



CITY OF FREDERICKSBURG HISTORIC REVIEW BOARD

TUESDAY, JULY 12, 2022

5:30 P.M.

LAW ENFORCEMENT CENTER at 1601 E. MAIN ST

David Bullion, Chair
Jessica Mittel, Vice Chair
Larry Jackson, Member
Liliana Welliver, Member
Michael McCrea, Member

Richard Laughlin, Member
Sam Childers, Member
Joe Salinas, Jr., Member
Amy Slaughter, Member

The City of Fredericksburg Historic Review Board will meet in a regular session on **Tuesday, JULY 12, 2022, at 5:30 p.m. The meeting will be in person at the LAW ENFORCEMENT CENTER AT 1601 E MAIN.** This meeting will be held in person and live stream on our YouTube Channel.

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

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

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. PUBLIC COMMENTS

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

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m July 12, 2022.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to ahudson@fbgtx.org or

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center in order to comment. You will be limited to 3 minutes to speak.

5. HISTORIC PRESERVATION OFFICER'S REPORT

Introduction of new Historic Review Board members – Sam Childers and Liliana Welliver
Update on Preservation Grant

6. APPROVAL OF MEETING MINUTES

June 14, 2022, HRB meeting minutes (pg 3-4)

7. CERTIFICATE OF APPROPRIATENESS APPLICATIONS CONSENT AGENDA

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

- A. Application- #22-062 **501 N Adams**– *Maria Guerra*- paint color approval (pg5-10)
- B. Application- #22-067 **305 S Crockett**– *Willow Creek Designs*- construct new residence on empty lot (pg 11-26)
- C. Application- #22-061 **612 N Llano**– *Karen Abernathy*- 2nd floor addition, change façade material and design (pg 27-43)

INDIVIDUAL CONSIDERATION

- D. Application- #21-085 **209 E San Antonio**– *Bow Carpenter*- construction of new covered outdoor seating, new outdoor bar and restroom, window replacement (pg 45-66)
- E. Application- #22-064 **406 E Main**– *SKT Architects*- enlargement of parking lot (pg 67-74)

8. OTHER DISCUSSION ITEMS

9. ADJOURN

This is to certify that I, Anna Hudson, posted this Agenda by 12:00 p.m. on Friday, July 8, 2022, on the bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Anna Hudson
Historic Preservation Officer

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
JUNE 14, 2022
5:30 PM

On this the 14th day of JUNE 2022, the Historic Review Board convened in regular session at the Law Enforcement Center at 1601 E. Main St. with the following members present to constitute a quorum:

PRESENT: LARRY JACKSON
JOE SALINAS, JR
DAVID BULLION
BARRY KAISER
MICHAEL MCCREA
JESSICA MITTEL
AMY SLAUGHTER
RICHARD LAUGHLIN arrived @ 5:31

ABSENT

ALSO PRESENT: ANNA HUDSON – Historic Preservation Officer
SHELBY COLLIER – Associate Planner

Larry Jackson called the meeting to order at 5:30 PM.

PUBLIC COMMENTS

MINUTES

The May 2022 Minutes stand approved as presented.

STAFF ANNOUNCEMENTS

Update on projects given conditional approval and Re-appointments at City Council on June 20th.

INDIVIDUAL CONSIDERATION

Application- #21-85 209 E San Antonio– Bow Carpenter- construction of new covered outdoor seating, new outdoor bar and restroom, window replacement

No applicant to present the application.

Application- #22-050 309 E Centre– LaVonne Danielson- demo of outbuilding – APPLICATION WITHDRAWN

Application- #22-054 406 E Orchard– Rica Keepers- construction of new house

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to build new house on similar footprint as original house. House to measure 23' at the ridge to be clad with horizontal fiber cement boards and board & batten in the gables. The applicant would also like to build a new one-bay garage made of same material as house.

Staff findings/recommendation

The house did not appear in the 2018 survey and was not rated.

This project original received approval for limited demolition of a rear addition. The current request is essentially new construction and will be evaluated as such.

The style is consistent with current design trends. The size and location/setbacks are appropriate.

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

The garage is appropriate in size and materials. The new garage is located within the side setback. A variance would be required to allow it to be built in the proposed location.

Richard Laughlin made a motion to Approve Application #22-054 Michael McCrea seconded the motion. All others voted in favor and the motion carried.

DISCUSSION ITEMS

Appointment of Chair and Vicechair.

Richard Laughlin made a motion to appoint David Bullion as Chairman. Jessica Mittel seconded the motion. All voted in favor and the motion carried.

Jessica Mittel made a motion to nominate Jessica Mittel for Vice Chairwomen. David Bullion seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Jessica Mittel moved to adjourn. Michael McCrea seconded the motion All voted in favor and the meeting was adjourned at 5:45 p.m.

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

SHELBY COLLIER, ASSOCIATE PLANNER

JESSICA MITTEL, VICE CHAIR

Fredericksburg Historic Review Board
Application Information

Application Number: 22-062
Date: July 12, 2022
Address: 501 N Adams
Zoning: R2
Owner: Holland/Guerra
Applicant: Maria Guerra
Rating: High
Proposal: approval of paint color of new two story garage,

Request:

The applicant is requesting a Certificate of Appropriateness for:

1. Proposed paint colors of new 2-story garage

FBG Design Guidelines/Standards:

G.6. PAINT MAINTENANCE AND PALETTES

The following section intends to help property owners select period appropriate paint colors. Paint may be used as a tool for property owners to make their building unique and recognizable to patrons or others who pass by. Within a historic district, paint must also complement the district's overall historic character.

1. Select colors predominant to the era in which the structure was built, shown in the palettes in figures G.1—G.4.
2. Consider restoring historic colors based upon historical, physical, or pictorial evidence or documentation. One way to discover historic paint colors is to gently hand-scrap a small area on the building to get down to the base coat, then wet the surface to get a more accurate picture of how the historic paint colors looked. (For research aides, refer to the "Historical Research Resources" section found in Appendix H.)
3. Test chosen colors in patches on the building to see how they reflect light and appear in sunshine, cloudy weather, and at different times of the day, prior to applying the paint to the entire building.
4. Choose paint colors that emphasize character-defining historic features. Use more muted colors on non-historic elements.

Staff findings/recommendation

The new construction was approved in 2020. Presenting a color mock up for the garage was a requirement of the Certificate of Appropriateness as was painting the brick portion of the columns of the main house back to the original brick color. That work has been approved but not completed by the time this packet was printed.

The green color palette is an acceptable color for a Craftsman bungalow.



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	501 (B) N. Adams	Date Submitted	3/29/22
Owner name:	Maria Guerra	Phone #	(512) 923-1281
Owner Address:	501 N. Adams		
Authorized Applicant:	Maria Guerra	Phone #	(512) 923-1281
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.		Applicant E-mail:	paramountpetunia@austin.rr.com
		Desired Start Date:	April 11, 2022
		Desired Completion Date:	April 30, 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)

A new garage with apartment currently under construction was previously approved without paint color selections. This application is requesting approval for the colors on the new construction as indicated in the attached drawing including proposed paint chips.

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

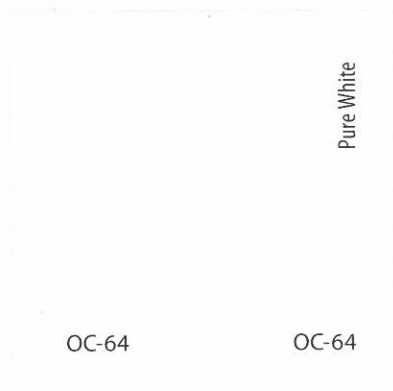
Staff to complete

Application #		Year Built:	
Eligible for Administrative Approval	___ Yes ___ No	Zoning:	
Historic Review Board Meeting Date		Application Fee \$10	COA#
Survey Rating:	Medium	HRB Fee \$40	paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

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



Walls
Windows
Garage Door



Trim



Front Door



Figure G-1. Sherwin Williams palette of "Heritage Colors," formulated to match colors available between 1820 and 1920. Source: The Craftsman Blog, accessed May 5, 2020, <https://thecraftsmanblog.com/choosing-exterior-paint-colors-for-your-historic-house/>.



Figure G-3. Craftsman palette from Aladdin paints, 1916. Source: The Daily Bungalow, accessed May 5, 2020, <https://www.flickr.com/photos/daily-bungalow/2971353069/in/photostream/>.

ⁱⁱ Michael Barr, "Looking back at: Basse Block," *Fredericksburg Standard*, September 17, 2019, <https://www.fredericksburgstandard.com/commentary/basse-block-was-building-trend/>; "Letters to the Editor," *Fredericksburg*



Main house—high rated.

**Brick columns to be painted original
brick color.**

**New garage to match color palette of
main house.**

Fredericksburg Historic Review Board
Application Information

Application Number: 22-067
Date: July 12, 2022
Address: 305 S Crockett
Zoning: R1
Owner: DAM Investments
Applicant: Shayna Thompson of Willow Creek Designs
Rating: empty lot
Proposal: construct new residence facing W. Creek St

Request:

The applicant is requesting a Certificate of Appropriateness to:

1. Build new house facing W. Creek Street. Height and setback to be consistent with neighboring properties. Materials to be used consist of limestone, board and batton and lap siding.
2. Repair stone wall and add access point from Creek St

Relevant Sections of Fredericksburg Historic District Design Guidelines/Standards:

3.4.1 Lot Coverage

Preservation

- (a) Avoid removing historic resources or landscape features in order to construct a parking area, new accessory building, or new landscape feature (SOI Standard 2).

High Priority	Medium Priority	Low Priority
Required	Required	Required

Site Layout

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

- (c) Consider maintaining historic-site development patterns for the relevant complex type discussed in *Section 2.3*; for example, residential rear yards should maintain a central

open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

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

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

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

Service Areas and Parking

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

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

3.4.2.1. New Residential Construction

- (a) Follow residential guidelines for all new construction within historically residential sections of the historic district, regardless of use or zoning. (Refer to the map in *Appendix C.*)
- (d) Protect large trees and other significant landscape features from damage during construction, as well as delayed damage due to root compaction or chemical spills during construction activities.

Orientation

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

Setbacks

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

Height and Massing

- (g) Appropriate heights for new infill construction depend on the surrounding context at the front of the new building; however, new buildings may gain height toward the back: if more than 50 percent of the contributing resources on the block are two-stories, then the front portion of the new construction may rise to two stories; if less than 50 percent, then front must be one story and any two-story portion must be set back 15 feet behind the front wall (excluding the porch). Heights are measured from the grade plane to the mid point on the roof.
- (h) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings.
- (i) New construction must have floor-to-floor heights similar to those on contributing buildings on the block (within 3 feet of the tallest floor-to-floor heights found on a contributing building on the block).

Design

- (j) For new buildings, an attached garage shall not be the focal point of the design and should be located no less than 15 feet from the front wall of the building (excluding the porch) or one-third of the depth of the building from the front wall of the building, whichever is greater. The garage shall not represent more than 1/3 of the front façade.
- (k) Front porches are recommended on new primary residential buildings; recommended front porch dimensions are at least 6 feet deep, with an area of at least 60 square feet.

(l) Design new buildings to be compatible with the historic building but differentiated enough so that they communicate their actual date of construction and do not create a false sense of history.

(m) Balance compatibility with differentiation among the following aspects of the new building's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette (as shown in *Appendix G.6*).

(n) Avoid using a historical style not found among the contributing main houses in the district.

(o) Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have a contemporary roof form, fenestration pattern, and style, if it maintains a compatible footprint shape, materials, and color palette (as shown in *Appendix G.6*).

(p) Exterior walls, roof features, and window/door openings should authentically communicate the structural system of the new construction. Application of false structural elements is discouraged. The size and placement of window and door openings should accurately correspond to the bays of the structural system. Lintels should reflect the structural system.

Materials

(r) The palette of materials for new residential construction should not use more than two different primary siding materials; a third material may be added if used for trim only.

(s) Modern materials, such as fiber-cement siding, are appropriate for residential buildings, provided that the overall design balances compatibility with differentiation.

Staff findings/recommendation

The lot was recently subdivided from the house at 305 S. Crocket creating a new R1 lot.

1. The applicant has worked with the Design Guidelines and Standards to design a new residence that is in keeping with the scale and site layout of the district. The materials, height, placement of parking, and orientation are all in line with the Design Guildelines and Standards listed above. Staff recommends approval.
2. The rock wall appears to be of historic age. Staff commends the owners for proposoing the rehabilitation of the wall. The proposed entrance is requested because the front door will face W Creek Street. Staff recommends approval with the stiuplation that the rock be retained on site for future restoration.



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	305 South Crockett (current lot)	Date Submitted	6/28/22
Owner name:	DAM Property Inventments	Phone #	(830) 998-1945
Owner Address:	207 South Adams		
Authorized Applicant:	Shayna Thompson / Willow Creek Designs	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:	~10 months following

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

New home to be built 305 S Crockett site reflects the historic design lines of the surrounding homes while modernizing the design. The total height is within 3' of the neighboring residence. The mass of the home is broken up by varying gabled and shed rooflines. Materials are indicative of the area using hill country blend limestone, off-white board and batton and lap siding. The front setback is pulled up within the front 25' street setback but within 5' of the neighboring houses along the street for consistency. The historic rock fence along the street will remain and will be repaired.

