



CITY OF FREDERICKSBURG HISTORIC REVIEW BOARD

TUESDAY, AUGUST 24, 2021

5:30 P.M.

**LAW ENFORCEMENT CENTER at 1601 E. MAIN ST
(Previously scheduled for August 17, 2021)**

Sharon Joseph, Chair
Larry Jackson, Vice Chair
David Bullion, Member
Jessica Mittel, Member
Michael McCrea, Member

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

The City of Fredericksburg Historic Review Board will meet in a regular session on **Tuesday, AUGUST 24, 2021, at 5:30 p.m. The meeting will be in person at the LAW ENFORCEMENT CENTER AT 1601 E MAIN.** This meeting will be held in person and live stream on our YouTube Channel.

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

<https://www.youtube.com/channel/UCrhnlFjVfDS1SPBJD2pYKcQ/featured>

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. PUBLIC COMMENTS

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

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the HRB is limited to either a statement of specific information or recitation of existing policy. TEX. GOV'T CODE § 551.042.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on August 24, 2021.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to ahudson@fbgtx.org or

Verbal Comments:

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

5. HISTORIC PRESERVATION OFFICER'S REPORT

- Historic District Design Guidelines & Standards adopted by City Council along with amendments to Historic Preservation Ordinance
- THC hosting Commission Assistance and Mentoring Program online training August 26 & 27

6. APPROVAL OF MEETING MINUTES

7. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CONSENT AGENDA

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

A. Application- #21-83 **306 W Travis**– *Janis Reis*- demolition of house and outbuildings

INDIVIDUAL CONSIDERATION

B. Application- #21-64 **420 Plum**– *City of Fredericksburg*- re-rating of main structure

C. Application- #21-62 **420 Plum**– *Mustard Design*- addition and re-open enclosed front porch

D. Application #21-87 **116 E Austin** – *Dennis Kusenberger* – window replacement

E. Application #21-85 **209 E San Antonio**– *Creo Architects* – change paint color, roof color, replace porch flooring, re-rate to allow demolition of rear addition and ancillary structures, Conceptual approval of new steel and wood pergola, change window to door for egress

8. OTHER DISCUSSION ITEMS

A. Discussion on STR density in R2 zoning in historic district.- Jason Lutz, Director of Development Services

9. ADJOURN

This is to certify that I, Anna Hudson, posted this Agenda by 3:00 p.m. on Wednesday, August 18, 2021, on the bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



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

**HISTORIC REVIEW BOARD
July 13, 2021
5:30 PM**

On this the 13th day of July 2021, the Historic Review Board convened in regular session at the Law Enforcement Center at 1601 E. Main St. with the following members present to constitute a quorum:

PRESENT:

JOE SALINAS, JR (Voting Alternate)
MIKE PENICK
LARRY JACKSON
DAVID BULLION
SHARON JOSEPH
MICHAEL MCCREA
BARRY KAISER
JESSICA MITTEL

ABSENT

RICHARD LAUGHLIN

ALSO PRESENT:

ANNA HUDSON – Historic Preservation Officer
DANIEL JONES – City Attorney
SHELBY COLLIER – Associate Planner

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

PUBLIC COMMENTS

MINUTES

Sharon Joseph requested that ROW on page three be corrected to Right of Way. The Minutes Stand as presented.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, presented the Historic Preservation Officer's report. She provided a follow – up to the Board regarding the Special City Council Meeting held on July 12th. The Preservation Grant was awarded to 2 projects and the Historic Review Board also received 1 new member appointment, Michael McCrea.

PUBLIC HEARING

Item 8A - Hold a Public Hearing to receive Citizen Comments for or against the Adoption of Revised Historic District Design Guidelines/Standards.

Motion made to Open the Public Hearing by Mike Penick. Seconded by David Bullion. All voted in favor and the motion carried.

Eric Hammersen spoke. He argues the validity of the Historic Design Guidelines and Standards and believes them to be illegal.

Motion made to Close the Public Hearing by Larry Jackson. Seconded by Jessica Mittel. All voted in favor and the motion carried.

Anna Hudson, Historic Preservation Officer, presented a power point regarding the Historic Design Guidelines and Standards.

Larry Jackson made a motion to recommend City Council adopt the Historic Design Guidelines and Standards as presented. Barry Kaiser seconded the motion. All voted in favor and the motion carried.

Item 8B - Hold a Public Hearing to receive Citizen Comments for or against Amendments to Code of Ordinances Chapter 23 Planning – Article III – Historic Preservation.

Motion made to Open the Public Hearing by Mike Penick. Seconded by Michael McCrea. All voted in favor and the motion carried.

Motion made to Close the Public Hearing by Larry Jackson. Seconded by Jessica Mittel. All voted in favor and the motion carried.

Larry Jackson made a motion to recommend amendments to Code of Ordinances Chapter 23 Planning – Article III – Historic Preservation. Jessica Mittel seconded the motion. All voted in favor and the motion carried.

CONSENT AGENDA

Application #21-72 325 W Main St– Jeryl Hoover – New Rock Wall, Installation of Museum Exhibit Panels.

Application #21-75 – 501 E. San Antonio – Shayna Thompson – Change to Side Porch, Parking, Fence and Wall.

Application #21-61 – 211 W. Austin – SKT Architects – Construction of 8 STR Units.

David Bullion made a motion to Approve the Consent Agenda as presented. Barry Kaiser seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #21-73 – 514 W. San Antonio – SKT – 3 New STR Units and Parking.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Certificate of Appropriateness to construct 3 new STR cottages at 620 square feet each. The cottages will have their own enclosed courtyard and pool, will be constructed towards the back of the property so as not to compete with the historic structure. Proposed exterior materials are stucco and board and batten siding

that are commonly found throughout the Historic District. Final colors will be submitted for approval at a later date. The plate height of the structures will be 9'. The applicant is also requesting to Demolish an existing shed.

Staff recommendation:

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

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

Randy Stehling with SKT Architects presented the application. He stated it was the applicants desire to construct 3 new STR units on a property with an existing structure. He stated that the shed in question appears to be built of pieces of different structures and does not appear to be original. Michael McCrea questioned if the sheds met the demolition requirements.

David Bullion voiced his concern regarding the location of the hot tubs. He said this area is still a residential neighborhood and he was concerned with the noise that could be generated due to the hot tubs and their location close to the property line facing the neighbors. He would prefer interior facing hot tubs.

Randy Stehling stated the location of the hot tubs was important to the configuration of the site layout as the applicants are hoping to provide a secluded, private feel. This requires the hot tubs to not be central to the development.

Michael McCrea asked if it would be possible to reconfigure the parking layout for the development.

Randy Stehling stated it might be possible, but the site was developed this way in order to maintain privacy for the guests and to keep the large trees on site.

David Bullion stated he feels this the proposed design creates excessive density for the lot and the neighborhood. He said the addition of 3 new units would bring the STR unit count to 5 for this site which could provide more than 20 people on the lot at any given time.

Jessica Mittel made a motion to Approve Application 21-73 as presented. Larry Jackson seconded the motion. David Bullion opposed and all others voted in favor and the motion carried.

Application- #21-74 – 116 E. Austin – Dennis Kusenberger – Window Replacement.

Anna Hudson, Historic Preservation Officer, stated the Applicant is requesting approval to replace original wood windows with Pella Impervia double – hung fiberglass. Existing frames to remain.

Staff recommendation:

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

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

Staff does not recommend removal of the original windows. This recommendation is in keeping with SOI standard number #6 and FBG Design Guidelines for windows (included in packet).

Dennis Kusenberger presented the application and provided photo shopped images that depicted what the new windows would look like.

Michael McCrea asked if Mr. Kusenberger was requesting an exception as allowed in the Design Guidelines.

Dennis Kusenberger stated there is no exception, he is simply asking to replace the windows as the proposed replacement looks the exact same.

Barry Kaiser commented on the difference between a replacement and the original. He stated that a Picasso painting and a fake Picasso would look the same, however, the Picasso painting is infinitely more valuable and that there is a difference between the two. He would argue that this is the conversation the Board should be having.

Larry Jackson made a motion to Approve Application 21-74. Jessica Mittel seconded the motion. Michael McCrea, Mike Penick, Barry Kaiser and Sharon Joseph Opposed the motion. Larry Jackson, David Bullion and Jessica Mittel voted in favor. The motion died.

Michael McCrea made a motion to Deny Application 21-74. Barry Kaiser seconded the motion. Michael McCrea, Mike Penick, Barry Kaiser and Sharon Joseph voted in favor of the motion. Larry Jackson, David Bullion and Jessica Mittel Opposed the motion. The motion carried. Application denied.

Application- #21-77 – 313 E. Travis – Carlo Rivera – 1 New Storage Unit, 1 New Auxiliary Structure.

The Applicant was not present for this request therefore no action was taken. The item will be placed on the next HRB agenda.

Tom Musselman, City Council Member, asked the use of the proposed structures. Staff did not have an answer and the applicant was not available to answer.

ADJOURN

With nothing further to come before the Board, Larry Jackson moved to adjourn. Eric Parker seconded the motion All voted in favor and the meeting was adjourned at 6:59 p.m.

PASSED AND APPROVED this the 17th day of August 2021.

SHELBY COLLIER, ASSOCIATE PLANNER

SHARON JOSEPH, CHAIRMAN

Fredericksburg Historic Review Board
Application Information

Application Number: 21-83
Date: August 17, 2021
Address: 306 W Travis
Zoning: R2
Owner: Janis & Mark Reis
Applicant: Janis Reis
Rating: Low
Proposal: demolish low rated structures

Request;

The applicant is requesting a Certificate of Appropriateness to:

1. Demolish a low rated structure to allow for new construction

Relevant Sections of Fredericksburg Historic Preservation Ordinance:

Definitions: Low Rating..... 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.

FBG Historic Preservation Ordinance Sec. 23-63. - Demolition/removal. (b) In addition to the criteria specified in section 23-62, the Board shall use the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district:

(2) The demolition, removal or relocation of a Resource with a rating of "low," or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose.

Staff findings/recommendation

1. The house was given a low rating in the 2018 survey due to the numerous alterations to siding, windows. The applicant first applied for approval to rehab the house, however once interior demolition began it became evident there was very little original fabric left. Staff recommends approval of the demolition of all structures on the site given the low rating and lack of historic fabric. The new owner is currently working with an architect for plans for new structures.



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address	306 W. Travis	Date Submitted	7/27/21
Owner name:	Janis and Mark Reis	Phone #	(210) 412-5631
Owner Address:	27302 Spiral Canyon		
Authorized Applicant:	Janis Reis	Phone #	(210) 412-5631
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.		Applicant E-mail:	janisreis50@gmail.com
		Desired Start Date:	ASAP
		Desired Completion Date:	ASAP

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

Requesting to demolish current property and rebuild new house with the same style and footprint as old house and in the same location. New house would still be pier and beam. House has too much damage and too many modifications to repair existing.

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

Staff to complete

Application #	21-83	Year Built:	1910
Eligible for Administrative Approval	☒ Yes ☐ No	Zoning:	R2
Historic Review Board Meeting Date	August 17, 2021	Application Fee \$10	COA# 00387
Survey Rating:	Medium LOW	HRB Fee \$40	paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

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

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 306 W TRAVIS ST **LAT/LON** 30.280529 -98.87307
ALTERNATE ADDRESS N/A **PARCEL #** 2001
LEGAL DESCRIPTION KALLENBERG BLK 2 LOT 3R
OWNER NAME KLEIN, FRANCES C **2017 GCAD VALUATION** \$217,300

PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION None

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

If recommended eligible: **CRITERIA (local)** N/a

CRITERIA (NRHP) N/a

HISTORICAL INFORMATION

This resource is present on the 1924 Sanborn map, the earliest available Sanborn for the parcel.

PHYSICAL DESCRIPTION

YR. BUILT c.1910 **YR. SOURCE** Estimate

TYPE Building

FORM Rectangular

PRIMARY STYLE Folk Victorian

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling



PHYSICAL DESCRIPTION, CONT.**306 W TRAVIS ST SURVEY ID#****VISIBLE
ANCILLARY
RESOURCES**

- | | |
|----------------------------|------------------------------|
| 1. garage | 2. carport |
| hist.-age ('68 or earlier) | not hist.-age ('69 or later) |

ALTERATIONS

Roof replaced w/ incomp. materials
Wall cladding and primary door replaced
Canopy added at rear to connect house to a detached garage
Awning(s) added
Windows replaced; window openings potentially altered

**GENERAL
NOTES**

Decorative elements on the porch are possibly not original

SOURCES

Sanborn maps





ADDITIONAL/HISTORICAL PHOTOS

306 W TRAVIS ST SURVEY ID#





ADDITIONAL/HISTORICAL PHOTOS

306 W TRAVIS ST SURVEY ID#















Fredericksburg Historic Review Board
Application Information

Application Number: 21-64
Date: August 17, 2021
Address: 420 Plum
Zoning: R2
Owner: Polly & Curt Rickert
Applicant: City of Fredericksburg
Rating: low
Proposal: re-rate from low to medium

Request:

The applicant is requesting:
re-rating of the main house from “low” to “medium”

Relevant Sections Fredericksburg Historic Preservation Ordinance:

Preservation priority rating. Three-tier rating system used in the 2002 Fredericksburg Historic Resource Survey to evaluate all Resources (including components of properties) within, Preservation priority rating. Three-tier rating system used in the 2002 Fredericksburg Historic Resource Survey to evaluate all Resources (including components of properties) within, and adjoining to, the City's historic district. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change. No rating shall be considered vested and the same may be established or changed at any time in accordance with subsections 23-58(d) and 23-58(e) below. Additionally, structures or properties may have more than one rating (e.g., the main structure may be high but an addition or Appurtenance may be medium or low):

(1)High rating. The most significant Resources 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.

(2)Medium rating. Resources that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the historic district's overall character, and may be so ranked due to their or its 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.

(3)Low rating. Resources that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual 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 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.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. No rating shall be considered vested and the same may be established or changed at any time in accordance with subsections 23-58(d) and 23-58(e) below. Additionally, structures or properties may have more than one rating (e.g., the main structure may be high but an addition or Appurtenance may be medium or low):

Staff Recommendation:

1. Staff finds the 2018 low rating of the 1930s house to have been done in error. The Craftsman bungalow style features such as: exposed roof rafters, decorative beams under gables, a front gabled roof, low pitched roof, triangle brackets, triple grouped windows wood siding, original wood windows are intact.The biggest change has been the enclosure of the front porch. The applicant is proposing to rehabilitate the front porch which will enhance the integrity of the structure. The structure deserves preservation and protection from future demolition with a medium rating. Medium properties retain their historic integrity to a good or moderate degree.

The outbuilding does not appear on the1938 Sanborn and is not considered original to the house. This structure can be removed with the current low rating. Staff does not recommend re-rating the garage/outbuilding.

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 420 PLUM ST **LAT/LON** 30.273703 -98.88111
ALTERNATE ADDRESS N/A **PARCEL #** 2110
LEGAL DESCRIPTION SCHULTZ BLK 1 LOT 25 & 26
OWNER NAME KOTT, BARBARA **2017 GCAD VALUATION** \$262,4

PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION None

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

If recommended eligible: **CRITERIA (local)** N/a

CRITERIA (NRHP) N/a

HISTORICAL INFORMATION

Per Sanborn maps, this resource was constructed between 1924 and 1938. It is present on the 1938 Sanborn map with a wrap around porch.

PHYSICAL DESCRIPTION

YR. BUILT 1930 **YR. SOURCE** CAD

TYPE Building

FORM Bungalow

PRIMARY STYLE Craftsman

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling



PHYSICAL DESCRIPTION, CONT.

420 PLUM ST SURVEY ID#

**VISIBLE
ANCILLARY
RESOURCES**

- | | |
|----------------------------|------------------------------|
| 1. shed | 2. shed |
| hist.-age ('68 or earlier) | not hist.-age ('69 or later) |

ALTERATIONS

Roof replaced w/ incomp. materials
Wall cladding replaced - some
Porch altered or enclosed
Windows replaced – some; some window openings resized
Addition to rear/side elevation

**GENERAL
NOTES**

SOURCES Sanborn maps

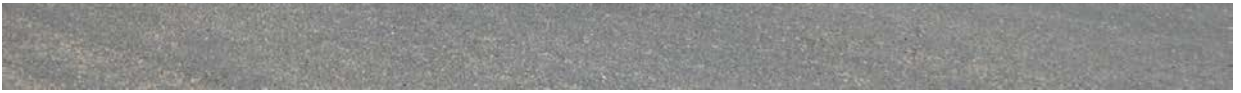




ADDITIONAL/HISTORICAL PHOTOS

420 PLUM ST SURVEY ID#





ADDITIONAL/HISTORICAL PHOTOS

420 PLUM ST SURVEY ID#







Fredericksburg Historic Review Board
Application Information

Application Number: 21-62
Date: August 17, 2021
Address: **420 Plum**
Zoning: R2
Owner: Polly & Curt Rickert
Applicant: Mustard Design
Rating:
Proposal: porch rehabilitation, side and rear additions,
demolition of outbuildings

Request:

The applicant is requesting:

A. side and rear addition to the house, including Master bedroom, closets and bathroom (west and south of the existing residence), attached garage (behind the house), Gym and Apartment, south of the Garage, as well as Pantry, Powder and Mudroom in a connector between the Garage and the existing Residence. Exterior work also includes addition of the Dog Kennel.

Existing windows to be reused and repaired. Please refer to "Proposed Finishes Schedule" for paint colors included with the drawings.

B. Proposing to remove existing non-permanent chicken coop and metal outbuilding, as well as permanent non-original addition to the residence, located in the back of the property.

C. Re-opening front porch and rebuilding columns and railing. Proposed brick color based on existing brick on the home.

D. Replace with 26 gage flat pan galvalume standing seam roof and keep chimneys

E. Repaint "Waters edge" for body with "midnight blue" window screens, and "white dove" trim

Relevant Sections Fredericksburg Design Guidelines:

WOOD DESIGN

Recommended

1. Designing and installing wood features that are missing should be based upon thorough historical, physical, and pictorial evidence or documentation to ensure the maintenance of the building's or structure's historical character .

Not Recommended

1. Creating a false sense of era or appearance due to insufficient documentation or historical evidence.
2. Designing and installing new wood features that are not compatible to the old in size, color, scale, and material.

NEW ADDITIONS

When reusing an older building, sometimes it may be necessary to construct additional space. An example would be to bring a building up to building and/or fire codes, for the expanding business, or for other various reasons. The most vital aspect, in regard to new additions, is to respect the historic character and integrity of the building. The addition should always be subordinate to the original structure. This can be done if the property owner follows the standards that the Secretary of the Interior has established.

Recommended

1. Designing additions so that they do not destroy any significant historical material.
2. Designing additions so that they are compatible in size and scale with the original structure.
3. Recognizing additions as products of their own time.
4. Designing additions so that they maintain historic alignments that may exist on the street.
5. Preserving original entrances.

Not Recommended

1. Diminishing the historical integrity of the building with the new additions.
2. Destroying significant features or detail during the construction process.
3. Altering the original facade, roof line, or setback of the original building.

