



CITY OF FREDERICKSBURG HISTORIC REVIEW BOARD

TUESDAY, AUGUST 9, 2022

5:30 P.M.

LAW ENFORCEMENT CENTER at 1601 E. MAIN ST

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

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

The City of Fredericksburg Historic Review Board will meet in a regular session on **Tuesday, AUGUST 9, 2022, at 5:30 p.m. The meeting will be in person at the LAW ENFORCEMENT CENTER AT 1601 E MAIN.**

This meeting will be held in person and live stream on our YouTube Channel.

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

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

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. PUBLIC COMMENTS

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

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. August 9, 2022.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to ahudson@fbgtx.org or

Verbal Comments:

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

5. APPROVAL OF MEETING MINUTES

July 12, 2022, HRB meeting minutes

6. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CONSENT AGENDA

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

- A. Application- #22-079 **302 E Austin**– *SKT Architects*- addition to CVB
- B. Application- #22-070 **320 W Orchard**– *Michael Meek*- construct new STR units

INDIVIDUAL CONSIDERATION

- C. Application- #22-068 **405 W Creek**– *George Hager*- replace existing ADU with new on same footprint, rehab tank house, new screened-in pavilion
- D. Application- #22-072 **115 E Main**– *Alan Frisbie*- post replacement
- E. Application- #22-075 **324 E Main**– *Mary Eckert*- post replacement

7. OTHER DISCUSSION ITEMS

8. ADJOURN

This is to certify that I, Anna Hudson, posted this Agenda by 10:00 a.m. on Friday, August 5, 2022, on the bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Anna Hudson
Historic Preservation Officer

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

**HISTORIC REVIEW BOARD
JULY 12, 2022
5:30 PM**

On this the 12th day of JULY 2022, the Historic Review Board convened in regular session at the Law Enforcement Center at 1601 E. Main St. with the following members present to constitute a quorum:

PRESENT:

JOE SALINAS, JR
LARRY JACKSON
SAM CHILDERS
LILIANA WELLIVER
MICHAEL MCCREA
JESSICA MITTEL
AMY SLAUGHTER

ABSENT

RICHARD LAUGHLIN
DAVID BULLION

ALSO PRESENT:

ANNA HUDSON – Historic Preservation Officer
GARETT BONN – Interim Director of Development Services
DANIEL JONES – City Attorney
SHELBY COLLIER – Associate Planner

Jessica Mittel called the meeting to order at 5:30 PM.

PUBLIC COMMENTS

MINUTES

The June 2022 Minutes stand approved as presented.

STAFF ANNOUNCEMENTS

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

CONSENT AGENDA

Application- #22-062 501 N Adams– *Maria Guerra*- paint color approval

Application- #22-067 305 S Crockett– *Willow Creek Designs*- construct new residence on empty lot

Application- #22-061 612 N Llano– *Karen Abernathy*- 2nd floor addition, change façade material and design

Michael McCrea made a motion to remove application 22-067 for individual consideration and approve as presented applications 22-061 and 22-062. Seconded by Amy Slaughter. All voted in favor and the motion carried.

INDIVIDUAL CONSIDERATION

Application- #22-067 305 S Crockett– Willow Creek Designs- construct new residence on empty lot

Michael McCrea wanted to verify that the fence height was 6ft, which it was.

Michael McCrea made a motion to approve application 22-067 has vertical boards all the way to top and does not include wire mesh. Larry Jackson seconded the motion. All voted in favor and the motion carried.

Application- #21-085 209 E San Antonio– Bow Carpenter- construction of new covered outdoor seating, new outdoor bar and restroom, window replacement

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval for construction of a new outdoor bar and restrooms wood siding (tongue & groove-stained cedar). New steel and wood trellis/pergola with translucent rigid roof which will be located next to existing historic structure. East side of the pergola to have decorative block on top of wood siding. Vinyl windows to be replaced with wood clad aluminum windows, confirm with client and a “Oma loop” or looped wire fencing on site to be salvaged and stored for reuse.

Staff findings/recommendation

The new restroom and bar will not impact historic fabric and are sufficiently different than the historic home. Staff recommends approval.

The proposed pergola addition does not damage historic fabric however as presented the decorative block will obstruct part of the view of the east elevation (3.3.a). The block was not represented in the conceptual drawings. The openness of outdoor seating should be retained as much as possible. Staff recommends that the outdoor seating area not become enclosed space in the future.

Staff recommends approval of the replacement of the non-original vinyl windows with the proposed wood aluminum clad windows that are a better match to the original wood windows. (3.2.8)

Staff recommends the retention and re-use of the garden “Oma” loop fencing.

Case Comments:

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

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

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

The site currently has garden loop that should be kept and re-used where fencing is necessary. The fountain/pond has been modified over the years, but a pond feature was present in the 1940's.

Other landscaping features include concrete perimeter edging found on the side (east) yard. Staff recommends the design incorporate as many original features as possible. For final approval more detail is needed on the proposed bar and restrooms along with lighting fixtures for the front porch and yard.

Michael McCrea discussed pushing the pergola further south to maintain visibility of the historic structure. Traditionally there is a 10 ft separation between the requested building and the historic structure.

Amy Slaughter said the previous application presented for this project was more in keeping with the Historic Design Guidelines. Page 51 of the packet depicts the previously approved COA from 2021.

Michael McCrea said that the block that is proposed is not in keeping with the guidelines. Bow Carpenter, owner, said they would not use the block so that they could move forward.

Planters are the same height as the deck. Liliana asked the height of the deck, builder said it was about 4 ft. Liliana said that deck would require a railing, which is not depicted in the application.

Michael McCrea made a motion to approve application #21-085 as submitted with the exception of the decorative breeze block (to be removed from design) and the inclusion of an alternative railing to be submitted to HPO. Seconded by Larry Jackson. All in favor and the motion carried.

Application- #22-064 406 E Main– SKT Architects- enlargement of parking lot

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to expand the previously approved off-site parking lot at 406 E Main.

Staff findings/recommendation

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

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

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

Case Comments:

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

Discussion:

Randy Stehling presented the application and stated that the owners acknowledge that the parking requirements per the City are minimums, and it is their desire to park the site appropriately to ensure their customers and employees have access to parking.

Larry Jackson would like to see landscaping at the rear of the proposed parking.

Michael McCrea made a motion to approve #22-064 as presented. Larry Jackson seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEMS**ADJOURN**

With nothing further to come before the Board, Joe Salinas moved to adjourn. Larry Jackson seconded the motion All voted in favor and the meeting was adjourned at 6:22 p.m.

PASSED AND APPROVED this the 9th day of AUGUST 2022.

SHELBY COLLIER, ASSOCIATE PLANNER

DAVID BULLION, CHAIR

City of Fredericksburg Historic Review Board
Application Information

Application Number: 22-079
Date: August 9, 2022
Address: 302 E Austin
Zoning: Public Facilities
Owner: City of Fredericksburg
Applicant: SKT Architect
Rating: Low
Proposal: addition

Request a Certificate of Appropriateness to:

1. add on to existing non-historic structure to the rear and side with same materials and architectural design in the area reserved for such addition.

Relevant Sections of Fredericksburg Design Guidelines & Standards:

3.3. Additions

Height and Massing

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

Low Priority -recommended

(d) For rear additions, consider using hyphens, breezeways, insets, or offsets to connect the addition to the historic building differentiating the massing from the original main house. (See fig. 3-48.)

Low Priority- Recommended

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

Design

(k) Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building.

Low Priority -Required if visible from the public ROW

(l) Design new additions to be compatible with the historic building but differentiated enough so that they are not confused as historic or original to the building.

Low Priority – required if visible from ROW

(m) Balance compatibility with differentiation among the following aspects of the addition's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette.

Low Priority- Recommended if visible from ROW

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

Low Priority -Recommended

3.4.1 Lot Coverage

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

High Priority

Medium Priority

Low Priority

Required

Required

Required

Staff Findings /Recommendation:

The CVB is not a historic structure but was designed to complement the historic district. The proposed addition is appropriate in size, scale, materials, location, and design. It will look like a natural extension of the existing building.

Staff recommends approval as submitted.

THE FREDERICKSBURG VISITOR INFORMATION CENTER
EXPANSION CONCEPT
06-24-22

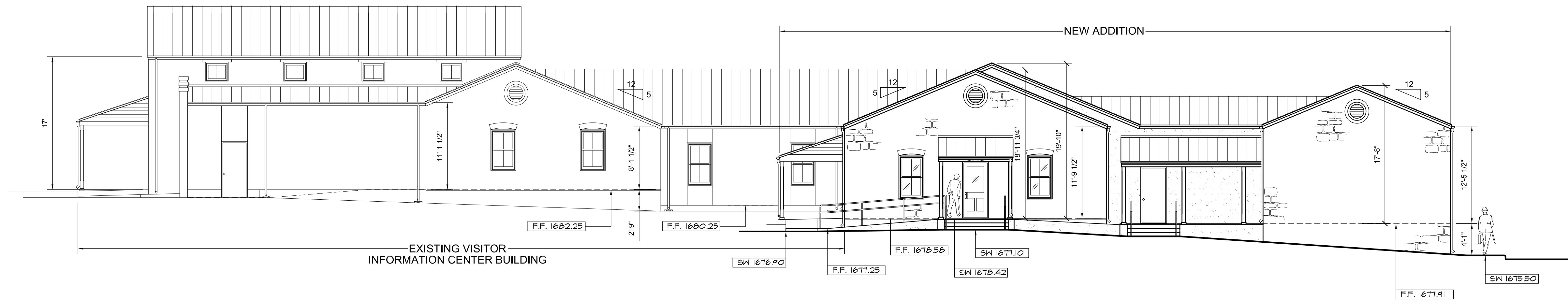


SITE PLAN

SK
ARCHITECTS

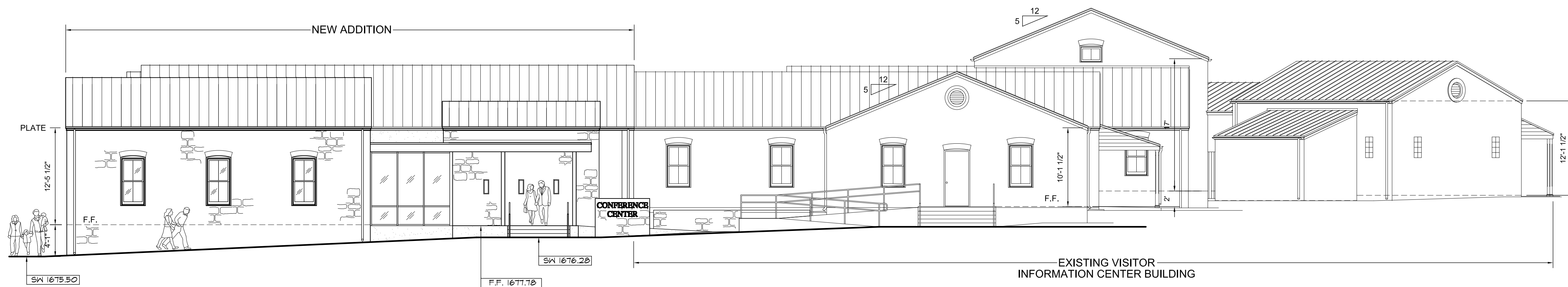
PRELIMINARY

THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
ARE NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES
RANDY R. STEHLING
PROJECT ARCHITECT
NUMBER 14396



EAST ELEVATION

1/8" = 1' - 0"



NORTH ELEVATION

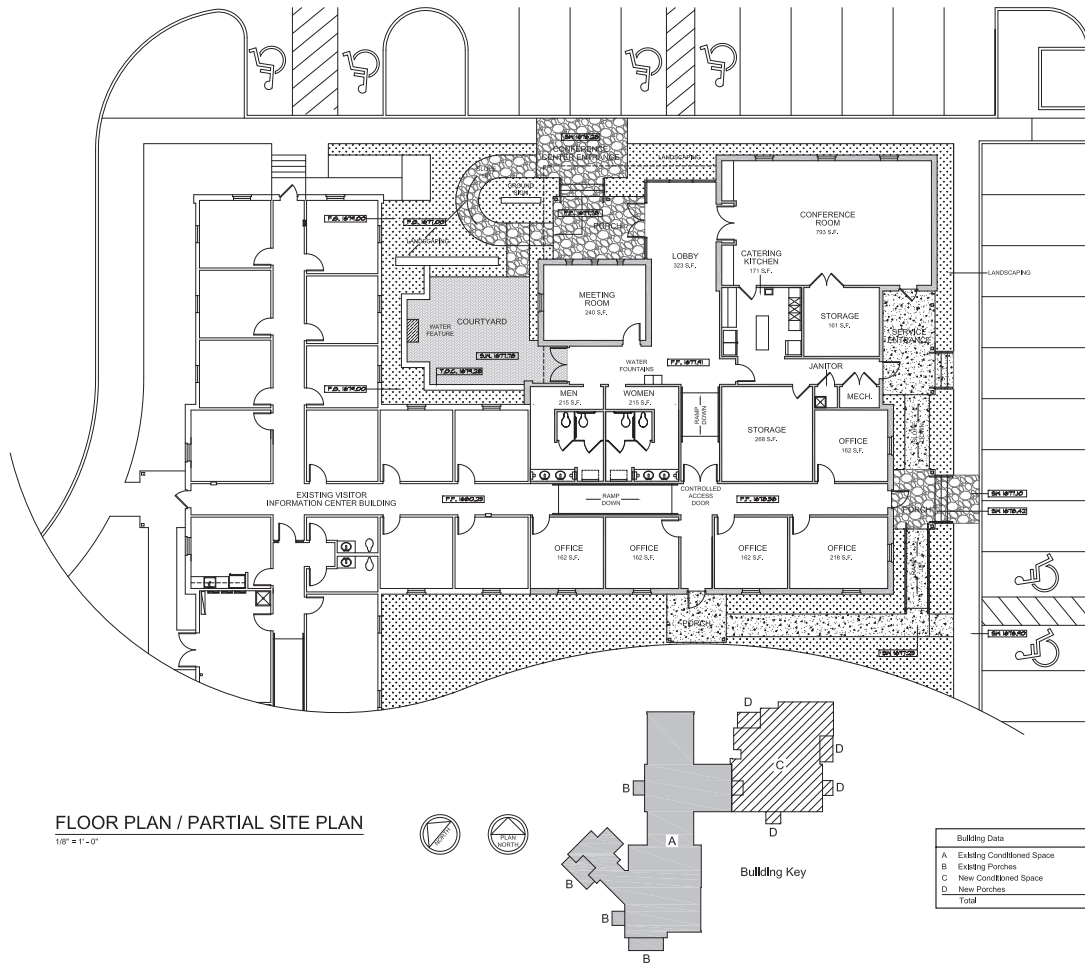
1/8" = 1' - 0"

**EXPANSION OF THE
FREDERICKSBURG VISITOR INFORMATION CENTER**
302 EAST AUSTIN STREET FREDERICKSBURG, TEXAS

PROJECT # 22-01
DATE 7-29-22
REVISION

ELEVATIONS

A2.1



SKA Architects, PLLC
300 West Main, Suite C
Fredericksburg, TX 78624
www.skaarchitects.com
P: 830-497-4383

PRELIMINARY
THESE DOCUMENTS ARE
FOR REVIEW AND
NOT INTENDED FOR
CONSTRUCTION. DESIGN
OR PERMIT PURPOSES.
RANNEY R. STEINBERG
PROJECT ARCHITECT
NUMBER 14396

EXPANSION OF THE
FREDERICKSBURG VISITOR INFORMATION CENTER
302 EAST AUSTIN STREET FREDERICKSBURG, TEXAS

PROJECT # 2001
DATE 7/21/02
REVISION

FLOOR PLAN

A1.1

THE FREDERICKSBURG VISITOR INFORMATION CENTER
EXPANSION CONCEPT
06-24-22



FLOOR PLAN / PARTIAL SITE PLAN



Building Data		(Gross Square Feet)
Conditioned Space	4,630 s.f.	
Porches	345 s.f.	
Service Entrance	168 s.f.	
Total	5,143 s.f.	





VIEW A



VIEW B



VIEW C



VIEW D

Fredericksburg Visitor Information Center Expansion

Existing Photos:



View of Main Entry Facing East Austin Street



View of Entry Courtyard Facing East Austin Street



View of Entry Courtyard Facing East Austin Street



View from existing off street parking area looking north to
Proposed building site for new expansion



View looking northwest to proposed building site for new expansion

Fredericksburg Historic Review Board
Application Information

Application Number: 22-068
Date: August 9, 2022
Address: 405 W Creek
Zoning: R1
Owner: Henry Johnson
Applicant: George Hager
Rating: medium
Proposal: reconstruction of ADU on same site as non-historic workshop/shed/office, new screened porch, rehab of tank house

Request:

The applicant is requesting a Certificate of Appropriateness for the following:

1. Demo existing non-historic shed/workshop/out building.
2. Build new multi-use ADU on same foundation as existing non-historic shed/workshop/outbuilding. Materials to match main house including siding and metal roof. Color to match main house.
3. Build new free-standing covered porch on existing concrete slab
4. Rehab historic tank house

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.4.1 Lot Coverage

Site Layout

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

Medium Priority -Required

(c) Consider maintaining historic-site development patterns for the relevant complex type discussed in Section 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery.

Medium Priority -Recommended

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

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

Medium Priority- Maintain at least a 10-foot setback

(g) In areas zoned R1 and R2, the footprint of any single accessory dwelling building (commonly referred to as “Accessory Dwelling Unit” or “ADU”) shall not cover a larger footprint of the lot than the primary building. (See zoning map in Appendix C.)

Medium Priority – Required

(h) All accessory buildings, except any accessory dwelling building subject to Section 3.4.1(g) above, shall not exceed 800 sf or 50% of the primary building square footage, whichever is greater.

Medium Priority - Required

3.4.3 Accessory Buildings

Height and Massing

(c) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; The maximum height for an accessory building on a historically designated parcel relates to the preservation priority assigned to the primary building on the parcel.

Medium Priority - Required; maximum of two stories, 28 feet in height

Design

(d) Applied architectural ornament or stylistic detailing of any kind is not appropriate for new accessory buildings.

Medium Priority- Required

(i)The palette of exterior materials for new accessory buildings should not use more than two different primary siding materials; a third material may be added if used for trim only. At least one exterior material on the accessory building must match the primary building on the property.

Medium Priority -Required

(k)The exterior color palette for new accessory buildings must generally be in the same range as the primary building on the property.

Medium Priority -Required

Staff Findings/Recommendation:

Staff approved the demo/removal of a non-historic series of additions to the historic tank house.

The materials and style of the new structures are in keeping with the Design Guidelines.

The size of the proposed new auxiliary structure is less than 50% of the main house square footage. (3.4.1.h)

The footprint of the new ADU is less than the footprint of the main house.

While the location of the new ADU directly behind the main house will sufficiently separated from the main house and will now have space between the tank house and ADU.

Staff has met with the applicant regarding the tank house. Some original siding is visible and should be retained and new siding will match, not the stone shown in drawings. Staff will conduct an on-site meeting as selective demo around the tank house begins to determine what original material is intact. The applicant has agreed to using a flat roof on the tank house and a metal tank based on staff recommendation.

Case Comments:



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address 405 W Creek St Date Submitted 7/7/22
Owner name: Henry Johnson Phone #
Owner Address: 405 W Creek St, Fredericksburg, TX 788624
Authorized Applicant: George Hager Phone # (830) 895-4191

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

Applicant E-mail: george@hagercustomhomes.com

Desired Start Date: 8/2022

Desired Completion Date: 5/2023

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

Build back existing garage/storage/game room. Wood framing, siding to copy existing house, roof to match existing house. Under previous permit and build, a carport was constructed in compliance with the historical board and this new project will be stripped of all 1950/1960s materials to keep in the historical look of the existing house and the newly built carport, including matching the paint to the existing house and carport. No financial hardship.

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

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

Staff to complete

Application # 22 068

Year Built:

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning: rR

Historic Review Board Meeting Date Aug 9

Application Fee \$10 COA# 523

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.

HAGER CUSTOM HOMES
520 Lois Kerrville,Tx. 78028

TRANSMITTAL

JOB: 405 W. Creek St Fredericksburg, Tx.
ADU

DATE: 08/01/2022

Demo existing:..... Waiting for permit on new ADU

Existing Residence: Footprint.....2,766.601 sq ft

New ADU : Footprint.....1,791.631 sq ft

Height of 1 story section of ADU.....apprx: 18'

Windows: Vinyl dbl hung; 2/2 to match existing house

PURPOSE: To reveal and highlight the original pump house which is apparently a root cellar which may have had a water tank sitting on top. It has an old rock foundation that is elevated above grade approximately 20". Most of this is covered with masonite siding. It has a door going down into the cellar and a door with new concrete steps going up to a platform built over the cellar area. I believe that a water tank was above the cellar on the platform. This footprint of the foundation is L shaped. SEE DRAWING

We want the old cellar and the platform where the water tank may have been positioned to become a focal point of this project. We would to place a galvanized tank on the platform above if this is what the Board would also like. Plan is to unveil the old structure, then get Board to look at it with us.

Sincerely,

George Hager
President



Historic tank house to be retained.