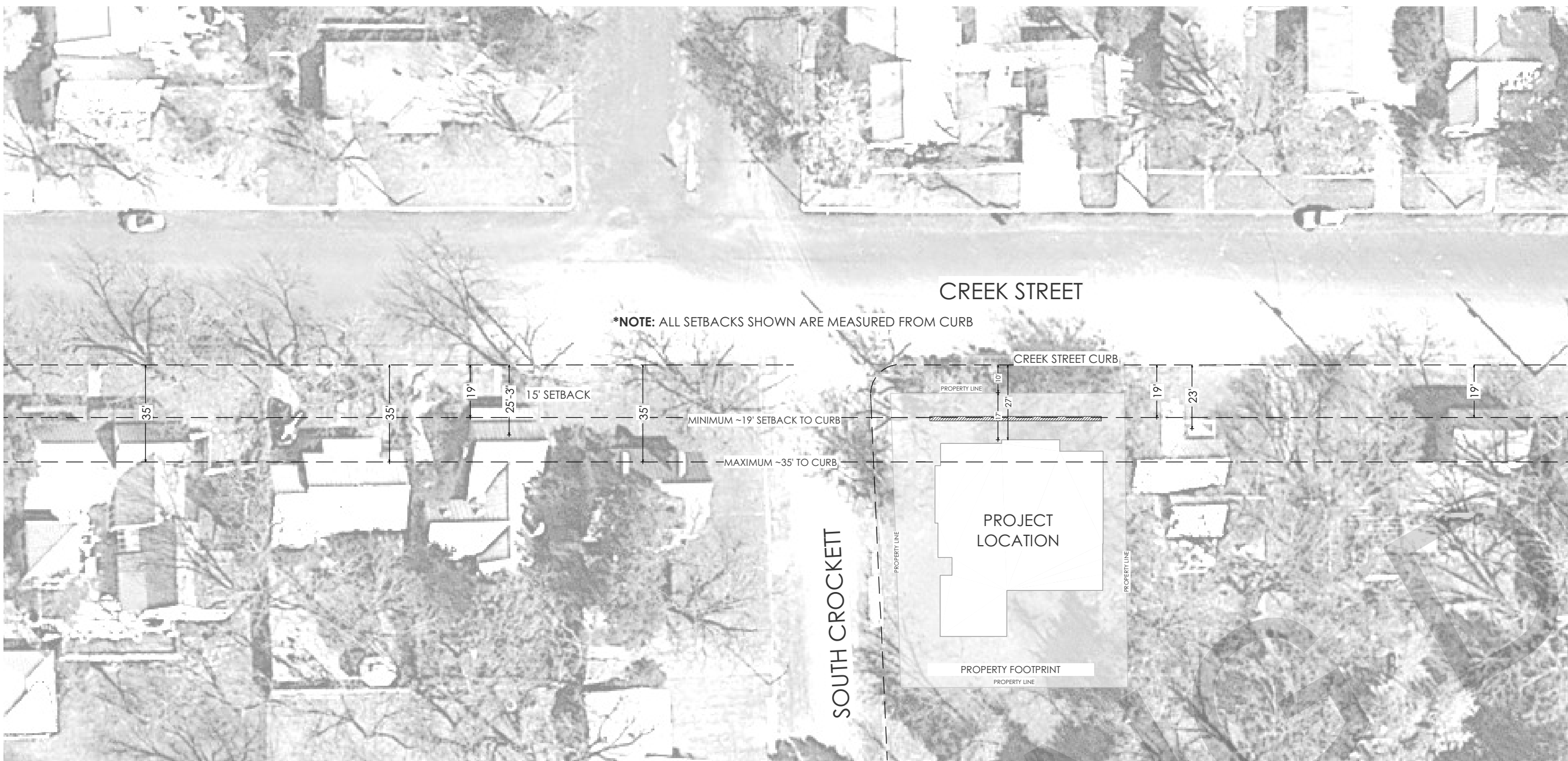
Attach supporting documentation in jpeg or pdf: ☒ paint color ☒ color photographs ☒ site plan
☒ elevations & floorplans ☒ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application #	22-067	Year Built:	empty
Eligible for Administrative Approval	Yes ☒ No ☒	Zoning:	R1
Historic Review Board Meeting Date	July 12, 2022	Application Fee \$10	COA# 00520
Survey Rating:	Medium ☒ Low ☒ Lot	HRB Fee \$40	paid
Staff Comments regarding Administrative Approval:			

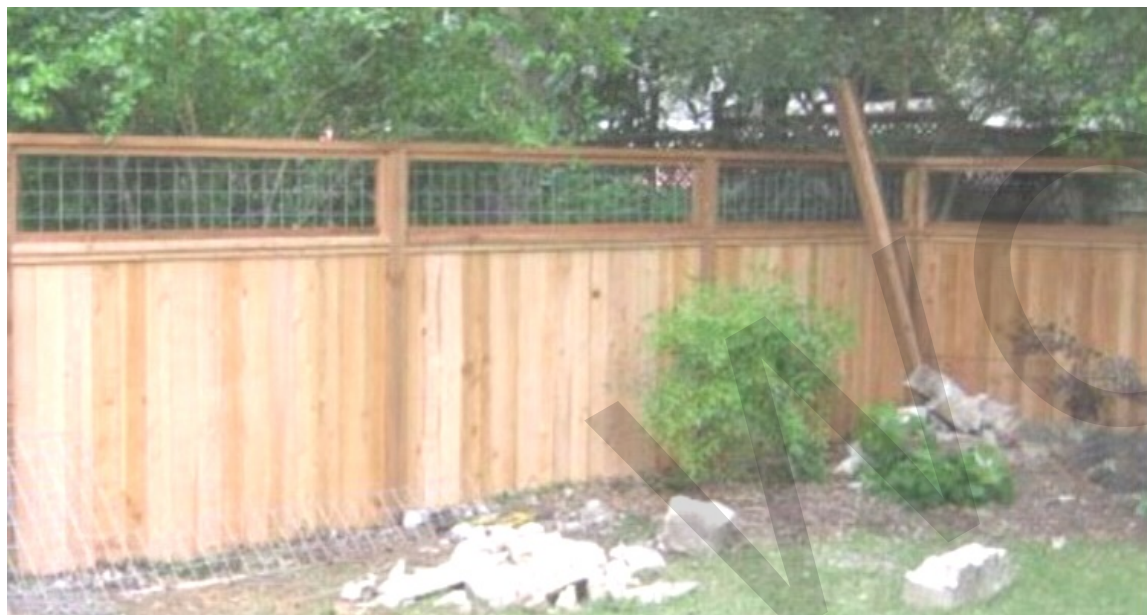
Historic Preservation Officer Signature _____

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



CREEK STREET SETBACKS

1" = 40'-0"



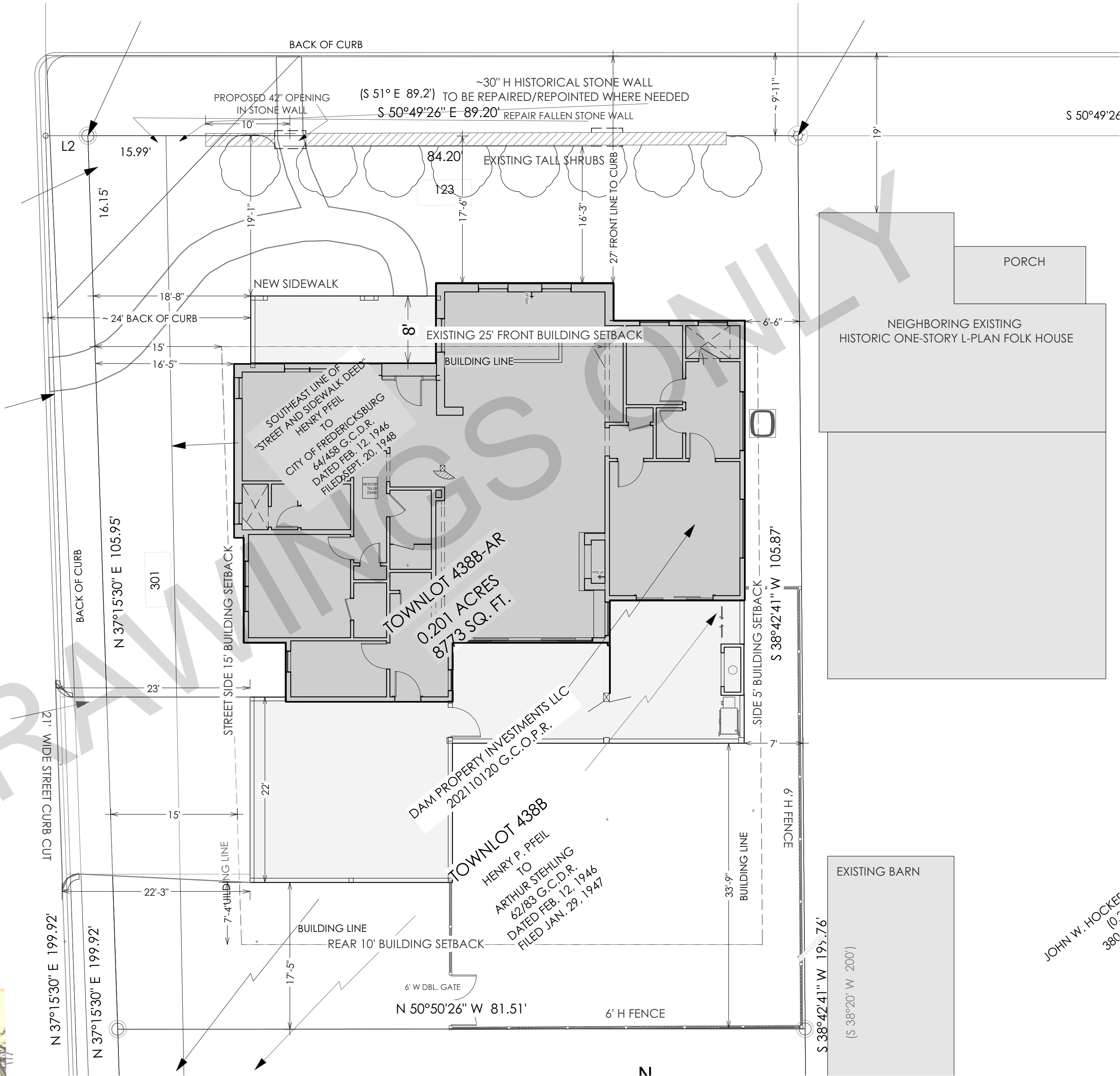
REAR/REAR SIDE FENCING EXAMPLE:

VERTICAL CEDAR FENCE
TOTAL 6' H
TOP ~18" 4X4 METAL MESH



EXTERIOR MATERIALS:

HILL COUNTRY BLEND STONE
GALVALUME METAL ROOF
OFF-WHITE SIDING: BOARD AND BATTON + LAP
BLACK WINDOWS
GREIGE TRIM/FASCIA
NATURAL STAIN WOOD PORCH POSTS



SITE PLAN

1" = 5'-0"

1. VERIFY FINAL BUILDING, DRIVEWAY, UTILITY LOCATIONS WITH BUILDER.
2. VERIFY FINAL FINISHED FLOOR HEIGHT ABOVE GRADE ON SITE. MIN. 12" ABOVE GRADE.
3. PROTECT ALL REMAINING TREES.
4. FINAL LANDSCAPING/SIDEWALK DESIGN BY LANDSCAPE DESIGN PROFESSIONAL.
5. CONCRETE DRIVEWAY PER REQ'D SPECS. CURB DIMENSIONS AND SPECS PER CITY OF FBG SPECS.
6. ALL ROOF WATER RUNOFF TO BE DIVERTED TO STREET. EXISTING SITE WATER RUNOFF TO CONTINUE ON HISTORICAL DRAINAGE PATTERN.

TOTAL SITE SIZE: 8,773 SF
TOTAL BUILDING SF = 3504 SF
PERCENTAGE BUILDING COVERAGE = 39.9%
TOTAL IMPERVIOUS: ~ 4,158 SF
PERCENTAGE IMPERVIOUS : ~47%

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

Willow Creek
DESIGNS

(CURRENT LOT ADDRESS 305 S. CROCKETT)

DAM Property Investments, LLC
Fredericksburg, Texas 78624

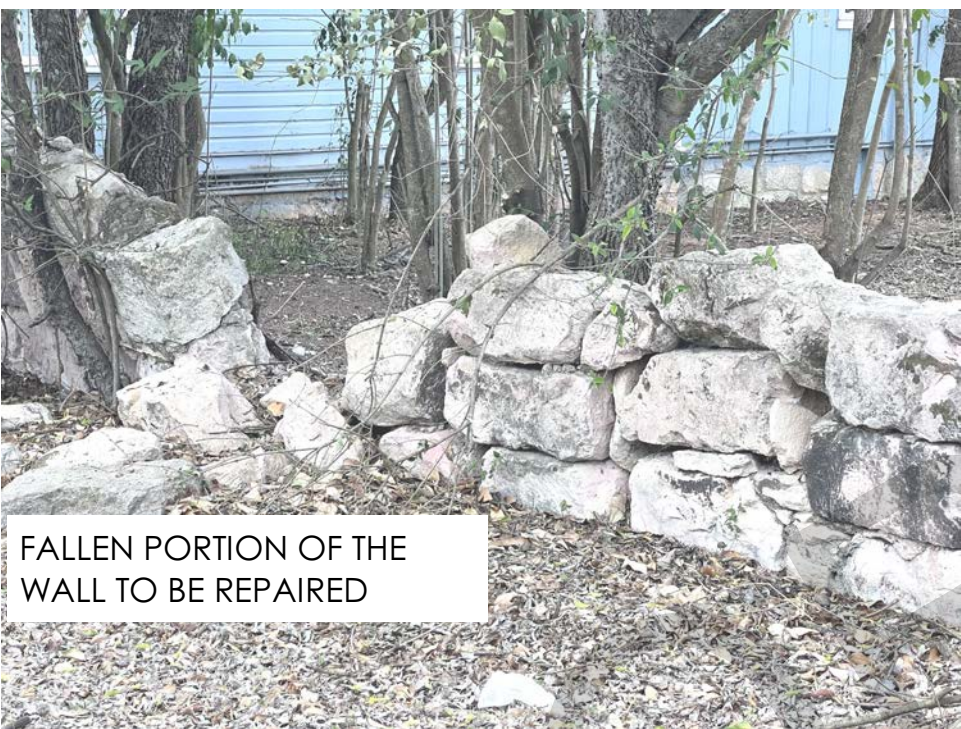
SITE LOCATION &
SITE PLAN

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

Date:
6/28/2022

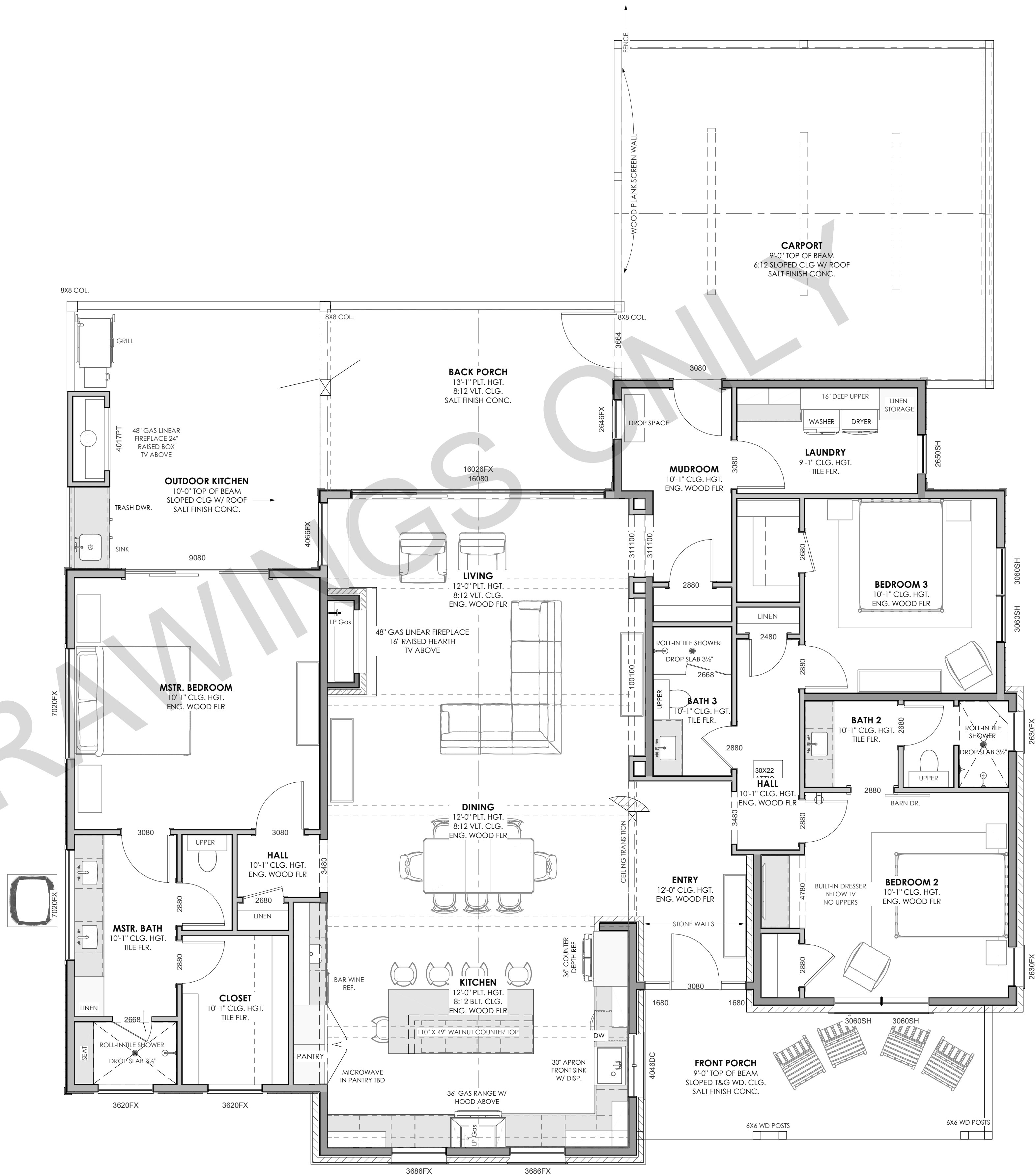
Revisions:

A-1



EXISTING HISTORIC ROCK WALL

- EXISTING STONE WALL TO REMAIN INTACT.
- WALL TO BE REPAIRED AND REPOINTED AS NEEDED PER SECRETARY OF THE INTERIOR STANDARDS FOR MASONRY.
- AREA COLLAPSED TO BE RE-STACKED AND REPAIRED AS TO LOOK CONTIGUOUS WITH THE REST OF THE WALL.
- ~42" WIDE WALKWAY OPENING PROPOSED WHERE 'V' SHAPED CRACK EXISTS ~10' DOWN FROM THE END OF THE WALL TO ALLOW FOR FRONT OF HOUSE ENTRY AND NOT BE BLOCKED OFF FROM FRONT OF HOUSE/PORCH TO THE FRONT STREET.



