



CITY OF FREDERICKSBURG HISTORIC REVIEW BOARD

TUESDAY, SEPTEMBER 13, 2022

5:30 P.M.

LAW ENFORCEMENT CENTER at 1601 E. MAIN ST

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

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

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

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

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

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

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. PUBLIC COMMENTS

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

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. Sept 13, 2022.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to ahudson@fbgtx.org or

Verbal Comments:

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

5. APPROVAL OF MEETING MINUTES

August 9, 2022, HRB meeting minutes

6. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CONSENT AGENDA

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

- A. Application- #22-088 **108 E Schubert**– *Laughlin Homes & Restoration*- addition to home
- B. Application- #22-080 **313 W Fulton**– *Thomas Mackie*- relocate house from outside historic district onto empty lot
- C. Application- #22-091 **421 E Main**– *Mustard Design*- fenestration changes, color changes, roof replacements
- D. Application- #22-092 **104 S Elk**– *Mustard Design*- removal of non-historic shutters, paint color change

INDIVIDUAL CONSIDERATION

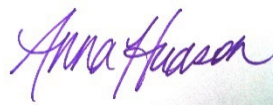
- E. Application- #22-089 **217 W Centre**– *Sport & Country*- demo non historic out buildings, build new garage with ADU above
- F. Application- #22-087 **710 W Schubert**– *Gail Galle*- removal of outbuildings, new carport, alterations to existing addition, rehab of outbuilding
- G. Application- #22-093 **206 N Milam**– *Bruce Moore*- new signage

7. OTHER DISCUSSION ITEMS

- A. Discussion and possible recommendation on the replacement of 1941 Cross at Cross Mountain Park
- B. Update on status of demo by neglect of 311 E Travis

8. ADJOURN

This is to certify that I, Anna Hudson, posted this Agenda by 5:00 p.m. on Thursday, August 8, 2022, on the bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Anna Hudson
Historic Preservation Officer

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

**HISTORIC REVIEW BOARD
AUGUST 9, 2022
5:30 PM**

On this the 9th day of AUGUST 2022, the Historic Review Board convened in regular session at the Law Enforcement Center at 1601 E. Main St. with the following members present to constitute a quorum:

PRESENT:

JOE SALINAS, JR
LARRY JACKSON
JESSICA MITTEL
AMY SLAUGHTER
RICHARD LAUGHLIN
DAVID BULLION
SAM CHILDERS
LILIANA WELLIVER

ABSENT

MICHAEL MCCREA

ALSO PRESENT:

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

David Bullion called the meeting to order at 5:30 PM.

PUBLIC COMMENTS

MINUTES

The July 2022 Minutes stand approved as presented.

STAFF ANNOUNCEMENTS

CONSENT AGENDA

Application- #22-079 302 E Austin– SKT Architects- addition to CVB

Application- #22-070 320 W Orchard– Michael Meek- construct new STR units

Larry Jackson made a motion to approve applications #22-079 & #22-070. Seconded by Richard Laughlin. All in favor and the motion carried.

INDIVIDUAL CONSIDERATION

Application- #22-068 405 W Creek– George Hager- replace existing ADU with new on same footprint, rehab tank house, new screened-in pavilion

George Hager presented the application.

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

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

Staff findings/recommendation

Staff approved the demo/removal of a non-historic series of additions to the historic tank house. The materials and style of the new structures are in keeping with the Design Guidelines.

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

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

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

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

Richard Laughlin made a motion to approve application #22-068 per Staff Recommendation. Seconded by Larry Jackson. All in favor and the motion carried.

Application- #22-072 115 E Main– Alan Frisbie- post replacement

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Certificate of Appropriateness for the replacement of existing (non-original) columns with vinyl posts of similar dimensions.

Staff findings/recommendation

The current posts were installed ca 1978 replacing simple round metal columns (per 1947 photo of

Schroeder's Dry Goods). A canopy on the first floor with metal roof is present in the 1938 and 1946 Sanborn maps. It is unclear if it originally had posts or was just anchored to the wall.

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

Richard Laughlin made a motion to approve #22-072 as presented and cited an exception as the lack of availability. Amy Slaughter seconded the motion. All voted in favor and the motion carried.

Application- #22-075 324 E Main– Mary Eckert- post replacement

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

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

Staff findings/recommendation

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

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

Richard Laughlin made a motion to approve Application #22-075 repairing posts with in-kind material to approve paint color (egg shell white) and maintain metal gingerbread and to replace the roof with v-crimp roofing. Second by Jessica Mittel. All voted in favor and the motion carried.

DISCUSSION ITEMS

ADJOURN

With nothing further to come before the Board, Joe Salinas moved to adjourn. Larry Jackson seconded the motion All voted in favor and the meeting was adjourned at 6:41p.m.

PASSED AND APPROVED this the 13th day of SEPTEMBER 2022.

SHELBY COLLIER, ASSOCIATE PLANNER

DAVID BULLION, CHAIRMAN

Fredericksburg Historic Review Board
Application Information

Application Number: 22-088
Date: September 13, 2022
Address: 108 E Schubert
Zoning: R2
Owner: Peter & Janet Smith
Applicant: Laughlin Homes
Rating: high
Proposal: remove non historic addition, build new addition,

Request:

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

A. The 2012 addition will be removed and a new addition will include a new kitchen, dining, living, master bedroom suite and two porches. The new addition will be off set at the historic home with the main portion of the addition set back w/limited detail. The façade will include stucco/plaster finish, stone, and board and batten. The addition will have standing seam metal roof. The use of full glass doors will help break up the size of the new addition.

The historic home will not be changed.

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.3. Additions

Height and Massing

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

High Priority -Side additions not allowed unless a rear addition is not feasible.

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

High Priority- Recommended

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

High Priority -Required set back behind historic rear wall

Design

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

High Priority -Required if visible from the public ROW

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

High Priority - required

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

High Priority- Required

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

High Priority -Required

Staff Findings/Recommendation:

The lot is large 100' x 200' town lot with frontage on both E Travis and E. Schubert. The current rear addition, with a 938 sf footprint, was built in 2012. The historic house footprint is 640 sf. The proposed addition measures 3,739 sf of both conditioned and porch space. The connection point of the new addition will be slightly inset from the current addition. It will be appropriately compatible and differentiated from the historic with the majority of the front facing utilizing large panes of glass. The layout allows the large trees to remain and will help screen the new addition. The new addition will be visible from the street, but given the orientation of the historic building to the far west side of the lot it is appropriate to have the addition extend to the east but setback from the original. The design complements the original without mimicking the historic section. Staff recommends approval based on the above cited sections of the Fredericksburg Historic District Guidelines and Standards for Additions.

Case Comments:

The property received approval of a different design for an addition in 2021.



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 Date Submitted
Owner name: Phone #
Owner Address:
Authorized Applicant: Phone #

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

Applicant E-mail:
Desired Start Date:
Desired Completion Date:

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)

Demo the existing addition. Renovate the interior of the original stone home with no exterior renovations. We will maintain the original windows and doors in the old stone home. Adding 3739 of conditioned and unconditioned square feet. Revised design with footprint that was approved prior by this board. Using stucco, stone, and board and batten. Paint colors will be neutral and roof

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

Staff to complete

Application #

Year Built:

Eligible for Administrative Approval ☐ Yes ☒ No

Zoning:

Historic Review Board Meeting Date 9-13-22

Application Fee \$10 COA#

Survey Rating: HIGH RATED

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.