Non historic workshop/office/storage.
Staff approved demo Jun 2022



View from back yard looking toward rear elevation of house. Existing ADU on left (non-historic)



View from back yard looking west showing primary elevation of existing ADU



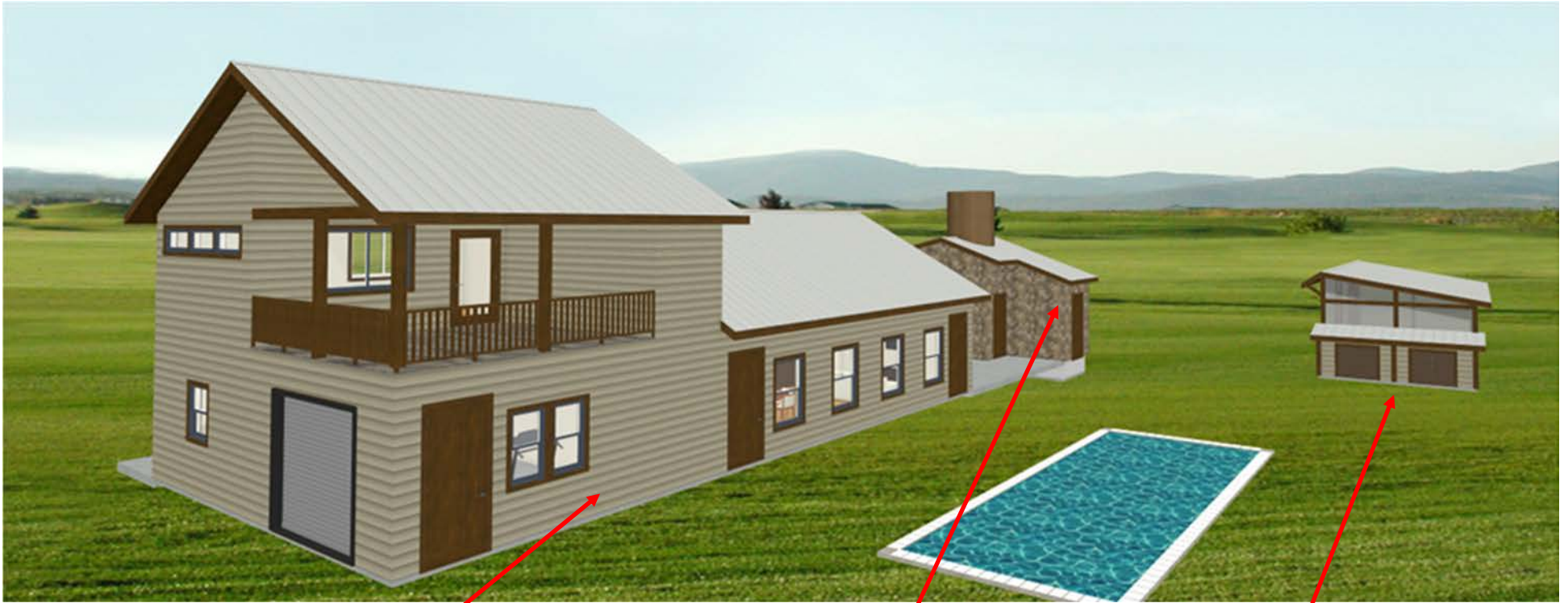
Tank house currently cladded with non-historic material



Stone foundation of tank house

Original siding of tank house visible on west elevation





New ADU

Rehabbed tank house
(will have flat roof, metal tank, and wood siding)

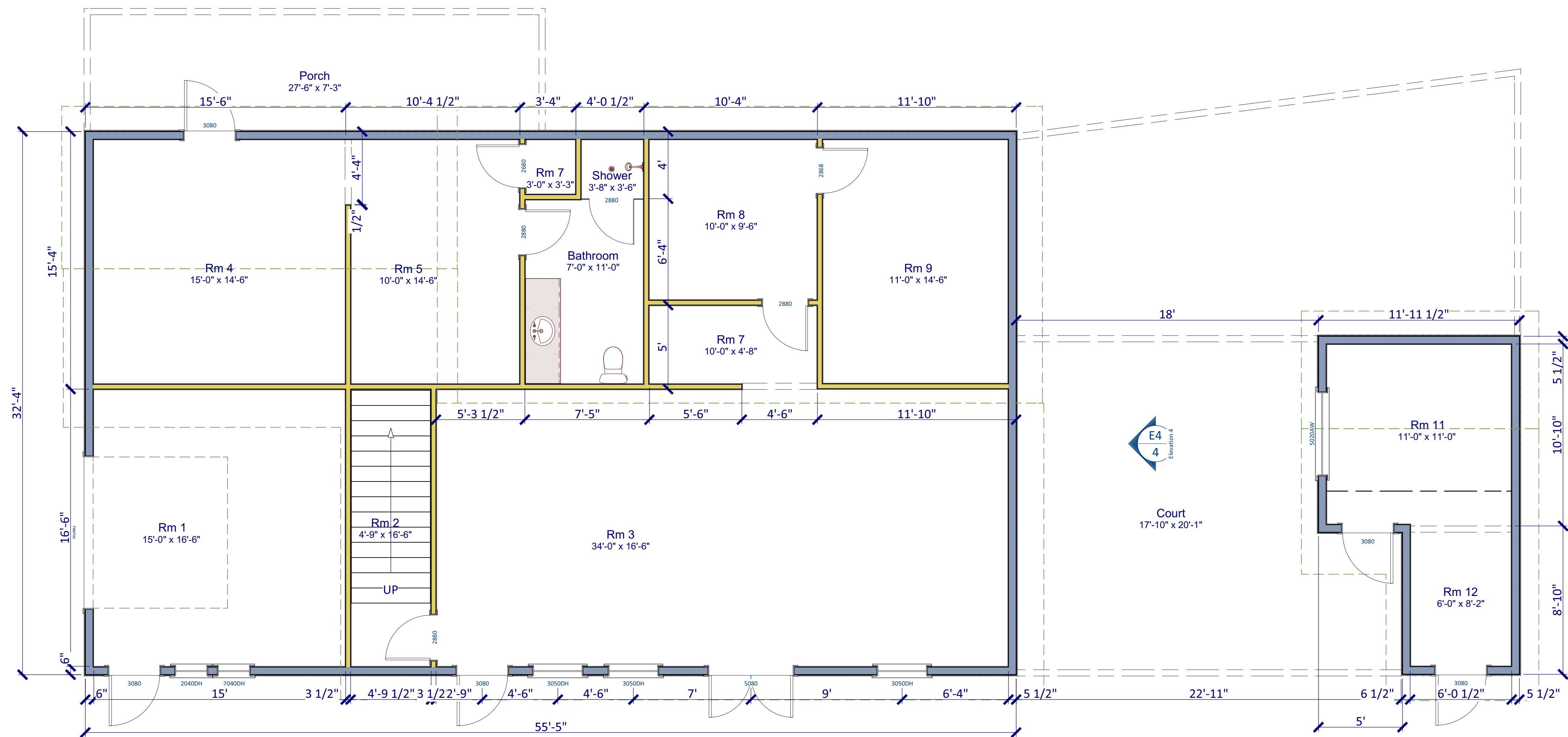
New free-standing screened porch

Hager Construction

520 Lois St Kerrville, TX 78028

May 24, 2022

Johnson Barn and Pavilion

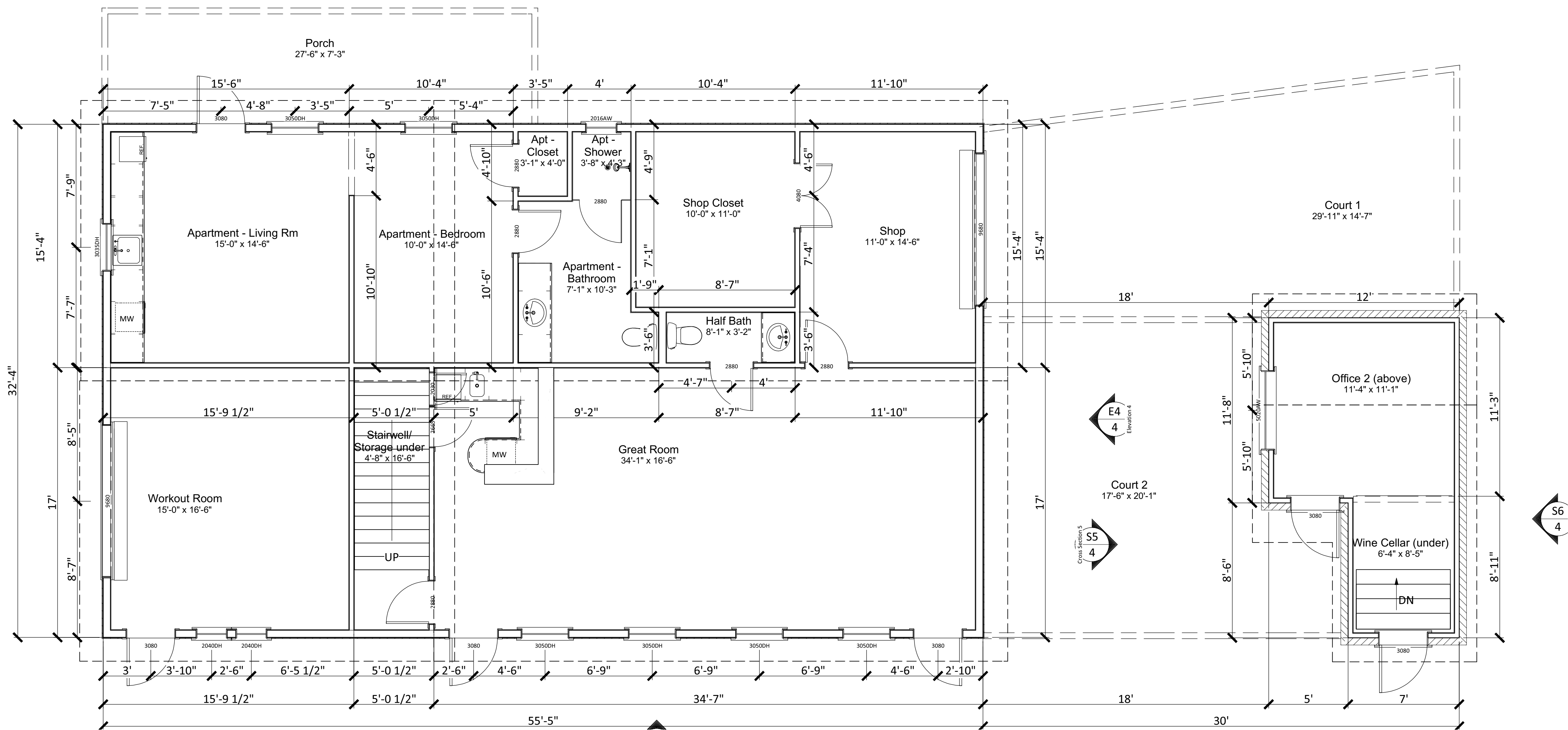


● 1.0.0 Barn First Floor Plan - Dimensioned
1/4" = 1'0"

Hager Construction

520 Lois St Kerrville, TX 78028

June 29, 2022



1.0.0 Barn First Floor Plan - Dimensioned
1/4" = 1'0"

Johnson Barn and Pavilion

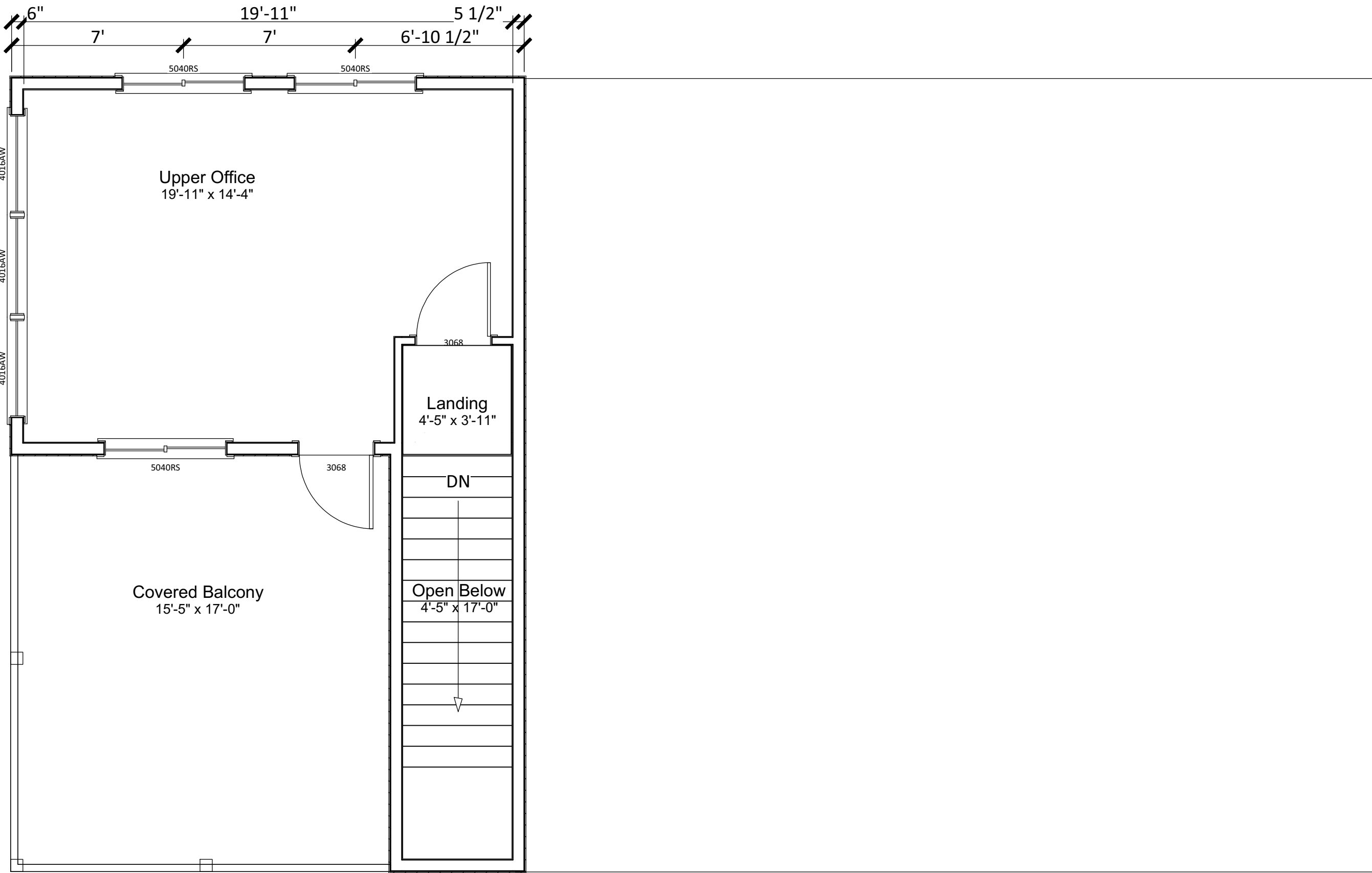
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Hager Construction

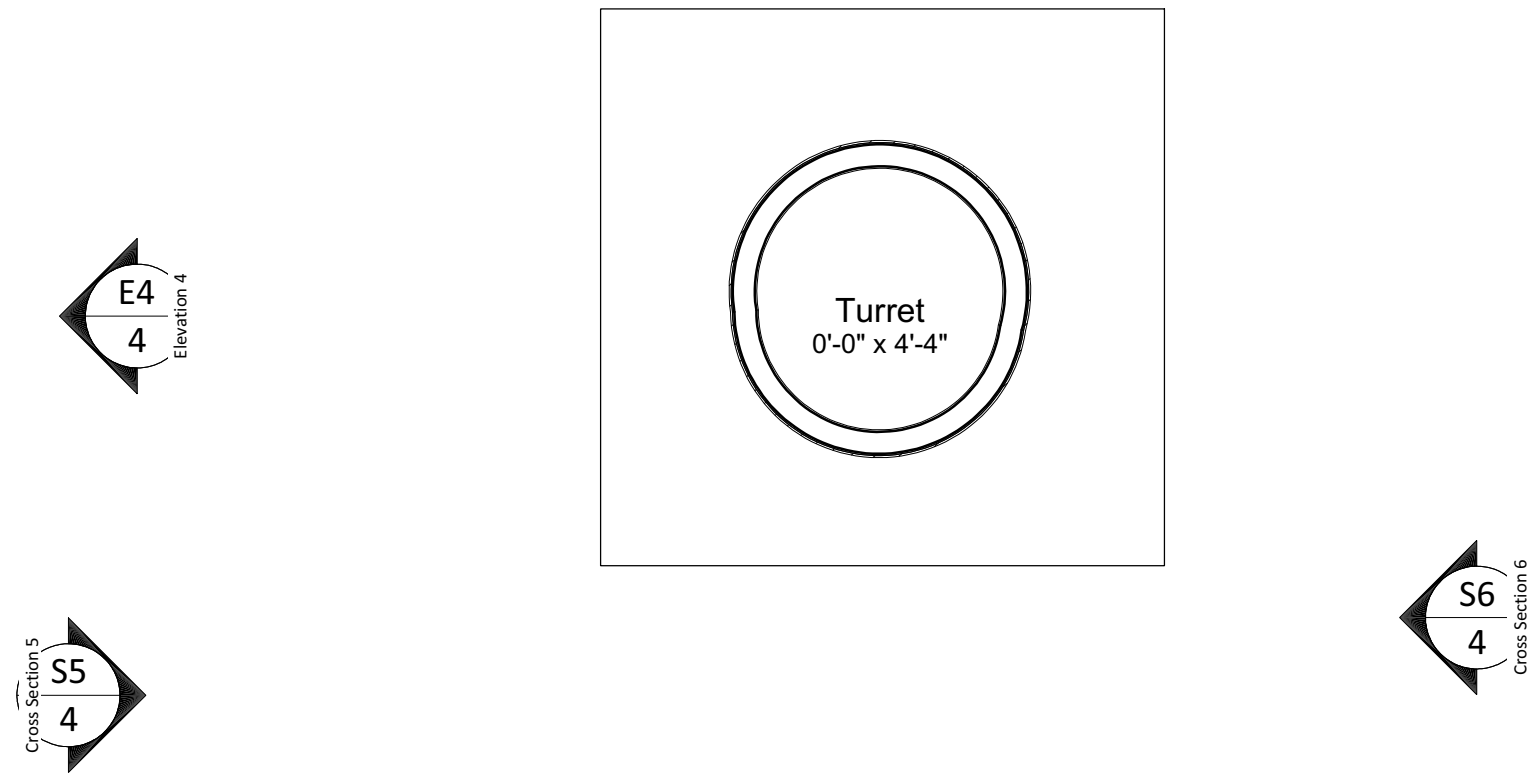
520 Lois St Kerrville, TX 78028

June 29, 2022

Johnson Barn and Pavilion



ROOM FINISH SCHEDULE		
ROOM NAME	AREA, STANDARD (SQ FT)	DIMENSIONS
COVERED BALCONY	268	15'-5" X 17'-0"
LANDING	21	4'-5" X 3'-11"
UPPER OFFICE	296	19'-11" X 14'-4"
OPEN BELOW	95	4'-5" X 17'-0"
TURRET	31	0'-0" X 4'-4"
TOTALS:	711	

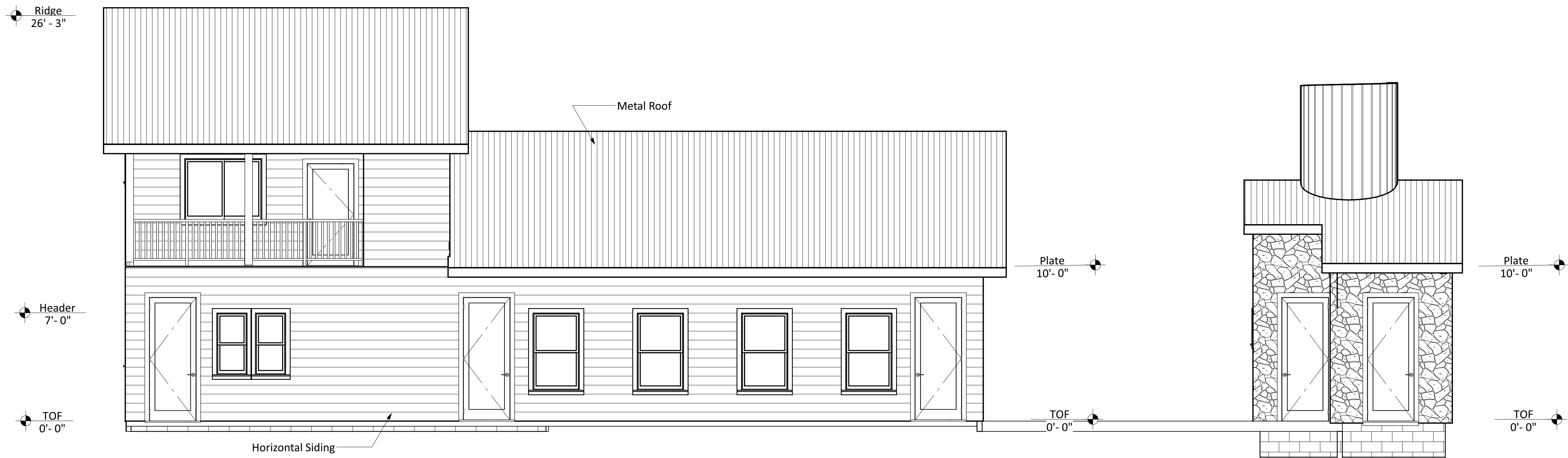


● 1.1.0 Barn - Second Floor Plan
1/4" = 1'0"