NOTES PLAN

1/4" = 1'-0"

2015 IECC CODE COMPLIANCE

ALL BUILDING PRACTICES TO COMPLY WITH THE NEW 2015 INTERNATIONAL ENERGY CONSERVATION CODE IN EFFECT SEPTEMBER 2014.
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.

PLAN DATA (AS OF 6.28.22)

2304 SF± CONDITIONED AREA
187 SF± FRONT PORCH
495 SF± BACK PORCH
518 SF± CARPORT
3504 SF± TOTAL SLAB

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

Willow Creek
DESIGNS

W. CREEK ST.
(CURRENT LOT ADDRESS 305 S. CROCKETT)
DAM Property Investments, LLC
Fredericksburg, Texas 78624

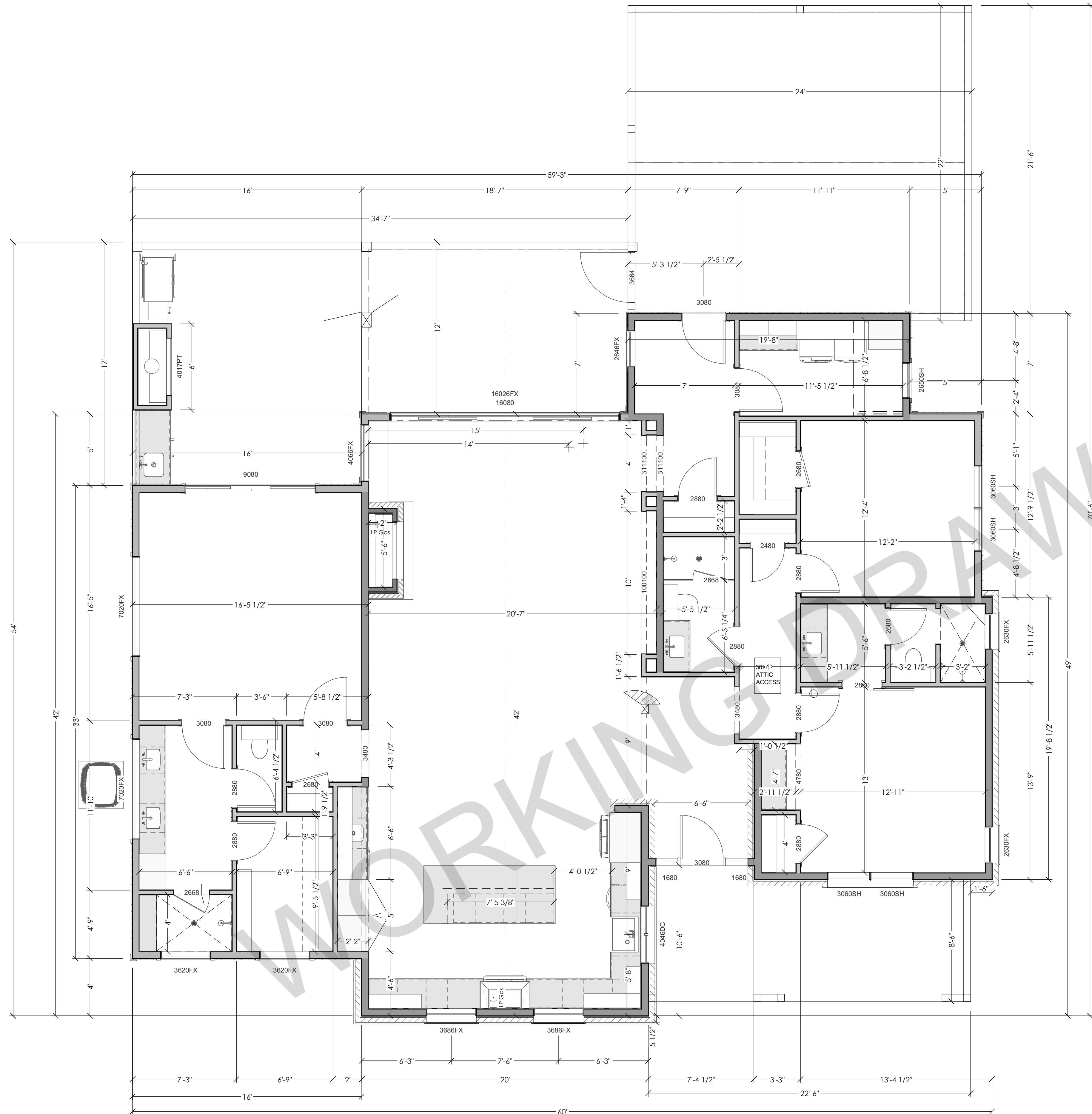
NOTES PLANS

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

Date:
6/28/2022

Revisions:

A-2



DIMENSION PLAN

1/4" = 1'-0"



ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY THE CITY OF FREDERICKSBURG, TEXAS. THE DESIGNER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPECIFICATIONS. THE DESIGNER SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REQUIREMENTS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENGINEERING AND ARCHITECTURAL SERVICES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSULTING SERVICES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SPECIALTY SERVICES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUPPORT SERVICES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AUXILIARY SERVICES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL SERVICES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSEQUENTIAL SERVICES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL CONSEQUENCES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL DAMAGES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL LOSSES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL PROFITS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL INTERESTS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL BENEFITS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL RIGHTS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL POWERS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL PRIVILEGES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL IMMUNITIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL PROTECTIONS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL DEFENSES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL REMEDIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL RESCUES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL RELIEFS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL RESTITUTIONS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL REPARATIONS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL REIMBURSEMENTS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL REWARDS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL REVENUES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL RETURNS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL REWARDS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL REVENUES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INCIDENTAL RETURNS.

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Willow Creek
DESIGNS

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DAM Property Investments, LLC
Fredericksburg, Texas 78624

DIMENSIONS PLANS

Scale:
1/4" = 1'-0"
Date:
6/28/2022
Revisions:

A-3

305 S CROCKETT MATERIALS

EXTERIOR MATERIALS:

HILL COUNTRY BLEND STONE
GALVALUME METAL ROOF
OFF-WHITE SIDING: BOARD
AND BATTON + LAP
BLACK WINDOWS
GREIGE TRIM/FASCIA
NATURAL STAIN WOOD
PORCH POSTS



REAR/REAR SIDE FENCING EXAMPLE:

VERTICAL CEDAR FENCE
TOTAL 6' H
TOP ~18" 4X4 METAL MESH

305 S CROCKETT EXISTING STONE WALL



EXISTING HISTORIC ROCK WALL

- EXISTING STONE WALL TO REMAIN INTACT.
- WALL TO BE REPAIRED AND REPOINTED (ONLY AS NEEDED) PER SECRETARY OF THE INTERIOR STANDARDS FOR MASONRY.
- AREA COLLAPSED TO BE RE-STACKED AND REPAIRED AS TO LOOK CONTIGUOUS WITH THE REST OF THE WALL.
- ~42" WIDE WALKWAY OPENING PROPOSED WHERE 'V' SHAPED CRACK EXISTS ~10' DOWN FROM THE END OF THE WALL TO ALLOW FOR FRONT OF HOUSE ENTRY AND NOT BE BLOCKED OFF FROM FRONT OF HOUSE/ PORCH TO THE FRONT STREET.



BACK ELEVATION

1/8"=1'-0"



CREEK STREET

*NOTE: ALL SETBACKS SHOWN ARE MEASURED FROM CURB

CREEK STREET CURB

SOUTH CROCKETT

SOUTH CROCKETT CURB

PROJECT LOCATION

PROPERTY FOOTPRINT

PROPERTY LINE

PROPERTY LINE

MINIMUM ~19' SETBACK TO CURB¹

MAXIMUM ~35' TO CURB

MINIMUM ~20' SETBACK TO CURB

MINIMUM ~20' SETBACK TO CURB

17'-9" TO PORCH

15' SETBACK

21'-9"

20'

21'-1"

PROPERTY LINE

19'

23'

17'

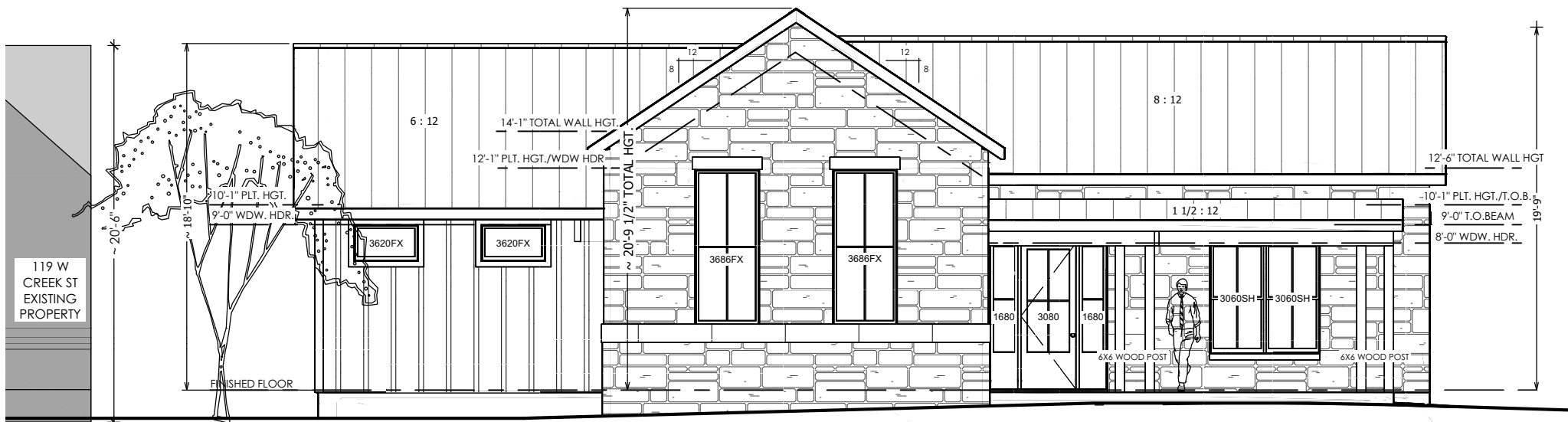
10'

19'

25'-3"

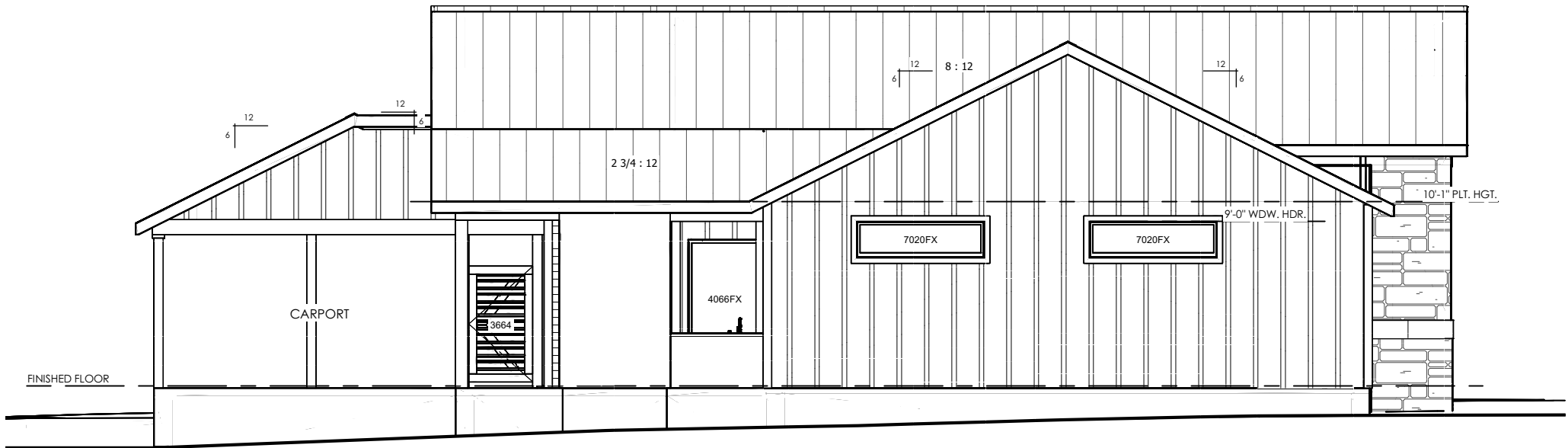
35'

35'



