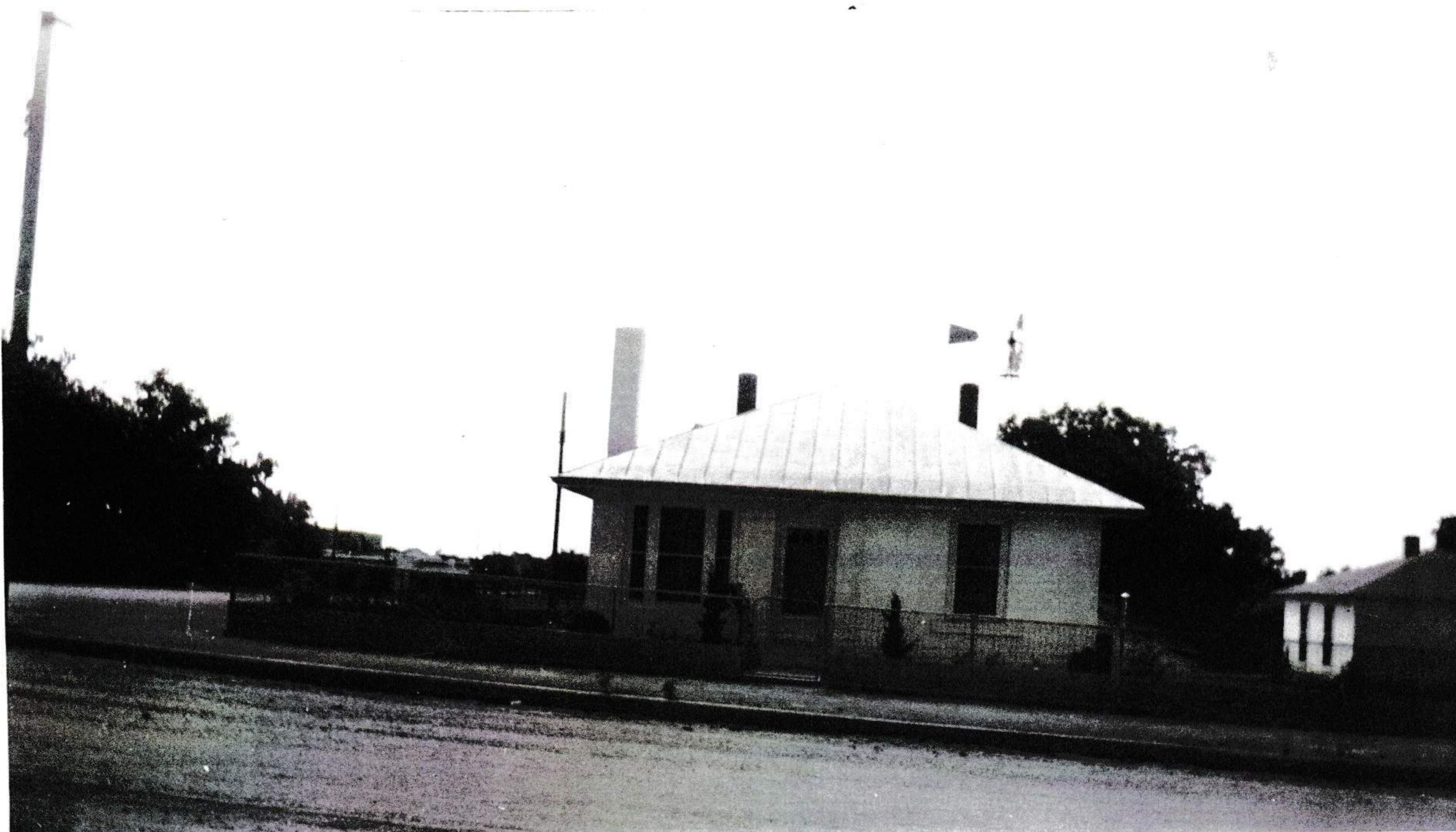


REFERENCE IMAGES



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

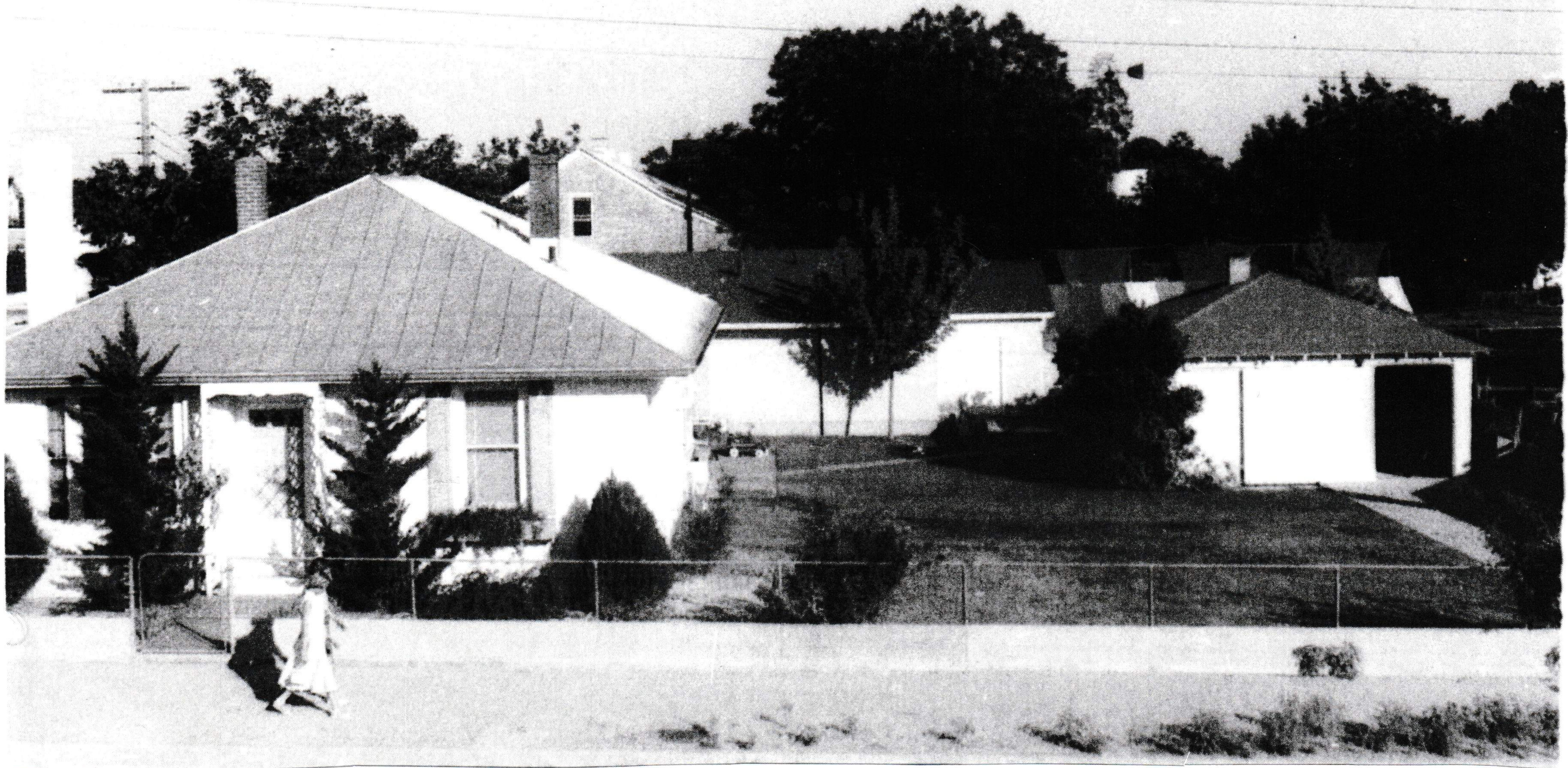
JULY 1948 STUDER S.A. TEX



Front view of 201 S. Orange.
July 1948

JULY 1948 STUDER S.A. TEX

REFERENCE IMAGE



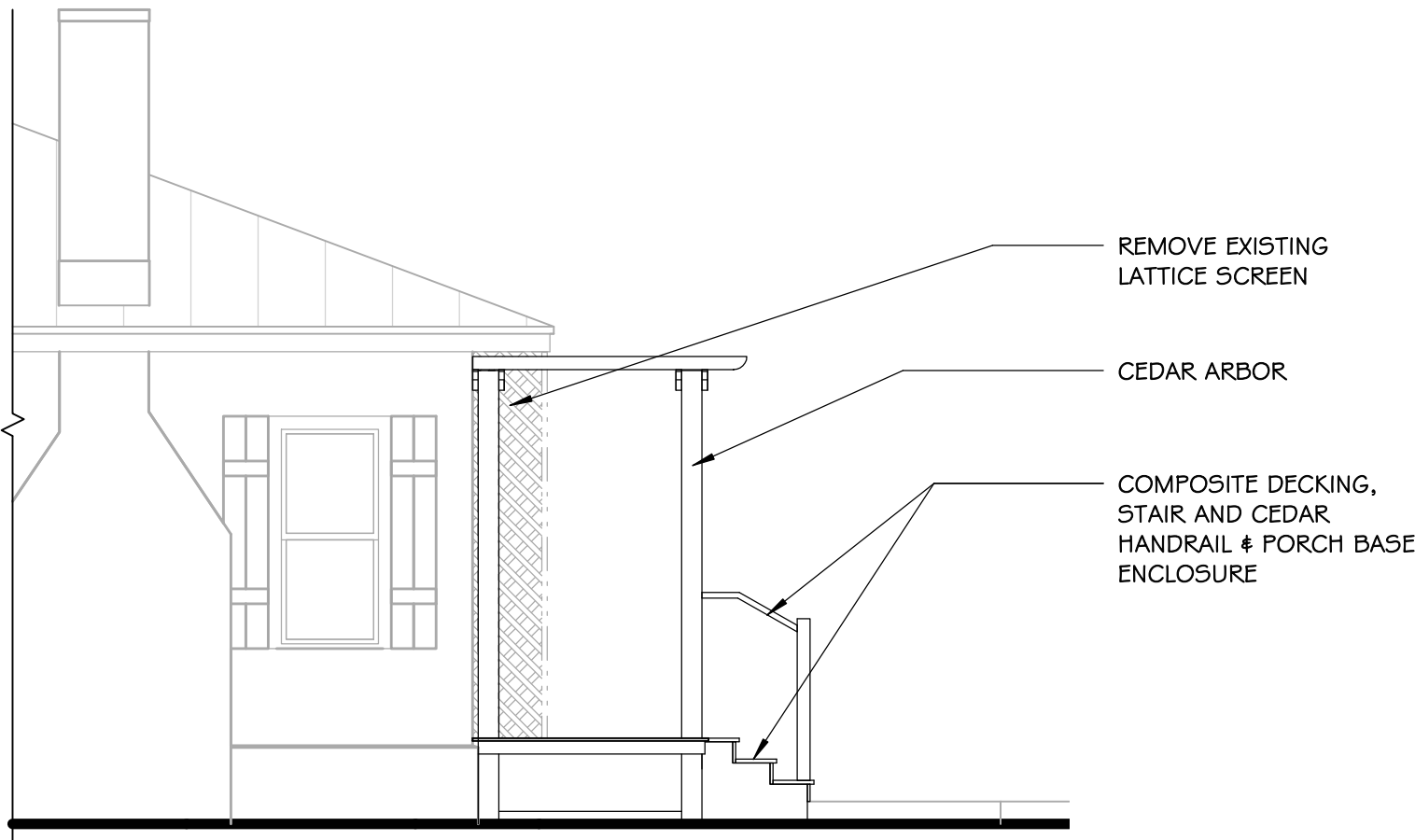
This a photo of present home taken in the early 1950's or late 1940's , from the top floor of St. Mary's rectory, seen in the top photo.

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

PROPOSED FINISH SCHEDULE

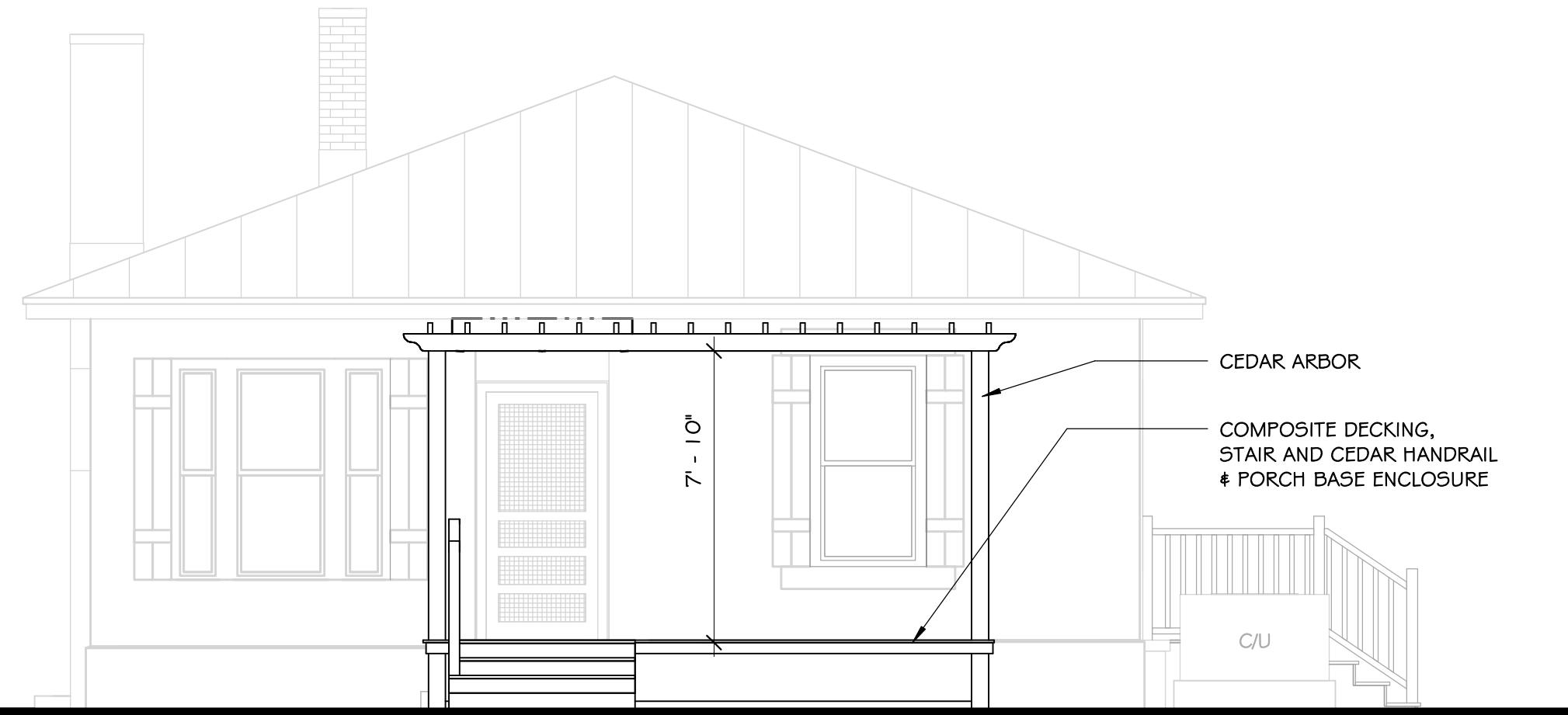
ARBOR & RAILING

NATURAL CEDAR
FINISH: NATURAL WITH CLEAR STAIN/SEALER
TO MATCH APPROVED ADDITION



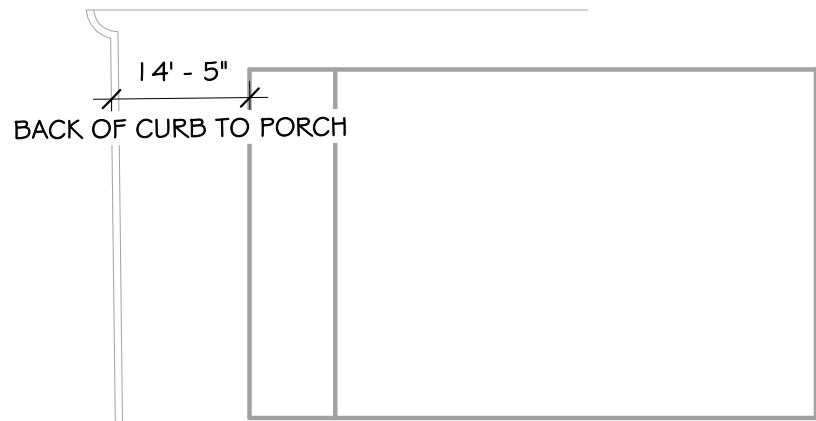
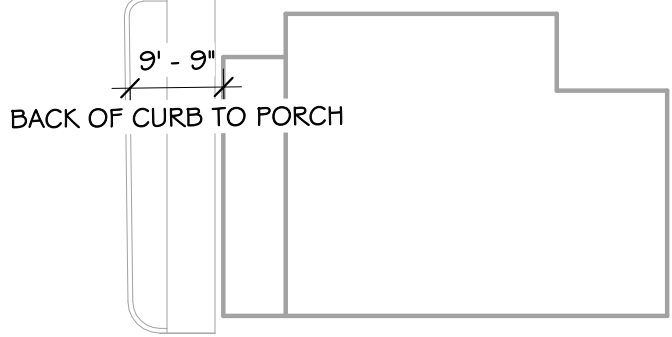
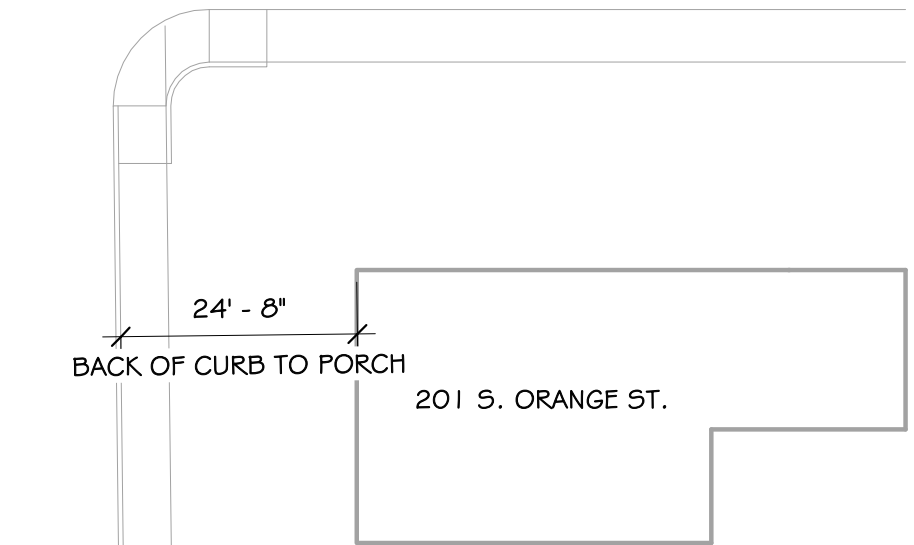
NORTH ELEVATION