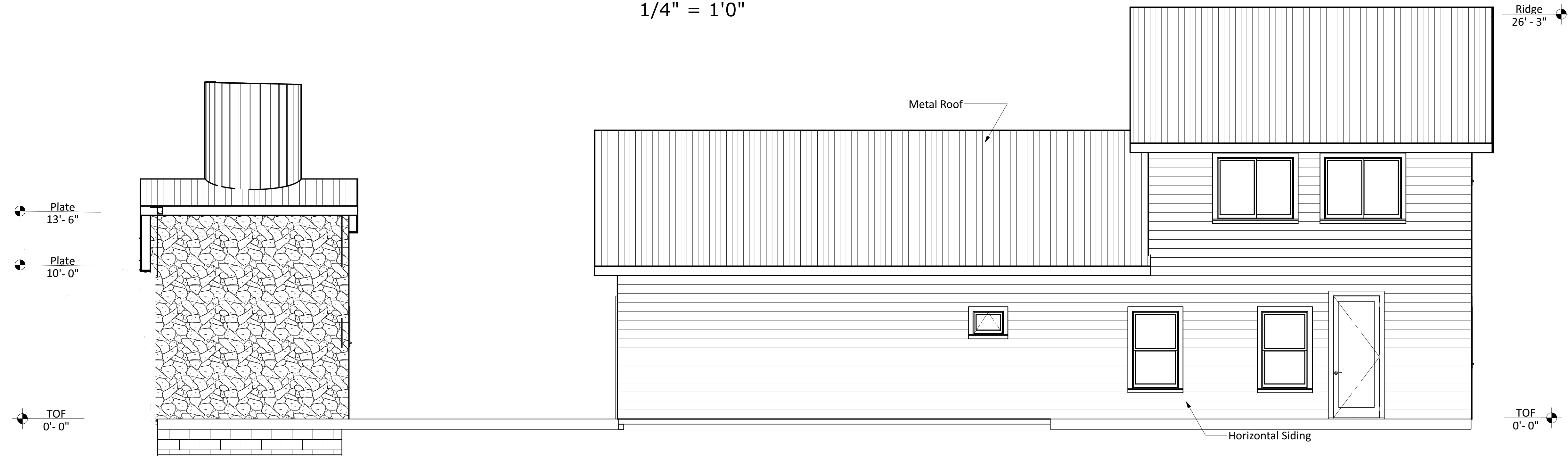
Hager Construction

June 29, 2022

520 Lois St Kerrville, TX 78028



2.0.0 Front Elevation
1/4" = 1'0"



2.0.1 Rear Elevation
1/4" = 1'0"

Johnson Barn and Pavilion

2.0

Hager Construction

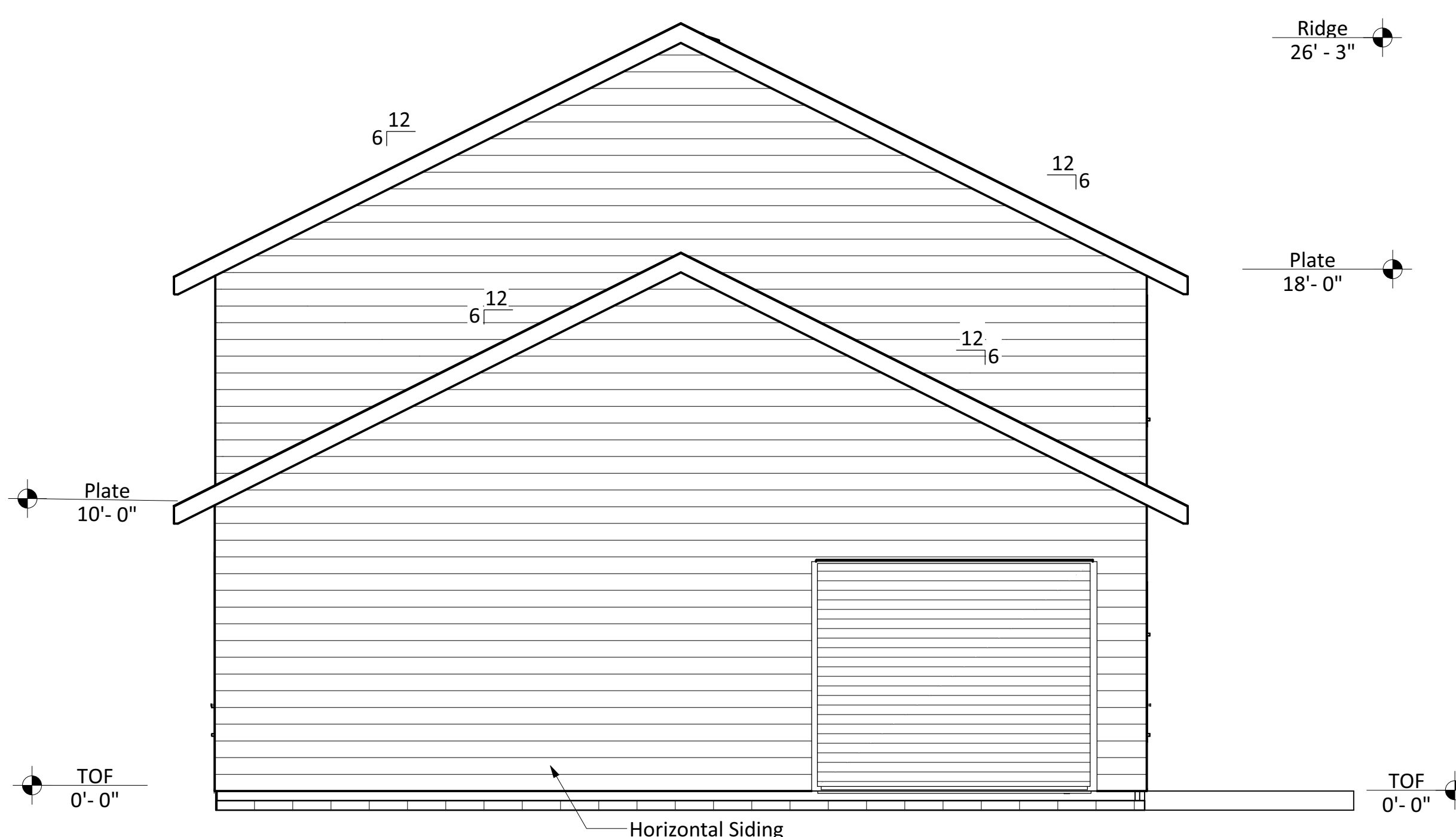
520 Lois St Kerrville, TX 78028

June 29, 2022

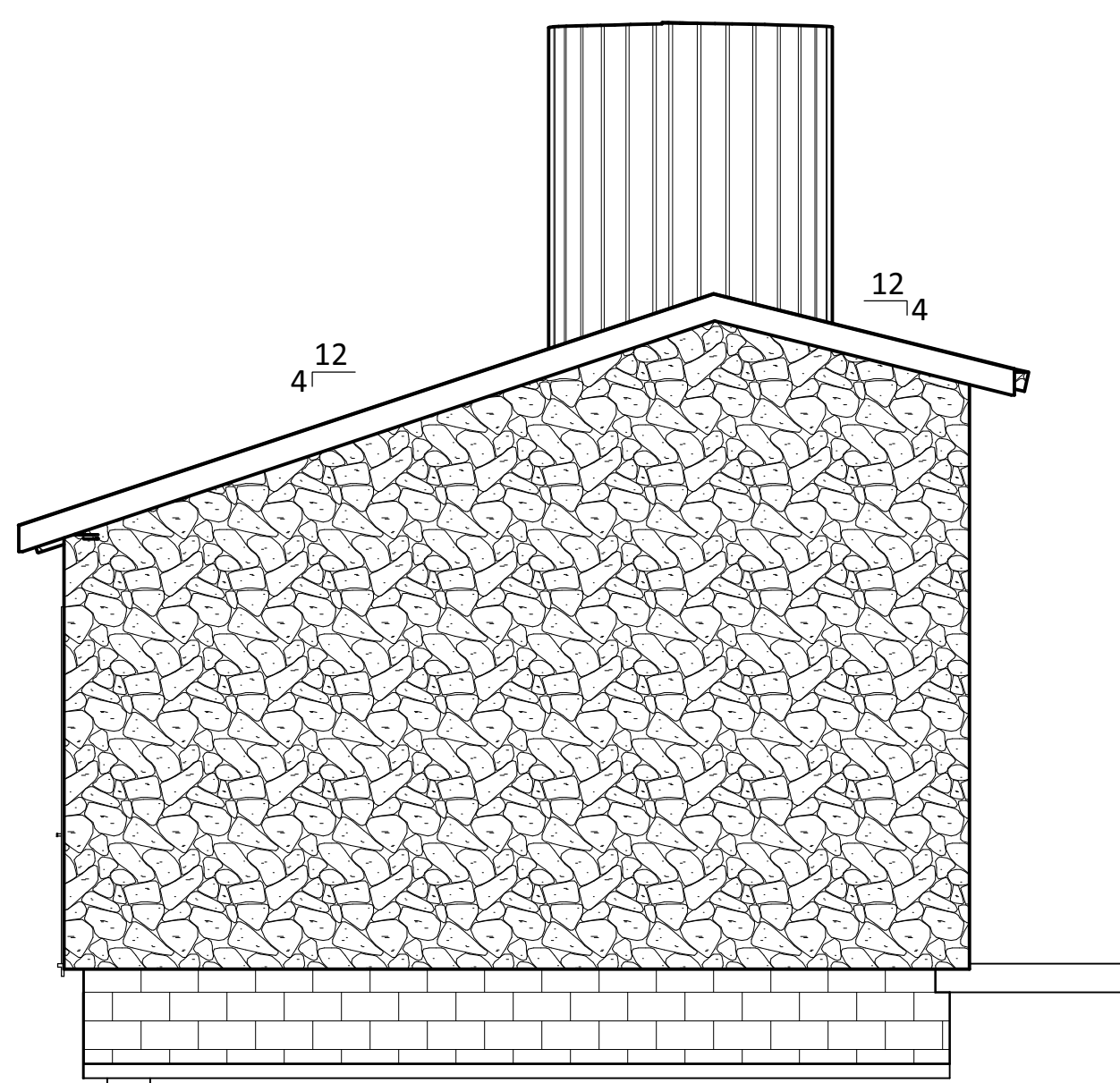
Johnson Barn and Pavilion



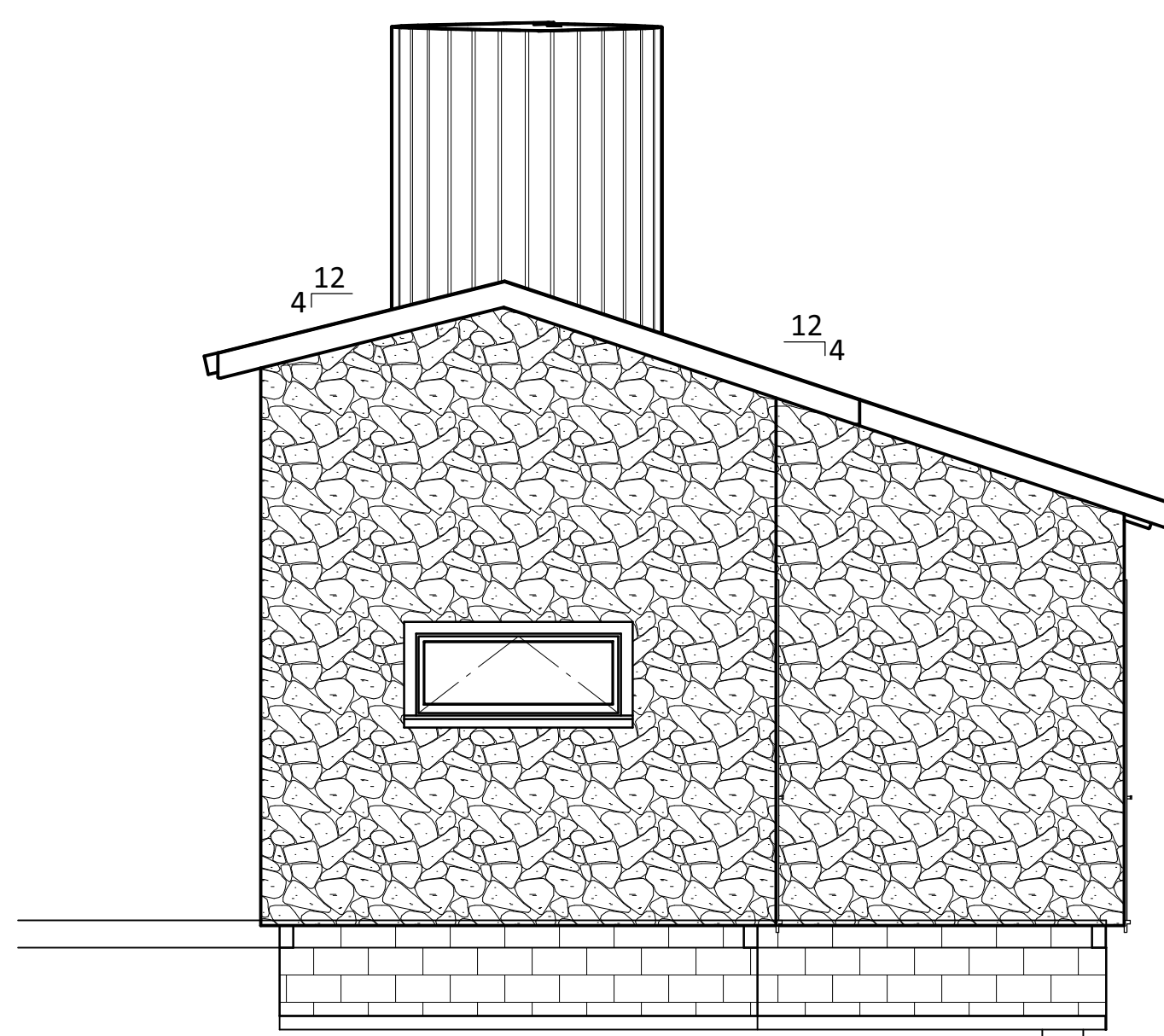
2.1.0 Left Elevation - Barn
1/4" = 1'0"



2.1.1 Right Elevation - Barn
1/4" = 1'0"



2.1.0 Left Elevation - Office/Wine Cellar
1/4" = 1'0"



2.1.1 Right Elevation - Office / Wine Cellar
1/4" = 1'0"

2.1

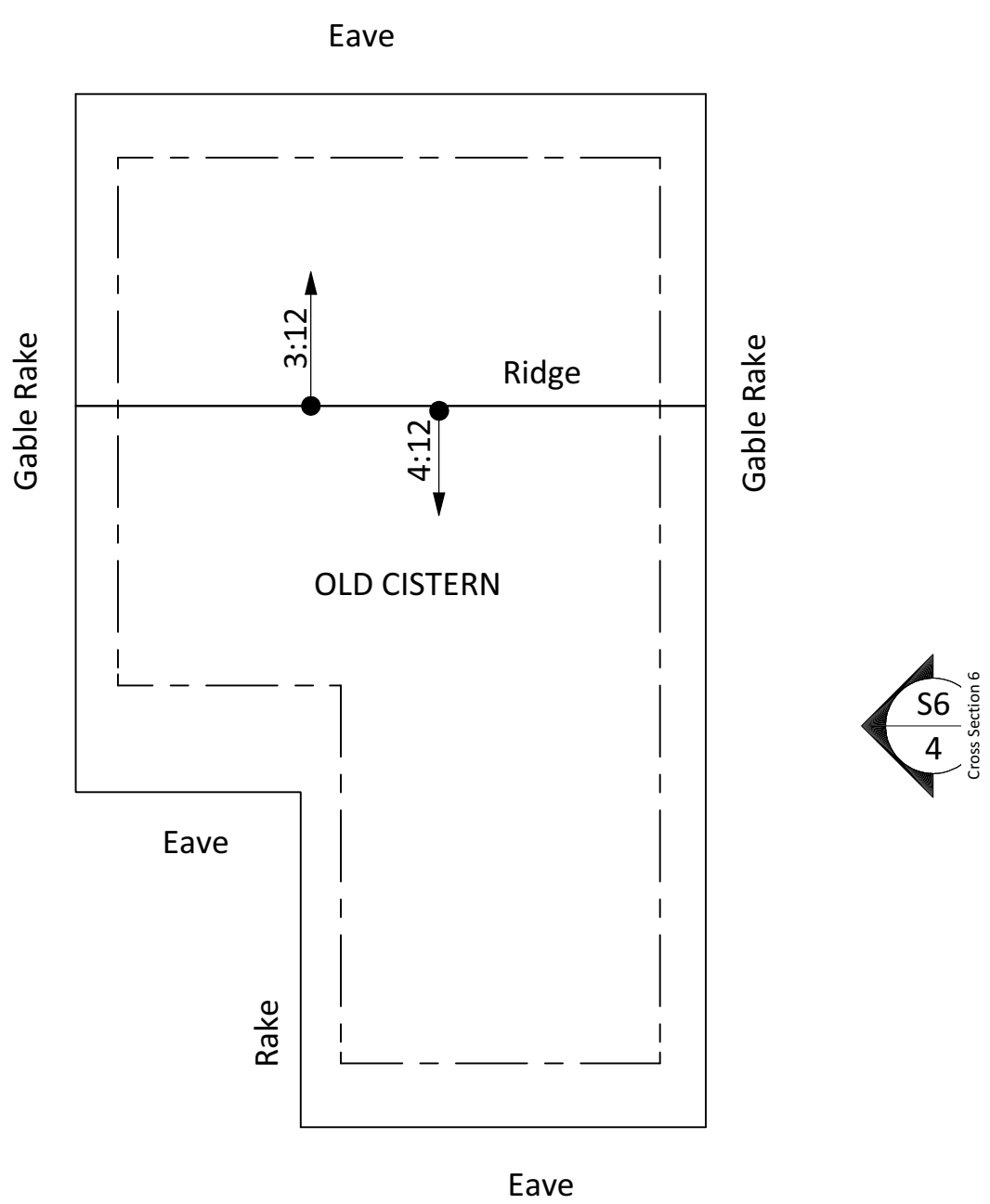
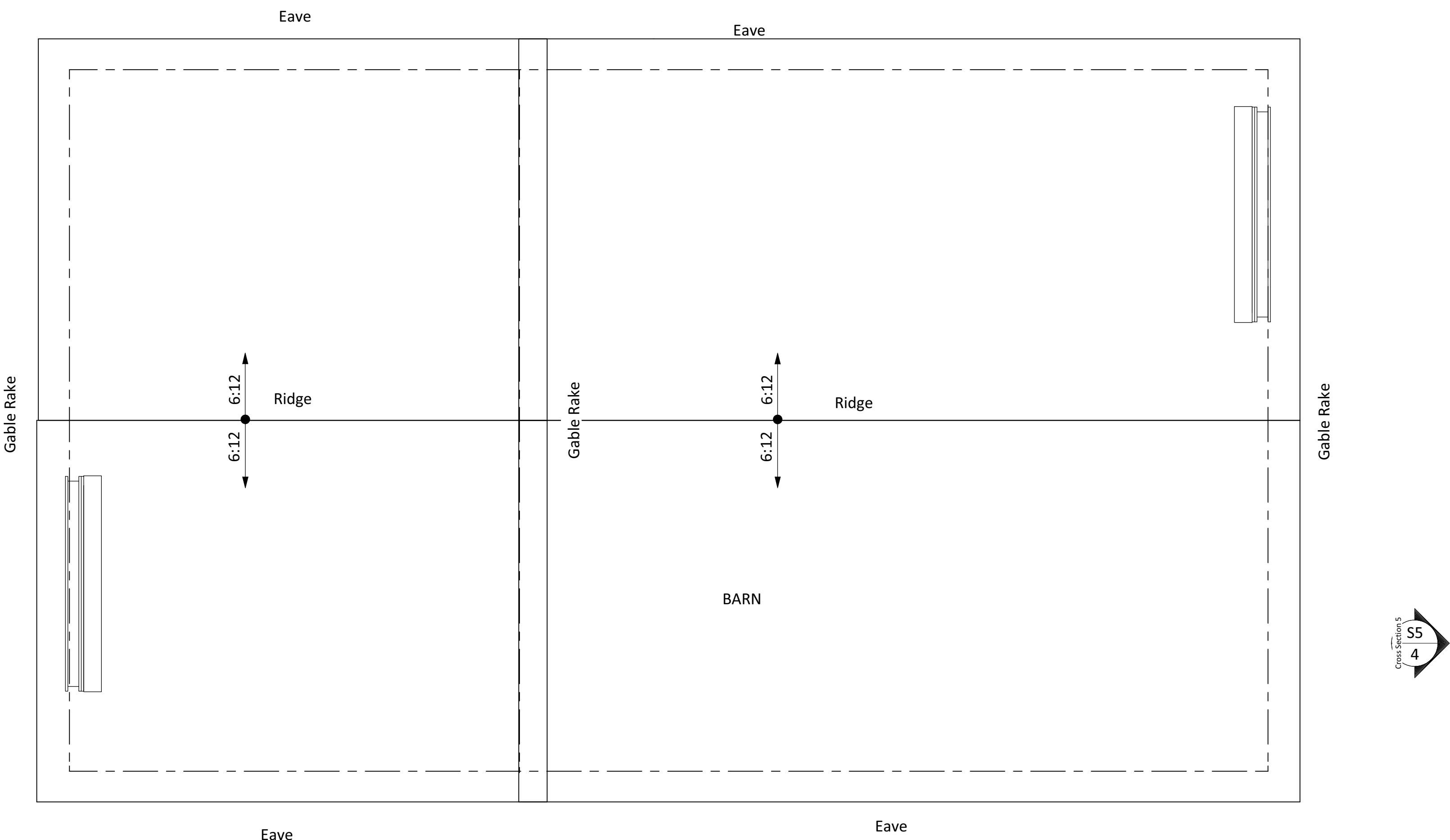
Hager Construction

520 Lois St Kerrville, TX 78028

June 29, 2022

Johnson Barn and Pavilion

3.0

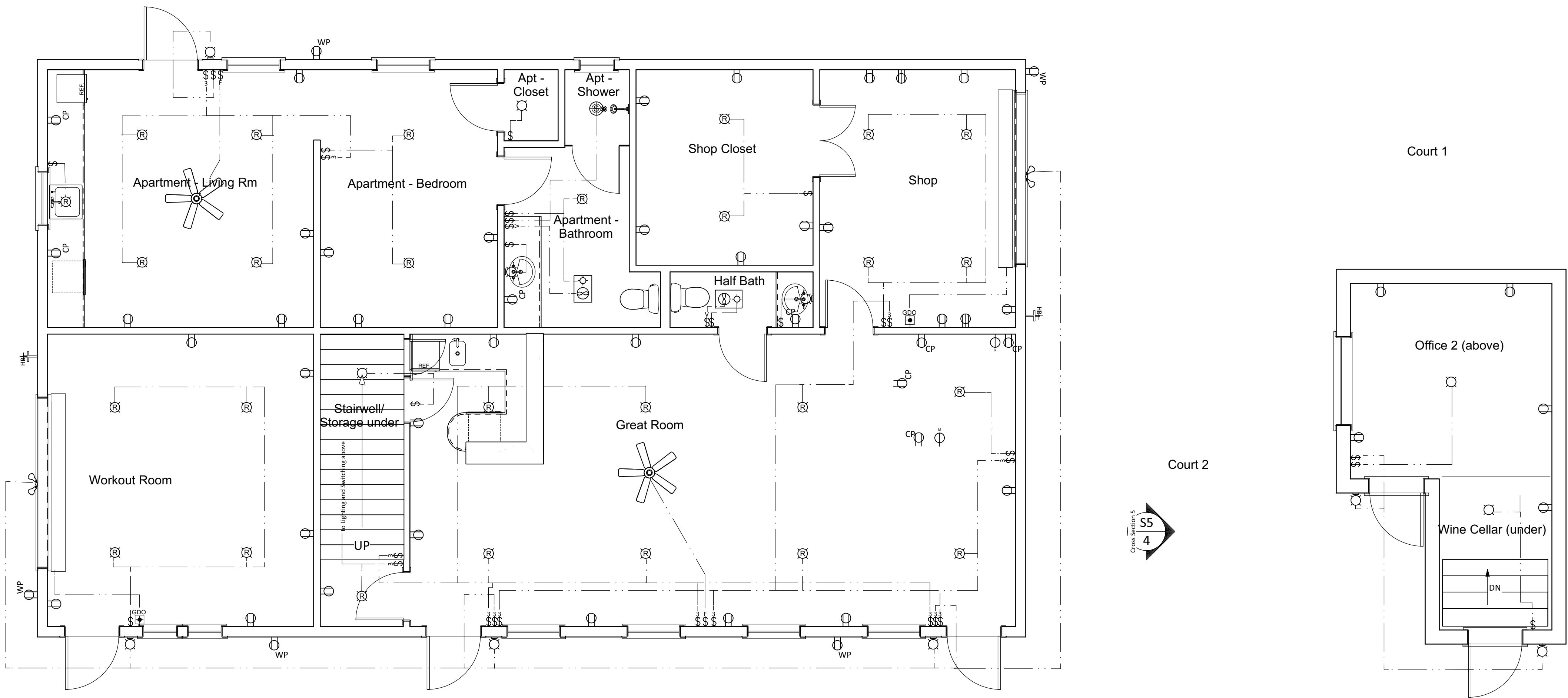


● 3.0.0 Roof Plan - Casita
1/4" = 1'0"

