

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD**

Tuesday, August 9, 2016

City Hall

City Hall Conference Room

126 W. Main St.

5:30 P.M.

1. Call to Order
2. Approve Minutes of July 2016 Regular Meeting

Pp 1 - 3

APPLICATIONS

3. Application #16-61 by Jerald & Diana Phillips on behalf of Josh & Christy Phillips
At 404 N. Milam to add shed roof patio cover on south side of structure and shed
roof over upstairs staircase landing
4. Application #16-65 by Andy Bray on behalf of Ross Allen at 207 E. San Antonio
to construct three new two-story wood framed bed and breakfast units and repair
and repaint existing structure

Pp 4 - 9

Pp 10 - 21

ACTION ITEMS

5. Demolition by Neglect at 110 E. Creek Street

SIGN OFF APPLICATIONS

6. #16-62 – Construct double loop fence – 512 W. Austin (Rylander)
7. #16-63 – Construct 6 foot fence – 207 S. Adams (Wiemers)
8. #16-64 – Replace wood windows – 312 W. San Antonio (Gill. Co. Historical Society)
9. #16-66 – Construct screened in area for BBQ pit – 607 W. Main (Jones)
10. #16-67 – Add canopy over rear door – 307 W. Main (St. Mary's)
11. #16-68 – Enclose upstairs porch on rear of building – 141 E. Main (Penick)

ADJOURN

DRAFT

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
July 12, 2016
5:30 PM

On this 12th day of July, 2016 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

MIKE PENICK
STAN KLEIN
JOHN MURAGLIA
LARRY JACKSON
CHARLES SCHMIDT
JERRY SAMPLE

ABSENT: SHARON JOSEPH
ERIC PARKER
KAREN OESTREICH
DAVID BULLION

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
PAT MCGOWAN – City Attorney
KYLE STAUDT – Building Official
BROC SCHULZ – Building Inspector
TAMMIE LOTH – Development Coordinator

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

MINUTES

Charles Schmidt moved to approve the minutes from the June, 2016 meeting. Stan Klein seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #16-52 by Dennis Ottmers on behalf of Carlos Meier at 311 E. Travis to construct 8 foot high corrugated weathered tin fence approximately ten feet long

Application #16-53 by Dennis Ottmers on behalf of Carlos Meier at 313 E. Travis to construct 8 foot high new corrugated tin fence approximately 100 feet long

Dennis Ottmers and two members of the Meier family presented the application. The applicants noted they would like to construct the fence to block the view of all the junk on the adjacent property. Stan Klein commented a fence is an investment and they should build something that contributes to the historic structures instead of something that just hides the neighbor's property from view. The applicants asked what material would be suggested and Mr. Klein noted a cedar stay fence would be very nice but there are a lot of fences in the neighborhood that are

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appropriate. Mr. Klein commented even a wood cedar fence would fade out and turn grey and compliment the historic nature of the properties.

Stan Klein moved to deny Application #16-52 and Application #16-53 because the material is not friendly to the historic district and recommended they build a cedar stay or 1 x 6 cedar dog eared fence, or something similar that would be historically compelling to the property.

Application #16-56 by Dan Pfeiffer at 251 E. Main Street (249 E. Main) to place painted fiberglass longhorn on porch covering – Dan Pfeiffer presented the application and noted he would like to put a fiberglass longhorn on the porch roof to show the building was a historic meat market. Jerry Sample noted there are no colors or dimensions shown and Mr. Pfeiffer commented it would be a life-sized longhorn. Mr. Sample asked what the connection is between the meat market and the current business and Mr. Pfeiffer noted the meat hooks and the refrigerated sections are still inside the building so the longhorn would add to the motif of the 1890 meat market. John Muraglia stated it would set quite a precedence. Brian Jordan, Director of Development Services, stated he told the applicant the longhorn would be considered a sign and he would have to submit an application for a variance and be approved for such if the Historic Review Board approved his application.

Stan Klein moved to deny Application #16-56 and John Muraglia seconded the motion. All voted in favor and the motion carried.

Tammy Keener, attorney for the applicant, stated he has restored the old Henke Meat Market and several fixtures are still in the building. Ms. Keener commented the longhorn will attract attention to the building and add to the history. Stan Klein noted the historic photo he brought that depicts the historic sign is very attractive and the Board would love to see the historic façade re-created with the sign, but the intent of a sign is not to draw attention to the building and that is what the longhorn does.

Application #16-57 by Andy Bray on behalf of Melvin & Delana Littleton at 202 S. Bowie to construct 800 square foot addition to residence - Andy Bray of Mustard Design presented the application. Mr. Bray noted the owners would like to construct an 800 square foot addition. Mr. Bray noted one of the structures on the property is used for a bed and breakfast and they would like to add on to their residence. Mr. Bray commented they will use cedar posts and a galvalume metal roof. Stan Klein asked Mr. Bray how he came up with the form and Mr. Bray agreed the framing is a little odd and noted he was trying to get the structure high enough to allow for bunk beds. Jerry Sample asked what material will be used for the logs and Mr. Bray noted it is drawn as log veneer, but they are working with a contractor to get a 10 to 12 inch log. Mr. Sample commented there is a house across the street that has some chinking in the large aggregates and that would be good to copy. Mike Penick noted he would like to see a break over the joining of two structures. Mr. Sample asked what size posts will be used and Mr. Bray stated they are planning on using 8 x 8, but that can be adjusted. Mr. Sample commented that is a heavy post and Mr. Klein noted the columns on the original structure are very thin and Mr. Bray added spaced oddly. Mr. Sample asked if this would be a separate structure from the residence and Mr. Bray noted they will be connected with a breezeway. Mr. Sample asked if they had considered using decorative glass and Mr. Bray noted the owner has some and has thought about using it.

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Charles Schmidt moved to approve Application #16-57 and Jerry Sample seconded the motion. All voted in favor and the motion carried.