Staff Recommendation:

A. The proposed addition while large in square footage is pushed to the back of the property and will not be any taller than the main house. The original footprint will mostly be intact except for the rear wall. The addition is following the design of the main house but will clearly delineated as an addition with cement board siding. Large trees will help screen most of the addition. Staff finds the addition to meet most of the recommendations of the Design Guidelines.

B. The outbuilding does not appear on the 1938 Sanborn and is not considered original to the house. Staff recommends removal of all outbuildings on the property.

C. The form of the porch is intact, and staff commends the owner for restoring the porch based on other similarly aged bungalows. The proposed phantom screen can be retracted when not in use.

D. The existing roof is not original. The proposed replacement will tie in with the new construction and is an appropriate replacement for the existing roof.

E. The paint colors selected are appropriate for the age and style of the house.

Case Comments:

This application was first submitted before the 2021 Design Guidelines/Standards were adopted. The review of this project will fall under the 1997 Design Guidelines.



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 420 Plum St., Fredericksburg Date Submitted 6/2/21
Owner name: Polly & Curt Rickert Phone # (210) 264-1305
Owner Address: 418 Plum St., Fredericksburg, TX 78624
Authorized Applicant: Eric Mustard Phone # (830) 997-7024

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

Applicant E-mail: emustard@mustarddesign.net

Desired Start Date: 07.01.2021

Desired Completion Date: 07.01.2023

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

Residence addition, including Master bedroom, closets and bathroom (west and south of the existing residence), attached garage (behind the house), Gym and Apartment, south of the Garage, as well as Pantry, Powder and Mudroom in a connector between the Garage and the existing Residence. Exterior work also includes addition of the Dog Kennel.

Existing windows to be reused and repaired. Please refer to "Proposed Finishes Schedule" for paint colors included with the drawings.

Proposing to remove existing non-permanent chicken coop and metal outbuilding, as well as permanent non-original addition to the residence, located in the back of the property.

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

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

Staff to complete

Application # 21-62

Year Built: 1930

Eligible for Administrative Approval ☐ Yes ☒ Historic

Zoning: R2

Review Board Meeting Date 6-25-21

Application Fee \$10 COA#

Survey Rating: Low

HRB Fee \$40 paid

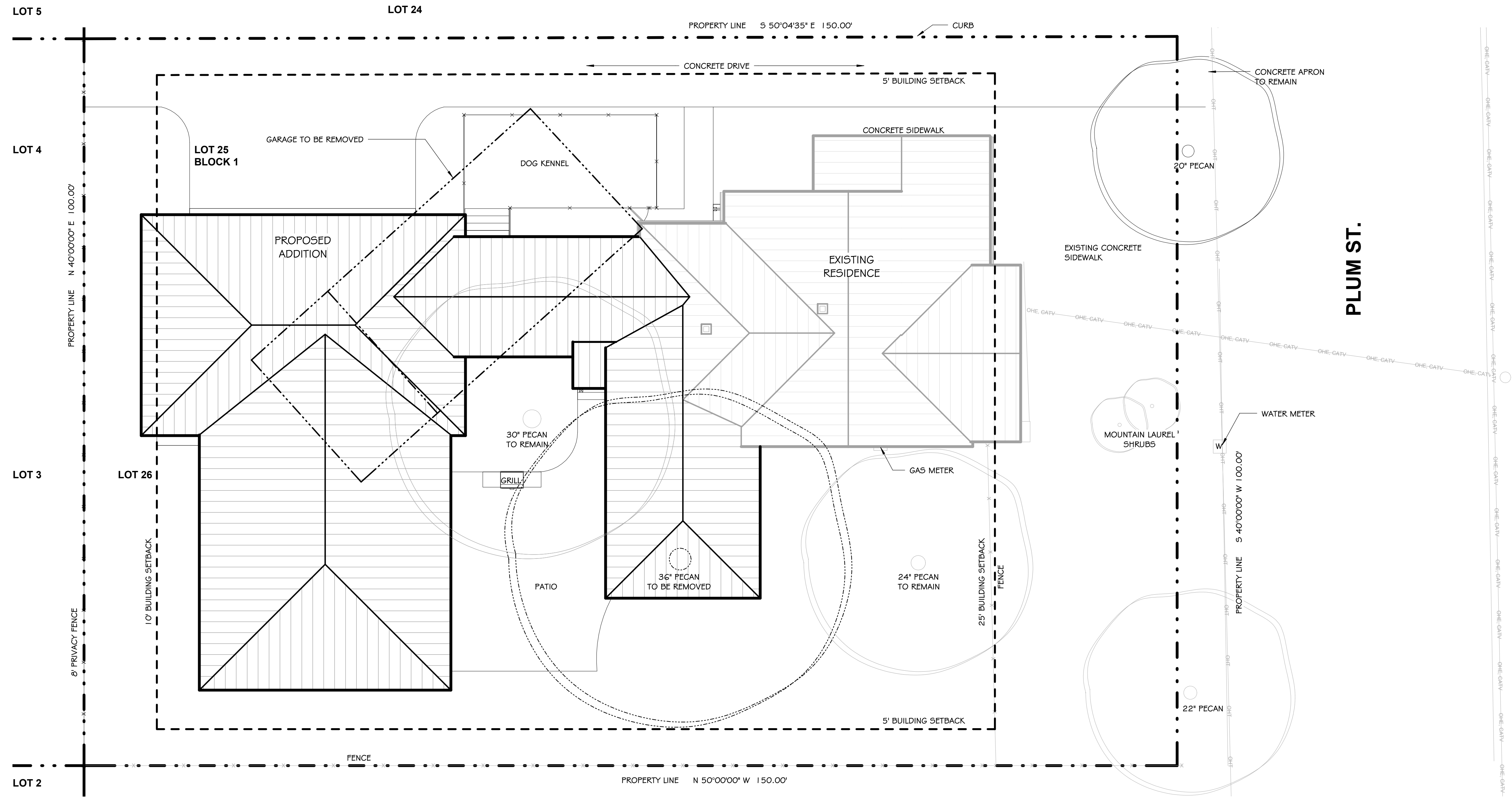
Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

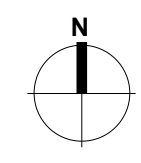
**Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits
and do not take the place of building permits.**

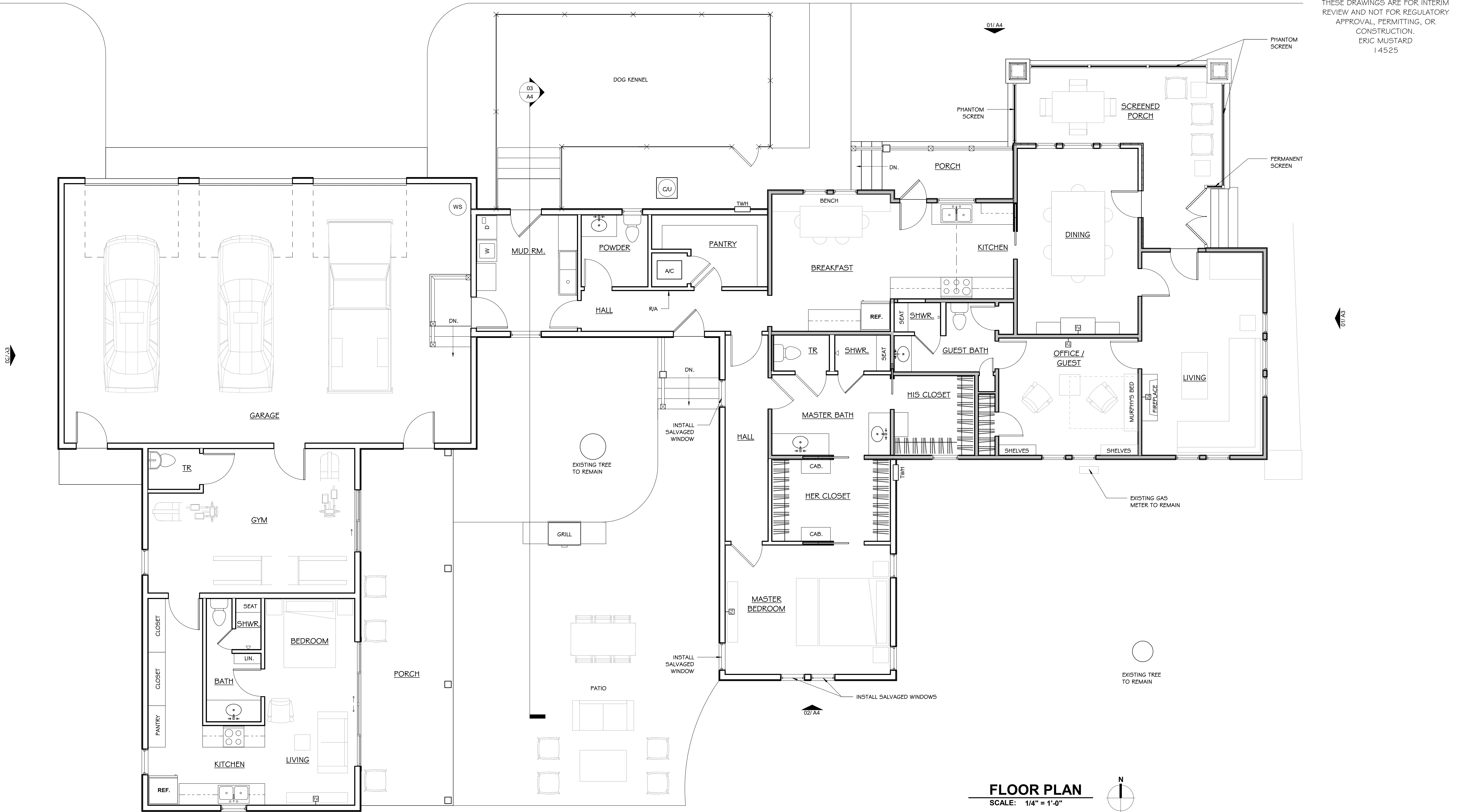






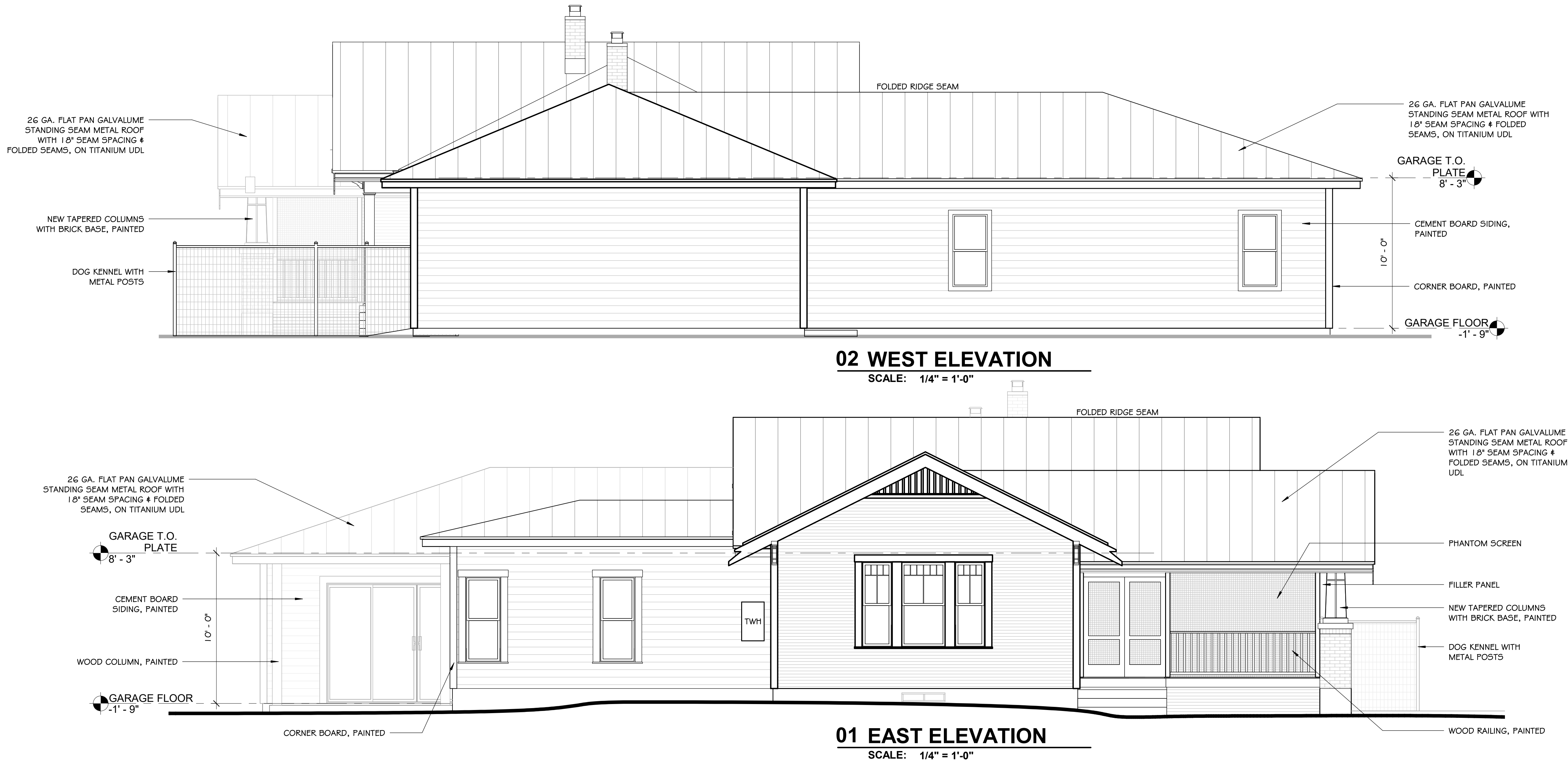
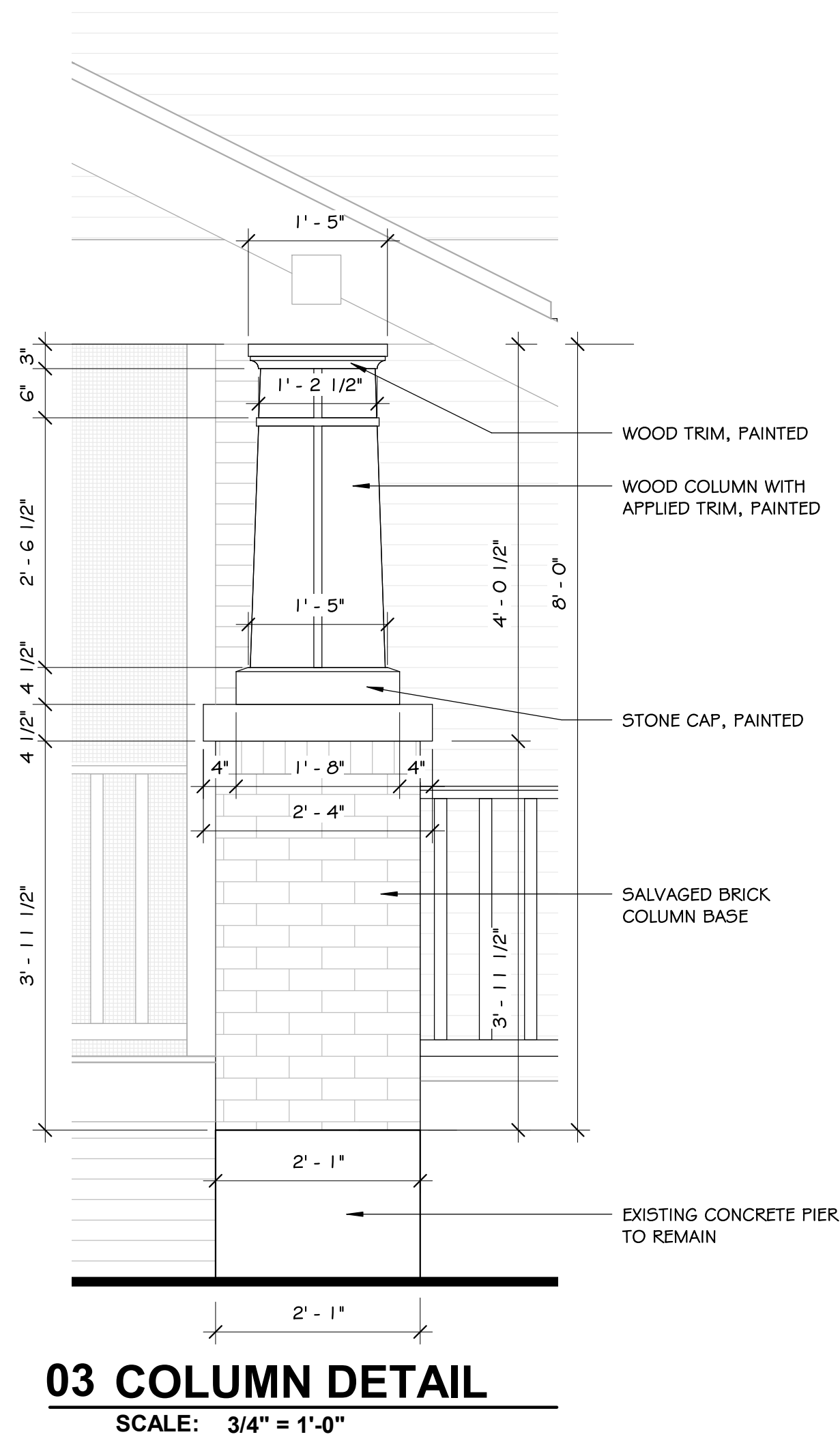
SITE PLAN
SCALE: 1/8" = 1'-0"