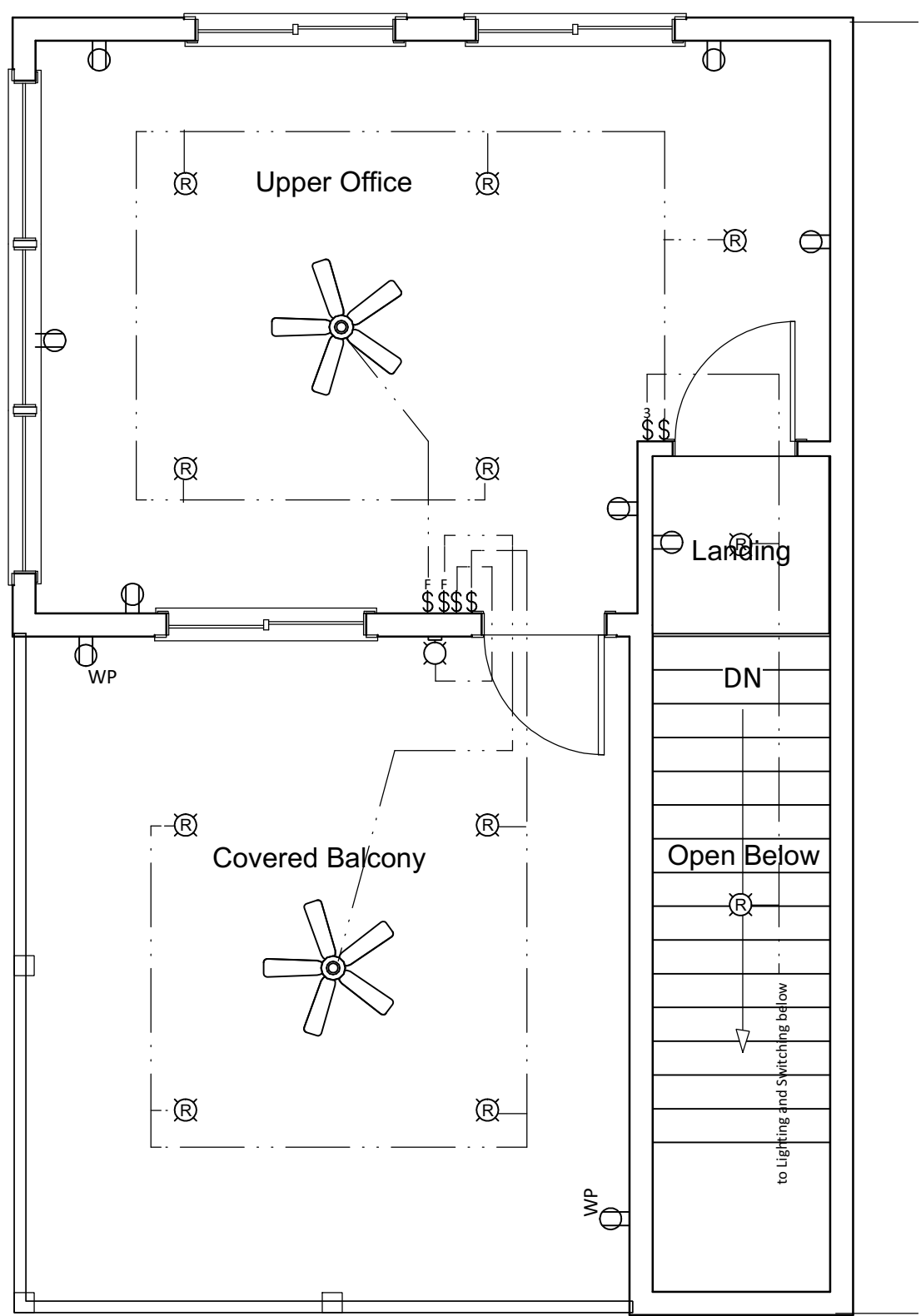
Hager Construction

520 Lois St Kerrville, TX 78028

June 29, 2022



4.0.0 Electrical and Lighting Plan -
Main Floor
1/4" = 1'0"



4.0.1 Electrical and Lighting Plan -
Upper Floor
1/4" = 1'0"

Johnson Barn and Pavilion

4.0

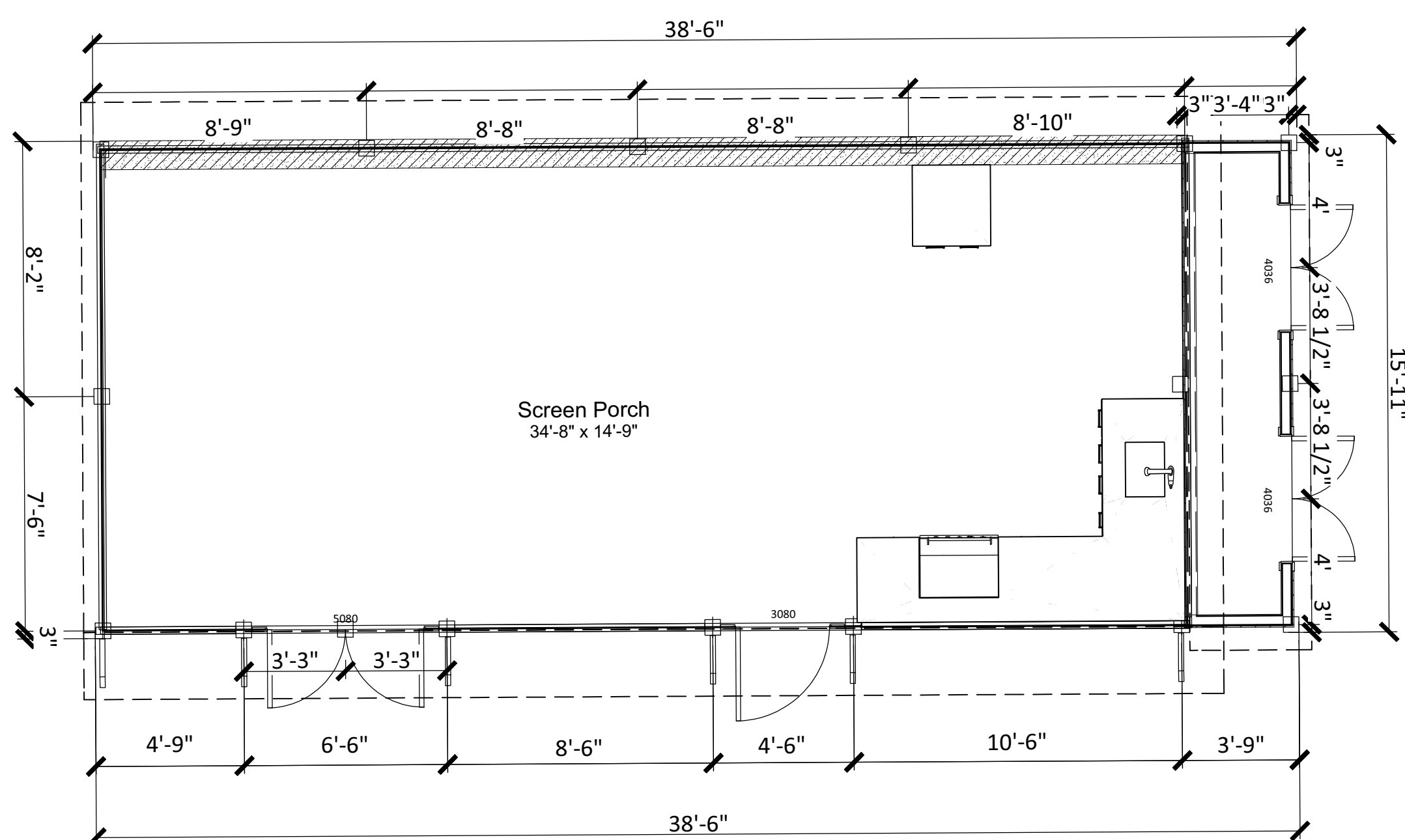
Hager Construction

520 Lois St Kerrville, TX 78028

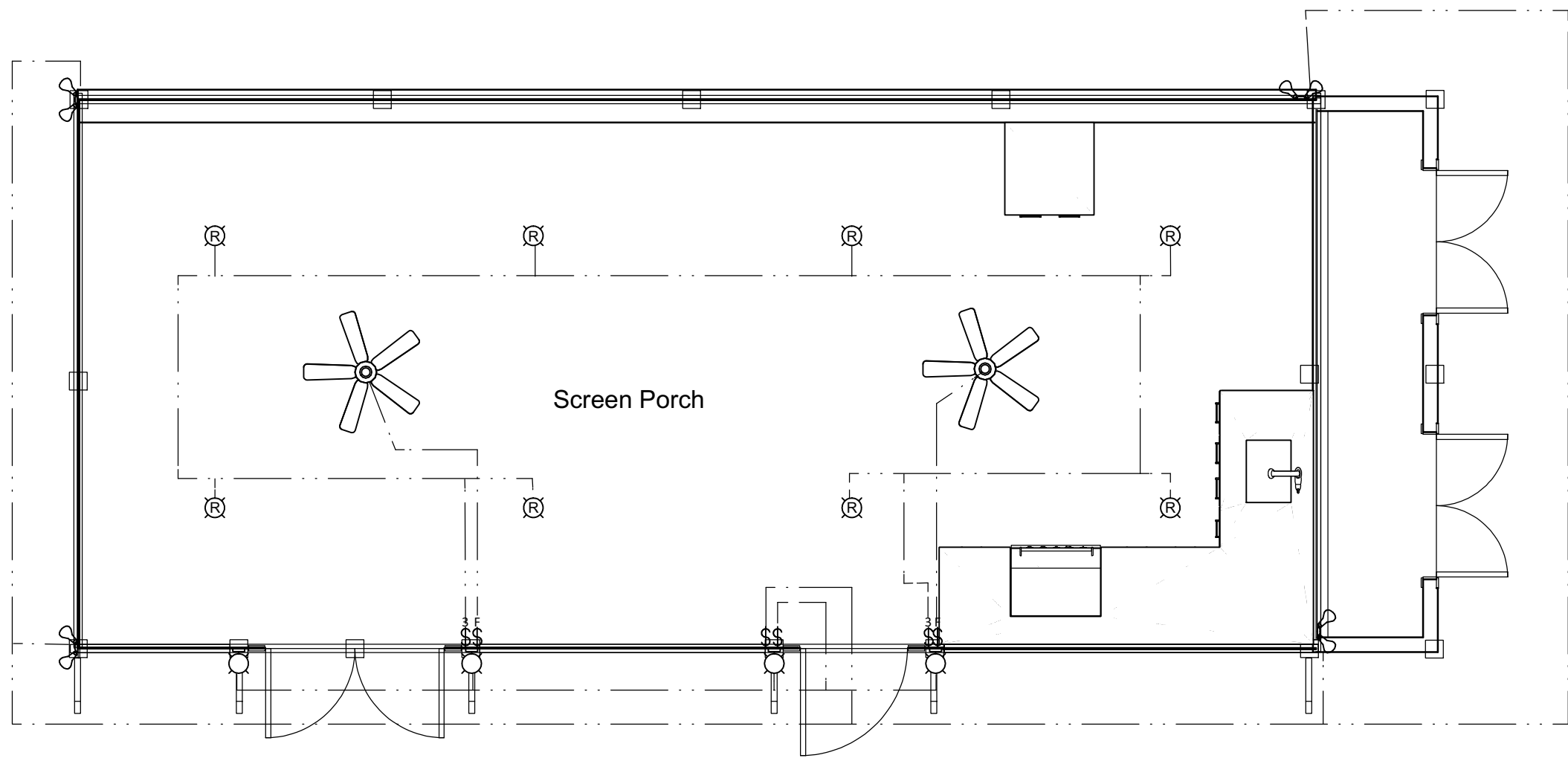
June 29, 2022

Johnson Barn and Pavilion

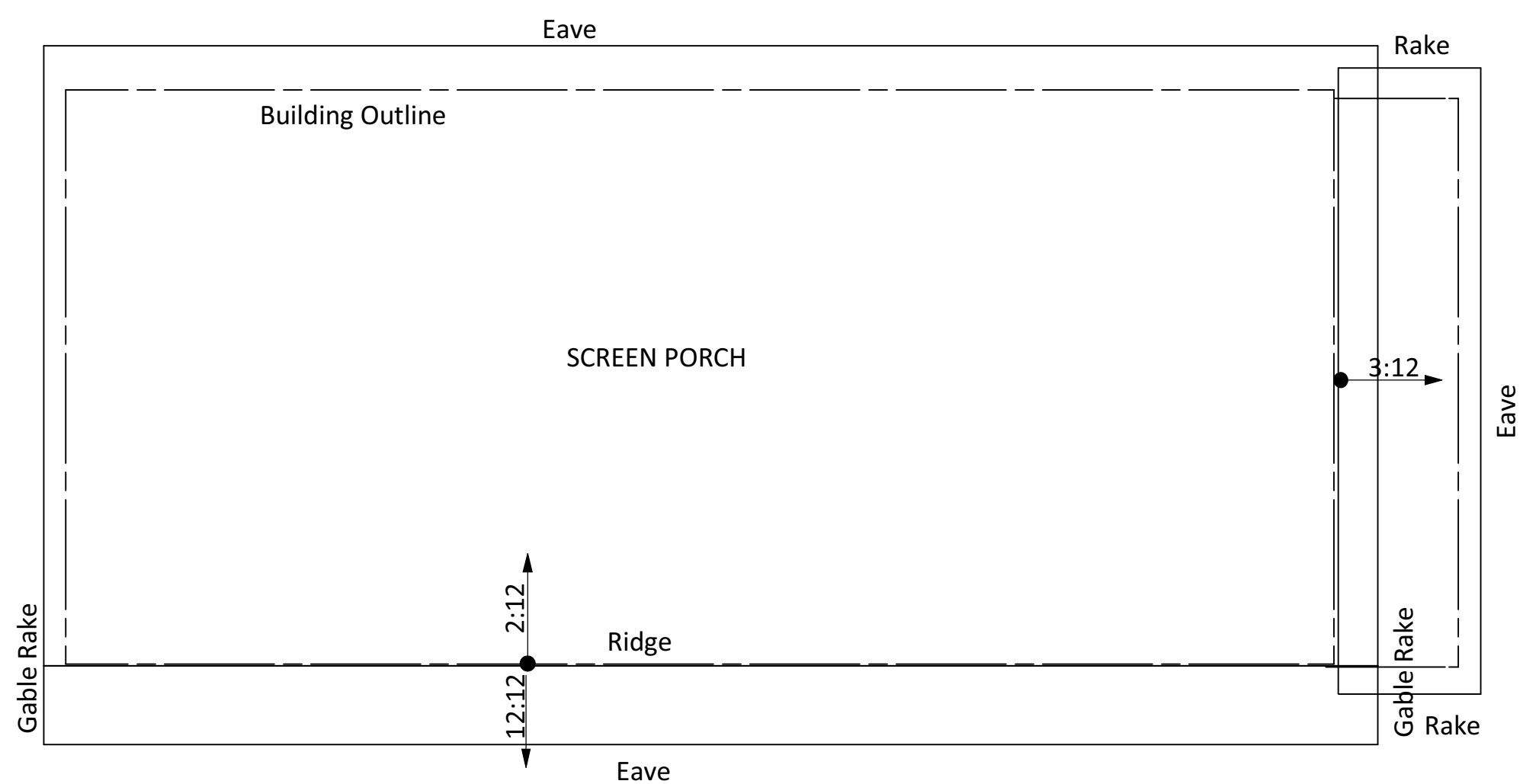
5.0



5.0.0 Floor Plan - Screen Porch
1/4" = 1'0"



5.01 Electrical Plan - Screen Porch
1/4" = 1'0"



5.0.2 Roof Plan - Screen Porch
1/4" = 1'0"

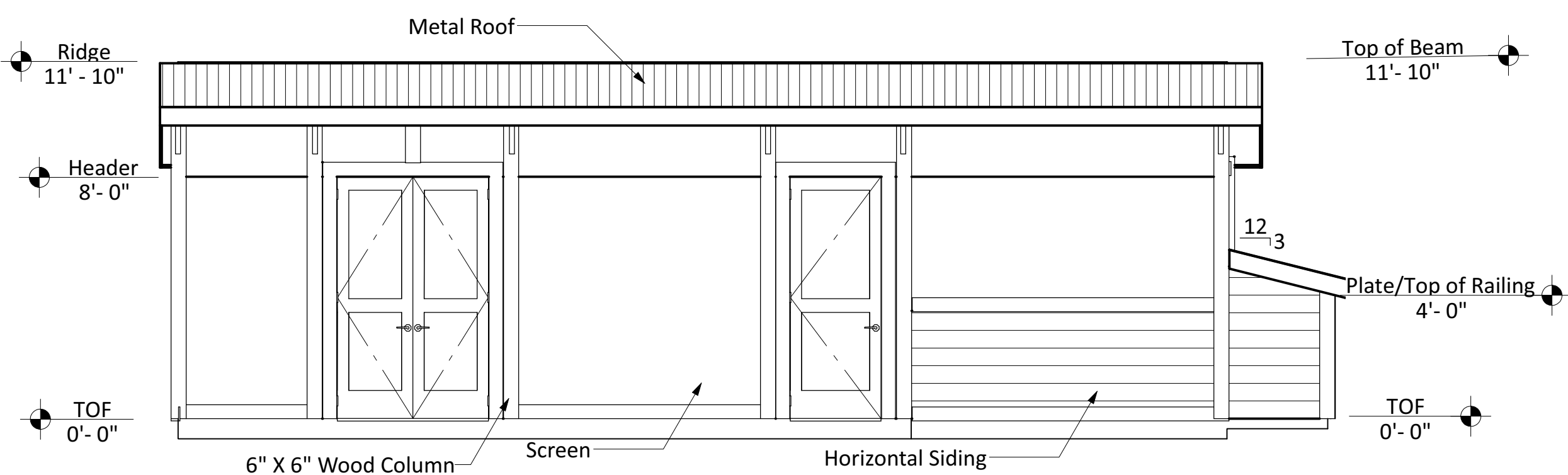
Hager Construction

520 Lois St Kerrville, TX 78028

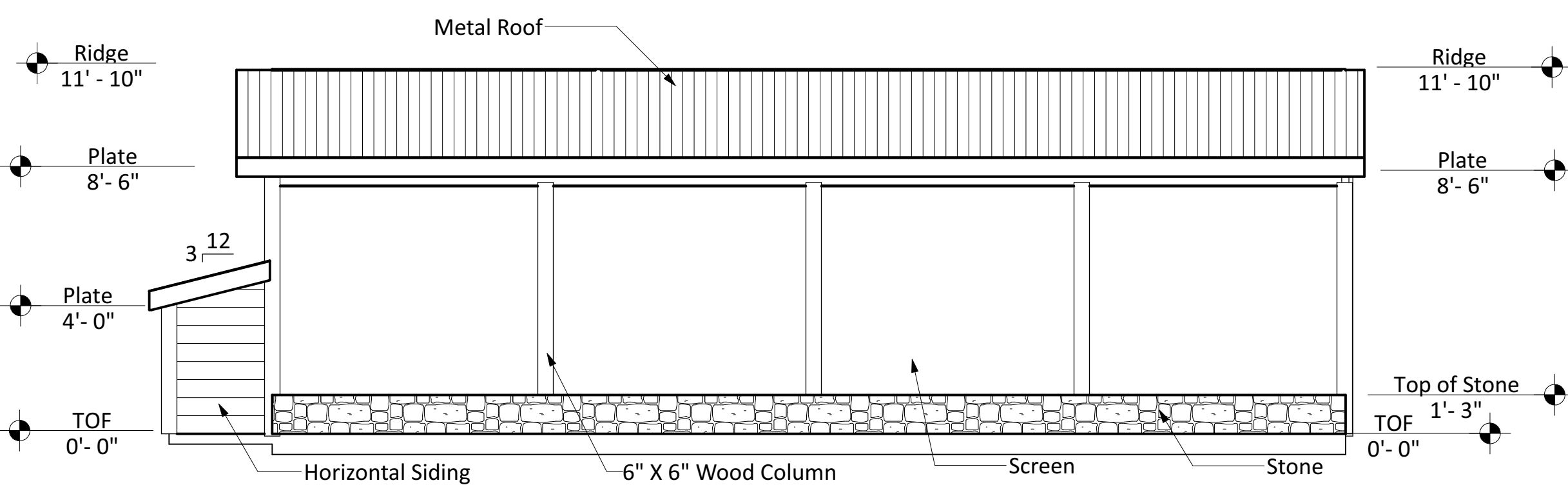
June 29, 2022

Johnson Barn and Pavilion

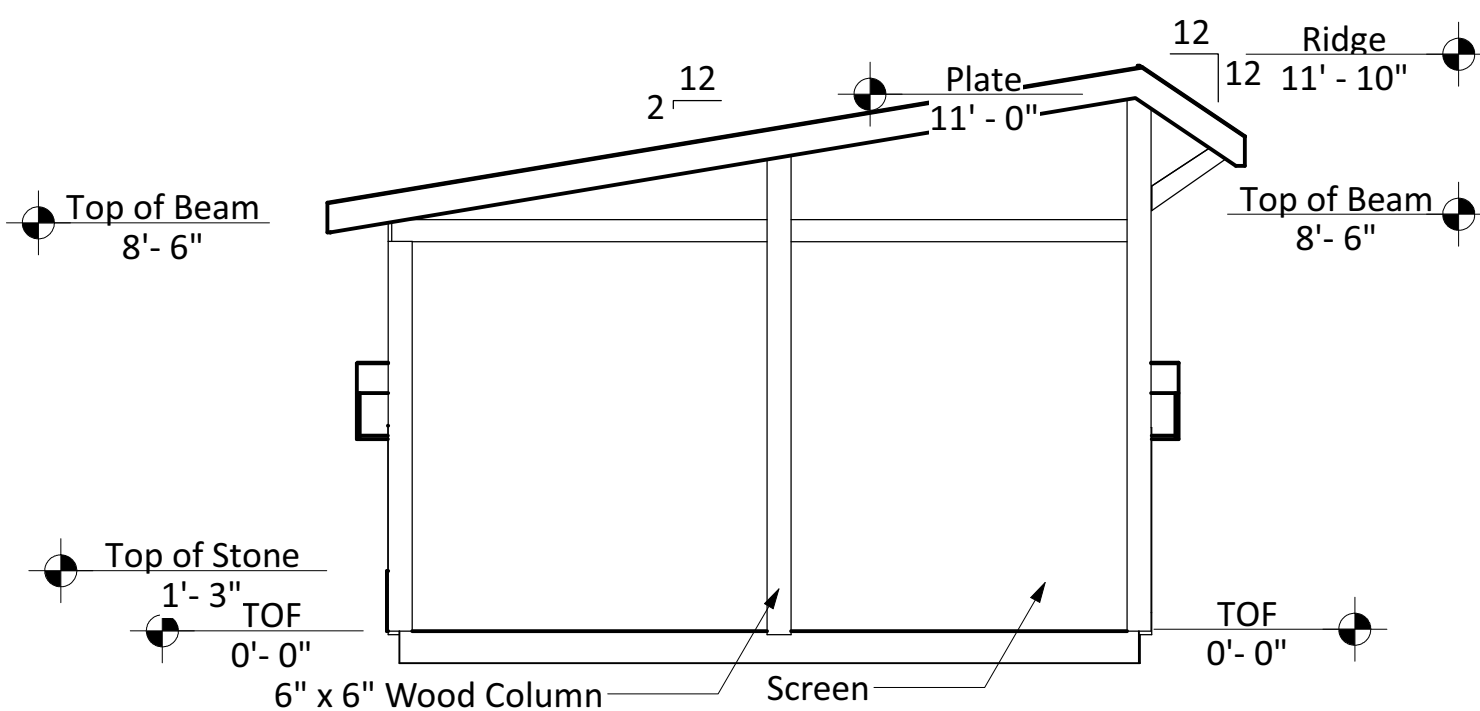
6.0



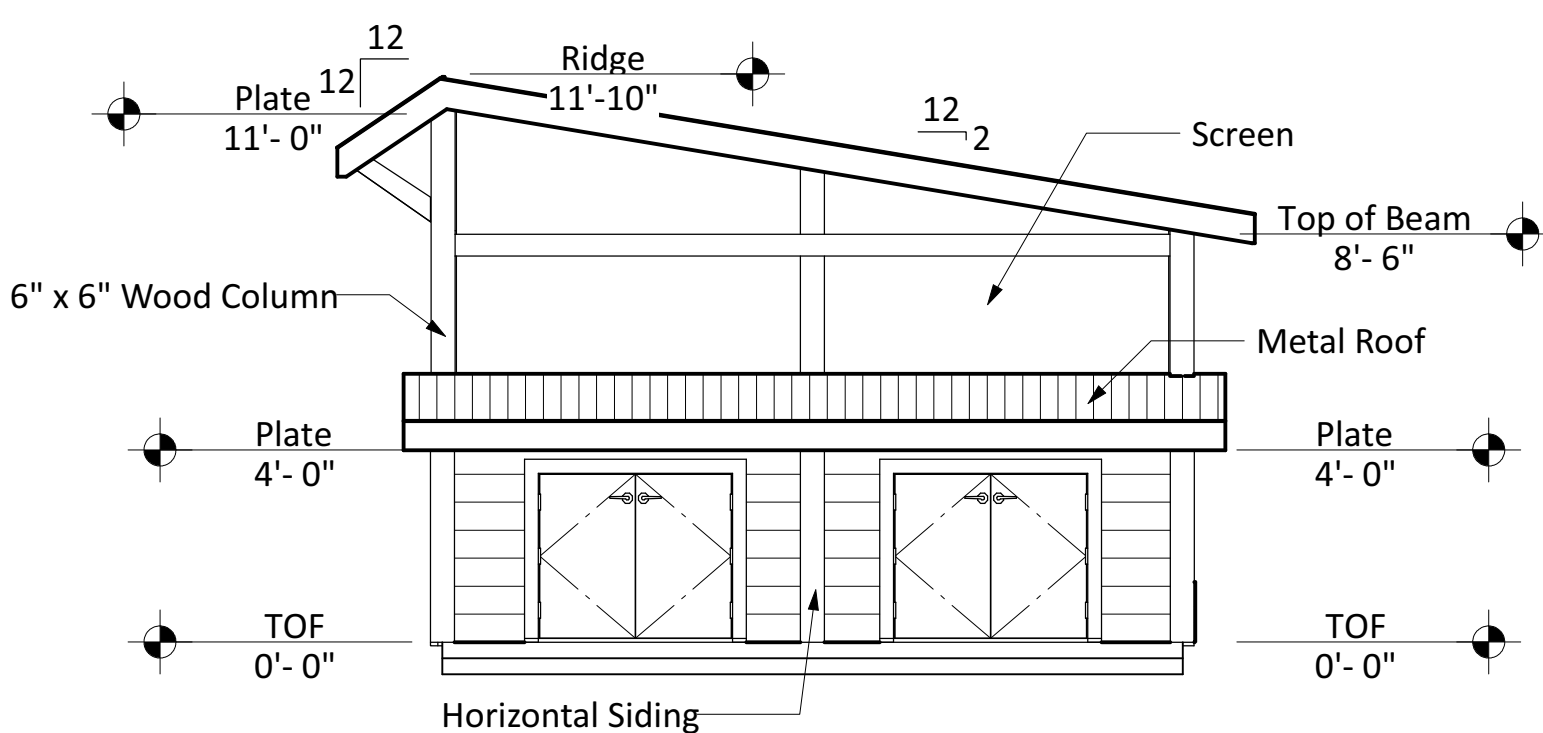
6.0.0 Front Elevation - Screen Porch
1/4" = 1'0"