108 E Schubert – explanation of differences between current proposed addition and previously approved addition in 2021.

The façade of the addition will be complimentary in color to the existing home, using identical rock, a soft-neutral stucco color and soft-neutral tones for the board and bat.

As far as the footprint difference between the 2021 approval and the now 2022 plans, there are essentially minor changes to dimension – the 2022 footprint has a less evasive Schubert Street view, pushing slightly further back on the property. The 2022 footprint utilizes the space taken from the front (Schubert view) and uses more on the north side of the lot. The 2022 footprint in contradiction to the previously approved 2021 plans uses less glass for windows and doors, allowing for the home to have a defined difference between new and old all while maintaining the historic feel of the property. The 2022 plans also allow for the historic structure to be more dominant when facing from street view, as the addition is more laid back and not as pronounced and modernized as the 2021 plans.

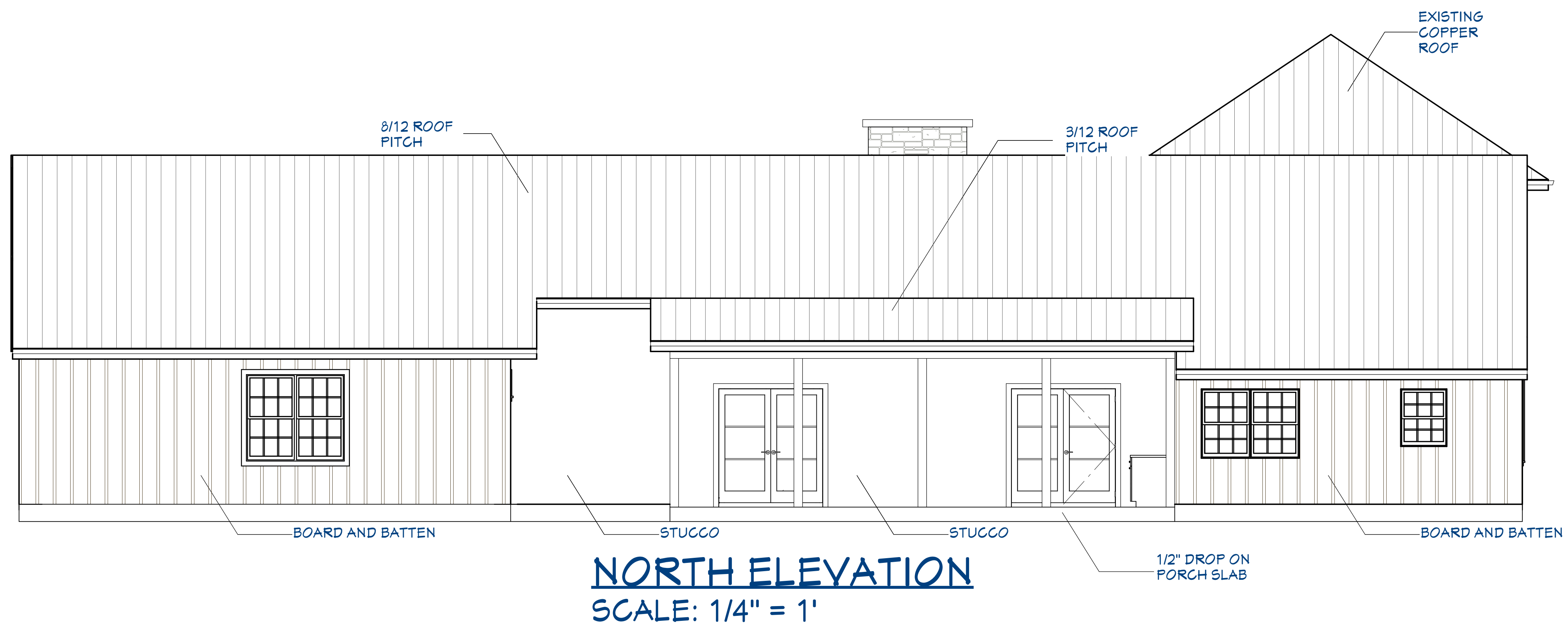


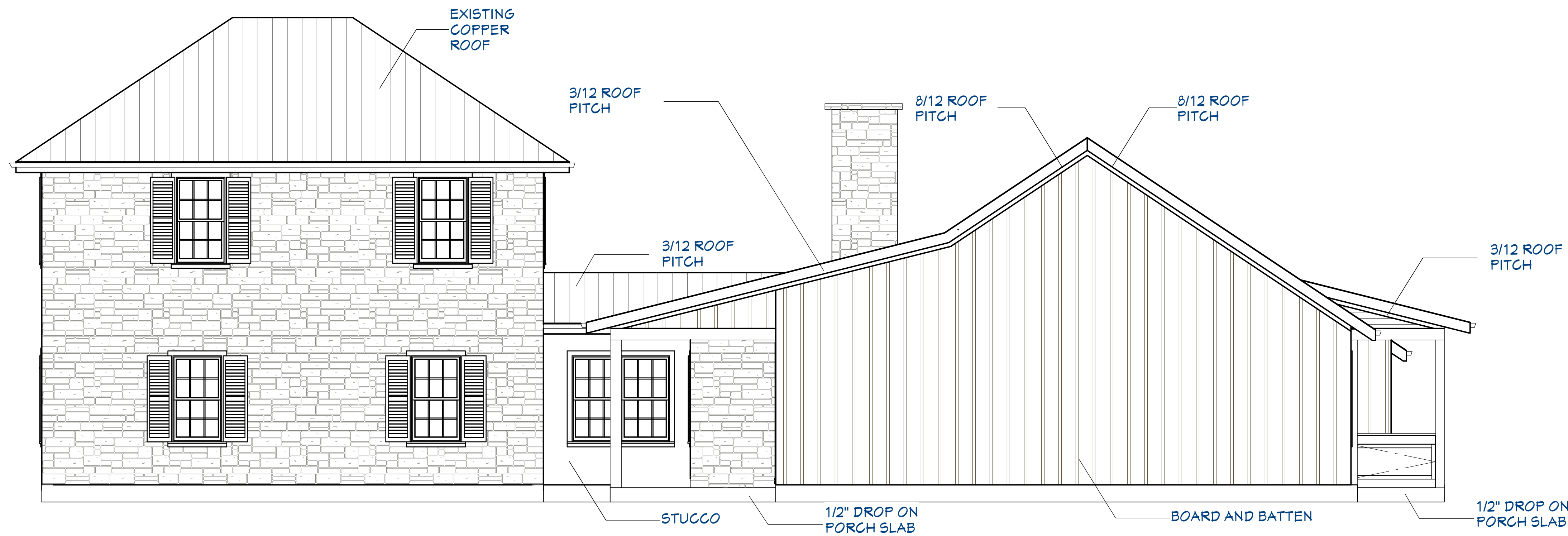
Schubert Street view



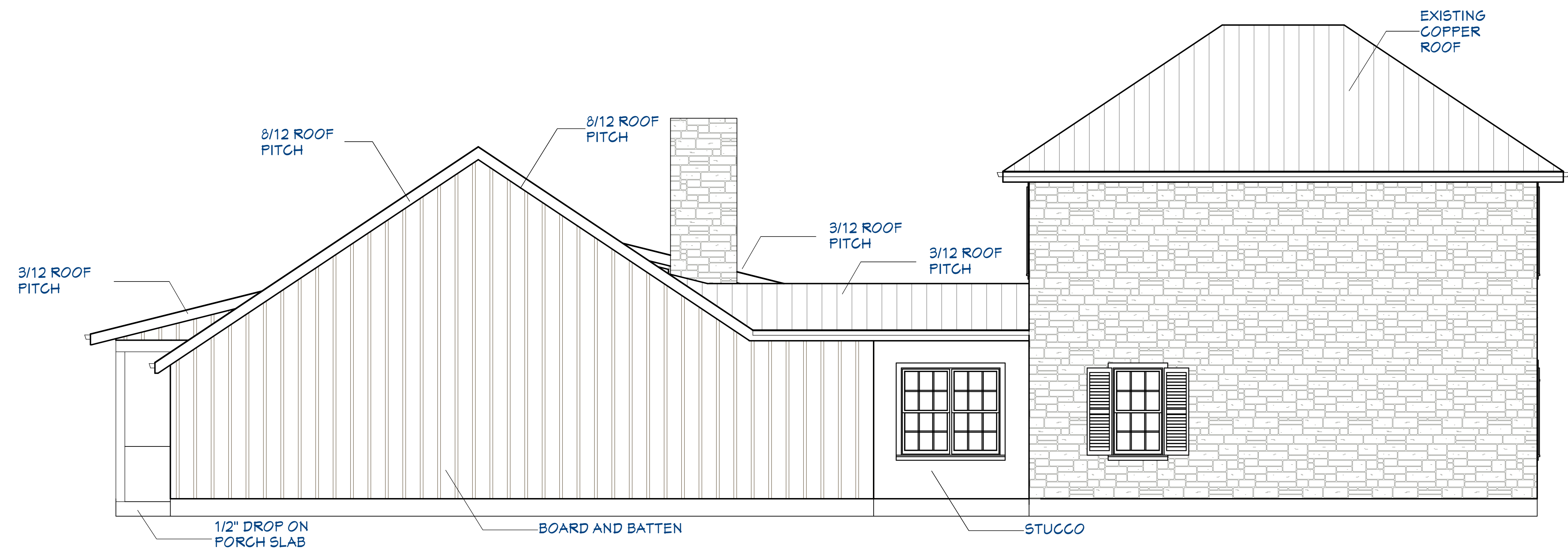
Travis Street view







EAST ELEVATION
SCALE: 1/4" = 1'



WEST ELEVATION
SCALE: 1/4" = 1'



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DATE:

08.30.22

SMITH RESIDENCE

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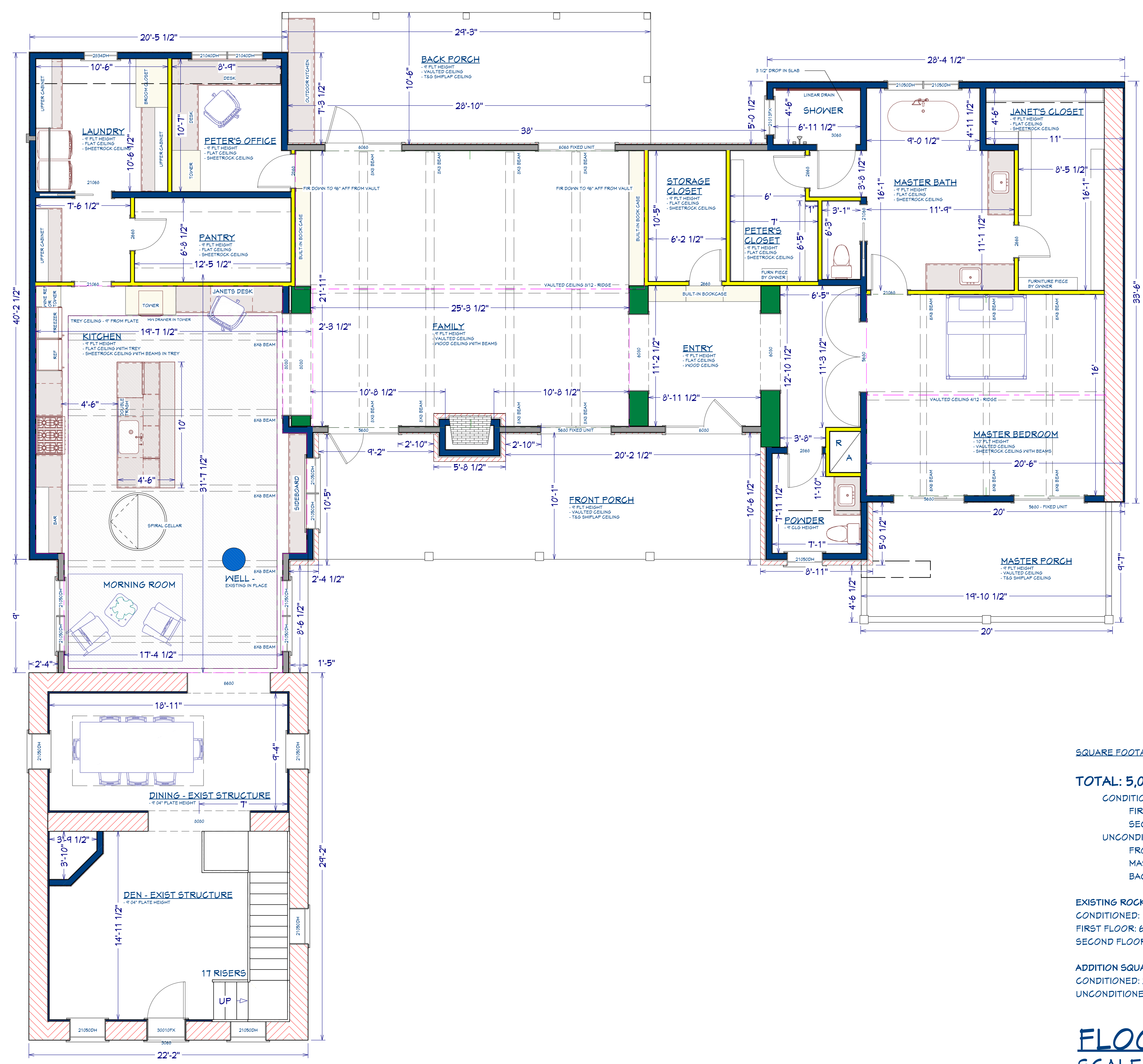
A CUSTOM RESIDENCE FOR:
PETER AND JANET SMITH
108 E SCHUBERT ST
FREDERICKSBURG, TEXAS 78624

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DATE: 08 30 22

LAUGHLIN HOMES + RESTORATION
616 W MAIN ST.
830-997-4974
DRAWN BY: RL
CHECKED BY: KL

PAGE 1
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[illegible]

SQUARE FOOTAGE:

TOTAL: 5,033 SQ.FT. +/-

CONDITIONED: 4,141 SQ.FT. +/-

FIRST FLOOR: 3,544 SQ.FT. +/-

SECOND FLOOR: 647 SQ.FT. +/-

UNCONDITIONED: 842 SQ.FT. +/-

FRONT PORCH 350 SQ.FT. +/-

MASTER PORCH: 187 SQ.FT. +/-

BACK PORCH: 305 SQ.FT. +/-

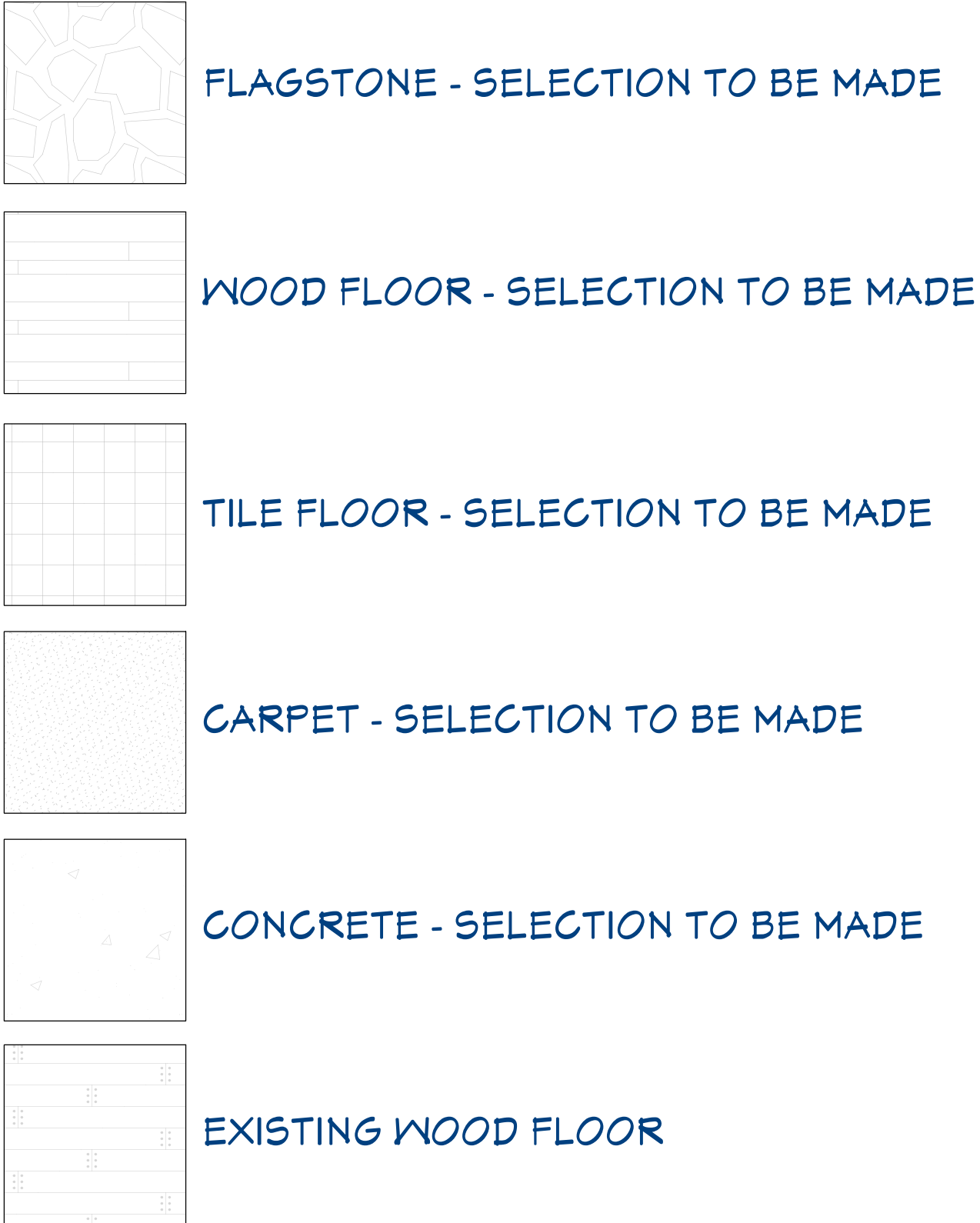
EXISTING ROCK HOME:
CONDITIONED: 1,294 SQ.FT. +/-
FIRST FLOOR: 647 SQ.FT. +/-
SECOND FLOOR: 647 SQ.FT. +/-

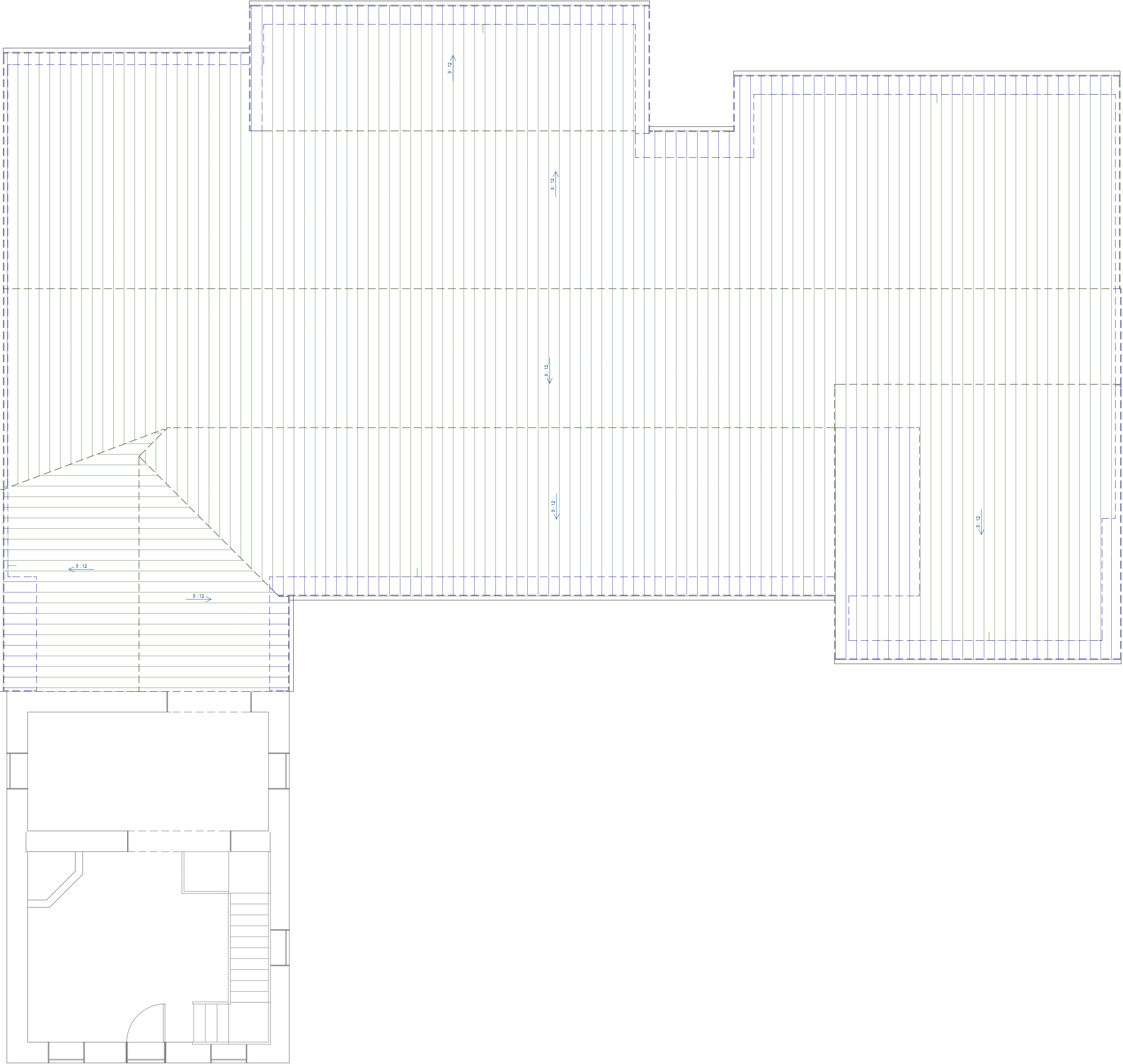
ADDITION SQUARE FOOTAGE: 3,739 647 SQ.FT. +/-
CONDITIONED: 2,897 647 SQ.FT. +/-
UNCONDITIONED: 842 647 SQ.FT. +/-

FLOORPLAN

SCALE: 1/4" = 1'







ROOF PLAN
SCALE: 1/4" = 1'



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DATE:

08.30.22

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SITEPLAN
SCALE: 1" = 7.5'



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DATE:

08.30.22

SMITH RESIDENCE

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Fredericksburg Historic Review Board
Application Information

Application Number: 22-080
Date: September 13, 2022
Address: 313 W Fulton
Zoning: R2
Owner: Thomas Mackie
Applicant: Thomas Mackie
Rating: empty lot
Proposal: relocate house from outside the historic district to empty lot

Request:

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

A. Relocation of a house built in the 1940-1950s into the historic district on an empty lot on W. Fulton Street. Siding to be repaired and painted.