Application #16-58 by Billy and Sharon Grona at 341 E. Main to demolish existing building and construct new, ten unit bed and breakfast – Cass Phillips and Jennifer Erwin presented the application. Mr. Phillips noted the project was approved in 2013 and the approval time frame has lapsed. Mr. Phillips noted the changes to the previous plan include the fire egress stairway has moved from the west side of the building to the east side and the main floor entrance / exit on the east wall was a control point they couldn't control, so they got rid of that. Mr. Phillips noted they wanted to break up the east wall and believe the stairwell accomplished that. Stan Klein asked if they shifted the building over and Mr. Phillips noted they did and they also narrowed it by 14 inches. Mr. Klein commented the elevation illustrates a parapet wall but there is no dimension and Mr. Phillips noted the balcony is in alignment with the neighboring building. Jerry Sample asked if the stone fence is for noise control or if it can be opened and Mr. Phillips commented they can look at opening it but it will barely be four feet high. Mr. Phillips explained all the B&Bs have a porch so the wall is only meant as a barrier and it's an aesthetic call they haven't made yet. Mr. Sample asked if the upstairs was one unit and Ms. Erwin noted it was.

Stan Klein moved to approve Application #16-58 and Jerry Sample seconded the motion. All voted in favor and the motion carried.

DEMOLITION BY NEGLECT

Demolition by Neglect property at 146 E. Main Street – Kyle Staudt, Building Official, stated the Chair brought the Palace Theatre sign to Staff's attention because it is rusting. It was noted the sign is not original to the building but was probably installed in the 1930's or 40's and the building was constructed in 1928.

Jerry Sample moved to direct Staff to send a letter to the owner and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Charles Schmidt moved to adjourn. Mike Penick seconded the motion. All voted in favor and the meeting was adjourned at 6:29 p.m.

PASSED AND APPROVED this the 9th day of August, 2016.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

**Historic Review Board
Application Information**

Application Number: 16-61

Date: August 3, 2016

Address: 404 N. Milam

Owner: Josh & Christy Phillips

Applicant: Jerald & Diana Phillips

Rating: High

Proposed Modifications: See attached

Neighborhood Characteristics: The subject property is in the Historic District.

Staff Comments: The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

(1) 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 any historic material or distinctive architectural features may be accomplished upon issue of 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.

(2) Paint color and application. Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The building official shall determine whether or not the proposed color is within the approved list of colors. Base colors such as vibrant or "hot" shades, dark deep shades, and black shades are not acceptable. If one wishes to use these colors, a certificate of appropriateness must be granted in advance of paint application. The painting of existing historic buildings composed of materials such as unpainted stone or unpainted masonry is prohibited.

(3) New construction in historic districts. The board will review all new construction plans within Historic Districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to height, gross volume, proportion, design harmony and setback.

The advisory functions of the Board include the following:

- (1) The effect of the proposed change on the general historic, cultural, and architectural nature of the historic district or landmark.
- (2) The appropriateness of exterior architectural features which can be seen from a public street, alley, or walkway.
- (3) The general design, arrangement, texture, color, and material of the building, or structure, and 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 involved.
- (4) Conformance of signage to the general historic, cultural, and architectural character of the historic district or landmark.
- (5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
- (6) The general and specific Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as issued by the secretary of the interior.
- (7) 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.

Preservation Priority Rating. Three-tier rating system used in the 2002 *Fredericksburg Historic Resource Survey* to evaluate all properties within, and adjoining to, the City's Historic District. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change.

HIGH rating. The most significant properties identified in the 2002 *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-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th 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. Properties that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the Historic District's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the Historic District or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

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

16-61

Application for Certificate of Appropriateness

Addendum

Application Date: 6/29/16

Application Complete: _____

Property Address: 404 N. Milam

Owner: Josh & Christy Phillips Phone No. 972-571-7120

Address: 4165 Old Dowlen Rd. #27, Beaumont, TX 77706

Applicant: Jerald & Diana Phillips Phone No. 830-307-9077

Address: 213 W. Peach St., F'bg, TX Fax No. _____

Description of External Alteration/Repair or Demolition: _____

addendum to add shed roof patio cover on south side
plus shed roof over upstairs staircase landing

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: matching roof mat'l & color as well as

blg. mat'ls for covers. Will be painted to match
approved addition to house

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: _____

NO

☒ Drawing

☐ Sketch

Date Submitted: _____ ☐ Historic Photograph

Desired Starting Date: 7/8/16

Desired Completion Date: _____

SURVEY RATING: ☐ High ☐ Medium ☐ Low ☐ None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Jerald Phillips

The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

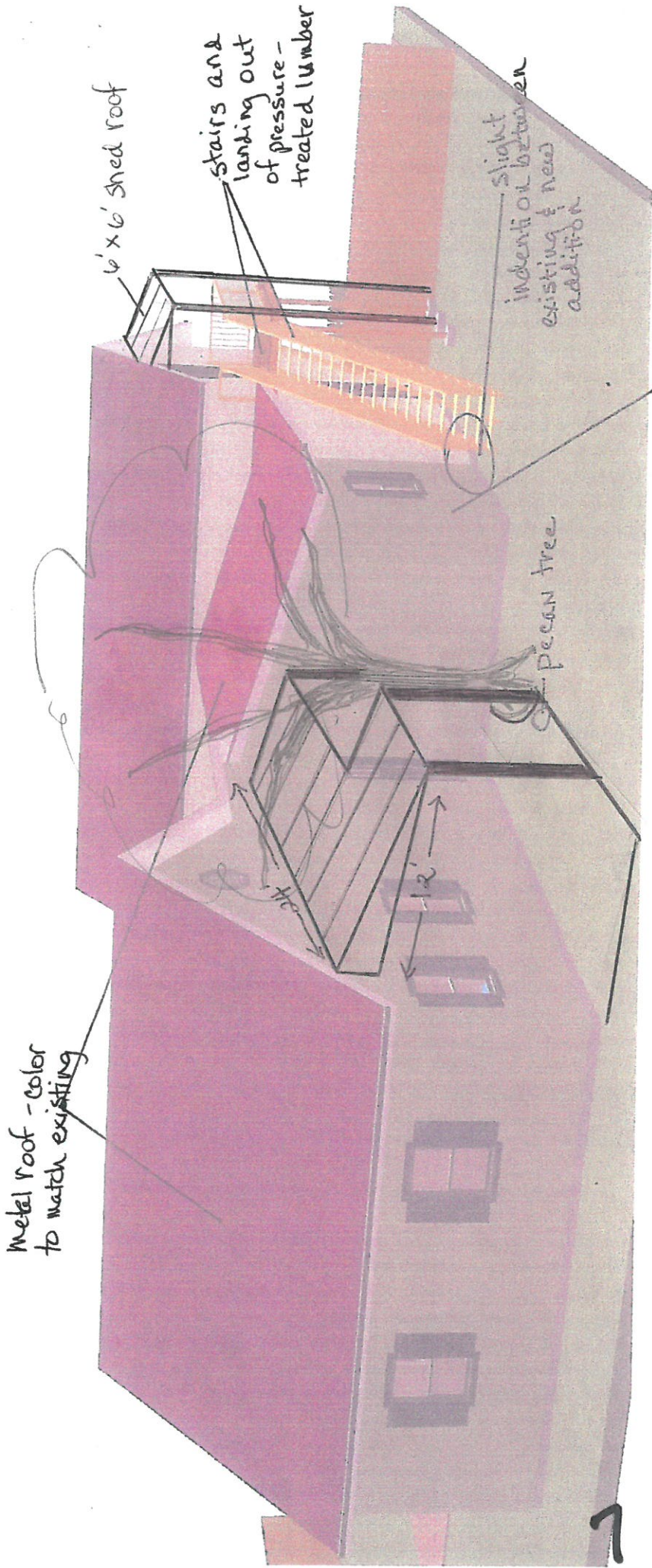
Building Official's Determination Date _____ ☐ Insignificant ☐ Significant
(Max 7 days)

