



CITY OF FREDERICKSBURG HISTORIC REVIEW BOARD

TUESDAY, JULY 13, 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
Michael McCrea, Member

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

The City of Fredericksburg Historic Review Board will meet in a regular session on **Tuesday, JULY 13, 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 July 13, 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

- Recap of Special City Council Meeting on Short Term Rentals
- Preservation Grant Applications – 2 projects awarded funds
- HRB Member Appointments

6. APPROVAL OF MEETING MINUTES

June 15, 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 #21-72 **325 W Main St**– *Jeryl Hoover* – new rock wall, installation of new museum exhibit panels

B. Application- #21-75 **501 E San Antonio**– *Shayna Thompson*- change to side porch, parking, fence/wall

C. Application- #21-61 **211 W Austin**– *SKT Architects*- construction of 8 STR units

INDIVIDUAL CONSIDERATION

D. Application- #21-73 **514 W San Antonio**– *SKT*- 3 new STR units, parking

E. Application #21-74 **116 E Austin** – *Dennis Kusenberger* – window replacement

F. Application- #21-77 **313 E Travis** – *Carlo Rivera*- 1 new storage unit, 1 new auxiliary structure

8. PUBLIC HEARING

A. Hold a public hearing to receive citizen comments for or against the adoption of revised Historic District Design Guidelines/Standards

B. Hold a public hearing to receive citizen comments for or against amendments to Code of Ordinances Chapter 23 Planning - Article III– Historic Preservation.

9. OTHER ACTION ITEMS

A. Recommendation for adoption of Historic District Design Guidelines/Standards

B. Recommendation for amendments to Code of Ordinances Chapter 23 Planning - Article III– Historic Preservation.

10. ADJOURN

This is to certify that I, Anna Hudson, posted this Agenda by 3:00 p.m. on Friday, July 9, 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
June 15, 2021
5:30 PM**

On this 15th day of JUNE 2021, 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
ERIC PARKER
DAVID BULLION
SHARON JOSEPH
BRAD BERTRAND
BARRY KAISER
JESSICA MITTEL
JOE SALINAS, JR arrived at 5:38 (Voting Alternate)

ABSENT

RICHARD LAUGHLIN
MIKE PENICK

ALSO PRESENT:

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

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

PUBLIC COMMENTS

MINUTES

May 11, 2021 meeting minutes approved with edits proposed by Anna regarding discussion on Temporary Use Ordinance.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, presented updates on the 2nd draft of the Historic District Design Guidelines/Standards. This document is available on The City of Fredericksburg Website. The Design Guidelines and Standards are scheduled to be presented to the Historic Review Board (HRB) in July for recommendation for adoption. Anna also provided a recap of the recent Short Term Rental Public Meetings that were held in May 2021.

Staff also received 4 applications for the Preservation Grant. The Selection Committee will be meeting on June 23, 2021, for selection.

CONSENT AGENDA

Application #21-57 412 W Schubert– Gary Williams – rehab and addition.

Application- #21-60 720 W San Antonio– Shayna Thompson- addition to house.

Application- #21-66 206 W Travis– Mustard Design- rear addition.

Application- #21-65 205 E Travis– Mustard Design- new STR unit.

Application- #21-63 711 W Austin – Wheeler Custom Homes – new pool/guest house.

Application- #21-67 715 W Austin – Mary Lindsey – garage remodel.

Eric Parker made a motion to Approve the Consent Agenda as presented. Larry Jackson seconded the motion. All voted in favor and the motion carried. Brad Bertrand recused himself from the vote on the Consent Agenda.

APPLICATIONS

Application #21-27 201 S Orange – Mustard Design – new front porch.

Brad Bertrand recused himself from the item. Joe Salinas, Jr will be a voting member on this item.

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

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.

Staff recommendation:

.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.

Whitney Koch provided updated drawings that reflected staff's recommendation to move the location of the front stoop to the left.

Motion was made by David Bullion and seconded by Jessica Mittel to approve drawings submitted at the HRB meeting based on staff recommendation.

Application- #21-61 211 W Austin– SKT Architects- demolition of low rated structure, construction of 8 STR units, managers quarters, and office/kitchen building.

Anna Hudson, Historic Preservation Officer, stated the Applicants requests 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.

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.

Brandon Weinheimer, Architect with SKT Architects, presented the application on behalf of the ownership. He stressed that the 6ft wall is needed for the concept of the development to work as intended. He stated that the Central Business District (CBD) allows for zero lot lines and the buildings themselves are set back.

Brad Bertrand stated that there were no elevations for the rear view, and he invited the Board to provide their thoughts on the wall.

Larry Jackson stated he is not in favor of the wall.

Eric Parker stated the plans presented may be enough for conceptual approval however elevations, cottage renderings, materials and colors are needed to make final decisions.

David Bullion made a motion for Approval of Application 21-61 for the Concept Plan conditioned upon the applicant providing elevations for all buildings and pushing buildings #8 and #1 to be in line with the Bierschwale house. Motion also allowed for the 6’ wall and demolition of existing house. Brad Bertrand seconded the motion. Eric Parker and Larry Jackson voted against, all other voted in favor – motion passed.

Application- #21-68 213 E Travis – Matt Guderian- new Short Term Rental Units.

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

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.

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.

David Hawes, a neighboring property owner, spoke in protest of the density of the development. He gave a copy of his letter of opposition to staff and HRB members.

David Bullion stated the proposed project is a 300% increase in living space. He has an issue with the density, scale and massing of the project. He feels it is excessive and encourages the applicant to reevaluate their plan.

Jessica Mittel stated she has an issue with the parking lay out, specifically for building 2. That parking needs to be pushed back.

David Bullion made a motion to Deny Application 21-68. Larry Jackson seconded the motion. All voted

in favor and the motion carried.

DISCUSSION ITEMS

Update on Deed Filing Requirements

Anna Hudson, Historic Preservation Officer, stated that the Deed Filings for all Historic properties were filled the week of June 1, 2021, through June 4, 2021.

HRB Member Appointments – Eric Parker, Larry Jackson, & Joe Salinas, Jr.

City Council is scheduled to reappoint HRB Members on July 6, 2021. Erick Parker stated he would like to step down from the HRB. Sharon Joseph noted that he has been a very important member and would encourage him to reconsider.

ADJOURN

With nothing further to come before the Board, Larry Jackson moved to adjourn. Eric Parker seconded the motion All voted in favor and the meeting was adjourned at 7:25 p.m.

PASSED AND APPROVED this the 13th day of July 2021.

SHELBY COLLIER, COORDINATOR

SHARON JOSEPH, CHAIR

Fredericksburg Historic Review Board
Application Information

Application Number: 21-72
Date: July 13, 2021
Address: 325 W Main
Zoning: Public
Owner: Pioneer Museum
Applicant: Jeryl Hoover
Rating: mixed
Proposal: install new interpretive signage and rock wall for
“orientation plaza” on museum grounds

Request:

The applicant is requesting approval to:

1. install a new rock wall to hold new interpretive panels. Install new interpretive panels on existing “tank house” (non-historic) and new free standing interpretive panels.
2. Relocate existing windmill a few feet to allow the creation of the “orientation plaza”/museum exhibit.

Relevant Secretary of Interior’s Standards:

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

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

Fredericksburg Design Guidelines:

Recommended for new construction:

1. Designing new construction within the same scale, size, and massing of its surroundings.
2. Using materials, colors, and finishes compatible to the surrounding historic structures.

Not Recommended

4. Designing new buildings with inaccurate interpretations of original styles, thus distorting the perception of genuine historic buildings.

Staff Recommendation:

The proposed rock wall is in keeping with the existing rock walls found on the campus. The new interpretative panels will be installed on a recently built structure and will not impact any historic features. Staff recommends approval as submitted.

The windmill is not in its original location and is not original to the campus. The proposed relocation will allow for a better use of the “orientation plaza” space. Staff recommends approval.

This recommendation is in keeping with the SOI Standards for additions and new construction #9 and #10 and the City of Fredericksburg Design Guidelines for new construction.

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





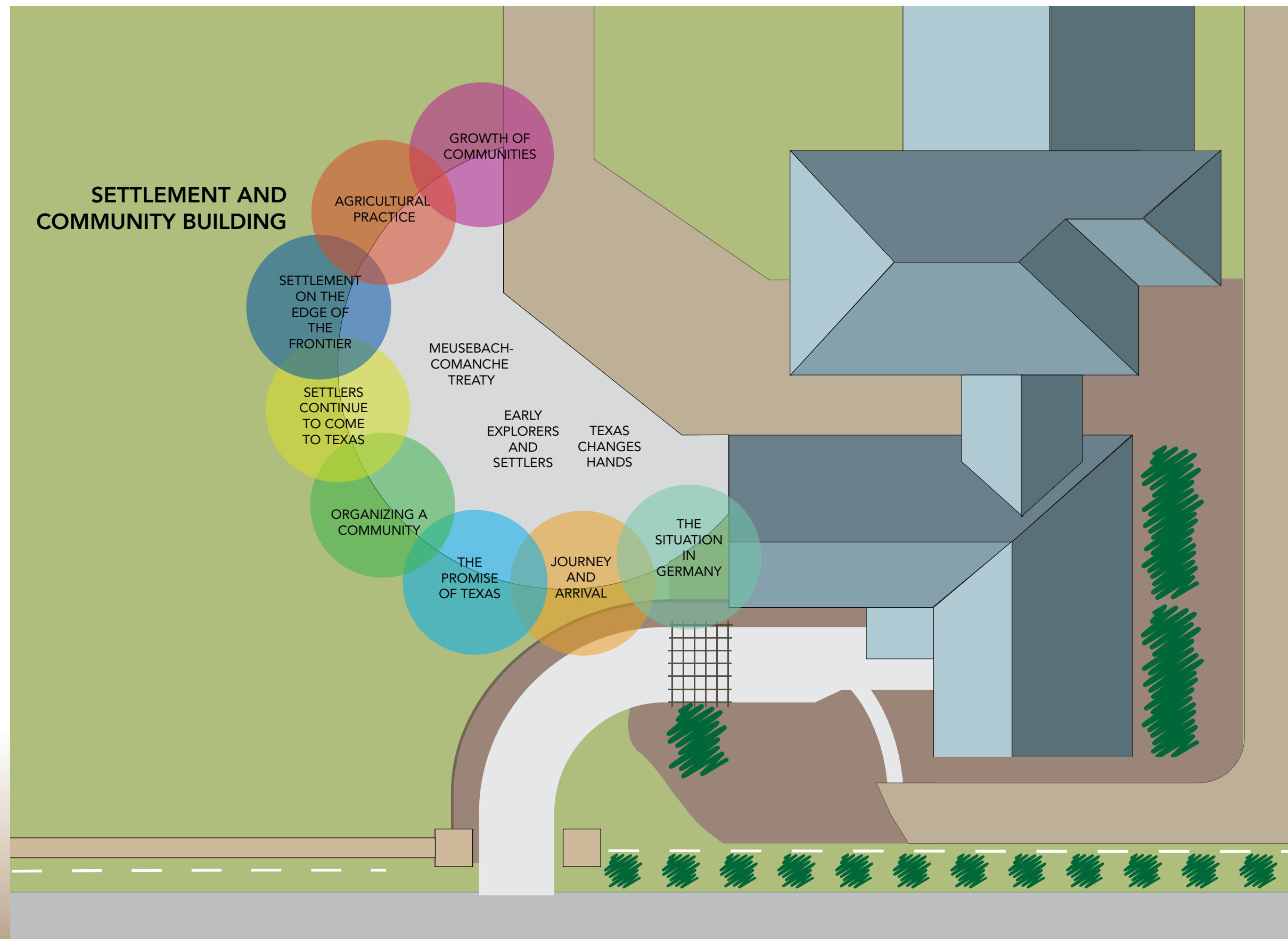
A photograph of a two-story stone building, the Pioneer Museum, with a large, dark, arched metal structure in the foreground. The building has a gabled roof and several windows. A sign on the right side of the building reads "Pioneer Museum & Gift Shop", "VISITOR WELCOME CENTER", and "Public Restrooms".

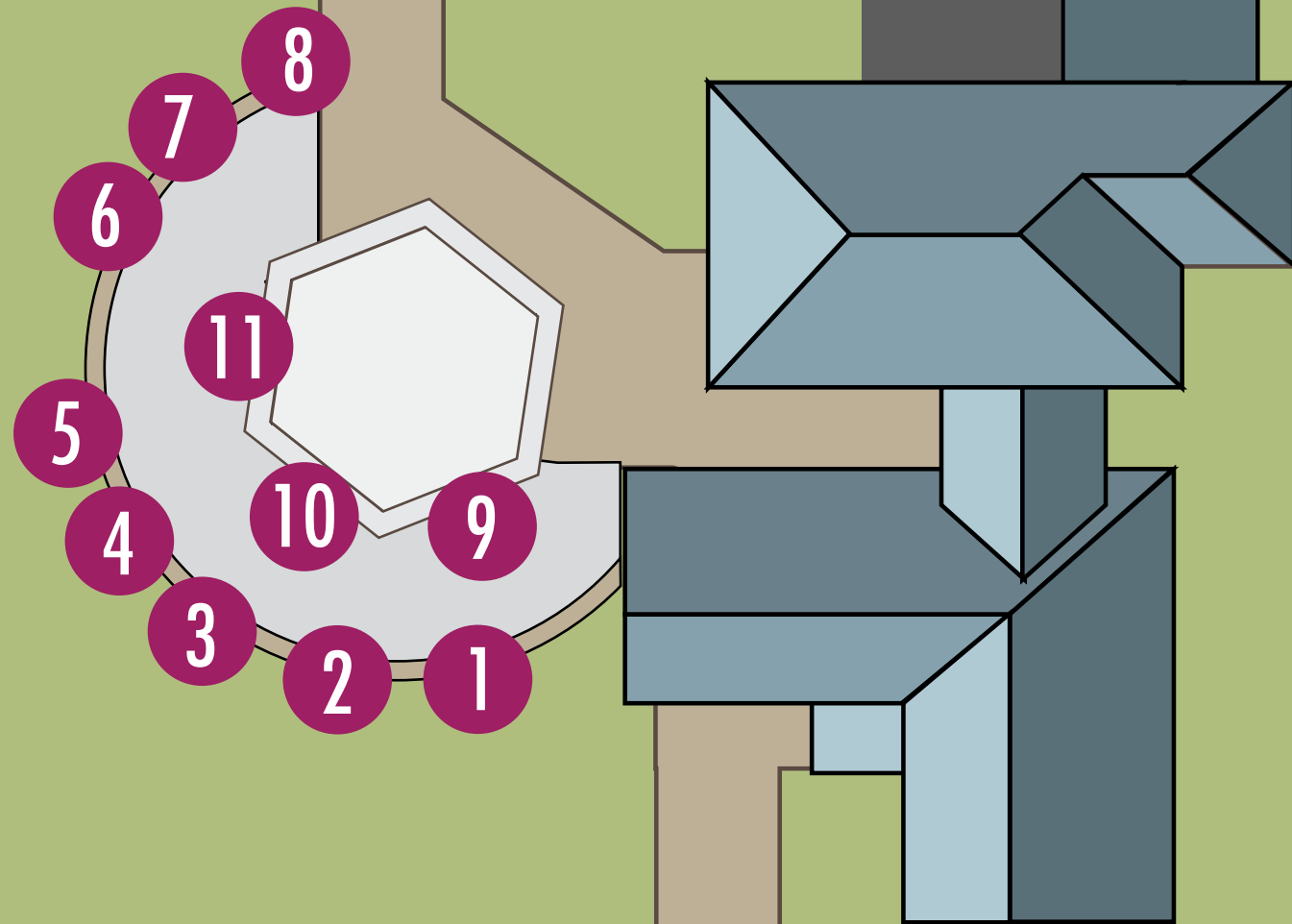
PIONEER MUSEUM

FREDERICKSBURG , TX

ORIENTATION PLAZA DESIGN DEVELOPMENT

SETTLEMENT AND COMMUNITY BUILDING



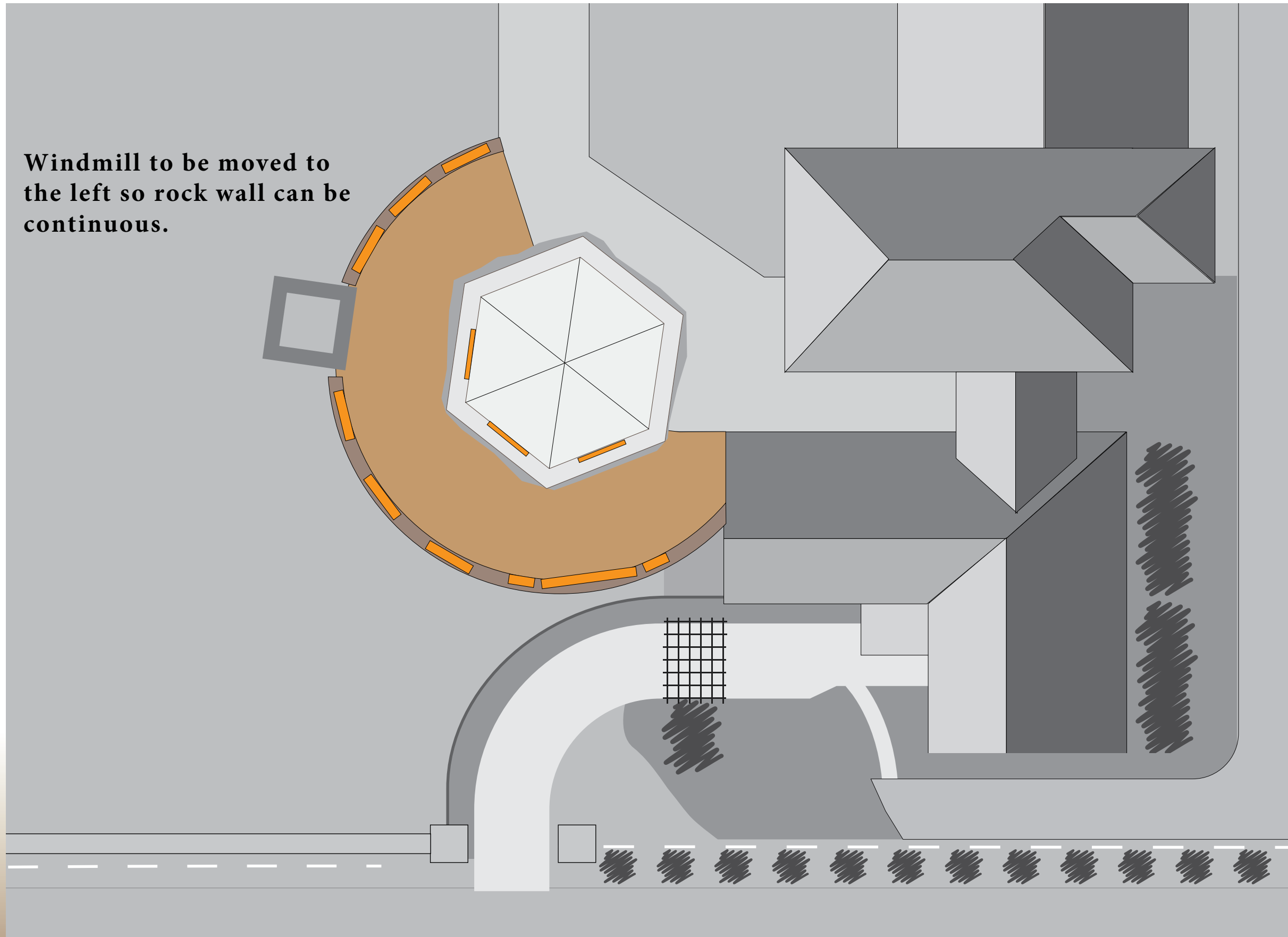


INTERPRETIVE PANELS

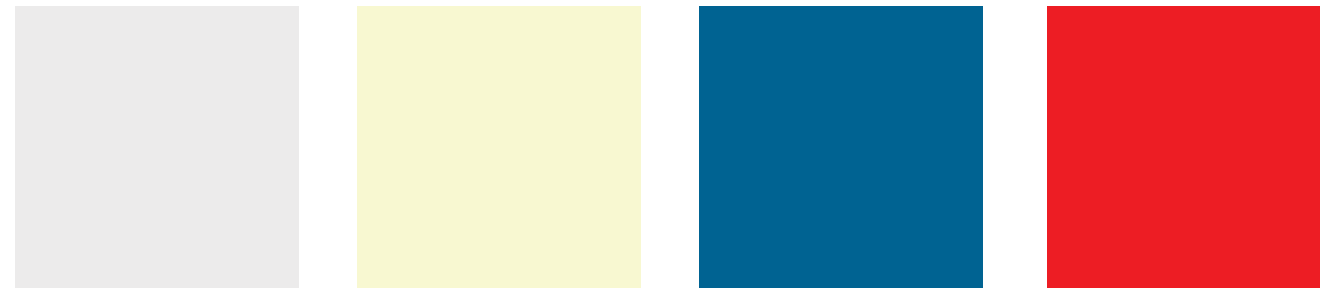
- 1 THE SITUATION IN GERMANY
- 2 JOURNEY AND ARRIVAL
- 3 THE PROMISE OF TEXAS
- 4 ORGANIZING A COMMUNITY
- 5 SETTLERS CONTINUE TO COME
- 6 SETTLEMENT ON THE FRONTIER
- 7 AGRICULTURAL PRACTICES
- 8 GROWTH OF COMMUNITIES
- 9 TEXAS CHANGES HANDS
- 10 EARLY EXPLORERS AND SETTLERS
- 11 MEUSEBACH TREATY



**Windmill to be moved to
the left so rock wall can be
continuous.**



GRAPHIC STYLE



UTILIZING THE STANDARDS THAT WE ESTABLISHED AT THE VK

These colors and shapes establishes the color palette for museum and it's overall experiential brand. These should be continued and reinforced in the Museums collateral materials, website, ticketing, etc to tie the whole experience together cohesively.



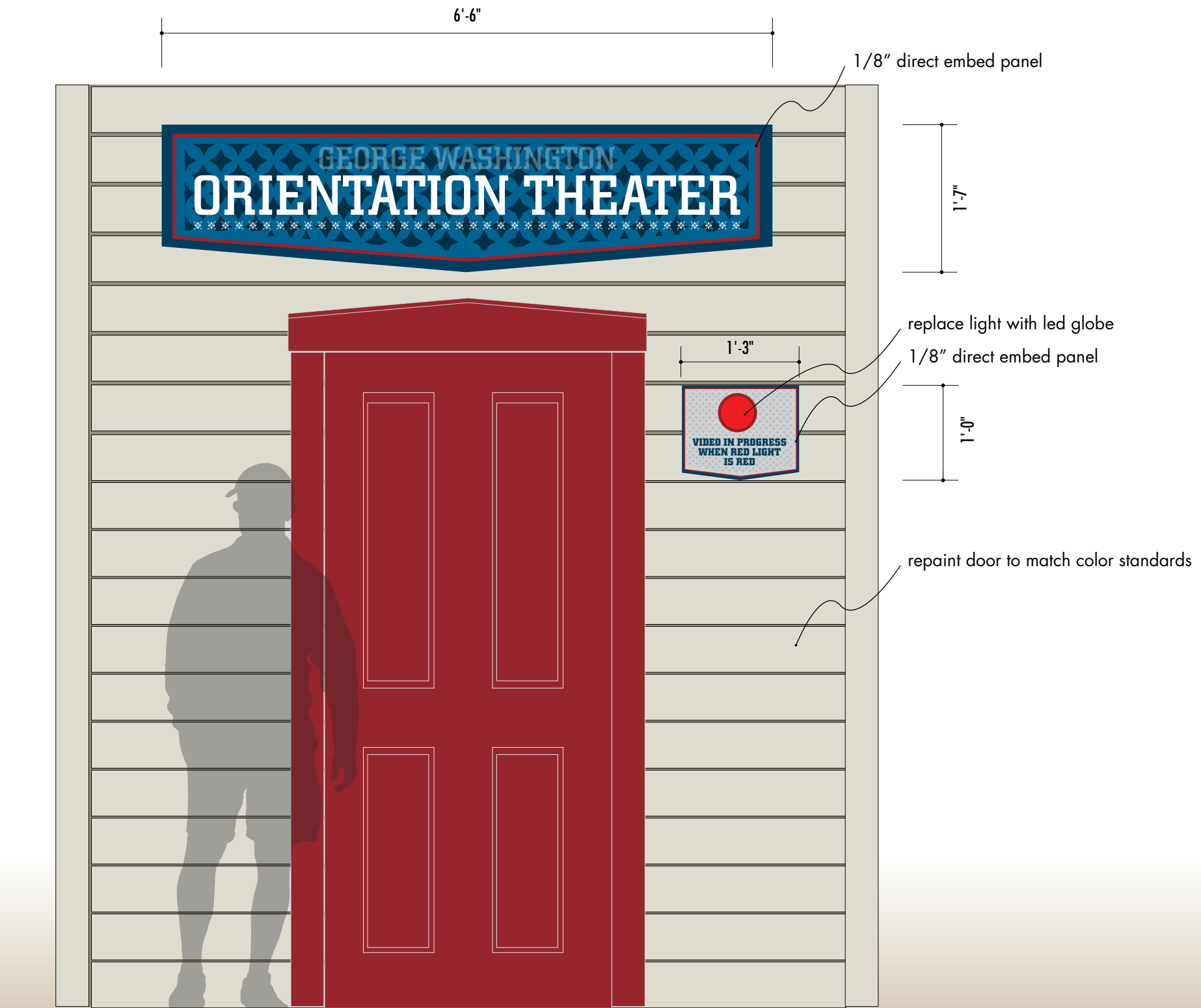
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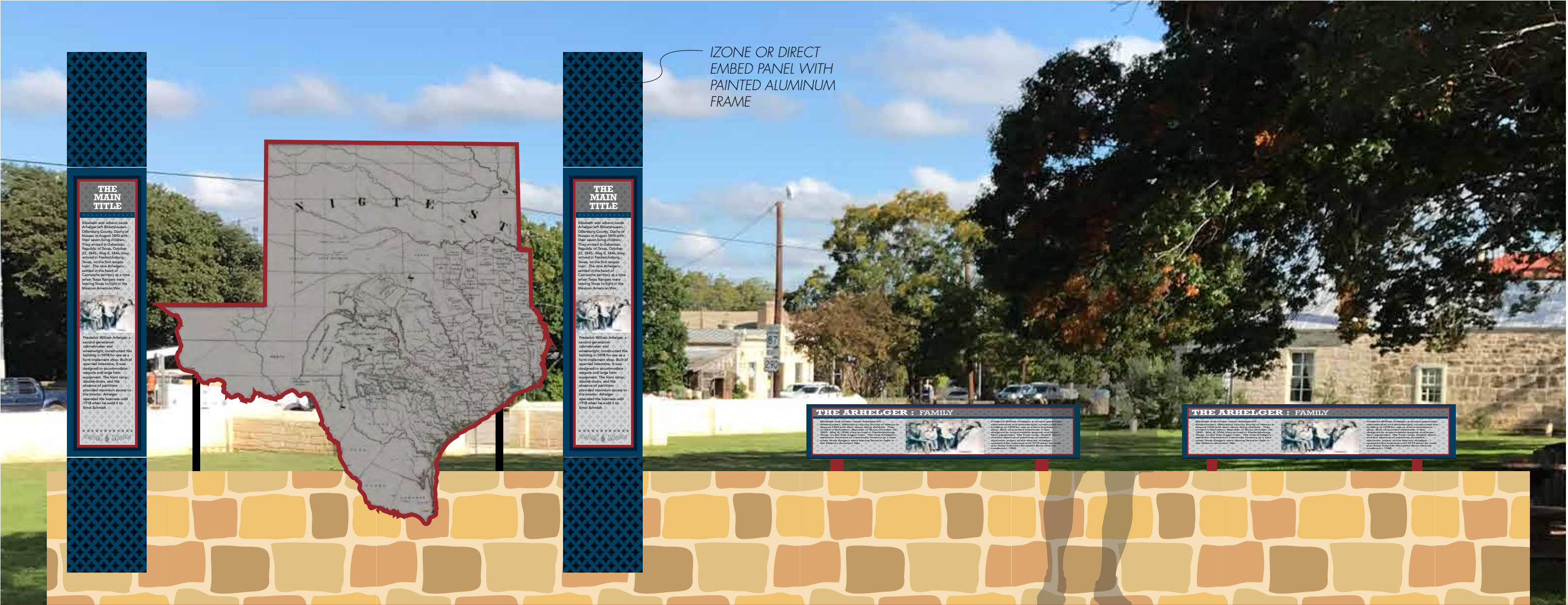