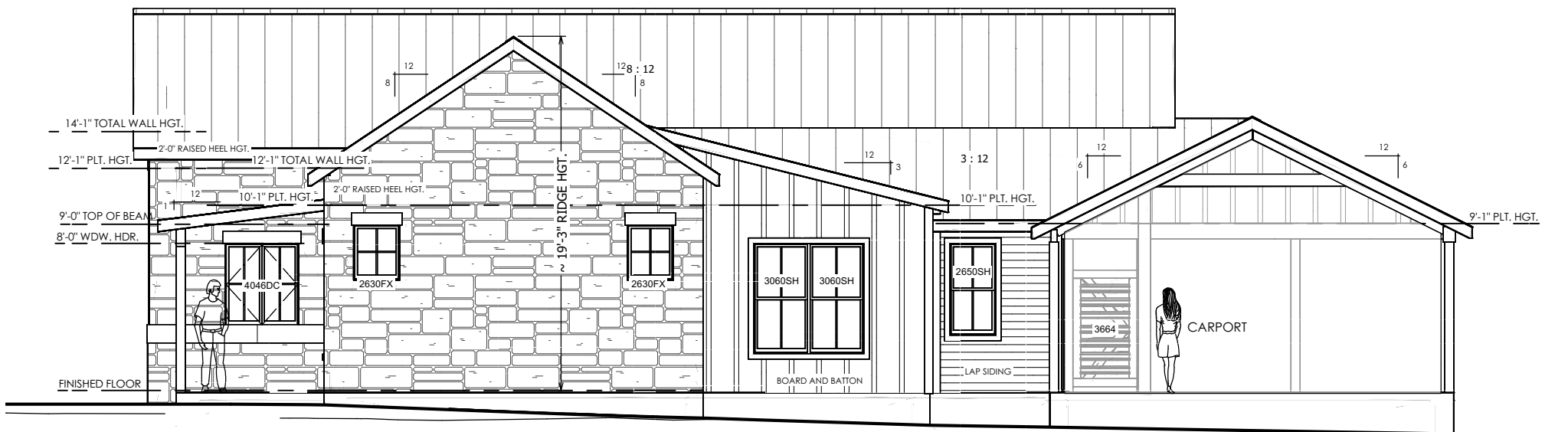
FRONT ELEVATION

1/8"=1'-0"



LEFT ELEVATION

1/8"=1'-0"



RIGHT ELEVATION

1/8"=1'-0"

CREEK STREET

***NOTE:** ALL SETBACKS SHOWN ARE MEASURED FROM CURB



Fredericksburg Historic Review Board
Application Information

Application Number: 22-061
Date: July 12, 2022
Address: 612 N Llano
Zoning: C1
Owner: Karen Abernathy
Applicant: Karen Abernathy
Rating: low
Proposal: remodel house with new fenestration, siding, and front porch add second story

Request:

The applicant is requesting a Certificate of Appropriateness to:

1. Add second story to existing 1 story house, replace brick façade with stucco (facing street), board and batten (sides and rear), replace stoop with 6' deep porch that wraps one corner, new metal roof

Relevant Sections of Fredericksburg Historic District Design Guidelines/Standards:

3.4.2.1. New Residential Construction

- (a) Follow residential guidelines for all new construction within historically residential sections of the historic district, regardless of use or zoning. (Refer to the map in *Appendix C.*)
- (d) Protect large trees and other significant landscape features from damage during construction, as well as delayed damage due to root compaction or chemical spills during construction activities.

Orientation

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

Setbacks

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

Height and Massing

(g) Appropriate heights for new infill construction depend on the surrounding context at the front of the new building; however, new buildings may gain height toward the back: if more than 50 percent of the contributing resources on the block are two-stories, then the front portion of the new construction may rise to two stories; if less than 50 percent, then front must be one story and any two-story portion must be set back 15 feet behind the front wall (excluding the porch). Heights are measured from the grade plane to the mid point on the roof.

(h) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings.

(i) New construction must have floor-to-floor heights similar to those on contributing buildings on the block (within 3 feet of the tallest floor-to-floor heights found on a contributing building on the block).

Design

(j) For new buildings, an attached garage shall not be the focal point of the design and should be located no less than 15 feet from the front wall of the building (excluding the porch) or one-third of the depth of the building from the front wall of the building, whichever is greater. The garage shall not represent more than 1/3 of the front façade.

(k) Front porches are recommended on new primary residential buildings; recommended front porch dimensions are at least 6 feet deep, with an area of at least 60 square feet.

(l) Design new buildings to be compatible with the historic building but differentiated enough so that they communicate their actual date of construction and do not create a false sense of history.

(m) Balance compatibility with differentiation among the following aspects of the new building's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette (as shown in *Appendix G.6*).

(n) Avoid using a historical style not found among the contributing main houses in the district.

(o) Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have a contemporary roof form, fenestration pattern, and style, if it maintains a compatible footprint shape, materials, and color palette (as shown in *Appendix G.6*).

to the bays of the structural system. Lintels should reflect the structural system.

(q) Revealing structural elements—like true load-bearing posts and beams—is encouraged.

Materials

(r) The palette of materials for new residential construction should not use more than two different primary siding materials; a third material may be added if used for trim only.

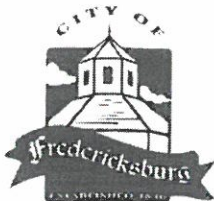
(s) Modern materials, such as fiber-cement siding, are appropriate for residential buildings, provided that the overall design balances compatibility with differentiation.

Staff findings/recommendation

The house received a low rating in the 2018 survey.

1. Given the extent of the proposed changes staff is reviewing this project like new construction. The footprint will remain, but all elevations will be modified.

The proposed style is a variation of Hill Country modern with stone and board and batten and front porch. The height is appropriate as the neighboring structure to the south is 2-story as is the house to the north across Centre Street. The proposed changes will retain the residential feel of N. Llano which is zoned Neighborhood Commercial. Staff recommends approval based on Fredericksburg Standards and Guidelines referenced above.



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address

612 N. Llano St.

Date Submitted

Owner name:

Karen Abernethy

Phone #

979-665-8392

Owner Address:

612 N. Llano St., FBG, TX 78624

Authorized Applicant:

Karen Abernethy

Phone #

979-665-8392

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

Applicant E-mail:

Khall1963@hotmail.com

Desired Start Date:

7-15-22

Desired Completion Date:

12-31-22

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)

see attached

Attach supporting documentation in jpeg or pdf: ☐ paint color ☒ color photographs ☐ site plan

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

Staff to complete

Application #

22-061

Year Built:

Eligible for Administrative Approval

Yes ☒ No ☐

Zoning:

Historic Review Board Meeting Date

July 12, 2022

Application Fee \$10

COA#

00516

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

Scope Of Work & Description of Materials

612 North Llano Street

1) Our vision is to update the current structure so that it will better fit in with the neighborhood and the Fredericksburg Historical District.

2) The materials to be used are as follows:

a) Paint Color will be a neutral Cream Color so as to coordinate with the Stone and Roof.

b) Stone will be a cream color limestone layed in a German Style pattern with white German style mortar joints. This will be applied to the front elevation of the home.

c) Board and Batt siding is to be used on the other 3 sides of the structure.

d) Galvanized Standing Seam Metal roofing to be used.

3) Clean-up will be done as we proceed with the refuse being removed from jobsite as removed and hauled off to the Landfill. A neat and orderly condition is to be kept at all times.

Scope of Work:

1) We want to remove the old fiberglass composition roof, decking, rafters and ceiling joists on the framing .

2) We want to raise the walls from their current 8' height to 10' height in the in the 2 Guest Bedrooms, Hall, Bath and Kitchen. We plan on leaving the Carport at it's current height. The ceiling in the Living Room will be raised to 12'.

3) We would like to remove the old Red Brick style Stucco from the entire structure and replace with German Style stone on the Front and board and batt siding on the Rear and 2 sides.

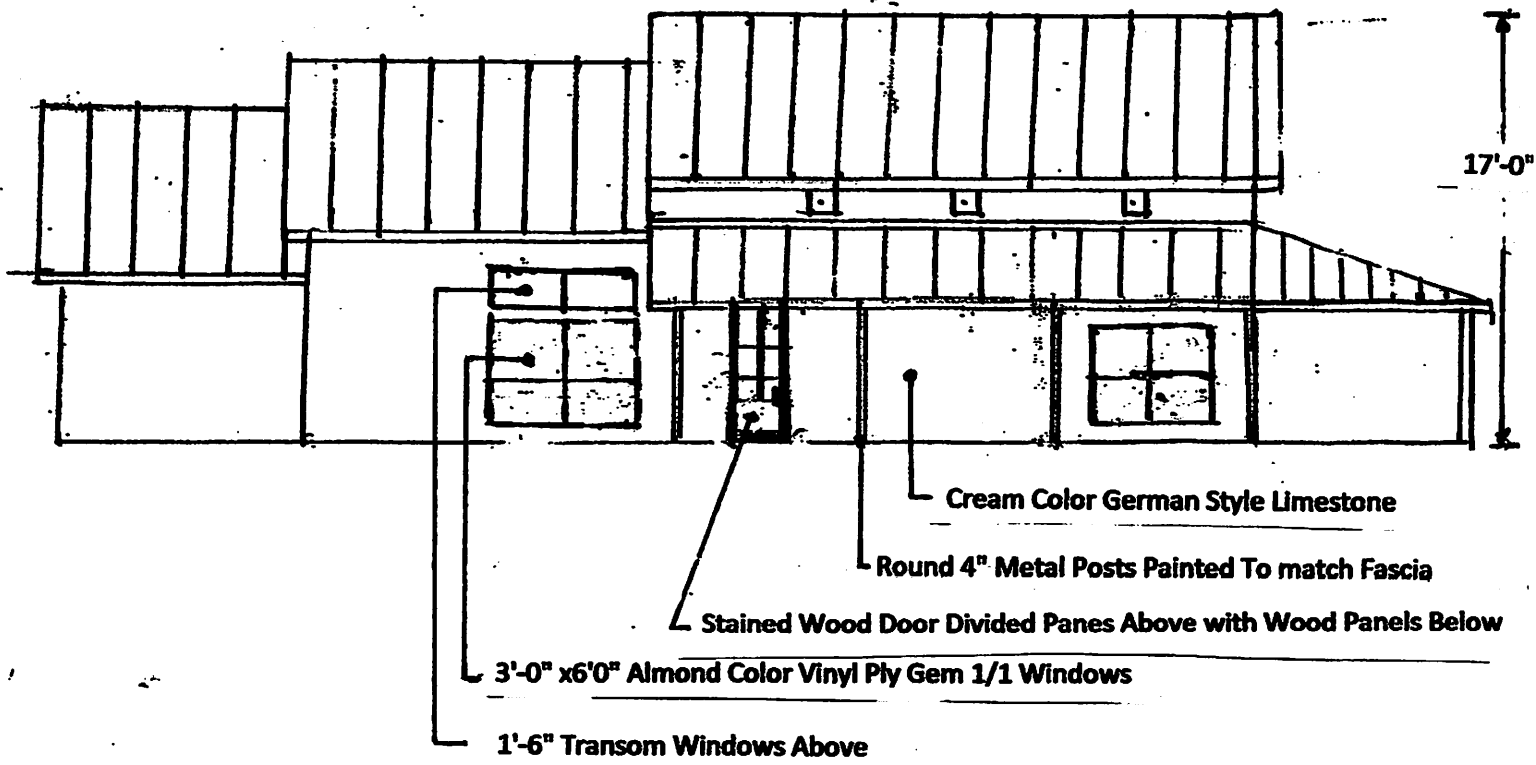
4) The Carport, Master Bedroom, and Utility have already been updated, so we do not plan on doing anything to them except replacing the exterior siding, roofing and new paint.

5) We do not plan on changing the existing floor plan, only raising the ceiling heights as referenced above. The plumbing, electrical, and mechanical will remain as is.

6) We would like to remove the old front porch and screened-in side porch and replace with a new wrap-around open porch as shown on the new Front Elevation included. Floor is to be newly poured concrete. The Existing porch (as Shown) is 6 ft. deep and we would like to widen it to 10 ft. deep.