Joseph
Chairman's Determination

Date 7/11/16 ☐ Insignificant ☒ Significant
(Max 7 days)

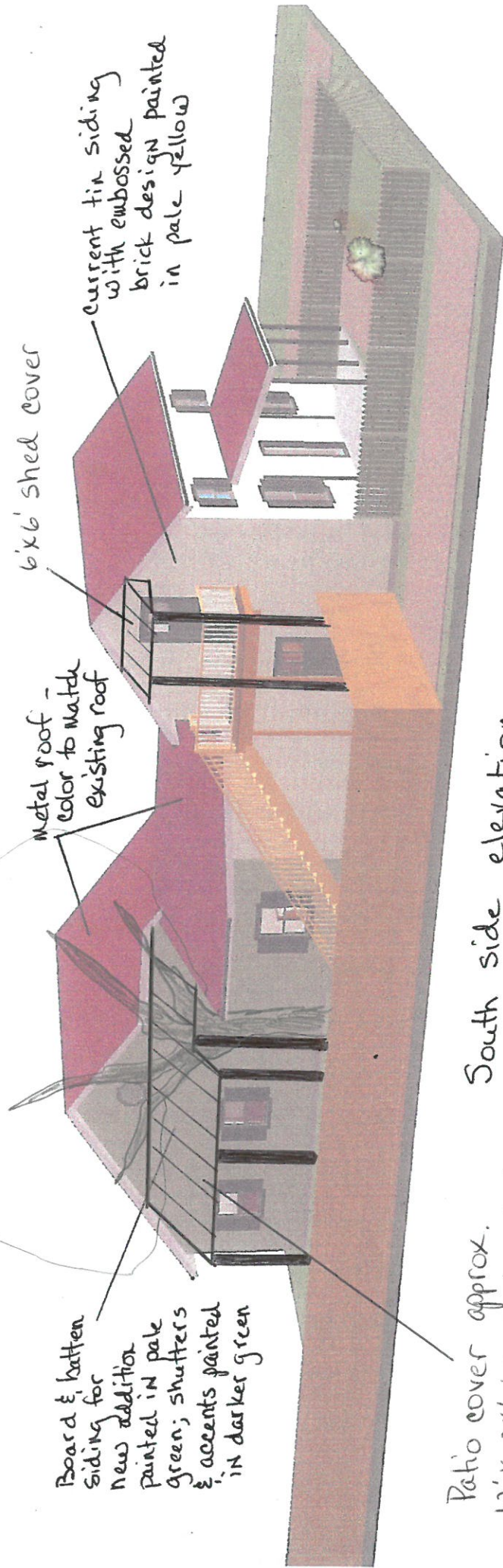
Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

APPLICATION FEE: -\$10.00 plus ☐ Board Review; CERTIFICATE OF APPROPRIATENESS-\$40.00



Back West Elevation with side & back fence removed for viewing.

Cement patio on south side will be poured around existing mature pecan leaving approx. 4' clearance from tree. Proposed patio cover will be notched to allow clearance of pecan tree as well.



Patio cover approx.
12' x 24' long, notched to
accommodate pecan tree.

South side elevation

Proposing shed roof over south side patio area (approx. 12' x 24') and shed roof over upstairs platform. Both will be metal roof to match existing roof. Shed roof over patio area will be notched to allow room for mature pecan tree. Shed roof over stairs will be supported by extending 2 of the stairwell support beams, using pressure treated lumber.

Inventory of Properties

206 N. Milam



2002-05 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 792
 Address 206 N. Milam
 Date 1980
 Stylistic Influence
 GCAD Hyperlink [R19277](#)
 Owner 307 FREDERICKSBURG LTD
 Historic District Yes Historic District
 Assessment The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

Notes

1983 Historic Resources Survey

Previous Site No. _____
 Previous Ranking _____
 Previous Photo References _____
 Roll _____
 Frame _____

207 N. Milam



2002-05 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 545
 Address 207 N. Milam
 Date 1965
 Stylistic Influence
 GCAD Hyperlink [R24615](#)
 Owner MADLYNS INC
 Historic District Yes Historic District
 Assessment The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

Notes

1983 Historic Resources Survey

Previous Site No. _____
 Previous Ranking _____
 Previous Photo References _____
 Roll _____
 Frame _____

209 N. Milam



2002-05 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 544
 Address 209 N. Milam
 Date 1970
 Stylistic Influence
 GCAD Hyperlink [R18543](#)
 Owner DURST, BRENDA G 188 COUNTRY
 Historic District Yes Historic District
 Assessment The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

Notes

1983 Historic Resources Survey

Previous Site No. _____
 Previous Ranking _____
 Previous Photo References _____
 Roll _____
 Frame _____

404 N. Milam



2002-05 Re-evaluation

☒ High ☐ Medium ☐ Low

Site ID No. 940
 Address 404 N. Milam
 Date 1890
 Stylistic Influence vernacular
 GCAD Hyperlink [R26385](#)
 Owner LANE, ROY H JR & CONNIE
 Historic District No Local Landmark
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

Notes

1983 Historic Resources Survey

Previous Site No. 539
 Previous Ranking 2
 Previous Photo References _____
 Roll 14
 Frame 31

408 N. Milam



2002-05 Re-evaluation

☐ High ☒ Medium ☐ Low

Site ID No. 1243
 Address 408 N. Milam
 Date 1900
 Stylistic Influence Folk Victorian
 GCAD Hyperlink [R21616](#)
 Owner BOHNERT, REUBEN E ETUX
 Historic District No Outside Historic District
 Assessment Example of a distinctive building plan or type that has undergone alterations or deterioration. Despite alterations or deterioration, resource retains much of its original form and character.