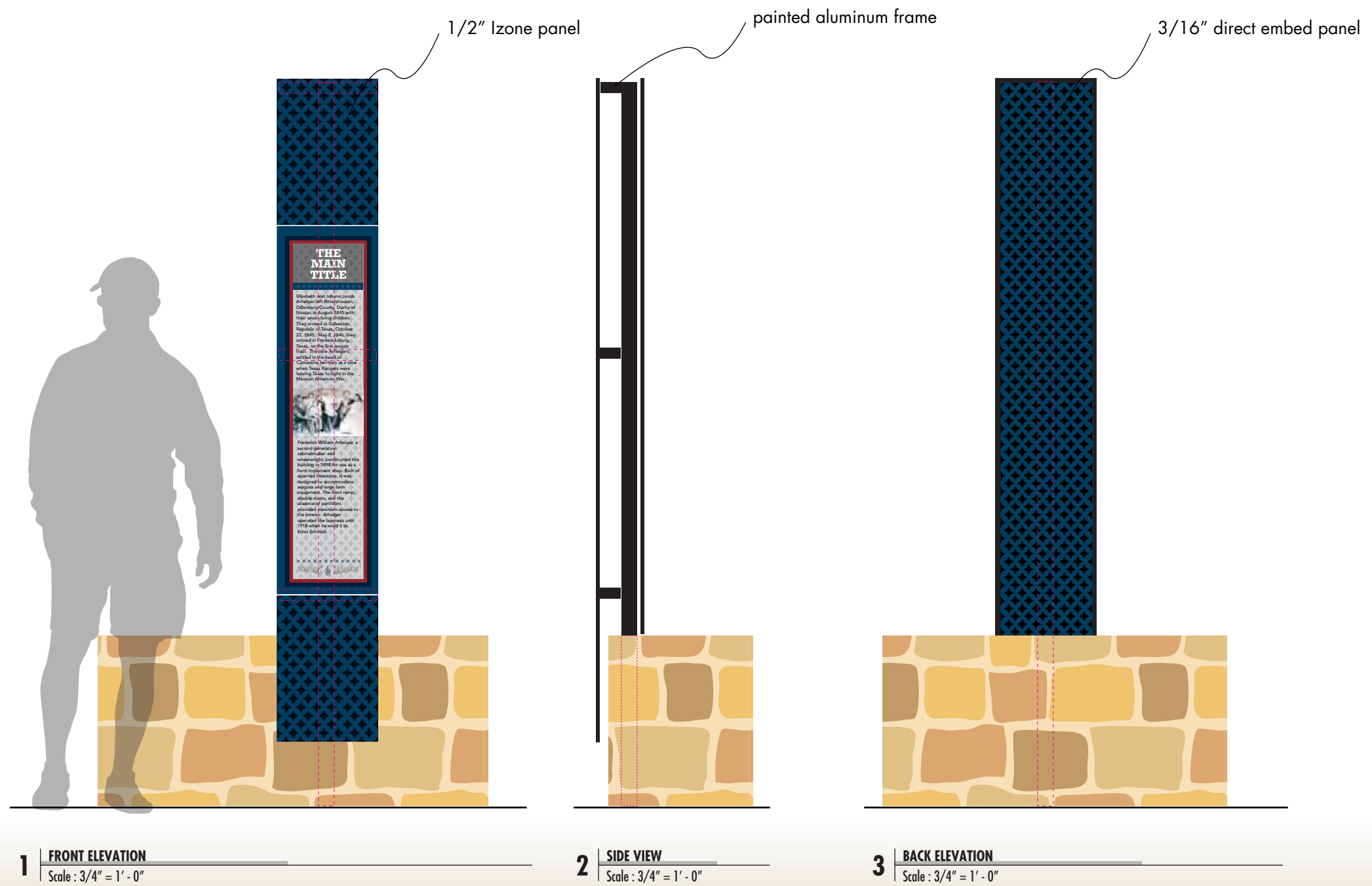
SITE MAP

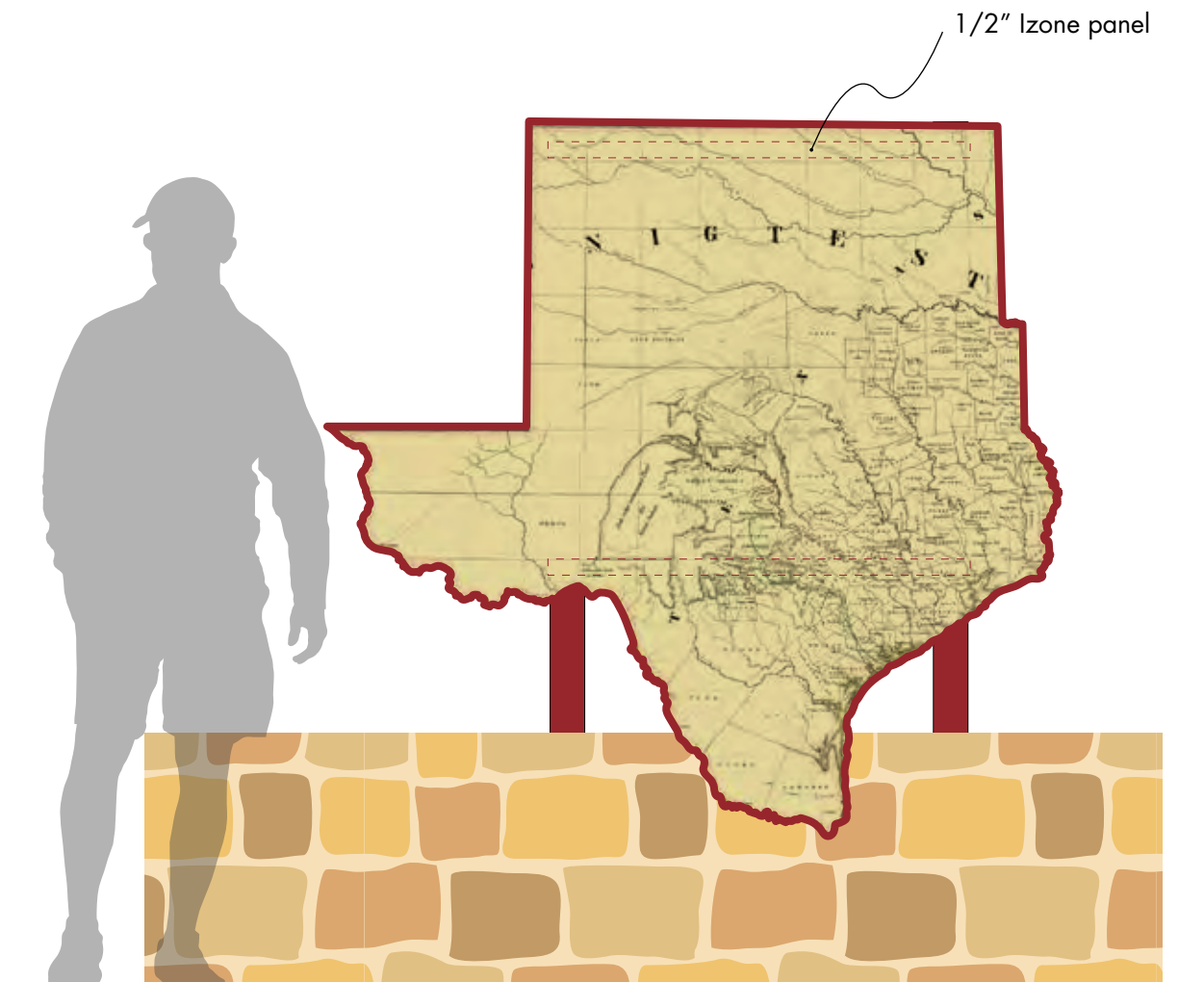


1 | ELEVATION
Scale : 3/4" = 1' - 0"

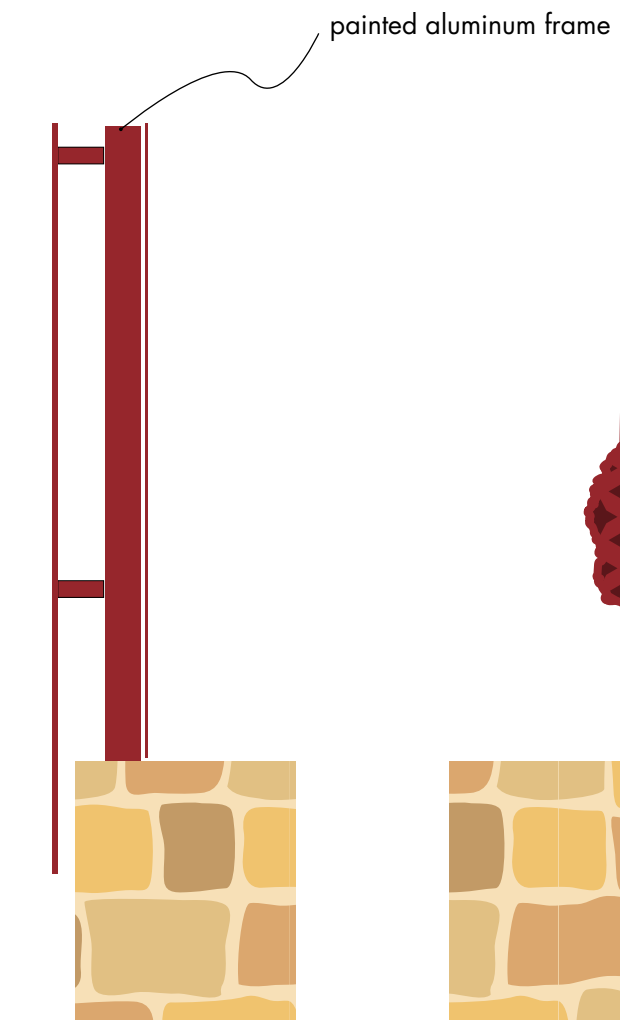


1 ELEVATION
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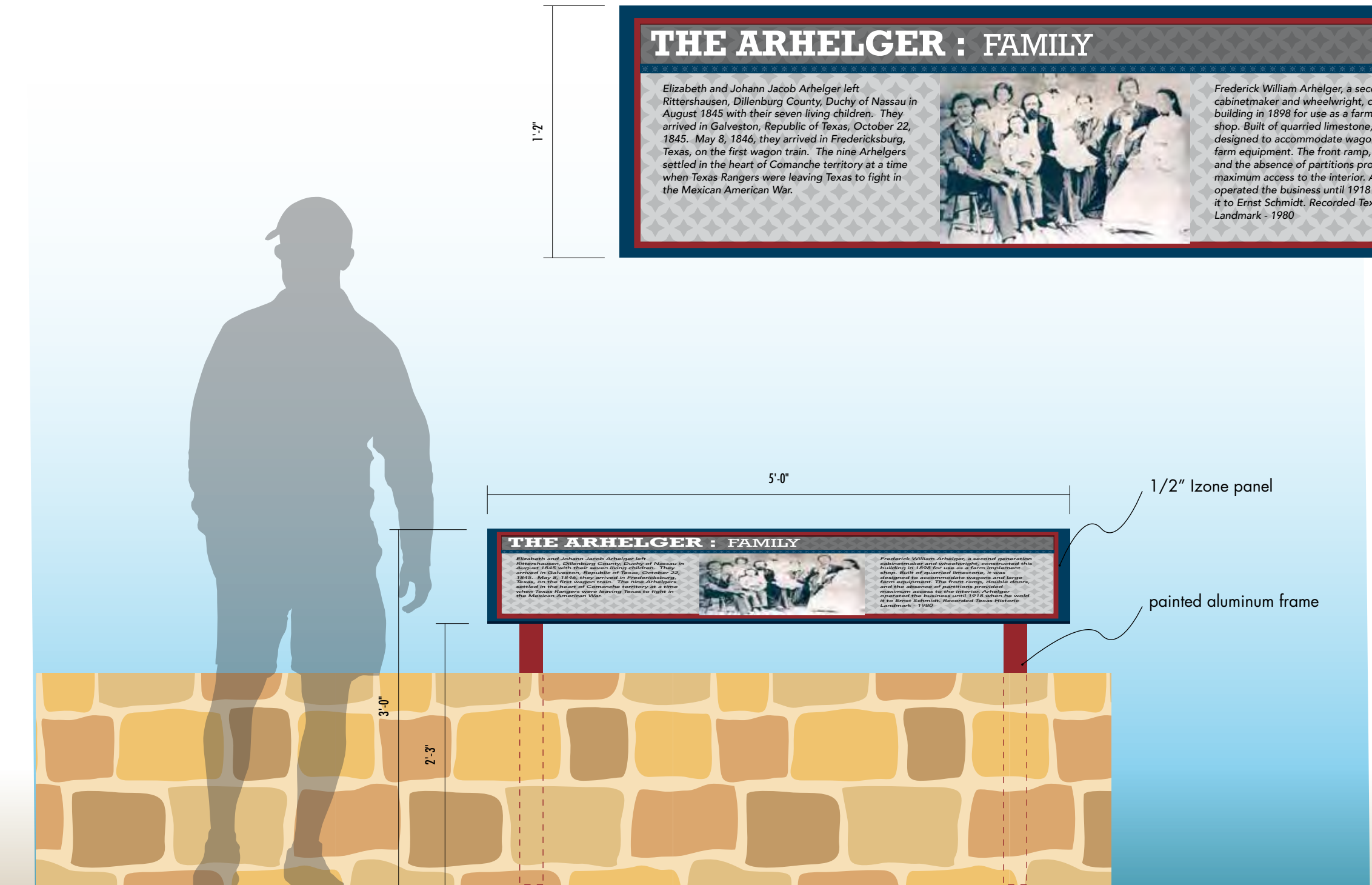
1 FRONT ELEVATION
Scale : 3/4" = 1' - 0"



2 SIDE VIEW
Scale : 3/4" = 1' - 0"



3 BACK ELEVATION
Scale : 3/4" = 1' - 0"



THE ARHELGER : FAMILY

Elizabeth and Johann Jacob Arhelger left Rittershausen, Dillenburg County, Duchy of Nassau in August 1845 with their seven living children. They arrived in Galveston, Republic of Texas, October 22, 1845. May 8, 1846, they arrived in Fredericksburg, Texas, on the first wagon train. The nine Arhelgers settled in the heart of Comanche territory at a time when Texas Rangers were leaving Texas to fight in the Mexican American War.



Frederick William Arhelger, a second generation cabinetmaker and wheelwright, constructed this building in 1898 for use as a farm implement shop. Built of quarried limestone, it was designed to accommodate wagons and large farm equipment. The front ramp, double doors, and the absence of partitions provided maximum access to the interior. Arhelger operated the business until 1918 when he sold it to Ernst Schmidt. Recorded Texas Historic Landmark - 1980

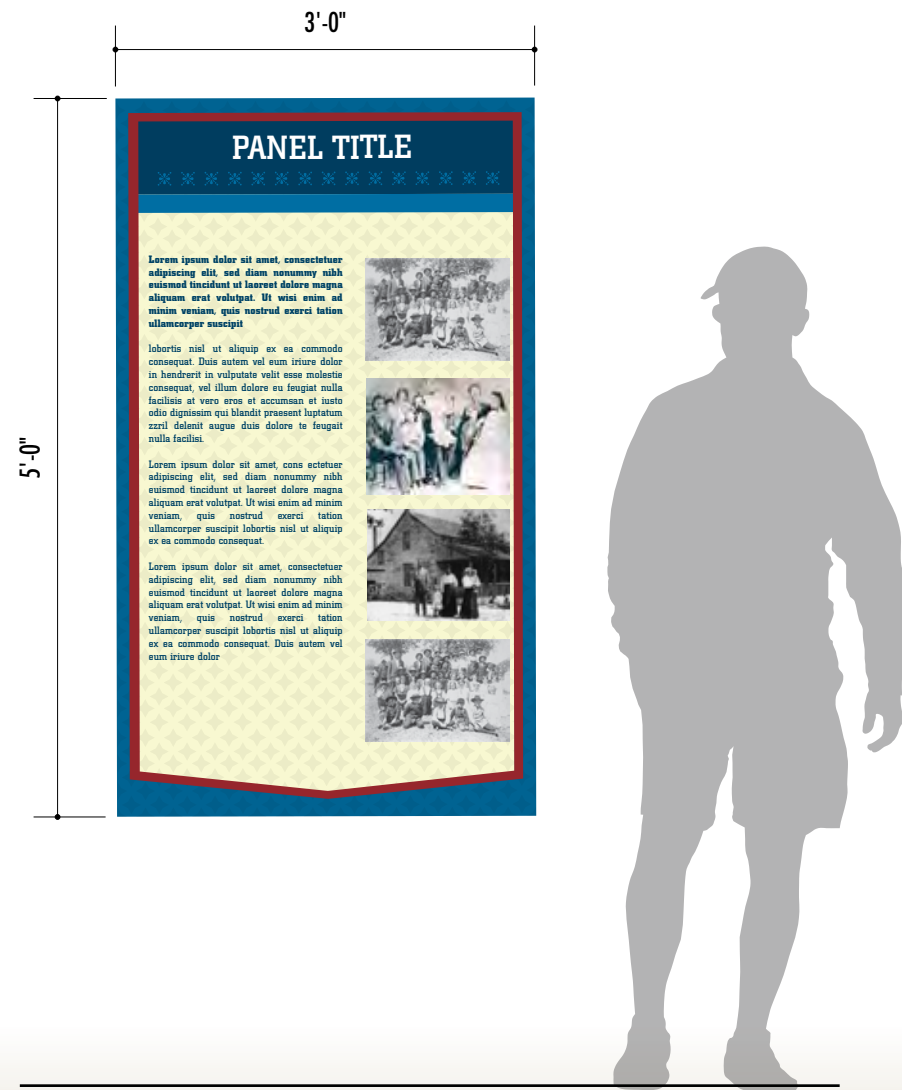
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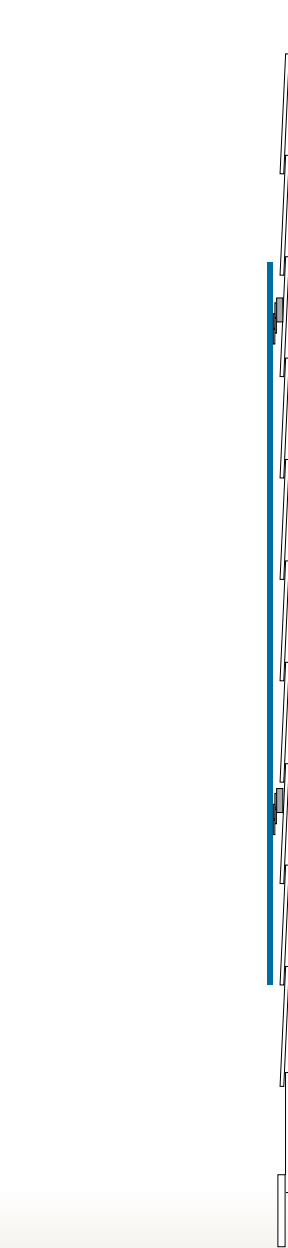


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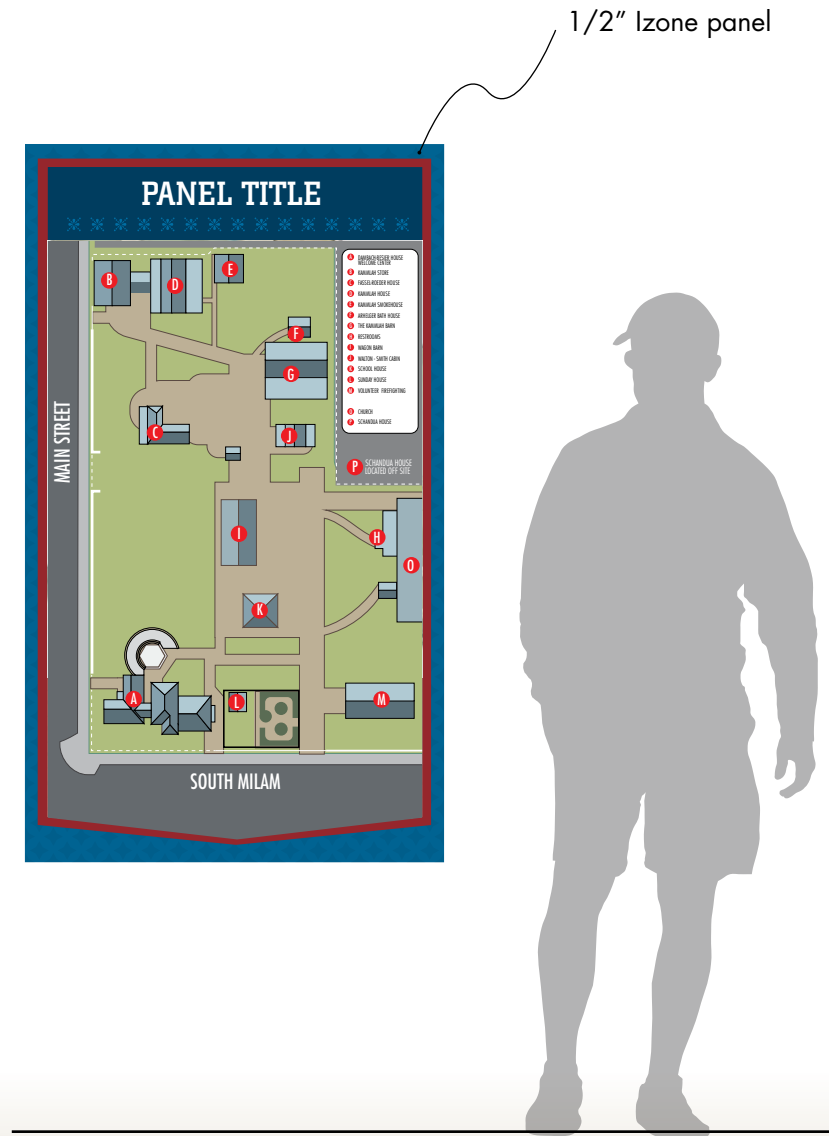
1 ELEVATION
Scale : 1" = 1' - 0"



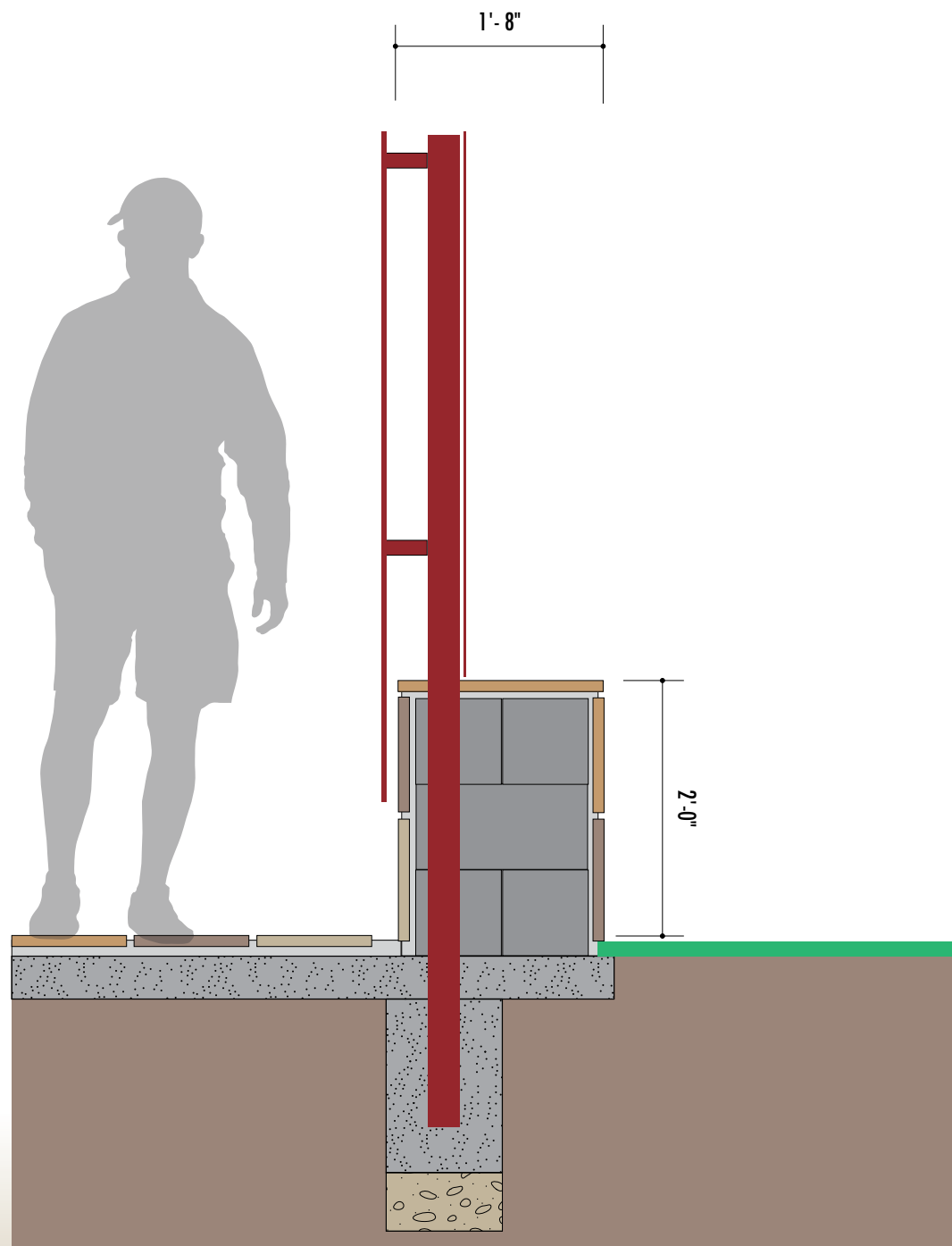
1 | ELEVATION
Scale : 3/4" = 1' - 0"