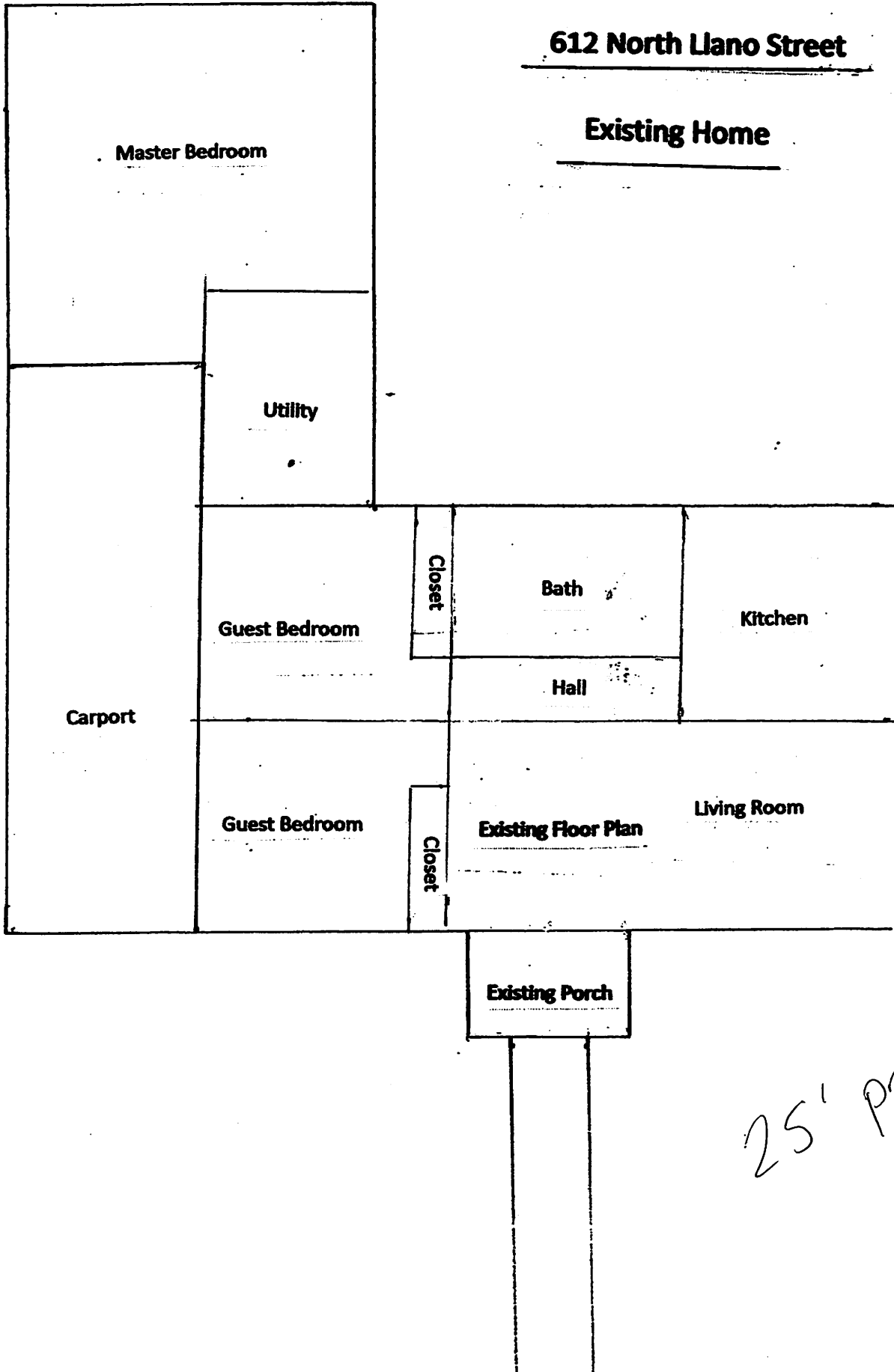
612 North Llano Street

Front Elevation

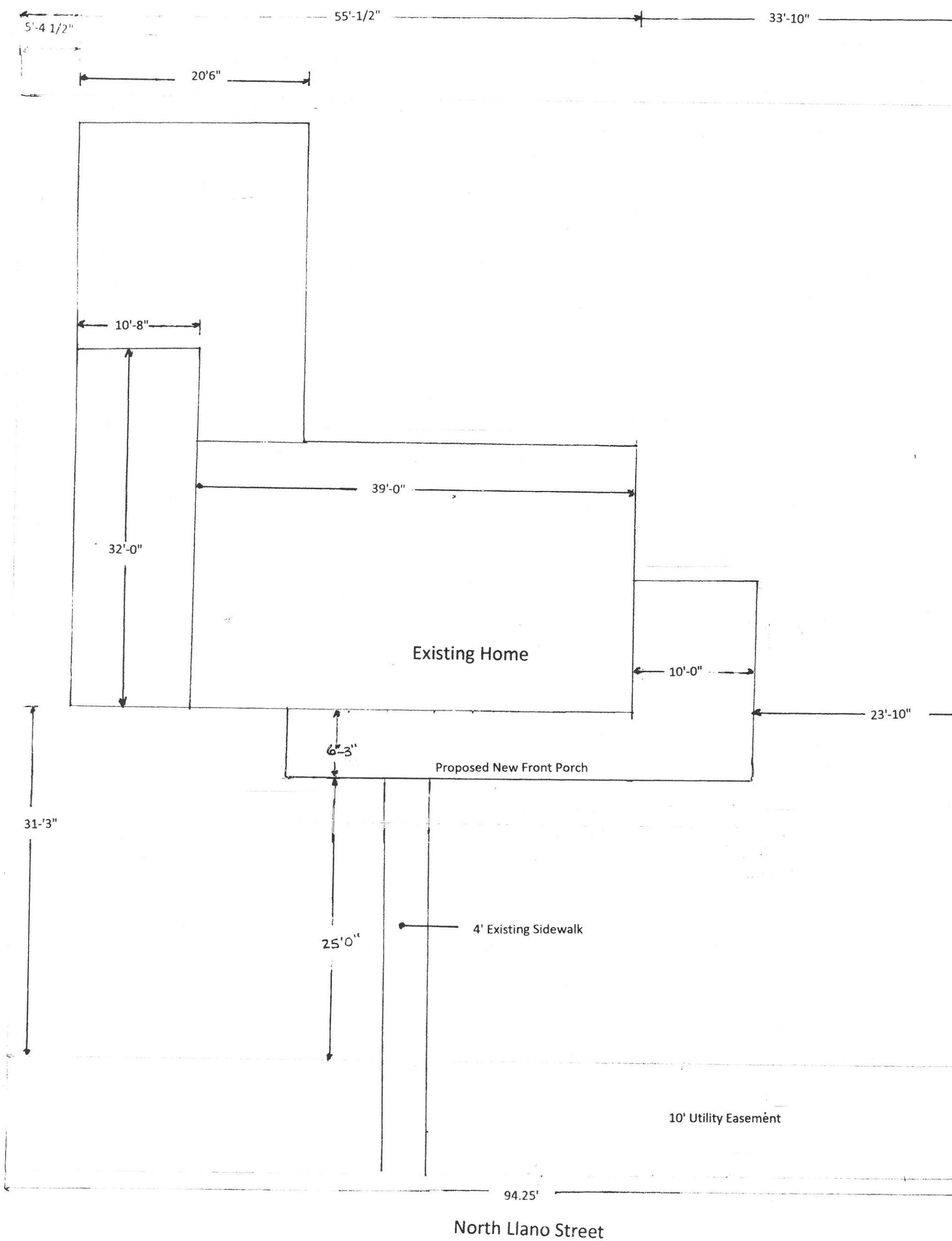


612 North Llano Street

Existing Home



25' property
line
setback







LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 612 N LLANO ST

LAT/LON 30.279288 -98.86571

ALTERNATE ADDRESS N/A

PARCEL # 267

LEGAL DESCRIPTION COLLEGE BLK D LOT 4-PT

OWNER NAME CRENWELGE, STANLEY E & PATRICIA

2017 GCAD VALUATION \$146,0

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

CAD date of 1950, but appears to be present on 1948 aerial. Home of the Reverend Lewis G. Petmecky and his family, of "the Presbyterian Church" in 1951. The church likely refers to Memorial Presbyterian Church.

PHYSICAL DESCRIPTION

YR. BUILT c.1945 YR. SOURCE Estimate

TYPE Building

FORM Rectangular

PRIMARY STYLE Ranch

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling



PHYSICAL DESCRIPTION, CONT.

612 N LLANO ST SURVEY ID#

**VISIBLE
ANCILLARY
RESOURCES**

1. none

ALTERATIONS Door (primary) replaced
Wall cladding replaced - some
Windows replaced – all
Addition to rear/side elevation (screened porch)

**GENERAL
NOTES**

SOURCES <https://newspaperarchive.com/fredericksburg-standard-may-30-1951-p-4/>; historic aerials





ADDITIONAL/HISTORICAL PHOTOS

612 N LLANO ST SURVEY ID#





612 N Llano

Available door unit configurations: 1-3, 8
See page 5 for more information.

6 Lite



Mahogany Door
Size Stock Number
36" M6L2P3068
Glass
Clear Beveled Low-e Insulated

Privacy Rating: 3

Available door unit configurations: 1, 8
See page 5 for more information.

8:19

LTE

homedepot.com



Search

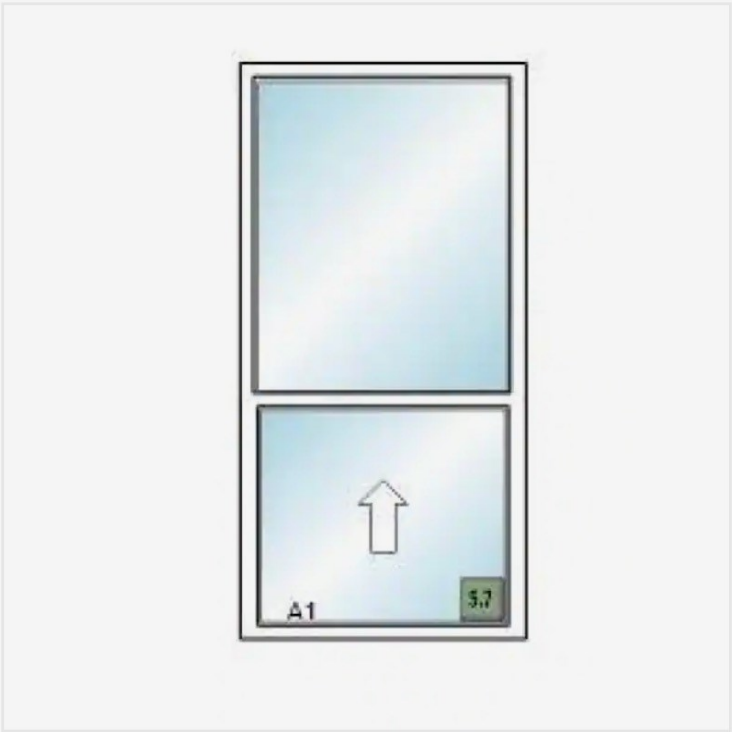


122

Ply Gem

35.5 in. x 71.5 in. 500 Series
White Vinyl Single Hung Window
with HPSC Glass, Screen
Included

★★★★★ (25) ✓



-

1

+

Add to Cart





Inspiration—remodel with similar features and materials
also on N. Llano

Fredericksburg Historic Review Board
Application Information

Application Number: 21-85
Date: July 12, 2022
Address: 209 E San Antonio
Zoning: CBD
Owner: Bow Carpenter
Applicant: Creo Designs
Rating: High
Proposal: new outdoor bar and restrooms, pergola for outdoor seating, window replacement

Request:

The applicant is requesting final approval of:

1. New outdoor bar and restrooms wood siding (tongue & groove stained cedar)
2. New steel and wood trellis/pergola with translucent rigid roof. Will be located next to existing historic structure. East side of pergola to have decorative block on top of wood siding.
3. Vinyl windows to be replaced with wood clad aluminum windows, confirm with client.
4. "oma loop" or looped wire fencing on site to be salvaged and stored for reuse.

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

3.2.8 WINDOWS

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

High Priority	Medium Priority	Low Priority
recommended	Recommended	Recommended

3.3 ADDITIONS

Preservation

(a) Avoid damaging or obstructing historic character-defining building features and/or site features when constructing additions.

High Priority	Medium Priority	Low Priority

Required	Required if visible from the public ROW	Recommended
----------	---	-------------

Height and Massing

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

High Priority	Medium Priority	Low Priority
Side additions not allowed unless a rear addition is not feasible.	Required	Recommended

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

High Priority	Medium Priority	Low Priority
Required set back behind historic rear wall	Required setback a minimum of 15 feet measured from the front (street-facing) wall of the historic building (excluding the porch)	Recommended

Staff Recommendation:

1. The new restroom and bar will not impact historic fabric and are sufficiently different than the historic home. Staff recommends approval.
2. The proposed pergola addition does not damage historic fabric however as presented the decorative block will obstruct part of the view of the east elevation (3.3.a). The block was not represented in the conceptual drawings. The openness of outdoor seating should be retained as much as possible. Staff recommends that the outdoor seating area not become enclosed space in the future.
3. Staff recommends approval of the replacement of the non-original vinyl windows with the proposed wood aluminum clad windows that are a better match to the original wood windows. (3.2.8)
4. Staff recommends the retention and re-use of the garden “oma” loop fencing.

Case Comments:

This application was first presented to the Historic Review Board in August of 2021. Approval was granted for rehab of the main structure and selective demolition of rear additions. Conceptual approval of new construction with staff comments on placement of pergola:

Staff recommends the new pergola/covered trellis is pulled back from the front façade. The height is compatible, and the openness of the structure is a benefit. More detail is

needed on how the pergola will abut the side of the house. As presented staff does not recommend approval based on Section 3.3 a, c and e.

The site currently has garden loop that should be kept and re-used where fencing is necessary. The fountain/pond has been modified over the years, but a pond feature was present in the 1940's. Other landscaping features include concrete perimeter edging found on the side (east) yard. Staff recommends the design incorporate as many original features as possible.

For final approval more detail is needed on the proposed bar and restrooms along with lighting fixtures for the front porch and yard.



209 E San Antonio – Tequila Bar

Architectural Historical Comments Narrative (05/31/2022)

Comments/Responses

- **HRB Comment:** *“Staff recommends the new pergola/covered trellis is pulled back from the front façade. The height is compatible, and the openness of the structure is a benefit. More detail is needed on how the pergola will abut the side of the house.”*

Response: We have pulled the columns away from the existing structure by 5’-11.25” from the previous 2’0” distance which opened up the east façade of the existing structure. We removed the smaller trellised roof (the extension of the existing front porch) which also helped with the “openness” of the existing east façade of the structure. Refer to sheet A110.

- **HRB Comment:** *“site currently has garden loop that should be kept and re-used where fencing is necessary”*

Response: We have incorporated the “garden loop” into the site perimeter fencing, refer to sheet 1/A200

- **HRB Comment:** *“The fountain/pond has been modified over the years, but a pond feature was present in the 1940’s. Other landscaping features include concrete perimeter edging found on the side (east) yard. Staff recommends the design incorporate as many original features as possible.”*

Response: A new fountain is being placed in the general location of the existing pond that pays homage to the existing pond while integrating with the new design and function of the outdoor space.

- **HRB Comment:** *For final approval more detail is needed on the proposed bar and restrooms along with lighting fixtures for the front porch and yard.*

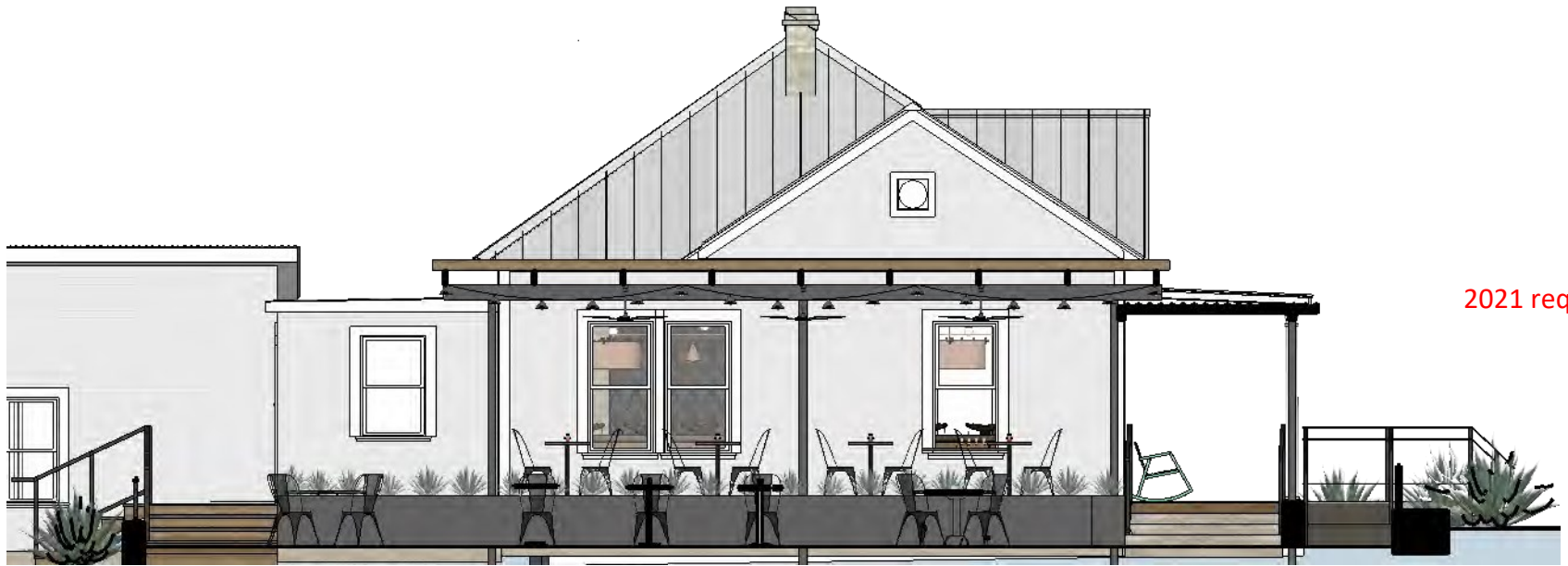
Response: See updated Elevations on sheets A200, A201, A300, A900. Actual Light fixtures to be selected by owner. Light fixtures shown to be LED and conform with dark skies requirements.