Notes exterior siding partially replaced w/asbestos shingles; addition at rear; shed; windmill

1983 Historic Resources Survey

Previous Site No. 540
 Previous Ranking 2
 Previous Photo References _____
 Roll 14
 Frame 32

**Historic Review Board
Application Information**

Application Number: 16-65

Date: August 3, 2016

Address: 207 E. San Antonio

Owner: Ross Allen

Applicant: Andrew Bray

Rating: High

Proposed Modifications: See attached

Neighborhood Characteristics: The subject property is in the Historic District.

Staff Comments: The scope of the project justifies Board review.

General Notes:

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16-65

Application for Certificate of Appropriateness

Application Date: 07.25.16 Application Complete: 07.25.16

Property Address: 207 E. San Antonio Street, Fredericksburg, TX 78624

Owner: Ross Allen Phone No. 512.301.8888

Address: 207 E. San Antonio Street, Fredericksburg, TX 78624

Applicant: Andrew E. Bray, AIA for Ross Allen Phone No. 830.997.7024

Address: 150 E. Main Street, Suite 201 Fredericksburg, TX 78624 Fax No. _____

Description of External Alteration/Repair or Demolition: _____

Proposed three new two story wood framed bed and breakfast units. Exterior materials are
painted cement board horizontal siding and stucco with pre-finished painted or paint grip
galvanized standing seam roofing.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: _____

The new two story units are designed with floor to floor heights that allow the new structures to
not overpower the adjacent existing single story structures. The position of the front unit is set
back from the existing house and set at a lower finish floor to follow the existing grade and limit
the perceived height of the two story unit

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: _____

None.

☐ Sketch

Date Submitted: 07.25.16 ☐ Historic Photograph

Desired Starting Date: 09.04.16

Desired Completion Date: Spring 2017

SURVEY RATING: ☒ High ☐ Medium ☐ Low ☐ None

existing structure

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE: _____

The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

[Signature]
Building Official's Determination

Date 8/1/16 ☐ Insignificant ☒ Significant
(Max 7 days)

Chairman's Determination

Date _____ ☐ Insignificant ☐ Significant
(Max 7 days)

Meeting Date (40 days max. after complete application)

Notice to Applicant: _____

APPLICATION FEE: -\$10.00 plus ☐ Board Review; CERTIFICATE OF APPROPRIATENESS-\$40.00



North elevation (street frontage)

Repair existing siding as required, remove wood ramp.
Paint existing roof, paint existing siding and trim, install new wood steps at entry
and new landscaping



East elevation (side view)

Repair existing siding as required.
Paint existing roof, paint existing siding and trim, install new bathroom addition

207 e. san antonio street b&b
existing house improvements

07.21.16



South elevation (back side with previous addition)

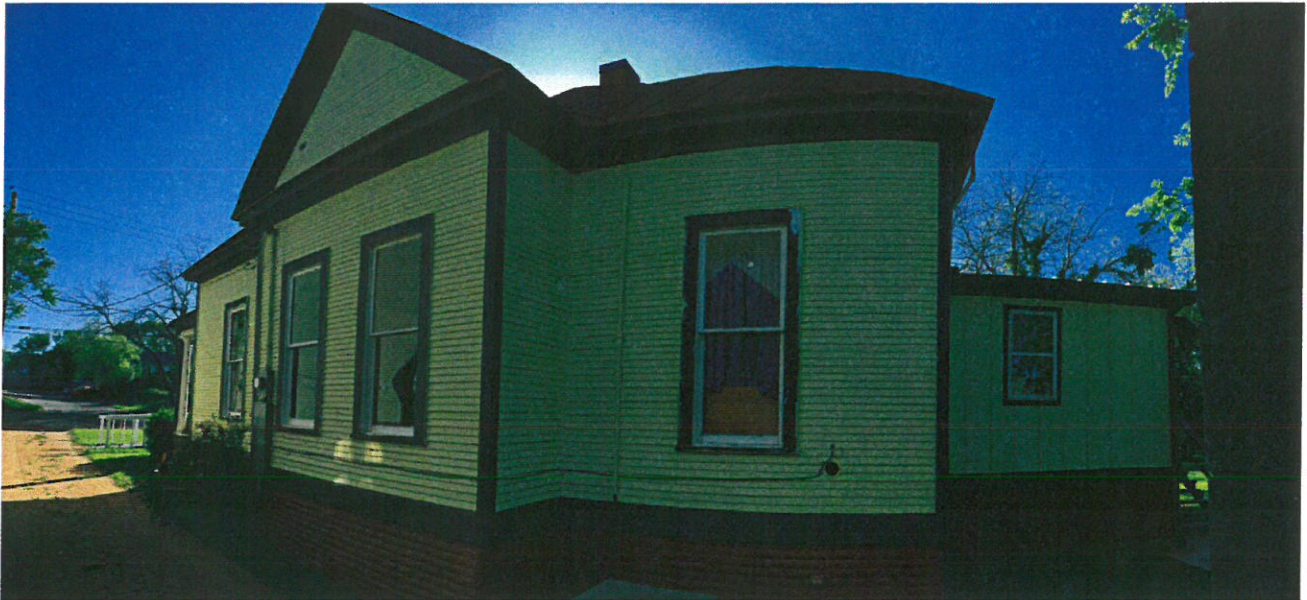
Repair existing siding as required

Paint existing roof, paint existing siding and trim



Tank House

Paint existing CMU and trim



West elevation (alley side)

Repair existing siding as required

Paint existing roof, paint existing siding and trim, and new landscaping



Northwest elevation (alley side)

Repair existing siding as required

Paint existing roof, paint existing siding and trim, and new landscaping



PAINT COLORS

Painted Metal Roof:

The existing metal roof shall remain, be inspected and repairs made as required,

Color: Benjamin Moore French Beret 1610



Painted wood siding:

Existing wood siding shall be inspected and Repairs made as required, primed and painted