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



WEST ELEVATION

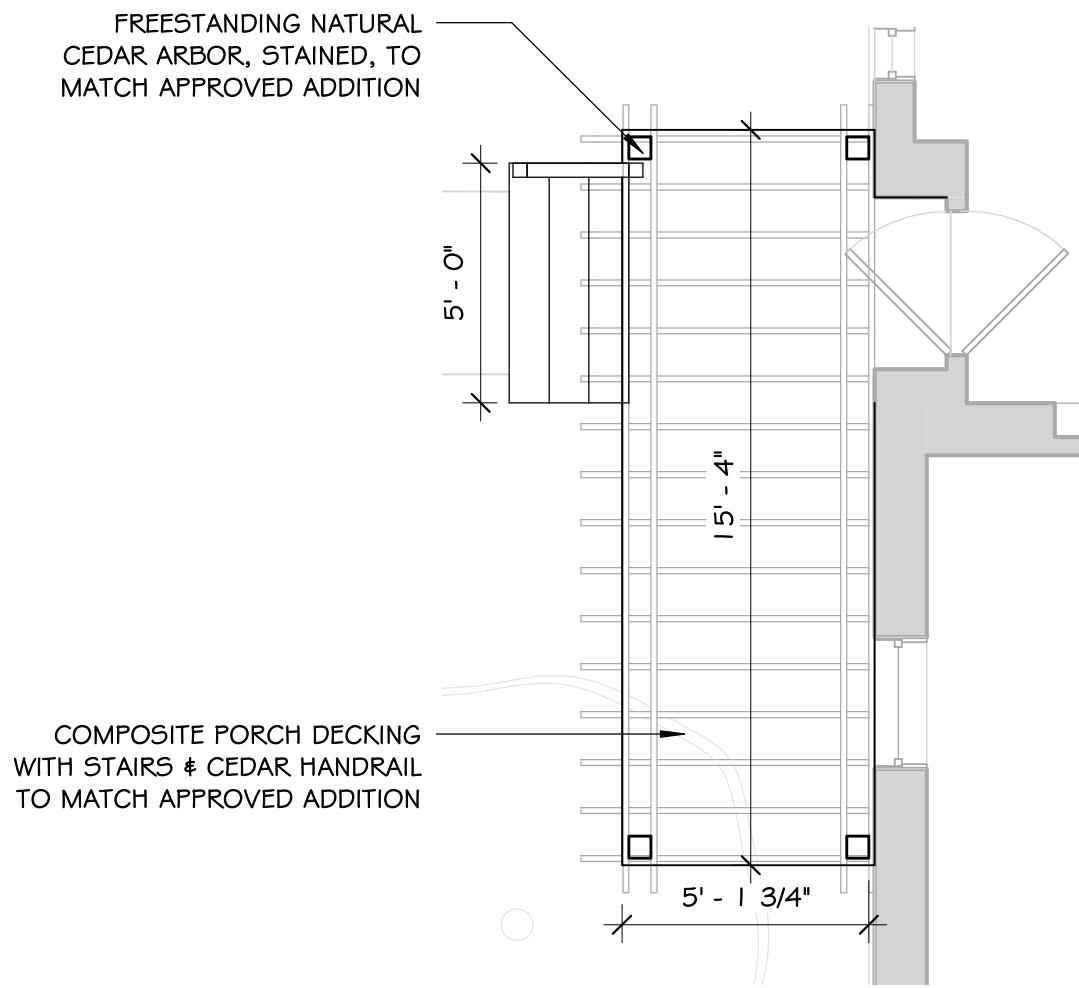
SCALE: 1/4" = 1'-0"



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

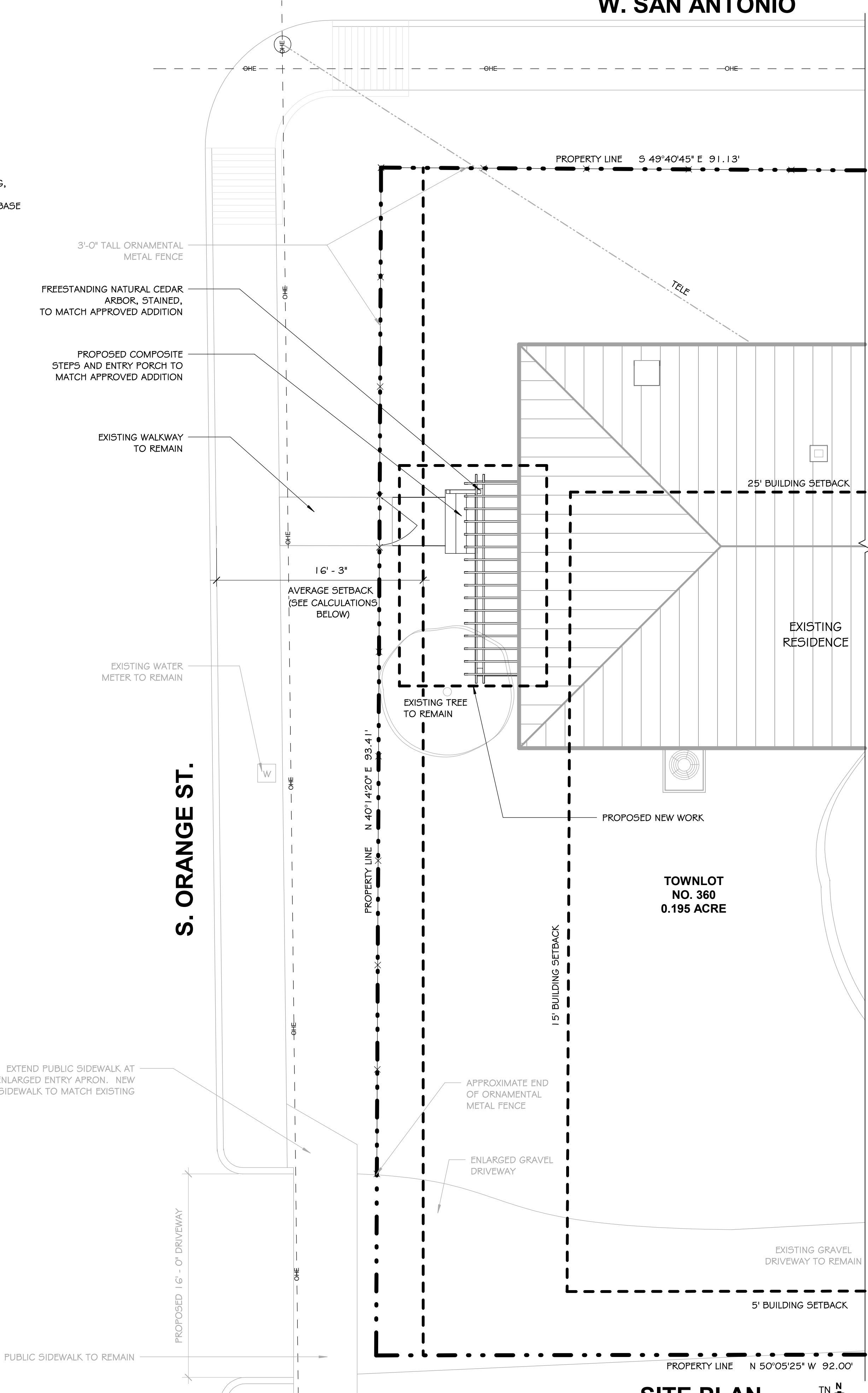
AVERAGE SETBACKS

SCALE: 1" = 20'-0"



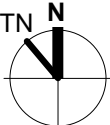
ARBOR PLAN

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



SITE PLAN

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



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

BOENIG RESIDENCE ADDITION

SITE PLAN, FLOOR PLAN & ELEVATIONS

SCALE: As indicated 06.01.21

mustard
DESIGN
architects

Fredericksburg Historic Review Board
Application Information

Application Number: 21-61
Date: June 15, 2021
Address: 211 W Austin
Zoning: CBD
Owner: Whitetail Court
Applicant: SKT Architects
Rating: low
Proposal: demolish existing structure, construct 8 new STR Units, managers quarters, and kitchen/office building

Request approval to:

Demolish existing residence and garage to allow for eight new STR cottages (approx. 400 s.f. each) arranged around a central courtyard, a 1,350 s.f. office/kitchen with covered porch near the front of the property, and 2,000 s.f. manager's quarters and guest parking at the rear of the property. Lap siding and dimensional shingles are widely used throughout the historic district. Painted brick is proposed for the office/kitchen exterior. Construct a six foot tall solid wall along the Austin St property line to create a private courtyard. Parking is accessed through an alley and will not be visible from the street.

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.

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.

Parking: Recommended

1. Locating off-street parking to the rear of the site.

Staff recommendation:

The structure at 211 W Austin is low rated and does not contribute to the historic district. Staff recommends approval of demolition. The size, scale, and materials of the proposed new construction is appropriate for the historic district. The STR compound is a different lot configuration/development pattern. This section of town has Central Business District zoning which requires no setbacks from property lines. This block of W. Austin was historically residential, and many small residences still exist. The typical development pattern includes a main structure in the front with accessory structures in the rear. The proposed main structure is appropriately located. Staff recommends units # 1 and #8 be pushed back to help maintain the typical development pattern. The sides of the building “face” Austin Street which is atypical for Austin Street. Unit #8 should also be pushed back to lessen the encroachment of the view of the Bierschwale house next door. The use of a 6’ privacy wall is uncommon in this part of the historic district. Staff recommends the existing rock wall be retained (appears to be on City Row of Way) and is at an appropriate scale to demarcate the property. This recommendation is in keeping with Fredericksburg Historic District Design Guidelines for new construction.



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 211 West Austin

Date Submitted 5-28-21

Owner name: Whitetail Court, LLC

Phone # 713-725-7293

Owner Address: 211 West Austin, Fredericksburg, TX 78624

Authorized Applicant: Brandon Weinheimer Phone # 830-997-0383

Applicant Signature: Brandon Weinheimer

Applicant E-mail: brandon@sktarchitects.com

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

Desired Start Date: August 2021

Desired Completion Date: March 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 existing residence and garage are low rated structures and are proposed to be removed to allow for eight new STR cottages (approx. 400 s.f. each) arranged around a central courtyard, a 1,350 s.f. office/kitchen with covered porch near the front of the property, and 2,000 s.f. manager's quarters and guest parking at the rear of the property. The scale & forms of the new structures are compatible with the neighborhood.

Lap siding and dimensional shingles are widely used throughout the (attach another sheet if necessary) historic district. Painted brick is proposed for the office/kitchen exterior to differentiate this building from historical residences in the area, like the Heinrich-Bierschwale house.

Attach supporting documentation including: ☒ paint color ☒ color photographs ☒ site plan

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

Staff to complete

Application # 21-61

Year Built: _____

Eligible for Administrative Approval Yes No ☒

Zoning: CBD

Historic Review Board Meeting Date June 15, 2021

Application Fee \$10 paid

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.



Existing Residence at 211 West Austin



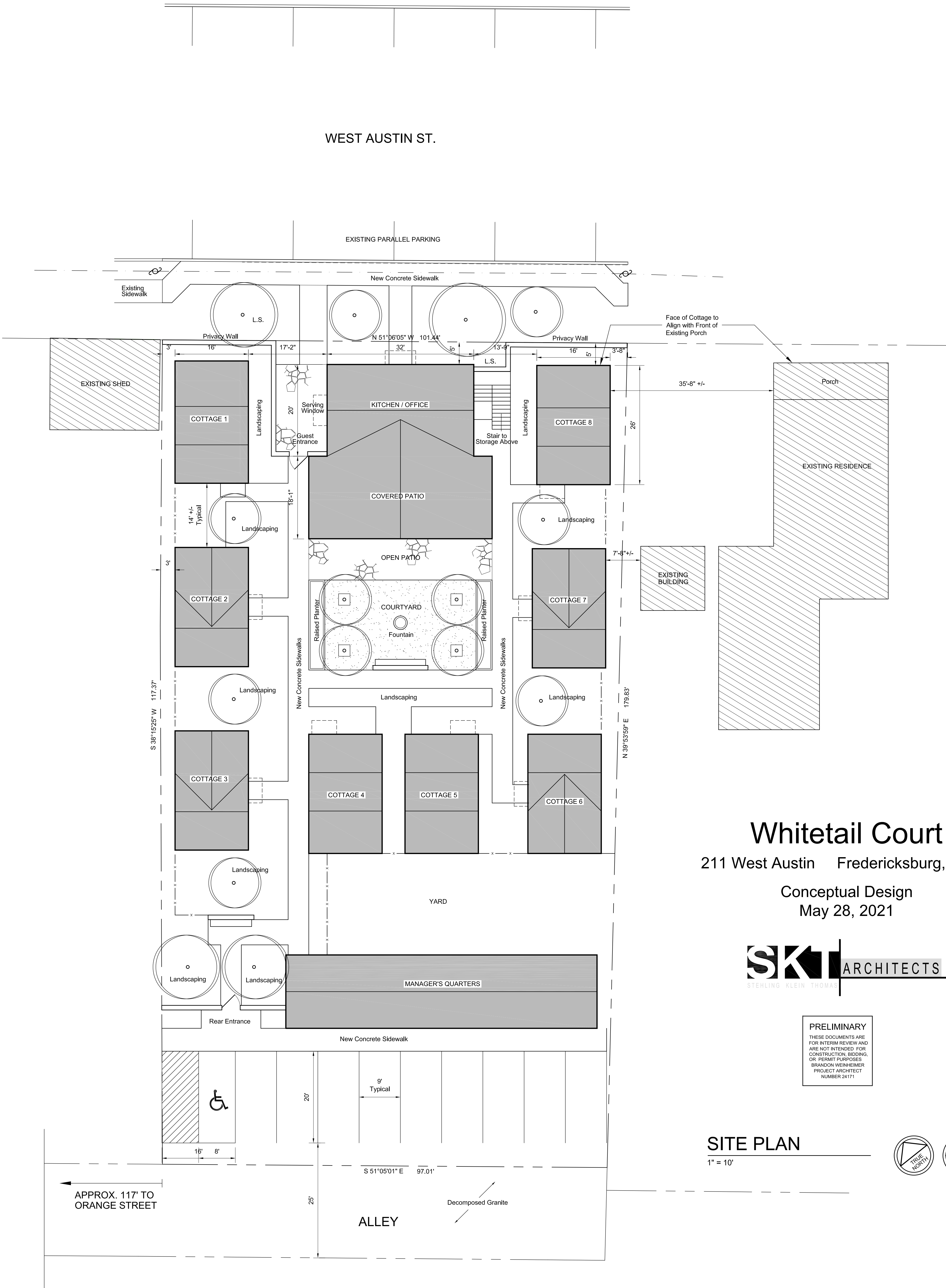
Existing Buildings at 109 North Orange



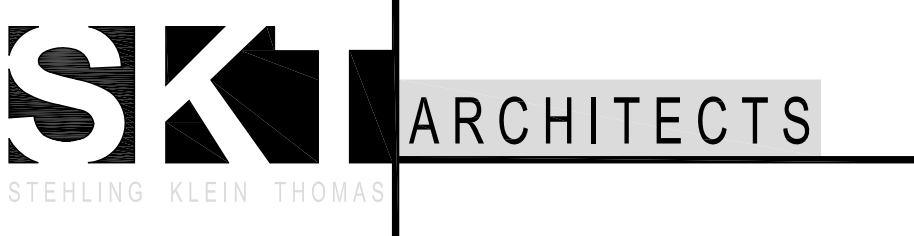
211 West Austin | Street View Looking East



209 West Austin | Heinrich-Bierschwale House

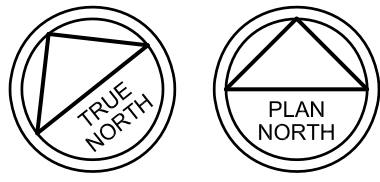


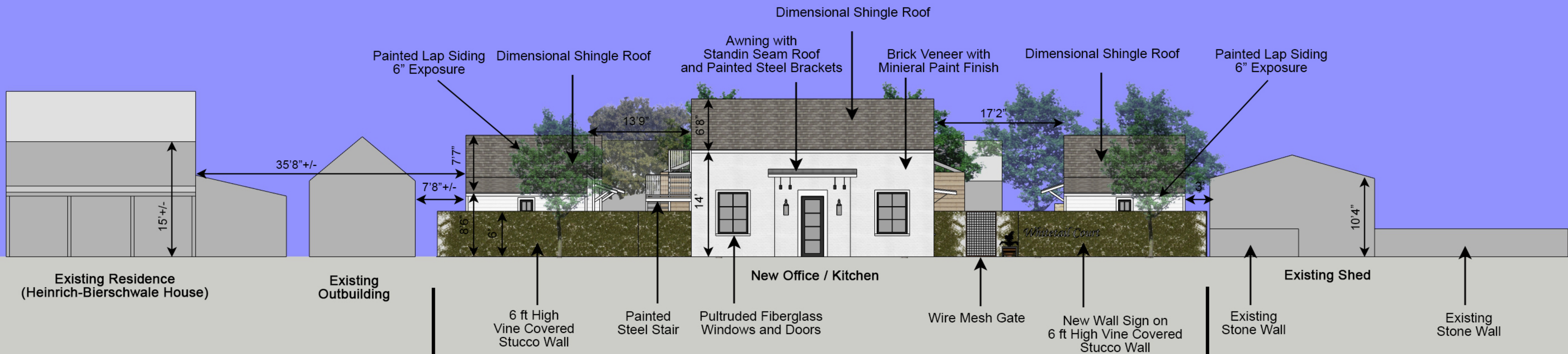
Whitetail Court
211 West Austin Fredericksburg, Texas
Conceptual Design
May 28, 2021