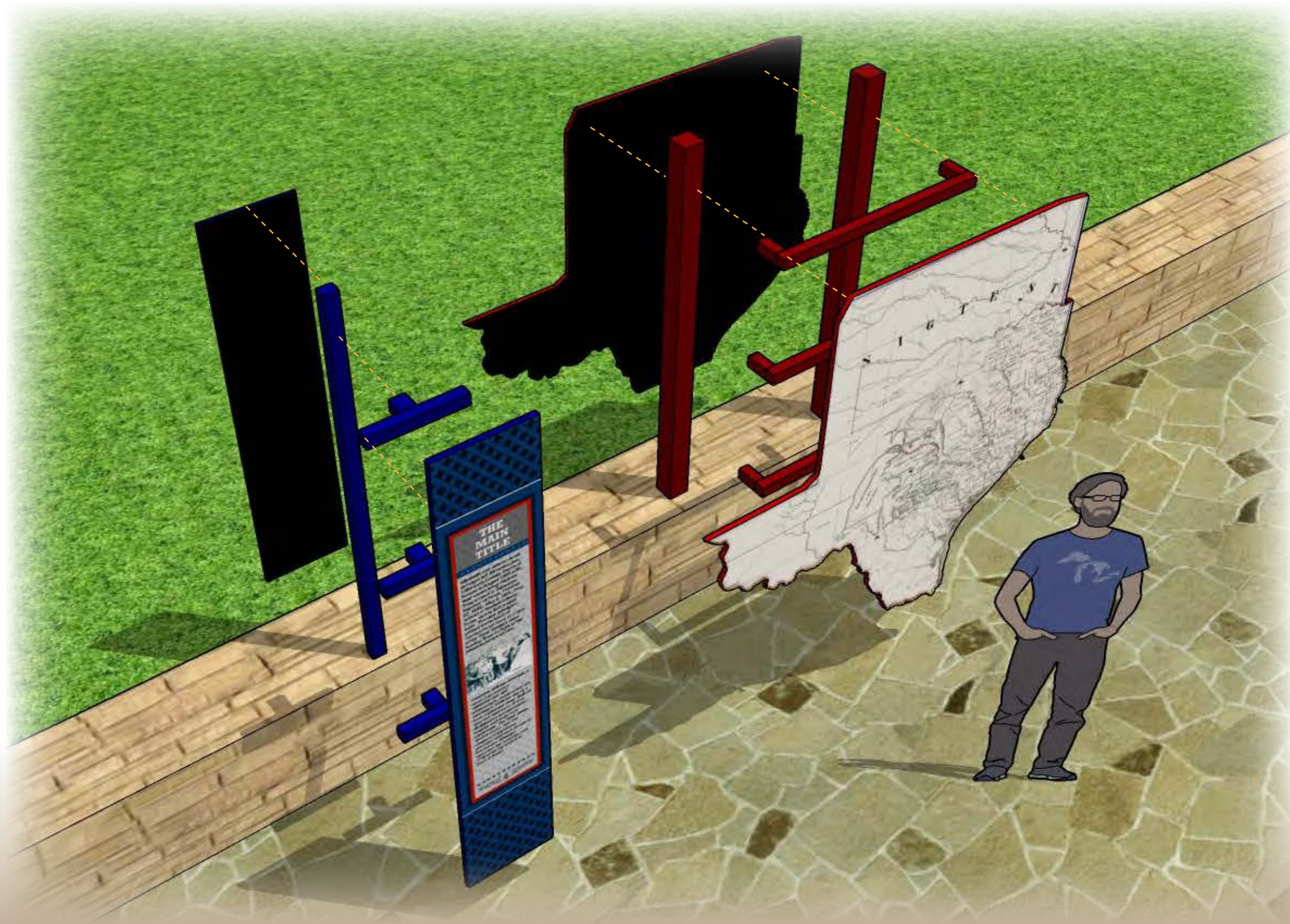
2 | SIDE VIEW
Scale : 3/4" = 1' - 0"



3 | ELEVATION
Scale : 3/4" = 1' - 0"



1 | SECTION
Scale : 3/4" = 1' - 0"



City of Fredericksburg Historic Review Board
Application Information

Application Number:	21-73
Date:	July 13, 2021
Address:	501 E San Antonio
Zoning:	R2
Owner:	Jerry & Colleen Bragg
Applicant:	Shayna Thompson
Rating:	High
Proposed Modifications:	porch roof reconfiguration, door replacement, removal of window boxes, new light fixture, new fencing, removal of lean-to

Request:

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

1. replace non historic fiberglass front door
2. re-roof the entry porch,
3. adding a wall sconce at the front porch
4. removing iron window boxes
5. revising the existing side porch roof structure
6. 6'foot fence/wall
7. remove non-historic section of non-historic storage shed

Secretary of the Interiors Standards for Rehabilitation:

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

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 feature

Staff Recommendation/Findings:

The old mill has been significantly altered over time. The proposed changes will not further impact the integrity of the structure. The new front door will respond to the horizontal lines of the existing windows and is not decorative in nature. The proposed front porch roof is appropriate for the building and district. The new light fixture is minimal in design and will not detract from the structure. The new side porch roof pitch change will not negatively impact the integrity of the structure. Staff recommends approval as presented. The wall and fence are typical for material and height found in the district. The shed is not historic and the removal of the lean to will not negatively impact the site. Staff recommends approval of the project 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

email completed applications with required supporting documentation to
ahudson@cityof Fredericksburg.org

Subject Property Address	501 East San Antonio	Date Submitted	6/30/21
Owner name:	Jerry & Colleen Bragg	Phone #	(214) 215-0658
Owner Address:	2516 Saratoga Dr., Austin, Texas		
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 attachment)

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.**

Jerry & Colleen Bragg Property

501 East San Antonio St.

Zoned R-2

Application for Certificate of Appropriateness 6-30-21

The Old Mill building that was built in 1868 has been an apartment building for many years. Many alterations have been made to the building over the years and has been an 'apartment' building since the 70's. Since 60's-70's, the windows were altered, front porch has been altered, the side entry and porch have been added on to and the sloped roof was added. The current client's do not plan on changing the main visual and structural integrity of this building and not impacting the historical structural beyond cosmetic and revising rotting and compromised porch additions.

There are not currently many strong character defining features in this project that are truly representative of the date this building was constructed and the use at that time.

On the building, we are only interested in updating the paint, changing out the fiberglass entry door, re-roofing the entry porch, adding a wall scone at the front porch, taking off the iron window boxes and revising the existing side porch roof structure.

The paint colors will stay in the family that they are currently. We want to brighten the yellowish cream to a little brighter off-white like a Benjamin Moore Simply White. The dark trim will remain dark and we will paint the window sashes as well to be the similar dark blue-gray but slightly hazier like a Benjamin Moore Flint or French Beret.

The entry door is an economy, fiberglass entry door and the side doors are basic builder's metal 9 lite doors. We plan on changing those out for custom painted wood entry doors. The paint color will match the trim to stay with the current darker look. There is currently only a small light over the entry door with exposed conduit. The new scone would be re-routed in the plaster with hidden wiring. A new plug will be placed to the left of the entry door.

The entry porch has an older screw-down r-panel roof blend. There is an alternating ~6" and 10" r-panel roof. We want to re-roof this with Galvalume standing seam metal to match the revised side porch.

The old gas water heater vent pipes to the Elk St. Side of the building will be taken off as they are now electric. We request the iron planter boxes on the second story front and Elk St. Side

be removed. I do not feel they are a strong character defining feature of the actual historic time period in which this building was the most significant.

The side porch is a low shed roof from possibly the 60's. There is rotting in the rafters and beam and the design and construction of the older gable roof into the shed is not appealing. We plan to keep the current slab footprint of this porch and create a lower 4:12 gable roof so that the ridge comes just above the current ridge on the small gable entry thus not increasing the visible impact as much as possible. The low shed does not work with the ceiling heights and clearances and the gable will give a much better appearance and mimic the low gable roof that was put on the main building at one time.

SITE PLAN

The overall plan is for this to be a B&B first floor and second floor and for the owners to visit. The site plan is being updated to allow for 2 parking spaces and create a privacy fence for the back yard activities. The parking on this back side will require a small retainer wall since there is slope that will have to be dealt with.

There is an existing portion of 6' H privacy fence on the east side of the property. We plan to continue the horizontal wood fence around to the front and in the back for yard privacy. A shorter 4' fence around the hvac units to hide them from street view.

Behind the existing porch that we are re-framing, we propose to add a wood pergola with concrete slab for additional entertaining space. This will max out at the same plate height of the porch which is approximately 9'6" (required for window clearance).

There are two older shed structures on the back corner of the property. We plan on demo-ing the lean-to portion of the metal shed for starters and eventually possibly re-cladding the old shed. These are not historic and do not feel that altering this area affects the historical nature of the main structure.

Thank you for your consideration in these improvements.

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 501 E SAN ANTONIO ST

LAT/LON 30.26897 -98.8666

ALTERNATE ADDRESS N/A

PARCEL # 26

LEGAL DESCRIPTION FBG ADD BLK 61 LOT 593RR, -MILL APARTMENTS-REPLAT-

OWNER NAME CLIFTON, JOHNNY, TROY & ADAUTO, JENNIFER

2017 GCAD VALUATION \$194,4

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) A, E

CRITERIA (NRHP) N/a

HISTORICAL INFORMATION

In 1867, a group of farmers organized as the Fredericksburg Actien Mill Company, raised capital to construct this steam mill. The building was constructed of limestone and powered by Barons Creek, which is located across the street. It exchanged hands several times in the 1870s before was purchased by local farmer/butcher Henry Henke in 1879. Henke used the property to mill grain and lumber. It sat vacant for a number of years before it was converted to residential space c. 1945. The building has been referred to as the "Henke Mill" and the "Henke Mill Apartments."

PHYSICAL DESCRIPTION

YR. BUILT 1868 YR. SOURCE "Early Day Steam Mill Now Apartment House," Fredericksburg

TYPE Building

FORM Rectangular

PRIMARY STYLE No style

CURRENT FUNCTION Domestic: Multiple dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Industry/Processing: Manufact. facility



PHYSICAL DESCRIPTION, CONT.

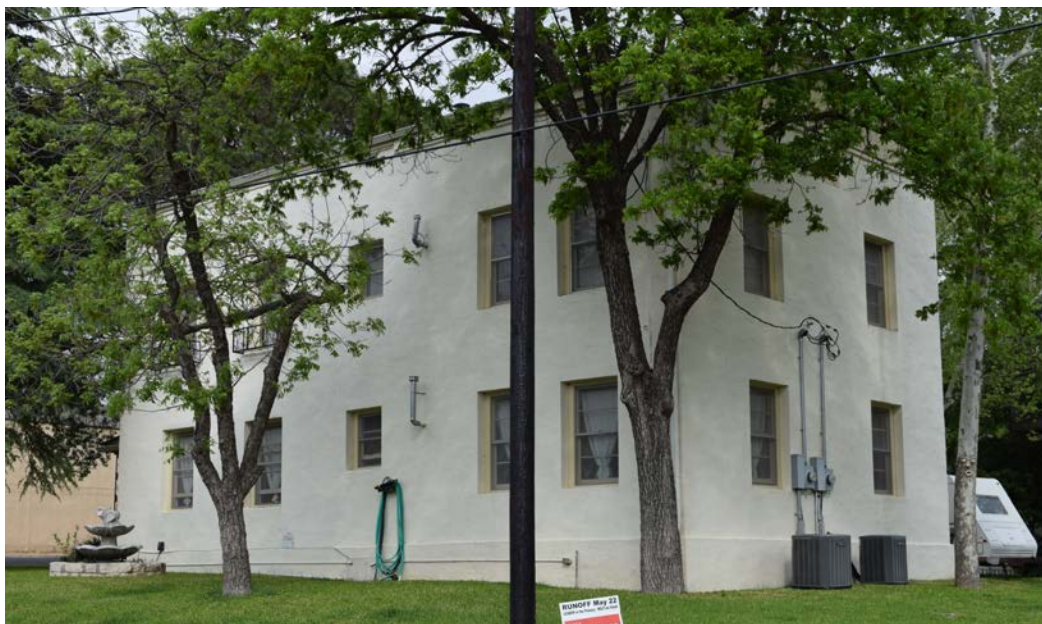
501 E SAN ANTONIO ST SURVEY ID#

VISIBLE ANCILLARY RESOURCES	1. shed	2. shed
	hist.-age ('68 or earlier)	hist.-age ('68 or earlier)

ALTERATIONS Door (primary) replaced
Porch added; canopy added to side elevation
Roofline altered from flat to gable
Decorative elements added
Windows added; some windows resized, some openings enclosed; rock walls stuccoed

**GENERAL
NOTES** Altertions are based on visible observation and descriptions of remodeling work in the Fredericksburg Standard article from 11/17/1976

SOURCES USGS aerials; "Early Day Steam Mill Now Apartment House," Fredericksburg Standard, November 17,1976; "Dav Establishes Public Accounting Office in City," Fredericksburg Standard, April 24, 1946





ADDITIONAL/HISTORICAL PHOTOS

501 E SAN ANTONIO ST SURVEY ID#





STONE WALL EXAMPLES

PARKING STONE RETAINING WALL ~24-36" H MAX
BUILDING STONE CLAD BLOCK RETAINER WALL
CONCRETE DRIVEWAY



EXISTING DRIVEWAY



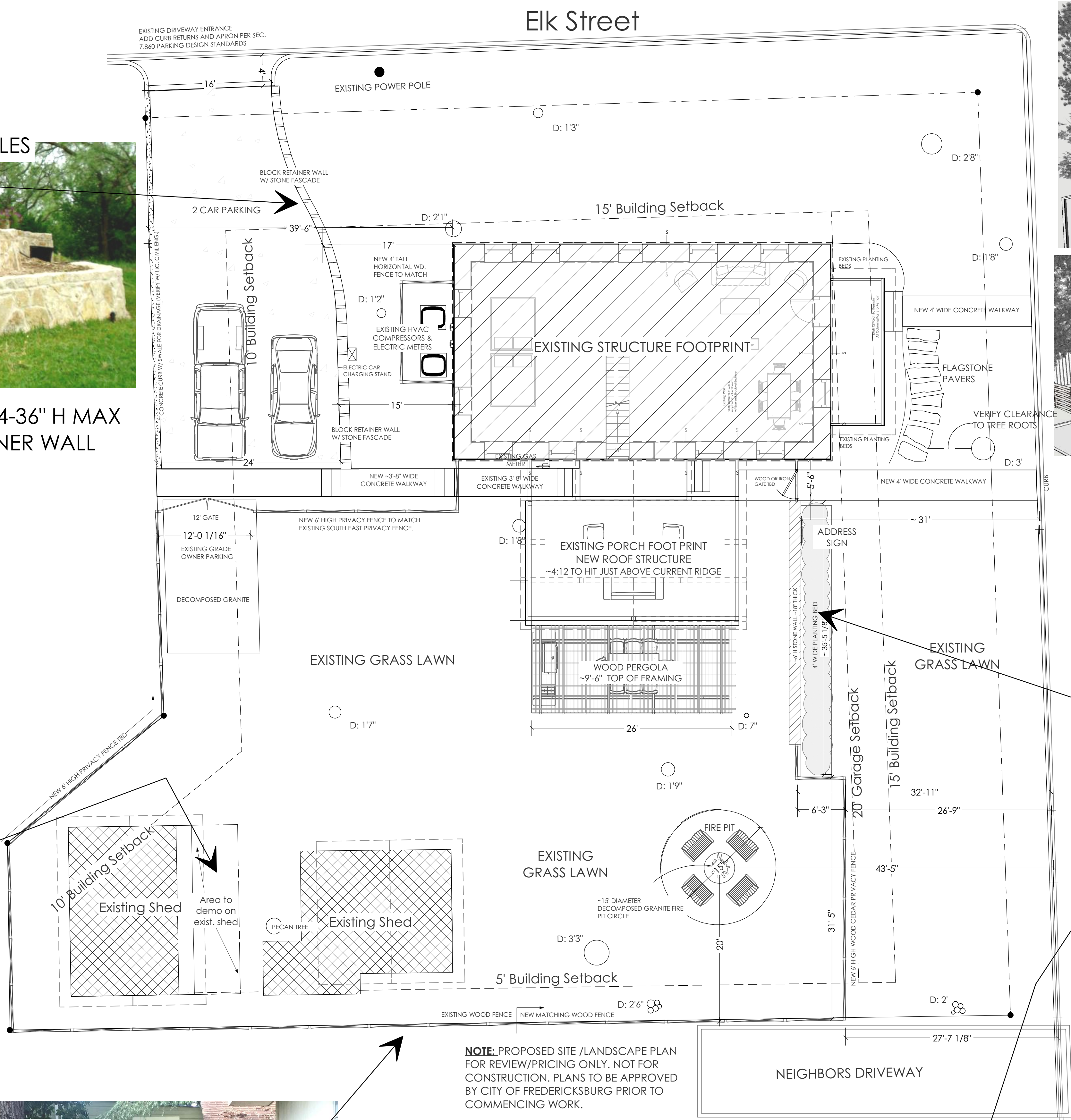
DEMO SHED LEAN-TO



HORIZONTAL FENCE EXAMPLE



EXISTING SIDE PROPERTY PRIVACY FENCE
LOOK TO REMAIN THE SAME FOR THE REMAINDER OF THE PRIVACY FENCE



E San Antonio Street



PROPOSED STONE WALL TO
REMAIN THE SAME 6' HEIGHT OF
THE EXISTING WOOD PRIVACY
FENCE. HILL COUNTRY BLEND
BRUSHED JOINT, 6' H FLAT TOP.

Site Plan

1/8" = 1'-0"



WORKING PLANS FOR BUILDER/OWNER REVIEW ONLY

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

Willow Creek
DESIGNS

Jerry & Colleen Bragg
501 E San Antonio
Fredericksburg, Texas 78624

SITE PLAN
PARKING/FENCE
LAYOUT

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

Date:
6/30/2021

Revisions:

A-1



PROPOSED FRONT ELEVATION
PORCH AND ENTRY TO HAVE MATCHING
GALVALUME STANDING SEAM ROOFING



EXISTING PORCH VIEWS

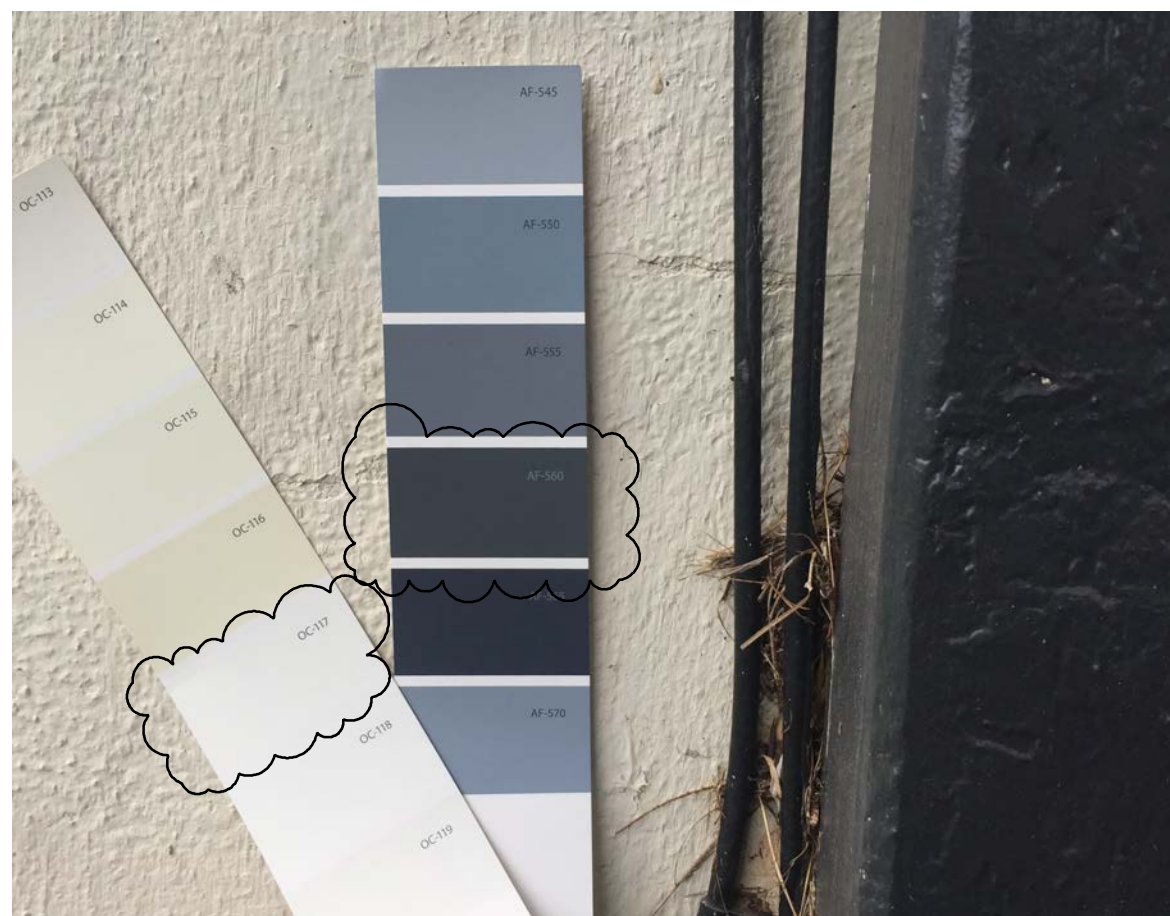


REMOVE WINDOW BOXES

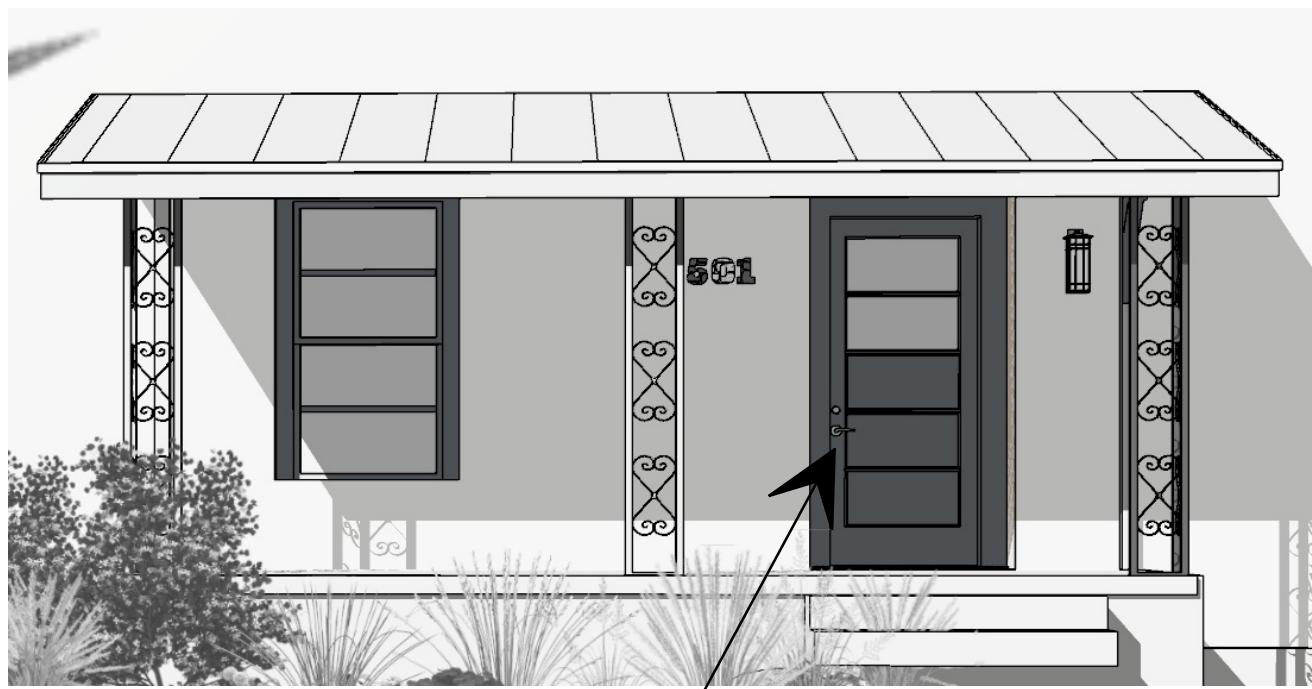
RE-ROOF THE ENTRY PORCH WITH GALVALUME
STANDING SEAM
EXISTING IS A SMALLER R-PANEL ALTERNATING WITH A
WIDER R-PANEL SCREW DOWN ROOF



REPAINT WALLS: LIGHTER OFF-WHITE SIMILAR TO BENJAMIN
MOORE SIMPLY WHITE



REPAINT WINDOWS AND EXTERIOR TRIM : SIMILAR DARK
BLUE-GRAY OR GUN BARREL GRAY SIMILAR TO BENJAMIN
MOORE



PROPOSED ENTRY DOOR
PAINTED WOOD TO MATCH TRIM
5 PANEL TO ALIGN WITH HORIZONTAL WINDOW LITE
PATTERN; GLASS TOP 2 PANELS, SOLID BOTTOM
PANELS.