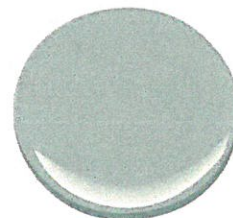
Color: Benjamin Moore White Heron OC-57



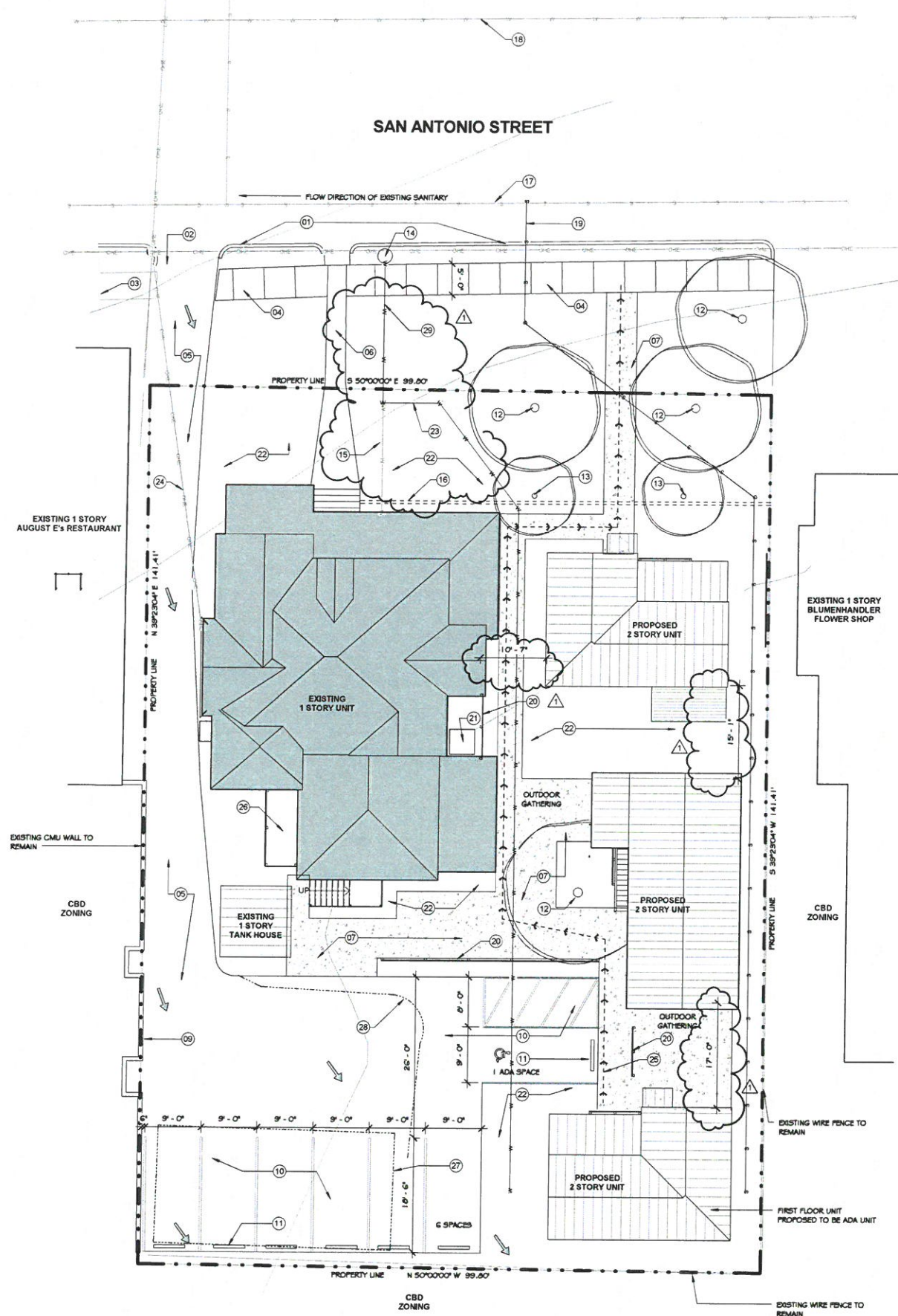
Painted wood trim:

Existing wood trim shall be inspected and Repairs made as required, primed and painted

Color: Benjamin Moore Silver Song 1557



\\nas\Current Projects\Current Projects\2016\1609 - 207 SAN ANTONIO STREET - Schematic design (SD)\1609 - 207 San Antonio SD 05R.rvt



OWNER INFORMATION:

ROSS ALLEN
207 E. SAN ANTONIO STREET
FREDERICKSBURG, TEXAS 78624

LEGAL DESCRIPTION:

ALL OF LOT NO 3 OF THE WM. MOELLERS ADDITION TO THE CITY OF
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS AS SHOWN ON PLAT RECORD IN
VOLUME 15, PAGE 64 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS

EXISTING TREE SPECIES HAVE BEEN INDICATED

PROVIDE PROTECTION FOR EXISTING TREES AS REQUIRED. TREE TRUNK
PROJECTION SHALL BE INSTALLED AS REQUIRED WHERE CONSTRUCTION OCCURS
WITHIN DRIP LINE OF TREE.

PROPOSED PROJECT IS FOR A BED AND BREAKFAST USE. THE EXISTING 1 STORY
UNIT SHALL BE RENOVATED AND THREE (3) NEW 2 STORY UNITS CONSTRUCTED.
DEVELOPMENT SHALL HAVE A TOTAL OF 7 BED AND BREAKFAST UNITS

ZONING:

ZONED: CBD- CENTRAL BUSINESS DISTRICT
PROPOSED USE: BED & BREAKFAST: 7 TOTAL UNITS

MIN. ALLOWABLE LOT AREA: 5,000 SQ FT
TOTAL LOT AREA: 14,112 SQ FT
TOTAL BUILDABLE AREA: 14,112 SQ FT

SETBACKS:

FRONT YARD: 0 FT
STREET SIDE YARD: 0 FT
INTERIOR SIDE YARD: 0 FT
REAR SIDE YARD: 0 FT

MAX ALLOWABLE

IMPERVIOUS COVERAGE: 90% OF LOT AREA
TOTAL IMPERVIOUS COVERAGE: 59% OF BUILDABLE LOT AREA

TOTAL LOT AREA: 14,112 SQFT
BUILDABLE LOT AREA: 14,112 SQFT
IMPERVIOUS COVERAGE: 8,360 SQFT (59%)
BUILDINGS: 4,366 SQFT
DRIVE / PARKING / SIDEWALK: 3,974 SQFT
LANDSCAPE AREA: 5,753 SQFT (41%)

MAXIMUM ALLOWABLE BUILDING HEIGHT: 3 STORIES - 36'-0"
MAXIMUM PROPOSED BUILDING HEIGHT: 2 STORIES - 28'-0"