6.0.2 Rear Elevation - Screen Porch
1/4" = 1'0"



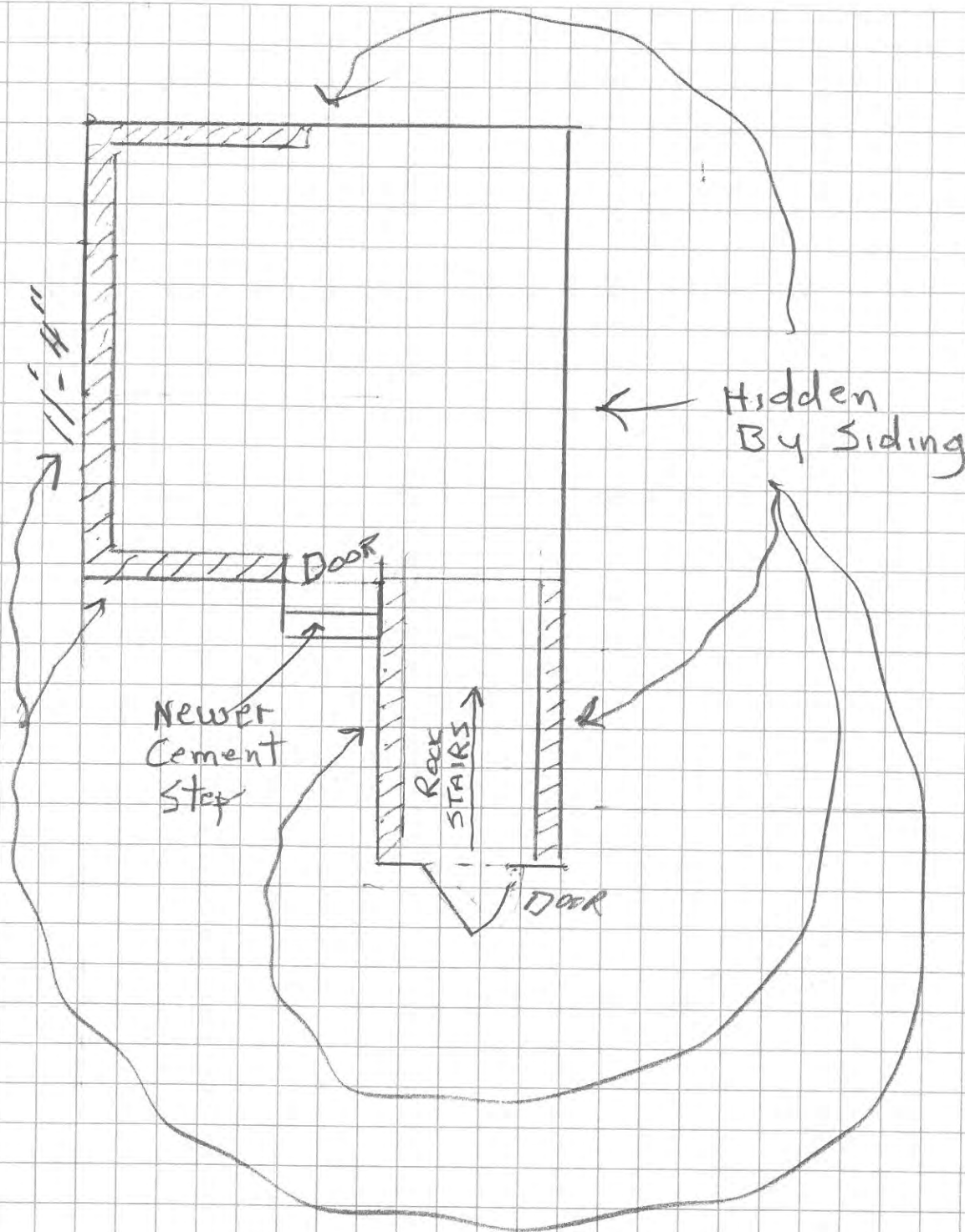
6.0.1 Left Elevation - Screen Porch
1/4" = 1'0"



6.0.3 Right Elevation - Screen Porch
1/4" = 1'0"

WEATHER SHIELD®

WINDOWS & DOORS



Fredericksburg Historic Review Board
Application Information

Application Number: 22-070
Date: August 9, 2022
Address: 320 W Orchard
Zoning: C1
Owner: MD Gathering Holdings
Applicant: Michael Meek
Rating: medium
Proposal: construct 3 new structures in backyard

Request:

The applicant is requesting a Certificate of Appropriateness for the following:

1. Build two new STRs and one storage/utility structure behind main house

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.4.1 Lot Coverage

Site Layout

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

Medium Priority -Required

(c) Consider maintaining historic-site development patterns for the relevant complex type discussed in Section 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery.

Medium Priority -Recommended

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

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

Medium Priority- Maintain at least a 10-foot setback

(h) All accessory buildings, except any accessory dwelling building subject to Section 3.4.1(g) above, shall not exceed 800 sf or 50% of the primary building square footage, whichever is greater.

Medium Priority - Required

3.4.3 Accessory Buildings

Height and Massing

(c) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; The maximum height for an accessory building on a historically designated parcel relates to the preservation priority assigned to the primary building on the parcel.

Medium Priority - Required; maximum of two stories, 28 feet in height

Design

(d) Applied architectural ornament or stylistic detailing of any kind is not appropriate for new accessory buildings.

Medium Priority- Required

(i) The palette of exterior materials for new accessory buildings should not use more than two different primary siding materials; a third material may be added if used for trim only. At least one exterior material on the accessory building must match the primary building on the property.

Medium Priority -Required

(k) The exterior color palette for new accessory buildings must generally be in the same range as the primary building on the property.

Medium Priority -Required

Staff Findings/Recommendation:

The materials, height, color and style of the new structures are in keeping with the Design Guidelines referenced above.

Staff recommends approval based on Historic District Design Guidelines/Standards.

Case Comments:



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address	320 W. Orchard St.	Date Submitted	
Owner name:	MD Gathering Holdings LLC	Phone #	(210) 410-9456
Owner Address:	711 W Austin St. Fredericksburg Tx 78624		
Authorized Applicant:	Michael Meek	Phone #	(210) 410-9456
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.		Applicant E-mail:	michael@porchlighthospitality.com
		Desired Start Date:	9/1/2022
		Desired Completion Date:	6/1/2022

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

Construction of two new stand alone short term rental units in rear of property and a single storage/utility structure.

No Existing structures will be affected.

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

Staff to complete

Application #	22-070	Year Built:	
Eligible for Administrative Approval	___ Yes ___ No	Zoning:	C1
Historic Review Board Meeting Date	8/9/22	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.

320 W Orchard

Construction Materials

Siding - HardiePlank HZ10 5/16 in. x 8 in. x 144 in. Fiber Cement Primed Custom Colonial Lap Siding

Roofing - Metal standing seam traditional gray

Exterior Paint Colors for all structures to match existing structure.

Trim - Swiss Coffee (OC-45) Benjamin Moore



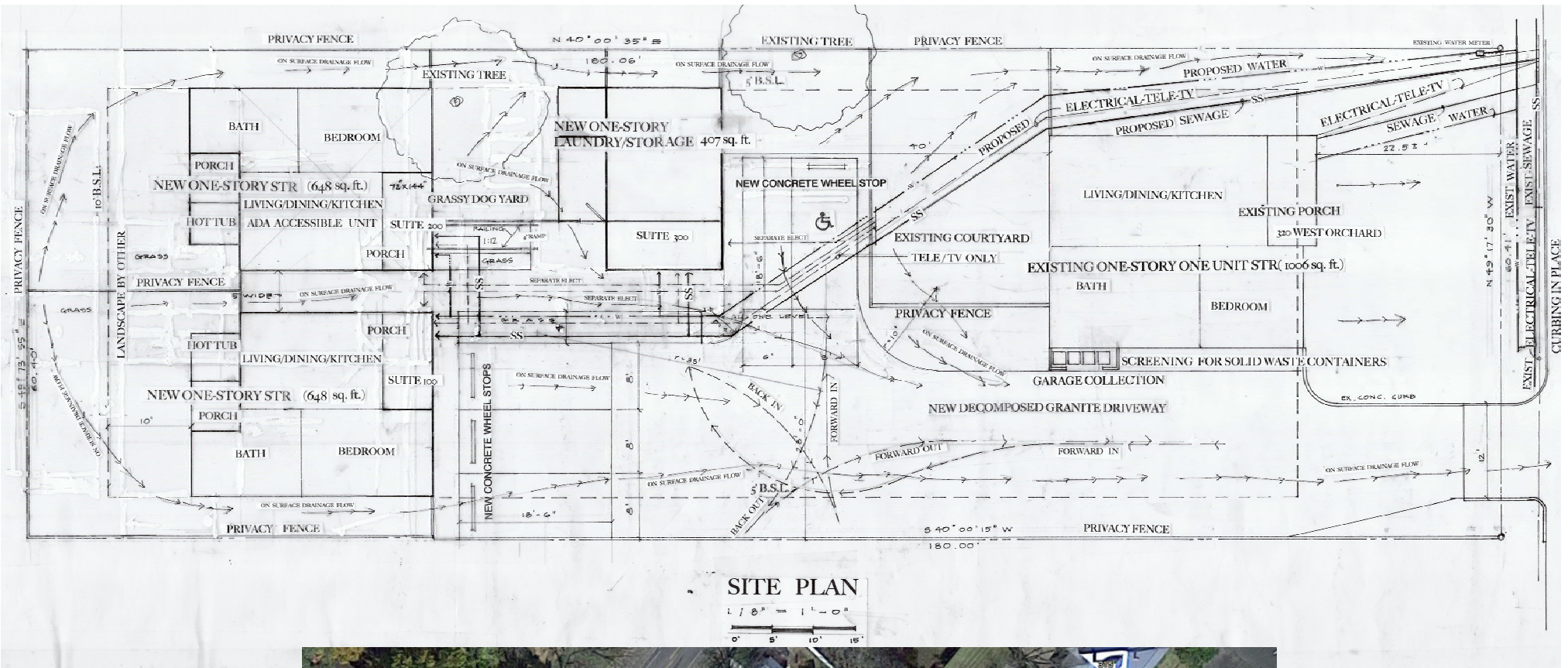
Siding - Hazy Skies (OC-48) Benjamin Moore

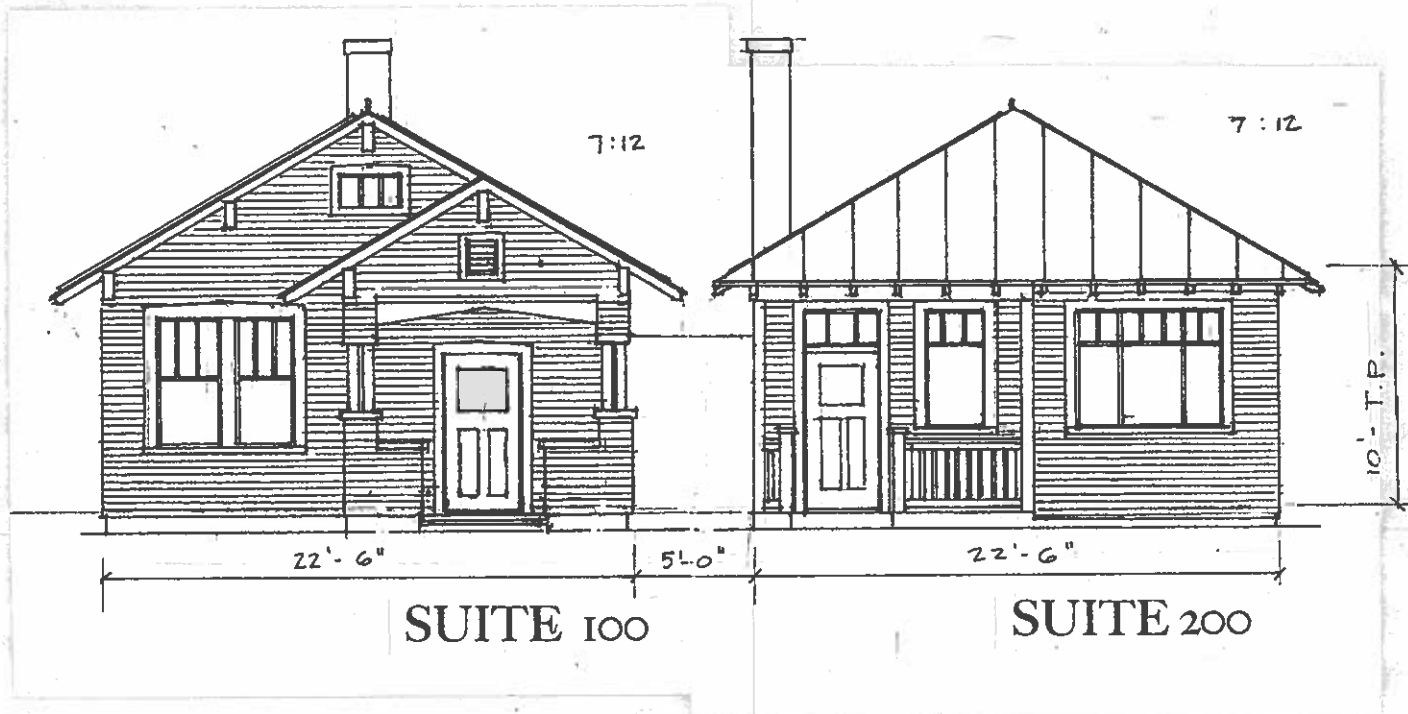


Construction Narrative.

The two new units will be consistent with design of existing historical structure and adjoining properties. No historical structures will be removed during construction. Additional structures will reflect the character and feel of the original structure adding to the experience of the property. Setbacks, lot coverage, and size of structures will not be consistent with historical guidelines. Views from neighboring properties will not be adversely affected by these structures.

The original structure was very marginalized when I purchased the property a few years back. It was questionable if it could be restored to its original character and quality. It had been neglected for decades. The exterior still had the original paint job without any additional layers. Please know I went to great lengths to save the existing structure (new foundation, interior structural support, etc.) and it is very important that the new structures reflect the heritage and traditional feel of the property and historical district overall. Our goal is to preserve the existing feel of the property and add additional dwelling units that add to the historical experience and not detract.

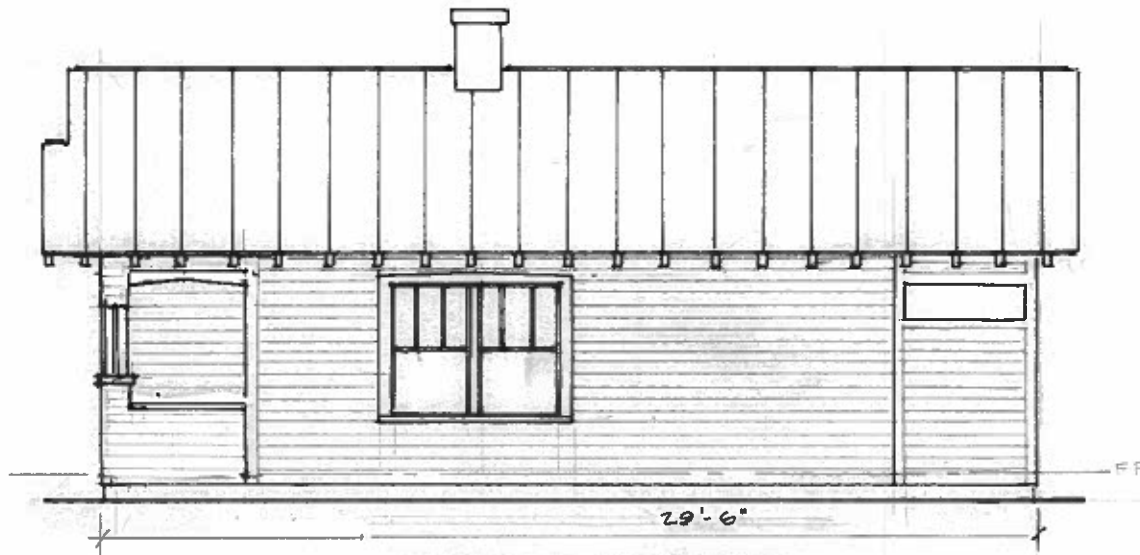




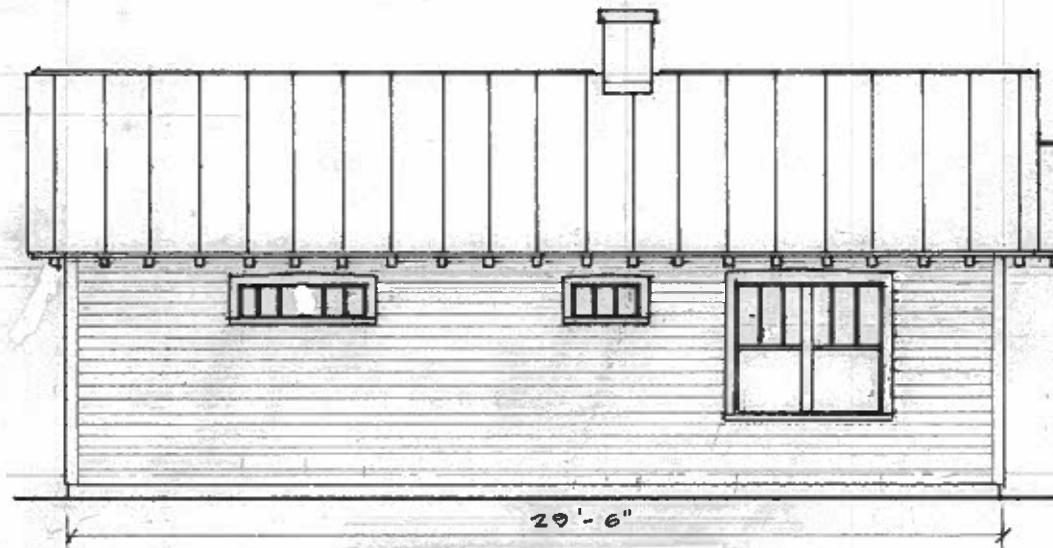
SOUTH ELEVATION

$1/8" = 1'-0"$

ORCHARD STREET



EAST ELEVATION



WEST ELEVATION

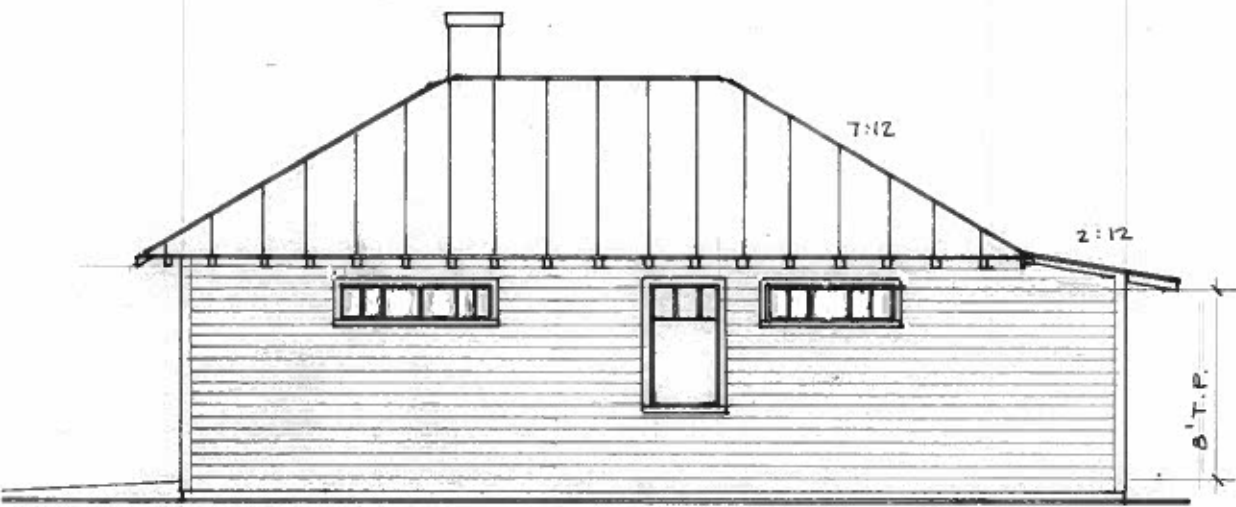


NORTH ELEVATION

SUITE 100

1/8" = 1'-0"

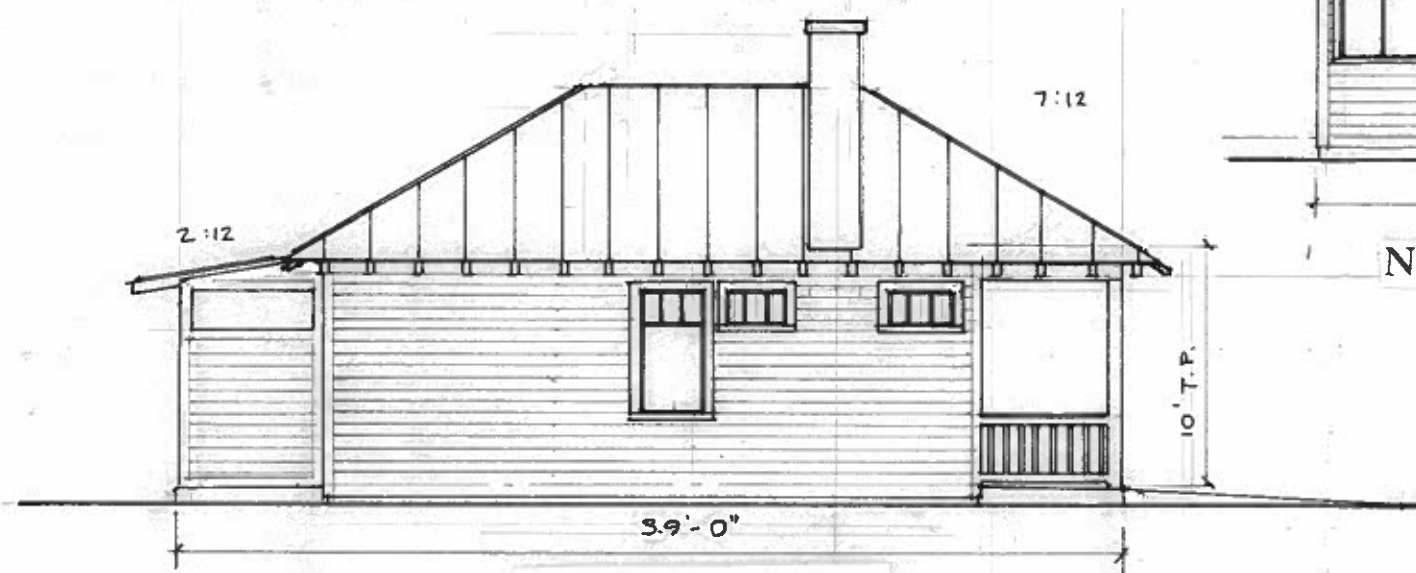
ORCHARD STREET



EAST ELEVATION



NORTH ELEVATION

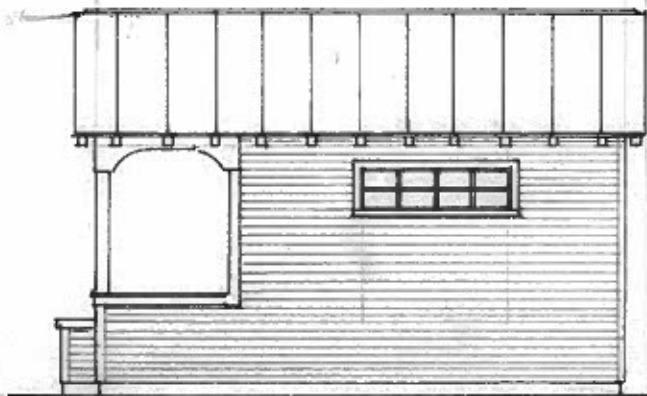


WEST ELEVATION

SUITE 200

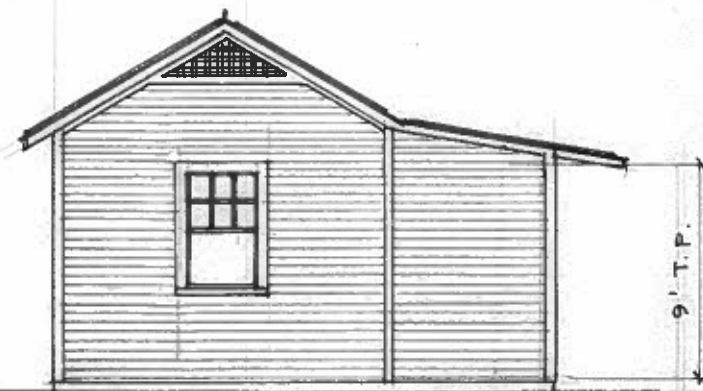
1/8" = 1' - 0"

ORCHARD STREET



SOUTH ELEVATION

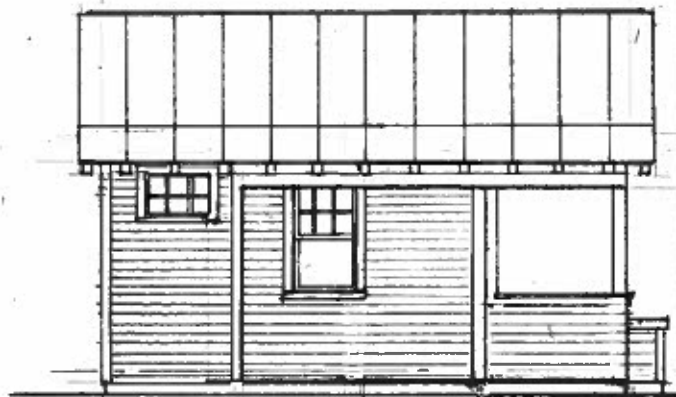
22'-0"



EAST ELEVATION

9' T.P.