One Light Outdoor Wall Lantern			
Item ID:571876	6.00"W x 15.00"H		
Manufacturer: Capital Lighting	# of Bulbs: 1		
MFG #: 934611BK- GL	Max Watts: 7.00 W		
Finish: Black	Bulb Type: GU-10		

SCONCE TO ADD TO THE RIGHT OF
ENTRY DOOR

WORKING PLANS FOR BUILDER/OWNER REVIEW ONLY

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830.998.1673
fbdesign@hotmail.com

Willow Creek
DESIGNS

Jerry & Colleen Bragg
501 E San Antonio
Fredericksburg, Texas 78624

REMODELED PORCH
ROOF

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

Date:
6/30/2021

Revisions:

A-2

Fredericksburg Historic Review Board
Application Information

Application Number: 21-73
Date: July 13, 2021
Address: 514 W San Antonio
Zoning: R2
Owner: Wes & Tammy Pack
Applicant: SKT Architects
Rating: medium
Proposal: construct 3 new STR Units demolish shed

Request approval to:

1. Build 3 new STR cottages at 620 s.f. each. The cottages will have their own enclosed courtyard and pool, are will be constructed towards the back of the property so as to not compete with the historic structure. Proposed exterior materials are stucco and board and batten siding that are commonly found throughout the Historic District. Final colors will be submitted for approval at a later date. The plate height of the structures will be 9'.
2. Demolish existing shed

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.

HP Ordinance:

Demolition: (b)In addition to the criteria specified in section 23-62, the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic districts. Resource with a rating of "medium" in the Fredericksburg Historic Resource Survey is strictly prohibited. (2)The demolition, removal or relocation of a Resource with a rating of "low," or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose. Refer to section 23-55 and the Fredericksburg Historic Resource Survey for a more detailed definition of the preservation priority rating system.(c)As an exception to (b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.(d)As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building, or that the requirements of section 23-64, economic hardship, below are met.

Staff recommendation:

The size, scale, and materials of the proposed new construction are appropriate for the historic district. The STR compound is a different lot configuration/development pattern but allows for open space between structures and provides sufficient spacing between the main/historic house and the new structures. Given the size of the lot and small of the structures mostly hidden from view of the right of way, staff recommends approval. The proposed parking is not in keeping with the Design Guidelines that state off street parking should be in the rear. At a minimum the proposed parking in the front side should be screened from the street. The proposed off street parking will have to meet City parking standards.

The shed appears to be of the same vintage as the house. From the photos provided staff has not been able to determine if it is beyond repair. Given its placement on boards it could be relocated on the site and continue to be used for storage. If the applicant can show that it is not the same vintage of the house or beyond repair staff could support the removal. This recommendation is in keeping with the Fredericksburg Historic Preservation Ordinance.



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

email completed applications with required supporting documentation to
permits@cityof Fredericksburg.org

Subject Property Address 514 W. San Antonio St. Date Submitted 6/28/21
Owner name: Wes and Tammy Pack Phone # (830) 990-0079
Owner Address: 709 W. Main St., 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.

Randy Stehling

Applicant E-mail: randy@sktarchitects.com

Desired Start Date: September 2021

Desired Completion Date: January 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)

The existing historic former residence on the property contains two short-term rental (STR) units. Three additional 620 s.f. STR units, each with its own enclosed courtyard and pool, are to be constructed towards the back of the property so as to not compete with the historic structure. Proposed exterior materials are commonly found throughout the Historic District. Final colors will be submitted for approval at a later date.

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 # 21-73

Year Built:

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning: R2

Historic Review Board Meeting Date

Application Fee \$10 COA#

Survey Rating: Medium

HRB Fee \$40 paid

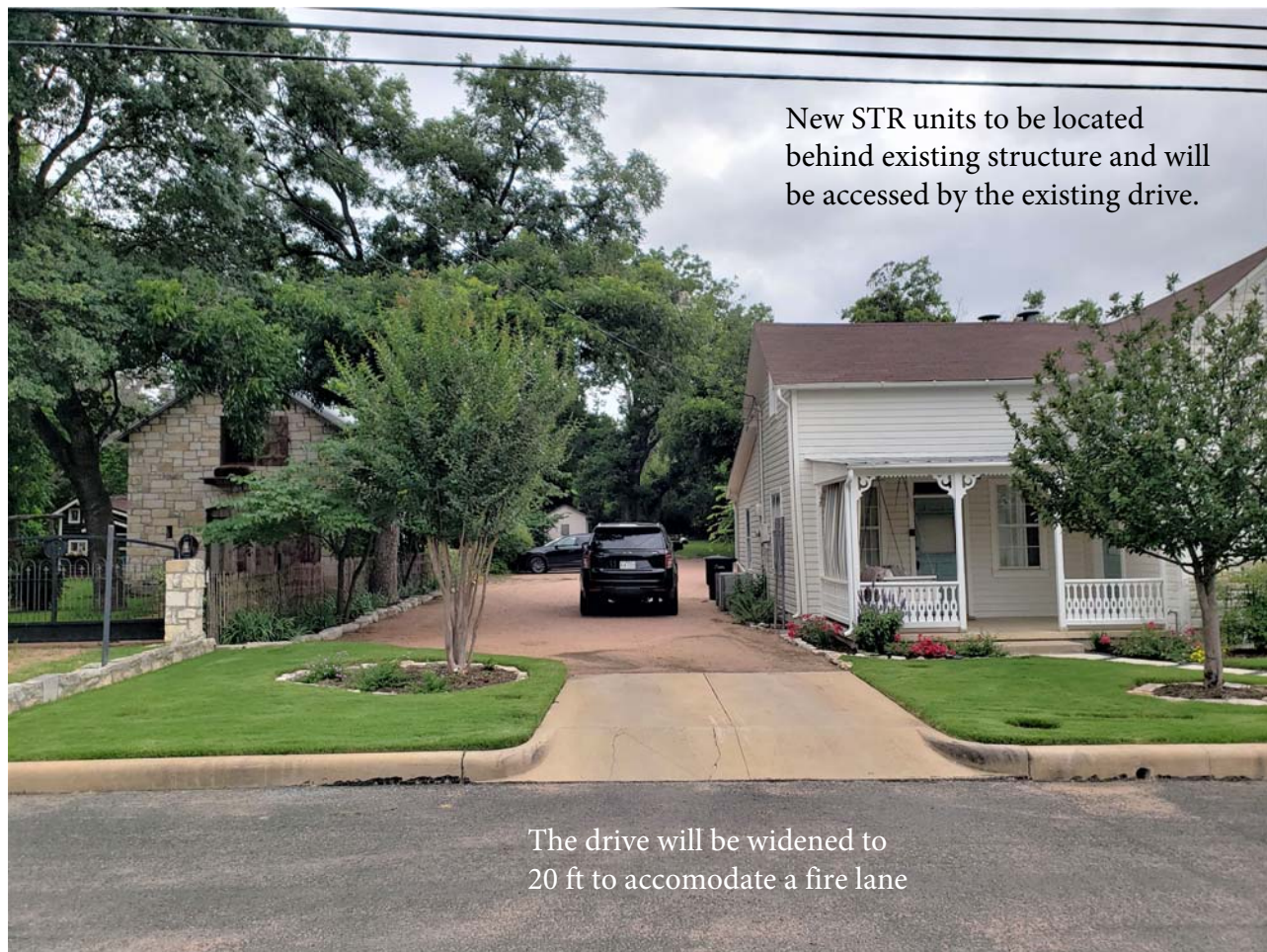
Staff Comments regarding Administrative Approval:

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.



Existing Medium-Rated Structure



New STR units to be located behind existing structure and will be accessed by the existing drive.

The drive will be widened to 20 ft to accommodate a fire lane



View of existing site looking northeast – proposed new parking to be located in foreground, and new B & B's to be located in background



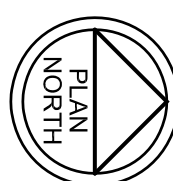
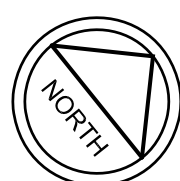
View of existing site looking northeast – proposed new B & B's to be located in background



Existing portable storage building to be removed



Existing portable storage building to be removed

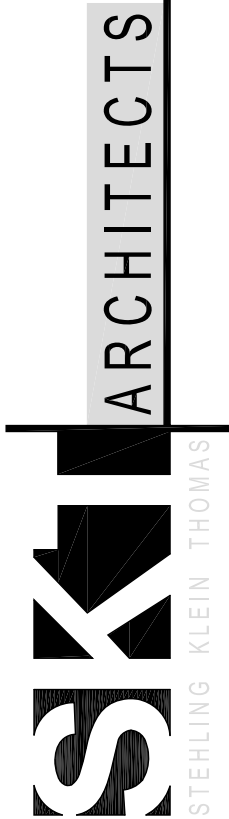
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PROPOSED FACILITIES	
PROPOSED UNIT COUNT	5 UNITS
PARKING SPACES REQUIRED	
1 SPACES PER UNIT	5 SPACES
PARKING SPACES PROVIDED	
STANDARD PARKING SPACES	4 SPACES
REQUIRED NO. OF HANDICAP SPACES	1 VAN + 0 STANDARD
PROPOSED NO. OF HANDICAP SPACES	1 VAN + 0 STANDARD
TOTAL NO. SPACES PROVIDED	5 SPACES

LOT AREA	17,424 sq. ft. / 0.400 Ac.
CURRENT ZONING	R2 - MIXED RESIDENTIAL
ZONING REQUIREMENTS	
MINIMUM LOT AREA	5,000 sq. ft.
MINIMUM LOT WIDTH	50 ft.
BUILDING SETBACKS	
MINIMUM FRONT YARD SETBACK	15 ft. (20 ft. GARAGE)
MINIMUM STREET SIDE YARD SETBACK	15 ft.
MINIMUM SIDE YARD SETBACK (INTERIOR)	5 ft.
MINIMUM REAR YARD SETBACK	10 ft.
MAXIMUM BUILDING HEIGHT	2.5 STORIES, 28 ft.
MAXIMUM BUILDING COVERAGE	55%
MAXIMUM IMPERVIOUS COVERAGE	65%
PROPOSED LOT COVERAGES	
PROPOSED BUILDING HEIGHT (MAX.)	2 STORIES
PROPOSED BUILDING COVERAGE	28%
PROPOSED BUILDING AREA	4,907 sq. ft. / 0.11 Ac.
PROPOSED IMPERVIOUS PERCENTAGE	53%
IMPERVIOUS AREA	9,266 sq. ft. / 0.21 Ac.
GRAVEL (USE 50%)	2,223 sq. ft. x 0.50% = 1,111 sq. ft.
TOTAL IMPERVIOUS AREA	8,155 sq. ft.
TOTAL PERVIOUS AREA	9,269 sq. ft. / 0.21 Ac.

514 WEST SAN ANTONIO STREET
FREDERICKSBURG, TEXAS

THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
ARE NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES
RANDY R. STEHLING
PROJECT ARCHITECT



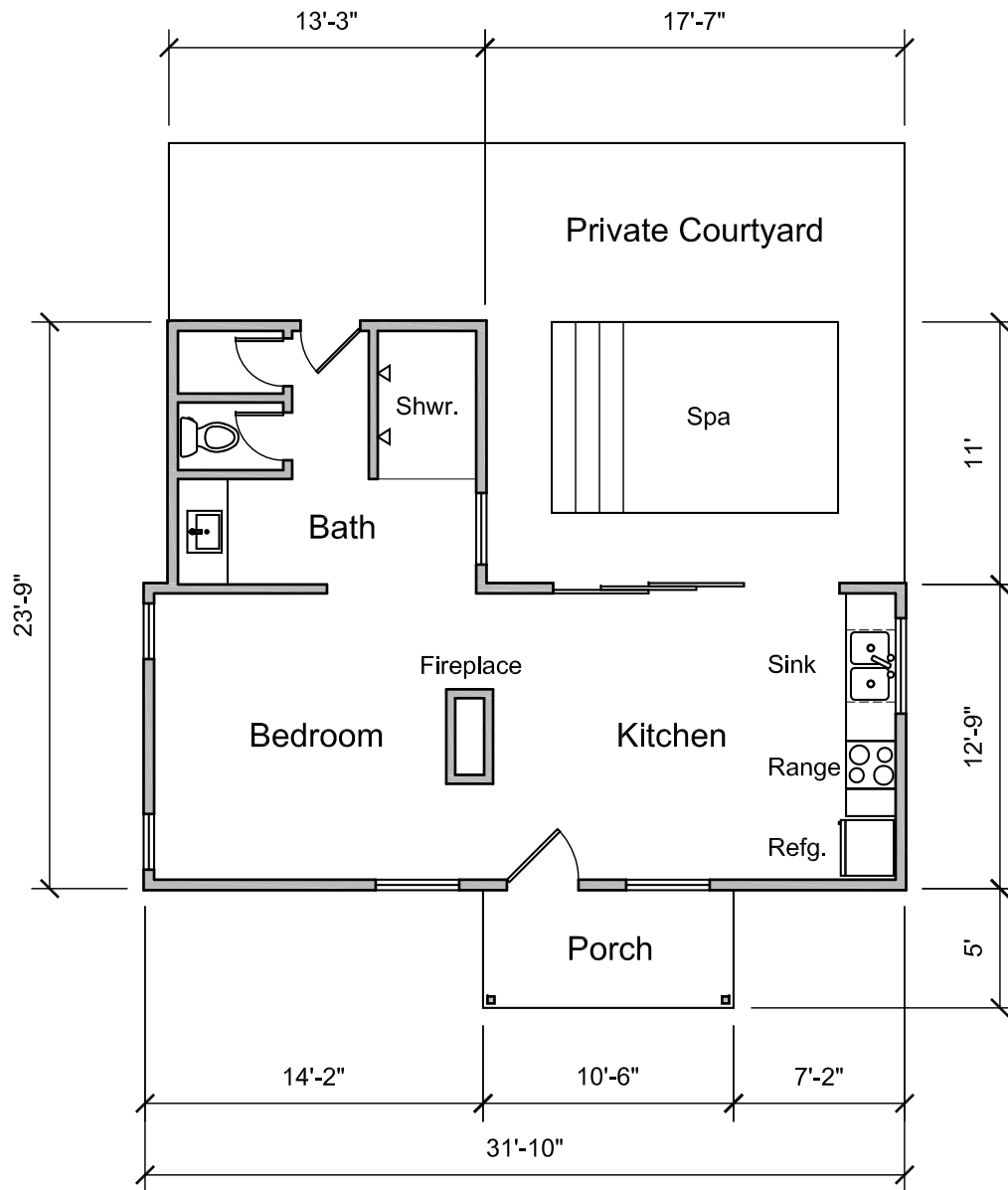
Randy R. Stehling, AIA - Project Architect

STEHLING KLEIN THOMAS ARCHITECTS, PLLC
300 C West Main St. Fredericksburg, Texas 78624 | 830-997-0383

PROJECT #	21-05
DATE	6-30-21
REVISION	

SITE PLAN

C1.0



Bijou Cabins

514 West San Antonio St.

Schematic Design 6-30-21

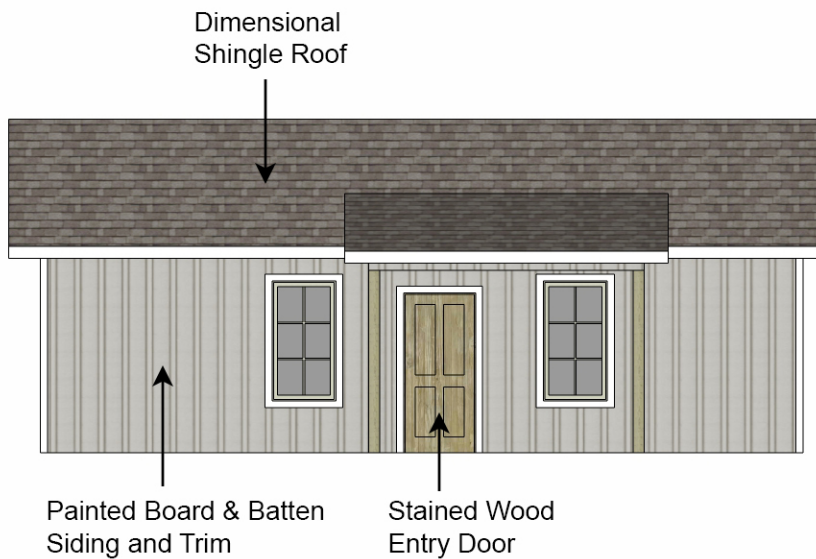
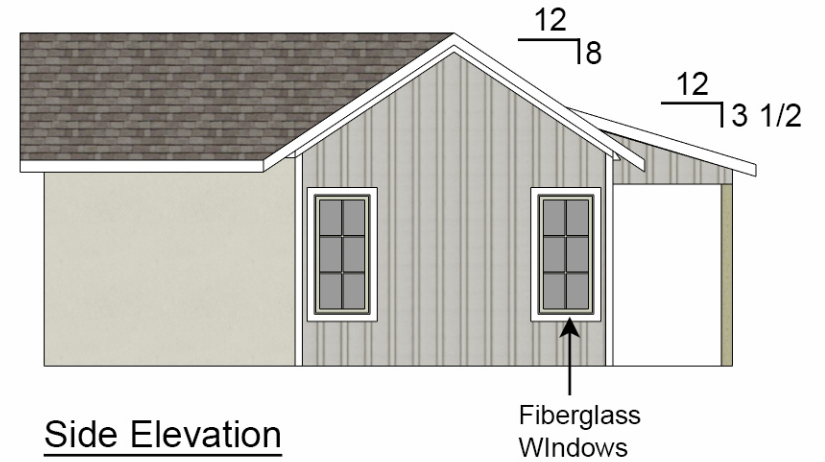
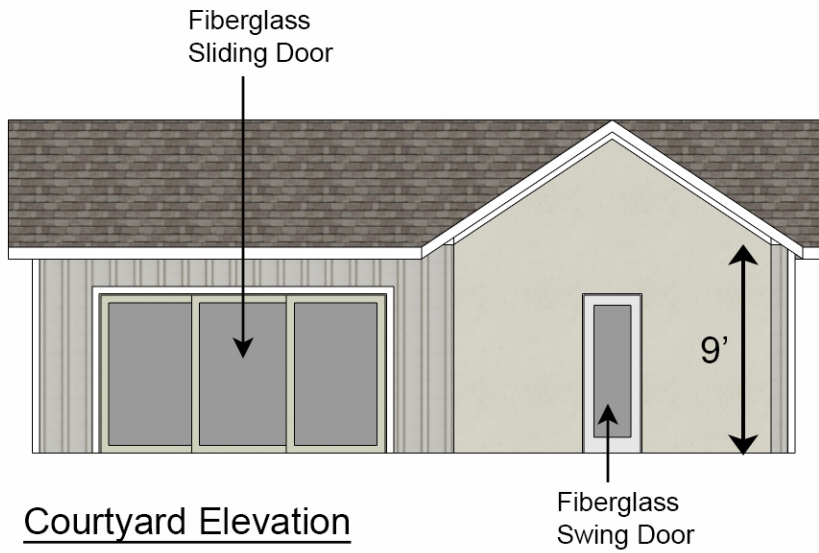


Randy R. Stehling, AIA - Project Architect

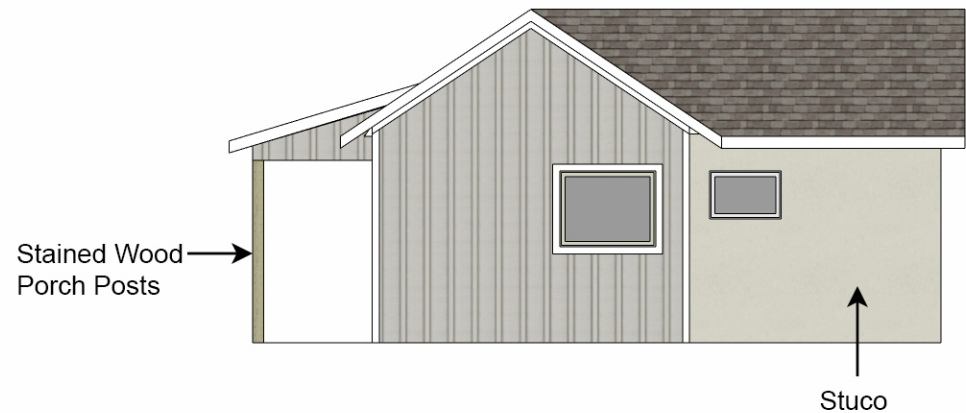
STEHLING KLEIN THOMAS ARCHITECTS, PLLC
300 C West Main St. Fredericksburg, Texas 78624 | 830-997-0383

Typical Floor Plan





Front Entry Elevation



Elevations

(Typical for all Cabins)



Bijou
514 W. San Antonio St.

Historic Review Board
Application Information

Application Number: 21-74
Date: July 13, 2021
Address: 116 E Austin
Zoning: CBD
Owner: Dennis Kusenberger
Applicant: Dennis Kusenberger
Rating:
Proposal: replace original wood windows with fiberglass window sashes

Request:

The applicant is requesting approval to:

1. Replace original wood windows with Pella Impervia double-hung fiberglass. Existing frames to remain

Relevant Sections of Fredericksburg Design Guidelines:

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

Recommended

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

Not Recommended

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

The Secretary of the Interior's Standards for Rehabilitation

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

Staff recommendation:

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

The applicant has provided information on a Pella Impervia double-hung fiberglass option. The proposal is to replace sashes and not the entire frame/jamb. Staff has requested more details on this request including examples of where this type of replacement has been successful.

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).

Case Comments:

Exterior window screens have been removed and exterior film has been installed without a Certificate of Appropriateness.



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 116 E. Austin Date Submitted 6/30/21
Owner name: Dennis Kusenberger Phone # (830) 456-6327
Owner Address: 116 E. Austin
Authorized Applicant: Dennis Kusenberger Phone # (830) 456-6327

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

Applicant E-mail: dennisk@kusey.com

Desired Start Date: immediately

Desired Completion Date: 2 wks after start

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)

Remove existing single pane windows and replace with Pella Impervia double hung fiberglass windows. Existing frames will remain in place and not disturbed. Exterior will be white. Supporting documentation about the product and other info 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 # 21-74

Year Built: ca 1915

Eligible for Administrative Approval Yes X No

Zoning:

Historic Review Board Meeting Date 7.13.21 5:30 LEC

Application Fee \$10 COA#

Survey Rating: Medium

HRB Fee \$40 paid 00374

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.



**Window screens
removed**



Exterior film applied



Photos taken
April 2021

Leaded glass
transom





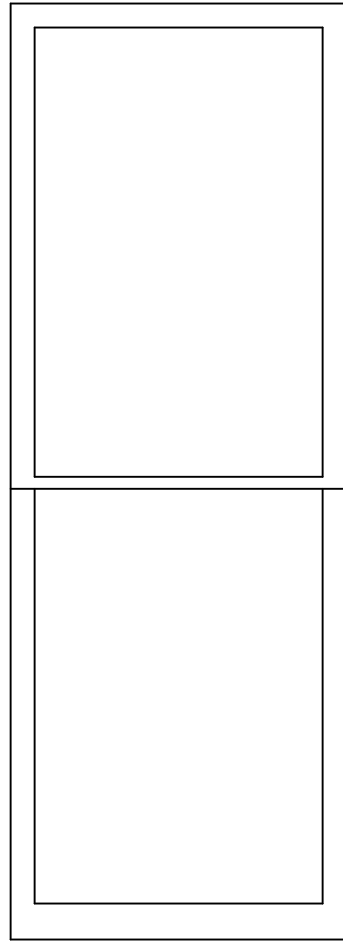
Photos taken April 2021



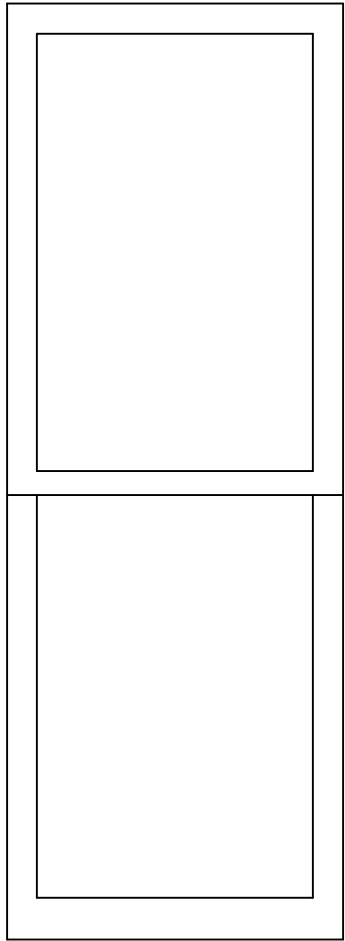


Photos taken April 2021





EXISTING
TYPICAL WINDOW
SASH
CONFIGURATION



PROPOSED
TYPICAL WINDOW
REPLACEMENT SASH
CONFIGURATION

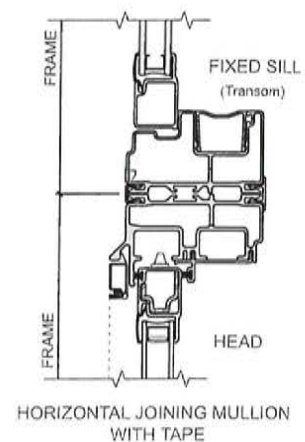
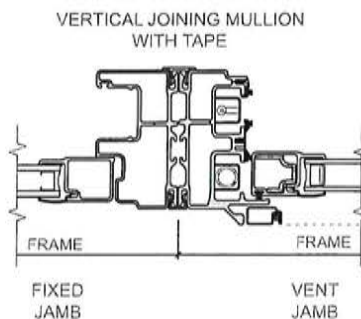
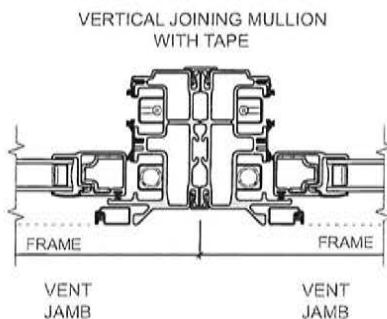
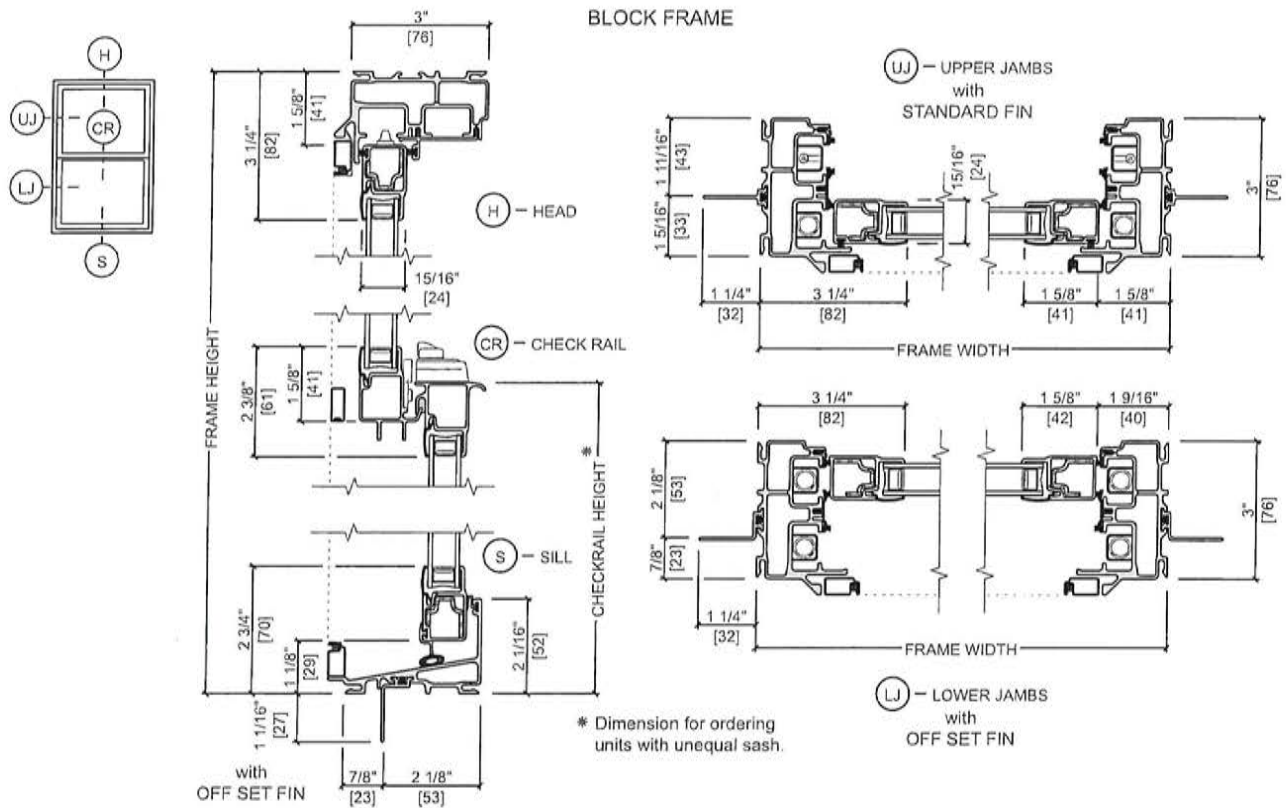
- A. PELLA EXTRUDED FIBERGLASS
- B. SASH REPLACEMENT ONLY
- C. EXISTING BRICK MOULD,, JAMBS & STOPS TO REMAIN
- D. EXISTING WOOD FRAME SCREENS TO REMAIN
- E. SASH COLOR TO MATCH EXISTING

3/4" = 1'-0"



Impervia® Double-Hung Windows

Unit Sections



Scale 3" = 1' 0"
All dimensions are approximate.