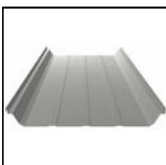


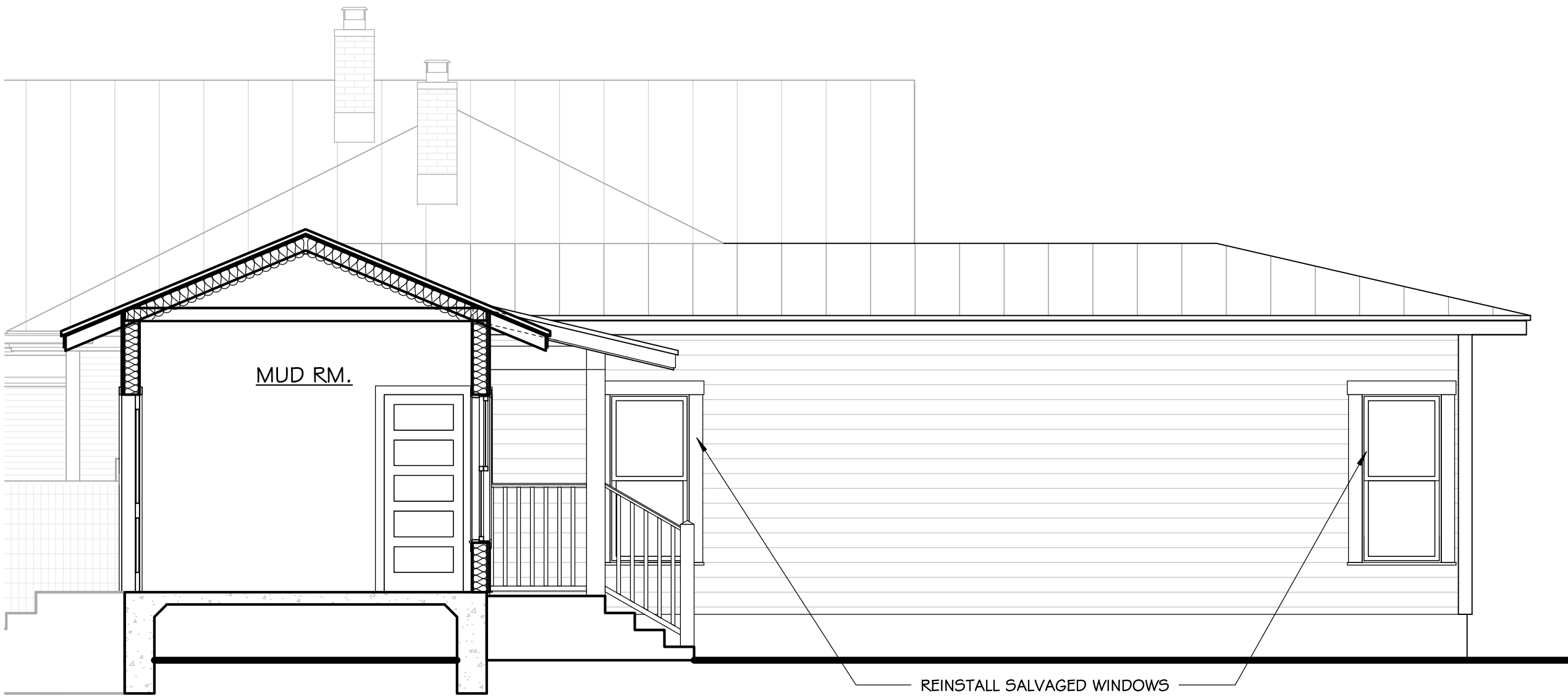


HISTORIC PRECEDENT

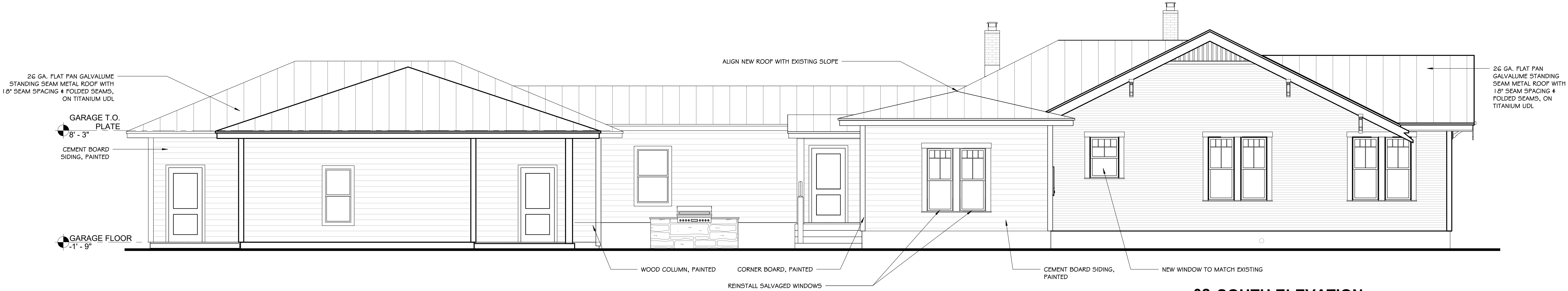


PROPOSED FINISHES SCHEDULE

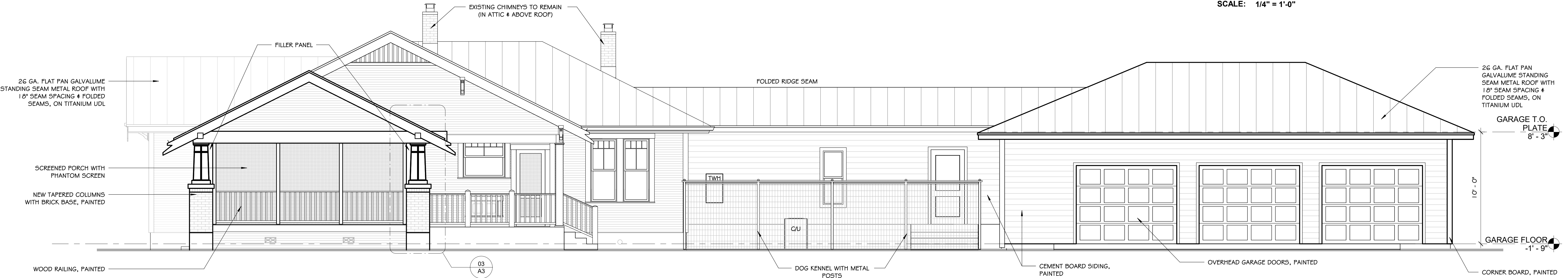
TRIM		BENJAMIN MOORE OC-17 WHITE DOVE, HISTORICAL COLOR COLLECTION	BRICK		H400-BUFF (ALLADIN COLOR PALETTE) FROM 2ND DRAFT OF FREDERICKSBURG HISTORIC DESIGN GUIDELINES STANDARDS 2021.01.29, P.191
CEILING, SOFFIT		BENJAMIN MOORE 2053-70 MORNING SKY BLUE	EXTERIOR DOORS		SHERWIN WILLIAMS SW 3518 HAWTHORNE EXTERIOR SEMI-TRANSPARENT STAIN
BODY		BENJAMIN MOORE 1635 WATER'S EDGE	ROOFING		26 GA. FLAT PAN GALVALUME STANDING SEAM METAL ROOF WITH 18" SEAM SPACING & FOLDED SEAMS, ON TITANIUM UDL
SCREEN		BENJAMIN MOORE 1638 MIDNIGHT BLUE			



03 MUD ROOM BUILDING SECTION
SCALE: 1/4" = 1'-0"



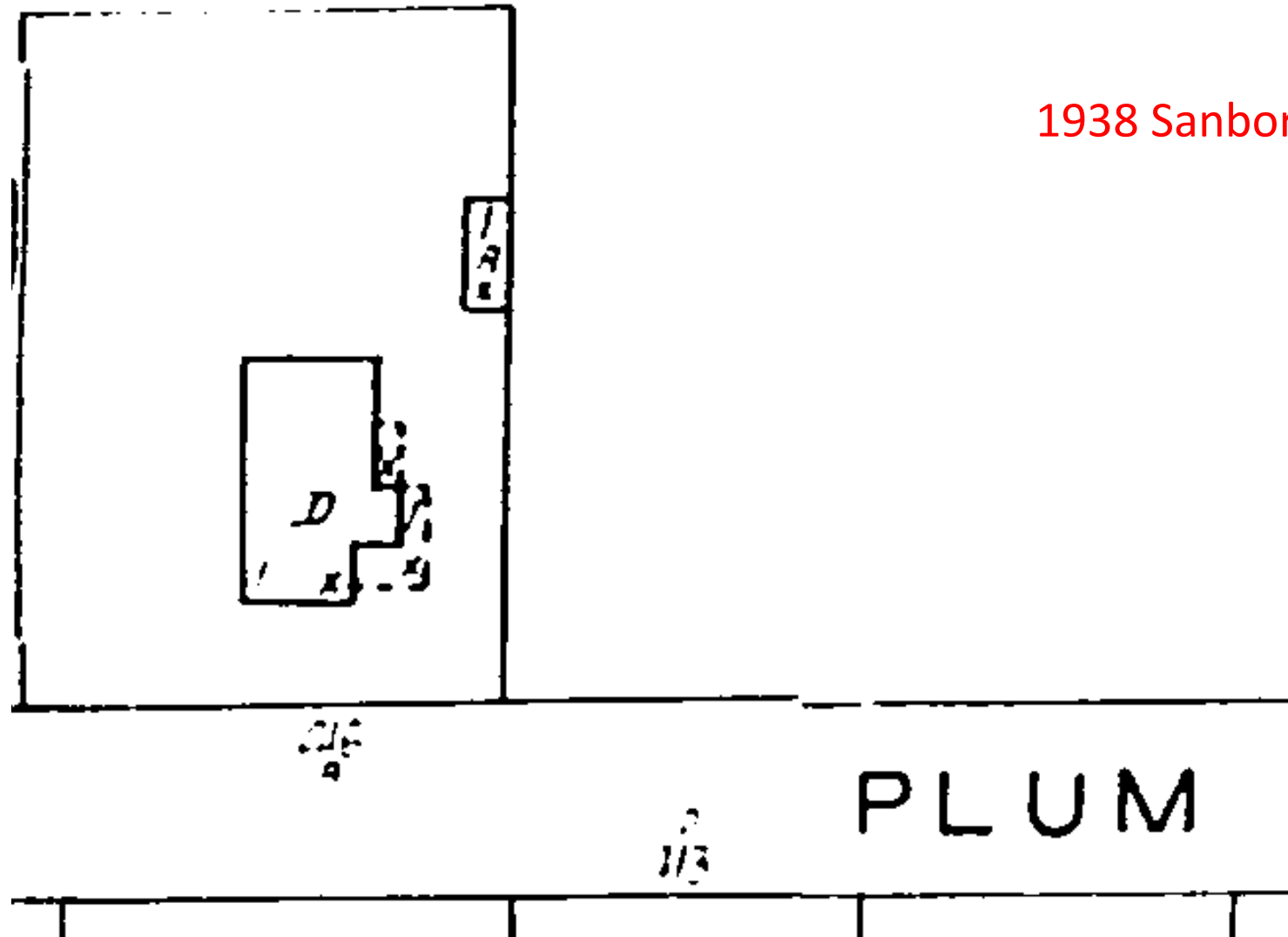
02 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

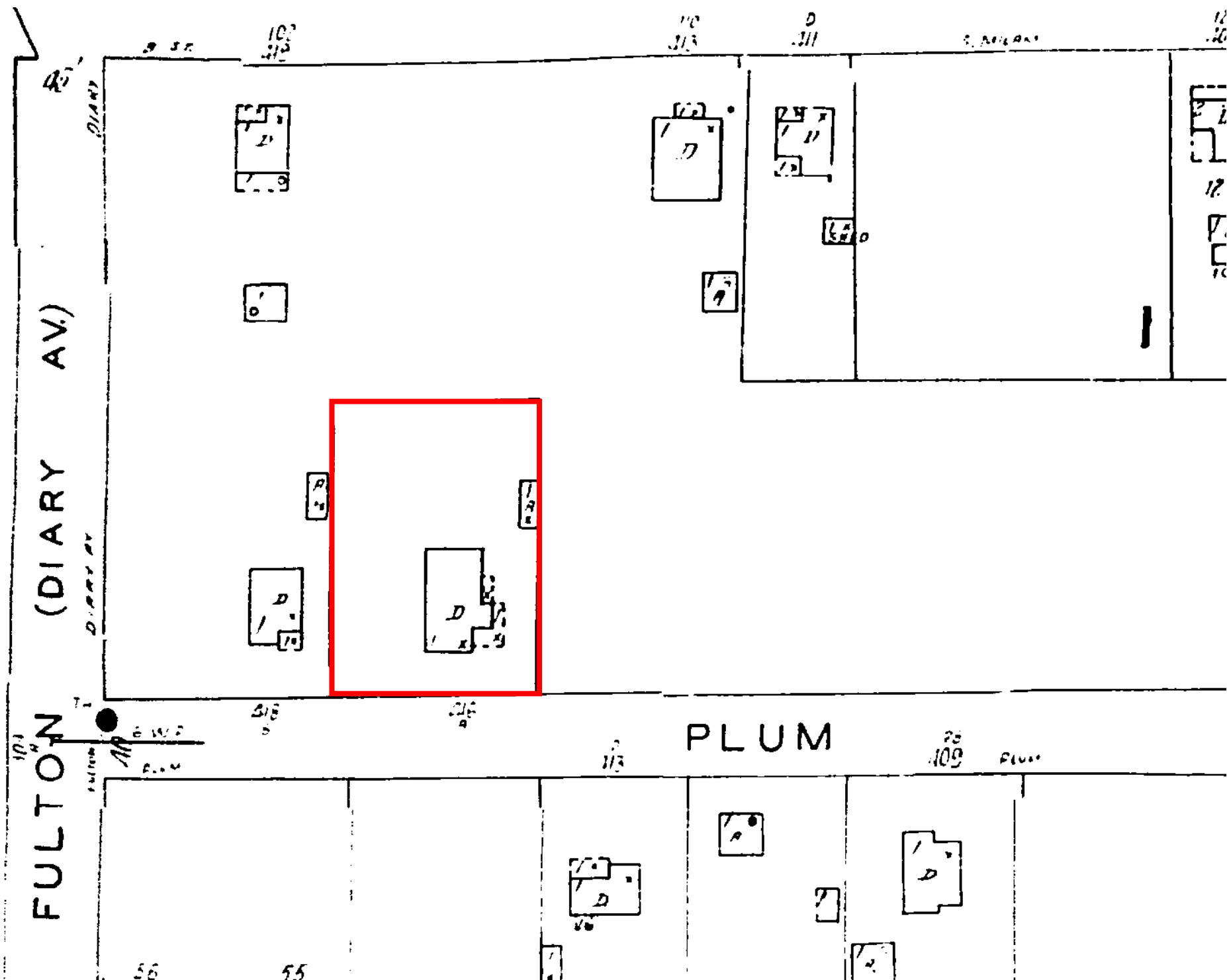


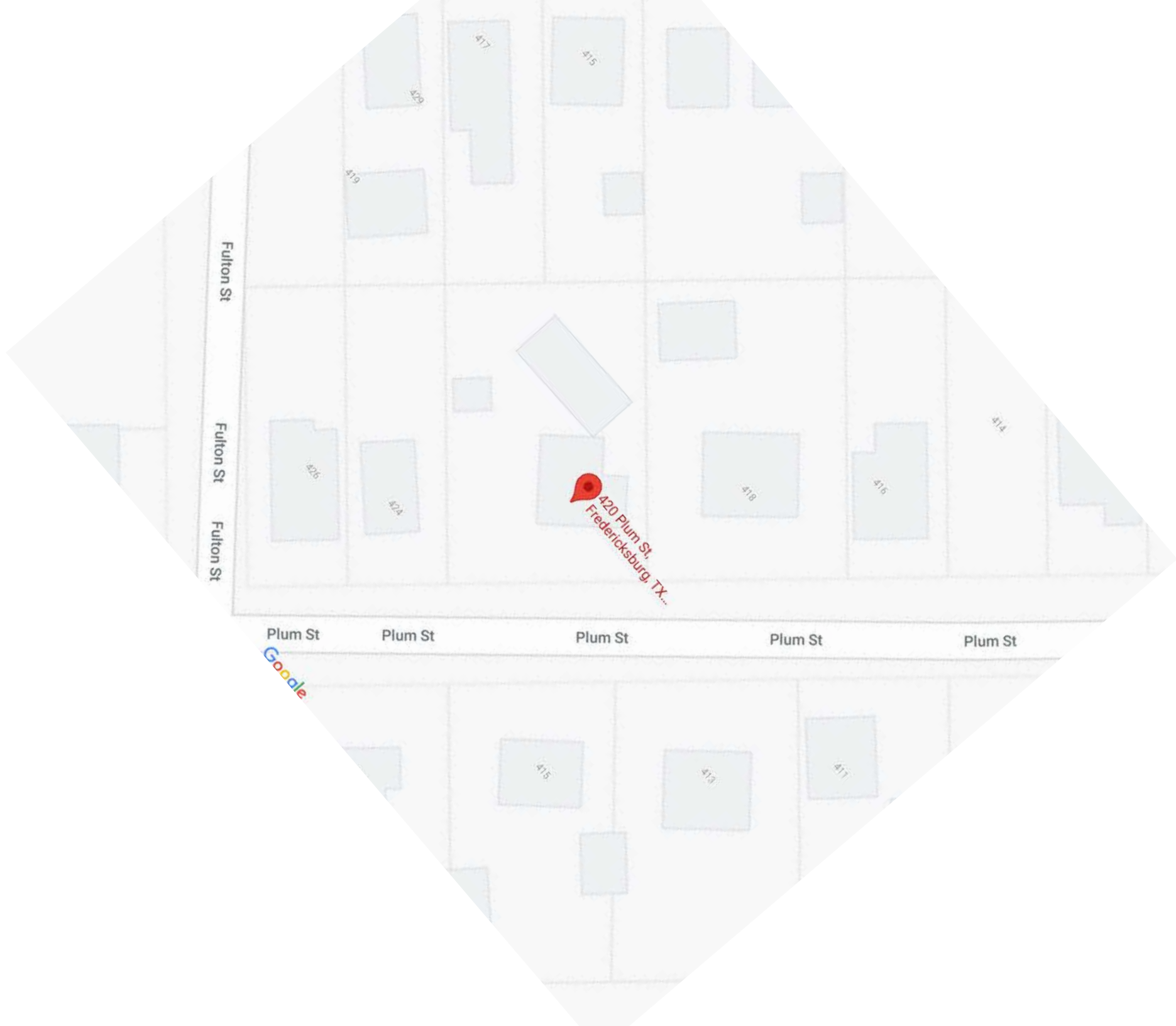
01 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1938 Sanborn Map







Fulton St

Fulton St

Fulton St

Plum St

Plum St

Plum St

Plum St

Plum St



420 Plum St,
Fredericksburg, TX...

417

415

419

419

425

42A

418

416

414

415

413

411







Historic Review Board
Application Information

Application Number: 21-87
Date: July 13, 2021
Address: 116 E Austin
Zoning: CBD
Owner: Dennis Kusenberger
Applicant: Dennis Kusenberger
Rating:
Proposal: replace original wood windows with wood/aluminum clad windows

Request:

The applicant is requesting approval to:

1. Replace original wood windows with Pella Reserve double-hung Wood Aluminum-Clad Exterior. Existing frames to remain

Relevant Sections of Fredericksburg Historic District Design Guidelines/Standards:

Section 3.2.8 WINDOWS

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

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

- e) If replacement of deteriorated historic windows is necessary, use windows that match the dimensions, profile, and configuration of the historic windows (SOI Standard 6).

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

(f) If replacement windows are required, install the new windows so that they maintain the same spatial relationships (including depth and dimension) as existed historically relative to window frames, exterior wall planes, and other exterior features. Substitute materials and clad windows may be appropriate if the above mentioned requirements (e &f) in can be met. (SOI Standard 6).

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

(h) Improve the energy efficiency of original windows by using methods that do not damage historic sashes or frames, such as weather stripping, insulating weight pockets, applying a clear interior film, adding insulated glass and the necessary additional balancing weights, or a combination of these methods (SOI Standards 7, 10).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Staff recommendation:

There are two types of windows on the property. A 4/4 divided lite wood window is found in the old tank house. The main house and rear addition have double-hung wood windows without divided lites. The applicant is trying to improve energy efficiency and reduce noise infiltration by installing double-pane wood/aluminum clad windows. The windows in question do not appear to be beyond repair as required by (a) above. The wood/aluminum clad windows are a material that the HRB has approved previously because the dimensions of the wood are the closest match to the original wood windows, as required by (e,f) above. If approved, the exterior screens should be re-installed (a) and new windows should not have the integrated screens as described as optional feature in the brochure. If the windows in the tank house are replaced too, the replacements should match the 4/4 lite pattern in the current windows.