21'-0"



NORTH ELEVATION



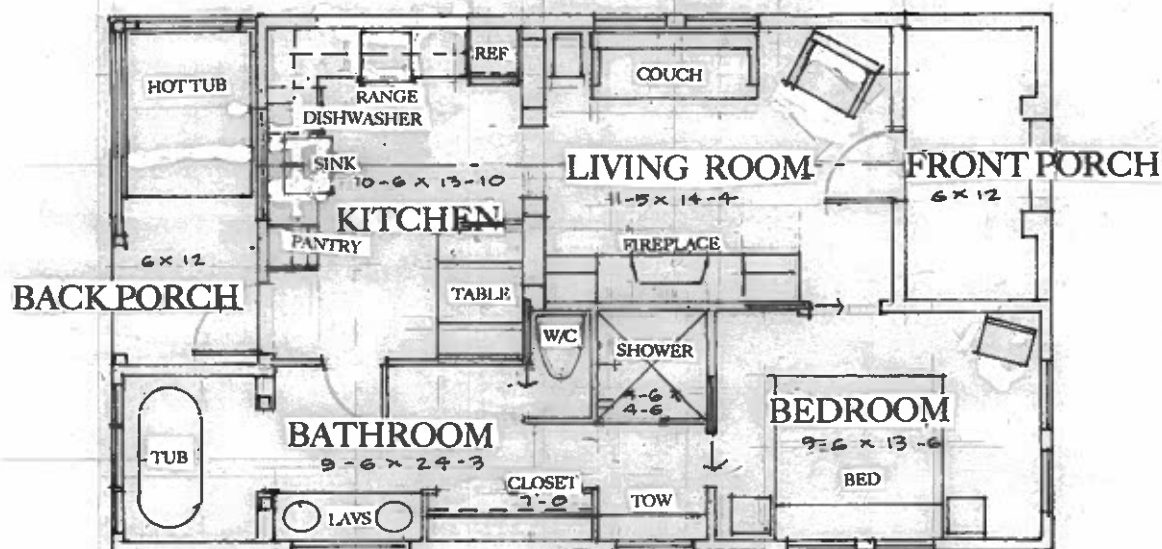
WEST ELEVATION

10' T.P.

SUITE 300

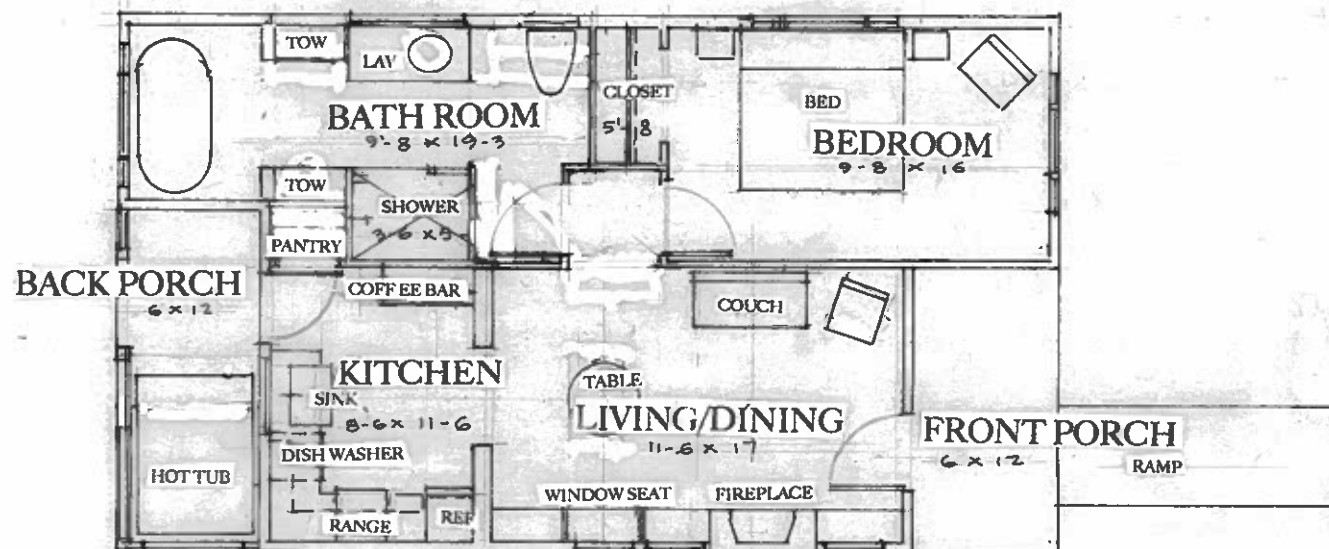
53/8" = 1'-0"

ORCHARD STREET



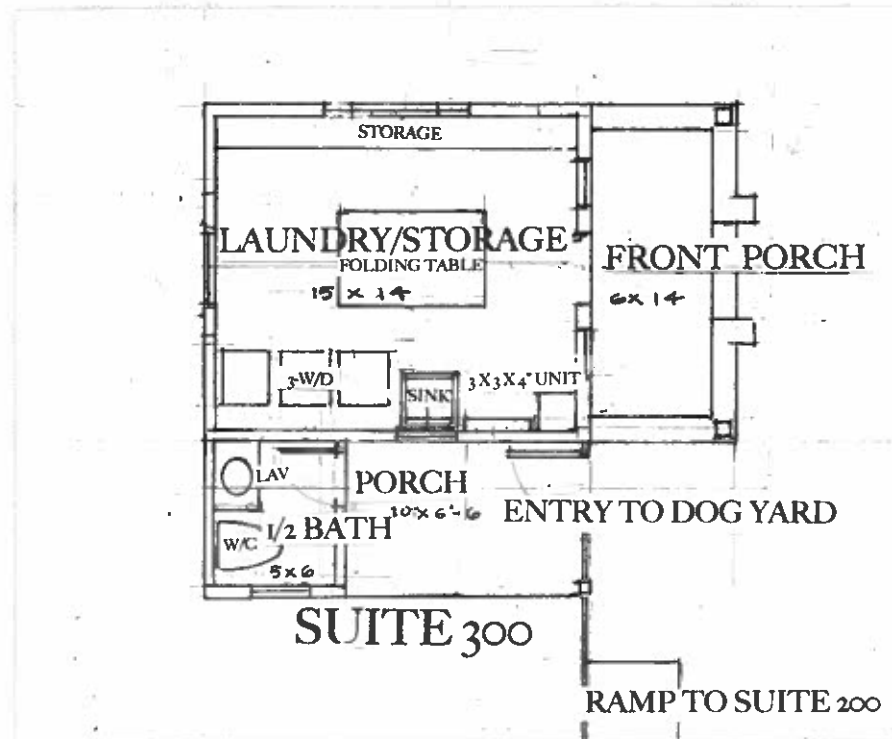
SUITE 100

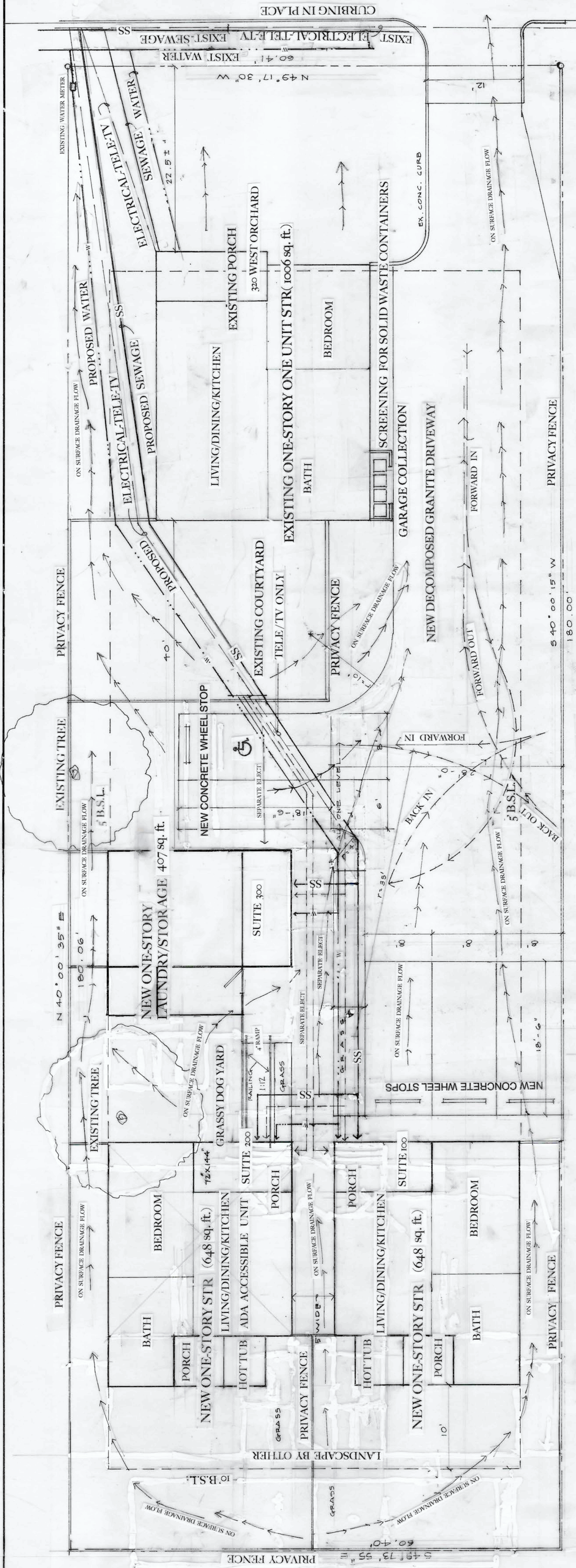
724 SQ FT HVA/C



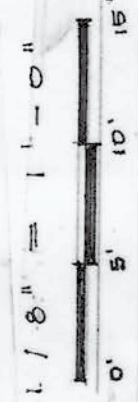
SUITE 200

724 SQ FT HVAC





SITE PLAN



PARKING SUMMARY

PROPOSED FACILITIES	2 UNITS
PROPOSED UNIT COUNT	
PARKING SPACES REQUIRED	3 SPACES
1 SPACE PER UNIT	
1 SPACE FOR EXISTING UNIT	
PARKING SPACES PROVIDED	
STANDARD PARKING SPACES	5 SPACES
REQUIRED NUMBER OF HANDICAP SPACES	1 VAN + 0 STANDARD
PROPOSED NUMBER OF HANDICAP SPACES	1 VAN + 0 STANDARD
TOTAL NUMBER SPACES PROVIDED	6 SPACES

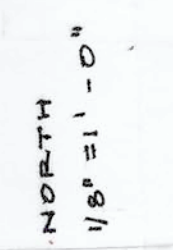
LOT SUMMARY TABLE

LOT AREA	10,846.44 sq. ft./0.249 Ac.
CURRENT ZONING	C1 NEIGHBORHOOD COMMERCIAL
ZONING REQUIREMENTS	
MINIMUM LOT AREA	7500 sq. ft.
MINIMUM LOT WIDTH	70 ft.
BUILDING SETBACKS	
MINIMUM FRONT YARD SETBACK	24 ft.
MINIMUM STREET SIDE YARD SETBACK	25 ft.
MINIMUM INTERIOR SIDE YARD SETBACK	5 ft.
MINIMUM REAR YARD SETBACK	10 ft.
MAXIMUM BUILDING HEIGHT (MAX)	3 STORIES 38 ft.
MAXIMUM BUILDING COVERAGE	55%
MAXIMUM IMPERVIOUS COVERAGE	65%
PROPOSED LOT COVERAGES	
PROPOSED BUILDING HEIGHT (MAX)	1 STORY
PROPOSED BUILDING COVERAGE	2709 sq. ft.
PROPOSED BUILDING AREA	10,846.44 sq. ft./0.249 Ac.
PROPOSED IMPERVIOUS PERCENTAGE	37.2%
IMPERVIOUS AREA	2709 sq. ft.
GRAVEL (USE 50%)	1435.5 sq. ft.
TOTAL IMPERVIOUS AREA	4144.5 sq. ft./0.09 Ac.
TOTAL PERVIOUS AREA	6800.94 sq. ft./0.156 Ac.

MINIMUM FOR DWELLING UNITS- ONE BEDROOM	-2000 SQ. FT./1 BEDROOM
3 BEDROOMS @ 2000 SQ. FT.	= 6000 SQ. FT. REQUIRED
SITE	-
10,846.44 SQ. FT./0.249 Ac.	DENSITY
TREES REMOVED	- 0
LANDSCAPING BY OTHER ACCORDING TO FREDERICKSBURG LANDSCAPING ORDINANCE	

NOTES:

- 1 All utilities underground
- 2 All service connections work and testing shall be in accordance with the city of Fredericksburg Standard Specifications and contract documents.
- 3 All new sanitary sewer lines shall be polyvinyl chloride (PVC) of the rigid type and must bear the nation sanitation foundation seal of approval for potable water (NSF-PW) and have a pressure rate at SDR-14 (200 PSI)
- 4 Contractor to confirm existing sanitary sewer flow line prior to installation of private 4" sanitary sewer
- 5 Contractor to confirm existing water line flow line prior to installation of private water line. Plumber to confirm water line sizes and meter size.
- 6 Proposed exterior lighting design will be in accordance with current city of Fredericksburg ordinance and will be included in building plans. It will be night sky compliant.
- 7 Proposed concrete curb and driveway improvements within the city of Fredericksburg ROW will be constructed in accordance with current city of Fredericksburg construction standards.
- 8 Proposed sidewalk from handicap parking area to building shall comply with all ADA guidelines.
- 9 Electrical separate for each unit and other utilities co-mingled







Area of new construction—backyard

View from N. Milam



Fredericksburg Historic Review Board
Application Information

Application Number: 22-072
Date: August 9, 2022
Address: 115 E Main Street
Zoning: CBD
Owner: Alan Frisbe
Applicant: Alan Frisbe
Rating: high
Proposal: replace wooden caonpy posts with vinyl

Request:

The applicant is requesting a Certificate of Appropriateness for the following:

1. Replace existing (non-original) columns with vinyl posts of similar dimensions.

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.2.10 Storefronts

Alterations

(d) If replacement of the entire deteriorated historic storefront is necessary, match the dimensions, profile, and configuration (SOI Standard 6).

High Priority Required if visible from the public ROW

(e) Substitute materials may be appropriate in some cases if they maintain the profile and finish of the historic storefront; extruded aluminum and wood-clad aluminum are acceptable replacement materials; vinyl is not an acceptable material (SOI Standard 6).

High Priority Inappropriate

Restoration

(h) If the extant storefront is non-historic, consider researching the historic storefront's appearance and, if documented, replicate and restore the historic storefront (SOI Standards 3, 9).

High Priority Recommended

(i) If the extant storefront is non-historic, and if the owner opts to replace it, select one that is compatible with the historic character of the building, looking at other examples of

the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standards 3, 9).

High Priority Required if visible from the public ROW

Staff Findings/Recommendation:

The current posts were installed ca 1978 replacing simple round metal columns (per 1947 photo of Schroeder's Dry Goods). A canopy on the first floor with metal roof is present in the 1938 and 1946 Sanborn maps. It is unclear if it originally had posts or was just anchored to the wall.

Per the design guidelines vinyl is not an allowed replacement material for storefronts. Since historic photos of the original design are not available staff recommends the extant posts be replaced in kind – material and design.

Case Comments:



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address	115 E Main St	Date Submitted	7/18/22
Owner name:	Alan Frisbie	Phone #	(830) 992-6070
Owner Address:	PO Box 2383, Fredericksburg, Texas 78624		
Authorized Applicant:	Alan Frisbie	Phone #	(830) 992-6070
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.		Applicant E-mail:	frisbiealan@gmail.com
		Desired Start Date:	August 2022
		Desired Completion Date:	September 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)

Wanting to replace the 5 older decorative posts that sit in the front with 5 new wooden posts. The new post can be seen next to the older post in photo. This impacts the historical structure by cleaning up the first look of the building. These posts are cleaned up with a fresh white coat of paint bringing more sophistication to the front of the business.

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:

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature

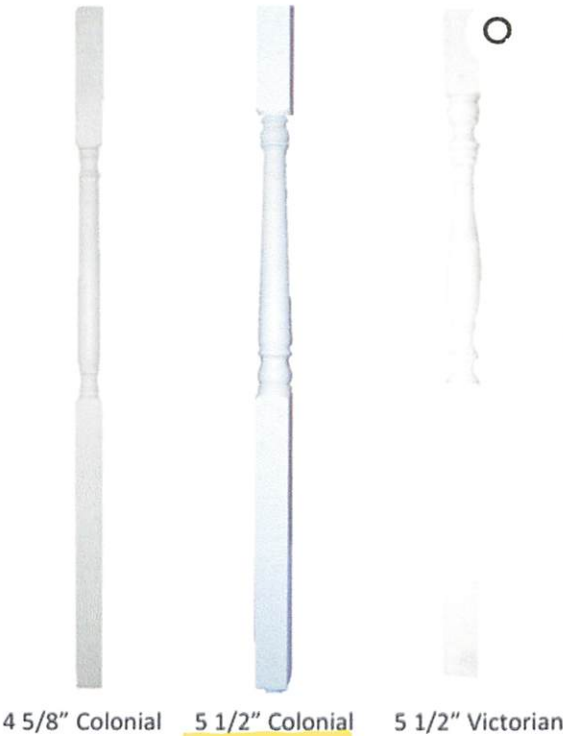
Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.



115 E Main St.

PRODUCT CATEGORIES

-  HOME
- SHOP BY SIZE
- 3 5/8" COMPOSITE PORCH RAILING
- POLYURETHANE PORCH POST



Polyurethane Porch Post

\$222.00 – \$339.00

A load bearing & decorative porch post provides the traditional look and feel of wood, but will not rot, warp, or crack. Includes install hardware. Trim collars are optional.

Choose Porch Post

Choose an option

Add trim collars? (2 per post) *

Select an option...

1

Add to cart

SKU: TPP Categories: Synthetic Newel Posts,



Columns / Porch Posts, Porch Posts, 3 5/8"

Composite Porch Railing, 4 1/2" Poly Balustrade



SPECIFICATIONS

Specifications

A Decorative Porch Post is the taller support post that holds up a roof extension over a porch. If you're looking for Newel Posts, which are shorter and hold only the railing, click [Wood Newel Posts](#) or [Synthetic Newel Posts](#). A decorative porch post is a synthetic alternative to the traditional lathe-turned wood post. They look and feel much like wood, with crisp, clean lines and a warm feel. These posts are reinforced with an internal 2 7/8" dia. steel pipe that provides a 2000 lb load bearing strength. They are factory primed and ready for installation and paint. Very low maintenance.

Installation hardware is included with each Porch Post. Two trim collars are optional for a finished look at the top and bottom.

Actual size:

Colonial Porch Post, 4 5/8" Wide x 108" High

Colonial Porch Post, 5 1/2" Wide x 108" High

Colonial Porch Post, 5 1/2" Wide x 114" High

Colonial Porch Post, 5 1/2" Wide x 120" High

Victorian Porch Post, 5 1/2" Wide x 96" High

Use with our [3 5/8" Poly Rail System](#) or [4" Cedar Rail Systems](#). Our [6" Class Cedar Rail Systems](#) can be used on the 5 1/2" wide Porch Posts.

[For CURRENT LEAD TIME and shipping transit time, click here.](#)

SHIPPING COST is displayed in shopping cart. Enter Quantity and click "ADD TO CART".

[Click Here for Warranty Information](#)

Proudly Made in the USA.



Mr. and Mrs. Robert Frisbie, Owners

MAIER BUILDING— NOW DRESS SHOP, JEWELRY STORE, AND SHOE SHOP

Fashionable apparel for women is now being sold in a location on Main Street that was once the site of a grist mill, steam cotton gin and even a livery stable. Jewelry and shoes are also being sold in the building that was erected in 1916 at 115 East Main Street in what is now the city's busiest block.

Robert and Valerie Frisbie bought this building March 1, 1978, and have spent a lot of time and money in refurbishing it into the show place it is now.

A lot of folks will remember this as Schroeder Bros, a "dry goods store." Old-timers will recall when it was Burrier-Maier Company and "The Daylight Store," built by F.J. Maier. Most recently it was occupied by Fabric Center.

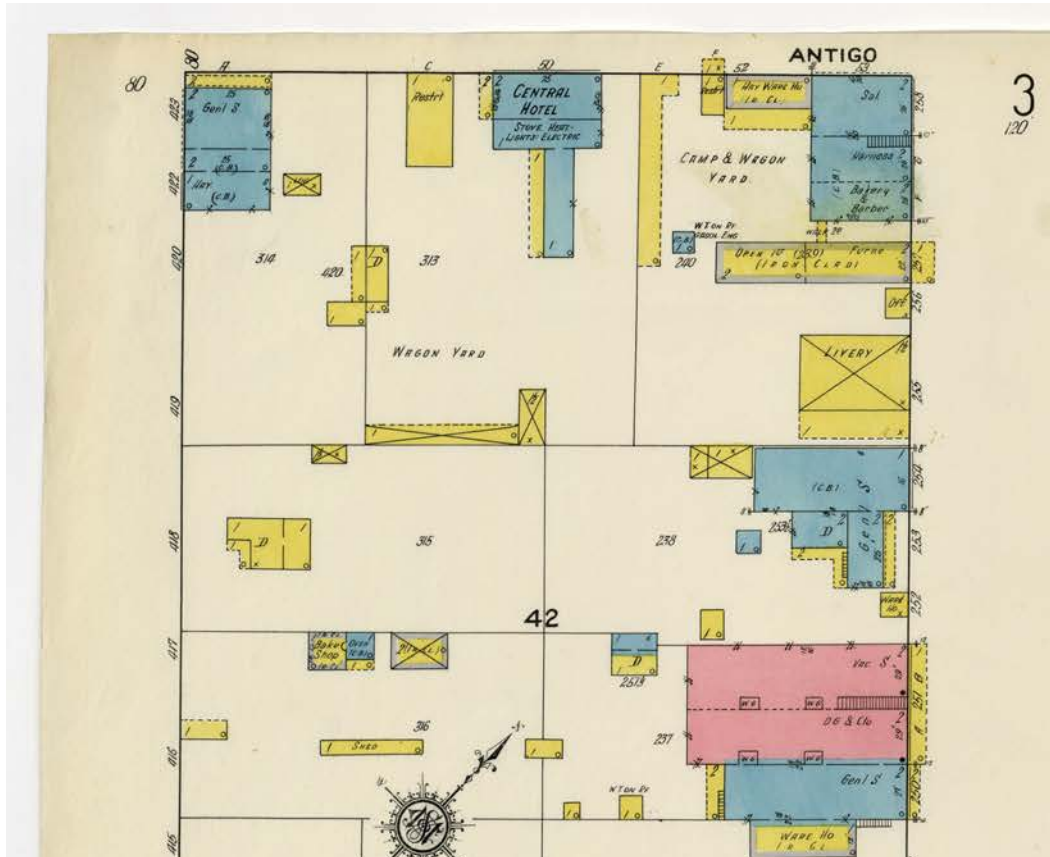
Now Mrs. Frisbie has put her time and talent into the design of the exterior and interior of the building and opened her ladies dress shop, "Something Different," in the west half of the building. The east half is occupied by Reuben's -- the jewelry store and shoe shop owned by Mr. and Mrs. Reuben Usener.