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.4.2 Primary Buildings

Relocating Historic Buildings

In communities with little or no protection for historic buildings, relocation may be the only viable alternative to save a building from demolition. Moving a historic building from elsewhere onto a lot in Fredericksburg may be appropriate if the building dates from the same period of significance; if the building's style and form are consistent with Fredericksburg's inventory of historic resources; and if the building is sited on the lot with setbacks compatible with the nearby contributing buildings, with appropriate landscaping surrounding it.

Staff Findings/Recommendation:

The empty lot in question is on the southern edge of the historic district. The house proposed to be relocated is appropriate in size and age. It will complement the district. Staff recommends approval.

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 313 W Fulton Date Submitted 8/12/20
Owner name: Thomas Mackie Phone # (512) 484-7628
Owner Address: 409 S Milam St, Fredericksburg, TX 78624
Authorized Applicant: Thomas Mackie Phone # (512) 484-7628

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

Applicant E-mail: tmackie3@gmail.com

Desired Start Date: November 1, 2022

Desired Completion Date: March 30, 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)

900 SF cottage built about 1951, near the intersection of Kerr Rd and Pyka - to be moved to 313 W Fulton. Structure to remain in its current configuration, renew the 6" lap siding exterior and paint, replace any rotten wood, new metal roof, more or less keep everything that is original and repair/replace what needs care to restore the house. This vintage roof style and square footage is a good fit for the district and will appear to be a part of the character of similar vintage homes nearby.

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

Staff to complete

Application # 22-080

Year Built:

Eligible for Administrative Approval ☒ Yes ☐ No

Zoning:

Historic Review Board Meeting Date Sept 13, 2022

Application Fee \$10 COA#

Survey Rating: XXXXXXXXXX empty lot

HRB Fee \$40 paid

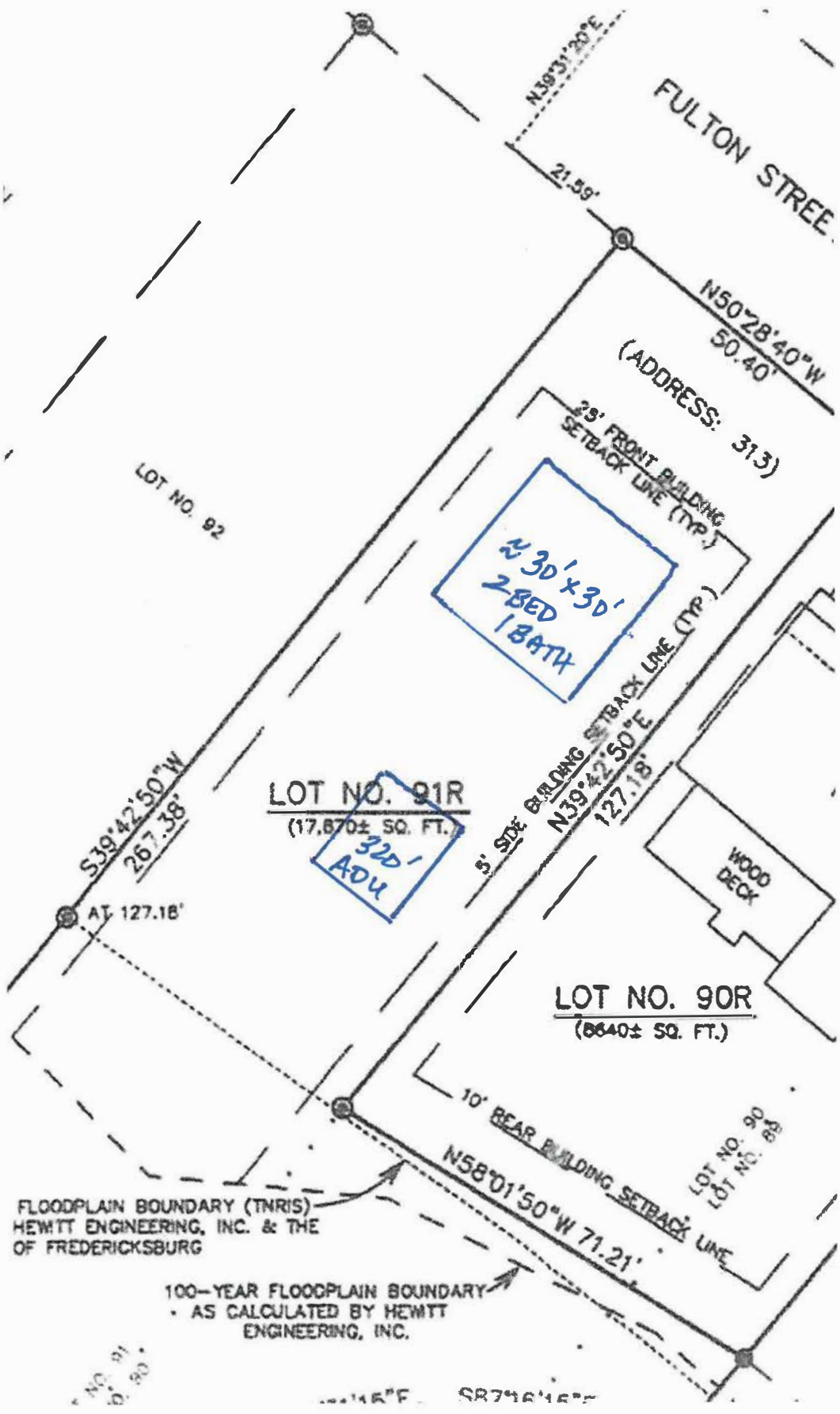
Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits

SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS,
ORIGINAL PLAT OF SCHULTZ GARDEN ADDITION FOUND OF RECORD IN
VOLUME 28, PAGE 24 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS,
AND
BEING PART OF THAT 1.21 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY
DEED TO STAMIL, LLC, BY CAROLYN VIERUS, ET AL. DATED JULY 15, 2014,
FOUND OF RECORD IN INSTRUMENT NO. 20142892 OF THE OFFICIAL
PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.









Proposed location to move house from Kerr/Pyka Rd intersection.







House to the east of empty lot.



New construction to the west of empty lot.