Case Comments:

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



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address

116 E Austin

Date Submitted

Owner name:

DENNIS KUSKY BRIDGE

Phone #

830 452 6327

Owner Address:

Same

Authorized Applicant:

Dennis

Phone #

452 6327

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

Applicant E-mail:

DennisK@Kusky.com

Desired Start Date:

ASAP

Desired Completion Date:

ASAP

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

THIS REQUEST IS TO REPLACE EXISTING WINDOWS (single pane) WITH Pella RESERVE TRADITIONAL Precision Fit Hung Windows. THESE ARE WOOD WINDOWS WITH ALUMINUM CLAD.

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

Staff to complete

Application #

21-87

Year Built:

Eligible for Administrative Approval

Yes ☒ No

Zoning:

CBD

Historic Review Board Meeting Date

Aug 17, 2021 at LEC

Application Fee \$10

COA#

Survey Rating:

Medium

HRB Fee \$40

paid 00386

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.





Divided lite windows
in tank house now
used for storage





Pella® Reserve™ Traditional Precision-Fit Hung Window

Size and Performance Data

	Clad LX	Wood LX	Clad SE
Sizes			
Made to order in 1/4" increments	●	●	●
Cottage Sash or Equal Sash Split	●	●	●
Variable sash split	●	●	●
Performance₁			
Meets or Exceeds AAMA/WDMA Ratings	H-CW40 - CW50 Hallmark Certified	H-CW40 - CW-50 Hallmark Certified	H-CW40 - CW50 Hallmark Certified
Air Infiltration (cfm/ft ² of frame @ 1.57 psf wind pressure)	0.11	0.11	0.11
Water Resistance	6.0-6.9 psf	6.0-6.9 psf	6.0-6.9 psf
Design Pressure	40-50 psf	40-50 psf	40-50 psf

Sound Transmission Class / Outdoor-Indoor Transmission Class

Product	Frame Size Tested ₁	Glazing System				STC Rating	OITC Rating
		Overall Glazing Thickness	Exterior Glass Thickness	Interior Glass Thickness	Third Pane Thickness		
Clad LX or SE Double-Hung	With Integral Grilles						
	45" x 65"	11/16"	2.5mm	2.5mm	–	27	25
	45" x 65"	11/16"	3mm	3mm	–	30	26
	With Removable or No Grilles						
	45" x 65"	11/16"	2.5mm	2.5mm	–	26	22
	45" x 65"	11/16"	3mm	3mm	–	28	24

(–) = Not Available

(1) Maximum performance for single unit when glazed with the appropriate glass thickness. See Design Data pages in this section for specific product performance class and grade values.

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



Pella® Reserve™ Traditional Precision-Fit Hung Window

Features and Options

Standard	Options / Upgrades
Glazing	
Glazing Type	
Dual-Pane Insulating Glass	–
Insulated Glass Options/Low-E Types	
Advanced Low-E	SunDefense™ Low-E
	AdvancedComfort Low-E
	NaturalSun Low-E
	Clear (no Low-E coating)
Additional Glass Options	
Annealed Glass	Tempered Glass
	Obscure Glass ¹
	Tinted Glass (Bronze, Gray and Green)
Gas Fill/High Altitude	
Argon	High altitude
Exterior¹	
EnduraClad® protective finish	EnduraClad Plus protective finish
Factory Primed Wood Sash (pine, Aluminum-clad frame)	Unfinished Mahogany Wood (LX only)
Interior	
Wood Types	
Pine	Mahogany (clad and wood LX only), Douglas Fir (clad LX only)
Interior Finish¹	
Unfinished Wood	Factory primed ¹ , Factory prefinished paint ¹ , Factory prefinished stain ¹
Hardware	
Hardware Finish	
Champagne, White, Brown or Matte Black	Bright Brass, Satin Nickel, Oil-Rubbed Bronze
Sash Locks	
Cam-action lock	Historical spoon-style lock (surface mounted)
Tilt-Wash Cleaning	
Tilt to interior on both sashes	–
Other Hardware	
–	Sash lifts
Grilles	
Integral Light Technology® Grilles	
–	Traditional, Prairie, Top Row, Cross, New England, Victorian, Diamond, Custom
Roomside Removable Grilles	
–	Traditional, Prairie, Custom
Grilles-Between-the-Glass	
–	Traditional, Prairie, Top Row ¹ , Cross or Custom-Equally Divided
Screens	
–	Full-Height or Half-height InView™ screens or Vivid View® screens

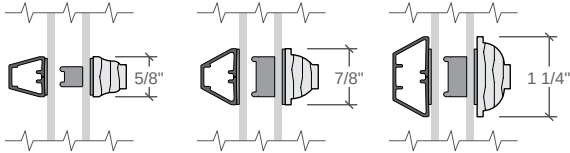
(1) Contact your local Pella sales representative for current color options.



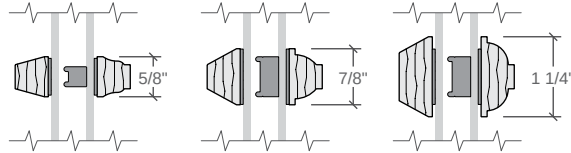
Grille Profiles

Integral Light Technology®

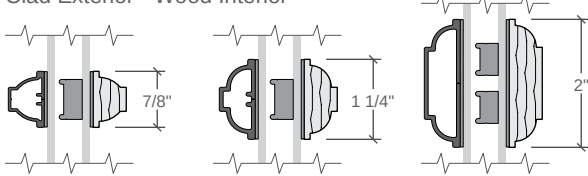
Putty and Ogee Glaze Grilles
Clad Exterior - Wood Interior



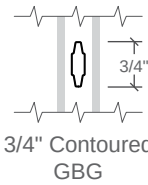
Putty and Ogee Glaze Grilles
Wood Exterior - Wood Interior



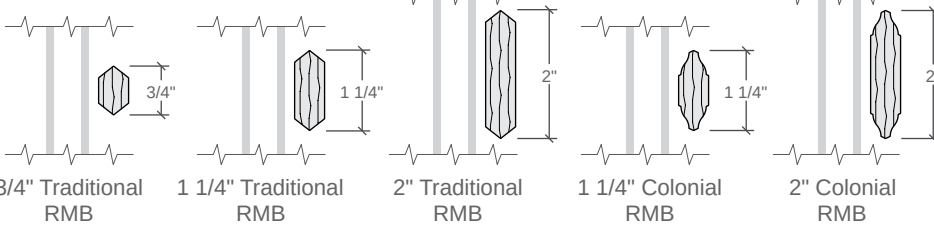
Ogee Glaze Grilles
Clad Exterior - Wood Interior



Contoured Aluminum -
Grilles-Between-the-Glass



Removable Interior Pine Grilles



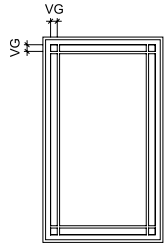
Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.
Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.



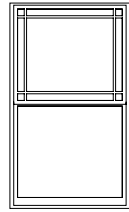
Grille Patterns

Integral Light Technology® Grilles and Roomside Removable Grille

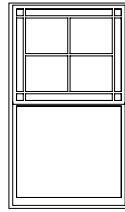
Prairie Lite Patterns



9-Lite
(Fixed Units)



9-Lite



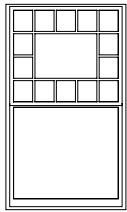
12-Lite

Standard corner lite dimension for Prairie patterns = 2-1/2" VG.

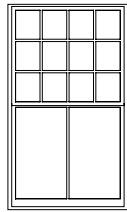
Available in transoms ≥ 1'3" height and width.

Available in all standard and special sizes.

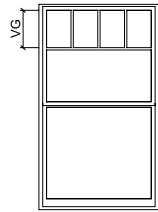
Other Available Patterns



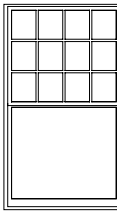
Victorian



New England



Top Row



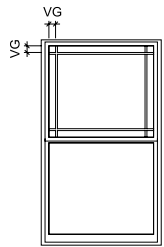
Traditional

VG = Visible Glass

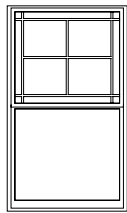
Lite dimensions noted can vary.

For size and pattern availability contact your local Pella sales representative.

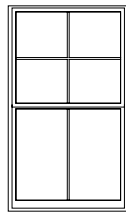
Grilles-Between-the-Glass



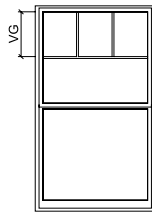
9-Lite
Prairie



12-Lite
Prairie



Cross



Top Row

Prairie

- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.

- Available in transoms ≥ 1'3" height and width.

Cross

- Minimum DH frame height 35".

- Horizontal bar will be at 1/2" of the VG height of the top sash.

Top Row

- Minimum DH frame height 35".

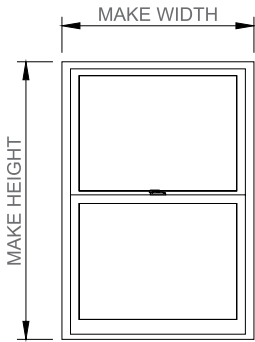
- Horizontal bar will be at 1/2" of the VG height of the top sash.

For traditional patterns, see size tables.



Pella® Reserve™ Traditional Precision-Fit Hung Window

Size and Measurement Guidelines



Interior view shown.

Refer to unit cross sections in this section for Make Width and Make Height dimensions.

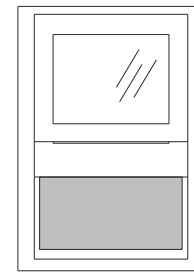
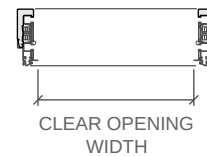
Reserve Make Dimension

Minimum	Maximum
13-1/2" W x 23-3/4" H (343 x 603)	48" W x 84" H (1 219 x 2 134)

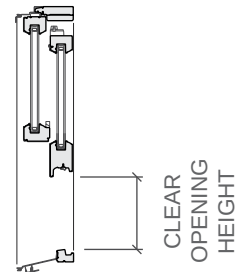
Make Width (MW) = A - 1/2" (rounded to the nearest 1/4")

Make Height (MH) = B - 1/2" (rounded to the nearest 1/4")

Cottage Sash windows must be between $\geq 40\text{-}1/2"$ and $\leq 71\text{-}1/2"$ make height.



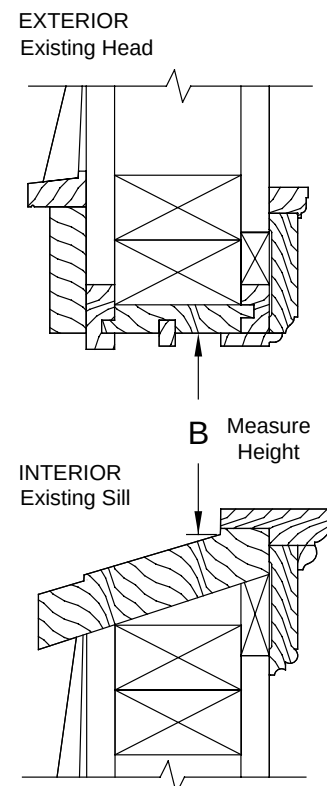
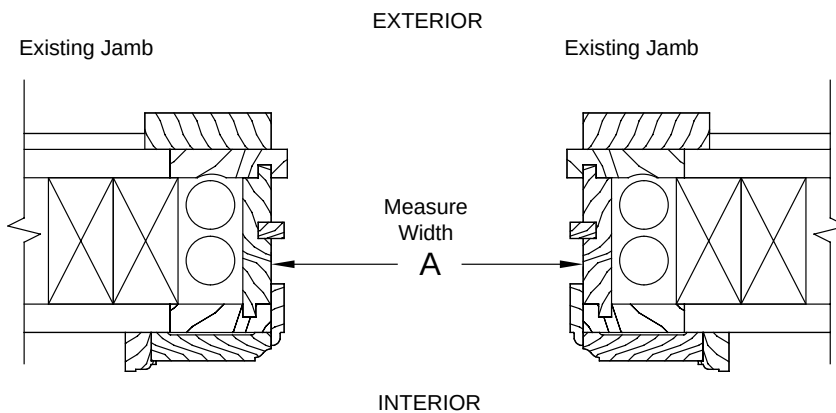
Shaded portion shows vent area.



Standard DH - Equal Sash Only - Standard Rail/Stile widths

Vent Units	
Visible Glass	Width = Frame - 5.647"
	Height = ((Frame - 8.6875) ÷ 2) - .75"
Actual Glass	Width = Frame - 4.375"
	Height = ((Frame - 5.983) ÷ 2) - .75"
Clear Opening	COW = Frame Width - 3.6875"
	(Frame Height ÷ 2) - 5.1875"
Vent Area	(COW x COH) ÷ 144

Measurement guidelines





Detailed Product Description - Aluminum-Clad Exterior

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] [douglas fir].
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Pocket depth is 3-1/4" (83mm).
- Vinyl jamb liner, includes wood/clad inserts.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [LX: [clear pine] [mahogany] [douglas fir]] [SE: clear pine].
- Exterior surfaces are clad with extruded aluminum butt-jointed at all corners of the sash with through-stile construction and sealed.
- Sash thickness is 1-7/8" (47mm).
- Sash exterior profile is [ogee] [putty glaze], interior profile is ogee.
- [Double-Hung: Upper sash has surface-mounted wash locks].
- Lower sash has concealed wash locks in lower check rail.
- Sashes tilt for easy cleaning.

Weatherstripping

- Water-stop Santoprene-wrapped foam at head and sill.
- Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed 11/16" dual-seal insulating glass [[annealed] [tempered]] [[clear] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort Low-E] [NaturalSun Low-E] with argon]] [[bronze] [gray] [green] Advanced Low-E with argon].

Exterior

- Aluminum clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
 - Color is [standard] [custom]₂
- Aluminum clad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked-on finish.
 - Color is [standard] [custom]₂

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [pine: factory prefinished [White] [Linen White] [Bright White] [stain₂]].

Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard] [historic spoon-style]. Two sash locks on units with make width 37" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with make width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Bright Brass] [Satin Nickel] [Oil-rubbed Bronze] [Antique Brass] [Distressed Bronze] [Distressed Nickel].

Optional Products

Grilles

- Integral Light Technology® grilles
 - Interior grilles are [5/8"] [7/8"] [1-1/4"] ogee profile that are solid [LX: [pine] [mahogany] [douglas fir]] [SE: pine]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain₂]].
 - Exterior grilles are [5/8" putty glaze profile] [7/8" [putty glaze] [ogee] profile] [1-1/4" [putty glaze] [ogee] profile] that are extruded aluminum.
 - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
 - Insulating glass contains non-glare spacer between the panes of glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.
- Grilles-Between-the-Glass₃
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row]
 - Interior color is [White] [Tan₄] [Brown₄] [Putty₄] [Black] [Morning Sky Gray] [Ivory] [Sand Dune] [Harvest] [Cordovan] [Brickstone].
 - Exterior color₅ is [standard₂].

- or -

- Roomside Removable grilles
 - [[3/4"] [1-1/4"] [2"] regular] [[1-1/4"] [2"] colonial] profile, with [Traditional] [Prairie] patterns that are removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
 - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain₂]].
 - Exterior [unfinished, ready for site finishing] [factory primed] [finish color matched to exterior cladding₅].

Screens

- InView™ Screens
 - [Half-Size] [Full-Size] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in a [extruded] [standard] aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Spreader bar placed on units > 37" width or 64-1/4" make height.
 - Screen frame finish is baked enamel, color to match window cladding.
- Vivid View® Screens₆
 - [Full-size] [Half-size] PVDF 21/17 mesh, minimum 78 percent light transmissive screen, set in a [extruded] [standard] aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Spreader bar placed on units > 37" width or 64-1/4" make height.
 - Screen frame finish is baked enamel, color to match window cladding.

Hardware

- Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

(1) Low-E coated insulating glass is argon-filled (except high altitude). All other insulating glass (including high altitude Low-E) is air-filled.

(2) Contact your local Pella sales representative for current color options.

(3) Available in clear or Low-E insulating glass only.

(4) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.

(6) Vivid View screen is not available when frame height is > 84" or when both frame width and frame height are > 48".



Detailed Product Description - Wood Exterior Sash

Frame

- Select softwood, water-repellent, preservative-treated with EnduraGuard® triple wood protection in accordance with WDMA I.S.-4. EnduraGuard triple protection formula includes water-repellency, three active fungicides and an insecticide applied to the frame.
- Interior exposed surfaces are [pine] [mahogany].
- Exterior surfaces are clad with aluminum.
- Pocket depth is 3-1/4" (83mm).
- Vinyl Jamb liner includes wood / clad inserts.

Sash

- Select softwood, water-repellent, preservative-treated with EnduraGuard triple wood protection in accordance with WDMA I.S.-4. EnduraGuard triple protection formula includes water-repellency, three active fungicides and an insecticide applied to the sash.
- Interior exposed surfaces are [pine] [mahogany].
- Exterior surfaces are [pine] [mahogany].
- Sash thickness is 1-13/16" (46mm).
- Sash exterior profile is putty glaze, interior profile is ogee.
- Upper sash has surface-mounted wash locks.
- Lower sash has concealed wash locks in lower check rail.
- Sashes tilt for easy cleaning.

Weatherstripping

- Water-stop Santoprene-wrapped foam at head and sill.
- Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Vinyl-wrapped foam inserted into jamb liner or jamb liner components to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed 11/16" dual-seal insulating glass [[annealed] [tempered]] [[clear] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort Low-E] [NaturalSun Low-E] with argon]] [[bronze] [gray] [green] Advanced Low-E with argon].

Exterior

- [Pine: factory primed with one coat acrylic latex] [Mahogany: [factory primed with one coat acrylic latex] [Unfinished, ready for site finishing]].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [pine: factory prefinished [White] [Linen White] [Bright White] [stain₂]].

Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard] [historic spoon-style]. Two sash locks on units with make width 37" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with make width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [bright brass] [satin nickel] [oil-rubbed bronze] [antique brass] [distressed bronze] [distressed nickel].

Optional Products

Grilles

- Integral Light Technology® grilles
 - Interior grilles are [5/8"] [7/8"] [1-1/4"] ogee profile that are solid [pine] [mahogany]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain₂]].
 - Exterior grilles are [5/8"] [7/8"] [1-1/4"] putty glaze profile [pine] [mahogany], water repellent, preservative-treated in accordance with WDMA I.S.-4, and are factory primed.
 - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
 - Insulating glass contains non-glare spacer between the panes of glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.

- or -

Grilles-Between-the-Glass₃

- Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
- Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row]
- Interior color is [White] [Tan₄] [Brown₄] [Putty₄] [Black] [Morning Sky Gray] [Ivory] [Sand Dune] [Harvest] [Cordovan] [Brickstone].
- Exterior color₅ is [standard₂].