CREO

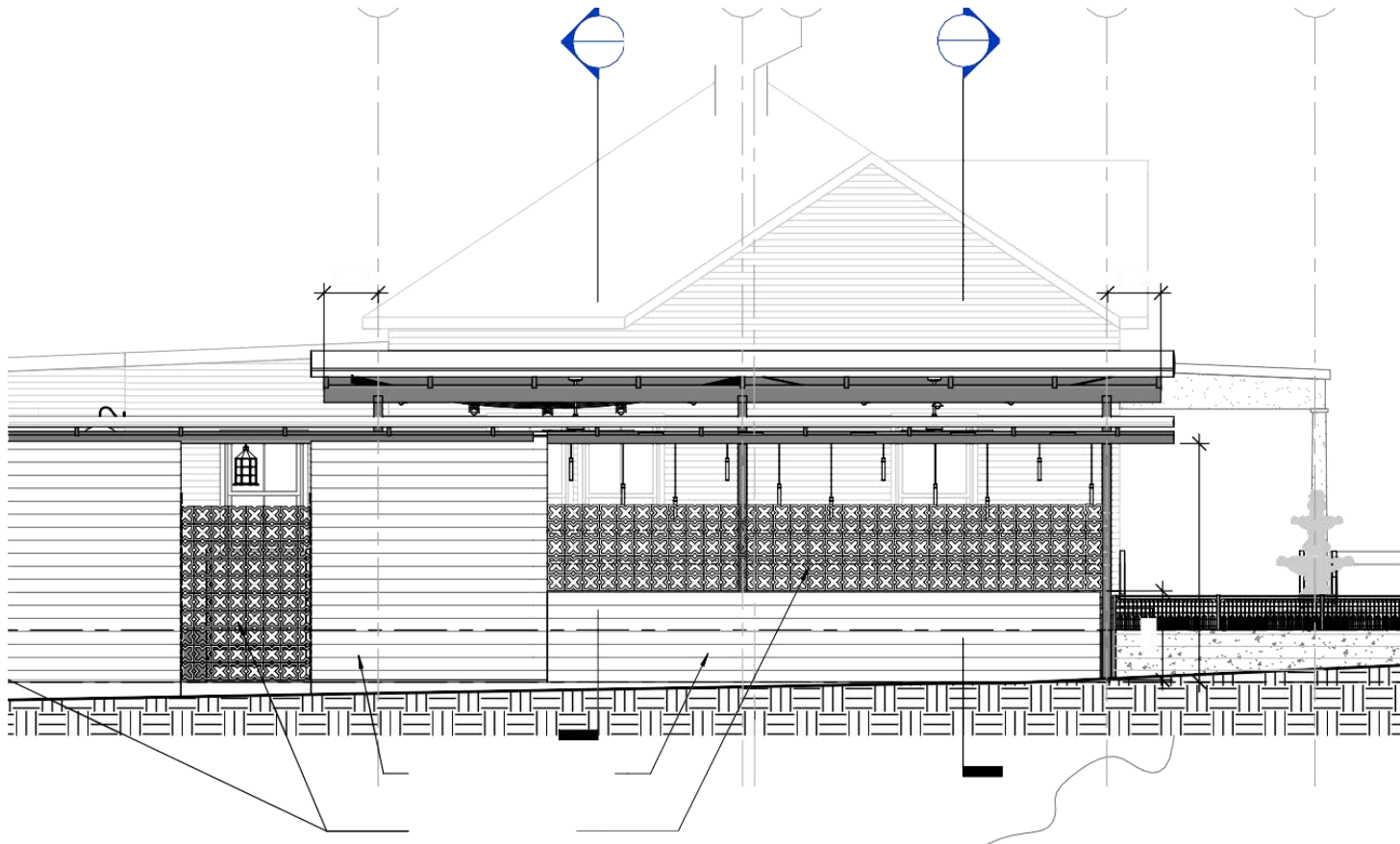
51 Essex Street, San Antonio, TX, 78210 || email: info@creoarc.com







2021 request

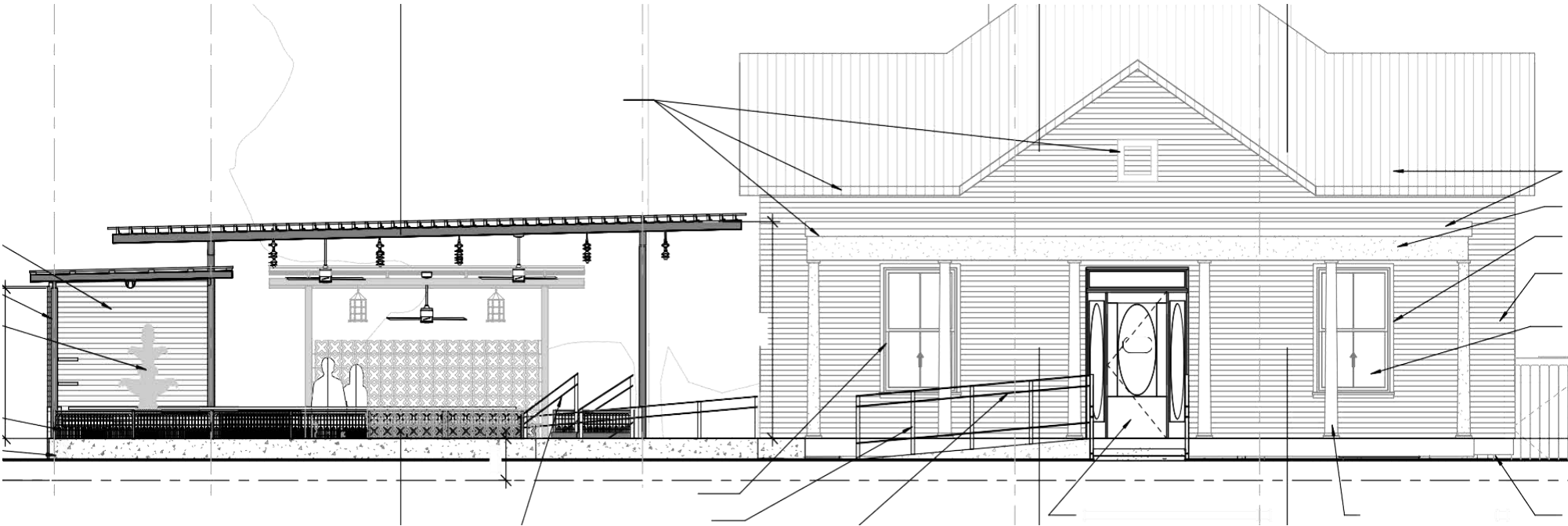


Current design

2021 request



Current design



FREDERICKSBURG TEQUILA BAR

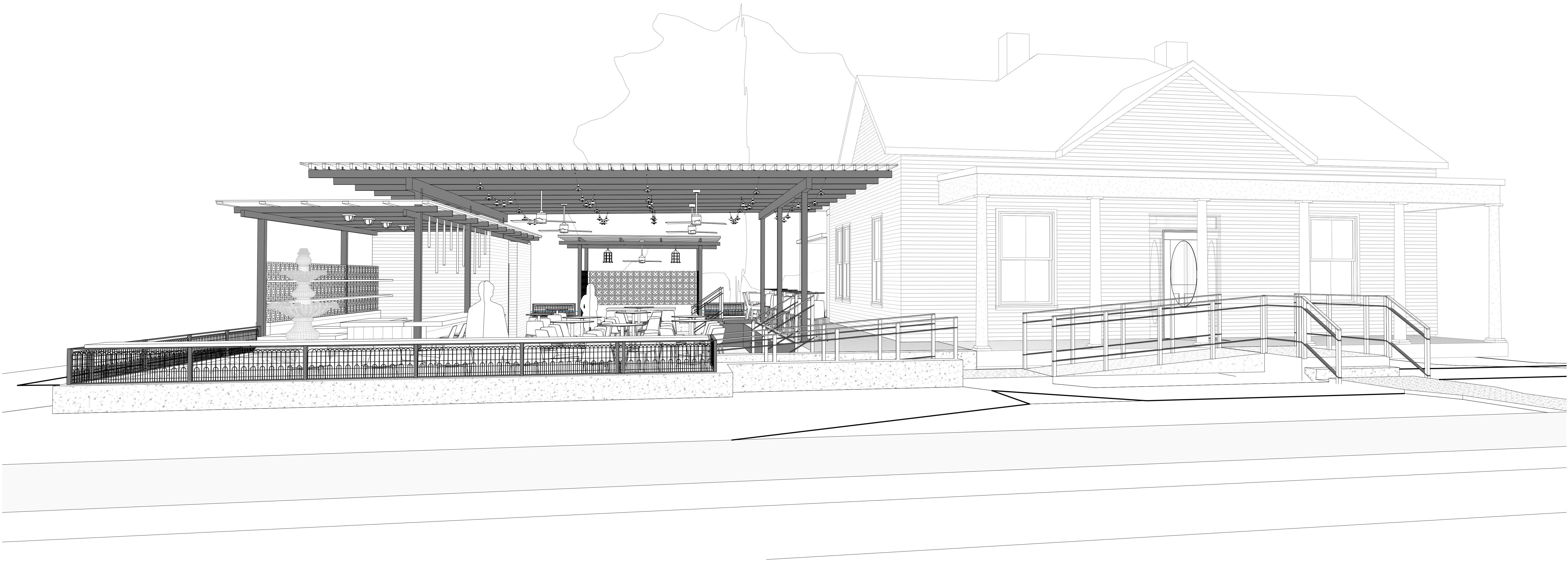
209 E SAN ANTONIO, LLC

209 E. SAN ANTONIO AVE.
FREDERICKSBURG, TX 78624



PERMIT SET

02/23/2022



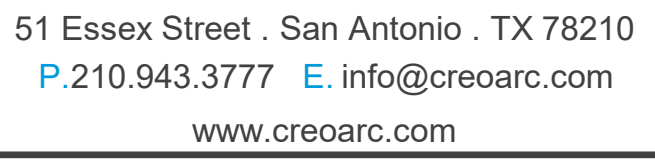
DESIGN TEAM

ARCHITECT

CREO ARCHITECTURE
51 ESSEX ST.
SAN ANTONIO, TX. 78210
TEL: 210.943.3777
EMAIL: info@creoarc.com

FOOD SERVICE DESIGN

MISSION RESTAURANT SUPPLY
1126 S. ST. MARYS ST.
SAN ANTONIO, TX: 78210
TEL: 210.354.0690
EMAIL: mikea@missionrs.com



ARCHITECTURE:
CREO ARCHITECTURE
11 ESSEX ST.
SAN ANTONIO, TX. 78210
TEL: 210.943.3777
EMAIL: info@creoarc.com

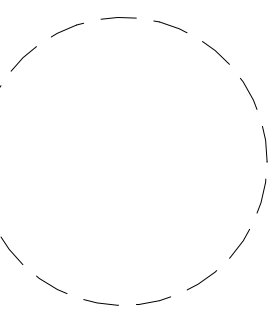
MISSION RESTAURANT SUPPLY
126 S. ST. MARYS ST.
SAN ANTONIO, TX. 78210
TEL: 210.354.0690
EMAIL: mikea@missionrs.com

NAME: 209 E SAN ANTONIO, L.L.C.
ADDRESS: 209 E. SAN ANTONIO AVE.
FREDERICKSBURG, TX 78624

FREDERICKSBURG
BAR &
RESTAURANT

PROJECT KEY

DATE: 10/27/2021

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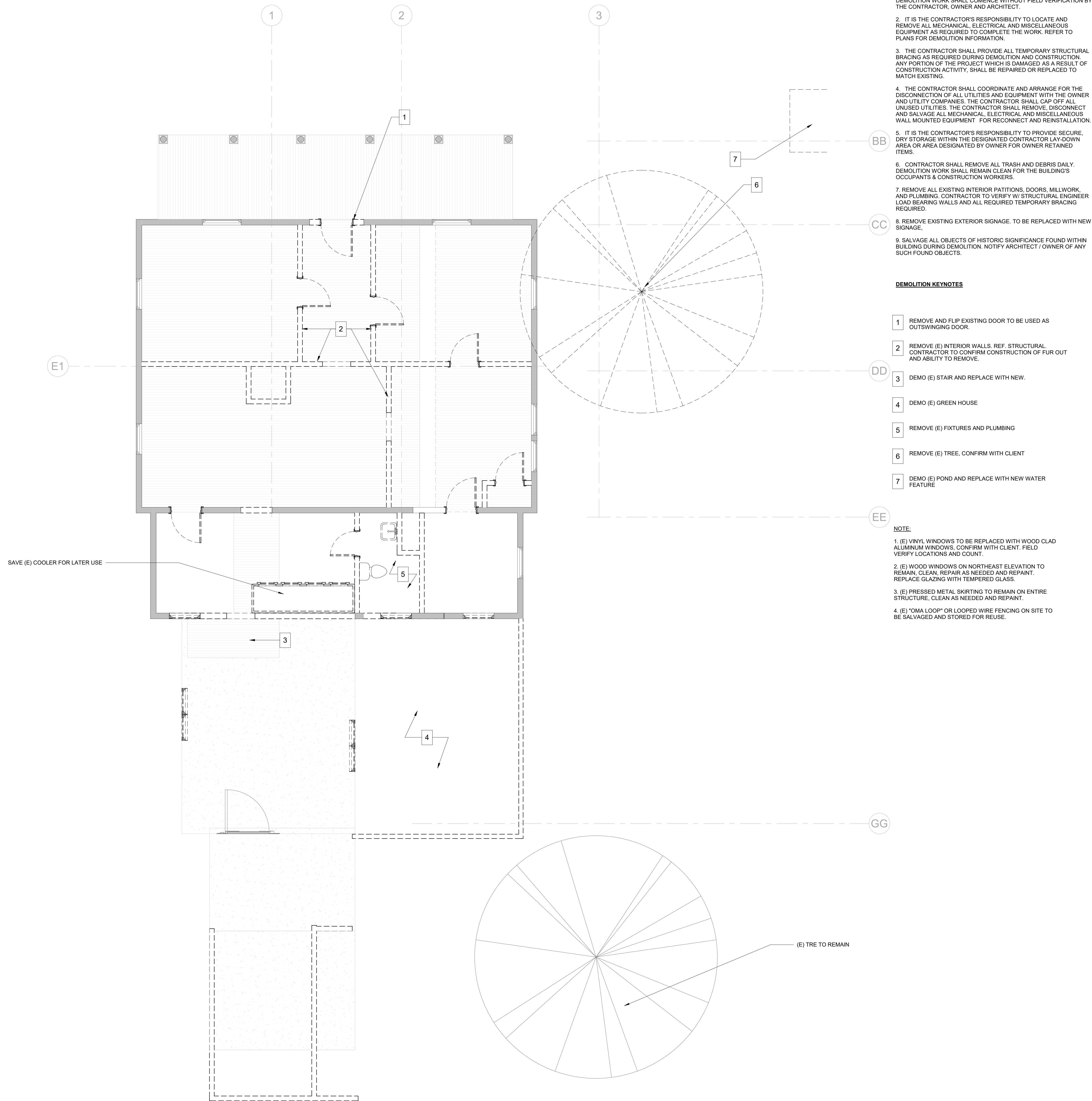
*Original drawing is 30 x 42. Do not scale contents of this drawing.