Fredericksburg Historic Review Board
Application Information

Application Number: 22-091
Date: September 13, 2022
Address: 421-425 E Main
Zoning: CBD
Owner: Mike Davis
Applicant: Mustard Design
Rating: High
Proposal: remove shutters, repaint, reinstall door, replace gutters, replace roofing

Request:

The applicant is requesting a Certificate of Appropriateness to:

421 E. Main St.

1. Removal of shutters on East façade

Proposed new work:

1. Replace the following existing windows with new metal clad windows with similar clad as existing to be clarified in elevations Windows to be Marvin Ultimate Picture windows
2. Replace existing wooden half-light exterior doors on east main façade with new wooden half-light doors to align more with building style
3. New accessible restrooms are proposed to be added to the current existing bathrooms located on the south exterior wall
4. Replace existing restroom doors with two panel wooden doors to match new restrooms
5. New exit to be added to eastern facing wall to account for egress requirements
6. Replace existing non-original composite roofing with a durable synthetic shake chosen to mimic the texture of the cedar shake depicted in G. Harvey's renderings of the buildings
7. Replace cedar shake roofing over bay windows with standing seam in prefinished bronze as seen in G. Harvey's original renderings
8. Replace existing non-original galvalume gutters with copper half round gutters and copper downspouts

9. Replace faux existing shutters on West exterior wall - New shutters will match original style
10. Enlargement of current shed roof above main entrance on East façade - Designed to match current shed roof above West entrance of 425 Main. In both size and bracket detailing
11. Extension of the roof to connect to 423 Main St. to provide coverage to bathroom access
12. Staining of fachwerk and board and batten. Colors to be referenced in the finish schedule

425 E. Main St.

1. Removal of shutters on walls not visible by Main St. or Elk St. traffic in order to maintain G. Harvey's design where possible while updating to create a cohesive design within the courtyard

Proposed new work:

1. Replace utilitarian metal doors facing Elk St. with a window as exit is no longer needed
2. Replace bay windows on west facing façade with two wooden half-light doors and add awning consistent with G. Harvey's design
3. Adding set of horizontal bi-folding windows on western wall for air and light in space
4. Adding new half-light wooden doors to south façade with a hipped copper awning to match G. Harvey's design
5. Adding set of horizontal bi-folding windows on south façade for air and light in space
6. Window to be added to match existing window on east façade for additional natural light
7. Window to be added on south facing wall
8. Replace eastern main façade doors with two panel half-light wooden doors
9. Replace existing non-original composite roofing with a durable synthetic shingle chosen to mimic the texture of the cedar shake depicted in G. Harvey's renderings of the buildings
10. Replace cedar shake roofing over bay windows and awnings with standing seam in prefinished bronze
11. Replace existing non-original galvalume gutters with copper half round gutters and copper downspouts
12. Staining of fachwerk and board and batten
13. Stucco, trim, windows, and ginger-bread trim to be painted
14. Deteriorating fachwerk to be replaced as needed

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

3.2.3 Roofs

(f) If deteriorated beyond repair, replacement roofing materials should resemble the dimensions, profile, appearance, and configuration of the historic material (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for area visible from ROW	Recommended	Recommended

(m) Replacing an existing non-historic roof with a standing-seam metal roof also may be acceptable for some roofs, regardless of original roof material, if the original roofing material is not a characterdefining feature for the building's style per Section 2. Where appropriate, the new metal roof should use detailing appropriate to the time of construction. (SOI Standards 2, 5, 6).

Low Priority - Appropriate

(n) When replacing failing integrated gutters, using half-round external gutters may help preserve the historic profile of the cornice (SOI Standard 6).

Low Priority - Appropriate

3.2.5 Porches and Exterior Stairs

Maintenance

(a) Preserve, maintain, and clean historic porch and exterior stair materials and features according to accepted preservation techniques, unless deteriorated beyond repair (Appendix G, SOI Standards 2, 5, 6, 7).

High Priority	Medium Priority	Low Priority
Required for all exterior porches	Required if visible from the public right-of-way (ROW)	Recommended

(c) If replacing deteriorated historic porch materials or features, patch the smallest area possible, matching the materials, dimensions, profile, texture, and configuration of existing historic porch features (SOI Standard 6).

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

Restoration

(d) If historic porch, balcony, or exterior stair railings do not meet current building codes, work with building code officials to determine if an exception may be possible, especially if the porch or balcony is seldom used. For porches and balconies that remain in use, maintain the historic railing and supplement it with a visually unobtrusive higher rail (SOI Standard 9).

High Priority	Medium Priority	Low Priority
---------------	-----------------	--------------

Recommended	Recommended	Recommended
-------------	-------------	-------------

((k)Remove visible non-historic porch features that diminish the structure’s historic integrity (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

3.2.6 WALLS

Maintenance

(a) Retain and repair the historic exterior wall materials unless deteriorated beyond repair (SOI Standards 2, 5, 6).

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

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

3.2.7. Doors and Door Openings

Maintenance

(a) Preserve and maintain historic doors, screen doors, door frames, and hardware unless deteriorated beyond repair (SOI Standards 2, 5, 6).

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

(c) Clean and treat historic doors, door frames, and hardware using accepted preservation methods (see *Appendix G*, SOI Standards 5, 7).

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

Alterations

(e) If the historic main entry door is deteriorated beyond repair, replicate the design and look of the new door exactly as the original historic door (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Required for main entrance only	Required for main entrance only	Recommended

(f) If a new door or door frame is required, install the new components so that they maintain the spatial relationships (including depth and dimension) and joint patterns as existed historically relative to door frames, exterior wall planes, and other exterior features (SOI Standards 6, 9).

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

3.2.8 WINDOWS

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.

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

Staff Recommendation/Findings:

The buildings in question were designed by the late G. Harvey as his art gallery. The buildings have been vacant for several years and are in need of maintenance and modification to allow new uses. The buildings have a low rating, but given the association with a significant local artist, staff has worked with the new owner and architect to preserve the character defining features while allowing modernizing obsolete features.

The proposed changes will enhance the property while retaining the original sense of place G. Harvey created at Whitslepick Galleries.

Staff recommends approval.



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address 108 E Schubert Date Submitted 8/30/22
Owner name: Peter & Janet Smith Phone #
Owner Address:
Authorized Applicant: Laughlin Homes & Restoration Phone #

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

Applicant E-mail:

Desired Start Date:

Desired Completion Date:

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)

Demo the existing addition. Renovate the interior of the original stone home with no exterior renovations. We will maintain the original windows and doors in the old stone home. Adding 3739 of conditioned and unconditioned square feet. Revised design with footprint that was approved prior by this board. Using stucco, stone, and board and batten. Paint colors will be neutral and roof

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

Staff to complete

Application # 22-088

Year Built:

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning: R1

Historic Review Board Meeting Date 9/13/22

Application Fee \$10 COA#

Survey Rating: Medium

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature

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



Certificate of Appropriateness Application – Back-up documentation

Subject Property: 421, 423, 425 Main St., 104 Elk St.