- or -

Roomside Removable grilles

- [[3/4"] [1-1/4"] [2"] regular] [[1-1/4"] [2"] colonial] profile, with [Traditional] [Prairie] patterns that are removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
- Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain₂]].
- Exterior [unfinished, ready for site finishing] [factory primed] [finish color matched to exterior claddings₅].

Screens

- InView™ Screens
 - [Half-Size] [Full-Size] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in a [extruded] [standard] aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Spreader bar placed on units > 37" width or 64-1/4" make height.
 - Screen frame finish is baked enamel, color to match window cladding.

- or -

Vivid View® Screens

- [Full-size] [Half-size] PVDF 21/17 mesh, minimum 78 percent light transmissive screen, set in a [extruded] [standard] aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
- Spreader bar placed on units > 37" width or 64-1/4" make height.
- Screen frame finish is baked enamel, color to match window cladding.

Hardware

- Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

(1) Low-E coated insulating glass is argon-filled (except high altitude). All other insulating glass (including high altitude Low-E) is air-filled.

(2) Contact your local Pella sales representative for current color options.

(3) Available in clear or Low-E insulating glass only.

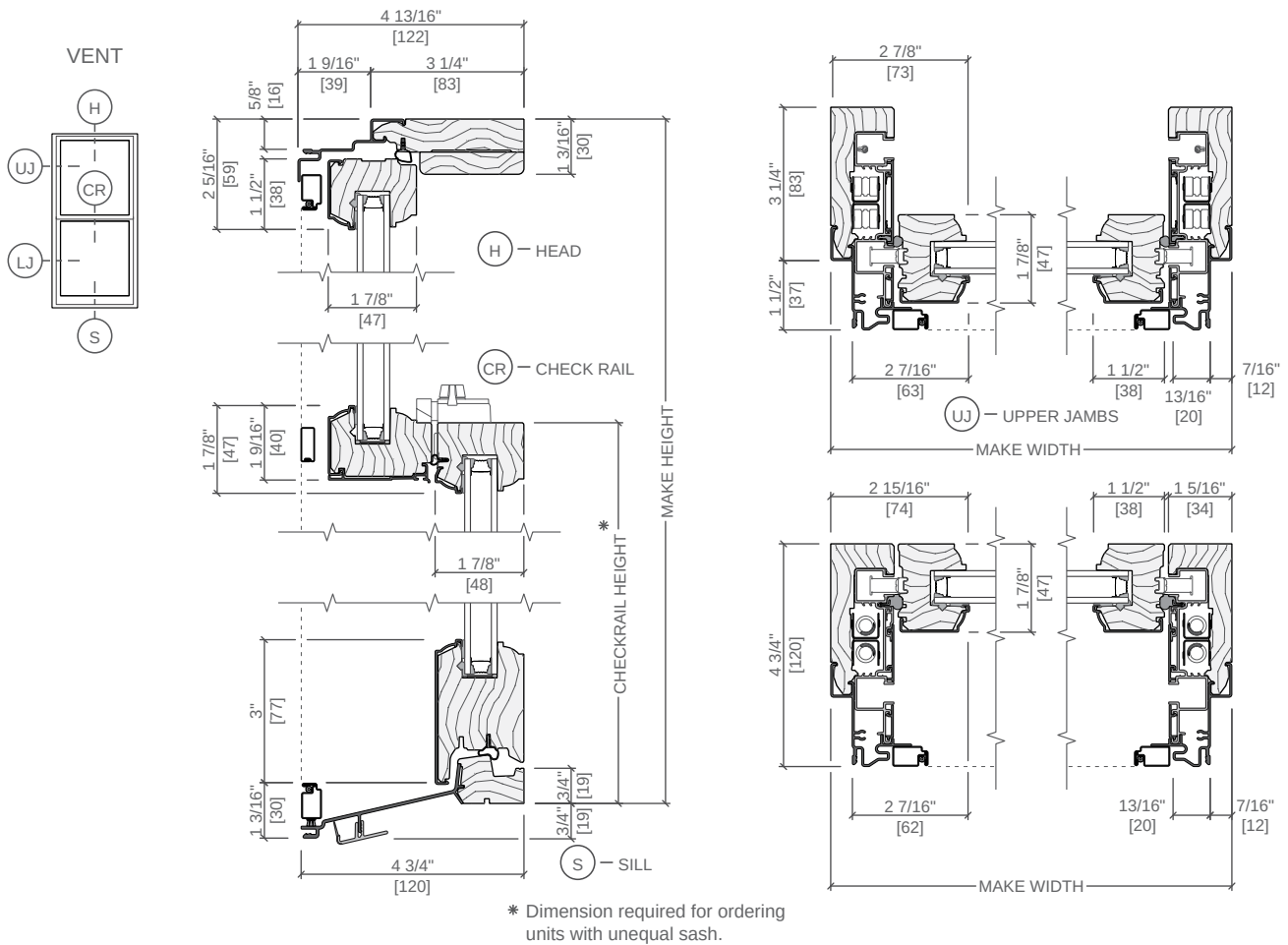
(4) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.



Pella® Reserve™ Traditional Precision-Fit Hung Window

Unit Section - Aluminum-Clad Exterior Ogee Exterior Glazing Profile



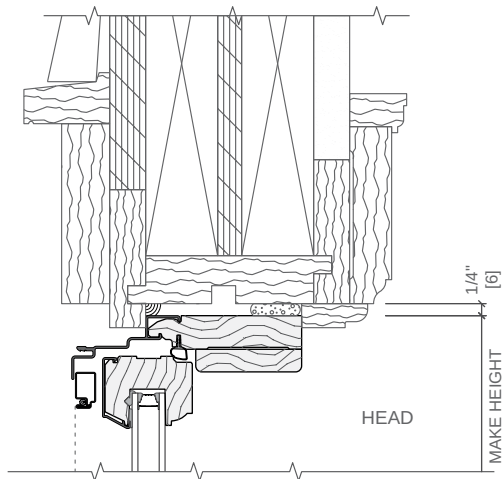
Scale 3" = 1' 0"

All dimensions are approximate.

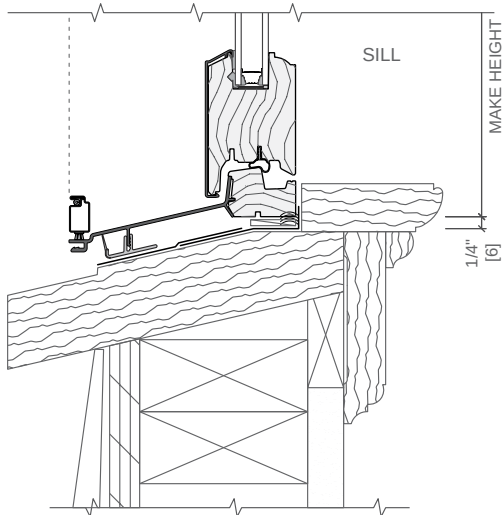


Pella® Reserve™ Traditional Precision-Fit Hung Window

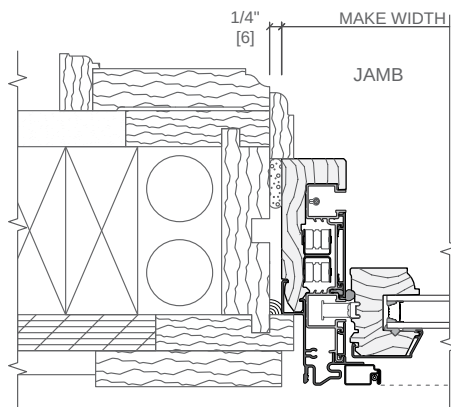
Installation Details - Aluminum-Clad Exterior



NOTE:
WALL CONSTRUCTION AND OLD DOUBLE-HUNG FRAME SHOWN ARE EXISTING; OLD DOUBLE-HUNG SASH HAS BEEN REMOVED. REFER TO THE APPROPRIATE PELLA INSTALLATION INSTRUCTION FOR COMPLETE STEP BY STEP INSTRUCTIONS. SHIM AND PLUMB UNITS AS REQUIRED. SEAL UNIT TO EXTERIOR / BLIND STOP.



SEAL THE UNIT TO EXISTING STOOL AND WINDOW SILL. SEAL ADJUSTABLE SILL ADAPTER TO EXISTING WOOD SILL. LEVEL UNITS AS REQUIRED.



NOTE:
THE ADJUSTABLE SILL ADAPTER MAY BE REMOVED WHEN THE EXISTING WINDOW SILL HAS A SLOPE OF 12 DEGREES OR LESS.

INSULATE ALL VOIDS AT WINDOW PERIMETER (BY OTHERS). SEAL UNIT TO EXTERIOR / BLIND STOP.

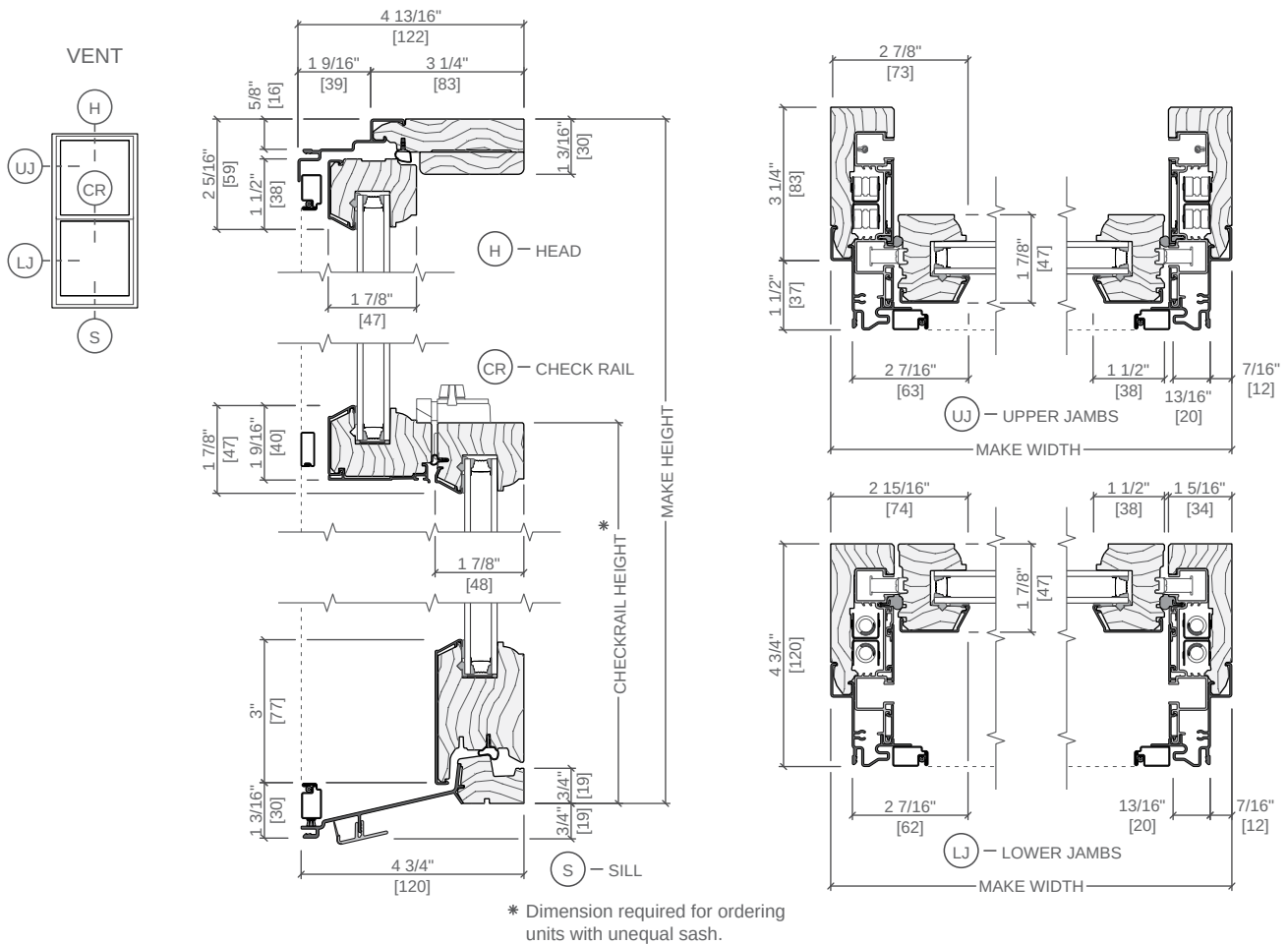
Scale 3" = 1' 0"

All dimensions are approximate.



Pella® Reserve™ Traditional Precision-Fit Hung Window

Unit Section - Aluminum-Clad Exterior Putty Exterior Glazing Profile



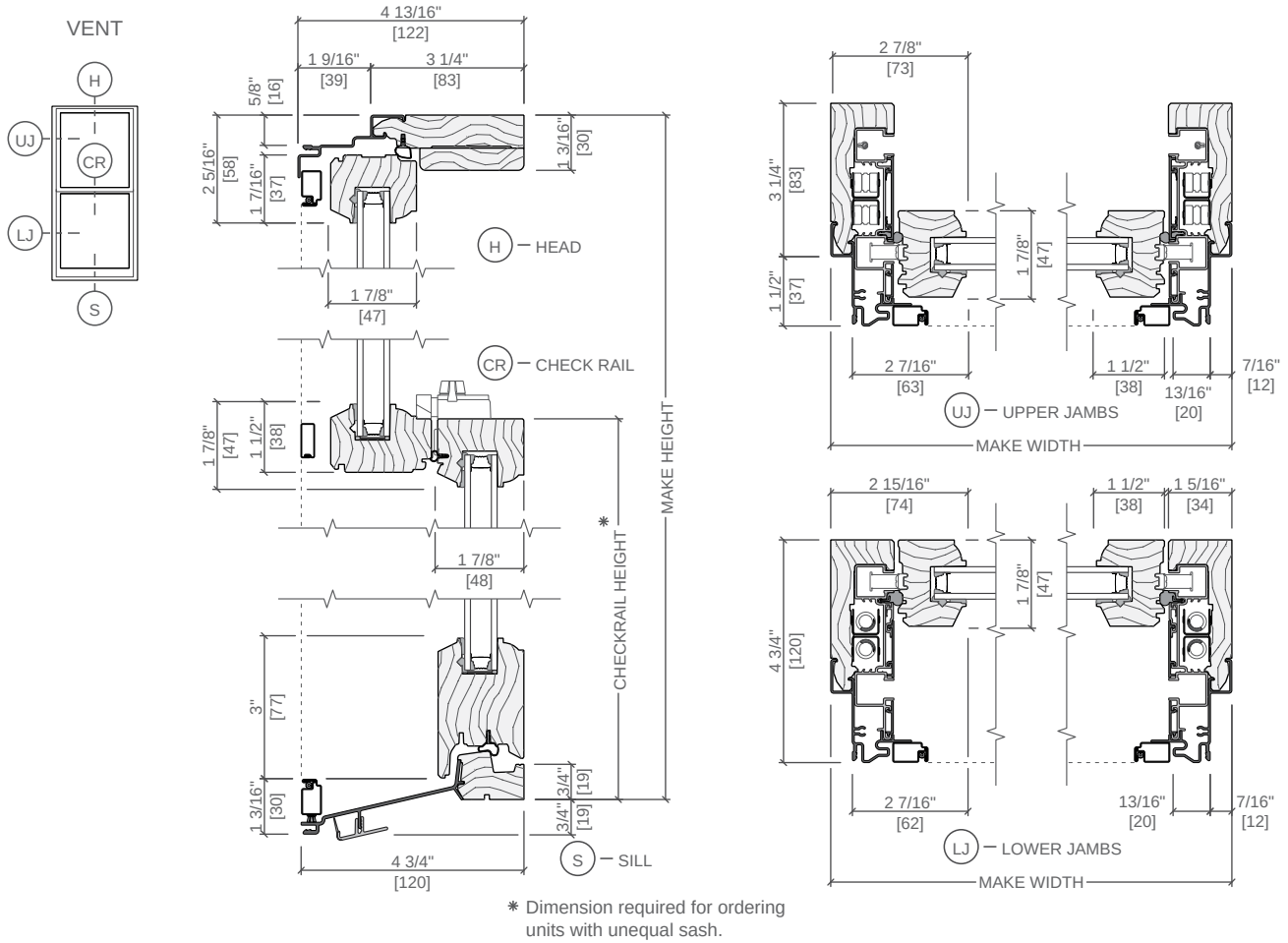
Scale 3" = 1' 0"

All dimensions are approximate.



Pella® Reserve™ Traditional Precision-Fit Hung Window

Unit Section - Wood Exterior Sash Putty Exterior Glazing Profile



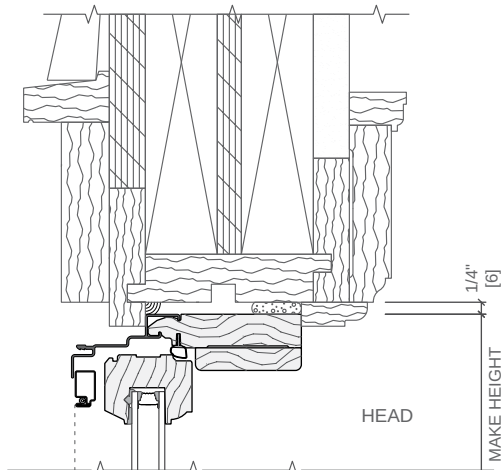
Scale 3" = 1' 0"

All dimensions are approximate.



Pella® Reserve™ Traditional Precision-Fit Hung Window

Installation Details - Wood Exterior Sash

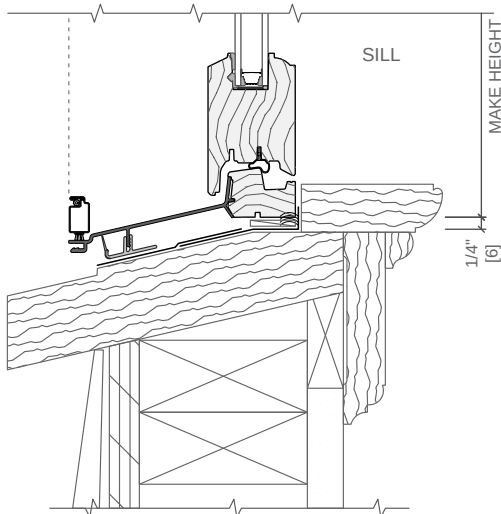


NOTE:

WALL CONSTRUCTION AND OLD DOUBLE-HUNG FRAME SHOWN ARE EXISTING; OLD DOUBLE-HUNG SASH HAS BEEN REMOVED. REFER TO THE APPROPRIATE PELLA INSTALLATION INSTRUCTION FOR COMPLETE STEP BY STEP INSTRUCTIONS.

SHIM AND PLUMB UNITS AS REQUIRED.

SEAL UNIT TO EXTERIOR / BLIND STOP.