Interesting article comparing fiberglass and aluminum

<https://gbdmagazine.com/aluminum-vs-fiberglass-windows/>

and this from www.house-energy.com/windows

Hence the question: which are the best? Wood, composite, aluminum, vinyl or fiberglass windows?

The short answer: in very general terms, **foam-filled fiberglass framed windows perform better, with foam-filled vinyl coming second, followed by composite and wood-frame windows.**

Fiberglass Window Frames

New fiberglass-frame windows are strong and great to control heat transfer. Like vinyl frames, fiberglass frame window cavities can be filled with insulation materials, for higher energy performance.

Fiberglass expands and contracts less than vinyl, which minimizes warpage, leakage and allows a better sealing and integrity. And they can be very strong.

Fiberglass windows look more like natural wood than vinyl windows, and can be painted (unlike vinyl windows).

Bottom line: **fiberglass-frame windows are the best choice, from an energy standpoint. Their only disadvantage: they are more expensive than vinyl windows.**



Impervia® Double-Hung Windows

Size and Performance Data

	Block Frame	Precision Fit	Integral Nailing Fin
Sizes			
Standard Vent–Equal Sash, Cottage and Contemporary Sash	●	●	●
Special Fixed	●	●	●
Special Fixed Companion	●	●	●
Special Sizes Available	●	●	●
Performance ₁			
Meets or Exceeds AAMA/WDMA Ratings	H-LC30–H-LC50 Hallmark Certified	H-LC30–H-LC50 Hallmark Certified	H-LC30–H-LC50 Hallmark Certified
Air Infiltration (cfm/ft ² of frame @ 1.57 psf wind pressure)	0.3	0.3	0.3
Water Resistance	4.5 psf	4.5 psf	4.5 psf
Design Pressure	30–50 psf	30–50 psf	30–50 psf
Other Performance Criteria			
Forced Entry Resistance Level (Minimum Security Grade) ₂	10	10	10
Maximum Operating Force (lb) Initiate Motion/Maintain Motion	20/30 for units with sash ≤ 12 ft ² 30/45 for units with sash > 12 ft ²		
Maximum Locking Force (lb) Lock/Unlock	6/7	6/7	6/7

Sound Transmission Class and Outdoor-Indoor Transmission Class					
Frame Size Tested ₄	Glazing System			STC Rating	OITC Rating
	Overall Glazing Thickness	Exterior Glass Thickness	Interior Glass Thickness		
Double-Hung - Dual pane insulating Glass					
47-1/2" x 59-1/2"	11/16"	2.5mm	2.5mm	26	22
47-1/2" x 59-1/2"	11/16"	3mm	5mm	29	26
47-1/2" x 59-1/2"	11/16"	3mm	6mm Laminated	29	26

(1) See Design Data pages in this section for specific product performance class and grade values.

(2) The higher the level, the greater the product's ability to resist forced entry.

(3) Glazing configurations may result in higher operational forces

(4) ASTM E 1425 defines standard sizes for acoustical testing. Ratings achieved at that size are representative of all sizes of the same configuration.



Impervia® Double-Hung Windows

Features and Options

	Block Frame	Precision Fit	Integral Nailing Fin
Glazing			
Glazing Type			
Dual-pane Insulating Glass	S	S	S
Insulated Glass Options / Low-E Types			
Clear Insulating Glass (no Low-E coating)	S	S	S
Advanced Low-E Insulating Glass	O	O	O
SunDefense™ Low-E Insulating Glass	O	O	O
AdvancedComfort Low-E Insulating Glass	O	O	O
NaturalSun Low-E Insulating Glass	O	O	O
Additional Glass Options			
Annealed Glass	S	S	S
Tempered Glass	O	O	O
Noise reduction glass (3/5mm, 4/6mm combinations)	O	O	O
Noise reduction laminated glass (non-impact)	O	O	O
Tinted glass (Bronze, Gray, Green) Advanced Low-E	O	O	O
Obscure Glass ₁	O	O	O
Gas Fill / High Altitude			
Argon	S	S	S
High Altitude	O	O	O
High Altitude with argon	O	O	O
Exterior			
Powder-Coat White	S	S	S
Powder-Coat Tan, Brown, Black, or Morning Sky Gray	O	O	O
Dual-color (All exterior colors available with White interior)	O	O	–
Hardware			
Match interior finish	S	S	S
Satin Nickel, Bright Brass or Oil-Rubbed Bronze	O	O	O
Sash Locks			
Self-aligning sash lock	S	S	S
Screens			
Full or Half-Size Conventional Black Fiberglass	O	O	O
Full or Half-Size Inview™ screens	O	O	O
Grilles			
Grilles-Between-the-Glass			
3/4" Contoured White, Tan, Brown, Black, or Morning Sky Gray	O	O	O
Patterns			
Traditional	O	O	O
Prairie	O	O	O
Top Row	O	O	O
Special	O	O	O
Tilt-Wash Cleaning			
Both sashes tilt at bottom	S	S	S

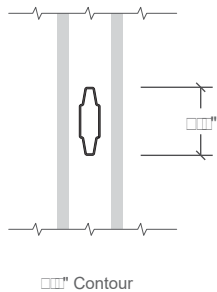
S = Standard; O = Optional; (–) = Not available

(1) Contact your local Pella sales representative for current offering.



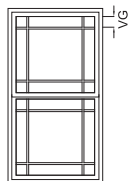
Grille Profiles

Grilles-Between-the-Glass

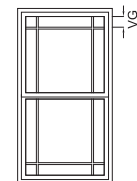
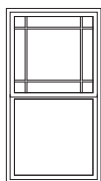


Grille Patterns

Prairie Lite Patterns



9-Lite Prairie

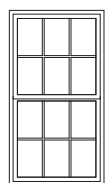


6-Lite Prairie

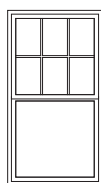
Prairie

- Standard corner lite dimension for Prairie patterns = 4" visible glass (VG).
- Pattern availability may vary depending on size of unit.

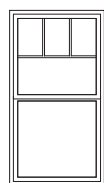
Other Patterns



Traditional



Special

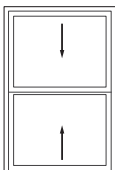
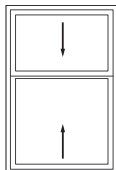
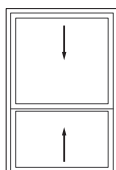


Top Row ⁽¹⁾

- Pattern availability may vary depending on size of unit.

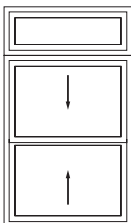
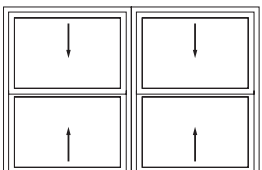
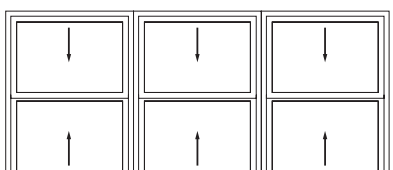
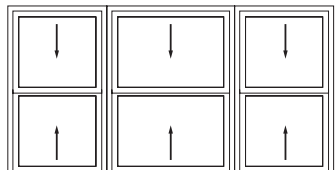
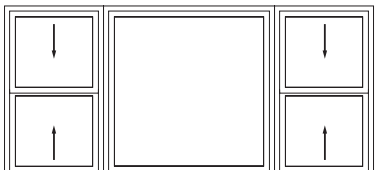
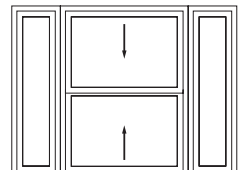
(1) Standard visible glass to center line of separator bar = 14" or half of total visible glass height, whichever is smaller. Multiple rows are available up to 50% glass size.



(Equal) Vent Unit	Cottage Vent Unit	Contemporary Vent Unit
 MINIMUM 1' 5-1/2" W x 2' 5-1/2" H (445 x 739) MAXIMUM 3' 11-1/2" W x 6' 5-1/2" H (1 207 x 1 968)	 MINIMUM 1' 5-1/2" W x 4' 5-1/2" H (445 x 1 359) MAXIMUM 3' 11-1/2" W x 6' 5-1/2" H (1 207 x 1 968)	 MINIMUM 1' 5-1/2" W x 4' 5-1/2" H (445 x 1 359) MAXIMUM 3' 11-1/2" W x 6' 5-1/2" H (1 207 x 1 968)

Below are available factory-assembled combination assemblies using joining mullions. See the Pella.com site, Installation Systems section for requirements and limitations related to mulling various combinations plus configurations size range information.

A combination is defined as an assembly formed by two or more separate windows or doors whose frames are mulled together utilizing a combination mullion or reinforcing mullion.

Transom over Double-Hung	2-Wide	3-Wide
 MINIMUM 1' 5-1/2" W x 3' 7" H (445 x 1 092) MAXIMUM 3' 11-1/2" W x 8' 5" H (1 219 x 2 565)	 MINIMUM 2' 11-1/2" W x 2' 5-1/2" H (914 x 762) MAXIMUM 7' 11" W x 5' 5-1/2" H (2 413 x 1 676)	 MINIMUM 4' 4-1/2" W x 2' 5-1/2" H (1 346 x 762) MAXIMUM 8' 10-1/2" W x 5' 5-1/2" H (2 718 x 1 676)
3-Wide with Unequal Center	3-Wide with Center Fixed	3-Wide with Fixed Flankers
 MINIMUM 4' 1/2" W x 2' 5-1/2" H (1 245 x 762) MAXIMUM 8' 10-1/2" W x 5' 5-1/2" H (2 718 x 1 676)	 MINIMUM 4' 1/2" W x 2' 11-1/2" H (1 245 x 914) MAXIMUM 8' 11-1/2" W x 4' 11-1/2" H (2 743 x 1 524) Center Unit Width ≤ 4' 11-1/2"	 MINIMUM 3' 8-1/2" W x 2' 11-1/2" H (1 143 x 914) MAXIMUM 6' 2-1/2" W x 4' 11-1/2" H (1 905 x 1 524)

General Notes:

- To convert areas to square meters (m2), multiply square feet by 0.0929.
- Rough Opening = Frame Dimension + 1/2".
- Keep frame dimensions to the nearest 1/8" increment



Impervia® Double-Hung Windows

Special Sizes and Dimensions

Fixed Special Sizes

MINIMUM

1' 1-1/2" W x 2' 5-1/2" H
(13-1/2" x 29-1/2")
(343 x 739)

MAXIMUM

5' 11-1/2" W x 5' 11-1/2" H
(71-1/2" x 71-1/2")
(1 816 x 1 816)
Max frame area 33.51 sq ft.

Clear Opening Formulas

	Width	Height ₁
Equal Vent	FW - 4.125"	FH ÷ 2 - 3.75"
Cottage Vent	FW - 4.125"	(FH - ALGH) - 7"
Contemporary Vent	FW - 4.125"	(FH - AUGH) - 7"

Miscellaneous Glass Formulas

	Actual Glass Width (AGW)	Actual Glass Height (Lower Sash) (ALGH)	Actual Glass Height (Upper Sash) (AUGH)	Visible Glass Width (VGW)	Visible Glass Height (Lower Sash) (VLGH)	Visible Glass Height (Upper Sash) (VUGH)
Equal Vent	FW - 5.5"	FH ÷ 2 - 3.25"	FH ÷ 2 - 3.25"	FW - 6.438"	FH ÷ 2 - 4.188"	FH ÷ 2 - 4.188"
Cottage Vent	FW - 5.5"	(FH - 6.5") x 0.6	(FH - 6.5") x 0.4	FW - 6.4375"	(FH - 6.5") x 0.6 - 0.938	(FH - 6.5") x 0.4 - 0.938
Contemporary Vent	FW - 5.5"	(FH - 6.5") x 0.4	(FH - 6.5") x 0.6	FW - 6.4375"	(FH - 6.5") x 0.4 - 0.938	(FH - 6.5") x 0.6 - 0.938
Fixed	FW - 5.125"	FH - 5.125"		FW - 6.0625"	FH - 5.125"	

KEY:

FW = Frame Width

FH = Frame Height

(1) Subtract one Inch from opening height to calculate vent area for performance upgrade units.



Impervia® Double-Hung Windows

Detailed Product Description

Frame

- Frame is Duracast® fiberglass composite – five-layer pultruded fiberglass material [with optional foam insulation₁] reinforced with a Pella patented interlocking mat.
- Nominal wall thickness of Duracast fiberglass composite members is .050" to .080" thick.
- [Overall frame depth is 3" for [Block Frame] [Integral Nailing Fin] [Overall frame depth is 3-1/4" for Precision Fit].
- Frame corners are mitered, joined and bonded with corner locks and mechanically fastened with injected polyurethane adhesive.
- Block frame jambs contain factory drilled (counter-bored) installation screw holes.
- Frame has 10° slope sill.

Sash

- Sash is Duracast fiberglass composite–five-layer pultruded fiberglass material [with optional foam insulation₁] reinforced with a Pella patented interlocking mat.
- All sash members have mitered corners bonded with corner locks and sealed with injected polyurethane adhesive.
- Both sashes tilt to interior for cleaning.

Exterior / Interior

- Duracast fiberglass composite surfaces with powder-coat paint finish.
 - Color is [White] [Tan] [Brown] [Black] [Morning Sky Gray].
 - Dual-color option [Tan] [Brown] [Black] [Morning Sky Gray] exterior with White interior₂.

Glazing System

- Quality float glass complying with ASTM C 1036.
- 11/16" insulating glass [[annealed] [tempered]] [obscure₃] [clear] [[Advanced] [SunDefense™] [AdvancedComfort] [NaturalSun] Low-E coated, [with argon]] [[bronze] [gray] [green] Advanced Low-E [with Argon]] sealed and bonded to sash.
- High altitude glazing [with argon] available.

Weatherstripping

- Fin-type pile on jambs, top rail and stile of upper sash.
- Vinyl-wrapped foam at sill on frame and bottom rail of lower sash.

Hardware

- Galvanized block-and-tackle balances connected to sash with polyester cord and concealed within the frame.
- Upper and lower sash are fully operable for ventilation.
- All fasteners are corrosion-resistant material.
- Two locks are installed on units 37" wide or greater.
- Locks are zinc die-cast, self-aligning cam action factory-installed on the interlocker [powder-coat painted [White] [Tan] [Brown] [Matte Black] [Morning Sky Gray] to match finish] [Satin Nickel] [Bright Brass] [Oil-Rubbed Bronze].

Optional Products

Screens

- Conventional Black Fiberglass
 - [Half-size] [Full-size] with black vinyl coated 18/16 mesh fiberglass screen cloth complying with ASTM D 3656 and SMA 1201.
 - Set in aluminum frame and fitted to outside of window.
 - Supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel, color to match exterior.
- InView™ Screens
 - [Half-size] [Full-size] with black vinyl coated 18/18 mesh fiberglass screen cloth complying with SMA 1201.
 - Set in aluminum frame and fitted to outside of window.
 - Supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel, color to match exterior.

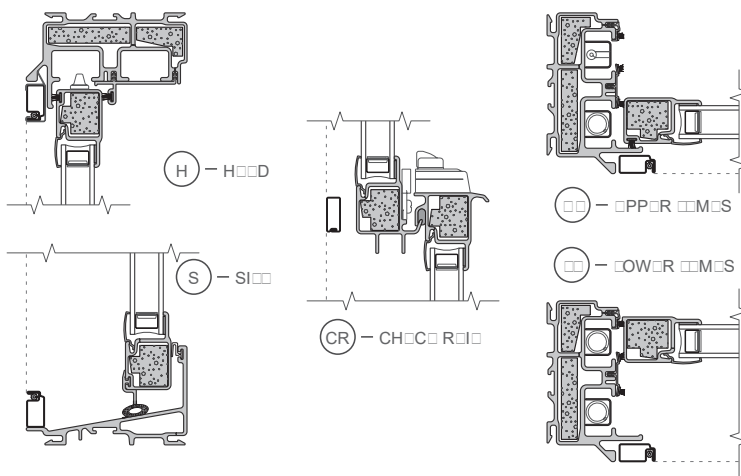
Grilles

- Grilles-Between-the-Glass
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Grilles are factory prefinished [White] [Tan] [Brown] [Black] [Morning Sky Gray] to match interior and exterior finish.

Hardware

- Optional limited opening device available for field installation on vent units in [White] [Tan] [Brown] [Black] [Morning Sky Gray] foamed PVC to match interior of unit; nominal 3-3/4" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.
- Optional field applied Duracast sash lift available for vent units in [White] [Tan] [Brown] [Black] [Morning Sky Gray].

FOAM INSULATION INSERTS ₁



(1) Foam insulation inserts are not available with clear glazing.

(2) Dual-color finish is not available on products with integral nailing fin.

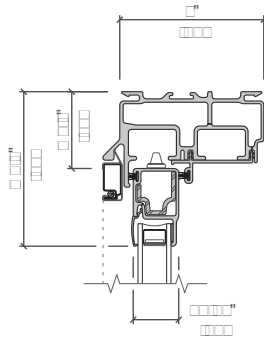
(3) Obscure glazing is not available when AdvancedComfort Low-E coated IG is specified.



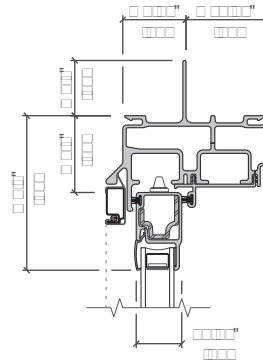
Impervia® Double-Hung Windows

Frame Types

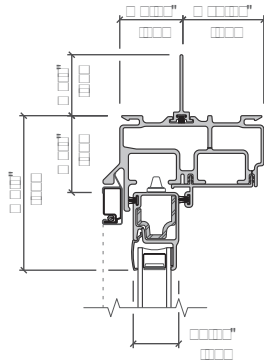
STANDARD
OC RM



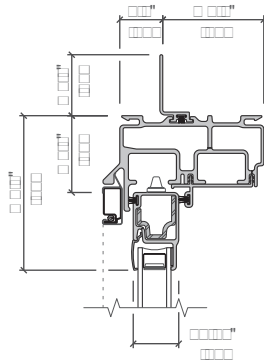
ITGR
GG



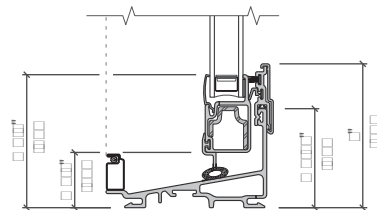
STANDARD
OC RM
with STANDARD



STANDARD
OC RM
with OS



DP
PGRD

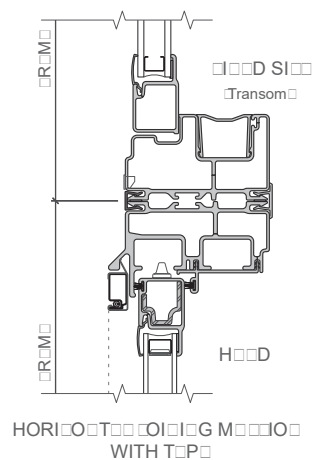
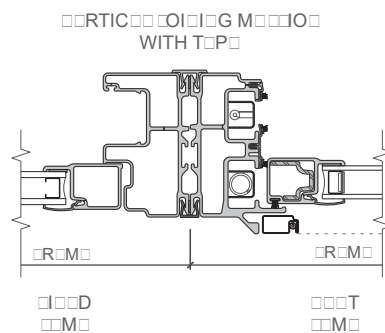
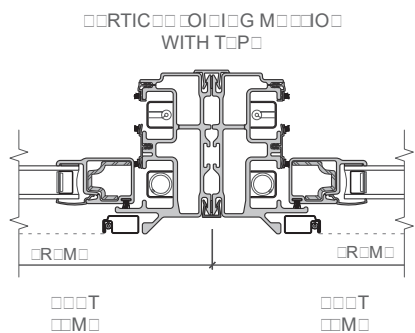
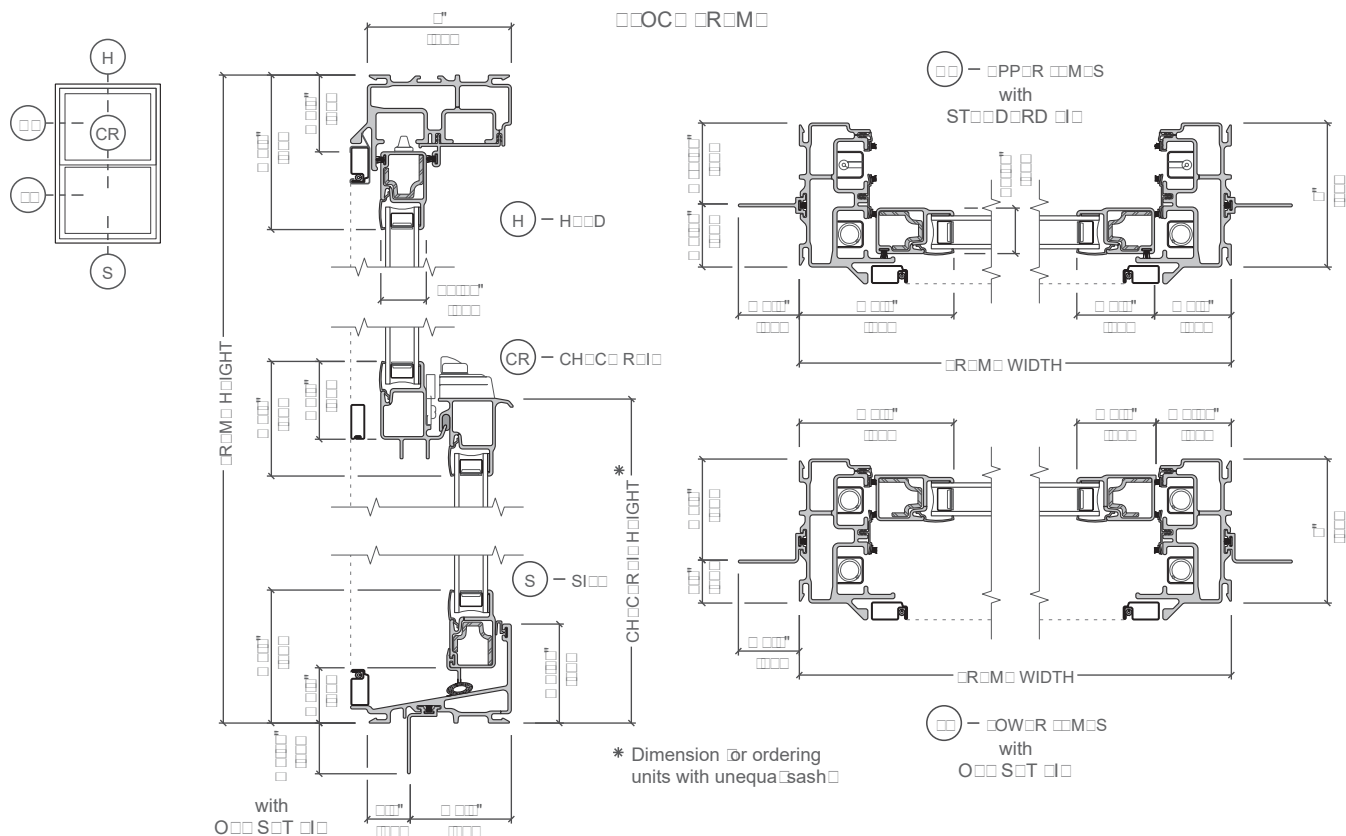


Scale 3" = 1' 0"
All dimensions are approximate.