PRELIMINARY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
ARE NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES
BRANDON WEINHEIMER
PROJECT ARCHITECT
NUMBER 24171

SITE PLAN
1" = 10'





209 West Austin

211 West Austin

109 North Orange

Heinrich-Bierschwale
House



View from Austin Street Looking East



Heinrich-Bierschwale House

Existing Shed

View from Austin Street Looking South



Enlarged View of Office / Kitchen Building



Heinrich-Bierschwale House

View from Austin Street Looking West



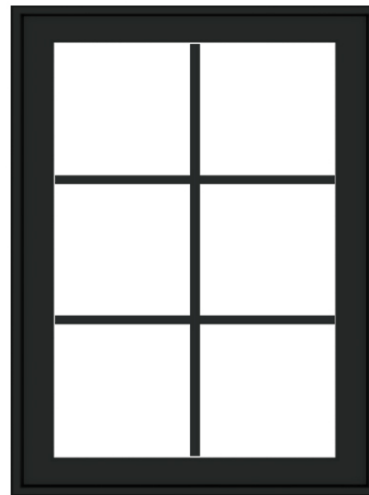
Dimensional Shingles
Certaineed Landmark Series
Color : Georgetown Gray



Lap Siding
6" Exposure
Color to Match Mineral Paint Finish



Dominique Mineral Paint Flnish on Brick
Color : Sei (Off-White)



Windows and Doors
Marvin Elevate Series
Color: Ebony



Example of Wire Mesh Courtyard Gates



Example of Wall Sign on Vine Covered Wall

Details + Finishes







Fredericksburg Historic Review Board
Application Information

Application Number: 21-68
Date: June 15, 2021
Address: 213 E Travis
Zoning: R2
Owner: Santiano
Applicant: Timber & Stone Builders
Rating: medium
Proposal: 2 new STR structures

Request approval to:

1. Build 2 new standalone short term rental homes. We are bringing in the same stone as neighboring historic rock structure and using it as accents on the new structure. Facia, soffit & trim colors will be selected to match the existing home. We will be keeping the same Unit 2 is the first proposed short-term rental when looking at the property from Travis St. The design consists of a 1-story with siding, vintage beams and use of rocks in the design are intended to highlight the focal point of the historical structure without over taking it. The roof lines and pitch so it flows with existing structures yet stands alone.

Unit 3 is the second proposed structure and is located at the rear, northwest corner, of the property. Unit 3's design consists of a 2-story with an exterior consistent with Unit 2's. They both utilize stucco, painted wood horizontal siding, painted facia/soffit/trim that matches the existing structure, vintage timbers and stone accents. The footprint of Unit 3 is approximately 355 square feet smaller than Unit 2 with design intentions of looking like a carriage home or guest quarters.

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.

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.

Parking: Recommended

1. Locating off-street parking to the rear of the site.

Staff recommendation:

The lot in question is oversized and has R2 zoning. The proposed new STR units are the maximum allowed by density, setback, parking requirements. The style of the structures are modern interpretations using historic and common materials. However, the proximity of the structures crowd the lot in an unusual development pattern. The typical development pattern includes a main structure in the front with accessory structures in the rear. Main houses on this block of E Travis have significantly more space between them than the proposed new addition. The new front house (Unit 2) is only 17' from the historic house. The new rear structure (Unit 3) appears to be only 5 feet behind the front structure (Unit 2). The sizes should be reduced to have more of a cottage appearance to allow more spacing between the structures and to better mimic the traditional development pattern. The number of units dictates the number of parking spots. This layout requires three parking spots in the front yard. The design guidelines recommend minimizing the physical and visual impact of parking. Staff recommends the existing rock wall be retained. This recommendation is in keeping with Fredericksburg Historic District Design Guidelines for new construction.



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 412 W. Schubert Street Date Submitted
Owner name: Lisa and Jeffrey Zook Phone # (512) 470-1617
Owner Address: Round Rock, Texas
Authorized Applicant: Gary M. Williams Phone # (214) 336-6468

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

Applicant E-mail: gmwarchitect@aol.com

Desired Start Date: 06/20/21

Desired Completion Date: 08/20/21

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)

There will be an addition of approx. 2'-6" across the back of the house to add a closet to one bedroom and add space to the only bathroom. The addition's exterior will match the existing house in materials and color. The front elevation and right elevation will have two windows removed so another closet can be added to the front bedroom. the roof line from the front will be unchanged. The roof over the covered deck in the backyard will be removed and the deck repaired. landscaping will be updated, front fence repaired,

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

Staff to complete

Application # 21-57

Year Built: 1950s

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning: R1

Historic Review Board Meeting Date 6/15/21

Application Fee \$10 COA#

Surveying: 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.



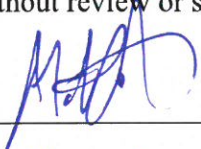
HISTORIC DISTRICT/ LANDMARK CHECKLIST

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

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

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

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

Owner/Agent:  Timber & Stone Builders Date: 6/2/21

Printed Name: MATT GUNERIAN



213 E. Travis St. - Historic District Construction Narrative

Date: June 2, 2021

Attention: Anna Hudson – Historic Presentation Officer

The Santiano Family and Timber & Stone Builders are pleased to present our design for 2 new short-term rental structures at the location of 213 E. Travis St. Fredericksburg, TX 78624. The intent of this design is to highlight and accent the historical home that resides on this same property.

Unit 2

Unit 2 is the first proposed short-term rental when looking at the property from Travis St. The design consists of a 1-story, 2-bedroom, 2-bathroom that has the flexibility to be converted into one efficiency unit and a single bedroom unit. The color scheme, siding, vintage beams and use of rocks in the design are intended to highlight the focal point of the historical structure without over taking it. The roof line of Unit 2 has been designed so that it is symmetrical with the existing structure and provides the feeling that it could have been designed for the property at the same time the original unit was.

Unit 3

Unit 3 is the second proposed structure and is located at the rear, northwest corner, of the property. Unit 3's design consists of a 2-story, 2-bedroom, 2-bathroom short-term rental. This unit is designed only to be used as a single rental unit. Unit 3's exterior is consistent with Unit 2's. They both utilize stucco, painted wood horizontal siding, painted fascia/soffit/trim that matches the existing structure, vintage timbers and stone accents. The footprint of Unit 3 is approximately 355 square feet smaller than Unit 2 with design intentions of looking like a carriage home or guest quarters.

Parking

The existing parking and drive will be expanded upon by utilizing decomposed granite with a stone border that accents the original driveway and limestone wall at the front of the property. No additional curb cuts will be needed due to there being one located on each end of the property.

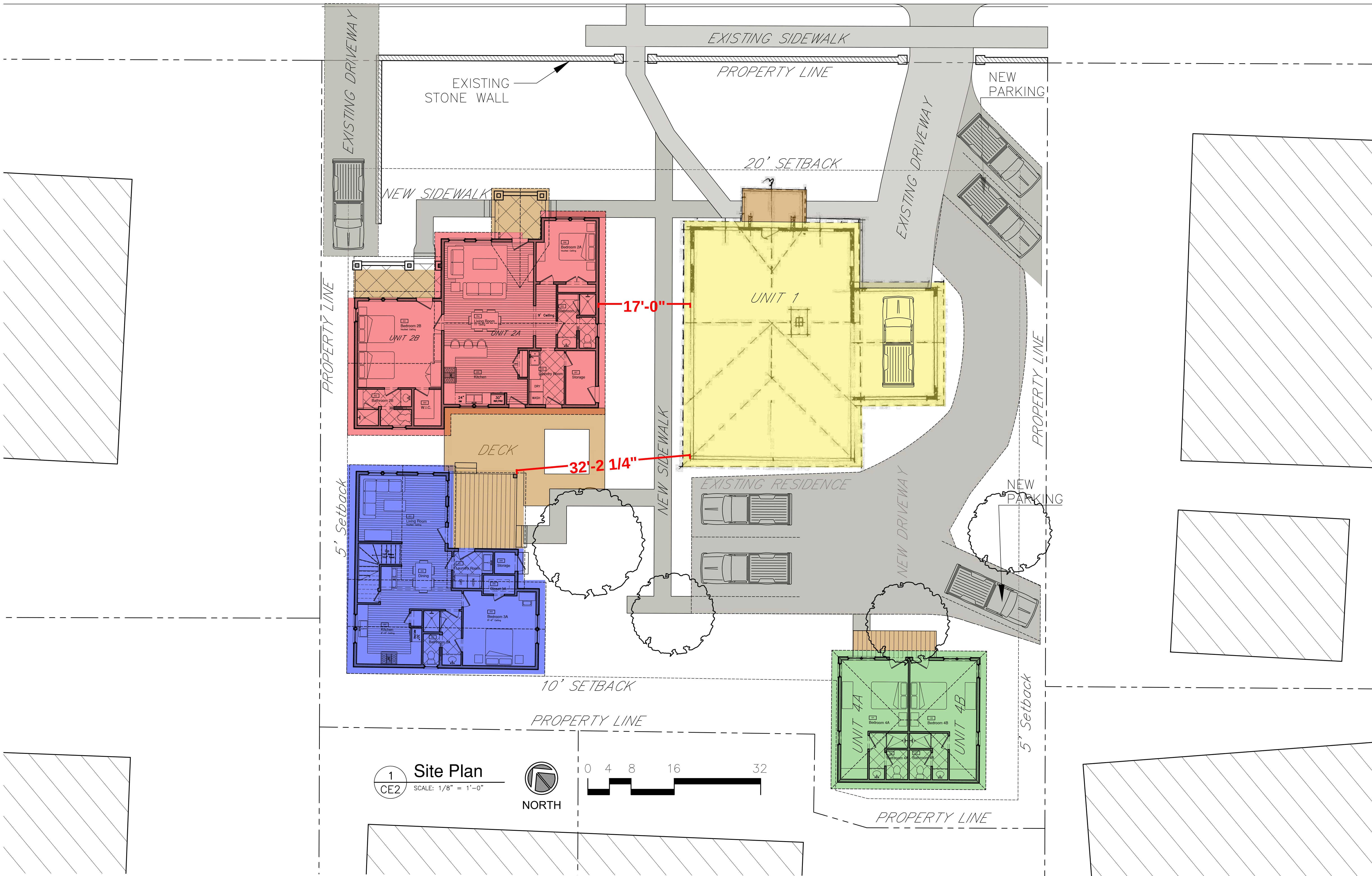
Garage Conversion

The garage conversion construction is not intended to happen or be permitted at the same time of construction as Units 2 and 3. It is shown on the plans for future planning purposes and to ensure vehicle parking counts are accounted for in this phase of construction.

Sincerely,

Matt Guderian - Timber & Stone Builders

E TRAVIS ST



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

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

TIMBER & STONE
— BUILDERS —

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

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

SITE PLAN

CE2

DRAWING NUMBER:

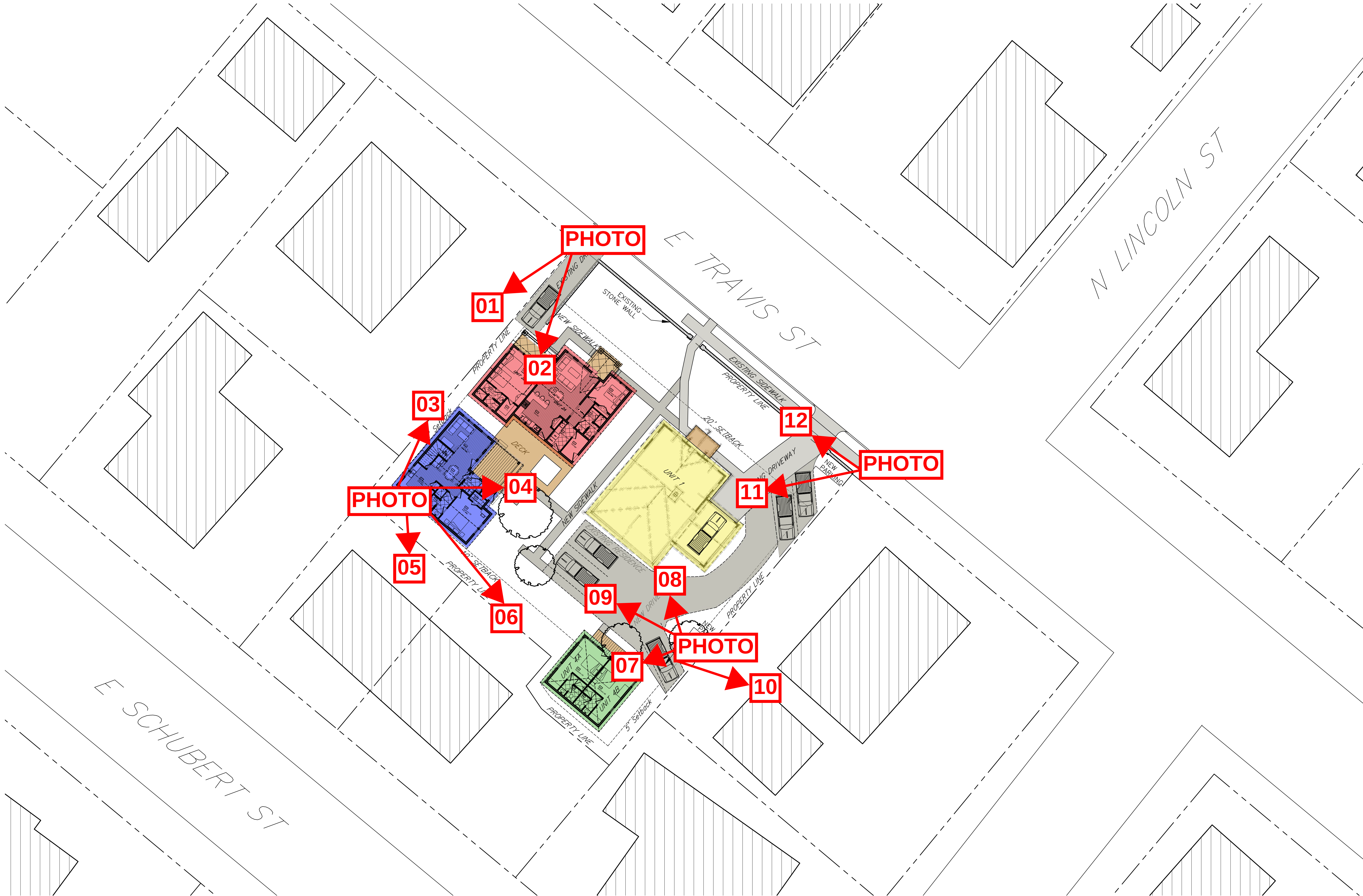
May 25, 2021
DRAWING ISSUE DATE:
20.764 SANTIANO B&B
PROJECT FILE NUMBER:





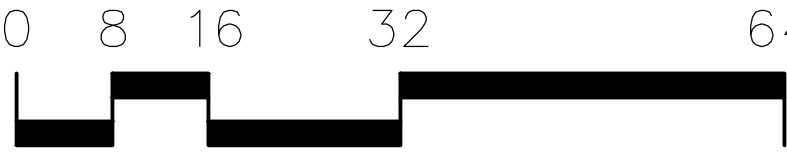






1
CE1

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



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

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



William Tabberson, AIA
NCARB Certification No. 46419
Indiana Certification No. 19700041

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SITE PLAN
CE1
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20.764 SANTIANO B&B
PROJECT FILE NUMBER:

01











06









10



11





SANTIANO BED & BREAKFAST

213 E. Travis St., Fredericksburg, TX 78624



CONTACT INFORMATION

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

SQUARE FOOTAGE CALCULATIONS

PROPERTY	17,408 sq ft
EXISTING HOUSE—Unit 1 (Yellow)	1,333 sq ft
CARPORT	300 sq ft
NEW HOUSE—Unit 2 (Red)	
Unit 2A	934 sq ft
Unit 2B	395 sq ft
NEW HOUSE—Unit 3 (Blue)	1,459 sq ft
EXISTING GARAGE— Unit 4 (Green)	
Unit 4A	299 sq ft
Unit 4B	299 sq ft

INDEX OF DRAWINGS

SHEET: DESCRIPTION:

T1	TITLE SHEET
CE1	SITE PLAN
CE2	SITE PLAN
A1	EXTERIOR VIEWS
A2	UNIT 2
A2.1	UNIT 2 DETAILS
A3	UNIT 3
A3.1	UNIT 3 DETAILS
A4	UNIT 4

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SUBMITTAL LOG

PREVIOUS DRAWING RELEASES:

- 01.27.21-DRAWING SET 1
OWNER REVIEW
- 03.03.21-DRAWING SET 2
OWNER REVIEW
- 04.06.21-DRAWING SET 3
OWNER REVIEW

DRAWING SET 4:

DESIGN REVIEW

MAY 25, 2021

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

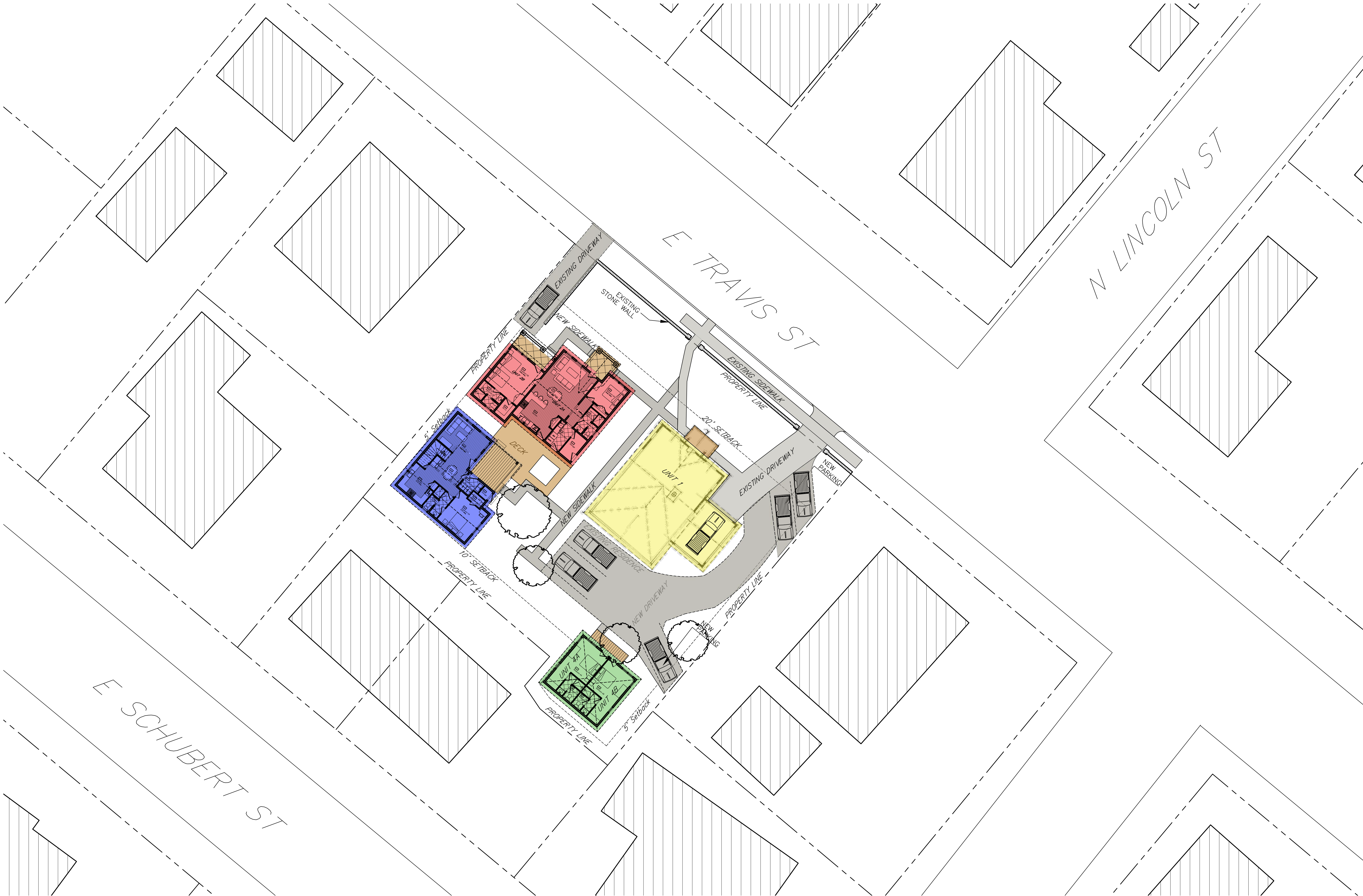
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TITLE
PAGE

T1

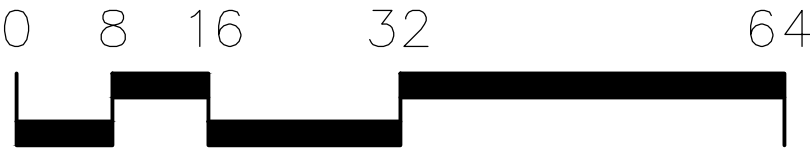
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1
CE1

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



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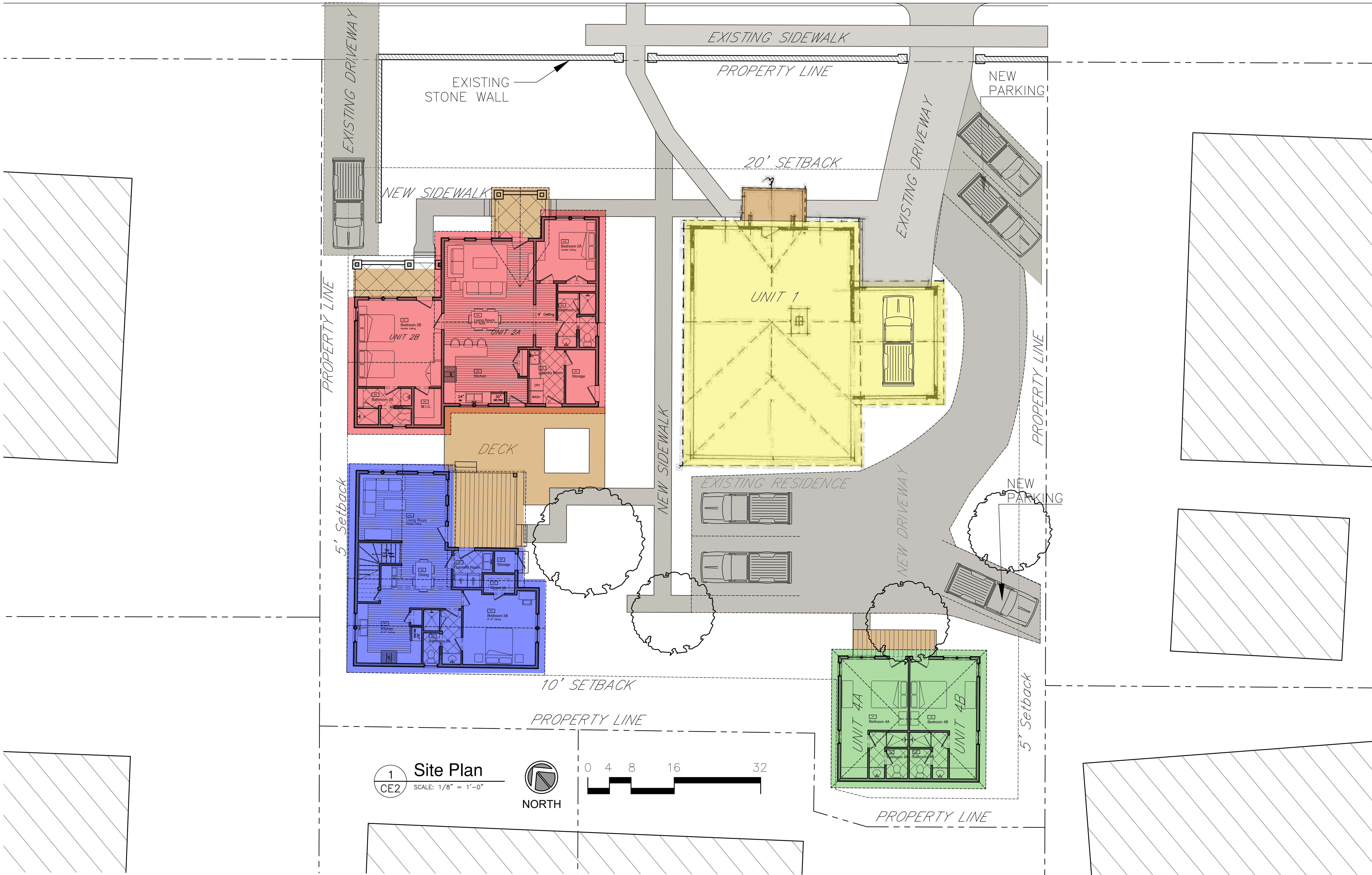
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SITE PLAN
CE1
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SITE PLAN

CE2

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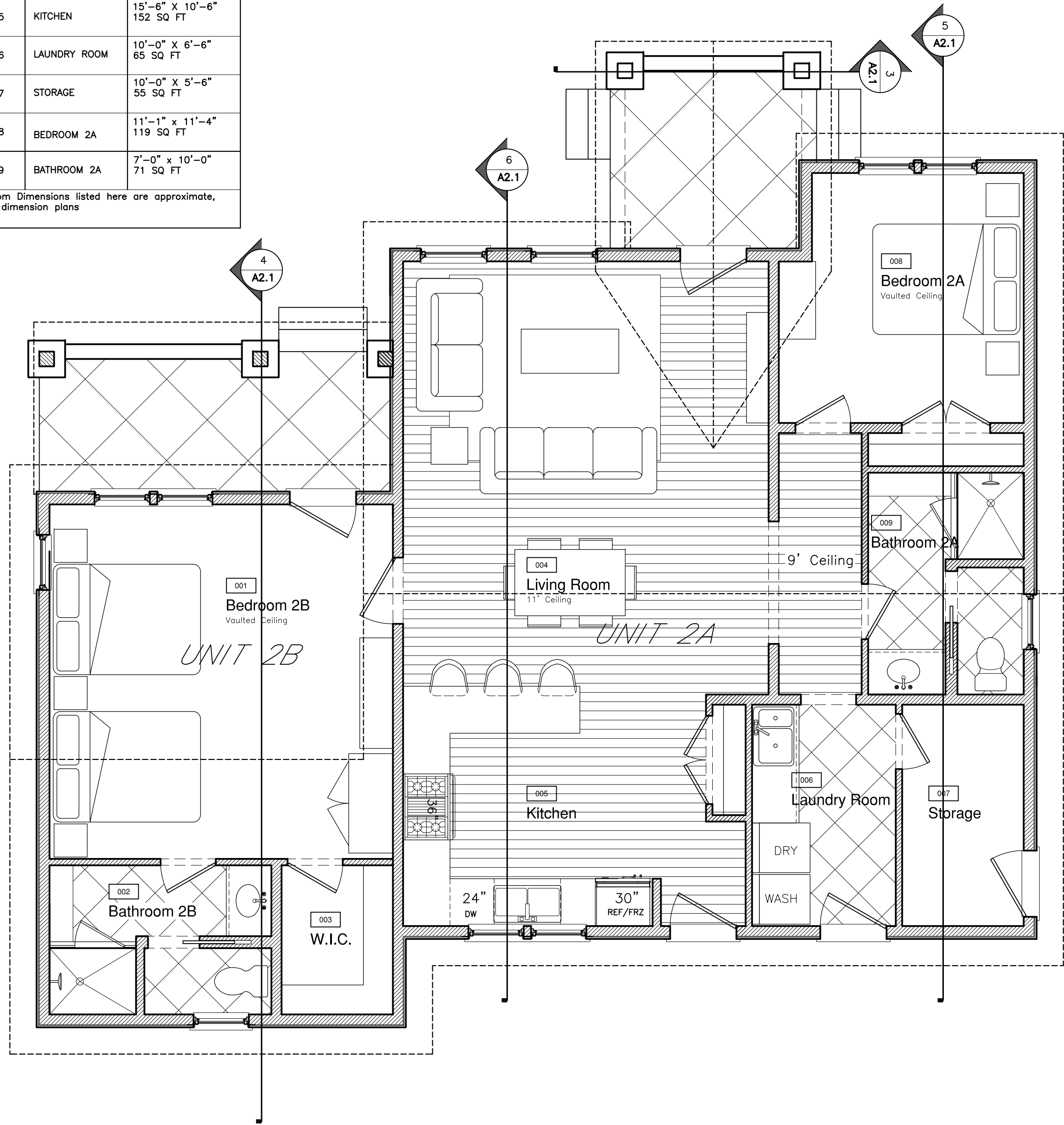
EXTERIOR VIEWS

A1

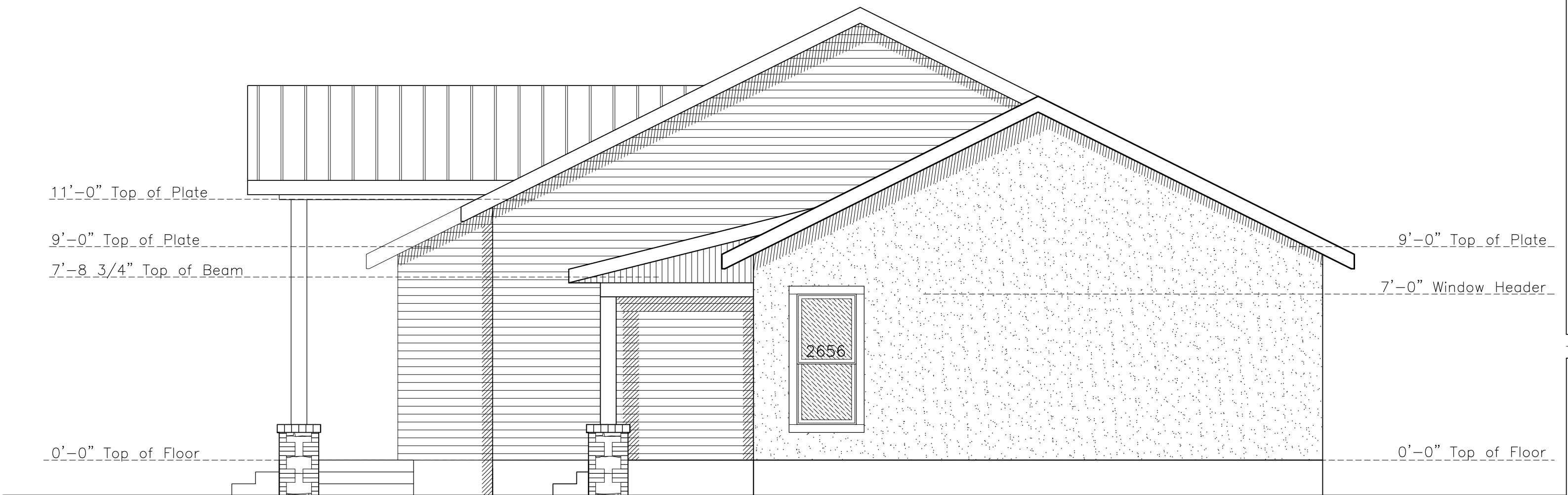
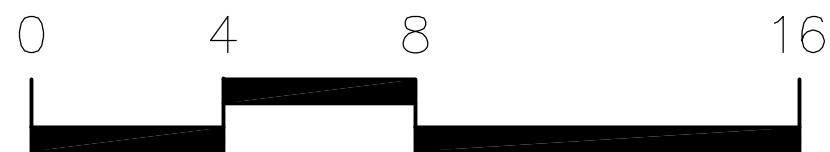
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PROJECT FILE NUMBER:

UNIT 2: ROOM SCHEDULE		
ROOM NO.	ROOM NAME	DIMENSIONS SQ FT
001	BEDROOM 2B	15'-6" x 16'-0" 248 SQ FT
002	BATHROOM 2B	7'-0" x 10'-0" 71 SQ FT
003	W.I.C.	6'-9" x 5'-0" 34 SQ FT
004	LIVING ROOM	16'-6" x 19'-7" 324 SQ FT
005	KITCHEN	15'-6" x 10'-6" 152 SQ FT
006	LAUNDRY ROOM	10'-0" X 6'-6" 65 SQ FT
007	STORAGE	10'-0" X 5'-6" 55 SQ FT
008	BEDROOM 2A	11'-1" x 11'-4" 119 SQ FT
009	BATHROOM 2A	7'-0" x 10'-0" 71 SQ FT
*Room Dimensions listed here are approximate, see dimension plans		