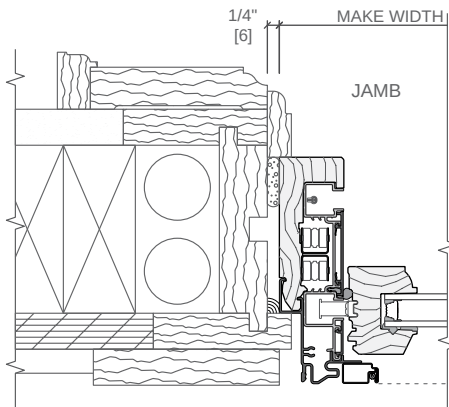
SEAL THE UNIT TO EXISTING STOOL AND WINDOW SILL.

SEAL ADJUSTABLE SILL ADAPTER TO EXISTING WOOD SILL.

LEVEL UNITS AS REQUIRED.

NOTE:

THE ADJUSTABLE SILL ADAPTER MAY BE REMOVED WHEN THE EXISTING WINDOW SILL HAS A SLOPE OF 12 DEGREES OR LESS.



INSULATE ALL VOIDS AT WINDOW PERIMETER (BY OTHERS).

SEAL UNIT TO EXTERIOR / BLIND STOP.

Scale 3" = 1' 0"

All dimensions are approximate.



Example of wood/aluminum clad windows installed in 1930's house



Example of wood/aluminum clad window on showroom floor.

Proposed window will not have divided lites.



Photos taken
April 2021

Leaded glass
transom





Photos taken April 2021





Photos taken April 2021



3.2.8. Windows and Window Openings

Maintenance

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

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

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

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

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

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

Alterations

- (d) Do not enlarge, alter, or relocate window openings, or add new window openings (SOI Standards 2, 3).

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

- (e) If replacement of deteriorated historic windows is necessary, use windows that match the dimensions, profile, and configuration of the historic windows (SOI Standard 6).

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

- (f) If replacement windows are required, install the new windows so that they maintain the same spatial relationships (including depth and dimension) as existed historically relative to window frames,

exterior wall planes, and other exterior features. Substitute materials and clad windows may be appropriate if the above mentioned requirements (e & f) can be met. (SOI Standard 6).

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

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

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

- (h) Improve the energy efficiency of original windows by using methods that do not damage historic sashes or frames, such as weather stripping, insulating weight pockets, applying a clear interior film, adding insulated glass and the necessary additional balancing weights, or a combination of these methods (SOI Standards 7, 10).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- (i) New shutters and/or screens may be added in some instances, provided that they generally suit the style and time period of the building, are reversible, and do not damage or obscure historic character-defining features (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Inappropriate if visible from the public ROW	Appropriate	Appropriate

Period-appropriate Shutters and Screens

To be period-appropriate, new shutters and screens should be sized appropriately to fit the original window opening. If closed, shutters should match the original window width. New shutters and screens on main buildings always should be painted; unpainted or stained shutters and screens are appropriate for auxiliary buildings only. Refer to *Section 2* for examples of period-appropriate shutters and screens.

Restoration

- (j) If the extant windows are non-historic, consider researching the historic windows' appearance and, if documented, replicate and restore the historic windows (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- (k) If the extant windows are non-historic, and if the owner opts to replace the windows, select replacement windows 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 Standard 3).

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

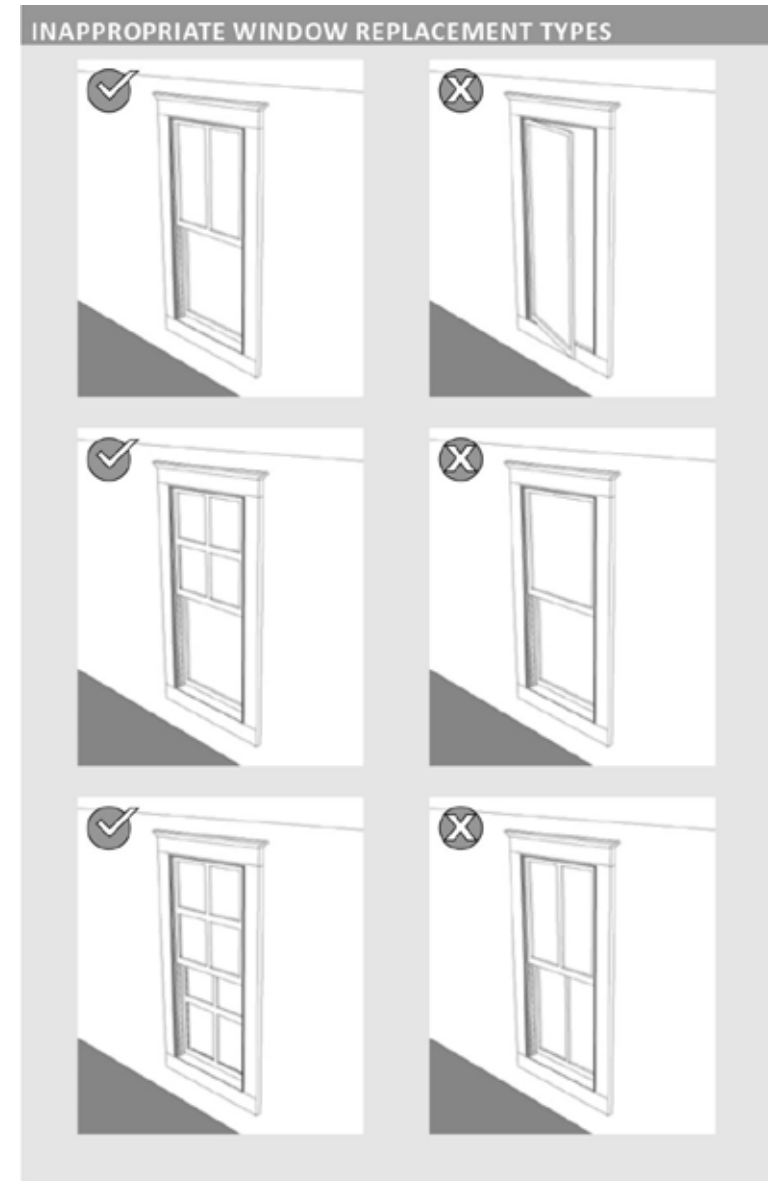


Figure 3-31. Illustrations depicting **inappropriate** types of window replacements, not matching the historic configuration or pattern of lites. Source: Winter & Company archives.



Figure 3-32. Example of **inappropriate** installation of replacement windows. Source: City of San Antonio Office of Historic Preservation.



BEFORE



AFTER

Figure 3-33. Example of **appropriate** replacement windows at 106 E. Schubert Street. The new aluminum clad wood windows match the original in size, configuration, profile, and depth. Source: City of Fredericksburg Historic Preservation Office.

Fredericksburg Historic Review Board
Application Information

Application Number: 21-85
Date: August 17, 2021
Address: 209 E San Antonio
Zoning: CBD
Owner: Bow Carpenter
Applicant: Creo Designs
Rating: High
Proposal: porch rehabilitation, new structures for outdoor seating, re-rate outbuildings for demolition, fenestration changes

Request:

The applicant is requesting:

Approval to:

- A. Re-rate the following to allow for demolition/removal: open air shed in rear of property, 1950s rear addition, greenhouse (added for florist), water feature.
- B. The main structure's exterior character will be maintained, cleaned (water and non-abrasive soaps) and painted, repair existing wood ceiling on front porch to match existing.
- C. Remove existing concrete ramp and railing and replace with ADA compliant concrete ramp in configuration as shown.
- D. Replace existing aluminum front porch floor material with T&G cedar decking in similar orientation.
- E. Repair existing original windows as needed on front of house including replacing plexi glass pane with single pane glass.
- F. Refinish and stain existing front door and side lights, flipping door swing to open out for egress.
- G. New pass-thru window from inside bar to outdoor deck in existing window opening.
- H. Paint existing house siding and trim as shown.
- I Paint existing metal roof.
- J. Replace rear window with door for kitchen access

Conceptual Approval of

- New concrete site walls with fence on top on street side of outdoor bar area.
- New outdoor bar, restrooms and dining area to south of existing structure with new steel and wood trellis detached from existing structure.

New deck adjacent to existing front porch deck, but with different wood finish and orientation to distinguish from original.

- New smoke house in rear parking area.

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

3.2.6 WALLS

b) Maintain, repair, and clean historic exterior walls according to accepted preservation techniques (see *Appendix G*, SOI Standards 5, 7).

High Priority	Medium Priority	Low Priority
Required for all exterior walls	Required if visible from the public ROW	Recommended

j) If replacement of historic exterior wall materials is necessary, install the new materials maintaining spatial relationships (including depth, dimension, and joint patterns) as historically relative to window frames, door frames, and other exterior features (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Required for all exterior walls	Required if visible from the public ROW	Recommended

l) Historic-age foundation skirting should be preserved; new foundation skirting should be appropriate for the age and style of the building (SOI Standards 2, 5, 6).

3.2.8 WINDOWS

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

High Priority	Medium Priority	Low Priority
recommended	Recommended	Recommended

3.3 ADDITIONS

Preservation

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

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

Height and Massing

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

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

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

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

Staff Recommendation:

The former Schmidt House and later Blumenhandler Flower Shop at 209 E San Antonio has a high rating. The roof, porch flooring, and side/rear windows have been replaced.

A. The carport and greenhouse are not historic age and do not contribute to the integrity of the property. The first rear addition was added as early as the 1950's. The additions proposed for removal is not of historic age/materials. Staff recommends they be re-rated to allow for demolition.

B. Staff recommends approval based on Section 3.2.6 (b)

C. The current ramp does not meet ADA requirements. The front porch was originally concrete. The proposed ramp will meet requirements while re-introducing a 2 step concrete porch.

D. The existing porch flooring is not historic age/material. Staff recommends the proposed replacement which is more in keeping with the original design and material.

E. Staff recommends approval based on Section 3.2.8.(b)

F. Staff recommends approval of the repair and staining of the front door and the changes to the swing to accommodate ADA requirements with minimal change to the door.

G. The window in question is a replacement window. The proposed modification will not impact historic material. Staff recommends approval. Section 3.2.8.(j)

H. The house appears to be white in the 1940's and is an appropriate field color for the house. The proposed accent color is associated with the business and used minimally. Staff recommends approval.

I. The metal roof in question is not historic. The proposed color is a common color for metal roofs. Staff recommends approval.

J. The window in question is not original. The door is needed for life/safety egress.

Conceptual Approval of New Construction:

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..

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 permits@fbgtx.org

Subject Property Address 209 E. San Antonio Ave. FBG, Date Submitted 7/27/21
Owner name: Bow Carpenter Phone # (210) 771-3636
Owner Address: 277 Majestic Ridge, Comfort, Tx 78013
Authorized Applicant: Bow Carpenter Phone # (210) 771-3636

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

Applicant E-mail: bcarpenter@ctlptx.com

Desired Start Date: 07/28/2021

Desired Completion Date: T.B.D.

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)

Please see attached sheet:

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

Staff to complete

Application # 21-85

Year Built: 1895

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning: CBD

Historic Review Board Meeting Date 8/17/21

Application Fee \$10 COA#

Survey Rating: High

HRB Fee \$40 paid

Medium

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

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

209 E. San Antonio Ave

Historic Review Board – Conceptual Submittal Narrative

- Demolish existing open air shed in rear of property.
- Demolish existing later addition to rear of structure.
- Demolish existing greenhouse.
- Demolish existing water feature.
- The (e) main structure's exterior character will be maintained, cleaned (water and non-abrasive soaps) and painted.
- Remove existing ADA ramp and railing and replace with concrete ramp in configuration as shown.
- Replace existing aluminum front porch floor material with T&G cedar decking in similar orientation.
- Repair existing wood ceiling on front porch to match existing.
- Repair existing original windows as needed on front of house including replacing plexi glass pane with single pane glass.
- Refinish and stain existing front door and side lights, flipping door swing to open out for egress.
- New deck adjacent to existing front porch deck, but with different wood finish and orientation to distinguish from original.
- New pass-thru window from inside bar to outdoor deck in existing window opening.
- New concrete site walls with fence on top on street side of outdoor bar area.
- New outdoor bar, restrooms and dining area to south of existing structure with new steel and wood trellis detached from existing structure.
- New smoke house in rear parking area.
- Refinish and lay out new parking area to rear of property where parking currently exists.
- Paint existing house siding and trim as shown.
- Paint existing metal roof.
- Replace rear window with door for kitchen access.
- Repair and clean existing chimneys as required.



Sec. 7.530. - Fences, Walls and Visibility.

All fences, walls, shrubs, trees, signs or other obstructions shall be constructed and maintained in accordance with the following standards:

(a) All fences, walls, and hedges, located in front of the minimum required front yard line as specified herein, shall not be constructed or maintained to a height exceeding four (4) feet above the grade of the lot. (b) All fences and walls located to the rear of the minimum required front yard setback shall not exceed eight feet in height. Fences or walls which conform to the minimum front, side and rear yards for buildings may be erected to any maximum height specified for a building on the lot or tract where such fence or wall is located. (c) In addition to the provisions of (a) and (b) above, the following will apply to corner lots.

No fence, wall, shrub, tree, sign or other obstruction shall encroach into the area hereinafter defined as the twenty-five (25) foot visibility triangle. The limbs and foliage of trees existing as of April 1, 2009, may remain if an unobstructed cross-visibility at a level between three (3) feet and seven (7) feet in height from the road surface allowing for a four (4) foot visual clearance is maintained.

The twenty-five (25) foot visibility triangle is derived by measuring back twenty-five (25) feet along the curb (or edge of paved street if there is no curb) from the street corner of both streets, or other rights of way, that forms the point of intersection of the projection of the curb lines (or street paving if there is no curb) from the property. When both distances are measured, they will create two sides of the triangle. Then both sides of the triangle shall be connected by a line between both measured points. This completes the third side of the triangle and gives a line of angle to follow. All fences, walls, shrubs, trees, signs or other obstructions shall be located behind the measured triangle.

All fences, walls, shrubs, trees, signs or other obstructions shall be located behind the measured triangle. Only grass and/or groundcover will be permitted inside the triangle.

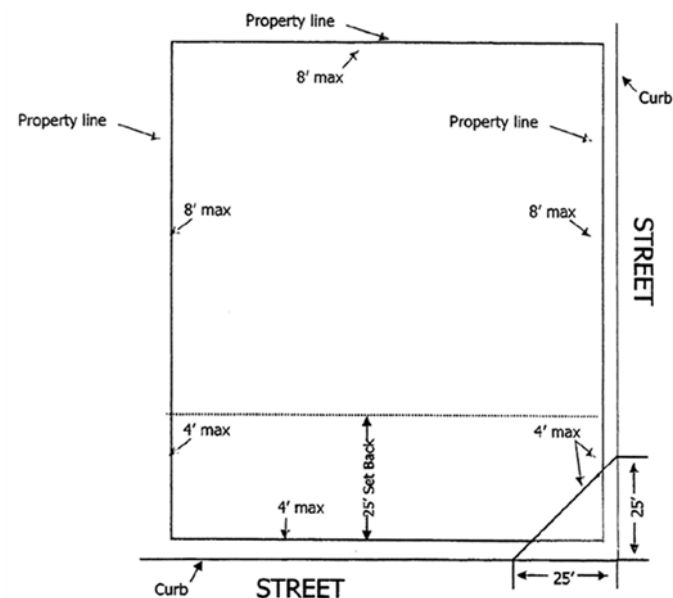
A. Front yard set back is determined by the recorded lot orientation, not by address or orientation of structure.

B. Maximum height for the front yard fence is [four feet] (4'). This includes any gates, arbors, entrances or other structures built into the fence.

C. Maximum fence height other than the front yard is eight [feet] (8').

D. Fences and landscaping on corner lots must adhere to the Twenty-five[-foot] (25') triangle requirement. As shown above, a fence shall be built on an angle. There shall not be any landscaping within the triangle area, other than ground cover and/or grass.

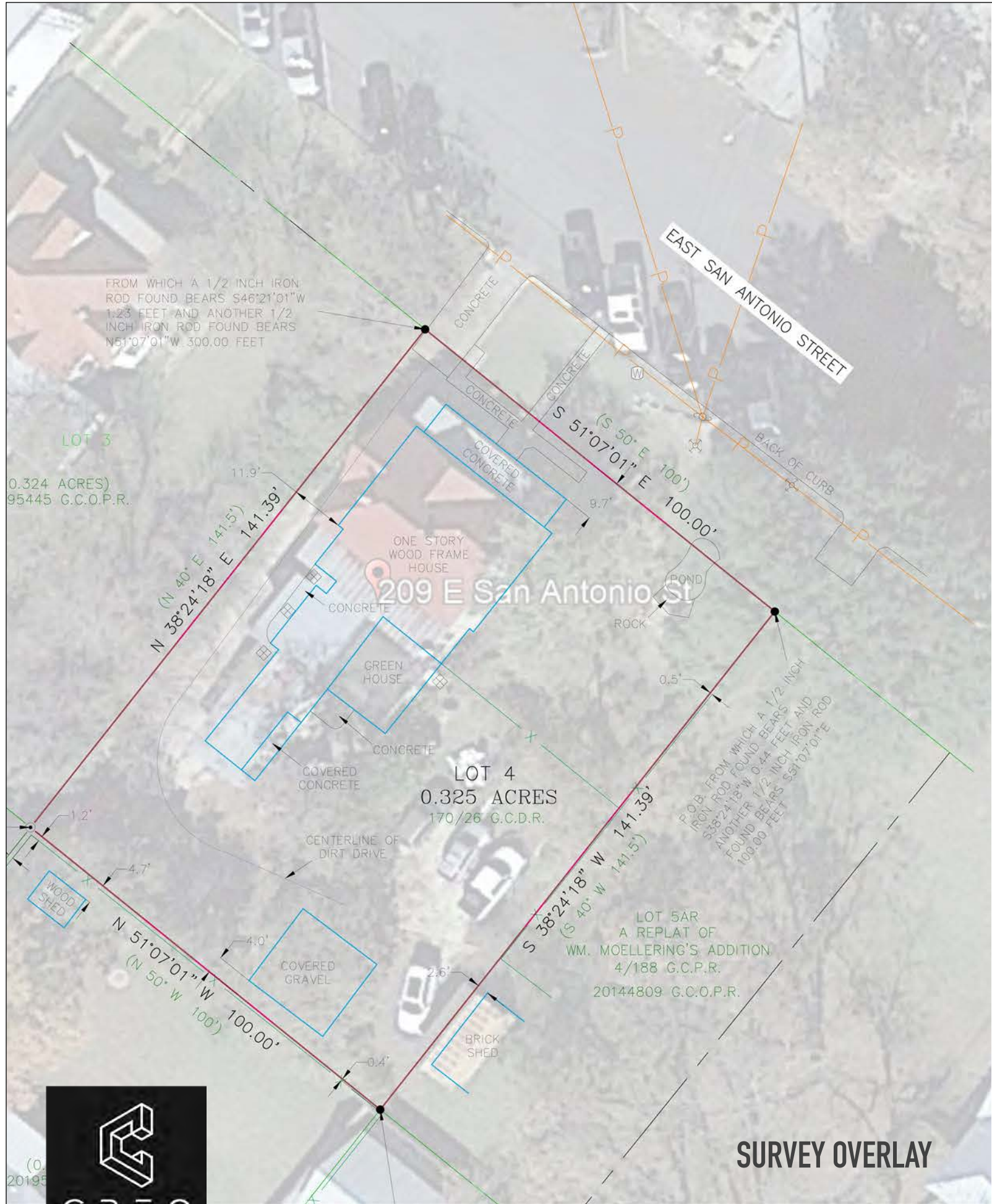
(d)Vegetation on or within the Right-of Way, overhanging the paved street area, shall be maintained at a vertical clearance of fourteen (14) feet.