Application Date: 08.29.22

Owner: Mike Davis

Authorized Applicant: Eric Mustard

Mustard Design Architects

421 E. Main St.

Modification request:

1. Removal of shutters on East façade
 - a. Reason for request:
 - i. Shutters are in poor condition
 - ii. New windows (referenced below) are to be enlarged and to fill the space at removed shutters to align with original fachwerk. No shutters are to be added back

Proposed new work:

1. Replace the following existing windows with new metal clad windows with similar clad as existing to be clarified in elevations
 - a. Replace windows on east façade to be larger with no divided light to provide more light in the interior
 - b. Windows to be Marvin Ultimate Picture windows
2. Replace existing wooden half-light exterior doors on east main façade with new wooden half-light doors to align more with building style
3. New accessible restrooms are proposed to be added to the current existing bathrooms located on the south exterior wall
 - a. Reason for request:
 - i. There are currently limited bathrooms on the property available to patrons
 - ii. The existing restrooms are not ADA compliant
 - iii. The location of the bathrooms was chosen as to not interrupt the existing design, or to distract from any façade that contributes to G. Harvey's design
4. Replace existing restroom doors with two panel wooden doors to match new restrooms
5. New exit to be added to eastern facing wall to account for egress requirements
6. Replace existing non-original composite roofing with a durable synthetic shake chosen to mimic the texture of the cedar shake depicted in G. Harvey's renderings of the buildings
7. Replace cedar shake roofing over bay windows with standing seam in prefinished bronze
 - a. G. Harvey's original renderings feature a bronze colored standing seam on awnings and bay windows
8. Replace existing non-original galvalume gutters with copper half round gutters and copper downspouts
9. Replace faux existing shutters on West exterior wall
 - a. New shutters will match original style
 - b. Reason for request: Current shutters are in need of replacement due to the state of disrepair
10. Enlargement of current shed roof above main entrance on East façade
 - a. Designed to match current shed roof above West entrance of 425 Main. In both size and bracket detailing
 - b. Reason for request: Intended to provide better coverage and protection from general weathering of the doors
11. Extension of the roof to connect to 423 Main St. to provide coverage to bathroom access
 - a. Shown in roof plan and elevations
12. Staining of fachwerk and board and batten. Colors to be referenced in the finish schedule
 - a. Reason for request: An effort to maintain and protect current wood



13. Any deteriorating fachwerk to be replaced as needed
14. Exterior lighting to be replaced; lighting specification to be provided at a later date
15. Stucco, trim, windows, and ginger-bread trim to be repainted
 - a. Colors to be outlined in the finish schedule
16. A finish schedule has been provided for reference

423 E. Main St.

Modification request:

1. Removal of existing shutters throughout building
 - a. Shutters flanking the east entrance
 - b. Due to alterations listed below other shutters no longer fit in available space

Proposed new work:

1. Replace the following existing windows with new metal clad windows with similar clad as existing to be clarified in elevations
 - a. Enlarging north facing bay window and replace with similar window style and configuration to original
 - b. Removal of window on east wall due to conditions change in the interior. Window would be interrupted by an interior wall
 - c. Replacing window on east façade to remove divided light to match the other windows on the building
 - d. Windows to be Marvin Ultimate Picture windows
2. Alterations to brick walls
 - a. Extruding mortar to be removed and repointed
 - b. Whitewash or painted (TBD) will be added in order to even out previous paint applications that have left the surface with uneven colors and layers of paint
 - c. If painted, the color will match surrounding buildings
3. Wood siding on west exterior wall to be painted to match surrounding buildings
4. Window to be added to match existing window on east façade for additional natural light; reference plan and elevation
5. Two exits, half-light wooden doors, to be added to north exterior for access to new and existing restrooms on the south end of 421 Main St.
6. Replace window on east wall with a pair of half-light wooden doors for flow and egress
 - a. Awning to match main façade to be added for weather protection
 - b. Shown in plan and elevation
7. Replace eastern main façade doors with a pair of half-light wooden doors to provide continuity in overall design aesthetic
8. Replace existing non-original composite roofing with a durable synthetic shingle chosen to mimic the texture of the cedar shake depicted in G. Harvey's renderings of the buildings
9. Replace cedar shake roofing over bay windows and awnings with standing seam in prefinished bronze
 - a. G. Harvey's original renderings feature a bronze colored standing seam on awnings and bay windows
- 10.
11. Replace existing non-original galvalume gutters with copper half round gutters and copper downspouts
12. Staining of fachwerk and board and batten
 - a. Colors to be referenced in the finish schedule
13. Any deteriorating fachwerk to be replaced
14. Deteriorating fachwerk to be replaced as needed



15. Stucco, trim, windows, and ginger-bread trim to be painted
 - a. Colors to be outlined in the finish schedule
16. A finish schedule has been provided for reference

425 E. Main St.

Modification request:

1. Removal of shutters on walls not visible by Main St. or Elk St. traffic
 - a. Reason for request:
 - i. To maintain G. Harvey's design where possible while updating to create a cohesive design within the courtyard
 - ii. Some shutters as detailed below no longer fit within the space due to additional changes

Proposed new work:

1. Replace utilitarian metal doors facing Elk St. with a window as exit is no longer needed
2. Replace bay windows on west facing façade with two wooden half-light doors and add awning consistent with G. Harvey's design
 - a. Reason for request:
 - i. Providing egress to separate spaces within building
3. Adding set of horizontal bi-folding windows on western wall for air and light in space
 - a. Shown in plan and elevation
4. Adding new half-light wooden doors to south façade with a hipped copper awning to match G. Harvey's design
5. Adding set of horizontal bi-folding windows on south façade for air and light in space
6. Window to be added to match existing window on east façade for additional natural light
 - a. Shown in plan and elevation
7. Window to be added on south facing wall
 - a. Shown in plan and elevation
8. Replace eastern main façade doors with two panel half-light wooden doors
9. Replace existing non-original composite roofing with a durable synthetic shingle chosen to mimic the texture of the cedar shake depicted in G. Harvey's renderings of the buildings
10. Replace cedar shake roofing over bay windows and awnings with standing seam in prefinished bronze
11. Replace existing non-original galvalume gutters with copper half round gutters and copper downspouts
12. Staining of fachwerk and board and batten
 - a. Colors to be referenced in the finish schedule
13. Stucco, trim, windows, and ginger-bread trim to be painted
 - a. Colors to be outlined in the finish schedule
14. Deteriorating fachwerk to be replaced as needed
15. A finish schedule has been provided for reference

104 S. Elk St.

Modification request:

- ~~1. Remove non-original shutters~~

Proposed new work:

- ~~1. Replace existing non-original composite roofing with a paint grip standing seam metal roof~~
 - ~~a. Reason for request:~~



- i. More durable and cost effective roofing material
 - ii. G. Harvey's renderings depict the building with a metal roof
- 2. Reinstall door at infilled original location with two panel wood door
 - a. Reason for request:
 - i. Provide direct access to pumphouse from the exterior
- 3. Replace cedar shake awnings with standing seam in prefinished bronze
 - a. Reason for request:
 - i. Cedar shake no longer in good condition
- 4. Replace existing non-original doors with half light wood doors
- 5. Replace existing non-original galvalume gutters with copper half round gutters and copper downspouts
- 6. Existing concrete porch floor is in disrepair and will be removed and replaced with new concrete similar to existing
- 7. Paint windows to match trim, and railing color
 - a. Colors to be outlined in finish schedule
- 8. Stucco, trim, windows, railing, and ginger bread trim to be painted
 - a. Colors to be outlined in the finish schedule
- 9. A finish schedule has been provided for reference

Courtyard

- 1. Original fountain art piece to remain and continue to be operable. Small catch basin and landscape bed to be removed. A gravel filled catch basin to be provided levels with patio surface to allow for fountain operation at original raised catch basin location.
- 2. Existing brick courtyard to be replaced with varying materials as outlined in landscape design provided
 - a. Reason for request:
 - i. Current brick is a safety concern and does not meet accessible requirements
- 3. Included landscape design to outline plantings, benches, and walking path materials
- 4. Note: landscape design includes seating areas south of 104 Elk St. that covers current parking. This is not to be included in the design and should not be considered

I:\NAS\Current Projects File\Current Projects File\2022\2222 - Mike Davis\02 - Drawings\02 - Schematic design (SD)\2222 Mike Davis - SD 04.rvt

OWNER INFORMATION:

MR. MIKE DAVIS
2850 N. HARWOOD
SUITE 1050
DALLAS, TX 75201

LEGAL DESCRIPTION:

A 0.195 ACRE TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING ALL OF TOWNLOT NO. 217, AND PART OF AN UNNUMBERED TOWNLOT LYING S.W. OF TOWNLOT NO. 217, AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY. PREPARED AT THE REQUEST OF BLUEBIRD, LTD.