The exterior has been painted a bright shrimp color with a soft lemon color accent. The old iron posts were replaced with turned posts. Old gingerbread that was once part of a two-story house porch has been added on the store porch. The old railing was sawed in half for better proportions and a "sawtooth" edge was added at the bottom. Even the corner pieces are old.

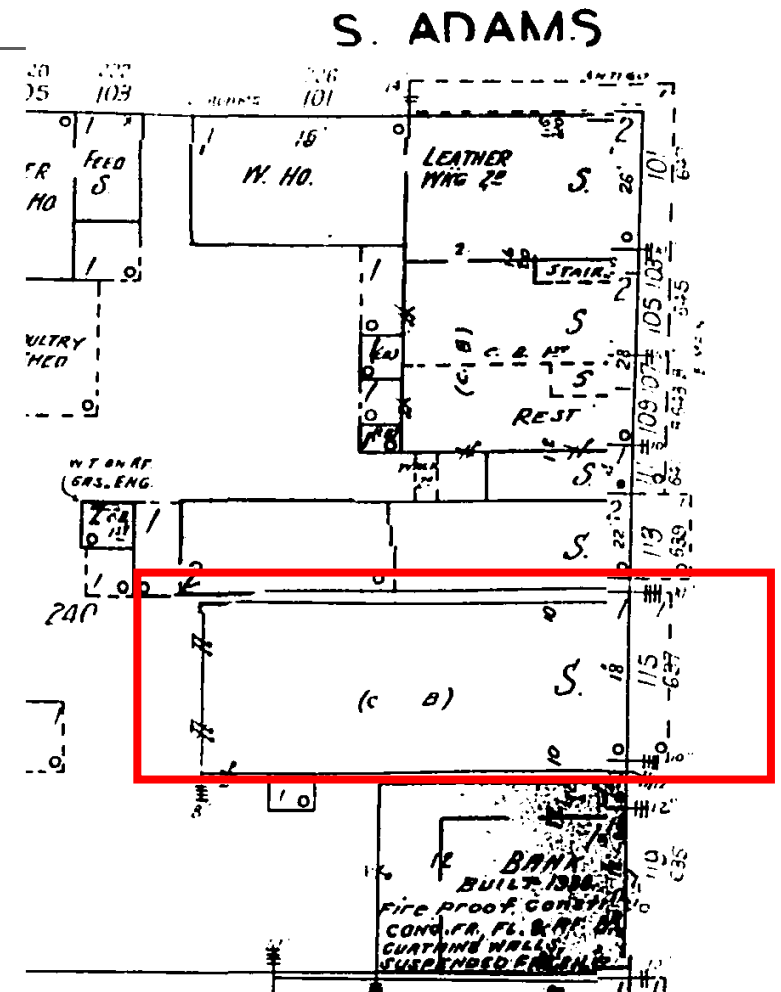
Inside, the lowered modern ceiling was removed to expose the high ceiling with its sculptured tin design. The Frisbies found a lot of old sculptured or embossed tin in an old Masonic Hall in East Texas that was no longer in use and badly dilapidated. They also collected beaded ceiling everywhere they could and that was used with the tin on the walls and to form partitions and a gazebo-effect.

Cutout tin that was once on an old roof now outlines the top of the gazebo rooflines.

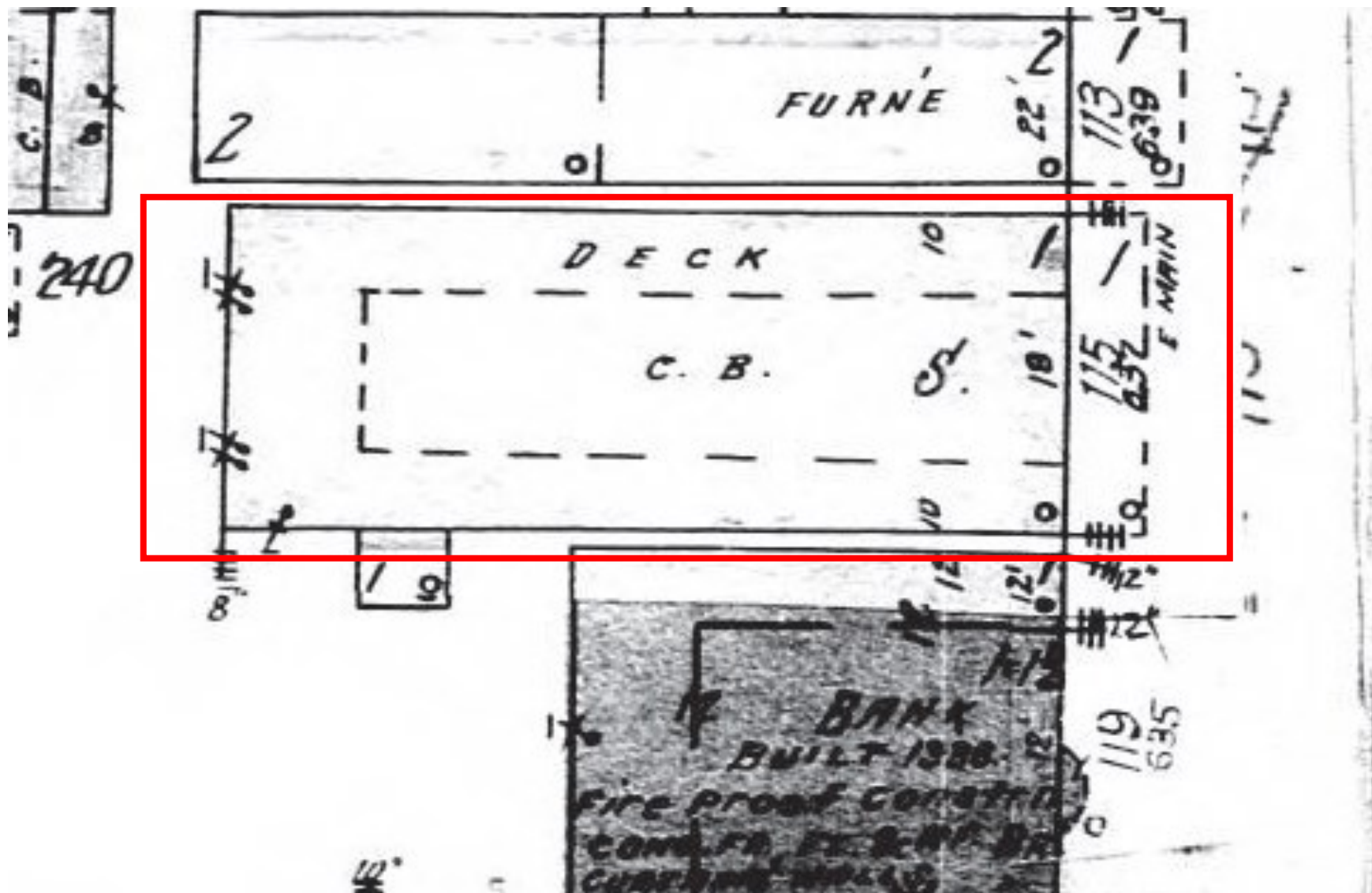
The carpeting was taken off the floor and the old wood was carefully sanded and refinished. Now with Oriental rugs and antique furnishings, the store is a joy to behold.



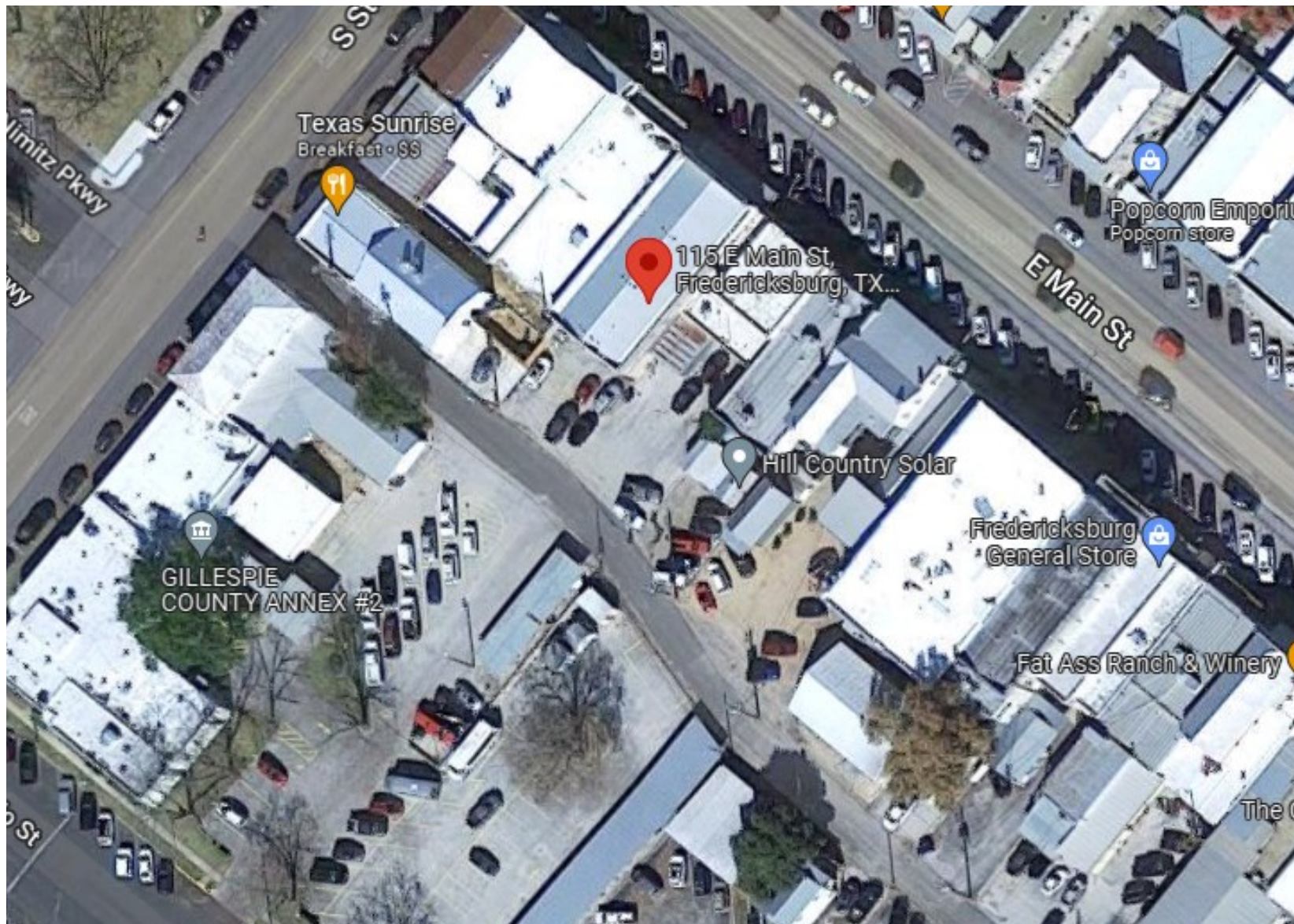
1915 Sanborn Map



1938 Sanborn Map



1946 Sanborn





1947



3.2.9. Canopies and Awnings

The Intent of Canopies and Awnings

Canopies and awnings are functional building components, designed with a fixed lifespan and the understanding that they will be replaced over time. As such, standards and guidelines are more flexible for canopies than other building elements.

Maintenance

- (a) Repair damaged historic awning or canopy elements in-kind whenever possible, following accepted preservation practices (*Appendix G*, SOI Standards 6, 7).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Alterations

- (b) No element of historic canopy or awning should be removed (SOI Standards 2, 5).

High Priority	Medium Priority	Low Priority
Required if on the front (street-facing) façade	Required if on the front façade	Recommended

Determining if Canopies and Awnings are Historic

Determining whether a canopy or awning is historic-age can be challenging. Given the usefulness of canopies and awnings, many have been added over time. The following steps can be helpful in determining the age of a canopy or awning:

- Investigate how the canopy or awning is attached. Original attachments often are integrated into the masonry walls using metal tie-rods or anchors.
- Compare the hardness and paint layers of the canopy or awning with other painted elements. If they are the same age, they should be similar.
- Look for “ghost” marks or old hardware on the façade or sidewalk documenting the presence of earlier original columns.

If it is unclear whether a canopy or awning is historic or non-historic, consult with the Historic Preservation Officer.

- (c) If replacement is necessary, match the original in design, profile, finish, and texture (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required if on the front façade	Required if on the front façade	Recommended

- (d) Do not add ornamentation or details that were not historically present (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Required if on the front façade	Required if on the front façade	Recommended

- (e) Because awnings and canopies are functional building elements with significant energy efficiency benefits, adding awnings where they did not exist historically may be appropriate in some situations, provided that the new awning or canopy is simple in design, does not conceal or distract from historic character-defining features, and is installed without damaging significant character-defining features (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

Restoration

- (f) If research documents that a historic canopy or awning is missing, consider replicating and restoring it (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended



Figure 3-37. Example of an **appropriate** canopy on a historic building at 121 E. Main Street. Note how the canopy is mounted so that it does not obscure the transom windows above. Also note the metal tie rods anchored into the façade. Source: HHM 2003 Historic Resources Survey.

3.2.10. Storefronts

Maintenance

- (a) Preserve and maintain all components of historic storefronts unless deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required if visible from the public ROW	Required if visible from the public ROW	Recommended

- (b) Maintain and repair historic storefront components according to accepted preservation techniques (*Appendix G*, SOI Standards 5, 6, 7).

High Priority	Medium Priority	Low Priority
Required if visible from the public ROW	Required if visible from the public ROW	Recommended

- (c) Where possible, patch the smallest feasible portion of a deteriorated storefront matching the historic material, dimensions, profile, and configuration (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required if visible from the public ROW	Required if visible from the public ROW	Recommended

Alterations

- (d) If replacement of the entire deteriorated historic storefront is necessary, match the dimensions, profile, and configuration (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required if visible from the public ROW	Required if visible from the public ROW	Recommended

- (e) Substitute materials may be appropriate in some cases if they maintain the profile and finish of the historic storefront; extruded aluminum and wood-clad aluminum are acceptable replacement materials; vinyl is not an acceptable material (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

- (f) If a replacement storefront is required, install it maintaining the same spatial relationships (including depth and dimension) as

existed historically relative to exterior wall planes and other exterior features (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required if visible from the public ROW	Required if visible from the public ROW	Recommended

- (g) Do not add details or finishes that were not present historically (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Required if visible from the public ROW	Required if visible from the public ROW	Recommended

Restoration

- (h) If the extant storefront is non-historic, consider researching the historic storefront's appearance and, if documented, replicate and restore the historic storefront (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- (i) If the extant storefront is non-historic, and if the owner opts to replace it, select one that is compatible with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Required if visible from the public ROW	Required if visible from the public ROW	Recommended

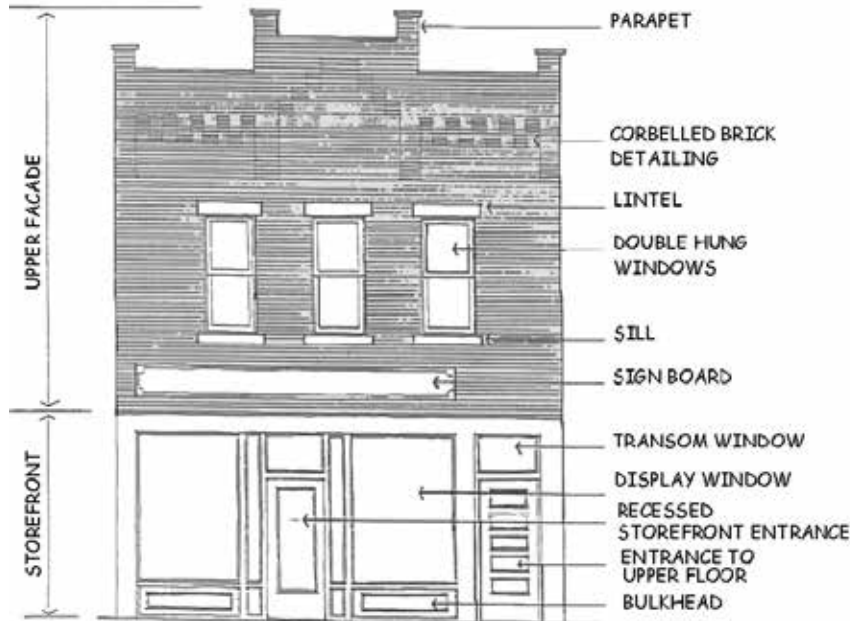


Figure 3-38. Typical storefront design with common features found along Main Street. Source: Zanesville, OH code of ordinances

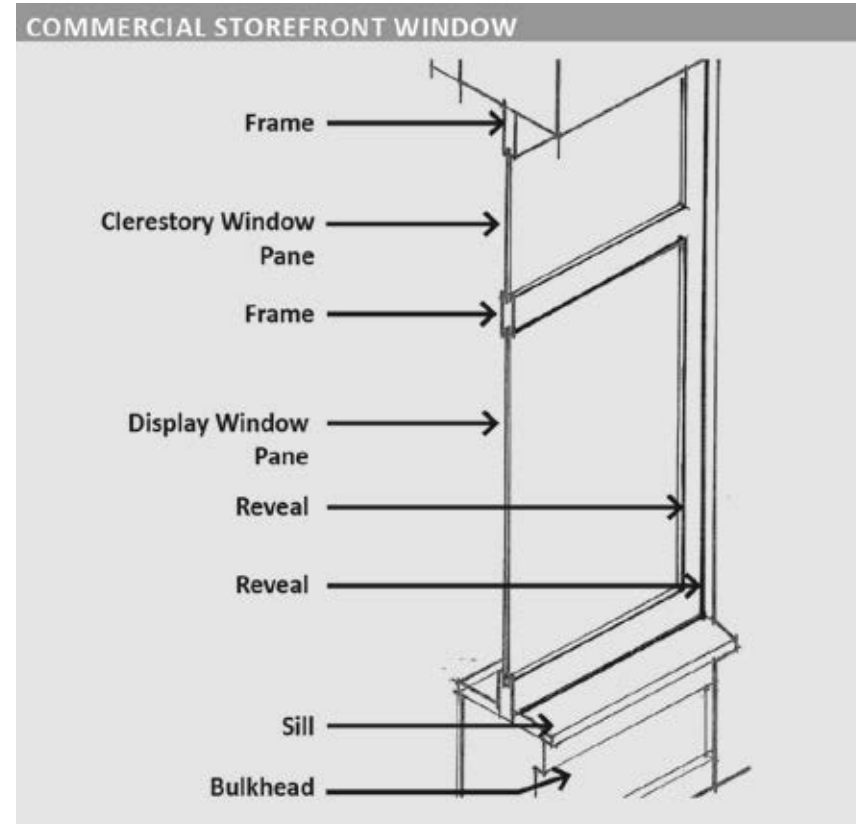


Figure 3-39. Diagram showing the elements of a commercial storefront window – all of which should be matched in dimension, profile, and finish if replacing a storefront. Source: Winter & Company archives.

Fredericksburg Historic Review Board
Application Information

Application Number: 22-075
Date: August 9, 2022
Address: 324 E Main
Zoning: CBD
Owner: Mary Eckert
Applicant: Mary Eckert
Rating: high (RTHL)
Proposal: replace wooden canopy posts with decorative metal posts

Request:

The applicant is requesting a Certificate of Appropriateness for the following:

1. Replace existing (non-original) canopy posts with stylized metal posts of similar dimensions.
2. Remove decorative metal trim from canopy
3. Replace canopy metal roof with new

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.2.9. Canopies and Awnings

Alterations

(c) If replacement is necessary, match the original in design, profile, finish, and texture (SOI Standard 6).

High Priority - Required if on the front façade Required if on the front façade

(d) Do not add ornamentation or details that were not historically present (SOI Standard 3).

High Priority Required if on the front façade

3.2.10 Storefronts

Alterations

(d) If replacement of the entire deteriorated historic storefront is necessary, match the dimensions, profile, and configuration (SOI Standard 6).

High Priority Required if visible from the public ROW

(e) Substitute materials may be appropriate in some cases if they maintain the profile and finish of the historic storefront; extruded aluminum and wood-clad aluminum are acceptable replacement materials; vinyl is not an acceptable material (SOI Standard 6).

High Priority Inappropriate

Restoration

(h) If the extant storefront is non-historic, consider researching the historic storefront's appearance and, if documented, replicate and restore the historic storefront (SOI Standards 3, 9).

High Priority Recommended

(i) If the extant storefront is non-historic, and if the owner opts to replace it, select one that is compatible with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standards 3, 9).

High Priority Required if visible from the public ROW

Staff Findings/Recommendation:

The current posts were installed by the prior owner. A canopy with metal roof is present in the 1938 and 1946 Sanborn maps. It is unclear if it originally had posts or was just anchored to the wall.

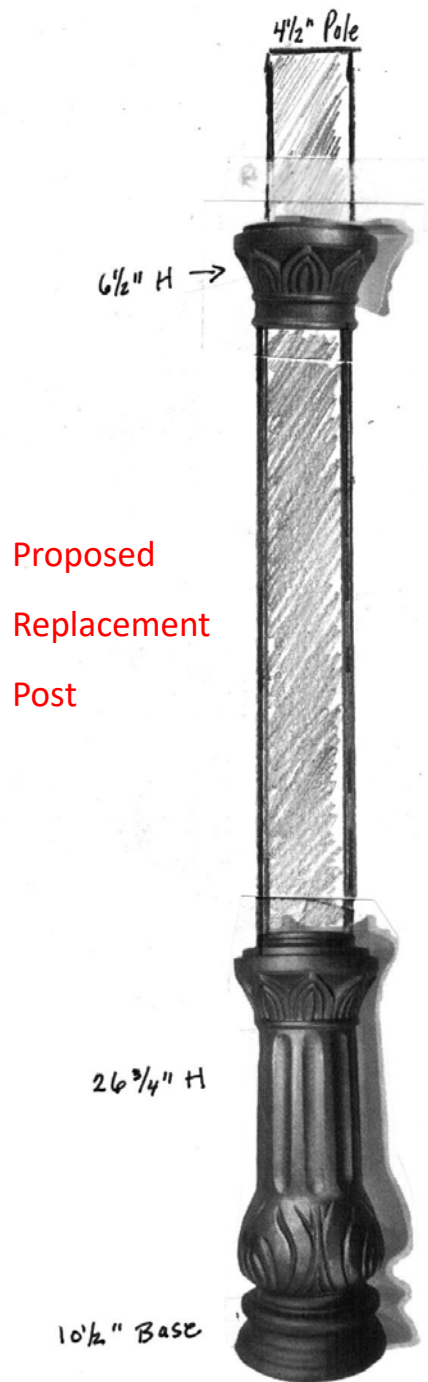
Per the design guidelines if the extant design is not original it may be replaced with period appropriate details. The proposed decorative metal columns are wider than other metal posts found on Main Street. Large cast iron posts would support a 2nd floor balcony. Staff recommends the current design be retained or a more period appropriate replacement be identified. This recommendation is in keeping with Design Guidelines for Storefronts.

Case Comments:

79



Existing conditions



Proposed
Replacement
Post

IN-STEP
324 E. MAIN ST.
FREDERICKSBURG, TX 78624
830-997-6121

Existing Post have a
5'1/2" Base.