REQUIRED PARKING SPACES:

BED & BREAKFAST USE

TOTAL UNITS = 7
REQ. PARKING 1 SPACES PER UNIT

TOTAL SPACES REQUIRED = 7
SPACES PROVIDED = 7 SPACES (1 ADA VAN)

INTERIOR LANDSCAPING REQUIRED:
10 SQFT PER EACH INTERIOR PARKING SPACE (10 X 7 = 70 SQFT)
(3,742 TOTAL PAVED AREA) - (7 SPACES X 400) = 942
(942 - 5,000) = -4,058 SQFT + 130 = 3,928 SQFT

INTERIOR LANDSCAPING REQUIRED: 3,928 SQ FT
INTERIOR LANDSCAPING PROVIDED: 5,753 SQ FT

SITE PLAN KEY NOTES

- 01 EXISTING CONCRETE CURB TO REMAIN
- 02 EXISTING DRIVE CURB CUT TO REMAIN. SIDEWALK ACROSS DRIVE SHALL COMPLY WITH ADA REQUIREMENTS
- 03 EXISTING CONCRETE SIDEWALK NOT ON PROPERTY TO REMAIN
- 04 CONCRETE SIDEWALK, 5'-0" WIDTH AS INDICATED
- 05 EXISTING GRANITE GRAVEL DRIVEWAY TO REMAIN
- 06 EXISTING CONCRETE SIDEWALK TO REMAIN
- 07 GRANITE GRAVEL WALK PATH
- 08 EXISTING CARPORT STRUCTURE TO BE REMOVED
- 09 EXISTING CMU WALL TO REMAIN
- 10 GRANITE GRAVEL PARKING AREA
- 11 CONCRETE WHEEL STOPS AT EACH PARKING SPACE
- 12 EXISTING PECAN TREE TO REMAIN
- 13 EXISTING Crape MYRTLE TO REMAIN
- 14 EXISTING WATER METER TO BE REPLACED WITH 1" METER
- 15 EXISTING WATER LINE TO MAIN HOUSE
- 16 EXISTING CONCRETE EDGING TO BE REMOVED
- 17 EXISTING 8" UNDERGROUND SANITARY SEWER LINE
- 18 EXISTING 8" UNDERGROUND WATER LINE
- 19 4" SANITARY SEWER LINE CONNECTION FROM NEW B&B UNITS
- 20 8'-0" HIGH HORIZONTAL WOOD SLAT SCREEN FENCE
- 21 RELOCATED CONDENSING UNIT FOR MAIN HOUSE
- 22 LANDSCAPE AREA
- 23 WATER LINE TO SERVE PROPOSED B&B UNITS
- 24 EXISTING OVERHEAD ELECTRICAL TO MAIN HOUSE
- 25 PROPOSED ACCESSIBLE ROUTE TO PUBLIC WAY
- 26 SCREENED TRASH AREA
- 27 EXISTING CARPORT COVER AND STRUCTURE TO BE REMOVED
- 28 APPROXIMATE LIMITS OF EXISTING GRANITE GRAVEL DRIVE
- 29 NEW WATER LINE FROM METER TO PROVIDE SERVICE TO MAIN HOUSE AND NEW B&B UNITS. SIZE TO BE VERIFIED



LOCATION MAP

SCALE: NTS

SITE PLAN NOTES

- 1. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED THROUGHOUT CONSTRUCTION
- 2. EXISTING UNDERGROUND UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION

SITE PLAN LEGEND

- FOUND 1/2" STEEL ROD
- ⊞ ELECTRIC METER
- ⊞ WATER METER
- GRANITE GRAVEL, REFER TO KEYED NOTES
- SITE DRAINAGE FLOW DIRECTION

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207 BED & BREAKFAST
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REVISIONS	
NO.	DATE
1	07.18.16