DEMO PLAN

PROJECT: 2104
ISSUE DATE: 02/23/2022
DRAWN BY: JE
CHECKED BY: SS

SHEET

A010



① LEVEL 1 - DEMO
1/4" = 1'-0"

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A100

1 SITE PLAN
1/8" = 1'-0"

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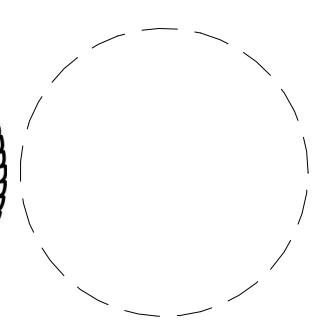
ARCHITECTURE:

FOOD SERVICE DESIGN

NAME: 209 E SAN ANTONIO, L.L.C.
ADDRESS: 209 E. SAN ANTONIO AVE.
FREDERICKSBURG, TX 78624

FREDERICKSBURG
BAR &
RESTAURANT

DATE: 10/27/2021



*Original drawing is 30 x 42. Do not scale contents of this drawing.

FLOOR PLAN

PROJECT: 2104
ISSUE DATE: 02/23/2021
DRAWN BY: JE
CHECKED BY: SS

SHEET **A110**

1. DO NOT SCALE THESE DRAWINGS. IF A SPECIFIC DIMENSION IS NOT GIVEN, CONTACT CREO ARCHITECTURE FOR CLARIFICATION.
2. DIMENSIONS ARE TO OUTTER EDGE OF STUD. INTERIOR WALLS ARE TO CENTER LINE.
3. PROVIDE ADA COMPLIANT THRESHOLDS AT ALL REQUIRED DOORS PER TAS SECTION 401.
4. PROVIDE ADA COMPLIANT DOOR HARDWARE AT ALL REQUIRED DOORS PER TAS SECTION 401
5. FRAME SAMPLE AND ALL HARDWARE TO BE APPROVED BY CREO ARCHITECTURE.
6. PROVIDE SUBMITTALS AND SHOP DRAWINGS SHOWING NUMBER OF WINDOWS, LOCATIONS OF TEMPERED GLAZING, ETC.
7. VERIFY FINAL FINISHES WITH OWNER.



1 FLOOR PLAN - LEVEL 1
1/4" = 1'-0"



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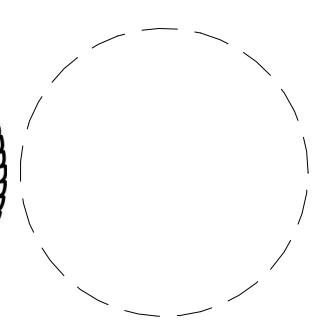
CREO ARCHITECTURE
51 ESSEX ST.
SAN ANTONIO, TX. 78210
TEL: 210.943.3777
EMAIL: info@creoarc.com

MISSION RESTAURANT SUPPLY
1126 S. ST. MARYS ST.
SAN ANTONIO, TX. 78210
TEL: 210.354.0690
EMAIL: mikea@missionrs.com

NAME: 209 E SAN ANTONIO, L.L.C.
ADDRESS: 209 E. SAN ANTONIO AVE.
FREDERICKSBURG, TX 78624

FREDERICKSBURG
BAR &
RESTAURANT

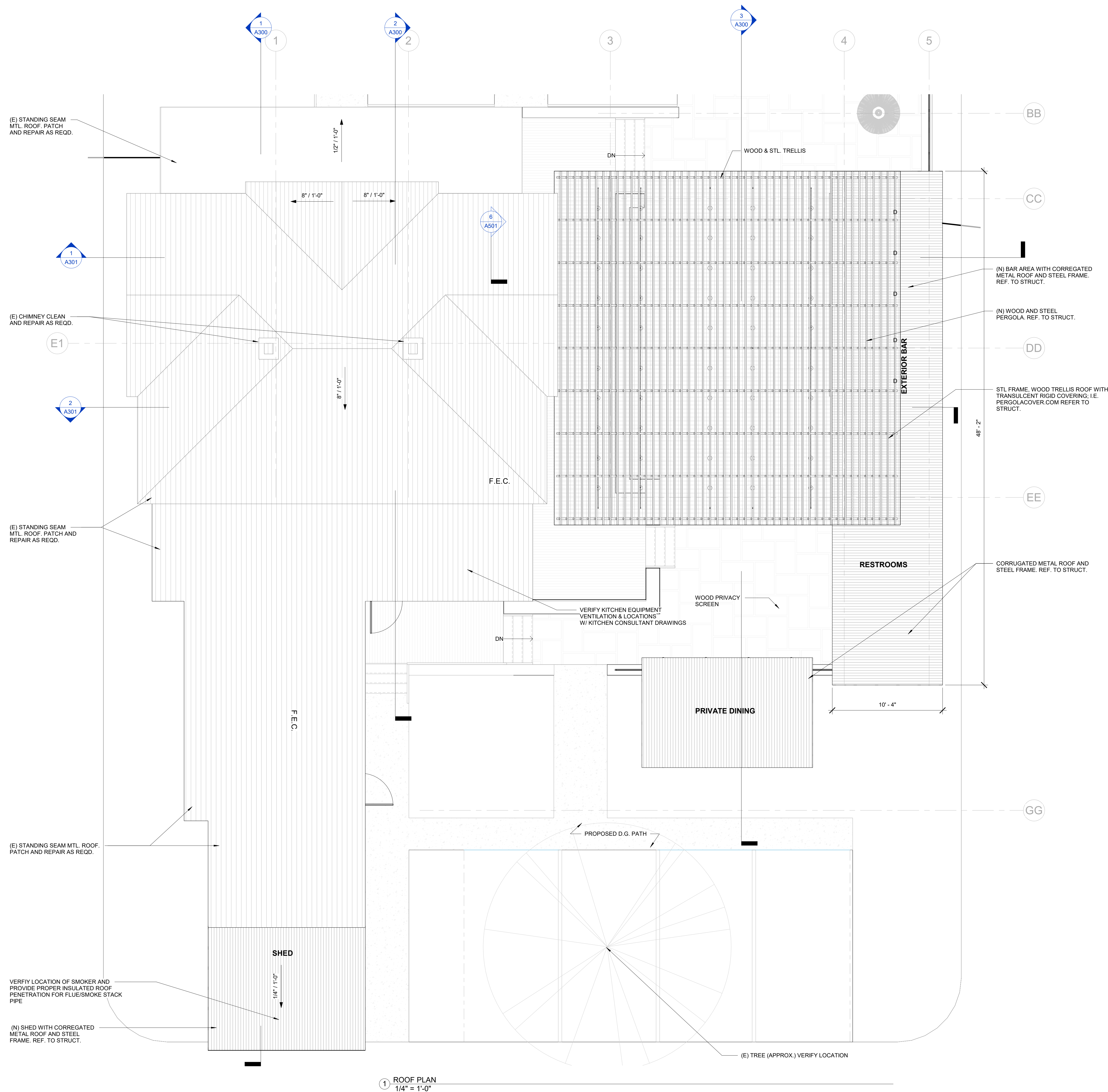
DATE: 10/27/2021



*Original drawing is 30 x 42. Do not scale contents of this drawing.

PROJECT: 2104
ISSUE DATE: 02/23/2023
DRAWN BY: MF
CHECKED BY: SS

SHEET	A130
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① ROOF PLAN
1/4" = 1'-0"



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CREO ARCHITECTURE
51 ESSEX ST.
SAN ANTONIO, TX. 78210
TEL: 210.943.3777
EMAIL: info@creoarc.com

MISSION RESTAURANT SUPPLY
1126 S. ST. MARYS ST.
SAN ANTONIO, TX. 78210
TEL: 210.354.0690
EMAIL: mikea@missionrs.com

NAME: 209 E SAN ANTONIO, L.L.C.
ADDRESS: 209 E. SAN ANTONIO AVE.
FREDERICKSBURG, TX 78624

FREDERICKSBURG
BAR &
RESTAURANT

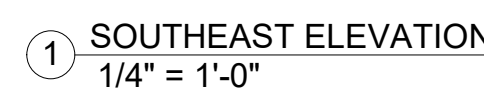
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EXTERIOR ELEVATIONS

PROJECT: 2104
ISSUE DATE: 02/23/2023
DRAWN BY: MF
CHECKED BY: SS

SHEET | **A201**

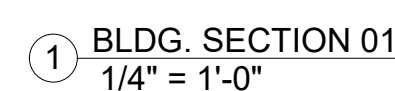
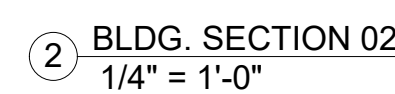
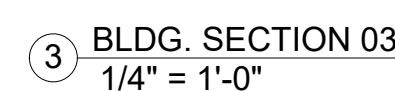
4. (E) "OMA LOOP" OR LOOPED WIRE FENCING ON SITE TO BE SAVED AND STORED.





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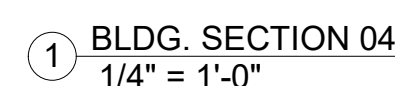
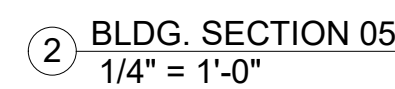
A300





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MISSION RESTAURANT SUPPLY
1126 S. ST. MARYS ST.
SAN ANTONIO, TX. 78210
TEL: 210.354.0690
EMAIL: mikea@missionrs.com

SHEET | **A301**



P.210.943.3777 E. info@creoarc.com

www.creoarc.com

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SIGN TEAM

ARCHITECTURE:

CREO ARCHITECTURE
ESSEX ST.
SAN ANTONIO, TX. 78210
TEL: 210.943.3777
MAIL: info@creoarc.com

GOOD SERVICE DESIGN

MISSION RESTAURANT SUPPLY
26 S. ST. MARYS ST.
SAN ANTONIO, TX. 78210
TEL: 210.354.0690
MAIL: mikea@missionrs.com

ENT

NAME: 209 E SAN ANTONIO, L.L.C.

ADDRESS: 209 E. SAN ANTONIO AVE.
FREDERICKSBURG, TX 78624

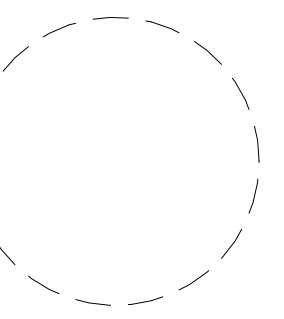
OBJECT

FREDERICKSBURG
BAR &
RESTAURANT

OBJECT KEY

PROFESSIONAL SEAL

DATE: 10/27/2021



VISIONS

[illegible]

*Original drawing is 30 x 42. Do not scale contents of this drawing.

HEET TITLE

DETAILS

MEET INFO

PROJECT: 2104

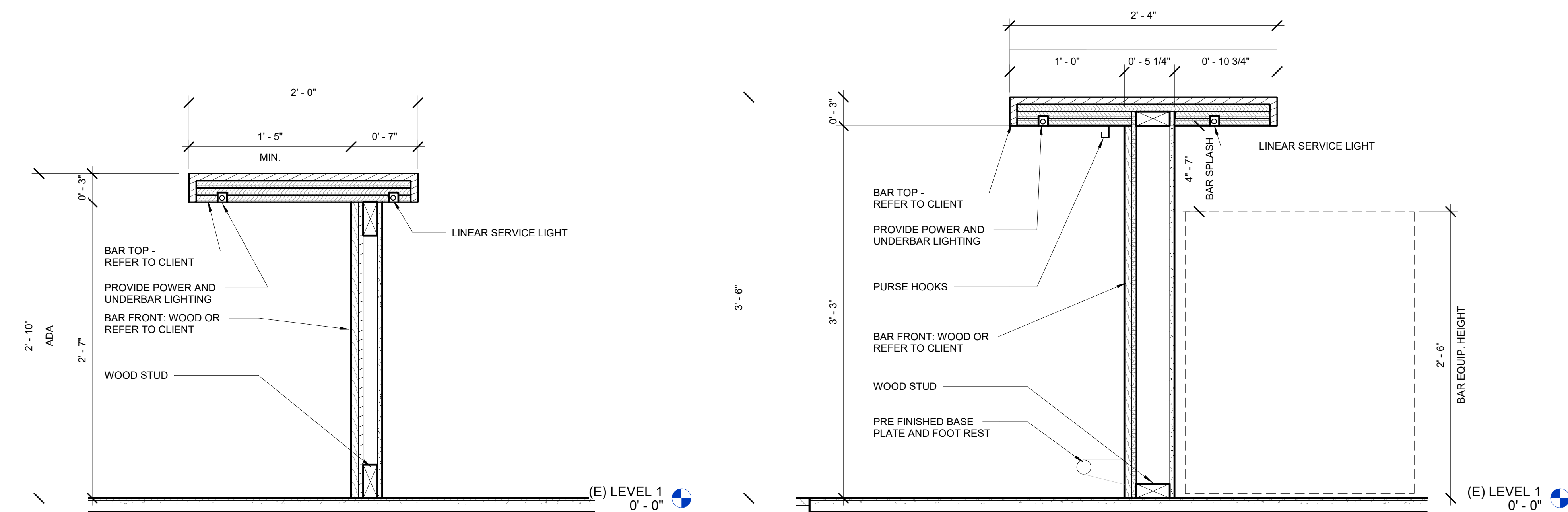
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RAWN BY: MF

CHECKED BY: Checker

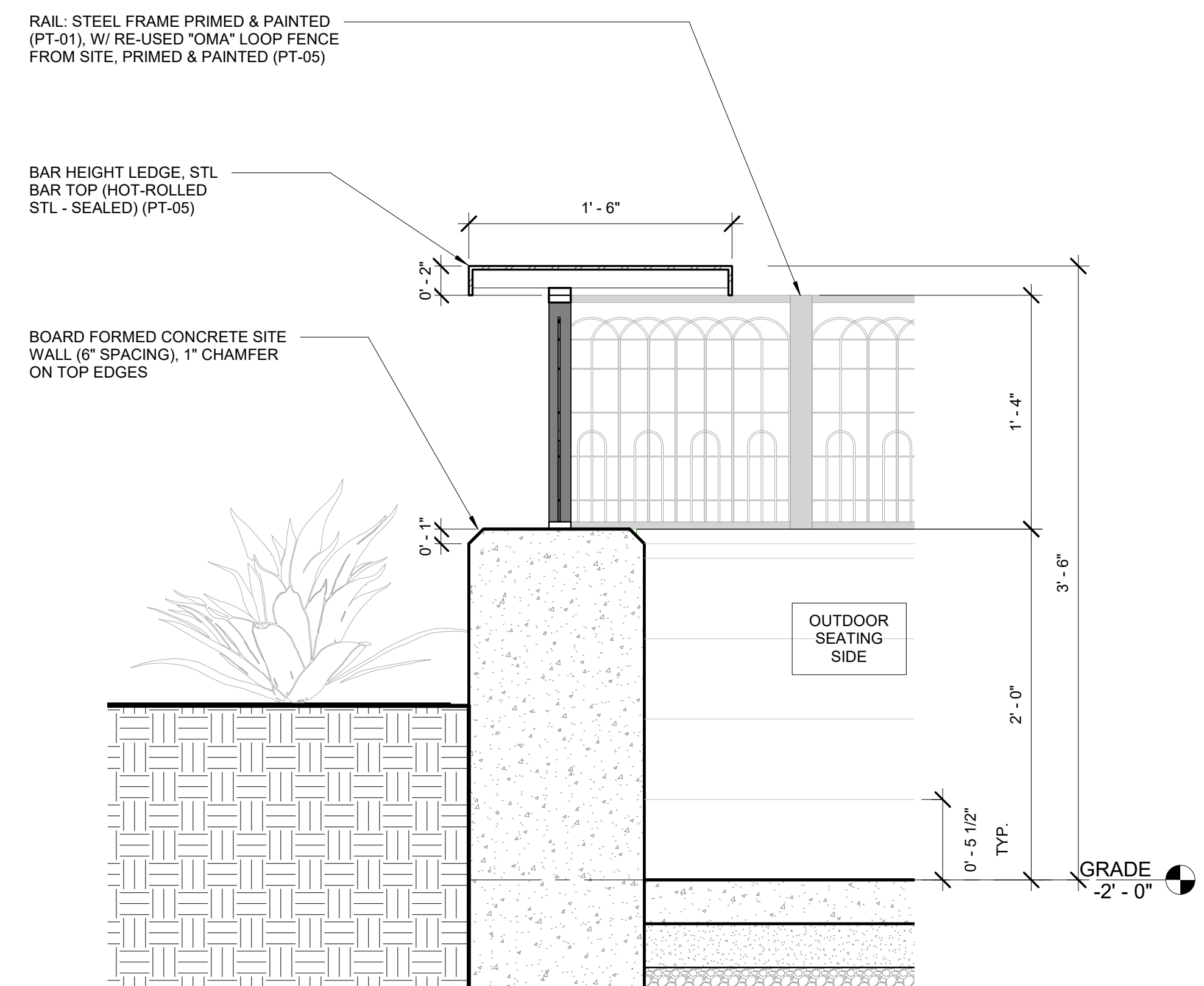
SHEET

A501



6 SECTION - INTERIOR BAR ADA
1 1/2" = 1'-0"

5 SECTION - INTERIOR BAR
1 1/2" = 1'-0"



4 SECTION - DRINK RAIL
1 1/2" = 1'-0"

An architectural line drawing of a restaurant patio. On the left, a building with horizontal siding features a door with a small light fixture above it and a set of stairs leading up to it. The patio is enclosed by a low wall with a decorative pattern. In the center, there is a large pergola structure with a grid of beams and several pendant lights hanging from it. Under the pergola, there are tables and chairs, and a person is standing. To the right, there is another section of the patio with a decorative screen or partition. The overall style is a clean, black-and-white line drawing.