Impervia® Double-Hung Windows

Unit Sections

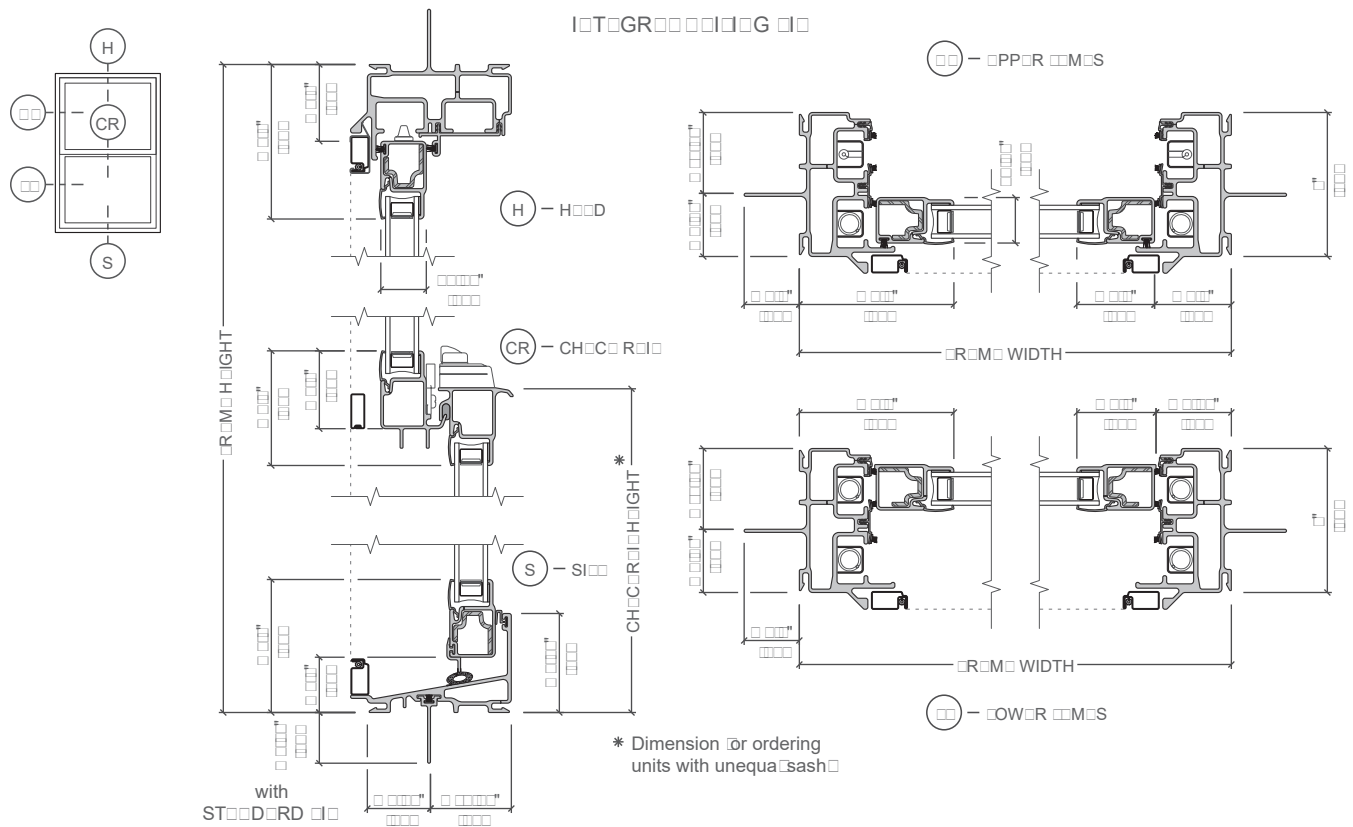


Scale 3" = 1' 0"
All dimensions are approximate.



Impervia® Double-Hung Windows

Unit Sections

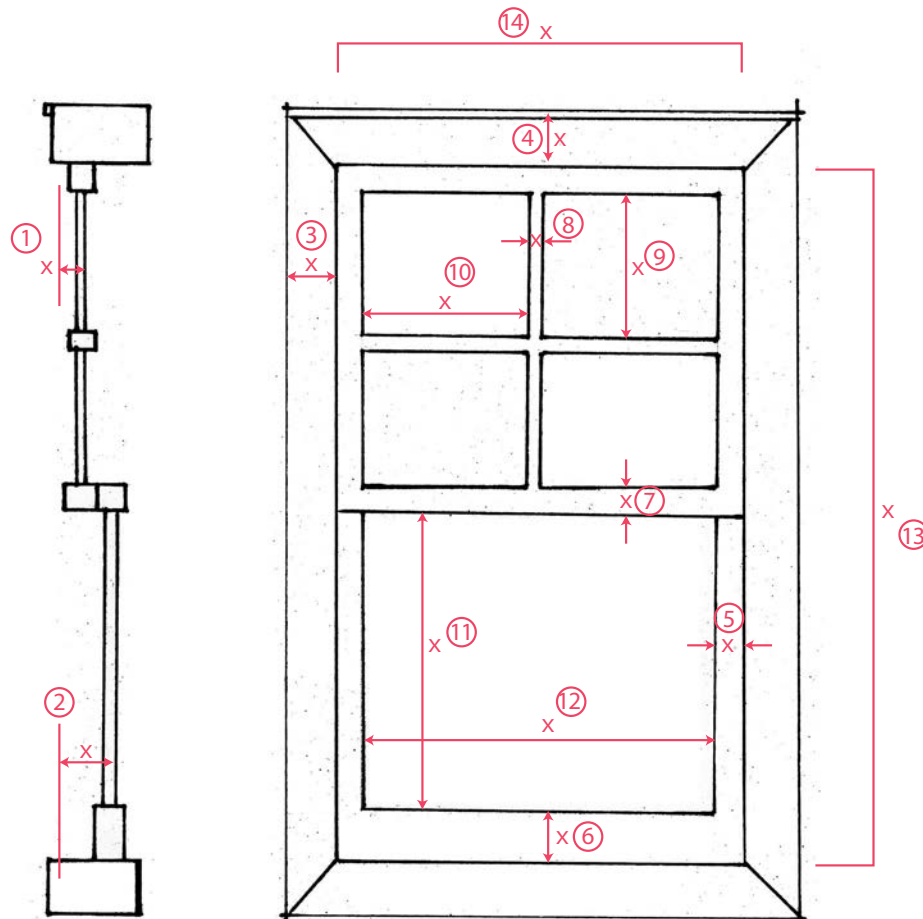


Scale 3" = 1' 0"
All dimensions are approximate.

Window Comparison - Single and Double Hung

Frame and Sash Comparison - Single and Double Hung Windows

Instructions: To compare the replacement windows to the original, it is important to understand the compatibility between the original and the replacement. Please fill in each value, in inches. Feel free to notate any other measurements that you feel is important to the replacement discussion.



Existing Frame and Sash Exterior Material _____

Proposed Frame and Sash Exterior Material _____

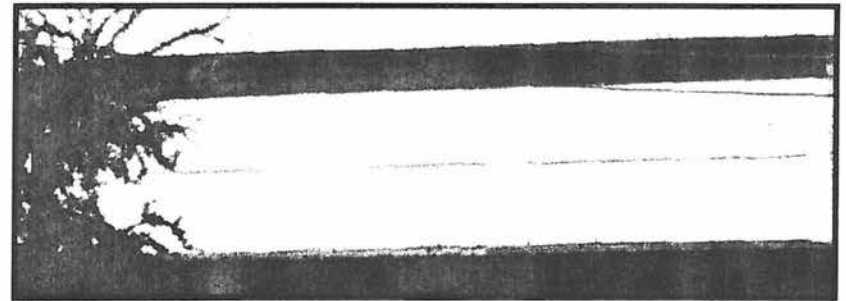
	Existing	Proposed
1. Upper Sash Measurement from exterior façade to glass (Shadow Profile)	_____	_____
2. Lower Sash Measurement from exterior façade to glass (Shadow Profile)	_____	_____
3. Side trim Measurement	_____	_____
4. Top/bottom Measurement	_____	_____
5. Stile Measurement	_____	_____
6. Rail Measurement	_____	_____
7. Meeting Rail Measurement	_____	_____
8. Muntin Measurement	_____	_____
9. Glass Height upper	_____	_____
10. Glass Width lower	_____	_____
11. Glass Height lower	_____	_____
12. Glass Width lower	_____	_____
13. Overall Sash height	_____	_____
14. Overall Sash width	_____	_____

WINDOWS

Windows are an important element to a building for many reasons, including aesthetics and functional purposes. As such, it is vital to preserve, repair, and maintain windows as they were initially intended. Due to many years of inappropriate reconstruction and alteration, the windows or transoms in the downtown business district may have been covered with plywood. In such a case, it is recommended to remove the "slip covers" and restore the windows and/or transoms to their original state. The following are recommendations made by the Secretary of the Interior on how to handle, repair, and the maintain the windows and transoms. For convenience purposes, transoms shall be included in the realm of windows in the following information.

Recommended

1. Retaining and repairing existing window openings; including: window sashes, glass, lintels, sills, architraves, shutters, pediments, hoods, and all other hardware that contributes to the overall character of the building.
2. Applying preventative measures against deterioration, such as cleaning, painting, and removing rust.
3. Using maintenance techniques to improve thermal performance of the windows, such as re-caulking and/or replacing or installing weather-stripping.
4. Arresting any decay due to fungi with the use of fungicides and wood preservatives. Always follow the manufacturers recommendations and directions.
5. Cleaning using the gentlest means possible.



☒ Figure 54: Commercial, East Main. This covered transom is an option not preferred, but may be easily restored.

Not Recommended

1. Introducing new window openings into the principle elevation, or enlarging or reducing the openings to fit new stock window sashes.
2. Altering the size of the window panes or sash, thus damaging the scale and proportion of the building.
3. Installing inappropriate new features or materials that require removal of original windows or the installation of plastic canvas, fake shutters, or other incompatible features or materials that diminish the character and appearance of the building.
4. Diminishing the character of the building by removing, altering, or obscuring significant windows and features.

Repairing and Replacing Windows

Recommended

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

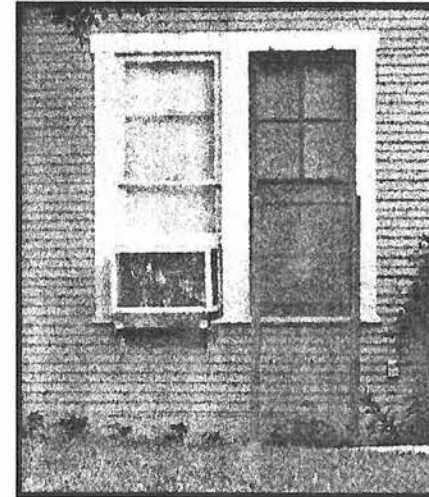


Figure 55: Residence, West Schubert. The original, front facade window was replaced in order to accommodate this air conditioning unit.

ARCHITECTURAL FEATURES: WINDOWS

3. Repairing damaged window features, or entire elements with new materials that are compatible to the old in size, scale, color, and proportion. Repairing for glass includes: patching, piercing-in, consolidating, or reinforcing.

Not Recommended

1. Replacing old windows and features with new material that is not physically or chemically compatible with the old and that changes or alters the visual appearance of the building.
2. Removing original windows or features that are in repairable condition, or when limited replacement is sufficient.
3. Blocking in windows significant to the overall character of the building, instead of repairing or replacing with appropriate materials.

Designing and Replicating

Recommended

1. Duplicating material, design, and hardware of the older window, if new are to be used.

2. Designing new windows and features based upon historical, physical, or pictorial documentation and evidence.
3. Using same or similar materials when designing new windows or features that are compatible with the old.

Not Recommended

1. Creating a false sense of era or functionality with shutters, security grills, blinds, or other incompatible features that have no historical significance due to insufficient evidence. For further information on sources, see the "Research Resources" section in the Appendix.
2. Using materials that are incompatible to the original in size, shape, scale, or color.

Fredericksburg Historic Review Board
Application Information

Application Number: 21-61
Date: July 13, 2021
Address: 211 W Austin
Zoning: CBD
Owner: Whitetail Court
Applicant: SKT Architects
Rating: low
Proposal: construct 8 new STR Units and kitchen/office building

Request approval to:

Build 8 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 with t 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.. 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:

At the June 15th HRB meeting, conditional approval was granted requiring final drawings to be submitted to the HRB showing cottages #8 and #1 to be pushed back to be in line with the front wall of the neighboring historic Bierschwale house, allowance of 6 foot wall and approval of demolition of existing structures.

The applicant has updated the site plan to meet the conditional approval. Drawings of the managers quarters have not been submitted and are not considered part of this approval, just the STR units and front building as presented. Staff recommends approval of the new site plan with buildings #1 and #8 pushed back.

Whitetail Court – 211 West Austin

Design Concept Revisions

The following revisions have been made to the design concept in response to Historic Review Board comments received at the June 15, 2021 meeting:

- Cottages #1 and #8 have been shifted back so that their front facing walls align with the masonry wall of the Bierschwale house next door. The remaining cottages have been shifted back accordingly to maintain the spacing between each cottage.
 - Cottages #1 and #8 have been rotated 180 degrees so that the cottages face the street. Cottage doors open to a private patio between the cottage and privacy wall.
-





Whitetail Court





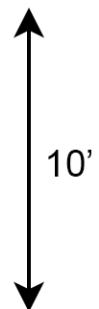
Whitetail Court
211 W. Austin St.

Elevations
Cottages 1 and 8

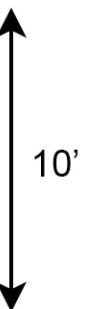


Whitetail Court
211 W. Austin St.

Elevations
Cottages 4 and 5



5' 12"



Whitetail Court
211 W. Austin St.

Elevations
Cottages 2,3,6, and 7

Fredericksburg Historic Review Board
Application Information

Application Number: 21-77
Date: July 13, 2021
Address: 313 E Travis
Zoning: R1
Owner: Carlo Rivera
Applicant: Carlo Rivera
Rating: medium
Proposal: construct new storage unit and new office structure

Request approval to:

Build 2 small storage/office sheds 10x22 by ~ 12 feet high to be built on poured concrete slabs. Proposed style and pictures attached. Shed on Washington side will observe a 15 foot setback from the street (10 feet to our new cedar stave post fence and 5 feet inside of that). Request variance for the rear corner Shed to allow for only a 2 foot setback to rear of property line. Shed will be 5 feet from fence line with 311 E. Travis

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.

Staff recommendation:

The property is a corner lot with the main house sitting close to the interior property line making the side and rear yard highly visible. The side street provides access to parking and the rear of the property. The size, scale, and materials of the proposed new construction are appropriate for the historic district. The gambrel roof lines are not typical of the historic district. The placement of a structure near Washington Street should be pushed back towards the back/interior corner of the property. Staff recommends the “alternate” style structure with a more common roof pitch and color. This recommendation is in keeping with FBG Design Guidelines for new construction. The applicant will need to pursue a variance from the Zoning Board of Adjustment if the HRB allows the new structure only 2 feet from the rear property line. Staff recommends the new structure meet zoning setbacks including a 15’ requirement from the side street.



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

email completed applications with required supporting documentation to
ahudson@cityof Fredericksburg.org

Subject Property Address 514 W. San Antonio St. Date Submitted 6/28/21
Owner name: Wes and Tammy Pack Phone # (830) 990-0079
Owner Address: 709 W. Main St., 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: September 2021

Desired Completion Date: January 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)

The existing historic former residence on the property contains two short-term rental (STR) units. Three additional 620 s.f. STR units, each with its own enclosed courtyard and pool, are to be constructed towards the back of the property so as to not compete with the historic structure. Proposed exterior materials are commonly found throughout the Historic District. Final colors will be submitted for approval at a later date.

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 # 21-73

Year Built:

Eligible for Administrative Approval ☐ Yes ☒ No

Zoning: R2

Historic Review Board Meeting Date July 13, 2021 at LEC at 5:30

Application Fee \$10 COA#

Survey Rating: Medium

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

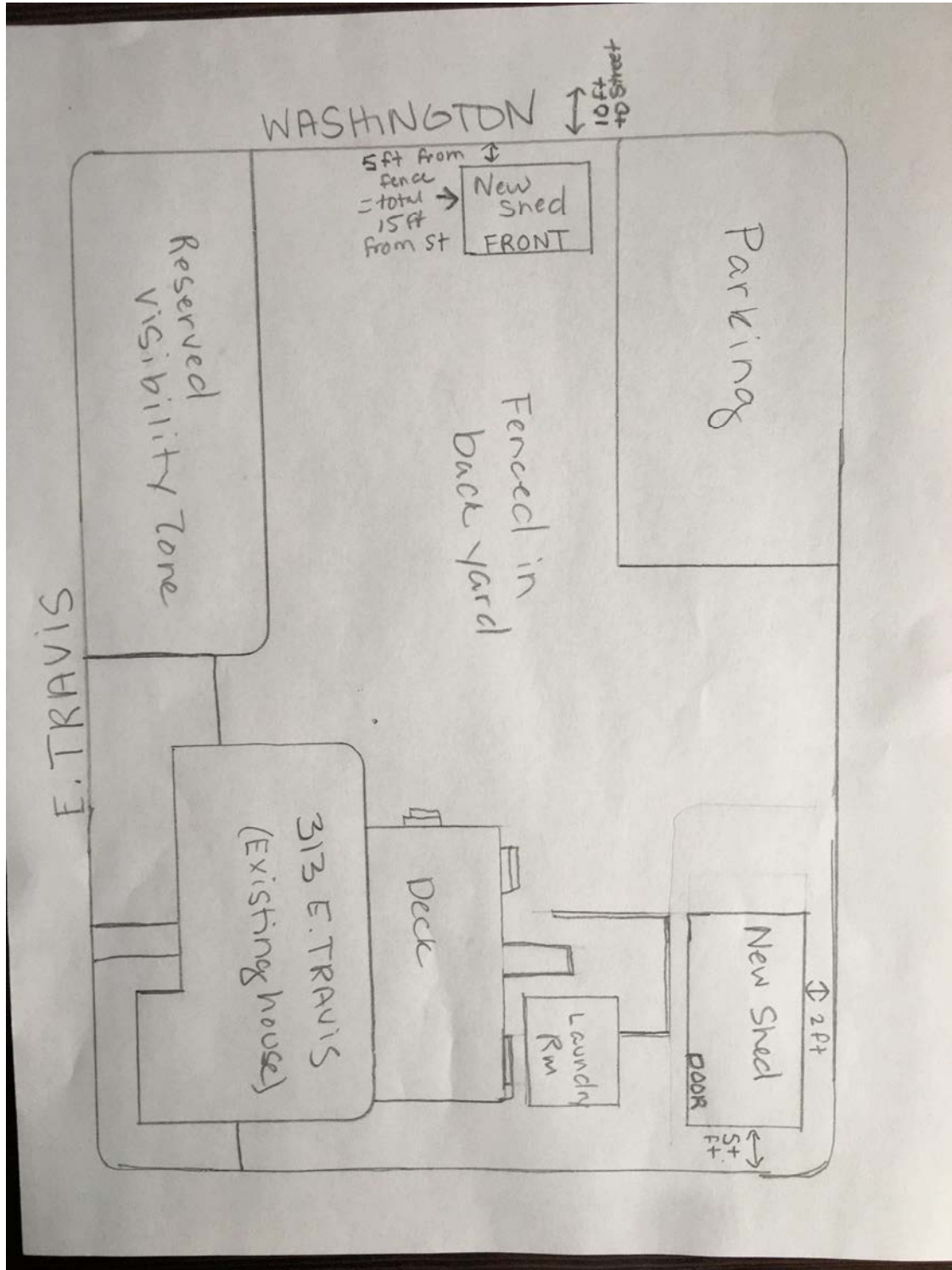
Historic Preservation Officer Signature _____

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

Current view of House as seen from Washington



Proposed Site Plan with Setbacks



Approximate location of Washington side Shed



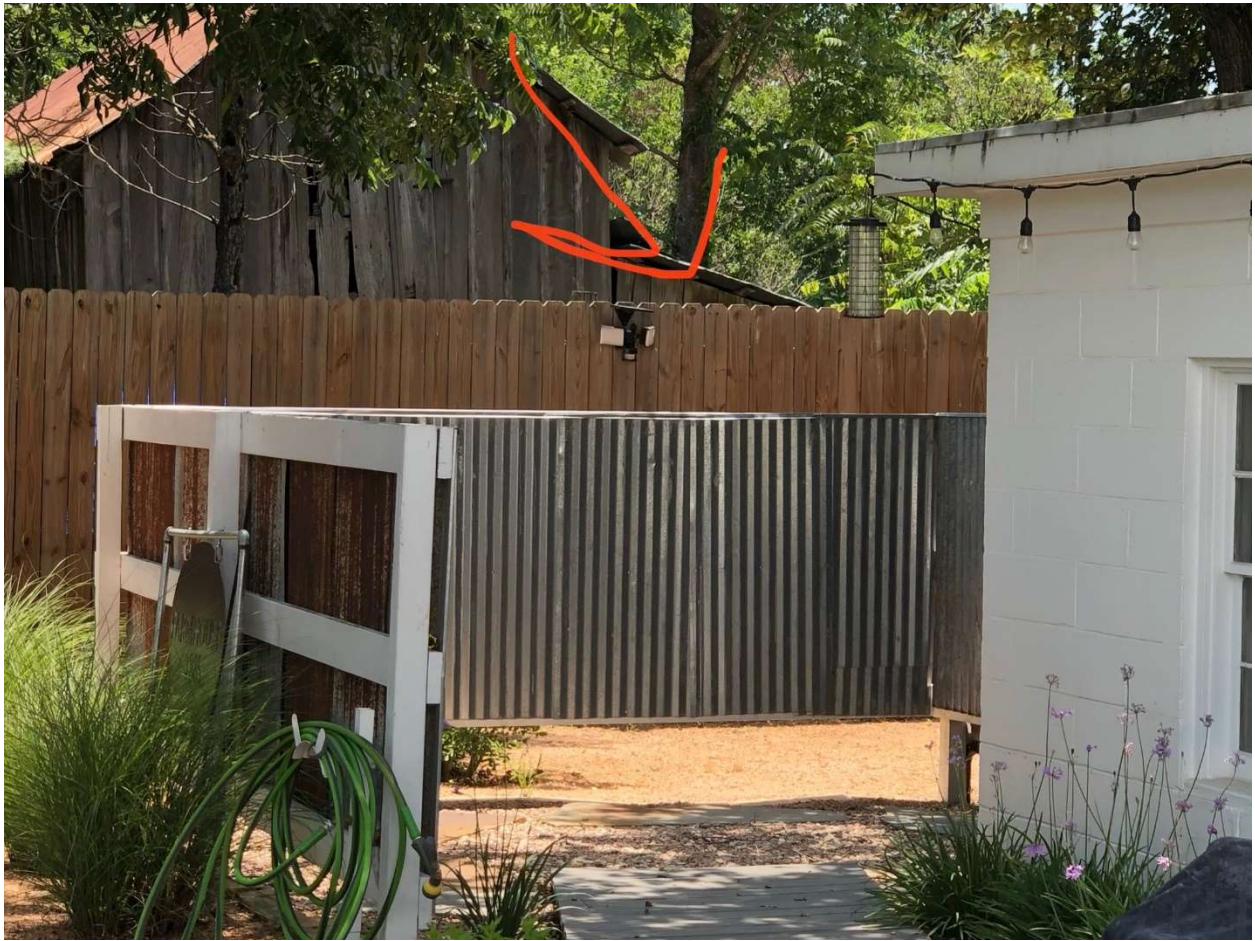
Intended "corridor" for rear Shed



Intended location for Rear Shed



Intended location for Rear Shed



Existing view of SE corner of property from Driveway



Approximate location / protrusion of roofline of Shed – Shed to be built 15 feet inside as measured from edge of street. 10 feet from street to Fence Plus 5 feet inside of Cedar Fence.