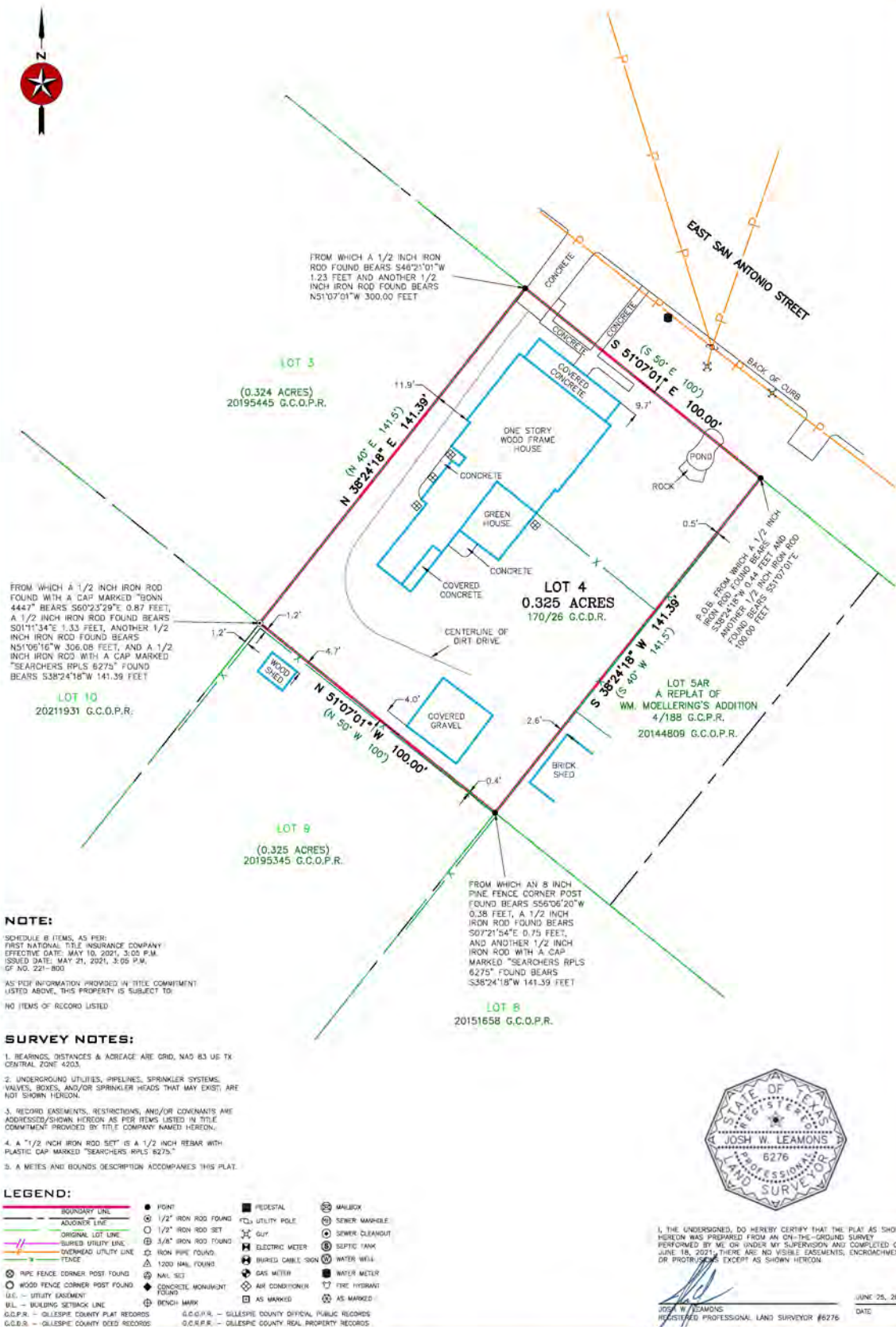
Each site in the CBD District shall be subject to the following site development regulations.

Feature	Regulation
Lot Size	Minimum Lot Area, 5000 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 0 feet
Street Side Yard	Minimum Required Setback, 0 feet
Interior Side Yard	Minimum Required Setback, 0 feet*
Rear Yard	Minimum Required Setback, 0 feet*
Maximum Impervious Coverage	90%
Maximum Building Coverage	
Residential Density	Section 3.120
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000
Special Yard Regulation	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Accessory Building Regulations	Section 8.200
Signs	Sign Ordinance
Outdoor Amplified Sound	Prohibited when adjacent to R-1, R-1-A, or R5

* 10 feet when adjacent to R-1 or R-5



SURVEY OVERLAY



NOTE:

SCHEDULE B ITEMS AS PER:
FIRST NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: MAY 10, 2021, 3:00 P.M.
ISSUED DATE: MAY 21, 2021, 3:00 P.M.
OF NO. 221-800
AS PER INFORMATION PROVIDED IN TITLE COMMITMENT
LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:
NO ITEMS OF RECORD LISTED

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TK
CENTRAL ZONE 4203.
2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS,
VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST ARE
NOT SHOWN HEREON.
3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE
ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE
COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.
4. A "1/2" INCH IRON ROD SET" IS A 1/2" INCH REBAR WITH
PLASTIC CAP MARKED "SEARCHERS RPLS 6275."
5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

LEGEND:

BOUNDARY LINE	POINT	PEDESTAL	MAILBOX
ADJUSTER LINE	1/2" IRON ROD FOUND	UTILITY POLE	SEWER MANHOLE
ORIGINAL LOT LINE	1/2" IRON ROD SET	GUY	SEWER CLEANOUT
SUBMERSED UTILITY LINE	3/8" IRON ROD FOUND	ELECTRIC METER	SEPTIC TANK
OVERHEAD UTILITY LINE	IRON PIPE FOUND	BURIED CABLE SON	WATER METER
FENCE	1200 NAIL FOUND	GAS METER	WATER METER
PIPE FENCE CORNER POST FOUND	NAIL SET	AIR CONDITIONER	THE HYDRANT
WOOD FENCE CORNER POST FOUND	CONCRETE MONUMENT FOUND	AS MARKED	AS MARKED
U.L. - UTILITY EASEMENT	BENCH MARK		
W.L. - BUILDING SETBACK LINE			
G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS	G.C.O.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS		
G.C.B.R. - GILLESPIE COUNTY DEED RECORDS	G.C.B.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS		



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN
HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY
PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON
JUNE 18, 2021. THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENT
OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

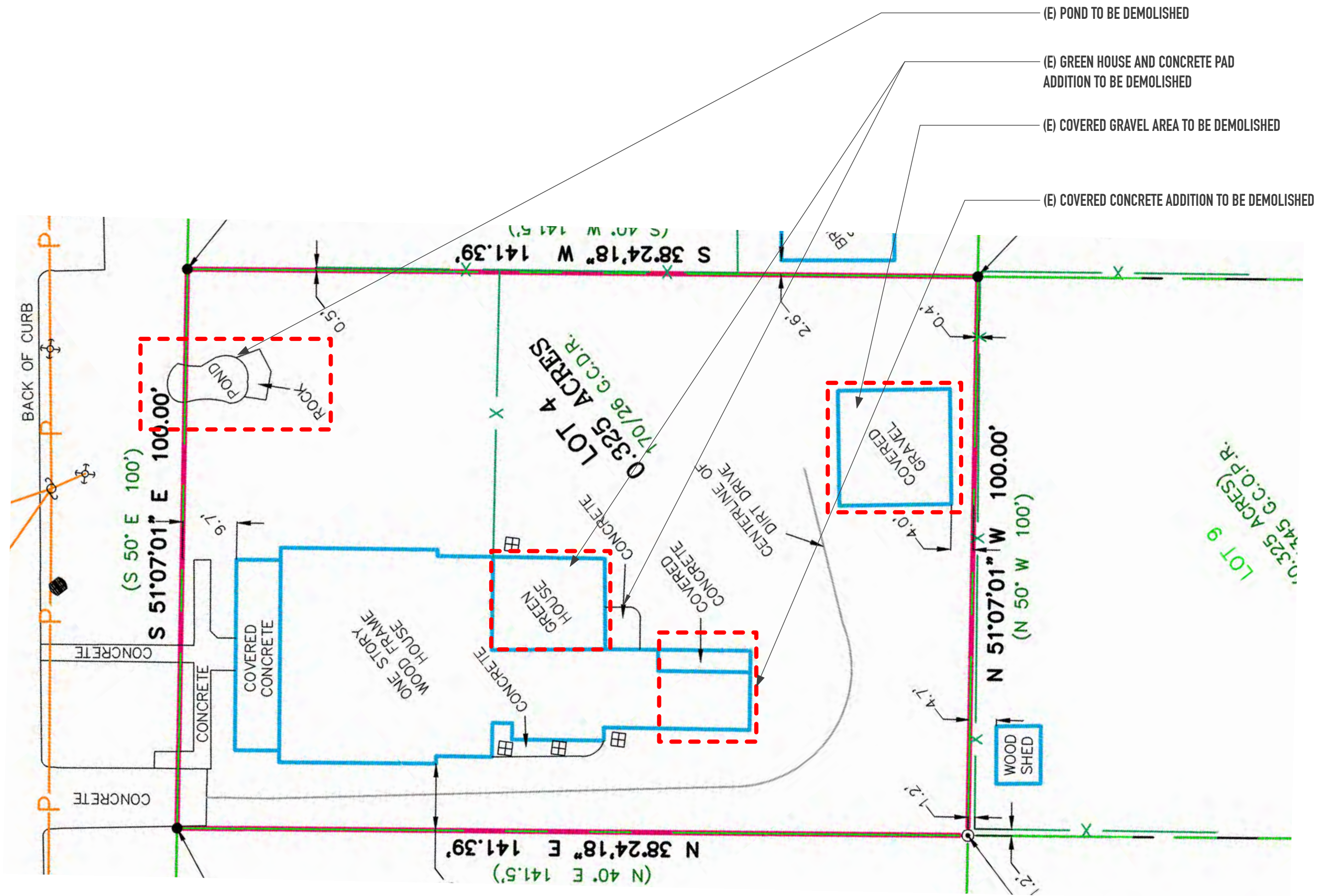
JOSH W. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6276
DATE: JUNE 25, 2021

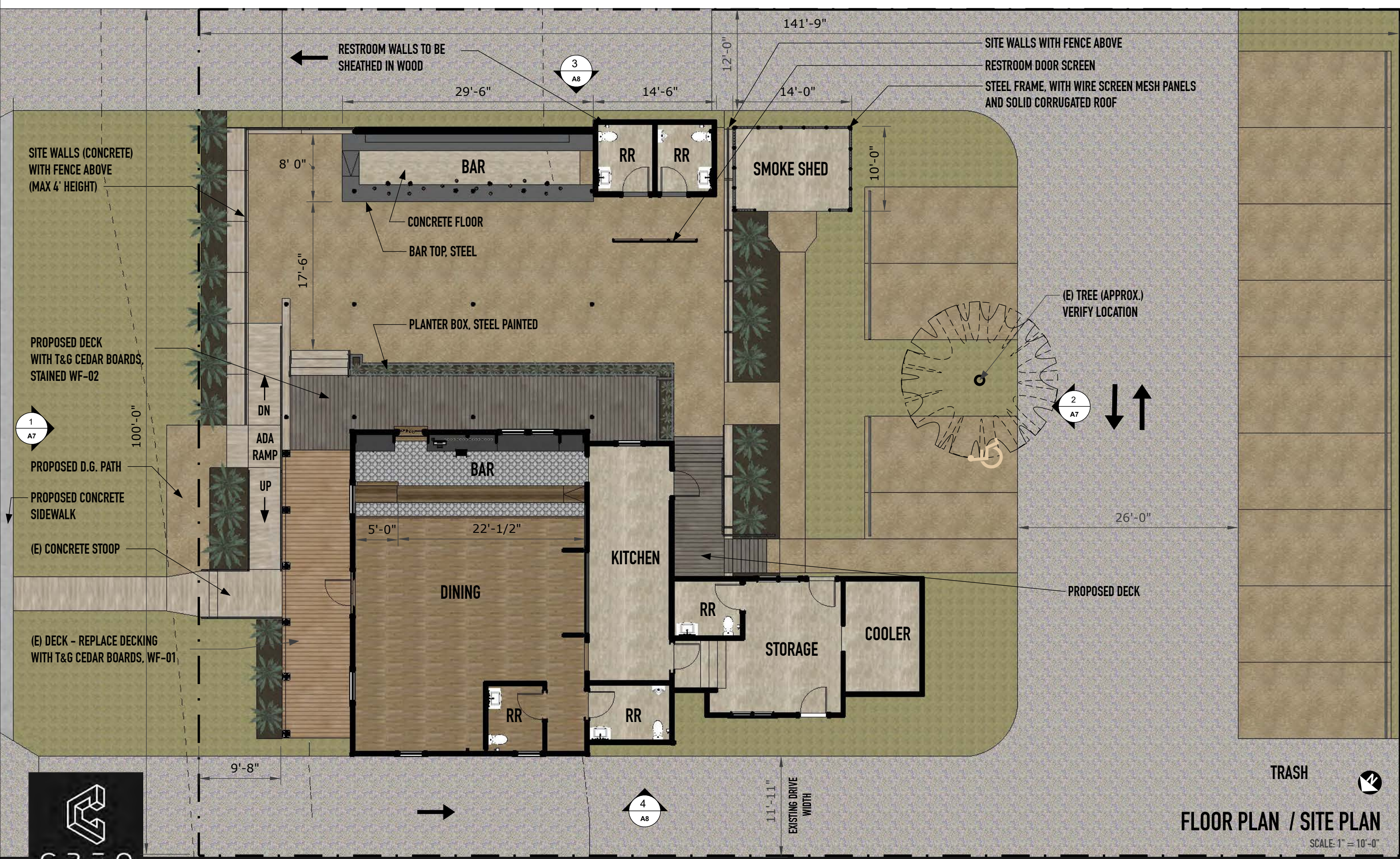
SURVEY

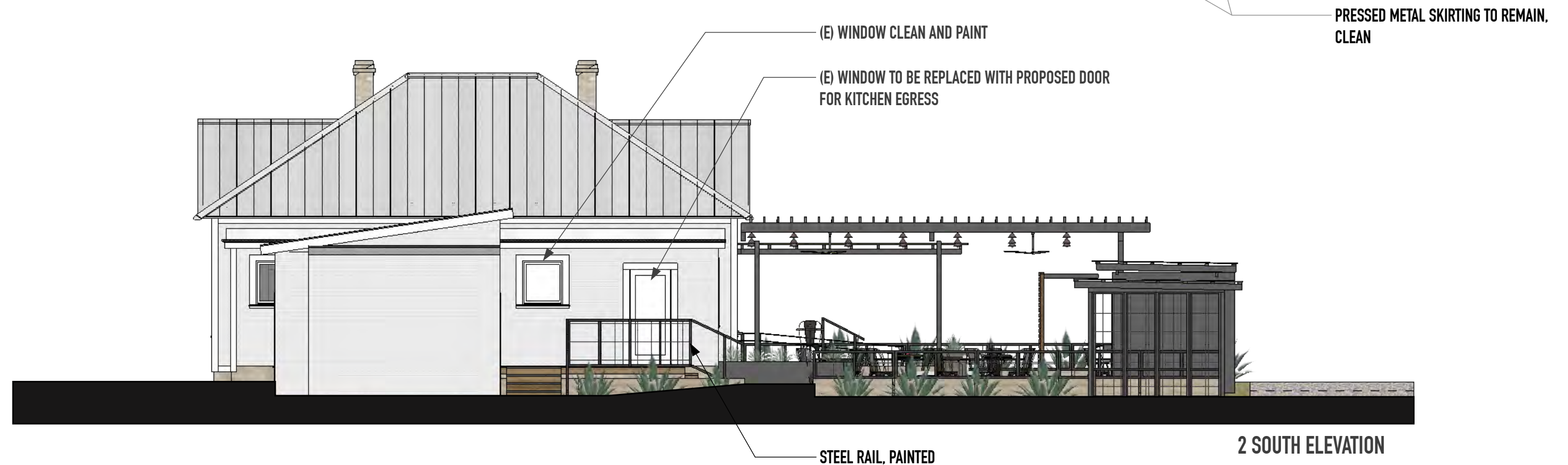
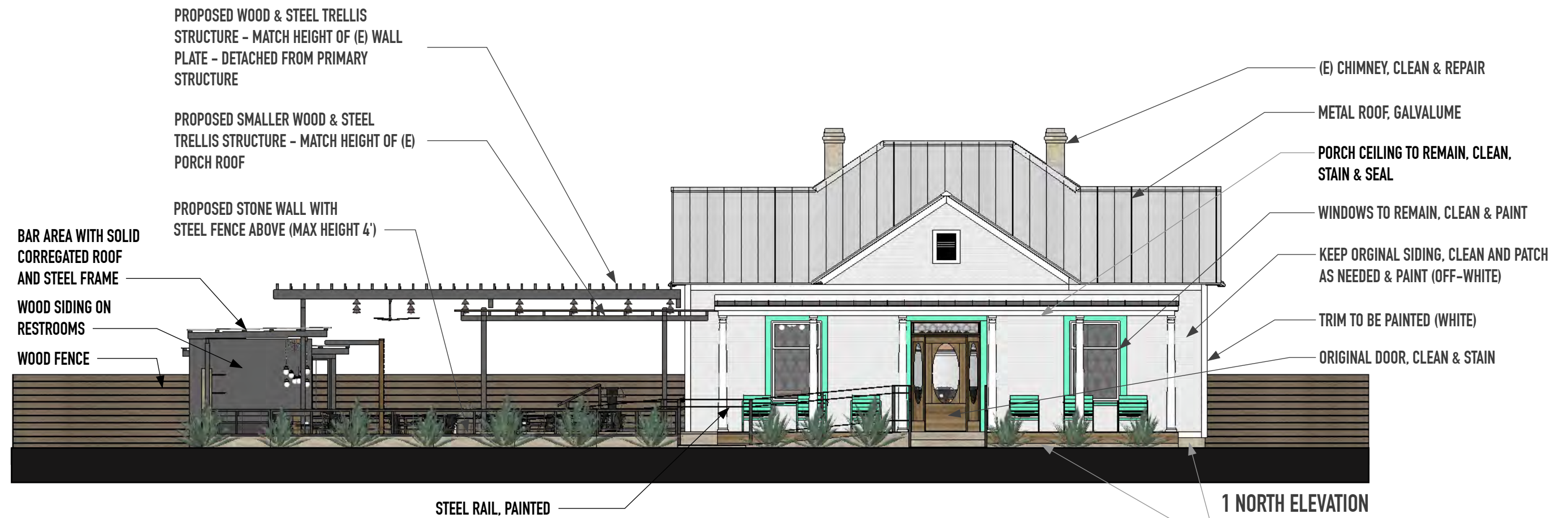