1 Unit 2
A2 SCALE: 1/4" = 1'-0"



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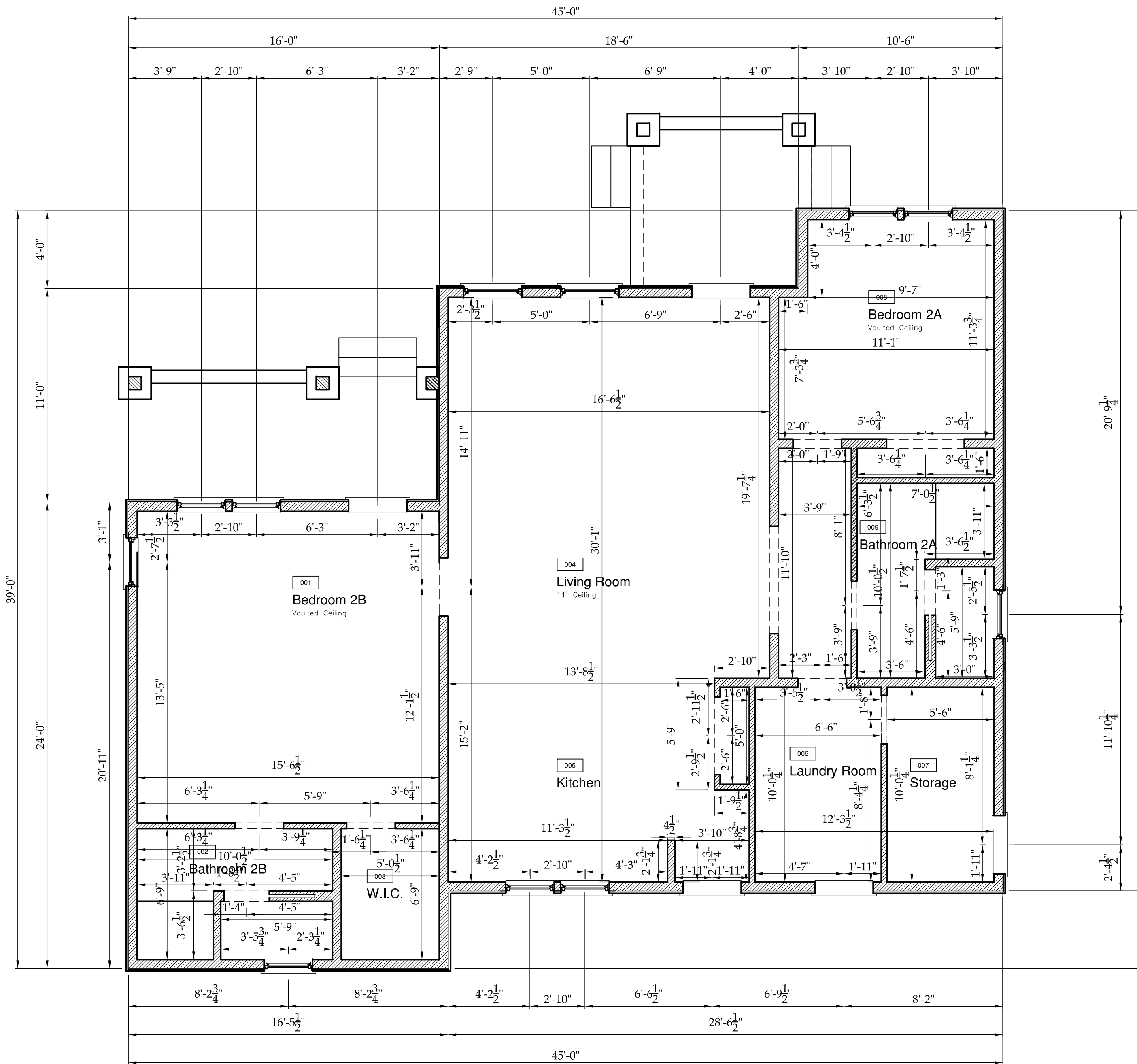
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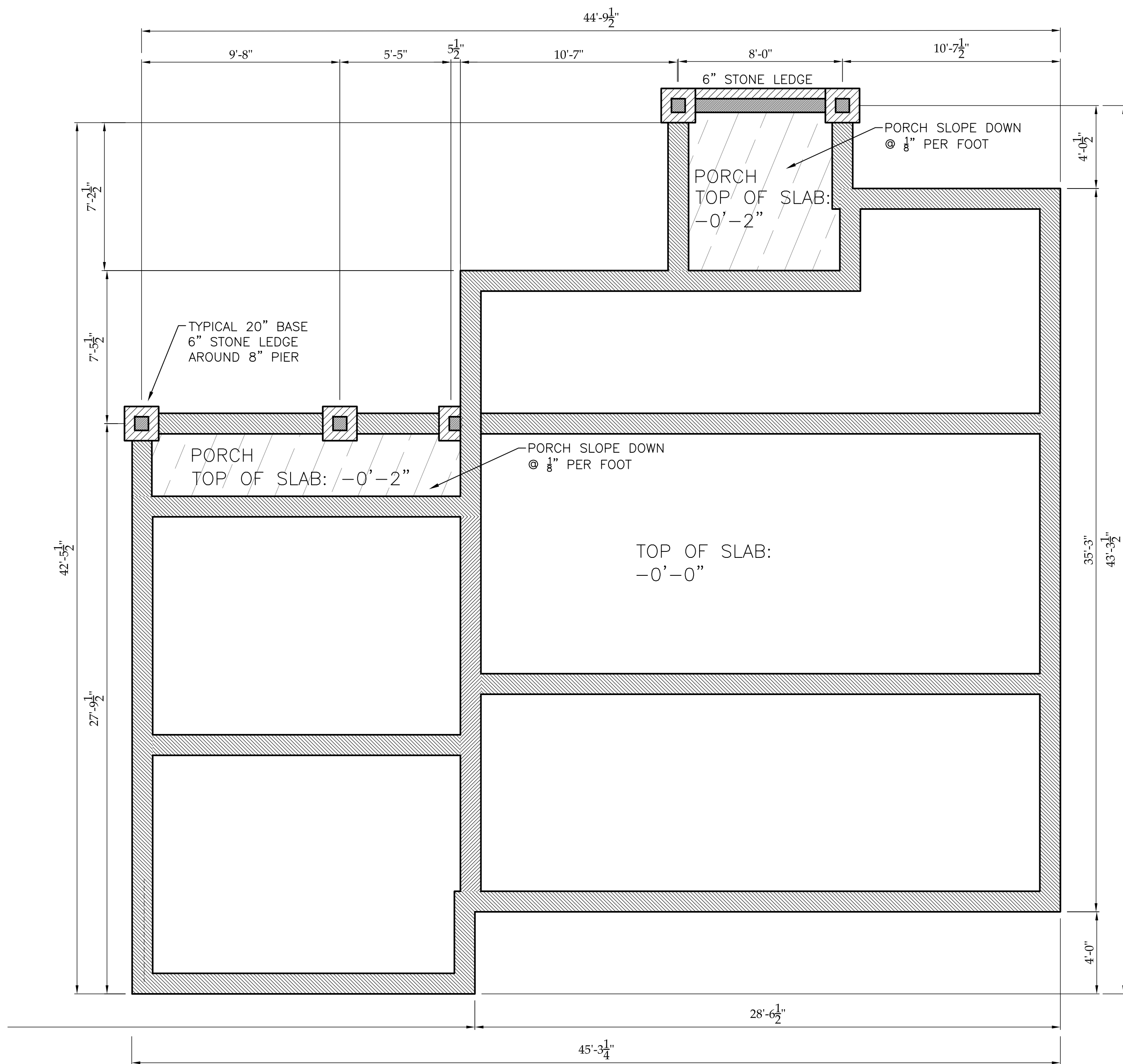
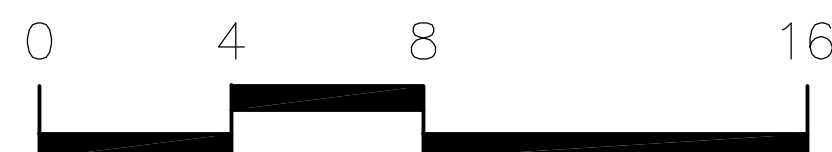
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UNIT 2
A2
DRAWING NUMBER:

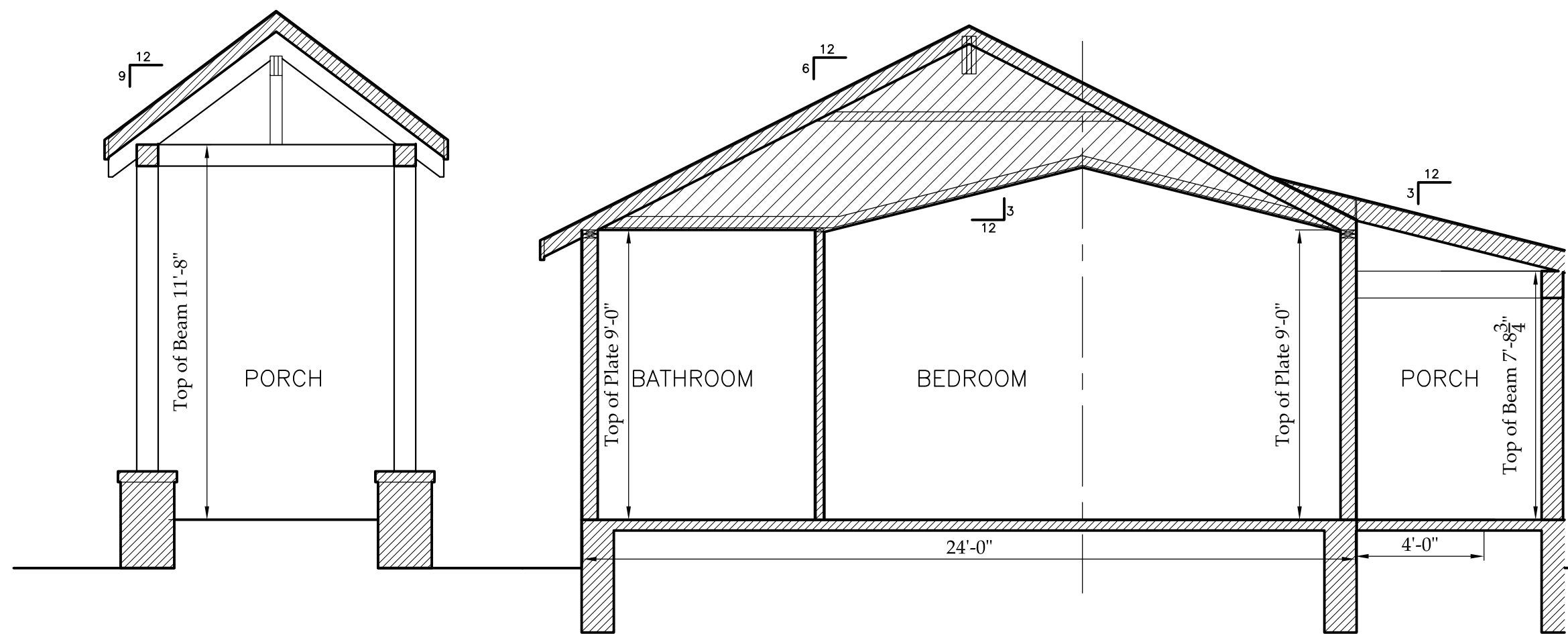
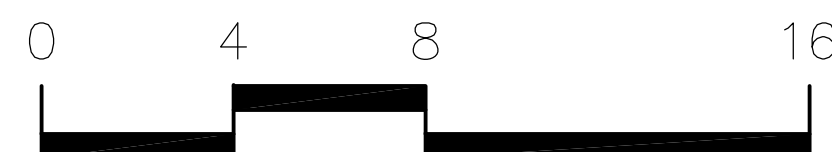
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PROJECT FILE NUMBER:



1 Unit 2 Dimensions
A2.1 SCALE: 1/4" = 1'-0"

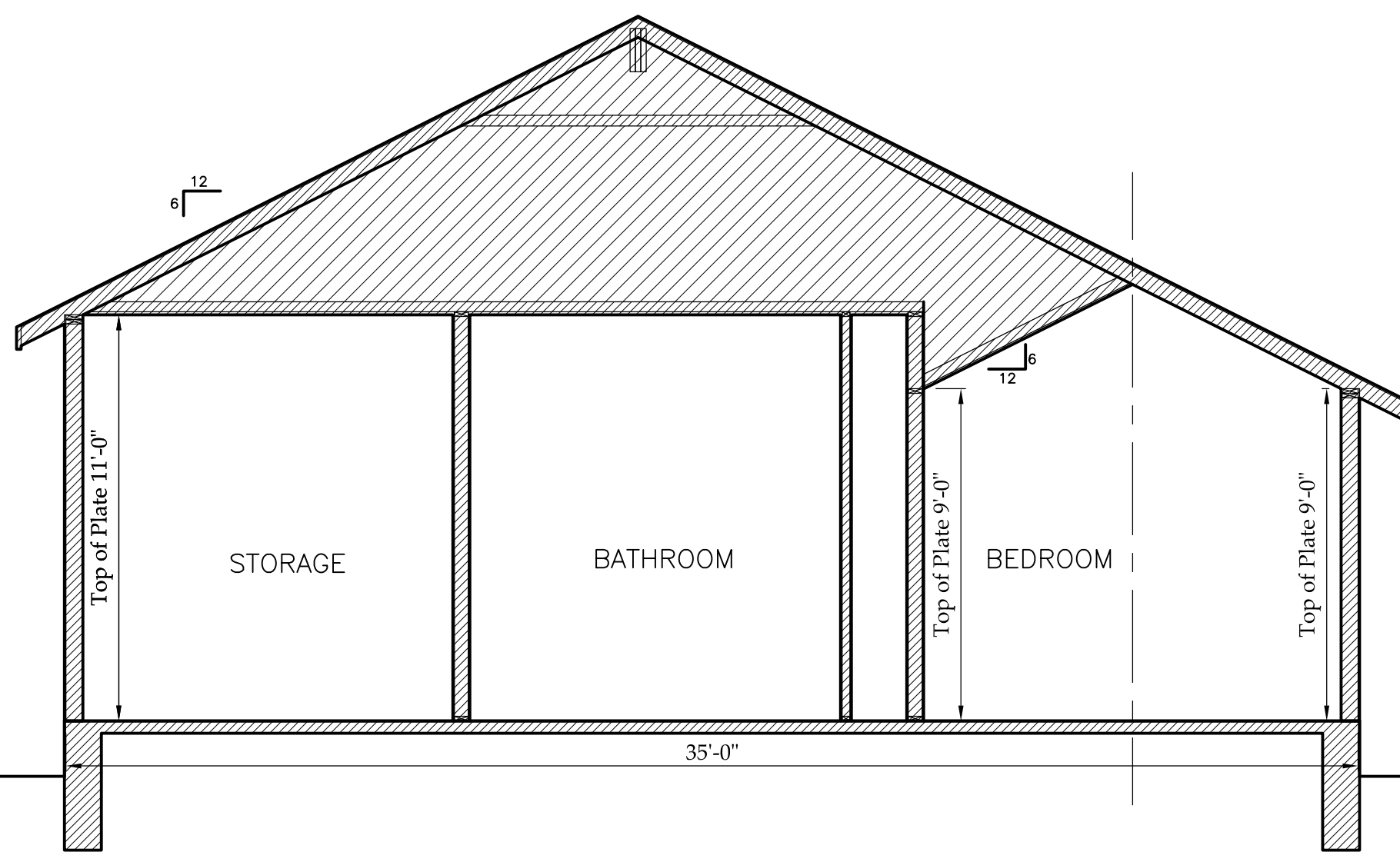


2 Unit 2 Foundation
A2.1 SCALE: 1/4" = 1'-0"

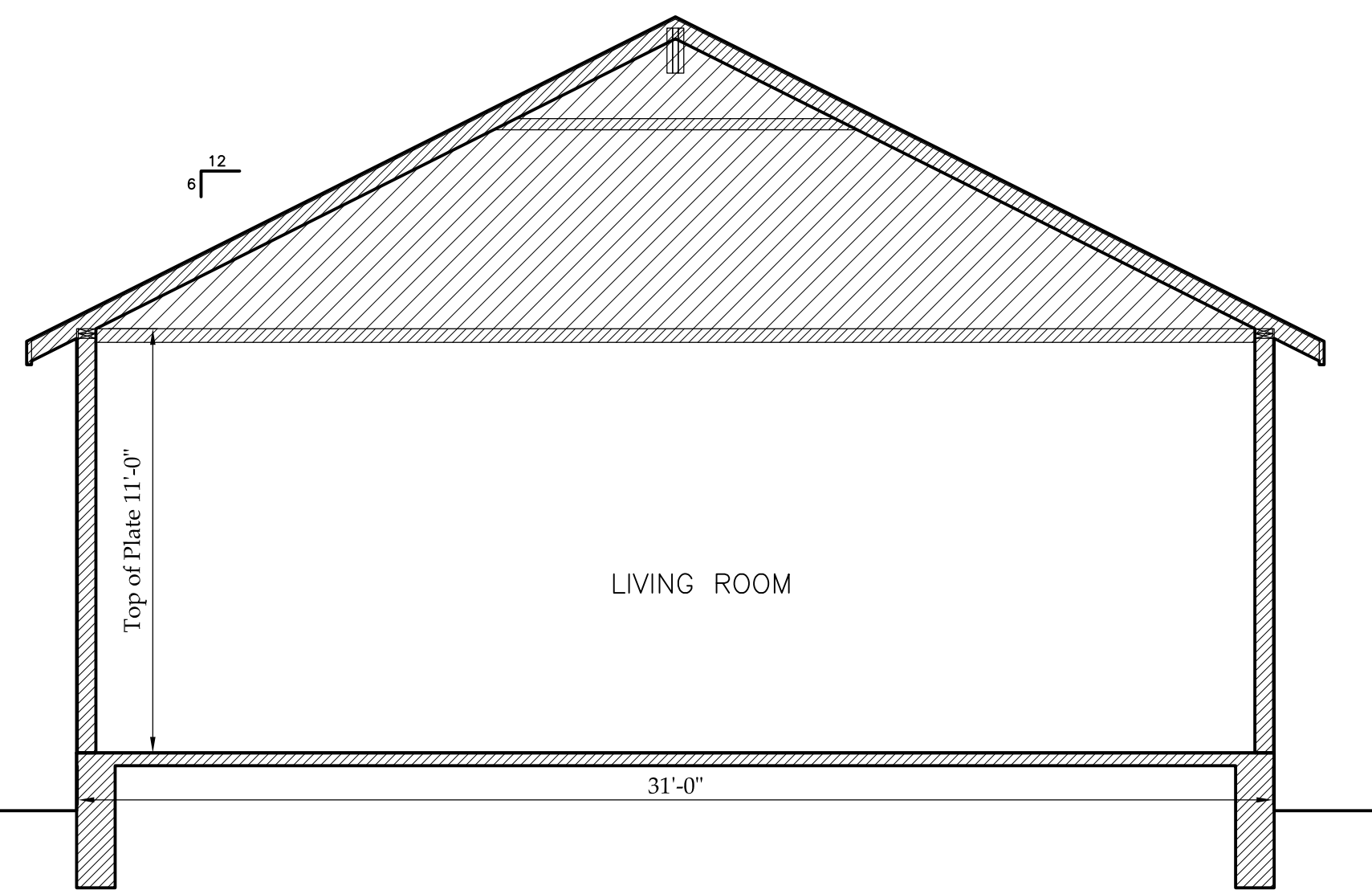


3 Building Section
A2.1 SCALE: 1/4" = 1'-0"

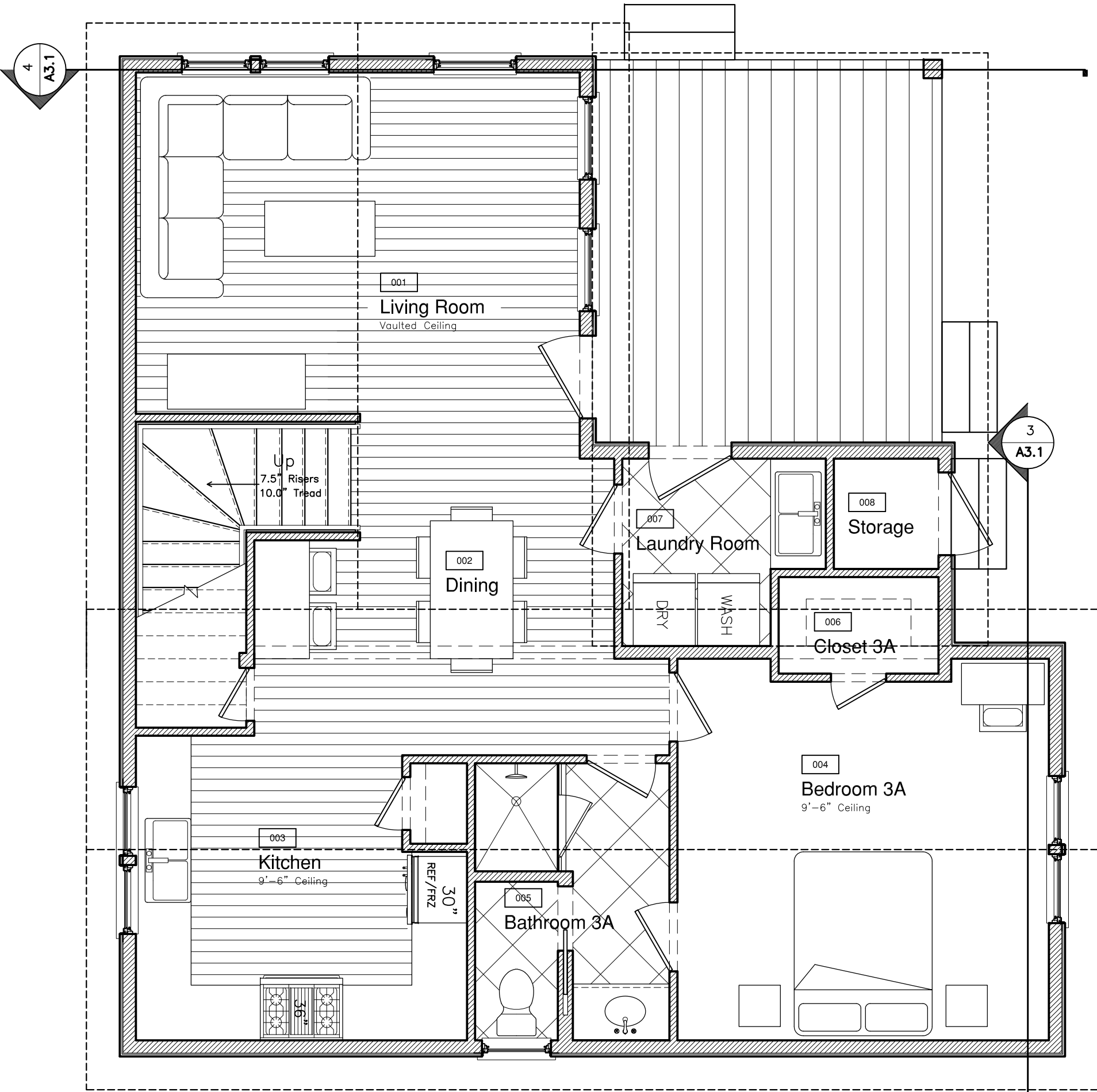
4 Building Section
A2.1 SCALE: 1/4" = 1'-0"



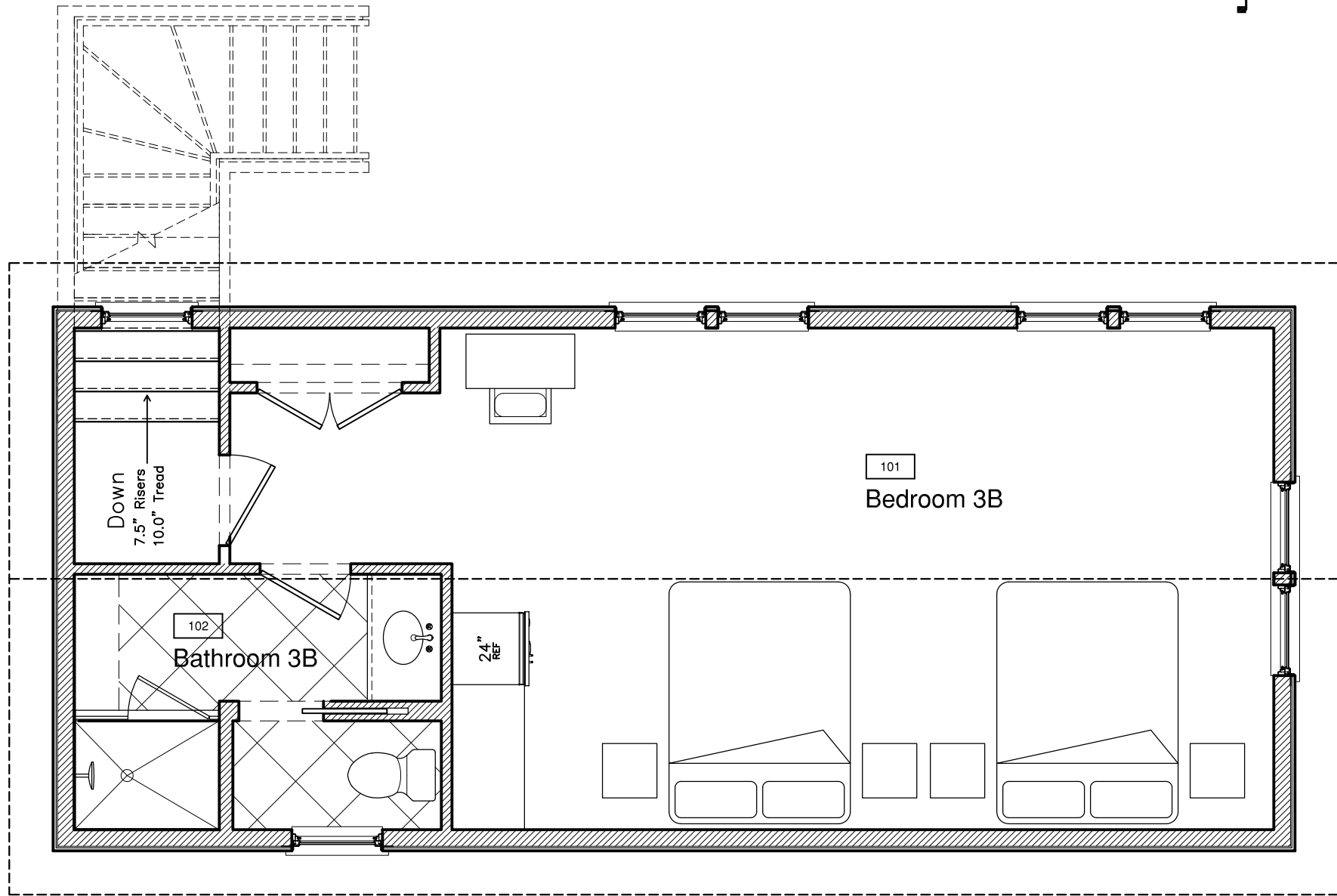
5 Building Section
A2.1 SCALE: 1/4" = 1'-0"



6 Building Section
A2.1 SCALE: 1/4" = 1'-0"



MAIN LEVEL FLOOR



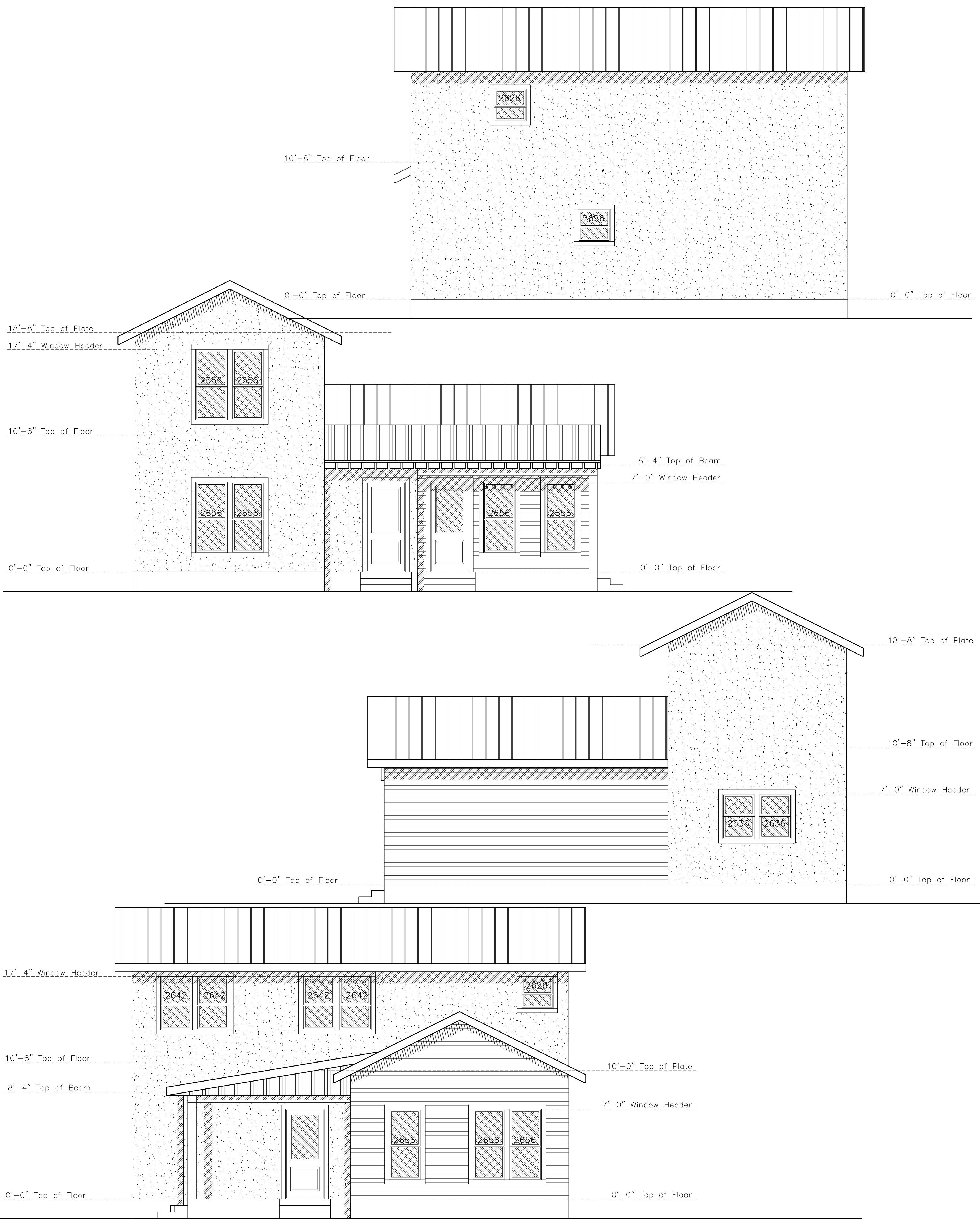
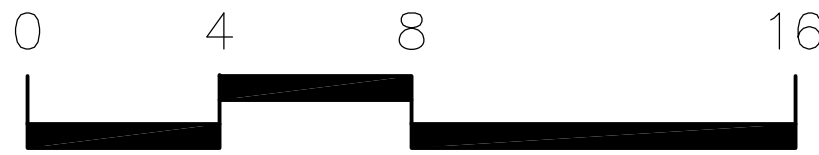
SECOND LEVEL FLOOR

1

A3.1

Unit 3

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



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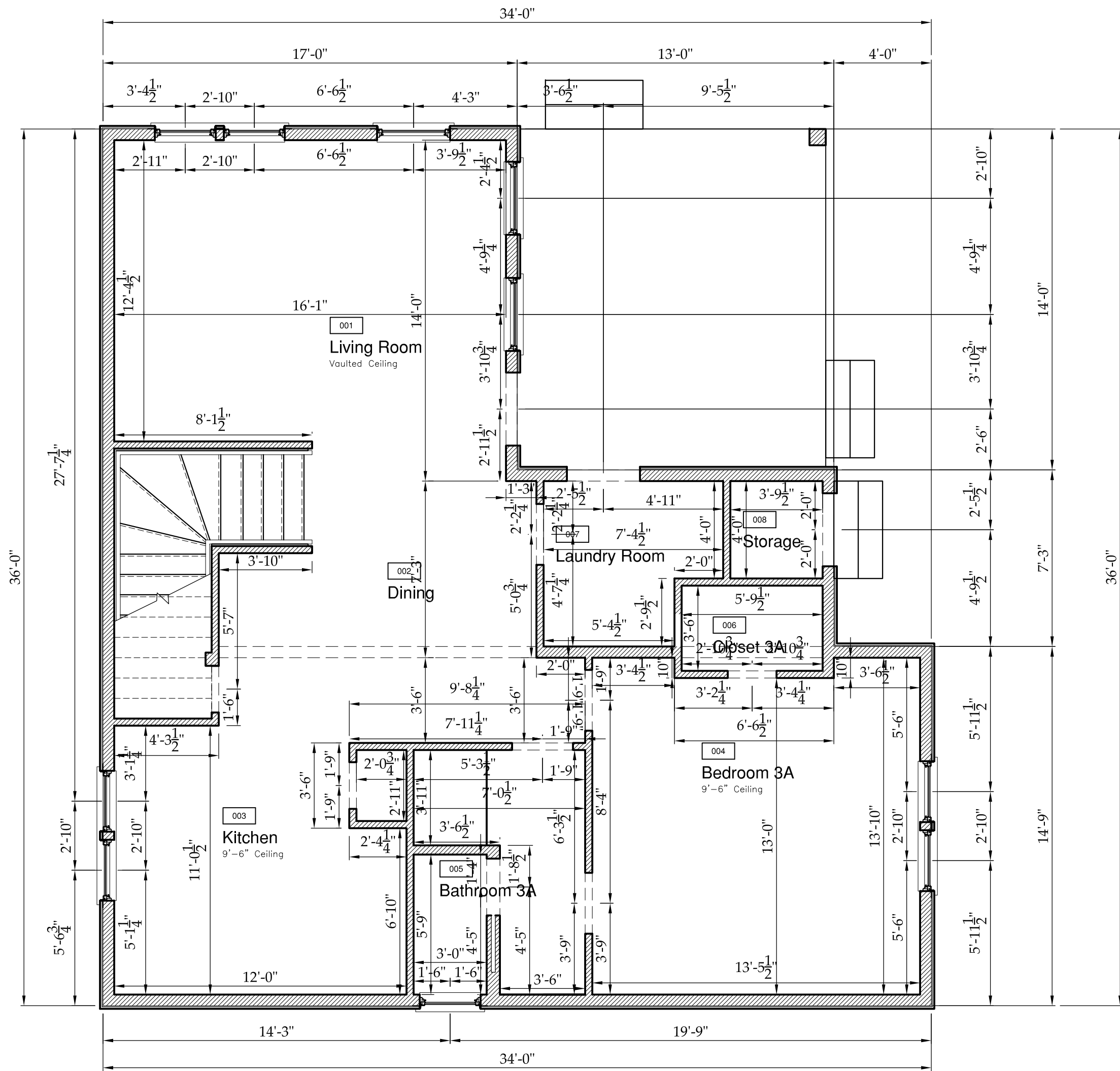
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UNIT 3