Approximate locations of rooflines and protrusion above fence



Neighbor's Shed Proximity / Visibility from our Driveway Fence



**Another view of Rear corridor intended area for Rear Shed, notice Neighboring Shed/Structure
Requesting Variance to allow for a 2 foot setback from this fenceline to allow insertion of Shed**



Proposed 10*22 ft Storage Barn/Shed (2x) (depicted to show actual colors/trim/ proposed concrete slab)



Transom Window configuration



Alternate Shed Style (Ulrich Custom Barns)

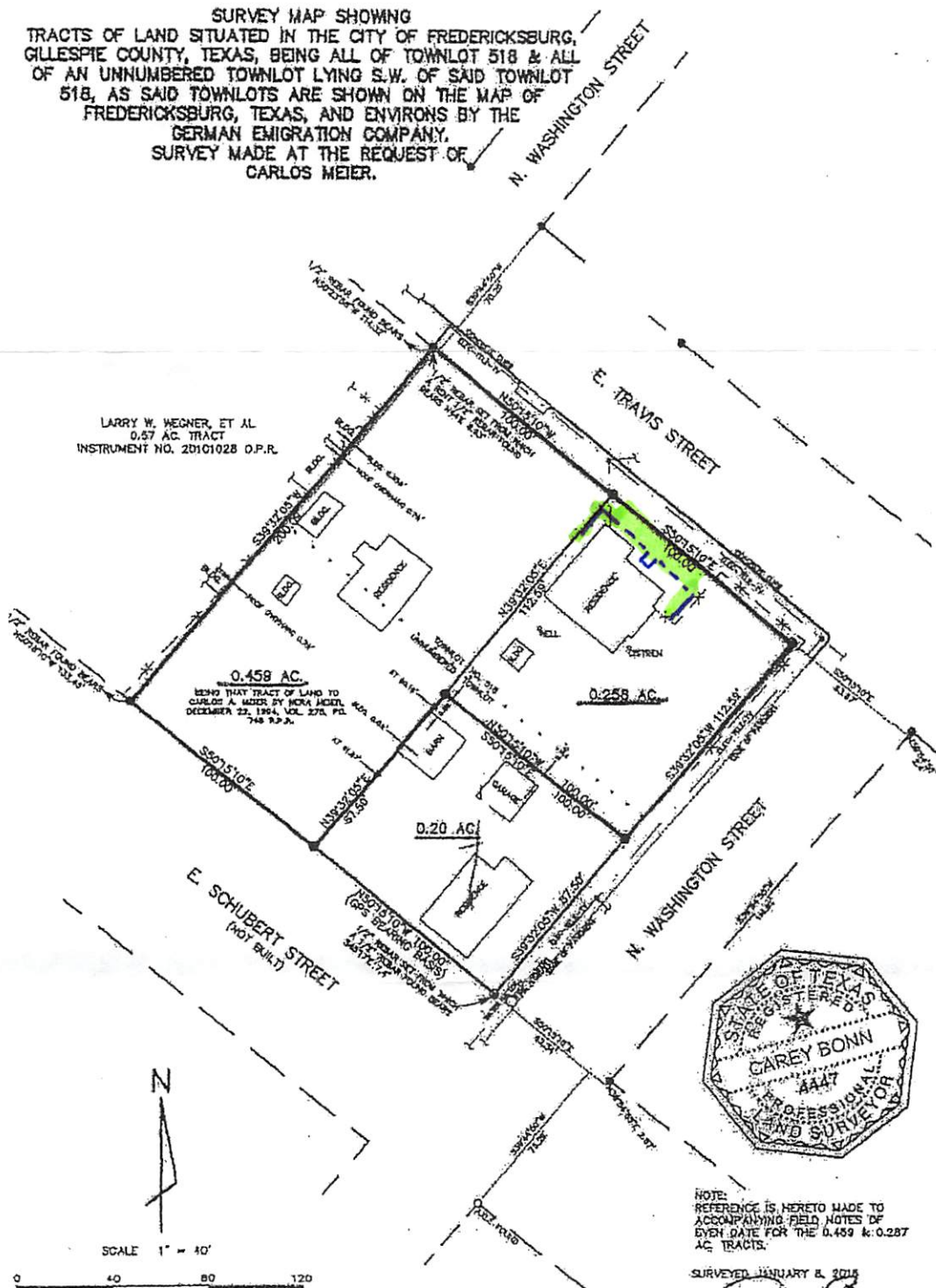






SURVEY MAP SHOWING
TRACTS OF LAND SITUATED IN THE CITY OF FREDERICKSBURG,
GILLESPIE COUNTY, TEXAS, BEING ALL OF TOWNLOT 518 & ALL
OF AN UNNUMBERED TOWNLOT LYING S.W. OF SAID TOWNLOT
518, AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF
FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE
GERMAN EMIGRATION COMPANY.
SURVEY MADE AT THE REQUEST OF
CARLOS MEIER.

LARRY W. WEGNER, ET AL
0.57 AC. TRACT
INSTRUMENT NO. 20101028 D.P.R.



NOTE:
REFERENCE IS HERETO MADE TO
ACCOMPANYING FIELD NOTES OF
EYEN DATE FOR THE 0.458 & 0.258
AC TRACTS.

SURVEYED JANUARY 8, 2018

CAREY BONN
REG. PROF. LAND SURVEYOR NO. 4447

BONN SURVEYING
503 LONGHORN ST.
FREDERICKSBURG, TX 78624
PHONE: 830-987-3884
FAX: 830-987-0972
EMAIL: bonnsurveying@verizon.net
PRO REG. NO. 10056800

- LEGEND
- 1/2" DIA. REBAR FOUND
 - 1/2" DIA. REBAR SET (CAPPED: BONN 4447)
 - CALCULATED POINT (EXCEPT AS NOTED)
 - △ 50d NAIL SET
 - UTILITY POLE
 - × FENCE



PLANNING & ZONING MEMBERS

July 7, 2021

Planning & Zoning Members

Anna Hudson, Historic Preservation Officer

Historic District Design Guidelines/Standards

Background

In 2019, The City of Fredericksburg entered into a contract with HHM & Associates along with Winter & Company to create new design guidelines for historic properties. The guidelines are a guide for the community, City Staff, and the Fredericksburg Historic Review Board to use when evaluating the appropriateness of exterior changes to buildings and new construction proposed within the local historic district and local landmarks. A secondary, but equally important purpose of this document is to convey to the property owner the appropriate methods of improving their historic property. The guidelines are a resource for property owners, builders, architects and realtors to use in order to: 1) understand the reasons for; 2) the proper methods of; and 3) the overall benefits of historic preservation both to the individual and the community as a whole. The HRB currently uses the 1997 Design Guidelines.

A kick-off public meeting was held on January 28, 2020 with attendance of around 85 people representing homeowners, business owners, real estate agents, contractors, and those with a general interest. An online survey was created to garner feedback from those interested in giving feedback on the current design guidelines and the new guidelines/standards.

The first draft was released in May of 2020. Two public presentations were made in June of 2020 via Zoom. A three hour in-person workshop was held in October and public comments on the first draft were closed in November 2020. The second draft was released to the public in February 2021. Staff hosted two days of in-person Open Houses on April 27th and 29th with a morning session and evening session along with an on-line evening session on May 4th. Nearly 50 people attended the three events. The in-person sessions allowed for one-on-one conversations about owners' specific concerns. Twenty-six responses to

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the online survey on the Design Guidelines/Standards were gathered over a month's time. Some of the common feedback was that design review of new construction is important, especially height and density. Replacement windows and paint colors always garner lots of conversation. The new draft gives more guidance on both.

???

The drafts of the Historic District Design Guidelines & Standards have been available for review and comment since late February at <https://www.fbgtx.org/999/Design-Guidelines>. This document includes both *Guidelines* and *Standards*. Properties are treated different based on the rating – *high*, *medium*, *low*. This document also recognizes that some changes are acceptable if “not visible from the rights-of-way”, thus allowing many changes to the back of properties and prioritizing visible sides of buildings. The feedback from the survey re-enforces this idea that “high” rated properties should be treated differently than “low” rated properties.

Replacement windows are a hot topic in the Fredericksburg Historic District the same as they are across the country. Original windows are a character defining feature. Their style, material and location are period appropriate. The Design Guidelines/Standards (Section 3.28. pages 3-26-27) recommends repair and explains that when replacement is appropriate the new windows should match the dimensions, profile, configuration and have the same appearance as the historic window and to retain the depth and dimension as the historic window.

The Historic Review Board is seeing a trend in applications over the last few years, large additions to small homes or multiple small units/cottages added to create a compound. New construction on empty residential lots tends to be large homes which can have a negative impact on the small neighboring properties. One of the biggest concerns raised by the public at the onset of this process was the concern for “McMansions” that loom over small historic homes. The historic district includes Central Business District, R2, R1, C1, and C2 zoning districts. Part of this document explains the common lot development pattern; that pattern is being changed with the STR development pattern. The HRB has required parking to be inside or rear of properties which limits some space that would otherwise be used for STR units. The design guidelines recommend parking in the rear.

Staff has made recommended changes to the 2nd Draft to bring back for adoption in July.

1. The document provides both guidelines (recommendations) and standards (requirements). Included more “required if visible from Right of Way” and
2. The Historic District is a very desirable investment location for short term rentals, as such the HRB is seeing more and more requests for STR “compounds”. The document attempts to place spacing requirements that are in keeping with historical lot development patterns which may be more restrictive than the base zoning. For example an R-2 lot may allow eight units, however the height and volume have a negative impact on neighboring properties and only 4 units are approved.

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3. Clarified criteria for exceptions from Guidelines and exceptions from Standards.
4. Ordinance Amendments:
 - a. Change composition of Historic Review Board from current seven regular members and three alternates to nine (9) regular members (Sec 23-57)
 - b. Update landmark designation process to match state statute H.B.2496 (Sec 23-58 b)
 - c. Add 2021 Design Guidelines/Standards as an appendix to the ordinance and reference in Section 23-62
 - d. Add staff approval of demolition of non-historic aged structures regardless rating of other property.

The document is broken into sections: 1 – Purpose and Scope, 2- Architectural Character, 3- Standards & Guidelines, 4- Bibliography/Appendices.

The contract with HHM Inc is complete and included 2 drafts. All edits beyond the 2nd draft document have been made by staff.

212 e3ne2

The process to update the design guidelines started with selecting a consultant in 2019.

- Kick off public meeting with consultants *January 2020 (67 written comments)*
- Draft released *May 2020 – published on website.*
- Two Public Presentations via two Zoom *June 2nd (evening) and June 3rd (lunch)*
- Public meeting at HRB *October 13*
- 3-hour in-depth workshop with HRB, *Steering Committee October 30*
- Deadline for public comments – *Nov 20th*
- HRB voted on Comments/Changes to the draft to send to consultants - *December 15th*
- HHM submitted their final draft to staff Jan 29, 2021
- HRB comments on 2nd draft *Feb 2021*
- Steering Committee Meeting *March 25, 2021*
- City Council Update *April 5, 2021*
- Public Open Houses *April 27 and 29 (Pioneer Museum Sanctuary on W. San Antonio)*
- Public Open House via Zoom – *May 4*
- Staff to make recommended changes.
- Presentation to Planning & Zoning Commission *July 7, 2021*
- HRB recommendation for adoption *July 13, 2021*
- City Council 1st reading *July 19, 2021*
- Public Meetings on how to use the Design Standards: presentations to interested groups such as Hill Country Builders Association, Central Hill Country Board of Realtors, Chamber of Commerce, etc.

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1. Final Draft (printed copies given to HRB members on July 8)
2. Proposed Ordinance Revisions (redline version)



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ARTICLE III. - HISTORIC PRESERVATION

Sec. 23-54. - Statement of purpose.

- a. The City of Fredericksburg Texas herein after called the "City" here recognizes it is known for its unique stone architecture, historic sites, collection of German pioneer Sunda houses, Victorian inspired homes and thriving historic Market at Market Square and downtown area.
- b. The City's unique qualities have proven to be increasing in attractive to residents, businesses and tourists.
- c. As a matter of public policy the City desires to preserve those aspects of the City which have historical, cultural or architectural merit. Such preservation activities will promote the health, safety, prosperity, education and general welfare of the people living in and visiting Fredericksburg.
- d. This historic preservation article is intended to achieve the following policy goals:
- i. Protect, enhance and perpetuate historic landmarks which represent or reflect distinctive and important elements of the City's and state's architectural, landscape architectural, archaeological, cultural, social, economic, ethnic and political history and to develop appropriate settings for such places.
 - ii. Safeguard the City's historic and cultural heritage as embodied and reflected in such historic landmarks in appropriate regulations.
 - iii. Stabilize and improve property values in such locations.
 - iv. Foster civic and cultural pride in the beaut and accomplishments of the past.
 - v. Protect and enhance the City's attractions to tourists and visitors and provide incidental support and stimulus to business and industry.
 - vi. Strengthen the economy of the City.
 - vii. Promote the use of historic landmarks and historic landmark districts for the culture, prosperity, education and general welfare of the people of the City and visitors to the City and
 - viii. Provide a review process for the continued preservation and appropriate development of the City's historic resources.

Sec. 23-55. - Definitions.

The following words, terms and phrases when used in this article shall have the meanings ascribed to them in this section except where the context clearly indicates a different meaning.

Administrative Certificate of Appropriateness. A document evidencing the approval of the Historic Preservation Officer signed and dated by him or her for Insignificant Alterations of a Resource as further defined herein where approval or the same is required.

Appurtenance. A feature related to a parcel and or to a building, structure, object, site or a related group thereof. The term includes but is not limited to buildings, structures, cisterns, barns, windmills, objects, sites, landscaping, features, walls, fences, light fixtures, steps, paving, sidewalks, shutters, awnings and signs. An appurtenance has the same rating as the main structure unless the owner requests that individual ratings be given to each appurtenance. Such requests will be processed as an original application for a rating.

Certificate of Appropriateness. A document evidencing the approval of the Historic Review Board signed and dated by the chairman of the Historic Review Board or the Historic Preservation Officer as

application for the addition, installation, construction, alteration, change, restoration, removal or demolition of an exterior architectural feature, resource or other significant appurtenance of an historic landmark or of a building or structure located within the Historic District to be issued in cases further defined in this article where approval or the same is required.

Demolition. An act or process which destroys a site or structure in its entirety or which destroys a part of a site or structure or appurtenance and permanent impairs its structural, historic or architectural integrity.

Design Guidelines and Standards for the City Of Fredericksburg. Written guidelines and standards adopted by the City Council in 1994 as the same may be amended from time to time without the necessity of re-adoption as a reference and guide to provide information on appropriate methods for rehabilitation or restoration of historic resources. A copy of the Design Guidelines and Standards for the City Of Fredericksburg is attached to the City of Fredericksburg Code of Ordinances as Appendix D.

Exterior architectural feature. The architectural style, design, general arrangement and components of all of the outer surfaces of a building structure or appurtenance as distinguished from the interior surfaces enclosed. Such outer surfaces, exterior architectural features shall include walls, roof, ramp, but not the imitation of the kind, color, texture of the building material and the type and style of windows, doors, lights, signs and other fixtures of such building structure or appurtenance.

Fredericksburg Historic Resource Survey. A comprehensive architectural survey of all properties within the City's historic district and adjoining areas as updated in future amendments to the same shall be automatically included herein.

Historic district. An area of the City designated by the City Council under subsection (a) of this article as having definite geographic boundaries, a significant concentration in age or continuity of sites, buildings or structures united historically or aesthetically in plan or appearance or physical development. The designation "historic district" recognizes that the component Resources being historic buildings, structures, accessory buildings, fences or other appurtenances of the district are of basic and outstanding importance for the preservation of culture and neighborhoods and economic development and promotion of tourism.

Historic landmark. A Resource which is an individual property including its component parts as are regulated for properties in the Historic District designated by the City Council under subsection (a) of this article as having outstanding historical and cultural significance in the nation, region or community. The designation "historic landmark" recognizes that the historic place or the buildings, structure, accessory buildings, fences or other appurtenances at the place are of basic and outstanding importance for the preservation of culture and neighborhoods and economic development and promotion of tourism.

Historic Preservation Officer. The person who is appointed by the City to administer the provisions of this article or his or her designee.

Insignificant Alteration. Those activities which constitute minor alterations, additions, repairs or maintenance to an Resource include but are not limited to:

Ordinary repair and maintenance. Repairs, replacement or repainting using the same design and color and the same or updated similar materials which match the original materials as close as possible and which does not require structural alteration and the following exterior alterations:

- Repacement of a non-historic door with one in keeping with the character and era in which the home was built.
- Removal of extraneous non-historic features such as burglar bars, awnings, inappropriate shutters and the like.
- Restoration of original window openings, replacement of non-historic windows with those that match the original windows as close as possible.

- Slight modification to exterior steps, walkways or stairways using same material or that which matches the original material as close as possible
- Reopening of porch
- Addition of doors and vents placed in an existing opening with no other exterior alteration needed
- Removal of non-historic siding to expose historic siding materials
- Removal of roofing and replacement with original material, changing color of roofing material within the color guidelines
- Construction of rear addition under 1,000 square feet using same non-historic material as existing structure as well as existing roof ridge line for low rated structures
- Changes to paint colors on previously painted surfaces or changes of fabric colors which are consistent with the color guidelines, removal of paint to expose original masonry
- Changes to landscape as follows: replacement of inappropriate fence or construction of new fence of historically appropriate materials, design and color
- Changes to sign content that include no other changes
- New construction of ramps, rear porches, decks, pools, fountains and other landscape amenities
- Demolition of non-historic accessory structure, addition or carport that is made of non-historic materials
- Installation of temporary features to protect a historic resource or to weatherize or stabilize subject to formal approval within a reasonable time
- Installation of mechanical, electrical or plumbing facilities or fixtures, antennas, rooftop HVAC mechanical or communication equipment that is not visible from the public right-of-way and results in no modifications to the Resource

Preservation priority rating. Three-tier rating system used in the 1996 Fredericksburg Historic Resource Survey to evaluate all Resources including components of properties within and adjoining to the City's historic district. Ratings are based upon current determinations of architectural value and integrity and known historical and cultural value and may be altered from time to time as additional information is discovered or circumstances change. A rating shall be considered tested and the same may be established or changed at any time in accordance with subsections 19.1-1-1 and 19.1-1-2. Additional structures or properties may have more than one rating (e.g., the main structure may be high but an addition or appurtenance may be medium or low).

- *High rating.* The most significant Resources identified in the 1996 Fredericksburg Historic Resource Survey. These properties are considered to be outstanding, unique or good examples of architecture, engineering or design. Some are unique to the Fredericksburg area and are indicative of German, Teutonic, vernacular forms and/or building techniques. Others are noteworthy examples of 17th and early 18th century architectural types, styles and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.
- *Medium rating.* Resources that may or may not be identified as architecturally significant on an individual basis but are nonetheless valuable resources that add to the historic district's overall character and may be so ranked due to their or its prominent or contribution to the cultural, historic, architectural or archaeological character of the historic district or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

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

Resource. Landmark and landmark site and a land or water within a preservation district together with the structures, appurtenances and improvements thereon. The term Resource includes but is not limited to separate districts, buildings, structures, sites, objects, landscape features, and related groups thereof. In the event of a conflict between an address in the Frederick'sburg Historic Resource Survey and its pictorial picture shall be used to identify the historic resource.

Secretary of the Interior's Standards for Rehabilitation. A set of ten basic philosophical principles created by the U.S. Secretary of the Interior and administered by the National Park Service to help preserve the distinctive character of a historic building and its site while allowing for reasonable change to meet new needs. The Standards for Rehabilitation are codified at 36 CFR 68 as the same may be amended from time to time.

Secretary of the Interior's Standards for the Treatment of Historic Properties with guidelines for preserving, rehabilitating, restoring, and reconstructing historic buildings. Basic philosophical principles, standards, and recommended actions and approaches guidelines developed by the U.S. Secretary of the Interior for each of the four primary treatment options for historic properties: preservation, rehabilitation, restoration, and reconstruction. The Guidelines are meant to establish a model process to follow when planning for treatment, providing technical and design recommendations within a consistent philosophical context.

Standards for signs, additional. Basic requirements and guidelines as are established in the Sign Ordinance for the City of Frederick'sburg.

Unreasonable economic hardship. The inability of an owner to obtain a reasonable return or a reasonable beneficial use from a resource as required by the United States Supreme Court in *Penn Central Transportation Company vs. New York City*, 438 U.S. 259 (1978) and subsequent decisions, and as further defined by the provisions of Section 24-206 below.

Sec. 23-56 - Historic Preservation Officer.

The City Historic Preservation Officer shall administer this article and shall advise the Historic Review Board on each application under this article that shall come before the board. This person shall have expertise in archaeology, historic architecture, historic preservation, city planning or a closely related field. The Historic Preservation Officer shall have the following powers and duties:

- 1. To coordinate the city's preservation activities with those of local, state and federal agencies and with local, state and national preservation organizations in the private sector.
- 2. To recommend to the Historic Review Board buildings, objects, sites, structures, and districts for designation as landmarks or historic districts in accordance with the criteria established in this chapter.
- 3. To recommend to the Historic Review Board buildings, objects, sites, structures, and districts for nomination to the National Register of Historic Places. Such recommendations shall be guided by the criteria established in the National Historic Preservation Act of 1966, as amended.

- To maintain and hold open for public inspection all records pertaining to the provisions of historic preservation regulations and to keep a copy available for public viewing all historic district guidelines, Secretary of the Interior Standards, and all other guidelines. Public viewing may include available office of historic preservation website.
- To review, approve or deny applications for relocation or demolition permits as set forth in Section □□□□ below.
- To review plans for proposed development to assure that all necessary permits have been obtained from these federal, state or local government agencies from which prior approval is required as provided in this chapter for historic and design review.
- To administratively review historic preservation applications and forms for completeness.
- To approve administrative certificates of appropriateness.
- To convene meetings of committees of the historic review board and
- To provide orientations for all new members of the board and to provide other training as the Historic Preservation Officer deems appropriate. Board members are expected to participate in such orientation and training.

Sec. 23-57. - Historic Review Board.

- a. *Creation of Board.* There is hereby created a Historic Review Board of the City hereinafter sometimes called the "Board" consisting of ~~se-en-nine~~ nine members ~~and three alternates~~ appointed by the City Council.
- *Term of appointment.* Each board member ~~and a alternate~~ shall be appointed for a term of three years ~~except that of the members of the first board to be appointed two shall be appointed to serve for two years and two for one year. One alternate shall be appointed each year except for the year in which three alternates with staggered terms~~ resulting in three members appointed per year ~~shall be appointed~~. The term shall expire on the day of the appropriate year on the board shall be elected by the City Council for the remainder of the non-expired term on ~~regular~~ regular member of the board who fails to attend at least 75 percent of all regular meetings of the board within an 18-month period shall be removed from the board unless such failure to attend was the result of illness or other acceptable excuse as determined by the City Council.
- c. *Qualifications.* Each board member ~~and a alternate~~ shall be either a resident of the City who is qualified to vote in City elections or a resident of Gillespie County, Texas who owns real property located within the City's historic district or which is designated as a historic landmark and who is qualified to vote in Gillespie County elections.
- d. *Composition.* The board shall include at least one member of the Gillespie County Historical Society or Gillespie County Historical Commission. Not less than two board members shall reside in or own a historic landmark or reside in or own property within the historic district. Not less than one board member shall have a license, degree or professional experience in the field of architecture, architectural history, historic preservation or historic restoration. ~~Alternates must have at least one of the previous stated attributes.~~ Board members ~~and a alternates~~ shall be persons who in the opinion of the City Council have demonstrated interest in and knowledge of the historic preservation of the City and a reasonable effort shall be made to draw at least six percent of the board members from preservation related professions as defined by the National Park Service.
- e. *Chairman and vice chairman of the Board.* The chairman and vice chairman of the board shall be elected annually by a majority of the members of the board and shall serve a term of one year and until their successors are elected.
- *Secretary of the Board.* The Historic Preservation Officer or his/her representative shall act as secretary of the board and shall attend and keep the minutes of all meetings.

- g. *Ex officio members.* The Historic Preservation officer and City attorney or their representatives may serve on the board as ex officio members. Ex officio members shall have no right to vote or count toward establishment of a quorum but shall assist the board in its various functions.
- h. *Functions of the Board.* The board shall review applications proposing additions, alterations, changes, construction, demolition or relocation within the historic district and historic landmarks. In addition:
- 1. The board shall grant or deny certificates of appropriateness contingent upon review according to the further provisions of this article.
 - 2. The board shall make recommendations to the City council regarding the designation or re-designation of Resources as historic landmarks or districts or amendment or removal of such designations and shall determine the preservation priority rating of each Resource subject to this article.
 - 3. The board shall make an annual report to the City council on the state of historic preservation in the City and shall include in the report a summary of its activities for the past year and a proposed program for the next year.
 - 4. The board shall have the further responsibility of recommending to the City council, planning and zoning commission and City departments the adoption of policies, the source of funds and designation of historic districts and historic landmarks that may further the City's preservation effort.
- i. *Meetings.* The board shall meet at least once a month at a regular scheduled time. Special meetings may be called upon request of the chairman or vice chairman or upon the written request of four members or upon a notice from the Historic Preservation Officer that a matter requires the consideration of the board. Meetings shall have advance notice posted in accordance with the Texas Open Meetings Act and shall be conducted in full compliance therewith. ~~Four members, which may include one or more alternates, shall constitute a quorum and action taken at a meeting shall require the affirmative vote of a majority of the members present and voting at such meeting. Alternates shall not participate in constituting a quorum or in voting if a regular member of the board are present and then on so many of them as are necessary to constitute seven designated on the Chairman shall participate in an meeting or action of the board.~~
- j. The board shall otherwise determine its own rules of procedure except as may be specifically set forth in this article.

Sec. 23-58. - Designation of historic districts, historic landmarks, and preservation priority rating.

- a. *Historic districts. Historic district zoning designation.* The City Council may from time to time after receiving a recommendation either for or against such designation by the Historic Review Board and Planning and Zoning Commission designate certain areas in the City as historic districts and define, amend or eliminate the boundaries of same. Such districts shall bear the word "historic overlay" in their zoning designation. Such designation and the requirements thereof shall be in addition to any other zoning district designation or requirement established in the City's zoning ordinance and in this article. Zoning maps shall reflect the historic district by the letters "HO" as a suffix to the use designated. This area shall encompass the area shown on the map adopted herewith and on file in the office of the Historic Preservation Officer as may be amended from time to time.
- b. *Historic landmarks. Historic landmark designation.* The City Council may from time to time designate individual property, part or parts thereof or a Resource thereon as Resources in the City as historic landmarks. Each such property or Resource shall bear the words "historic landmark" and in its zoning designation. Such designation shall indicate that such property/Resource is subject to the terms of this article. Provided, however, with regard to site plans, uses, setbacks and other development and/or building regulations, such property shall be governed by its zoning district. Initially, the historic

Landmarks shall consist of the properties shown on the list adopted herewith and on file in the office of the Historic Preservation Officer as made amended from time to time.

c. Criteria.

1. *Historic district criteria.* In making the designation of an area as a historic district, the City Council shall affirmatively find that the area has one or more of the following characteristics:

- a. Character, interest, or value as a part of the development, heritage, or cultural characteristics of the City;
- b. Location as the site of a significant historical event;
- c. Remodiment of distinctive characteristics of an architectural type or specimen;
- d. Relationship to other distinctive buildings, sites, districts, or structures which are historically significant;
- e. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the City;
- f. Value as an aspect of community sentiment or public pride;
- g. Identification with a person or persons who significantly contributed to the development or culture of the City, the state, or the nation;
- h. Value as protection of a historical resource.

2. *Historic landmark criteria.* In making the designation of a place as a historic landmark, the City Council shall follow the criteria set forth in the historic district criteria subsection of this section as the same relate to an individual property, part of a property, or Resource thereof.

3. *Establishment of preservation priority rating.* At such time as a Resource property is either incorporated into the historic district or designated as a historic landmark, such Resource property shall be rated high, medium, or low by the Board. The Board shall rate the same at its meeting considering the request or application and the Board's rating shall become effective at such time as the City Council either incorporates the Resource property or designates it as a historic landmark. Appeals of the rating shall be heard and occur on the following incorporation into the historic district or following designation as a historic landmark and shall follow the procedure set forth below. The burden of proof shall be upon the applicant seeking to change the rating.

d. Changes to district and landmarks.