A perspective architectural drawing of a hallway. The walls are covered in horizontal lines, suggesting a material like wood or stone. The ceiling features a grid of dark, thick beams. A decorative, lantern-like object hangs from the center of the ceiling. At the end of the hallway, there is a large, square screen or partition with a repeating geometric pattern. The floor is composed of large, rectangular tiles arranged in a grid. On either side of the hallway, there are doorways or alcoves, each marked with a small number (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100).

A detailed architectural line drawing of a modern outdoor terrace. The space is covered by a large, multi-level pergola structure with a grid of beams and slats. The ground is paved with large square tiles. In the foreground, there are several round tables with modern, curved chairs. To the left, a long bar area with a textured wall and a row of high stools is visible. The background shows a building with large windows and a door, and a fence in the distance. The drawing is a black and white line art style, showing the structural details and furniture layout.

An architectural line drawing of a building with a large covered patio area. The patio features a pergola structure with hanging lights and outdoor seating. A bar area is visible within the patio. The building has a gabled roof and a ramp leading to the entrance. The drawing is a black and white line art style.

[illegible]

SHEET	A900
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Fredericksburg Historic Review Board
Application Information

Application Number: 22-064
Date: July 12, 2022
Address: 406
Zoning: CBD
Owner: 406 & 412 E Main St LLC
Applicant: SKT Architects
Rating: low
Proposal: expansion of previously approved new parking lot

Request:

The applicant is requesting to expand the previously approved off-site parking lot at 406 E Main.

Relevant Sections Fredericksburg Design Guidelines/Standards:

To maximize a historic property's integrity of setting and feeling, avoid removing or damaging any significant tree or identified significant historic landscape feature.

3.4.1 Lot Coverage

Preservation

Avoid removing historic resources or landscape features in order to construct a parking area, new accessory building, or new landscape feature (SOI Standard 2).

Low Priority -Required

Service Areas and Parking

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

(k) Always use landscaping as a buffer between service areas/parking lots and streets or buildings, as well as to break up the visual effect of a parking lot – regardless of the location of the service area or parking lot.

High Priority	Medium Priority	Low Priority
Required	Required	Required

Staff Findings/Recommendation:

The proposed parking lot is meant to provide parking for the Immigrant being built at Washington & E Main. That property requires 38 parking spaces of which it has 24 on-site. 13 spots were previously approved for off-site. The new request expands the new parking lot to 28 spots.

Board Action January 11, 2022: Approval of new parking lot at 406 E Main Street with a solid fence to be the same height as the existing fence.

Adding a parking lot in the middle of the 400 block of E. Main Street adds a physical and visual disruption to the block. Parking is required to be in the rear and to be screened with landscaping. (3.4.1.j & k). Since the new number of spots is over what is required, every effort should be made to mitigate the visual and physical impacts of the parking lot by reducing the number to allow more screening between Main Street and the parking spots. Negative impacts to the large live oak tree should be mitigated

Case Comments:

The updated off-site parking agreement is subject to P&Z approval.



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address 406 & 412 East Main St. Date Submitted 6/28/21
Owner name: 406-412 East Main, LLC Phone # (830) 992-1206
Owner Address: P.O. Box 814, Fredericksburg, TX 78624
Authorized Applicant: Randy Stehling Phone # (830) 997-0383

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

Applicant E-mail: randy@sktarchitects.com

Desired Start Date: August 2022

Desired Completion Date: October 2022

Randy Stehling

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

New parking lot is to be constructed on vacant lot to serve as remote parking for The Emigrant, located at 341 East Main. Parking lot will be asphalt pavement with concrete stand-up curbs, surrounded by a galvanized wire fence on peeled cedar posts to match the existing fence fronting Main St. The parking lot is located along the west side of the property in order to meet the city's requirements for remote parking and to minimize the visual impact on the historical property to the east.

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 # 0009 22-004

Year Built: empty lot

Eligible for Administrative Approval Yes ☒ No ☐

Zoning: CB1D

Historic Review Board Meeting Date 7.12.22

Application Fee \$10 COA# 00519

Survey Rating: Medium low

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

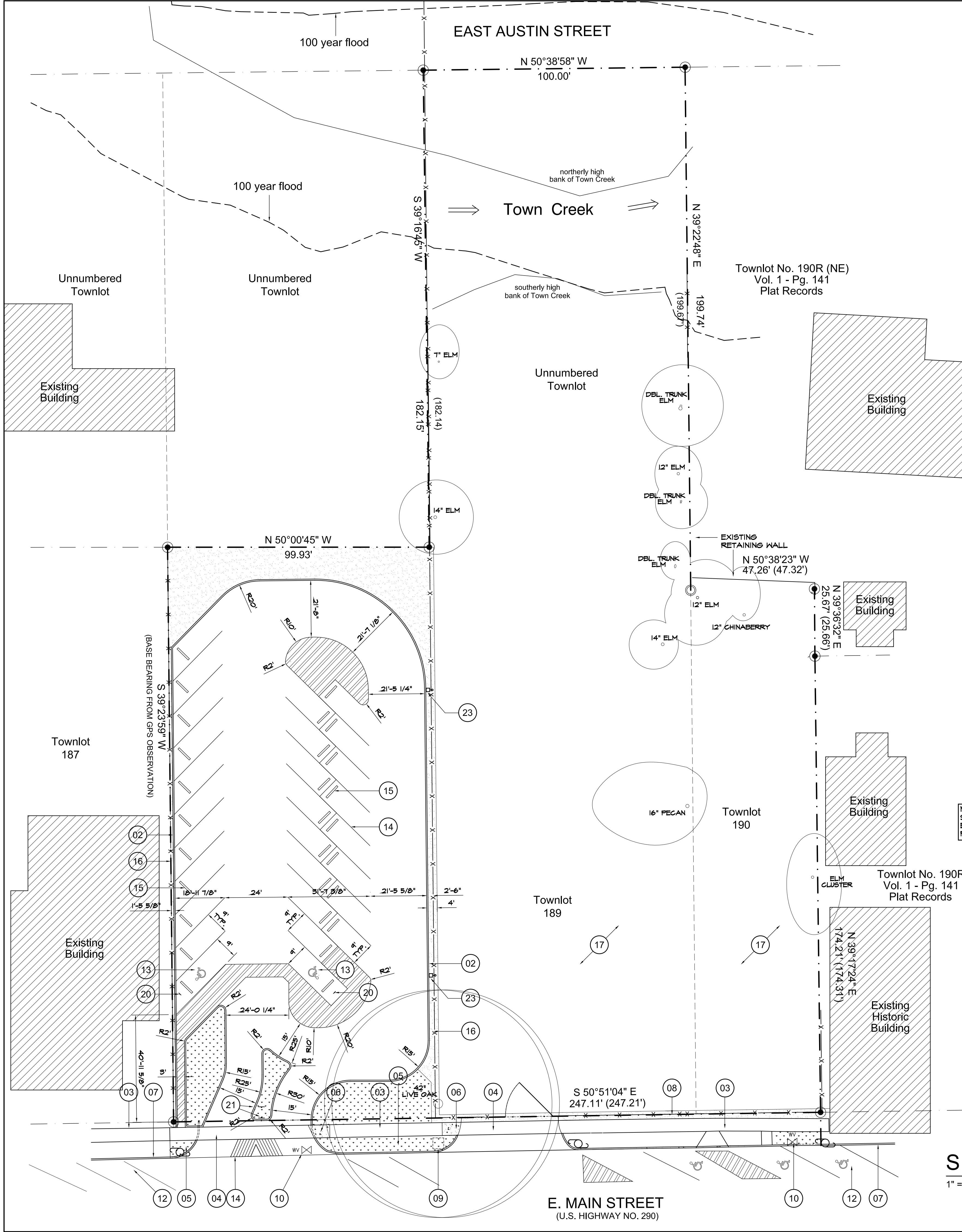
Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.











LEGEND

NEW CONCRETE AS NOTED

NEW LANDSCAPE AREA

NEW GRASS

NEW DECOMPOSED GRANITE

PAVEMENT TO BE PATCHED

PROPERTY LINE

EXISTING OVERHEAD UTILITY

FENCE AS NOTED

TREE AS NOTED

EXISTING UTILITY POLE

- SITE KEYED NOTES
- 1

NEW ASPHALT PAVEMENT
- 2

NEW CONCRETE STAND UP CURB
- 3

EXISTING SIDEWALK TO REMAIN
- 4

EXISTING SIDEWALK AND DRIVEWAY TO REMAIN
- 5

NEW LANDSCAPE BED
- 6

NEW TAS COMPLIANT CONCRETE CURB RAMP
- 7

EXISTING CONCRETE CURB
- 8

EXISTING FENCE TO REMAIN
- 9

EXISTING FOOTING TO REMAIN
- 10

EXISTING WATER METER TO REMAIN
- 11

PATCH PAVEMENT DISTURBED BY CONSTRUCTION OF NEW CURB
- 12

EXISTING PUBLIC PARKING SPACE
- 13

NEW HANDICAP ACCESSIBLE PARKING SPACE
- 14

NEW STRIPING TO DELINEATE PARKING SPACES AND DRIVEWAY APPROACH
- 15

NEW CONCRETE WHEEL STOP
- 16

NEW FENCE AS DETAILED
- 17

EXISTING GRASS / GROUNDCOVER TO REMAIN
- 18

EXISTING DRIVEWAY TO REMAIN
- 19

NO LONGER IN USE
- 20

NEW PARKING SPACE SIGN TO COMPLY WITH TEXAS ACCESSIBILITY STANDARDS
- 21

NEW CONCRETE MEDIAN WITH DIRECTIONAL SIGNAGE PER CITY OF FREDERICKSBURG SIGN ORDINANCE.
- 22

NEW GATE TO MATCH EXISTING
- 23

NEW POLE LIGHT

DEVELOPMENT NOTES

ZONED:

CBD: CENTRAL BUSINESS DISTRICT

LOT SIZE (5,000 SF MIN.):

71,220 SF (1.635 ACRES)
63,312 SF ABOVE 100 YEAR FLOOD

SETBACKS:

0' FT FRONT YARD, SIDE YARD, INTERIOR SIDE YARD, AND REAR YARD

IMPERVIOUS COVERAGE:

Existing: 0 SF
Proposed: 17,865 SF = 33.5% (MAX. ALLOWED - 90%)

341 EAST MAIN OFF-STREET PARKING REQUIREMENTS:

EXISTING 2 STORY STR (Emigrant's Inn):
1 SPACE PER B&B UNIT = 8 SPACES

EXISTING STR - House (Cottage at Emigrant's Inn):
1 SPACE PER UNIT = 1 SPACES

EXISTING STR - Out Building (Cottage at Emigrant's Inn):
1 SPACE PER UNIT = 1 SPACE

NEW BUILDING (The Emigrant):
STRs: 1 SPACE PER UNIT = 5 SPACES
RETAIL: 1 SPACE PER 400 SF
981 SF / 400 = 2.4 SPACES x 50% per Sec. 7.825 = 1.2 (1) SPACES
COCKTAIL LOUNGE: 1 SPACE PER 3 PERSONS CAPACITY
140 PERSONS / 3 = 46.67 SPACES x 50% per Sec. 7.825 = 23.3 (23) SPACES

TOTAL: = 38 SPACES

OF SPACES PROVIDED AT 341 E. MAIN:

24 SPACES

OF REMOTE SPACES PROVIDED AT 406 E. MAIN:

28 SPACES

TOTAL SPACES PROVIDED:

52 SPACES

UTILITIES

EXISTING WATER METERS SHALL REMAIN. NO UTILITIES WILL BE BROUGHT ON SITE EXCEPT FOR ELECTRICAL TO PROVIDE POWER TO POLE LIGHTS.

DRIVEWAYS AND SIDEWALKS

ALL DRIVEWAY AND SIDEWALK WORK IN TxDOT RIGHT-OF-WAY WILL COMPLY WITH THE CITY OF FREDERICKSBURG AND TxDOT STANDARDS AND TEXAS ACCESSIBILITY STANDARDS (TAS).

EXTERIOR LIGHTING

SEE SITE PLAN FOR LOCATION OF POLE LIGHTS. LIGHTING WILL COMPLY WITH THE CITY OF FREDERICKSBURG LIGHTING ORDINANCE.

LANDSCAPING

PROPOSED LANDSCAPED AREAS SHOWN ON SITE PLAN. FINAL LANDSCAPING WILL BE SHOWN ON LANDSCAPE PLAN TO BE INCLUDED WITH FINAL CONSTRUCTION DOCUMENTS. LANDSCAPING WILL BE INSTALLED PER CITY ORDINANCE.

SITE PLAN

1" = 20'



SKT Architects, PLLC
300 West Main, Suite C
Fredericksburg, TX 78624
www.sktarchitects.com
P: 830-997-0383



REMOTE PARKING FOR THE EMIGRANT
406 & 412 EAST MAIN ST.
FREDERICKSBURG, TEXAS

PROJECT #	17-04
DATE	6-27-22
REVISION	

SITE PLAN

C1.0