- 1. FRONT PORCH
- 2. WEST ELEVATION
- 3. SOUTH WEST ELEVATION
- 4. COVERED SHED ADDITION
- 5. SOUTH ELEVATION
- 6. EAST ELEVATION
- 7. COVERED SHED ADDITION
- 8. NORTH ELEVATION

EXISTING PHOTOS







EXTERIOR ELEVATIONS

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



3 EAST ELEVATION



4 WEST ELEVATION

EXTERIOR ELEVATIONS

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

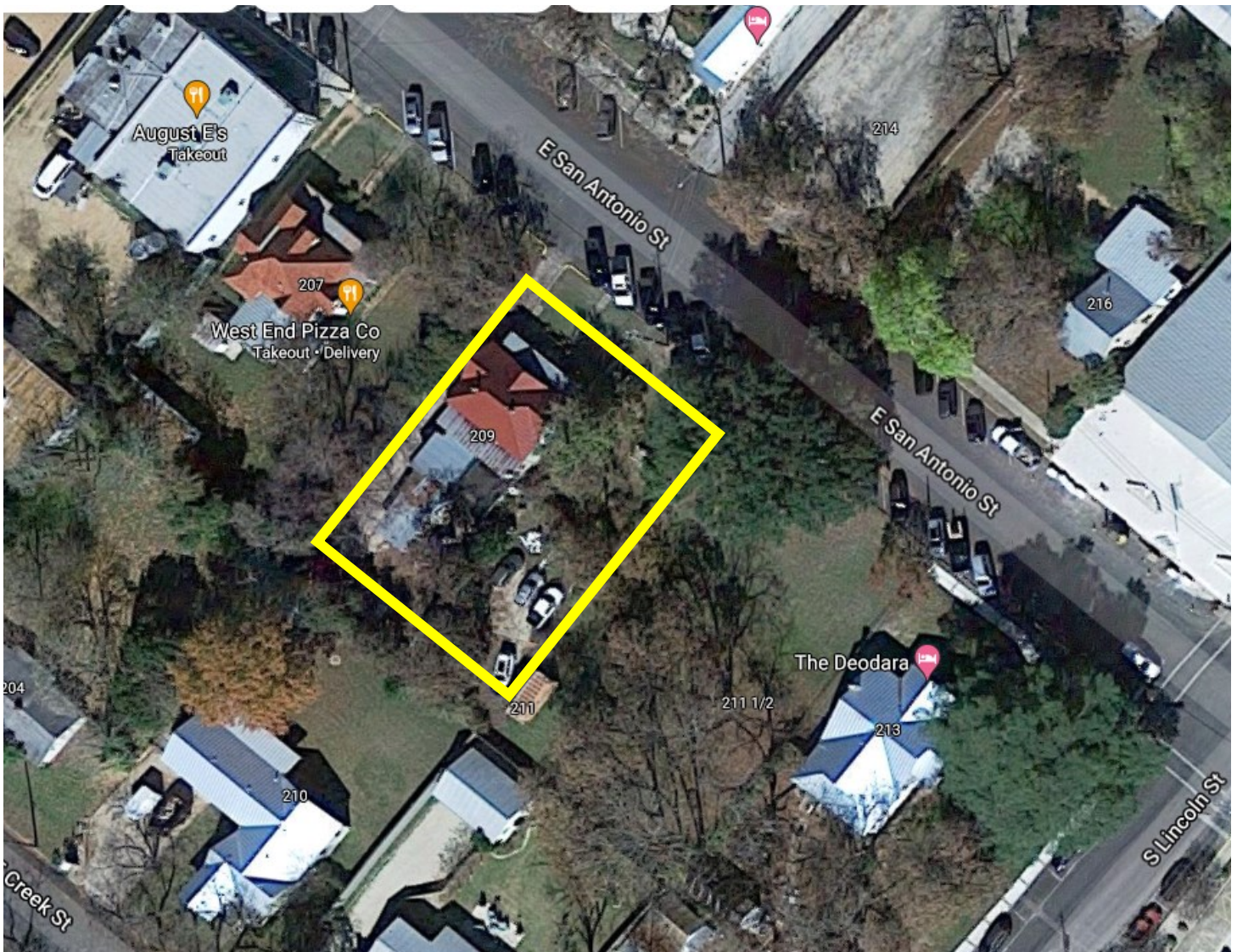




FRONT PERSPECTIVE

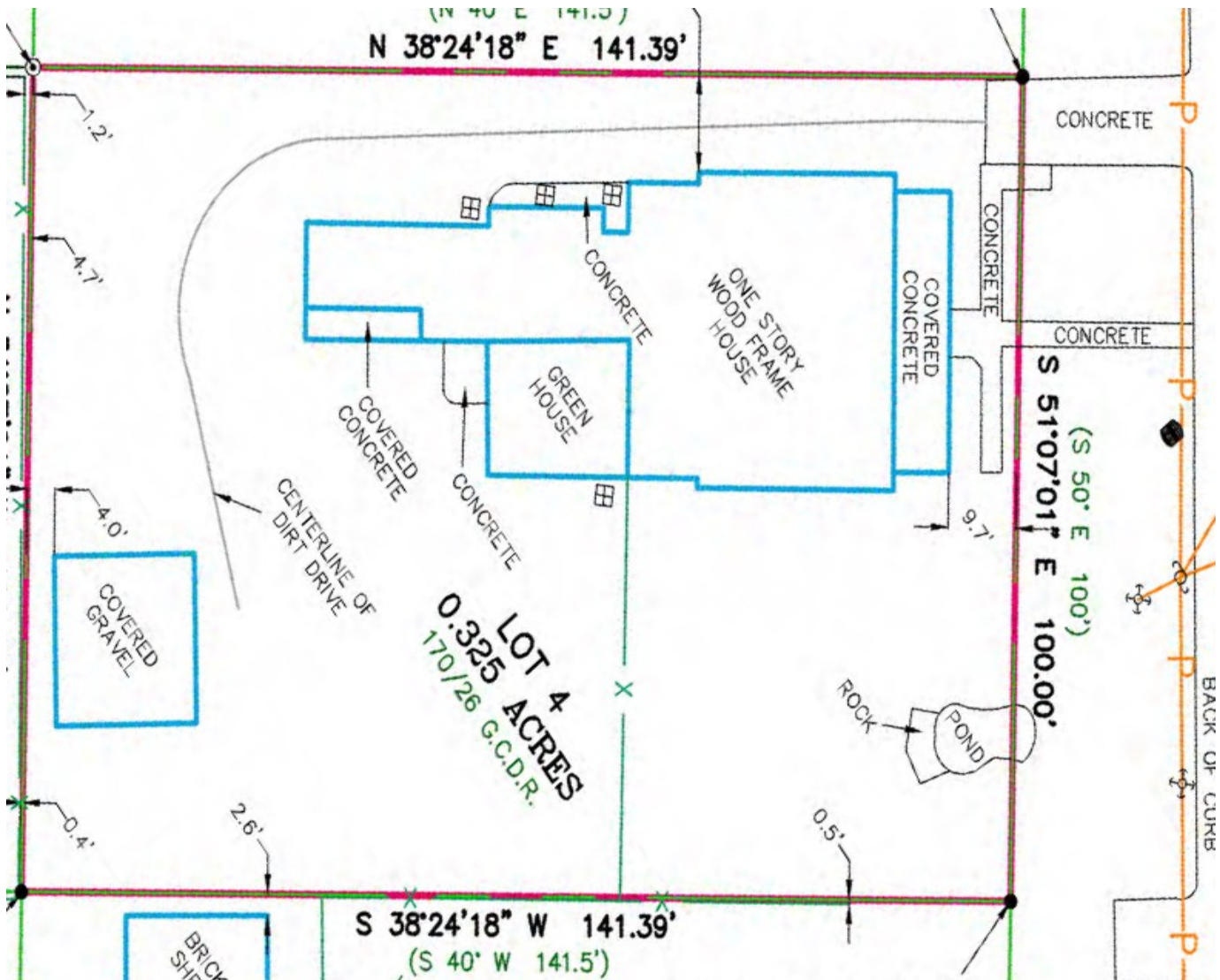




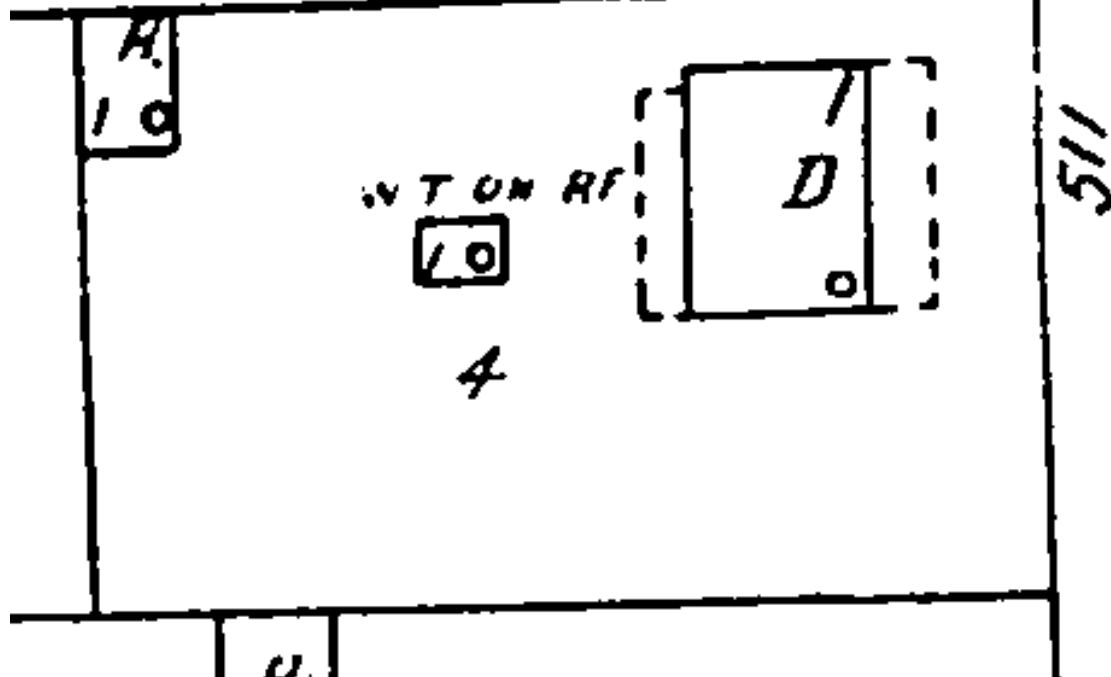


Charles C. Schmidt House

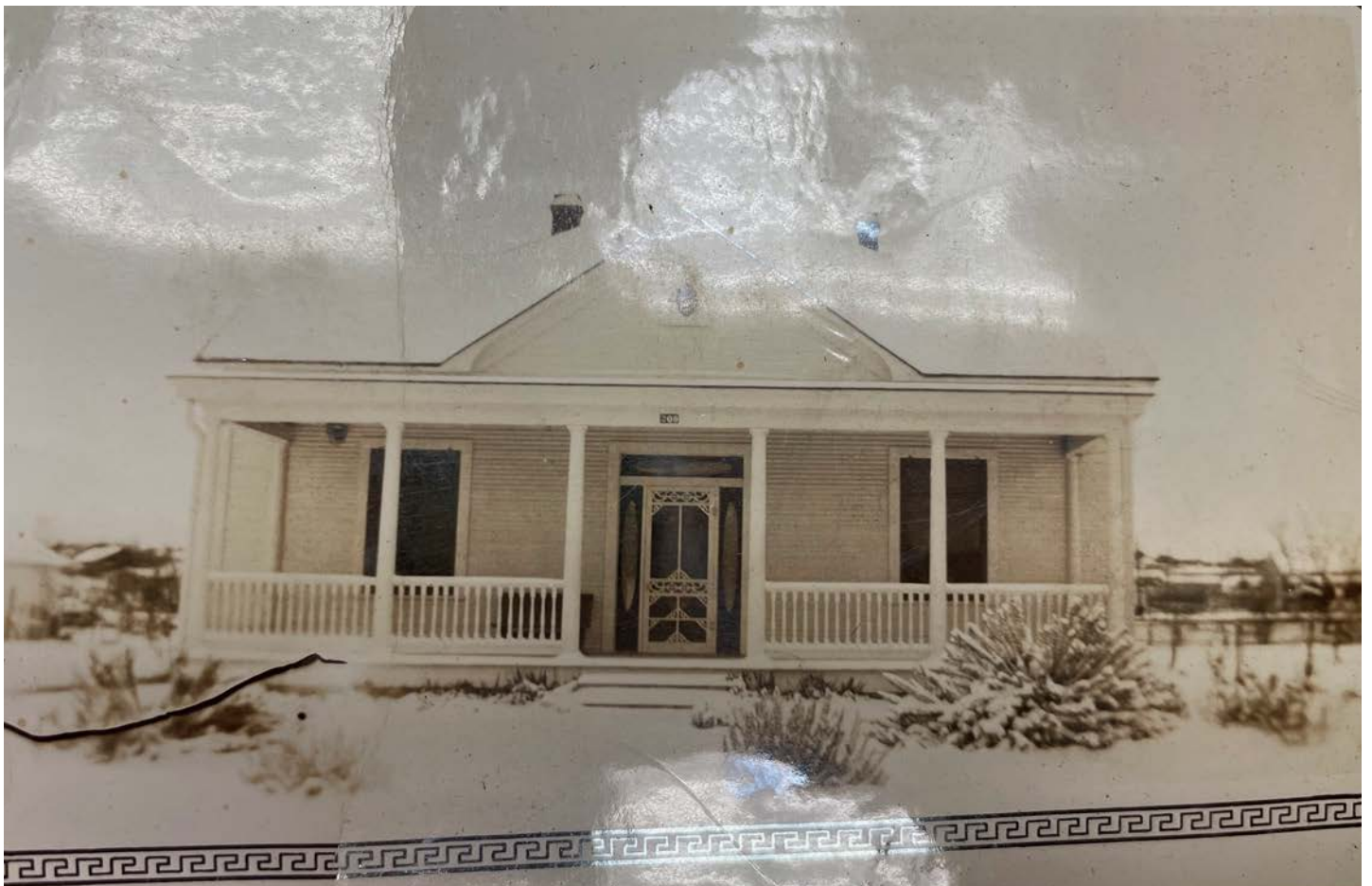
209 E San Antonio



46B



Charles C. Schmidt
 House
 1924 & 1938 (no
 change)



Charles Schmidt home in approximately 1940



"Oma Schmidt" in approximately 1940
at the rear of the house.

(house in background relocated currently an empty lot)



Schmidt House east elevation
with pond feature in foreground



Pond feature with bridge.
Yard concrete perimeter in
background.



Pond with bridge feature 1940.

(house in background removed)



Mike Schmidt on front porch.

Features still intact: columns, pressed metal skirting, door with sidelights.

Features missing or altered: tongue & groove porch boards, porch railing, screen door, concrete steps



Pond feature with
added fountain.

Concrete
perimeter visible
in background
along with “oma
loop”

fencing





East Elevation (windows have been replaced).

Proposed location of new covered trellis





Approximate property line





Replacement windows



Rear porch enclosed



Rear porch enclosed

Later additions

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID

468

Address

209 E. San Antonio

Parcel Number

27086

GCAD Valuation (as of 2017; where available)

\$364,900

Year Built

1895

Year Altered

Area

Extension of Historic District

Historic District

Yes

Recommendation

Priority

High

Assessment

An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

2002 Photo



Photo Information & Notes

Image Name

0468_1.JPG

Photo References

0468_*.jpg

Notes

Concrete wheelchair ramp added to front façade. Resource has a rear c. 1950 flat-roof addition.

2002 SURVEY DATA (continued)

Property Description

Function	Domestic: Single-Family	No of Stories	1.5
Style	Queen Anne	Construction	wood-frame
Plan	square	Foundation	pier and beam
Exterior Walls	wood siding	Roof	gable
Porches	flat	Windows	double-hung wood sash
Outbuildings	not provided	Doors	original
Alterations	addition		

1983 SURVEY DATA

1983 Survey Site No	651	1983 Survey Ranking	2
1983 Photo References			

Sec. 3.110. - R-2: MIXED RESIDENTIAL.

Intent

This zone is intended to provide for medium density living, for example, with not more than one (two bedroom) dwelling unit permitted for each 3,500 square feet of lot area. (See Site Development Regulations). Additional uses necessary and incidental to multiple family residential dwellings are also permitted. It is a zone well suited as a buffer between single family uses and other more intense uses. This zone is typically associated with Medium Density Residential Land Use category but is allowed within all Land Use categories except "Open Space/Park," "Public Facility" and "Industrial."

Principal Permitted Uses

Buildings, structures and land shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Community Recreation	Local Utility Service
Duplex Residential	Multiple Family Residential
Townhouses (Section <u>7.610</u>)	Condominiums (Section <u>7.610</u>)
Group Residential	Single Family Residential (Detached)
Single Family Small Lot (Section <u>3.101</u> R-1-A)	

Uses Permitted Subject To Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided in Section 5.400.

Private Primary Educational Facilities	Private Secondary Educational Facilities
Day Care Services	
Convalescent Services	
Cultural Services	Religious Assembly

Uses permitted with a Bed and Breakfast Compliance Use Permit:

Bed and Breakfast

Conditions under which a permit will be issued:

- Compliance with provisions of section 5.401, and
- Any structure which exists as of September 1, 2013 may be used as a Bed and Breakfast whether or not owner-occupied, and
- Additions or new construction, taking into consideration any existing structures, shall comply with other requirements of R-2
- One off street parking space for each Bed and Breakfast unit in addition to those required for other uses
- Lots may not be combined to permit more than eight separate lodging units on contiguous property regardless of density regulations
- Compliance with other R-2 regulations

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the R-2 district shall be subject to the following site development regulations:

Feature	Regulation
Lot Size	Minimum Lot Area, 5,000 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	2½ Stories, 28 feet
Front Yard	Minimum Required Setback, 15 feet (20 feet for garage)

Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Minimum Site Area per Dwelling Units,
	Efficiency: 2,500 Square feet
	1 Bedroom: 3,000 Square feet
	2 Bedroom: 3,500 Square feet
Maximum Impervious Coverage	65%
Maximum Building Coverage	Percent of Lot Area, 55%
Nonconforming Uses	<u>Section 6.100</u>
Site Development Regulations	<u>Section 7.000</u>
Special Yard Regulations	<u>Section 7.300</u>
Fences, Walls and Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Landscaping and Screening Regulations	<u>Section 7.900</u>
Temporary/Accessory Building	<u>Section 8.000</u>
Home Occupations	<u>Section 8.300</u>

Note— In an R-2 Zone the R-1-A Site Development Regulations may apply to the development of single family dwellings at the option of the Owner.

(Ord. No. 18-014, § 3.110, 12-1-2008; Ord. No. 23-014, 9-16-2013)