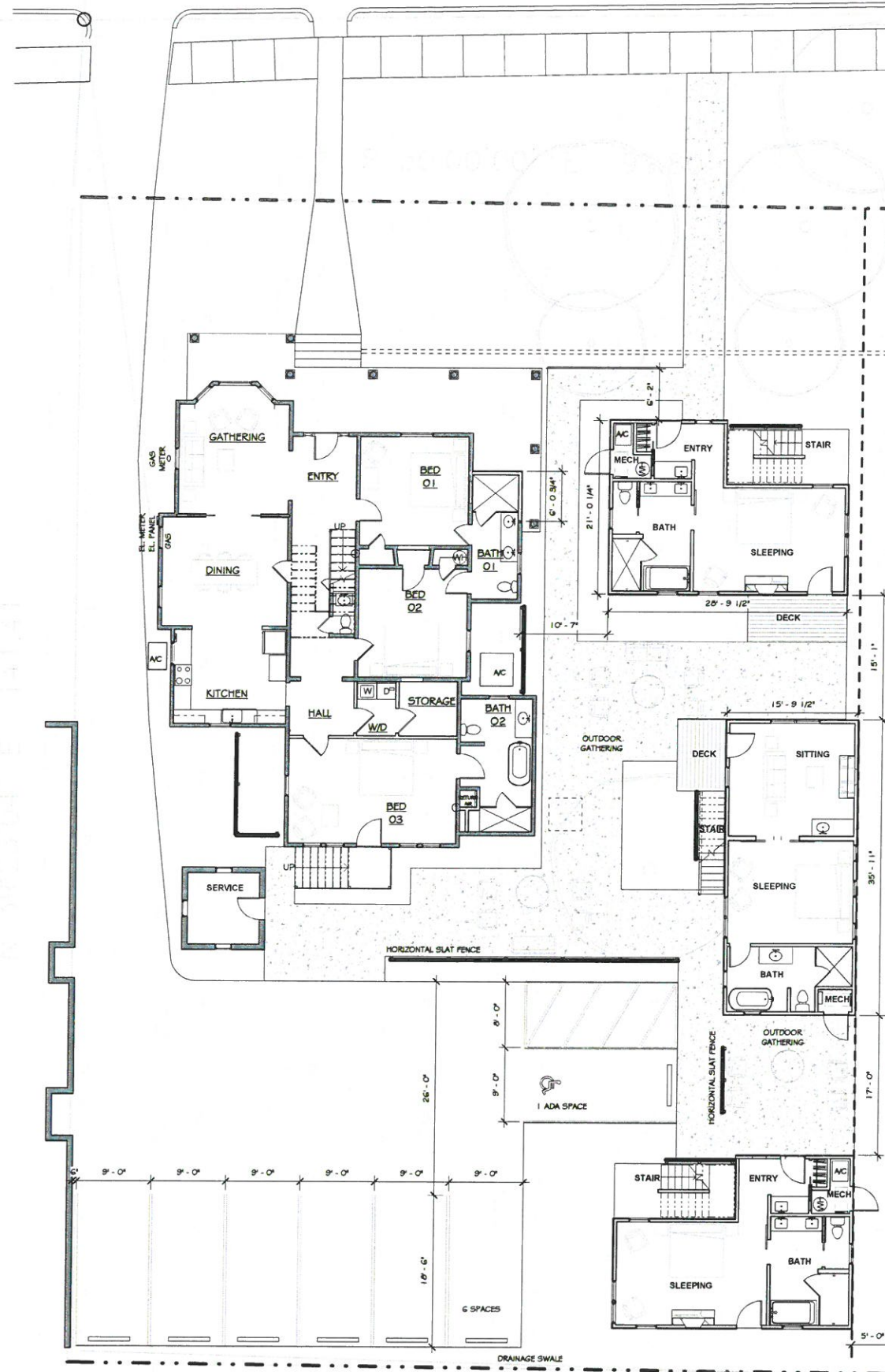
SITE PLAN

Drawn By:	AEB
Checked By:	AEB
Approved By:	AEB
Project No.	1609
Original Issue Date:	06.31.16

DRC

17

SAN ANTONIO STREET



01 FIRST FLOOR

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

PLAN NOTES

1. ALL PARTITION TYPES ARE INDICATED ON PLAN, REFER TO A-G-01 FOR PARTITION TYPES.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS AND TYPES. IN CASE OF CONFLICT, NOTIFY MUSTANG DESIGN FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. ALL DIMENSIONS AT NEW WALLS ARE TO THE FACE OF THE STUD.
4. COORDINATE ALL ELECTRICAL, SECURITY, LIGHTING, HVAC, FURNITURE AND CASE, DEVICE PLACEMENTS WITH STUD FRAMING TO ENSURE PROPER PLACEMENT AT ALL LOCATIONS. NOTIFY MUSTANG DESIGN OF ANY DISCREPANCIES IN FIELD PRIOR TO COMPLETION OF WORK.
5. TAPE, SPACKLE AND SAND JOINTS. FINISHES SHALL HAVE SMOOTH SURFACES TO RECEIVE PAINT OR FINISH MATERIAL APPLICATIONS. UNLESS NOTED OTHERWISE REFER TO FINISH PLAN.
6. ALL WALL MOUNTED ITEMS SUCH AS MILLWORK, FURNITURE, SINGAGE, OWNER PROVIDED EQUIPMENT, ETC., SHALL BE REINFORCED WITH BRACING, BLOCKING, AND/OR STRUCTURE AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUPPORT REQUIRED TO MAINTAIN THE INTEGRITY OF THE WALL AND THE SECURITY OF THE ITEM MOUNTED. CONTRACTOR SHALL COORDINATE THE PLACEMENT OF ALL BRACING PRIOR TO CLOSING OF WALLS.
7. DIMENSIONS MARKED AS "HOLD" SHALL BE MAINTAINED AND SHALL ALLOW FOR THE THICKNESS OF FINISHES, INCLUDING CARPET, VCT, MILLWORK, ETC. CONTRACTOR SHALL NOT ADJUST DIMENSIONS WITHIN MUSTANG DESIGN INSTRUCTION FROM MUSTANG DESIGN.
8. GENERAL CONTRACTOR IS TO COORDINATE ALL MOUNTED WITH FURNITURE, EQUIPMENT, LIGHTING, AUDIO VISUAL, ELECTRICAL DEVICES, DATA DEVICES, AND FINISHES.
9. REFER TO REFLECTED CEILING PLANS, FINISH PLANS, EQUIPMENT PLANS, POWER PLANS, LIGHTING PLANS, ETC. FOR COORDINATION. NOTIFY MUSTANG DESIGN OF ANY DISCREPANCIES PRIOR TO COMPLETION OF WORK IN THAT AREA.
10. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES OF AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
11. ALL WALLS SHALL BE CONSTRUCTED AT 90° ANGLES UNLESS NOTED OTHERWISE.
12. COORDINATE ALL FIRE EXTINGUISHER LOCATIONS WITH MUSTANG DESIGN IN THE FIELD PRIOR TO FRAMING.
13. ALL FIRE EXTINGUISHER CABINETS AND FIRE EXTINGUISHER BRACKETS ARE TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
14. BOTTOM 10 INCHES OF ALL DOORS SHALL BE CLEAR AND UNINTERRUPTED FOR WHEEL CHAIR FOOTREST ACCESS.
15. DOOR OPENINGS THAT ARE NOT DIMENSIONALLY LOCATED ARE TO BE CENTERED BETWEEN THE WALLS OR POSITIONS WITHIN 48" FROM ADJACENT WALL OR COLUMN AS SHOWN ON PLANS.