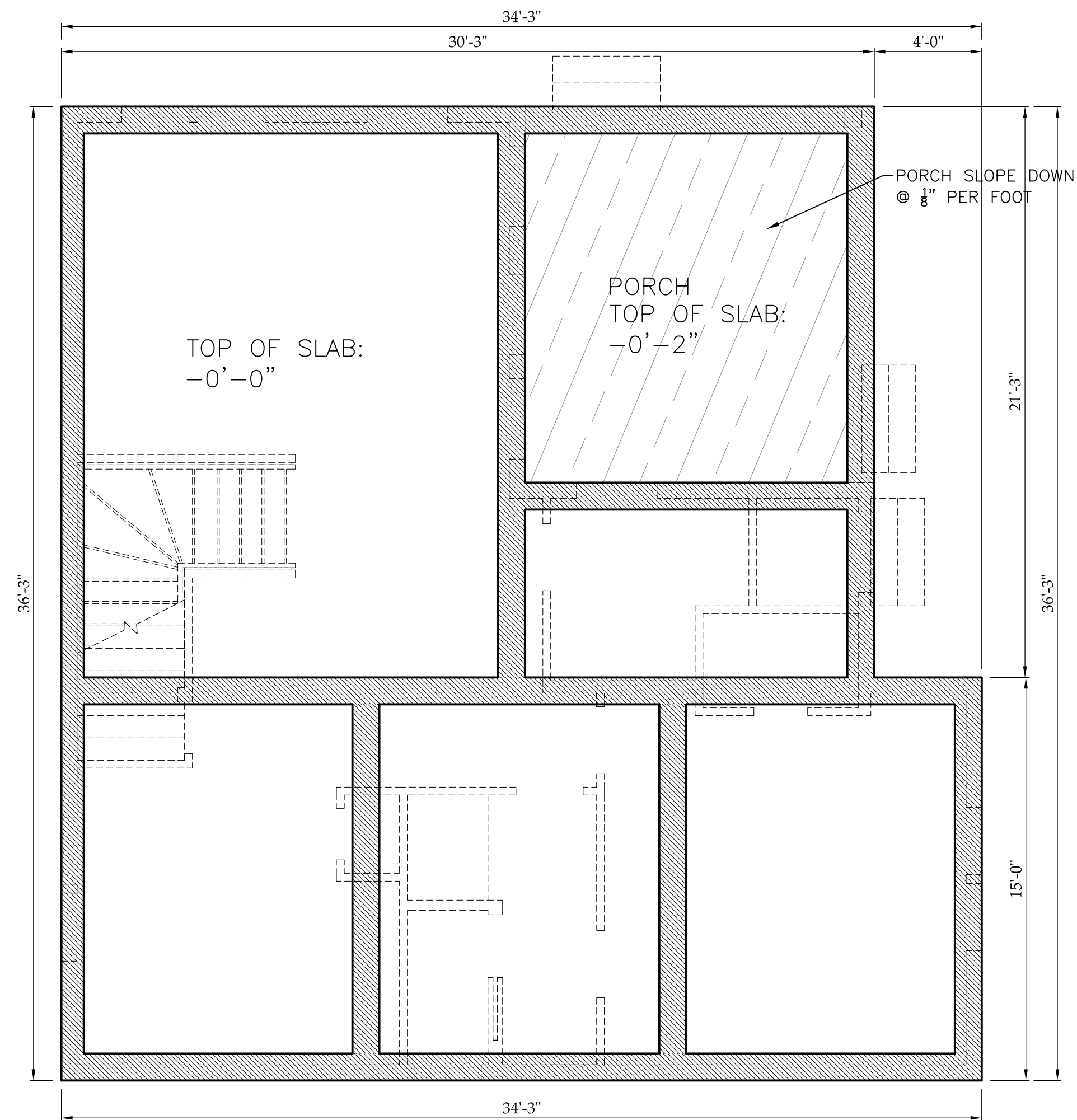
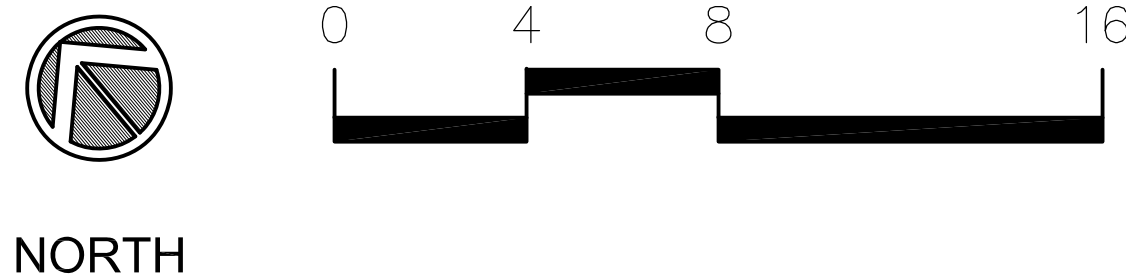
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DRAWING NUMBER:

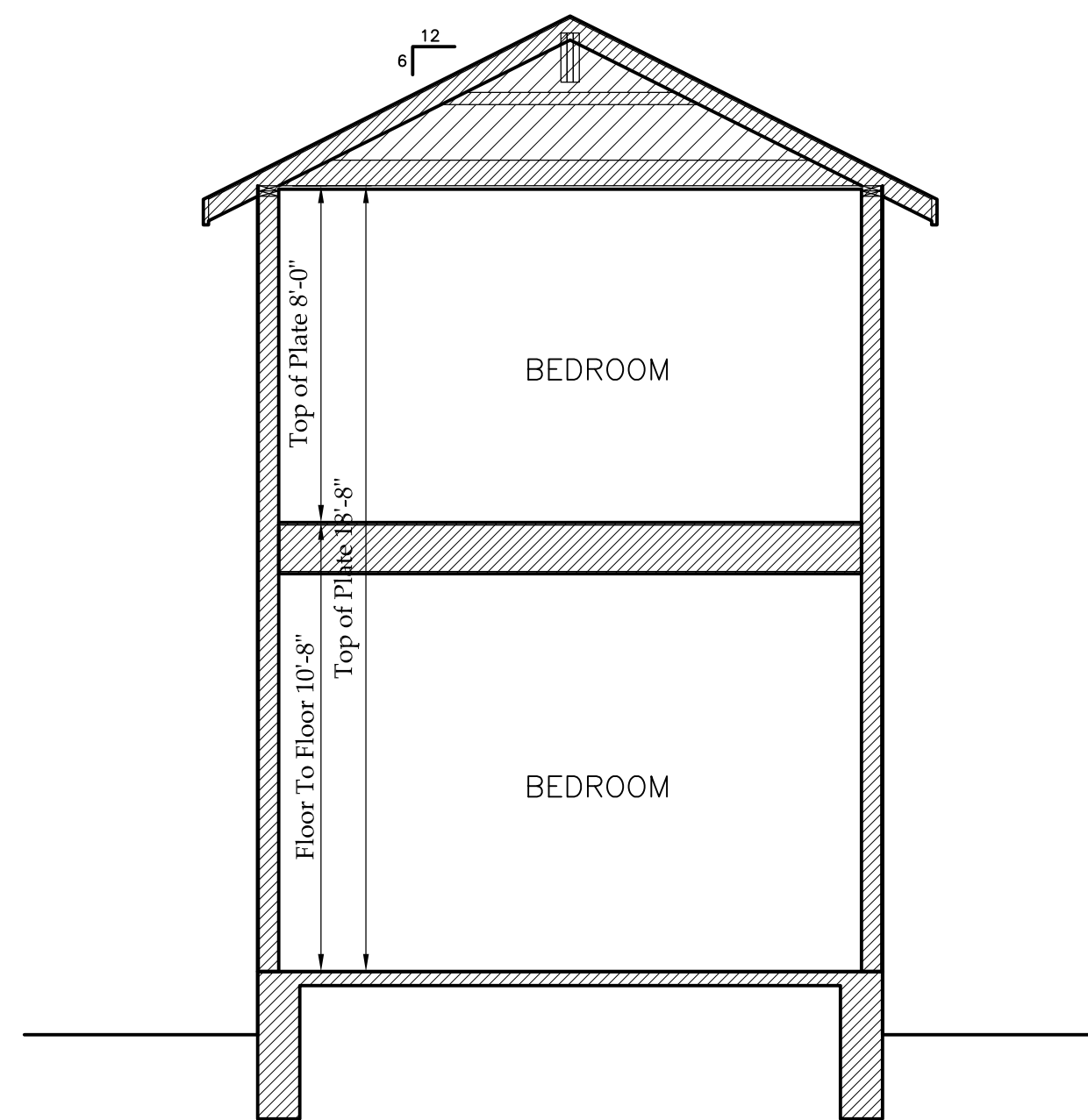
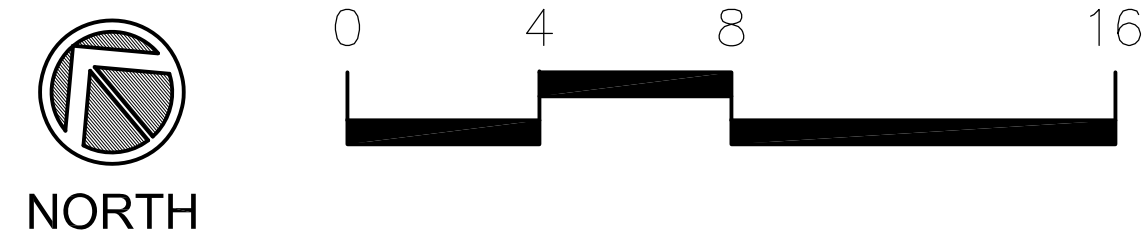
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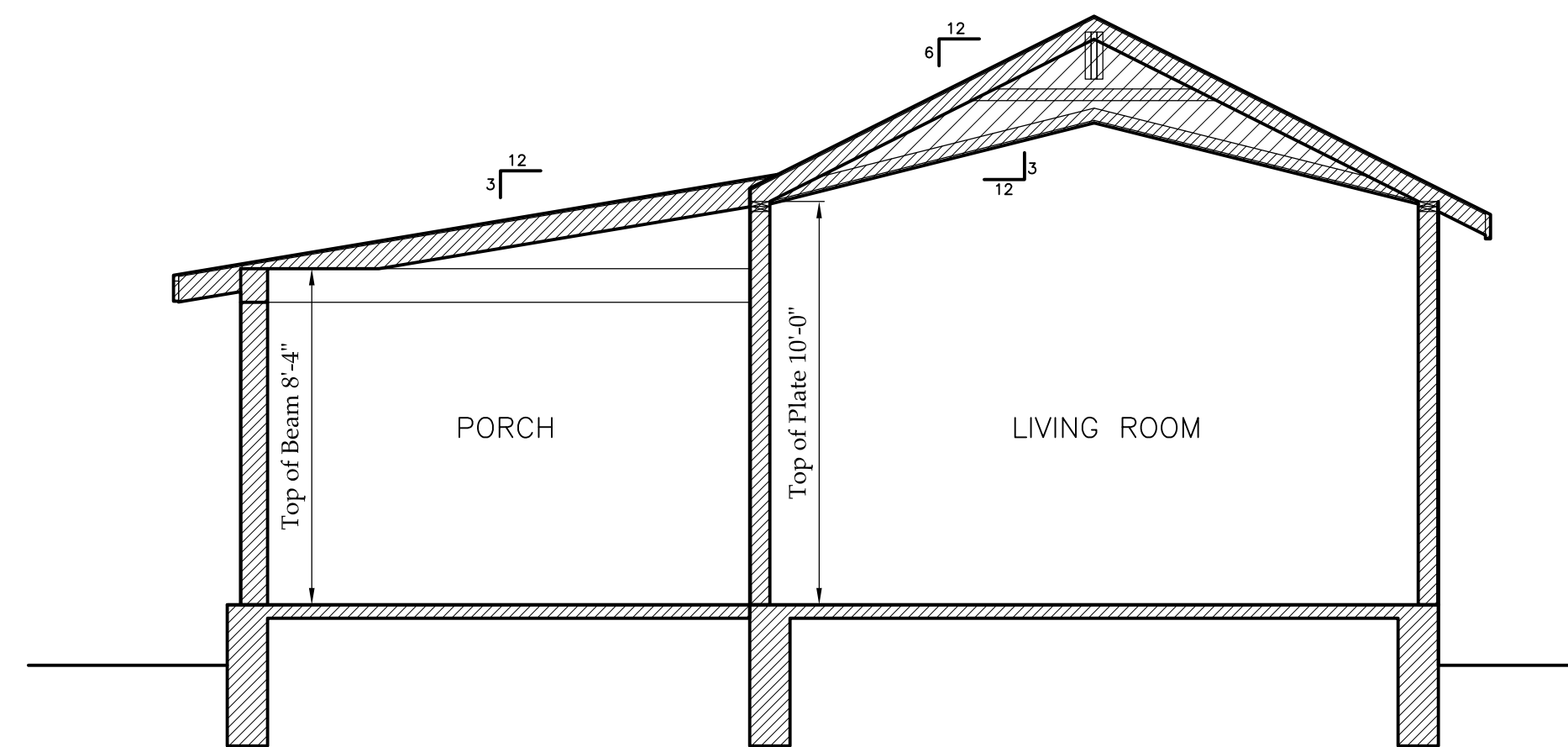
1 Unit 3 Dimensions
A3.1 SCALE: 1/4" = 1'-0"



2 Unit 3 Foundation
A3.1 SCALE: 1/4" = 1'-0"

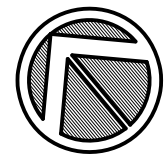
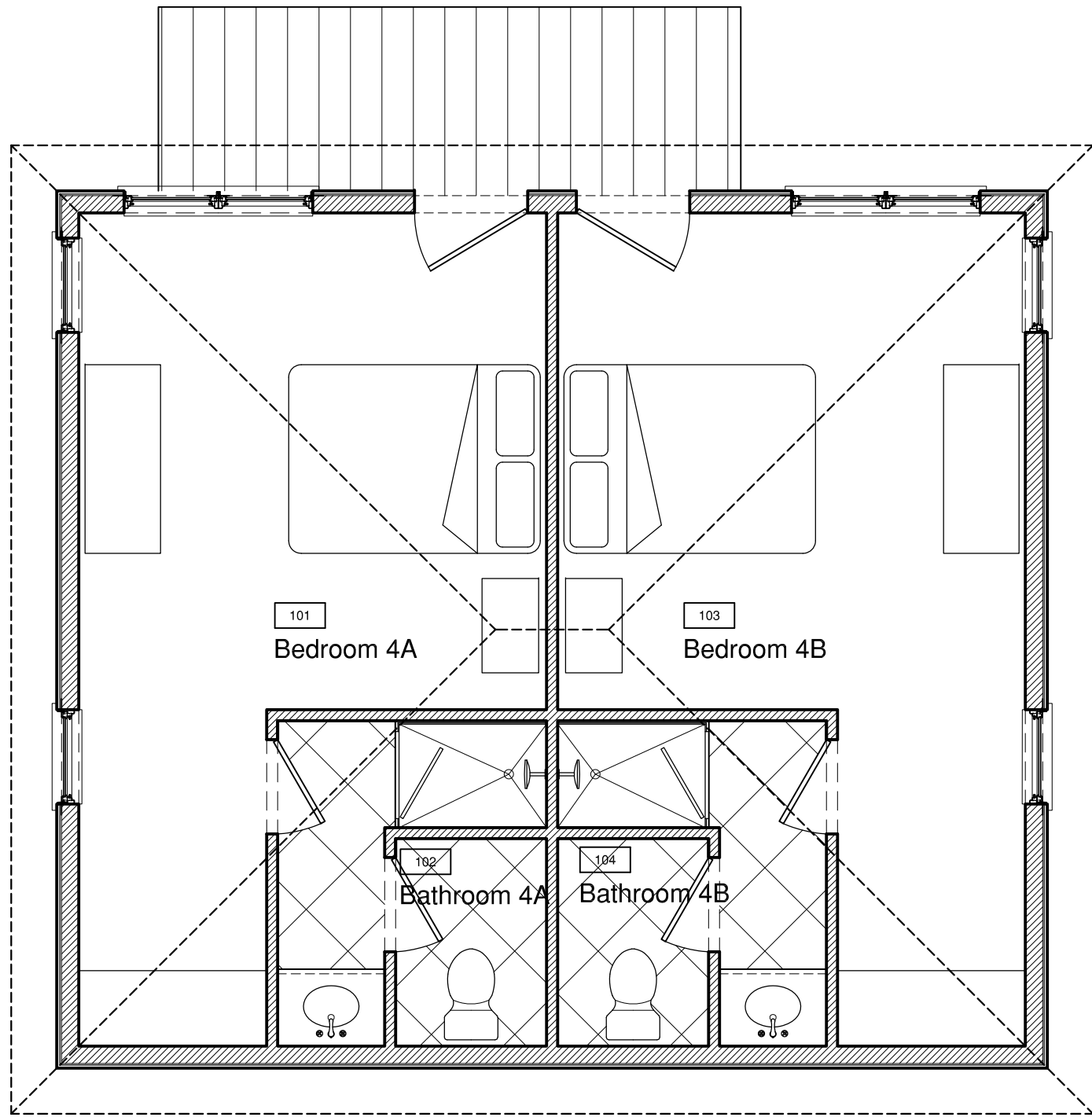


3 Building Section
A3.1 SCALE: 1/4" = 1'-0"

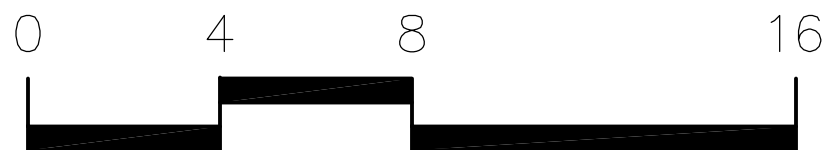


4 Building Section
A3.1 SCALE: 1/4" = 1'-0"

1 Unit 4
A4 SCALE: 1/4" = 1'-0"

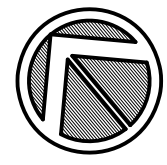
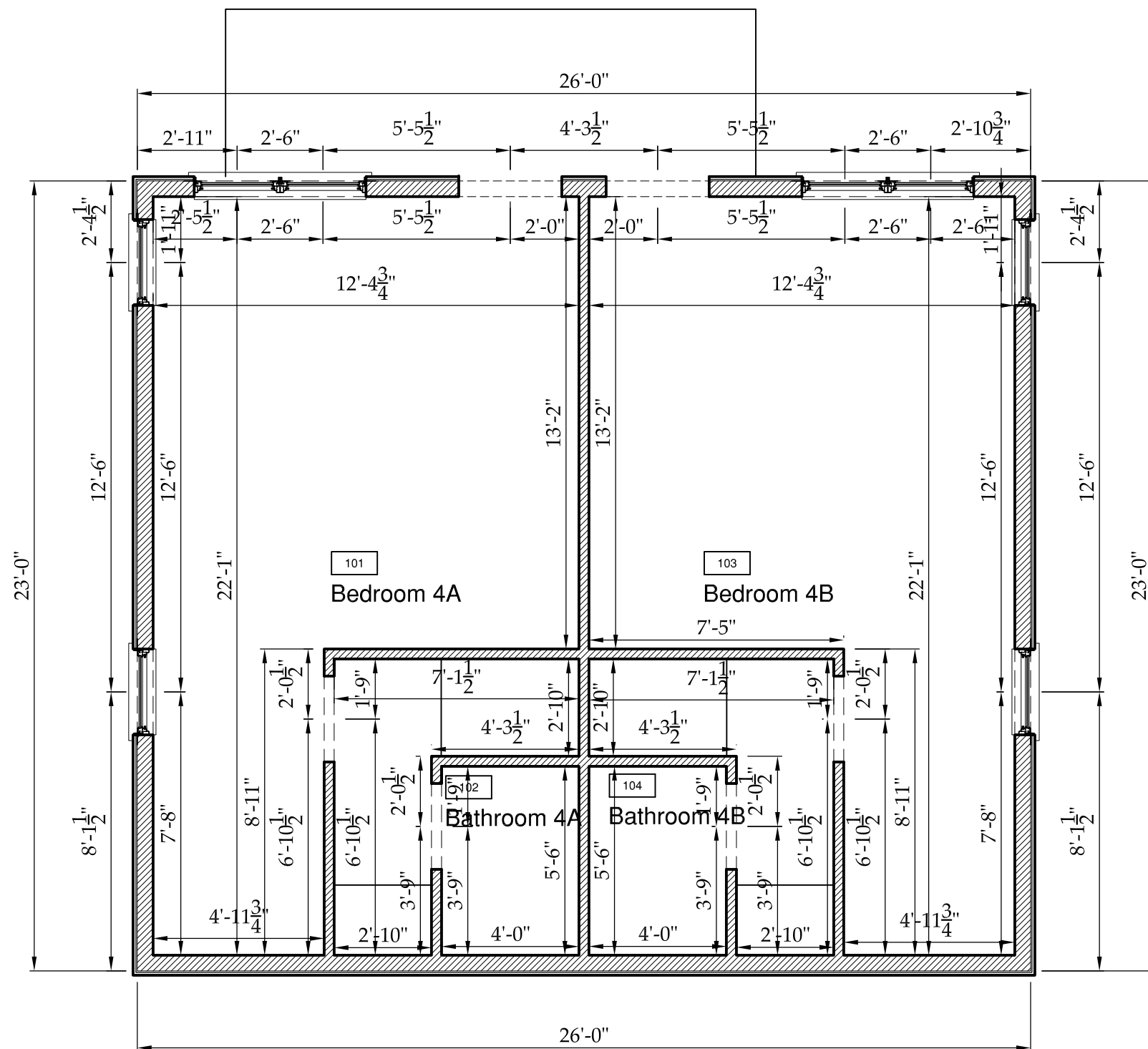