1. *Districts.* Changes to the same may be initiated by any person by request submitted to the Historic Review Board which will forward its recommendation to the Planning and Zoning Commission prior to the submission to the City Council. The Historic Review Board shall consider the request at a meeting held in accordance with the procedures set forth in subsection (b) of this section. Upon forwarding of a recommendation to the Planning and Zoning Commission, the designation process will follow the procedures provided for in section 10-10 of the City's Zoning Ordinance pertaining to hearing and action by the Planning and Zoning Commission and the City Council. Applications for changes in the boundaries of the historic district shall be on forms and shall contain the information required thereon as determined by the City's Historic Preservation Officer and shall be accompanied by the fee set forth in subsection (c) of this section. An application initiated by the Historic Review Board or the City shall not require the payment of a fee.

2. *Landmarks.* The designation of new historic landmarks or the removal of the designation may be initiated by any person by request submitted to the Historic Review Board which will forward its recommendation to the City Council. The Historic Review Board shall consider the request at a meeting held in accordance with the procedures set forth in subsection (b) of this section. The City Council shall consider the request ~~at the next regular meeting of the City Council~~ within 30 days following the meeting of the ~~Historic Review Board~~ Historic Review Board at which the request was heard. Applications for designation of or changes to historic landmarks shall be on forms and shall contain the information required thereon as determined by the Historic Preservation Officer and

shall be accompanied by the fee set forth in subsection (c) unless initiated by the Historic Review Board or City staff.

(d) Owner consent and supermajority. The designation of a property as a local historic landmark or the inclusion of a property within the boundaries of a local historic district shall be subject to the requirements set forth in Section 23-59 of the Las Vegas Local Government Code. The Historic Review Board is designated as the entity with exclusive authority to approve the designations of properties as local historic landmarks and the inclusion of properties in a local historic district under Section 23-59 of the Las Vegas Local Government Code.

Sec. 23-59. - Review required by Historic Review Board or Historic Preservation Officer.

- (a) No person or entity shall install, construct, reconstruct, alter, change, restore, remove or demolish any Resource, structure or exterior architectural feature or other significant appurtenance of any historic landmark or of any building or structure located within the historic district unless and until such person or entity has completed review of his/her proposed changes by the Historic Review Board or the Historic Preservation Officer and has obtained a certificate of appropriateness in accordance with the further provisions hereof.
- (b) Such review shall consist of the granting or denial of a Certificate of Appropriateness with regard to the subjects set forth in sections (c) and (d) as applicable. With regard to the subject matters thereof, obtaining a Certificate of Appropriateness is mandatory and compliance with its requirements is mandatory.

Sec. 23-60. - Certificates of Appropriateness.

- (a) No exterior feature of any Resource, whether designated as a landmark or whether located in the historic district, shall be installed, constructed, reconstructed, altered, changed, restored, removed or demolished nor shall any new structure be constructed in the historic district until after a Certificate of Appropriateness on such work has been issued by the Board or the Historic Preservation Officer as applicable. Additionally, neither a demolition permit nor a building permit may be granted for a property in the historic district or designated as a landmark unless the Board or Historic Preservation Officer issues a certificate of appropriateness.
- (b) Certificates of appropriateness shall be issued by the Board. Provided however, if the application sought to be approved under this article qualifies as an Insignificant Alteration (SIO) or a Significant Alteration (SA), the Board may, at its discretion, authorize the Historic Preservation Officer to issue a Certificate of Appropriateness as an administrative Certificate of Appropriateness may be issued by the Historic Preservation Officer as an administrative approval without review by the Board.
- (c) Therefore:
 - (i) In reviewing, approving and denying applications for certificates, the Board and the Historic Preservation Officer shall seek to accomplish the purposes of this article.
 - (ii) All decisions of the Board and Historic Preservation Officer shall be in writing and shall state the findings, recommendations or requirements. The same may appear in the written minutes of the Board's meetings.
 - (iii) A certificate shall expire 12 months after its issuance and shall continue as long as work is not discontinued for a period of 12 months in which case a new certificate is required.
 - (iv) An application for certificate of appropriateness shall not be resubmitted for review sooner than 6 months following its initial review unless it is submitted with a significant change or if the

original approved plans have changed significantly as determined by the Historic Preservation Officer with an additional fee.

- iii Certificates of appropriateness may be issued for distinct and separate phases of an ongoing project.

Sec. 23-61. - Certificates; application and procedure.

- a. **Application.** The applicant shall submit to the Historic Preservation Officer application for certificate of appropriateness which includes data and information in writing which thoroughly describes the project as determined by the Historic Preservation Officer including but not limited to the following:
 - i. Name and signature of applicant and property owner.
 - ii. Mailing address, phone number and email address of applicant including owner's representative if applicable and address, phone number and email address of property owner.
 - iii. Location of property which is the subject of the application.
 - iv. A detailed description of the nature of the proposed work.
 - v. A description of the history of the property or the measures taken to determine the same and how the proposed change will be in character with the architectural or historical aspect of the structure or site.
 - vi. Any circumstances or conditions concerning the property or financial hardship which may affect compliance with the article.
 - vii. Drawings and photographs of a sides of the Resource which would explain the proposed work.
 - viii. Color chips of the colors which will be used and examples and/or samples of other materials requested to be used which are not original to the Resource.
- b. **Completeness.** The applicant shall submit a required data and information to the Historic Preservation Officer not less than 10 days prior to the next scheduled regular meeting of the Board. The application shall not be accepted and processed until it is deemed complete by the Historic Preservation Officer including sufficient description to adequately and completely convey the effect of the work to be done. In cases which do not require Board review, the Historic Preservation Officer shall have at least five business days to review a completed application.
- c. **Fee.** An administration fee will be assessed to the applicant reflecting the cost to the City for processing the application. See appendix B to this Code. The application will not be deemed complete nor will it be processed until such fee is paid in full.
- d. **Insignificant alteration.** If the Historic Preservation Officer determines that the application is for an Insignificant Alteration, SEPARATION OF SIGNIFICANT PORTION, OR OTHER or if the Historic Preservation Officer receives an application to renew an expired certificate of appropriateness, he/she may within 10 days approve the application and issue or deny the certificate of appropriateness. The [Design Guidelines and Standards for the City of Frederick, Maryland Design Guidelines for the City of Frederick, Maryland](#). The Secretary of the Interior's Standards for Rehabilitation and The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, the Sign Ordinance will be used when assessing the application. These documents will be made available to the public in the office of the City Secretary and/or Historic Preservation Officer on the City's website and/or at the local public library.
- e. **All other alteration.** If the Historic Preservation Officer determines that the application does not qualify as an Insignificant Alteration or for another reason does not desire to act under subsection d above, he/she shall refer the application to the Board and call for a meeting of the Board to consider the Certificate of appropriateness application.

- §§§ *Time for approval.* The Board shall hold a meeting to consider the application within 30 days after the receipt of a completed application. The applicant shall be given notice of the time and place of the meeting by regular mail to the applicant's address on the application or by provided e-mail to the email address of the applicant. Notice of the meeting and subject matter shall be posted in accordance with the Texas Open Meetings Act. The Board may hold an additional meetings within 30 days following submission of a completed application as may be necessary to carry out its responsibilities under this article. The applicant or his/her agent or representative shall attend at least one meeting of the Board during which his/her application is considered. Otherwise the Board shall not take action and the application will be deemed to be incomplete and added to the agenda of the next regular meeting of the Board for up to two additional times and if the applicant or his/her agent or representative fails to attend then the application shall be deemed withdrawn. The Board shall make its determination and report the same to the Historic Preservation Officer within 30 days after receipt of a completed application unless the Board and the applicant mutually agree to extend the period of review. Action is not taken within 30 days after receipt of a completed application except as to demolition cases as set out below. It shall be deemed that the Board recommends approval of the application and the certificate of appropriateness will be issued. The certificate of appropriateness shall be issued within three days following the decision of the Board.
- §§§ The Historic Preservation Officer shall issue a certificate of appropriateness for administrative approvals within 30 days following receipt of a completed application. It is not issued for whatever reason the same shall be presented to the Board and processed as a regular application.
- §§§ *Special time period for demolition.* Nothing in this article to the contrary notwithstanding, the Board shall make its determination within 30 days after receipt of a completed application for a permit to demolish a historic Resource and/or building within the historic district, a historic landmark or Resource outside the historic district or to move a historic landmark or to move a building Resource into or out of a historic district.

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

- §§§ In determining the recommendation and action on an application for a Certificate of Appropriateness, the Historic Preservation Officer and historic review Board shall review and decide the appropriateness of the proposed work of the following with regard to:
- §§§§ *Removal, addition or modification of architectural detail.* The distinguishing historic qualities or character of a building, structure or site and its environment shall not be destroyed. Removal or modification of an historic material or distinctive architectural features may be accomplished upon issue of a certificate of appropriateness, however, this should be avoided when possible. Architectural features include but are not limited to exterior wall materials, windows, railings, decorative woodwork, masonry or stone elements.
- §§§§ *Paint color and application.* Traditionally, the base colors of Fredericksburg buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today and do not require review or issuance of a certificate. The Historic Preservation Officer shall determine whether the proposed color is within the approved list of colors as outlined in the [Design Guidelines and Standards for the City of Fredericksburg](#) ~~Fredericksburg Design Guidelines~~. If the Historic Preservation Officer determines the color is inconsistent with said guidelines, then the proposed color application will be referred to the Board for approval or denial. Base colors such as "bright" or "hot" shades, deep dark shades, and black shades are not acceptable. A certificate of appropriateness must be granted in advance of paint application. The painting of existing materials such as unpainted stone or unpainted masonry is prohibited.
- §§§§ *New construction in historic districts.* The Board will review a new construction plans within historic districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to design, height, gross volume, massing, scale, proportion, and setback.

in accordance with the [Design Guidelines and Standards for the City of Fredericksburg Design Guidelines](#)

- *Additional criteria for issuance of certificate of appropriateness.* The Board will also consider and make determinations on the following additional criteria prior to the issuance of a certificate of appropriateness. It will consider the following as to new construction as are applicable:
 - a□ The proposed change will not negatively impact the general historic cultural unique and architectural nature of the historic district or landmark
 - The proposed change will not negatively impact exterior architectural features
 - c□ The proposed change to the general design arrangement feature color and material of the building or structure will be compatible with and not negatively impact the relation of such factors to similar features of buildings or structures in the district. This consideration shall not be the aesthetic appeal of the structure to the Board nor the proposed remodeling but rather its conformity to the general character of the particular historic area in which it is located
 - d□ The signage conforms to the general historic cultural and architectural character of the historic district or landmark and the City's Sign Ordinance
 - e□ The [Design Guidelines and Standards for the City of Fredericksburg Design Guidelines for the City of Fredericksburg](#), the Secretary of the Interior's Standards for Rehabilitation, the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings and Sign Ordinance will be used when assessing the application subject to the further requirements of applicable city ordinances. These documents will be made available to the public in the office of the Historic Preservation Officer or on the City's website
 - The importance of finding a way to meet the current needs of the property owner and the importance of approving plans that will be economically reasonable for the property owner to carry out
- The decision of the Historic Preservation Officer or the decision of the Board as applicable are mandatory and must be met in order to receive a certificate of occupancy upon completion of construction

Sec. 23-63. - Demolition/removal.

- a□ In addition to the requirements of obtaining Board approval for demolitions, demolitions in the City of Fredericksburg which are required to have a demolition permit will be reviewed by the Historic Preservation Officer prior to the issuance of a demolition permit by the Building Official of the City. This is to assure that a historic Resource is not inadvertently overlooked in the rating or landmark designation process. If the Historic Preservation Officer determines with 60 days following the submission of a request to demolish that the Resource should be preserved then the demolition permit will be averted for a period of 60 days. During such time the Historic Preservation Officer shall process the Resource under the historic landmark or rating provisions of this article and if it is determined to be a historic landmark or require rating or re-rating then the provisions of section 23-62 shall be used to further process the demolition request. The application for demolition will contain the information and be on the forms described in section 23-62. A demolition permit will be issued for an demolition of a historic structure which is subject to regulation under Chapter 23 Article III Historic Preservation of the Code of Ordinances of the City of Fredericksburg unless a building permit for the construction of the replacement structure at the same site is issued at the same time
- In addition to the criteria specified in section 23-62 the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation as applicable to a historic landmark or a Resource within a historic district

____ The demolition, removal or relocation of a historic Resource with a rating of "high" or the demolition or removal of a historic Resource with a rating of "medium" in the Frederick'sburg Historic Resource Survey is strictly prohibited.

____ The demolition, removal or relocation of a historic Resource with a rating of "low" or of a historic resource not rated in the Frederick'sburg Historic Resource Survey may occur only when the Board issues a certificate of appropriateness for that express purpose. Refer to section ____ and the Frederick'sburg Historic Resource Survey for a more detailed definition of the preservation prioritization system.

____ The demolition of a non-historic accessor, structure, non-historic addition or non-historic carport which is made of non-historic materials qualifies as an Insignificant Alteration and an Administrative Certificate of Appropriateness may be issued by the Historic Preservation Officer as an administrative approval without review by the Board.

c. ____ is an exception to ____ a Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located or to a tract so close as to be considered essentially the same location, permitted by the Board which must issue a certificate of appropriateness for such purpose and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.

d. ____ is a further exception to ____ a Resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building or that the requirements of section ____ economic hardship are met.

e. ____ The Design Guidelines and Standards for the City of Frederick'sburg ~~Design Guidelines for the City of Frederick'sburg~~ The Secretary's Standards for Rehabilitation and The Secretary's Guidelines for Rehabilitating Historic Buildings will be used to guide the Board in decisions regarding issuance of a certificate of appropriateness for demolition or removal of a Resource, historic landmark or within the historic district when permitted.

____ In the case of a demolition application, the Board shall affirmatively find that:

____ Reasonable measures could not be taken to adaptively reuse, rehabilitate or restore the Resource building or structure at its existing site.

____ Reasonable measures have been taken to relocate the Resource to a new site first within the same property, second, within the historic district if applicable, or third, to an area that will enhance the Resource or where the goals of this article will be furthered and that the same cannot reasonably be done.

____ The condition of the Resource building or structure is such that it has been so altered or deteriorated that it has lost its value for promoting the goals of this article and is no longer significant and in such event that the condition is not due to demolition, neglect or action of the owner or another related person or entity.

____ Plans for proposed new construction or other reuse of the property and their effects on the historical, cultural, social or architectural identity of the surrounding area will be positive and promote the goals of this article.

g. ____ In the case of a removal application, the Board shall affirmatively find that:

____ Reasonable measures could not be taken to adaptively reuse, rehabilitate or restore the Resource building or structure at its existing site.

____ The Resource is no longer significant to the area in which it is situated.

____ Reasonable measures have been taken to relocate the Resource within the same property and that the same cannot reasonably be done.

____ Reasonable measures have been taken to relocate the Resource within the historic district if applicable or that it will be relocated to an area that will enhance the resource and where the goals of this article will be furthered and

- That the condition is not due to demolition □□neglect□
- h□ In making the determination to permit demolition or removal of a historic Resource□the □board may place reasonable conditions on the same even if such conditions are not related to the mandatory requirements of this article but which are related to the demolition or removal and to ensure compliance with the plans approved by the □board□The same may include□but is not limited to□the requirement that a□conditions be fulfilled prior to issuance of a building permit for the original Resource's location□
- i□ Prior to demolition□the Historic Preservation Officer may□as a condition of approval□a certificate of appropriateness for demolition or removal□require the owner□at the owner's expense□to provide documentation of the subject Resources in accordance with the standards of the Historic American Building Survey□Such documentation may include photographs□floor plans□measured drawings□an archaeological survey□or other information specified□
- The special time period for demolition as described in section □□□□□□□□□□shall apply to all requests under this section□

Sec. 23-64 - Economic Hardship.

- Certificate of appropriateness for demolition or removal as applicable in making a claim of economic hardship may be approved by the □board□nor shall a demolition permit be issued by the city based upon economic hardship unless the □board finds□
 - The property is incapable of earning a reasonable return in its current or rehabilitated state□regardless of whether that return represents the most profitable return possible□and
 - The property cannot be adapted for any other use□whether by the current owner or by a purchaser□which would result in a reasonable return□and
 - Earnest and reasonable efforts to find a purchaser interested in acquiring the property and preserving it have failed□and
 - The property cannot be moved or relocated to another site□similar site or within the District□
 - Reasonable return for the purposes of determination of economic hardship shall include consideration of the following information□but is not limited thereto□
 - a□ Purchase date price and financing arrangements□
 - Current market value□
 - c□ Form of ownership□
 - d□ Type of occupancy□
 - e□ Cost estimates of demolition and post demolition plans for development□
 - Maintenance and operating costs□
 - g□ Inspection report by licensed architect or structural engineer having experience working with historic properties□
 - h□ Costs and engineering feasibility for rehabilitation□
 - i□ Property tax information□
 - Rental rates and gross income from the property□
 - Other additional information as deemed appropriate□
- Claims of economic hardship by the owner shall not be based on conditions resulting from□

- a. Evidence of demolition or neglect or other willful and negligent acts of the owner
 - b. Purchasing the property for substantially more than market value at the time of purchase
 - c. Failure to perform normal maintenance and repairs
 - d. Failure to diligently solicit and retain tenants
 - e. Failure to provide normal improvements or accommodations for tenants
- iii That throughout the process the applicant has consulted in good faith with the Historic Preservation Officer, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property

Sec. 23-65. - Prevention of demolition by neglect.

- a. *Duty to maintain.* Historic Resources, landmarks and a significant buildings, objects, sites and structures located in the historic district shall be preserved against decay, deterioration and kept free from certain structural defects of the owner thereof or such person, persons or entities who may have custody or control thereof. Such owners or other persons shall repair such building, object, site or structure if it has any of the following defects:
- iii Deteriorated or inadequate foundations
 - iii Defective or deteriorated flooring or floor supports of insufficient size to carry imposed loads with safety
 - iii Members of walls or other vertical supports that split, lean, list or buckle due to defective material, workmanship or deterioration
 - iii Members of walls or other vertical supports that are insufficient to carry imposed loads with safety
 - iii Members of ceilings, roofs and their support system or other horizontal members which sag, split or buckle due to defective material, workmanship or deterioration
 - iii Members of ceiling and roof supports or other horizontal members that are insufficient to carry imposed loads with safety
 - iii Fireplaces or chimneys which list, bulge or settle due to defective material, workmanship or deterioration
 - iii Deterioration or defects in paints, coating systems or flashing resulting in destructive moisture penetration or rot
 - iii Any other defect or condition in the building which renders the same structurally unsafe or not properly watertight
- iii *Neglect.*

- iii *Determination of neglect.* If the board upon recommendation or presentation of the Historic Preservation Officer or a building official of the City or his or her designee makes a determination that a Resource is being demolished or deteriorated by neglect, it shall direct the Historic Preservation Officer to notify the owner or owners of the Resource of this preliminary determination, stating the reasons therefor, and shall give the owner of record 60 days from the date of such notice to correct the defects or present to the board a plan for remediation if the defect cannot be remedied within such 60-day period.
- iii *Subsequent determination.* If within 60 days following such initial determination the board shall again determine that the resource is being demolished or deteriorated by neglect, it may direct the Historic Preservation Officer to file a complaint for a violation of a zoning ordinance or the

City against the owner or owners if the necessary repairs are not completed within 60 days of the second determination of the Board that the subject building or structure is being demolished or deteriorated to neglect.

City stabilization. Additionally, the Historic Review Board may direct the Historic Preservation Officer to accomplish the repairs necessary to stabilize and protect the Resource. The City shall then pay therefor and charge the expenses incurred in doing such work or having such work done or improvements made to the record owner of such Resource. If such work is done or improvements made at the expense of the City, then such expenses shall be assessed as a lien on the real estate lots or lots upon which such expense was incurred except as prohibited by law. The City and the City's authorized assistants, employees, contracting agents, or other representatives are hereby expressly authorized to enter upon private property at a reasonable hours for the purpose of completing repairs necessary for the stabilization and repair of a Resource. In court having jurisdiction over such cases including the municipal court of the City, shall have authority to issue all orders necessary to enforce this article, either the City nor its employees, agents or contractors shall be answerable in damages or otherwise for damage to property due to the enforcement of this article.

Lien establishment. The City Manager or other person authorized to act on behalf of the City shall file a statement of such expenses incurred showing the amount of such expenses, the date on which said work was done or improvements made, with the county clerk of Gillespie County, Texas in the Real Property Records of such county. The City shall have a privileged lien on such lots or real estate upon which said work was done or improvements made to secure the expenditures so made. Said lien amount shall bear interest per annum from the date said statement was filed at the greater of the maximum rate published by the state Board of Control or the rate of ten percent, or on such expenditures and interest as aforesaid suit may be instituted and recovered and foreclosure of said lien may be had in the name of the City. The statement of expenses so made as aforesaid shall be a prima facie proof of the amount expended for such work or improvements.

Sec. 23-66. - Appeal.

a. An applicant or owner may appeal an decision of the Board to the City's Board of Adjustment under the following conditions:

That a written notice of appeal from the applicant or owner be received by the Historic Preservation Officer within ten days following the decision to be appealed. The application shall show the form required for a variance request under the City's Zoning Ordinance.

The Board of Adjustment may overturn the Board's decision or requirement if it makes affirmative findings of fact on each of the following criteria:

- a. The historic review regulations set forth herein or findings of the Board do not allow for a reasonable use.
- b. The action of the Board was not based upon the preponderance of the evidence presented to the Board.
- c. The plight of the owner of the property is due to unique circumstances existing on the property and the unique circumstances were not created by the owner of the property and are not merely financial and are not due to or the result of general conditions in the zoning district in which the property is located.
- d. The reversal of the Board's decision or requirement will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property and will not impair the purposes of this article or regulations to the Zoning District in which the property is located.

- e. In addition or alternative to other legal precedent or established law or is challenging or requesting a change to a rating.
- f. The board of adjustment may apply conditions to its decision or modification of the board's decision or requirement.
- g. The board of adjustment shall schedule a hearing on such appeal within 10 days after the receipt of the notice of appeal or as soon thereafter as is reasonably practicable. Notice of such hearing shall be published in the City's official newspaper not less than the tenth day before the date of the hearing. At the hearing, the applicant, owner and all interested parties, including local preservation groups, will have the opportunity to be heard. The board of adjustment shall uphold, reverse or modify the decision or requirement of the Historic Review Board or the Historic Preservation Officer within 10 days of the appeal hearing unless a continuance is agreed to by the owner. The board of adjustment will consider the same criteria and standard of review considered by the Historic Review Board or the Historic Preservation Officer.
- h. On any one appeal shall be allowed.
- i. Prior to an appeal to judicial authorities or institution of suit and as a mandatory prerequisite thereof, the applicant must file a written notice of appeal with the City secretary within ten days following the adverse board of adjustment decision as applicable stating specific grounds for such appeal and the resultant appeal or suit shall be had on that ground or those grounds.

Sec. 23-67. - Penalties and Enforcement.

- a. *Violation of article.* Any person, firm, corporation or other entity commits an offense if he/she/it violates this article. Each day the offense continues constitutes a separate offense. The following penalties, which are non-exclusive and in addition to other provisions of this article III and the exercise of one or more of which shall not preclude exercise of the others, shall be imposed on those persons or entities found to have violated this article.
 - 1. The same penalties as set forth in the zoning ordinance of the City for a violation of requirements set forth in the said zoning ordinance or the penalties set forth in section 23-68 of this Code of Ordinances of the City for zoning violations, current up to \$1,000.00 per day.
 - 2. A certificate of occupancy will not be granted for any property until compliance with all Certificate of Appropriateness requirements are verified by the Historic Preservation Officer or guiding official of the City.
- b. *Stop Work order.*
 - 1. Whenever the guiding official finds any work regulated by this article being performed in a manner either contrary to the provisions of this article or dangerous or unsafe, the guiding official is authorized to issue a stop work order.
 - 2. The stop work order shall be in writing and shall be given to the owner of the property involved or to the owner's agent or to the person doing the work. Upon issuance of a stop work order the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.
 - 3. Any person, firm, corporation or other entity who or which shall continue any work having been served with a stop work order except such work as that person is directed to perform to remove the violation or unsafe condition shall be subject to penalties as prescribed by law.
 - 4. Any work which is required to be reviewed is commenced without a Certificate of Appropriateness or if a stop work order is issued, an administrative fee which is in addition to any other applicable

fees of _____ shall be due in order to apply or reapply for a building permit or to restart construction as applicable.

§§ In the event the requirements of the Board or Historic Preservation Officer as applicable are not met, the building permit shall be revoked, notice of Revocation shall be delivered or mailed to the applicant, and the building official or his or her designee to the address provided on the application.

§§ *Restrictions on future development.* If a Resource, either a landmark or one located within the boundaries of the historic district is demolished, removed or relocated without a certificate of appropriateness, or in the event the plans are changed for the property from which the Resource was demolished, removed or relocated without approval of the changed plans by the Historic Review Board, then the following restrictions, in addition to any other penalties or remedies set forth in this article, shall be applicable to the site where the Resource was formerly located:

a. No building or other permits will be issued for construction on the site, with the exception of a permit to restore such Resource after obtaining a certificate of appropriateness, for a period of five years after the date of such demolition, removal or relocation.

b. No permits shall be issued by the City or any curbs cuts on the site for a period of five years from and after the date of such demolition, removal or relocation.

c. No parking lot for vehicles shall be operated whether for remuneration or not on the site for a period of five years from and after the date of such demolition, removal or relocation.

d. The owner of the site shall maintain the site in a clean and orderly state and shall properly maintain any existing trees and landscaping on the site. When these restrictions become applicable to a particular site, the Historic Preservation Officer shall cause to be filed a notice thereof in the real property records of Gillespie County and such restrictions shall then be binding on future owners of the property.

§§ *Civil action.* As an additional remedy, in addition to the penalties stated above, the City Attorney or the City of Fredericksburg or his or her designee shall have the power to take any necessary civil action to enforce non-compliance or enforce the provisions hereof and to request appropriate legal or equitable remedies or relief.

§§ *Cumulative remedies.* The provisions of this section shall apply in addition to other enforcement procedures or penalties which are available at law or in equity, including but not limited to those available for adverse affecting historic structures or property under Texas Local Government Code § _____ and Texas Government Code § _____ as the same may be amended from time to time.