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REVISIONS	
NO.	DATE



05.13.16

FLOOR PLANS

Drawn By: AEB

Checked By: AEB

Approved By: AEB

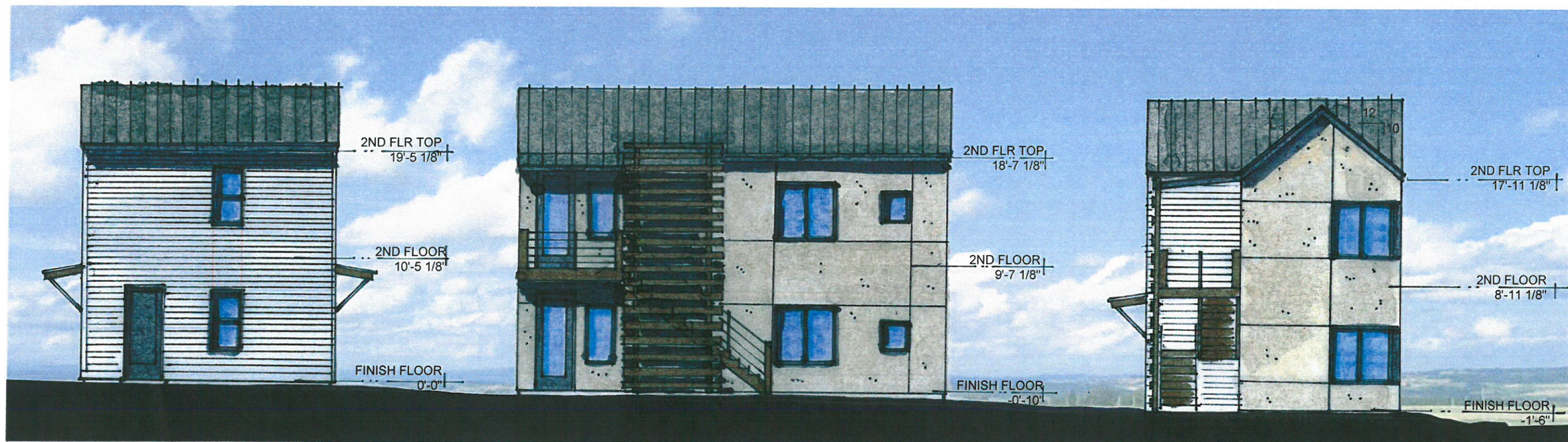
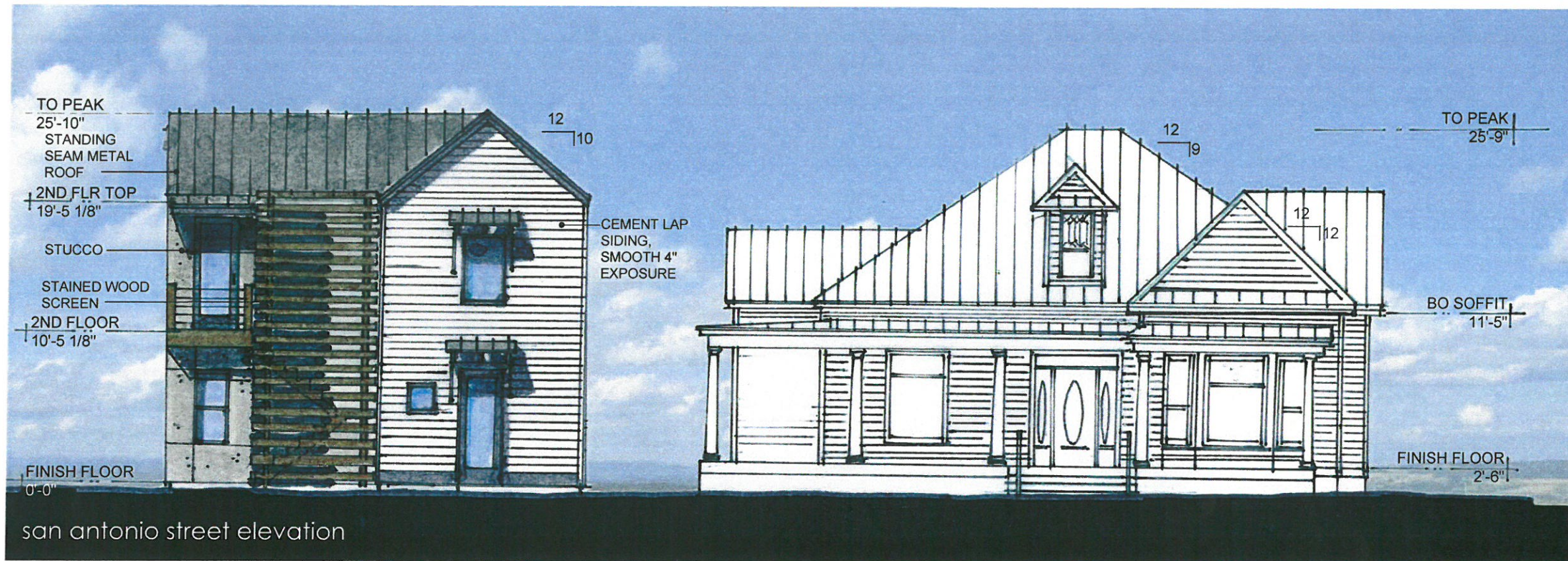
Project No. 1609

Original Issue Date: 05.31.16

A-101



san antonio street view



Inventory of Properties

203 E. San Antonio



2002-05 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 471

Address 203 E. San Antonio

Date 1960

Stylistic Influence

GCAD Hyperlink [R24914](#)

Owner RENDON, EVANGELINA

Historic District Yes Extension of Historic District

Assessment Example of a more recent common local building form, architectural style or plan type with no known historical associations.

Notes

1983 Historic Resources Survey

Previous Site No. _____

Previous Ranking _____

Previous Photo References

Roll _____

Frame _____

203 E. San Antonio



2002-05 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 470

Address 203 E. San Antonio

Date 1960

Stylistic Influence

GCAD Hyperlink [R24244](#)

Owner BOLTON, JOHN T & CAROL

Historic District Yes Extension of Historic District

Assessment The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

Notes

1983 Historic Resources Survey

Previous Site No. _____

Previous Ranking _____

Previous Photo References

Roll _____

Frame _____

207 E. San Antonio



2002-05 Re-evaluation

☒ High ☐ Medium ☐ Low

Site ID No. 469

Address 207 E. San Antonio

Date 1895

Stylistic Influence Queen Anne

GCAD Hyperlink [R24246](#)

Owner HANCOCK, JAMES T & EVE

Historic District Yes Extension of Historic District

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

Notes Wood wheelchair ramp added to front façade.

1983 Historic Resources Survey

Previous Site No. 650

Previous Ranking 2

Previous Photo References

Roll 13

Frame 9

208 E. San Antonio



2002-05 Re-evaluation

☐ High ☒ Medium ☐ Low

Site ID No. 418

Address 208 E. San Antonio

Date 1880

Stylistic Influence vernacular

GCAD Hyperlink [R19988](#)

Owner KEATING, ANTONETTE M

Historic District Yes Historic District

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

Notes Vertical plywood siding added to front façade gable end.

1983 Historic Resources Survey

Previous Site No. 652

Previous Ranking 2

Previous Photo References

Roll 27 27

Frame 4 5

208 (rear) E. San Antonio



2002-05 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 633

Address 208 (rear) E. San Antonio

Date 1990

Stylistic Influence

GCAD Hyperlink [R19988](#)

Owner KEATING, ANTONETTE M

Historic District Yes Historic District

Assessment The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

Notes

1983 Historic Resources Survey

Previous Site No. _____

Previous Ranking _____

Previous Photo References

Roll _____

Frame _____