Proposed
Canopy roof replacement



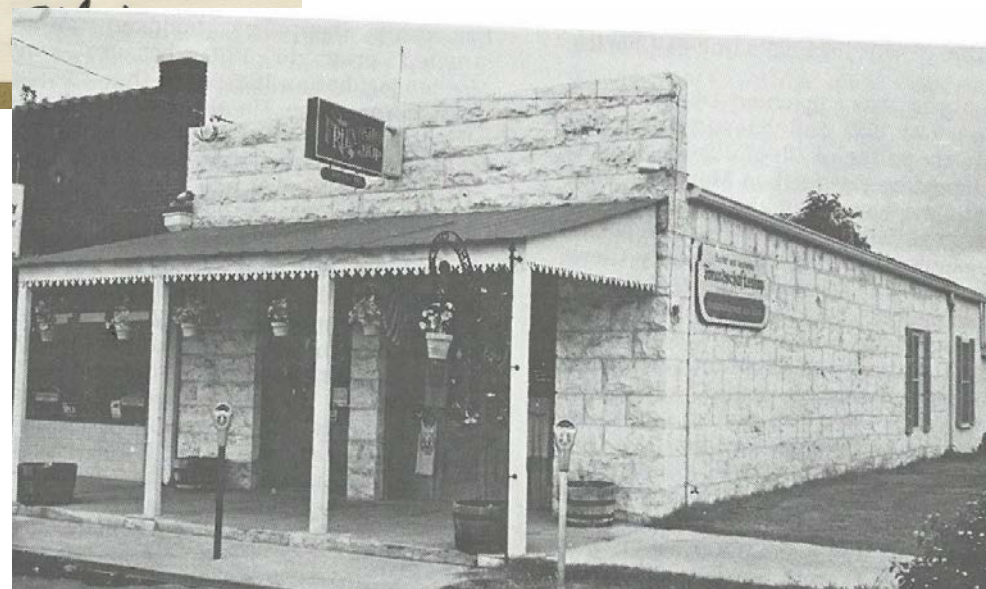
Existing Conditions

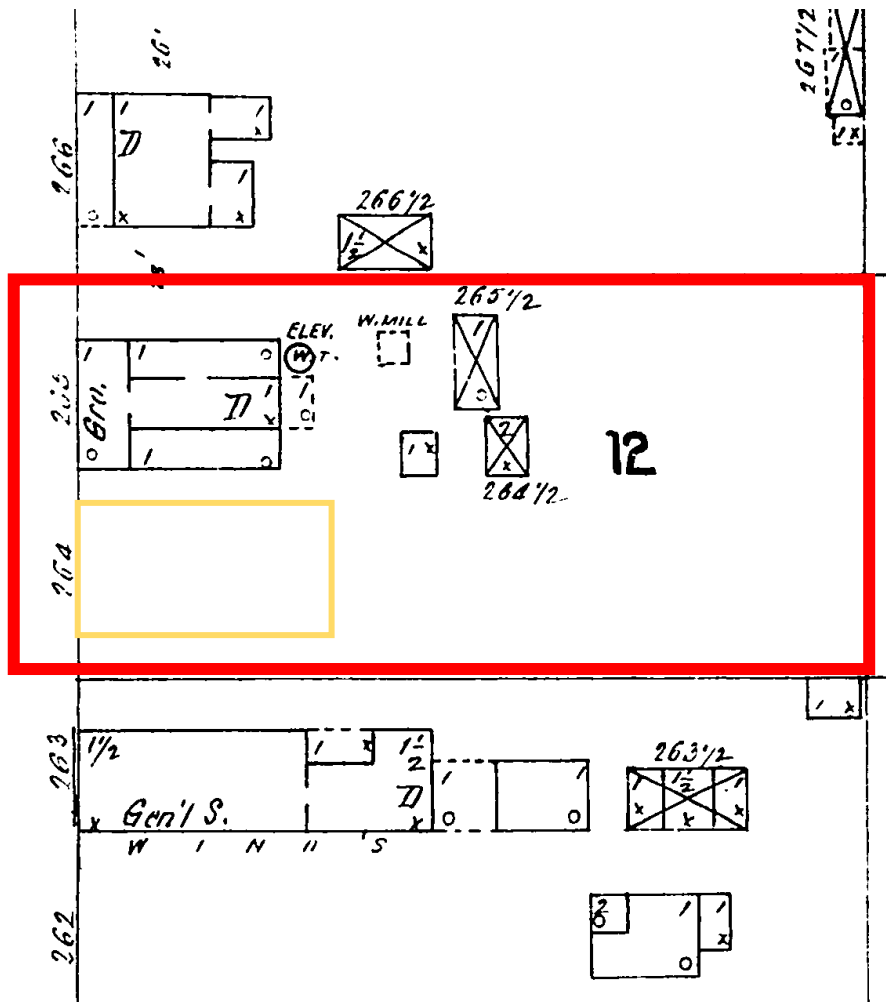


Friendship Shop (Knapp)

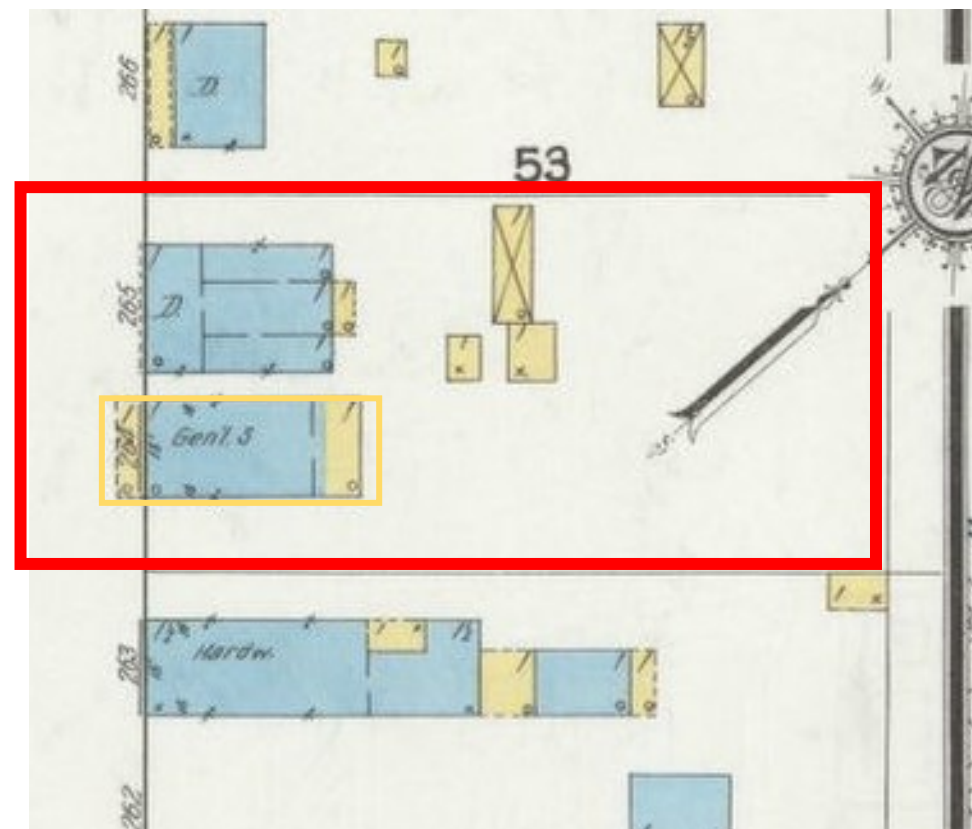
RTHL Nomination photo 1983

Photo from Elise Kowert's [Historic Homes In and Around Fredericksburg](#)

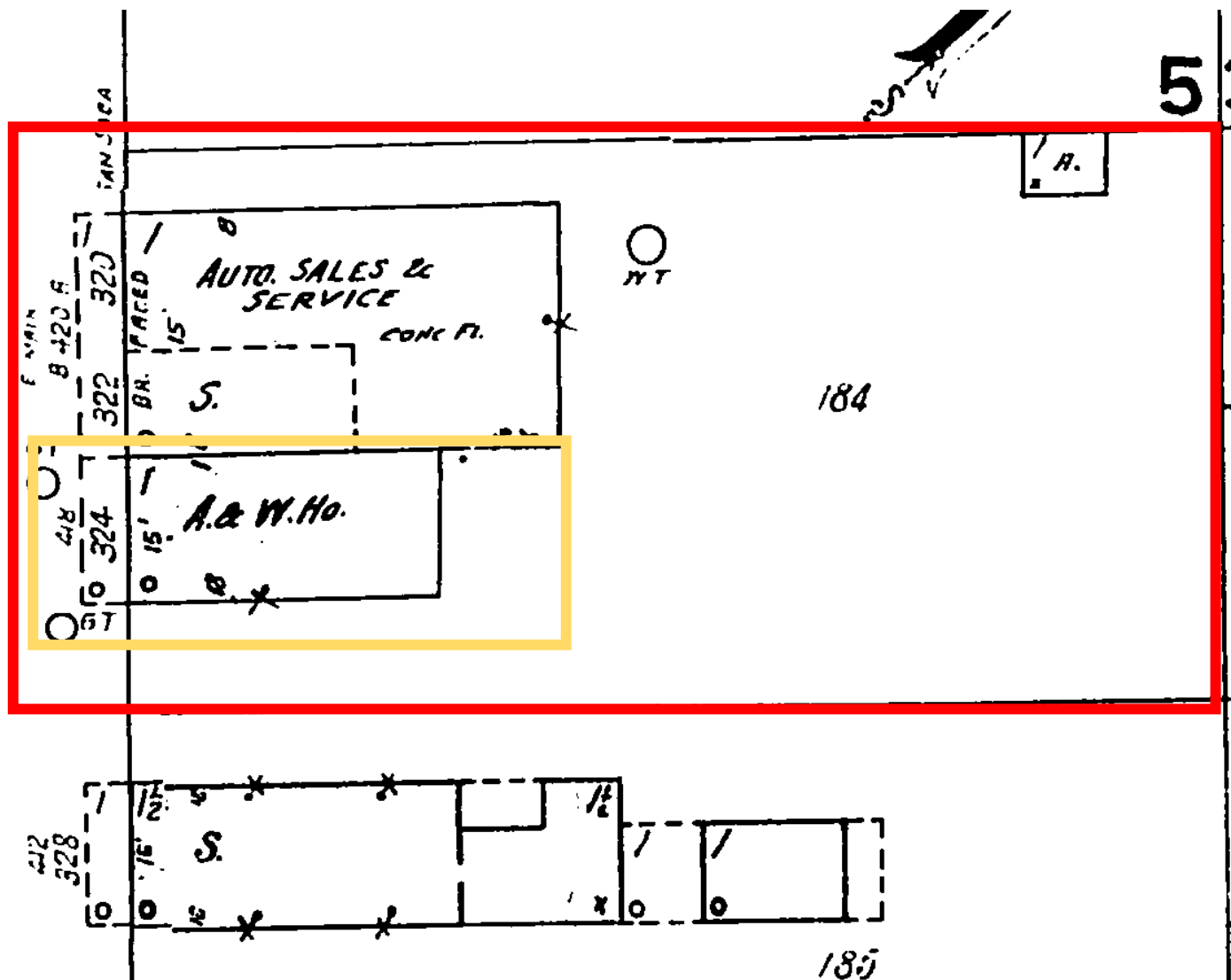




1896 Sanborn
Block 12 (later 53) Lot 184



1915 Sanborn
Block 53 (previously 12) Lot 184



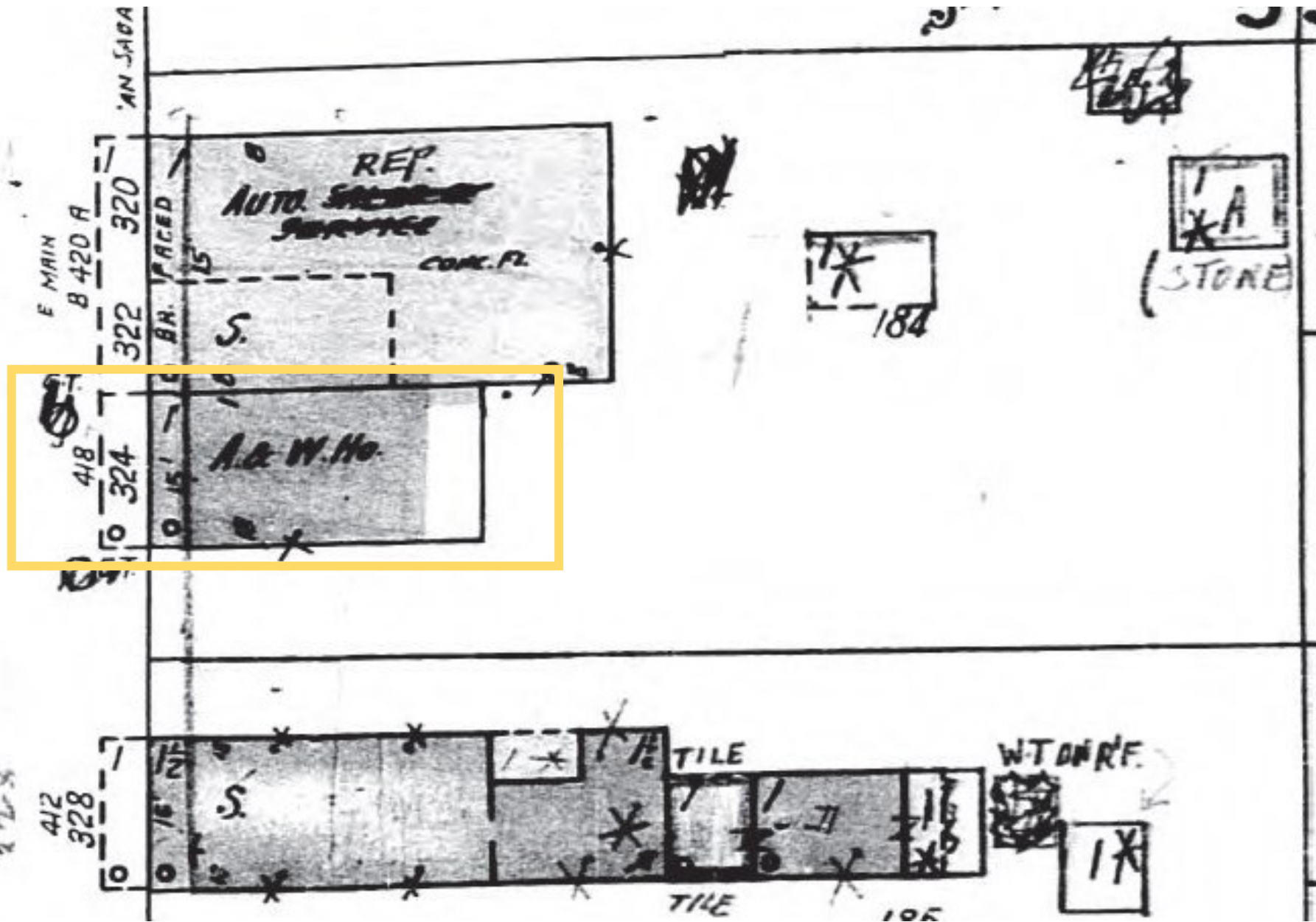
1938 Sanborn

Block 53 Lot 184

322/320—Auto Sales & Service and shop. 1 story stone building with covered front. Window on rear and east side of building.

Metal roof on porch and main structure

Brick faced





Atlas: I... Texas Legislature U... Microsoft Office Ho... GovPayNet - The St... Anna + Scott on V... Preservation Quotes TPL tax Credit Pro... Portal to Texas Hist... Historic tax Credit... Other book

Examples of metal posts on Main St





Examples of metal posts on Main St



had their bathroom behind the kitchen in a small addition.

One thing that has never been changed however, is the appearance of the front porch, with the exception of adding wrought iron railings on the sides of the stone steps. The late Edward Stein, local architect and banker, recalled for the Ralph Golds that he personally made all of the gingerbread trim on the porch when he was a young man and worked for his father, Franz Stein, at the family's lumber yard.

The gingerbread trim around the top of the porch is probably the most elaborate of any to be found on a home in Fredericksburg. Even the porch railings are of intricate design. An old-fashioned porch swing and bench seem to invite one to sit and spend a leisurely moment.

Adding to the traditional appearance is the equally elaborate wrought iron fence in front of the house. It is painted white and matches the wooden picket fence along the west end of the front fence and the one along the east side.

A small one-room white frame house in the back yard is where Adolph Gold's father lived during his last years when he became too infirm to live by himself. Mrs. Gold uses it now for storage, keeping many of her fabric scraps and rags here which she uses in making braided rugs.

So adept is she at making braided rugs, that many years ago she undertook the almost monumental task of making a wall-to-wall braided rug which covers the floor in the front bedroom. Modern carpeting covers the floors in the hall and the living room, but there are braided rugs in other spots of her home.

The front entryway is also quite elaborate,

with a large heavy oval beveled glass pane set in the wood door. It is flanked by sidelights with oval glass panes, all topped with a transom with another glass pane. The original rollers and cream linen shades which Mrs. Adolph Gold made for this entryway are still in use today.

With four daughters and one son, this was a lively household for the Adolph Golds and also the center of many social activities. Mr. Gold died December 26, 1931, at age 63, but his widow lived to be 90. She continued to make her home here with her son and his family, but visited frequently in the homes of her daughters. She died December 23, 1948.

The only son, Ralph Gold, married Helen Henke on February 12, 1927, and they made their home here. They had two daughters, Carol Ann and Gwen. Carol Ann is now Mrs. Victor Smith of Alvin, and Gwen married Roy Henke and they reside on their ranch between Fredericksburg and Kerrville. They also have five grandchildren.

Mr. Gold had also worked for the Bank of Fredericksburg, and retired several years ago from working for Security State Bank and Trust. He and Mrs. Gold, known for her culinary and sewing skills in addition to her braided rug-making, appreciate the charm, the beauty and the history of their old home. They take special pride in keeping its interior and exterior, as well as their surrounding yard in immaculate condition.

Such pride in home ownership is one of the things that make Fredericksburg and its old homes and buildings unique throughout the state.

MAIER-ALBERTHAL HOME—NOW THE FRIENDSHIP SHOP

There's a building at 324 East Main Street that has seen a diversity of use not usually found in such small structures. Now it's known as "The Friendship Shop" and belongs to Kenneth (Kenn) P. Knopp. Kenn and his manager-cousin, Werner Knopp, have stocked it with gift items, many of them imported, also books, religious art, paperbacks, posters, personalized T-shirts and much more. This is all merchandise that's a far cry from that sold by the first pioneer merchants who had

businesses in this building.

It was first a grocery and general mercantile store, later a grocery store, a soda water factory, a garage, an auto parts store, a small machine repair shop, and it was even used by a mission congregation for holding church services.

It is built on Townlot 184 which was originally part of the Nimitz Hotel property owned by Charles H. Nimitz, grandfather of the late Fleet Admiral Chester W. Nimitz.



Kenneth P. Knopp, Owner

The German Emigration Company allotted townlot 184 to Robert Frankel. He is listed as being from Leipzig on the ship list of the *lathilde* (August 1, 1846). George Willman of Fredericksburg acquired Townlot 184, along with Nos. 185 and 186 (now part of the Admiral Nimitz Center). He must have been an early-ay land speculator, as he bought thousands of acres at tax sales when the lands were sold to satisfy liens for delinquent taxes. He also founded the hotel which later passed into Nimitz ownership.

This assumption is based on a statement contained in a sales contract he made with Joseph Martin, also of Fredericksburg, on March 25, 1851, by which he sold these three townlots to Martin for \$934 cash and executed a note for \$1,011.74 that was due April 1, 1852. Joseph Martin, 36, is listed as an architect on the 1850 census of Gillespie County. He lived in a "household" of Gabriel Martin, 30, a melkeeper. The contract Willman made with Martin stipulated that it included all buildings, improvements and household utensils.

The fact that Willman founded the Nimitz hotel is further substantiated by a statement in Penniger's *Fest-Ausgabe* in which he writes: "Mr. Nimitz opened a hotel in the house formerly owned by the Willmanns. He

began on a small scale, but with the assistance of his intelligent and diligent wife, the accommodations and hospitality were not surpassed by any other." The house referred to is the small structure that stood on the corner lot.

Martin did not pay off the note, so the property was sold by Louis Weiss, Sheriff, to satisfy a \$1311.83 judgment in favor of Henry and Herman Runge against Martin. Charles H. Nimitz was the highest bidder for the three townlots, buying them for \$385 cash.

Nimitz sold Townlot 184 to Anton Maier on December 18, 1866. Maier held several county offices, and was also an early-day merchant. He was born in 1813 in Germany, according to a list published in Penniger's *Fest-Ausgabe* giving the names of those living in the county who had passed their 80th birthday. He and a son, Karl, of Fulda, Kurhessen, are listed along with others from that same town on the ship list of the Brig *Garonne* that sailed from Bremen August 21, 1845, and arrived in Galveston December 6, 1845. When he applied for his U.S. citizenship on November 12, 1850, however, his application states that he arrived at Galveston November 25, 1845.

This son, Karl, could not have been the same son, Charles, who grew to adulthood, as the 1860 census lists a Carl, age 2, born in Texas,

umber of years, and there was also once a
int and body shop in it. When Bennie
inen's auto supply business prospered, he
panded from his space in the Wuest Garage
lding into this old rock building. That was
1953 when Walter Moellendorf added the
ck addition of concrete blocks to the
lding. The small lumber addition im-
diately behind the original rock building
s added by Alberthal not long before he sold
to William Moellendorf. Here Moellendorf
d an office and also sold Buster Brown
oes from this place. Heinens moved away
m here in 1963 when they erected their own
lding elsewhere.

n recent years other tenants have included
small machine repair shop. The mission
gregation of a small branch of the
theran Church also conducted services in
e on Sunday nights for a period of time.

After Knopp bought the old building, he
gan work on recycling it to new use.
sically, none of the building's lines were
ered, but the interior was adapted for ef-
ient and esthetic display of the mer-
andise.

There is only one window in the east wall of
e original building.

The old woodwork in front was stripped of
rnish and paint, and given a sealer so the
ellowed door frames and transoms blend in
th the old rock walls. The front doors, all
th glass panes in their upper halves, are
eresting -- and different. At the west side in
nt are double doors with a glass transom

above them. At the east front, there are also
double doors with a glass transom above
them. These are flanked by narrower doors,
hinged to the frames of the double doors.

The narrow ones could be left closed when
only the middle doors were used, or they could
all be swung back to give a much wider
opening -- ideal for cooling breezes in the olden
days and to give an "open" look to the
business carried on there.

The front porch has metal gingerbread trim
along its roofline.

A new touch, but reminiscent of similar old
signs which are prevalent in Germany, is the
black wrought iron sign which Roy Bellows,
local blacksmith, made for Knopp. It has
fancy scroll work and the words, "The
Friendship Shop," worked into the design.
Hanging from it is a red geranium, with more
geraniums in pots hanging from the porch
ceiling.

Even the sign placed against the side of the
building adds an "old world" touch. This is
painted in German, "Freundschaftsshop --
Handschnitzereien und Kunst. Buecher und
Geschenke." (Friendship Shop -- Hand-
carving and Art. Books and Gifts.)

Whatever the language, the role of the
building and the business housed in it add to
Fredericksburg's architectural and cultural
charm, just as those people and firms of the
past who have owned it and worked there
added their dimensions to the history and
charm of this city.

ST. JOSEPH'S HALL

The inscription in front on the building
eated in the 200 block of West San Antonio
reet proclaims it to be "St. Joseph's Halle"
th the year it was dedicated, "1900," below
e name, but the history of the building dates
ck to 1899 when its construction was begun
the men's organization of St. Mary's
tholic Church.

St. Joseph's Verein, as it was originally
own, was founded February 19, 1899. Much
rlier, the men of the parish had been
ganized in 1859 with 42 charter members,
th one of their purposes being to help build
e parish's second church, now "Old St.
ary's" (Marienkirche). That same year a

women's organization was also founded.

With the passing years, interest in the men's
organization dwindled, until the movement
received momentum from a dynamic young
priest who was serving the parish in 1899.

He was Rev. Jos. Roch, who had come to St.
Mary's as an assistant to the ailing and aging
Rev. Peter Tarillion. In ill health, Rev.
Tarillion left St. Mary's in December 1899 and
spent his last years in San Antonio where he
died March 24, 1900.

Great was the joy when the young assistant,
Rev. Roch, was appointed as priest for the
congregation, as he had endeared himself to
the flock while he was serving under the older