NORTH

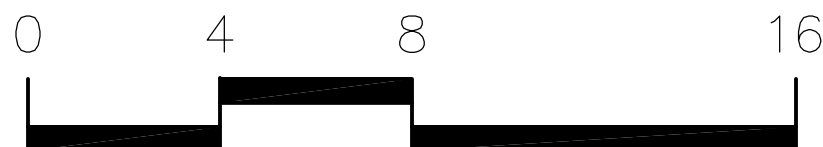


UNIT 4: ROOM SCHEDULE		
ROOM NO.	ROOM NAME	DIMENSIONS SQ FT
001	BEDROOM 4A	12'-4" x 21'-1" 208 SQ FT
002	BATHROOM 4A	7'-1" x 8'-7" 61 SQ FT
003	BEDROOM 4B	12'-4" x 21'-1" 208 SQ FT
004	BATHROOM 4B	7'-1" x 8'-7" 61 SQ FT
*Room Dimensions listed here are approximate, see dimension plans		

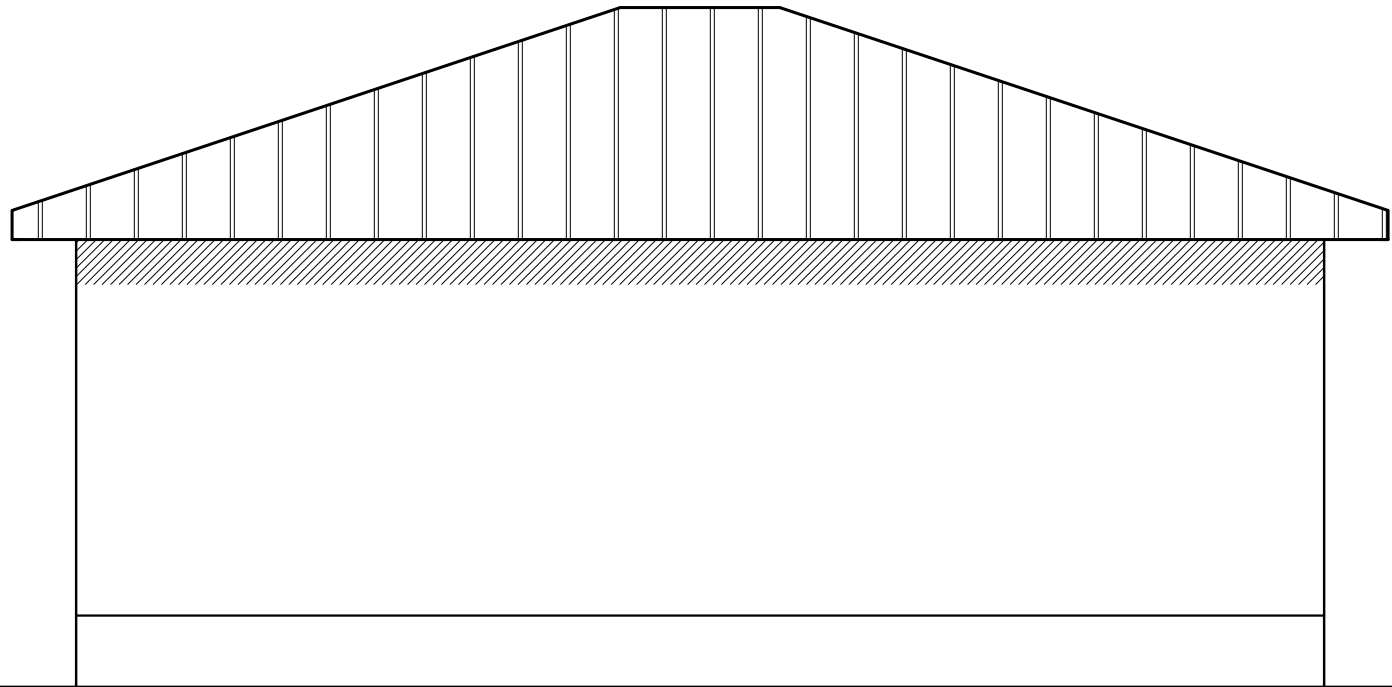
2 Unit 4 Dimensions
A4 SCALE: 1/4" = 1'-0"



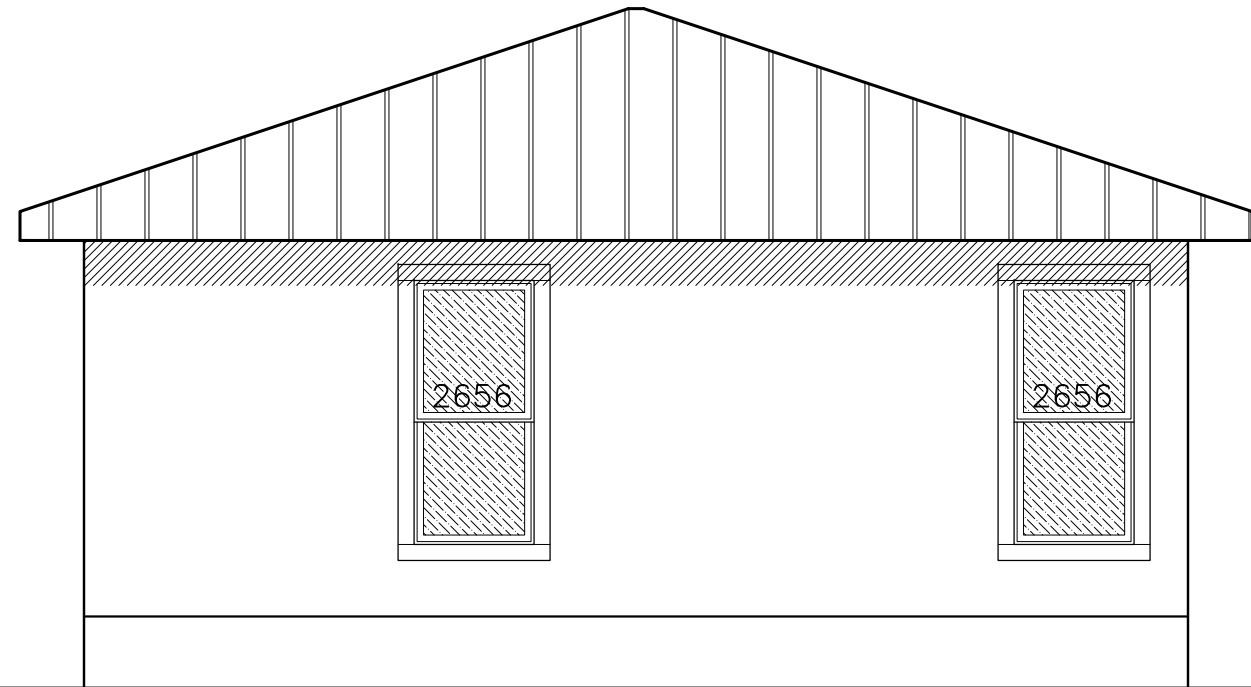
NORTH



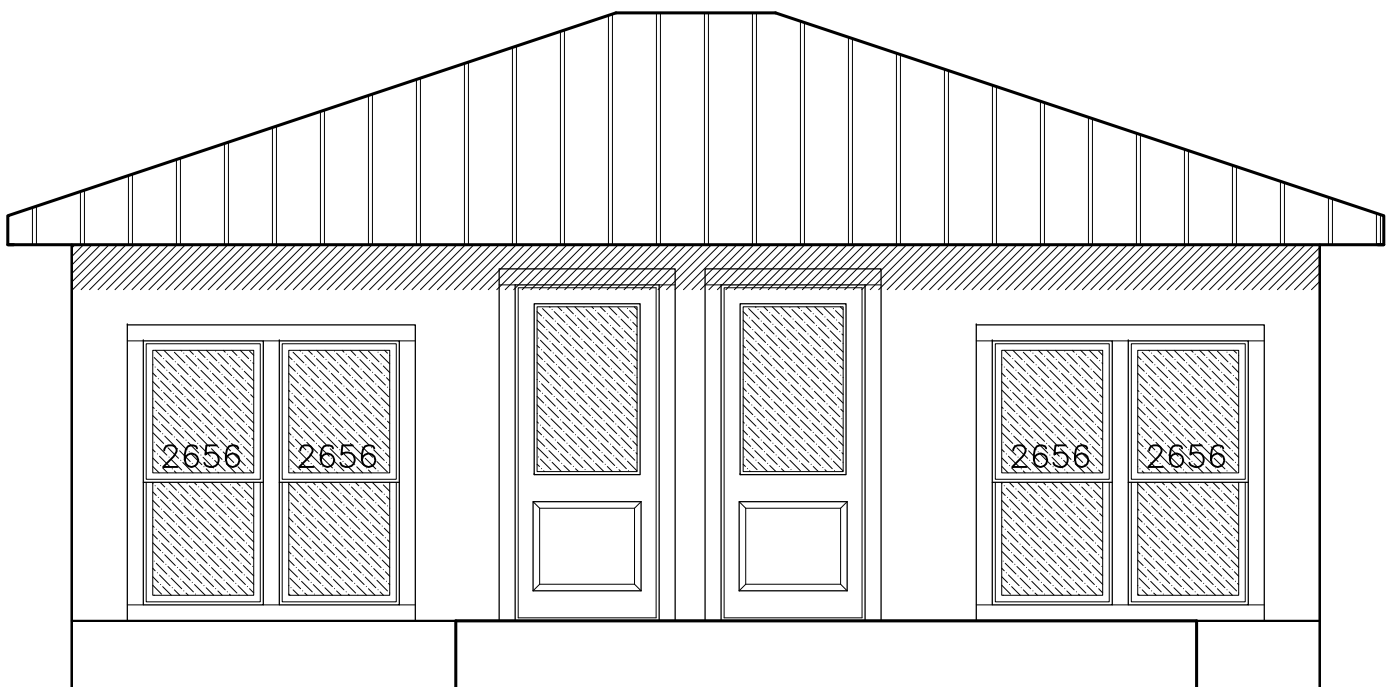
3 South Elevation
A4 SCALE: 1/4" = 1'-0"



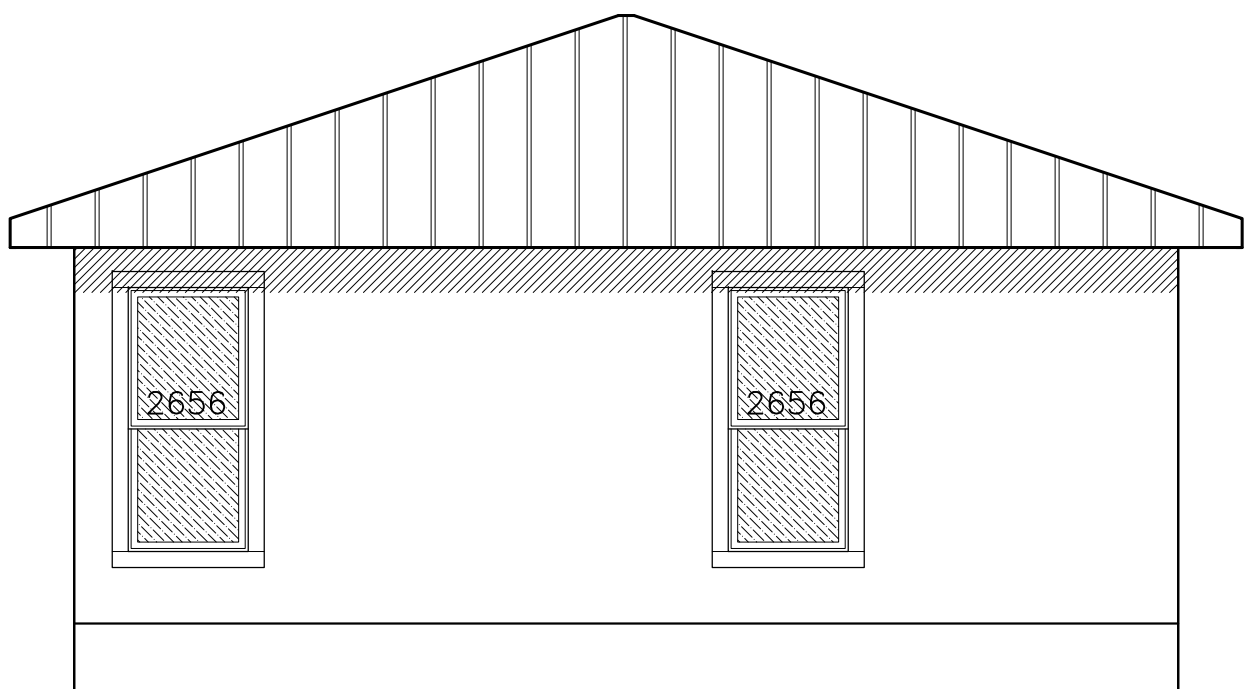
4 East Elevation
A4 SCALE: 1/4" = 1'-0"



5 North Elevation
A4 SCALE: 1/4" = 1'-0"



6 West Elevation
A4 SCALE: 1/4" = 1'-0"



Please see attached for updated site plan that includes dimensions between the existing home and the newly proposed structures.

For the submitted density chart, I included the existing 2-bedroom home (yellow), the two newly proposed 2-bedroom short-term rentals (yellow), and the two future efficiency units at the garage (pink). I have highlighted each below with the summation in green. Please let me know if this helps clarify my intent. If there is a better way to present the information, please let me know and I will revise accordingly.

Residential Density	Minimum Site Area per Dwelling Units	Total sqft Required- 15,500 Actual sqft - 17,719
- Residential Density	Efficiency: 2,500 sqft	(2) Efficiency Units 5,000 sqft
- Residential Density	1 Bedroom: 3,000 sqft	N/A
- Residential Density	2 Bedroom: 3,500 sqft	(3) 2 Bedroom Homes 10,500 sqft

For the parking, I come up with the following need.

- Existing Residence – 2 needed
- Unit 2A – 1 needed
- Unit 2B – 1 needed
- Unit 3 – 1 needed
- Unit 4A (future) – 1 needed
- Unit 4B (future) – 1 needed.
- TOTAL REQUIRED MINIMUM PARKING SPACES = 7

Per the submitted site plan, we have included 7 proposed parking locations. Please let me know if there is an additional requirement I may not have picked up on.

R-2 Mixed Residential - 213 E. Travis St.		
Feature	Regulation	213 E. Travis St. (Actual)
Lot Size	Minimum Lot Area - 5,000 sqft	Lot Area - 17,719
Lot Width	Minimum Lot Width - 50 feet	Lot Width - 134 feet
Height	2-1/2 Stories or 28 feet	Front STR - 20'-7" Back STR - 24'-2"
Front Yard	Minimum Required Setback - 15 feet	Setback - 23'-7"
Street Side Yard	Minimum Required Setback - 15 feet	N/A
Interior Side Yard	Minimum Required Setback - 5 feet	Front STR - 5'-0" Back STR - 5'-0"
Rear Yard	Minimum Required Setback - 10 feet	Back STR - 10'-0"
Residential Density	Minimum Site Area per Dwelling Units	Total sqft Required- 15,500 Actual sqft - 17,719
- Residential Density	Efficiency: 2,500 sqft	(2) Efficiency Units 5,000 sqft
- Residential Density	1 Bedroom: 3,000 sqft	N/A
- Residential Density	2 Bedroom: 3,500 sqft	(3) 2 Bedroom Homes 10,500 sqft
Maximum Impervious Coverage	65%	<u>TOTAL Impervious Coverage</u> <u>28.83%</u> Existing House - 1,333 sqft Existing Carport - 300 sqft Existing Garage - 598 sqft Prop. Front STR - 1,329 sqft Prop. Rear STR - 1,459 sqft
Maximum Building Coverage	Percent of Lot Area - 55%	<u>TOTAL Building Coverage</u> <u>28.83%</u> Existing House - 1,333 sqft Existing Carport - 300 sqft Existing Garage - 598 sqft Prop. Front STR - 1,329 sqft Prop. Rear STR - 1,459 sqft
Minimum Required Parking	(1) Off Street Parking Space for each Bed and Breakfast unit in addition to those required for other uses.	Total Proposed Parking Spaces - 7