ZONING:

ZONED: CBD CENTRAL BUSINESS DISTRICT
PROPOSED USE: ASSEMBLY

MIN. ALLOWABLE LOT AREA: 5,000 SQ FT
TOTAL LOT AREA: 39,890 SQ FT (0.916 ACRES)

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

MAX. ALLOWABLE BUILDING COVERAGE:
TOTAL EXISTING BUILDING COVERAGE: 23% OF LOT AREA (9,002 SF)

MAX ALLOWABLE IMPERVIOUS COVERAGE: 90% OF LOT AREA
EXISTING IMPERVIOUS COVERAGE: 47% (18,815 SQFT)

IMPERVIOUS COVERAGE: 18,815 SQFT (47%)
BUILDING 9,002 SQFT
PAVING / WALKS 9,813 SQFT

PERVIOUS COVERAGE: 21,075 SQFT (53%)

MAXIMUM ALLOWABLE BUILDING HEIGHT: 3 STORIES - 38' - 0"
MAXIMUM EXISTING BUILDING HEIGHT: 2 STORIES - 20'-6"

REQUIRED PARKING SPACES:
SECTION 7.825 SPECIAL PROVISIONS
APPLICABLE TO CENTRAL FREDERICKSBURG
C. SPECIAL PROVISIONS
Z. EXISTING PARKING SPACES TO REMAIN

TOTAL SPACES PROVIDED: 23 SPACES

NOTE: REVIEW PERSONNEL
SHALL REFER TO LANDSCAPE
DRAWINGS FOR ALL SITE
FEATURE MODIFICATIONS TO
THE COURTYARD. THIS SITE
PLAN DOES NOT REPRESENT
FINAL DESIGNS FOR
COURTYARD

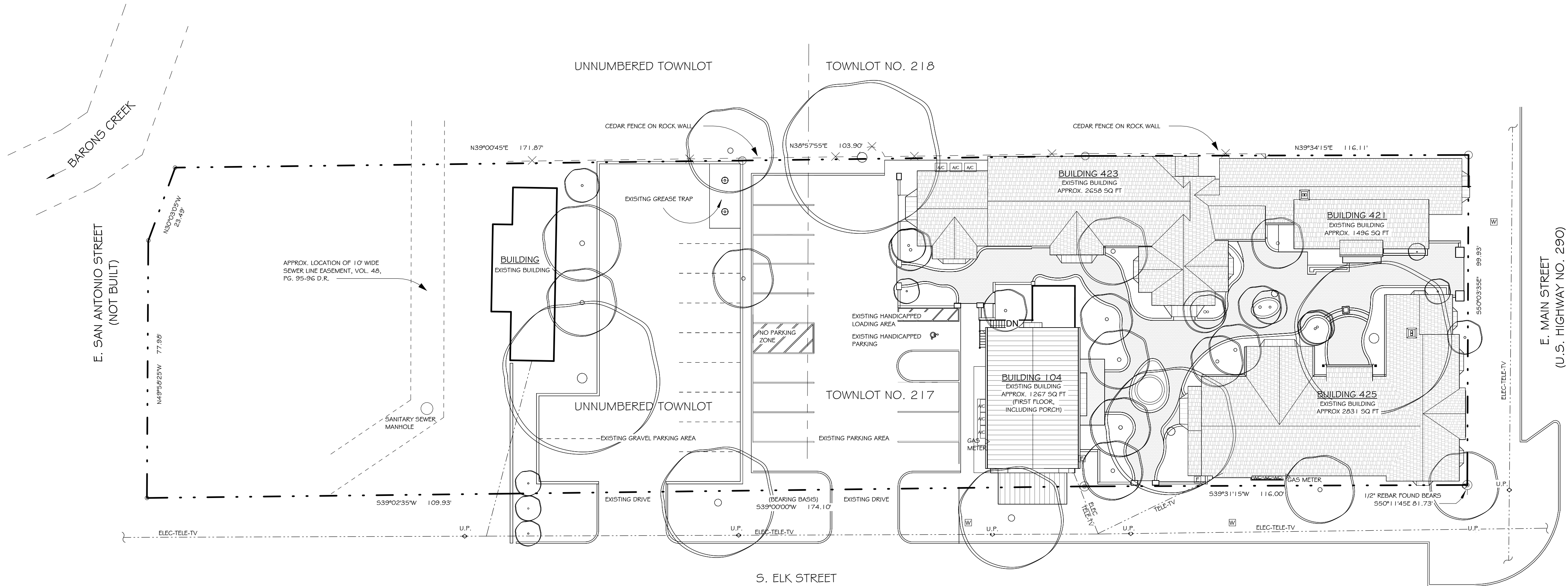
SITE PLAN LEGEND

- FOUND 1/2" STEEL ROD
- ELECTRIC METER
- WATER METER
- PAVERS

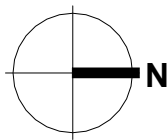
BUILDING DATA

EXISTING BUILDINGS

421 MAIN ST.	
WITH PROPOSED ADDITIONS	1496 SQ FT
EXISTING	1390 SQ FT
423 MAIN ST.	2658 SQ FT
425 MAIN ST.	2831 SQ FT
104 ELK ST.	
FIRST FLOOR WITH PORCH	1267 SQ FT
SECOND FLOOR WITH PORCHES	1267 SQ FT
BASEMENT	156 SQ FT
TOTAL	2690 SQ FT



01 SITE PLAN
SCALE: 1" = 20'-0"



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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PRELIMINARY

THESE DRAWINGS ARE FOR
INTERIM REVIEW AND NOT FOR
REGULATORY APPROVAL
PERMITTING OR CONSTRUCTION

ERIC MUSTARD
14525
07.06.22

SITE PLAN

Drawn By: GI

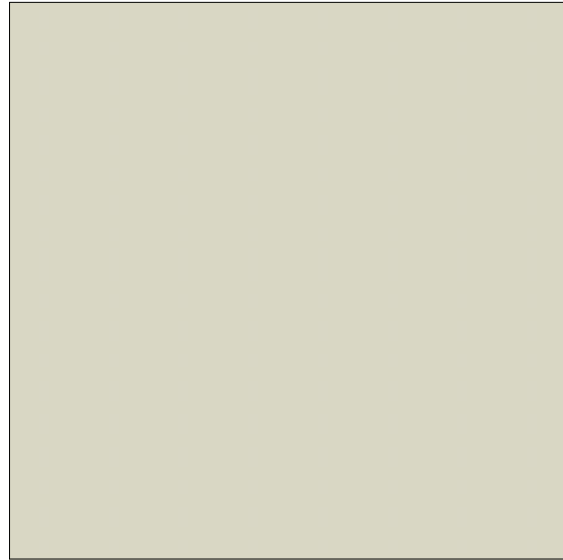
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Approved By: EM

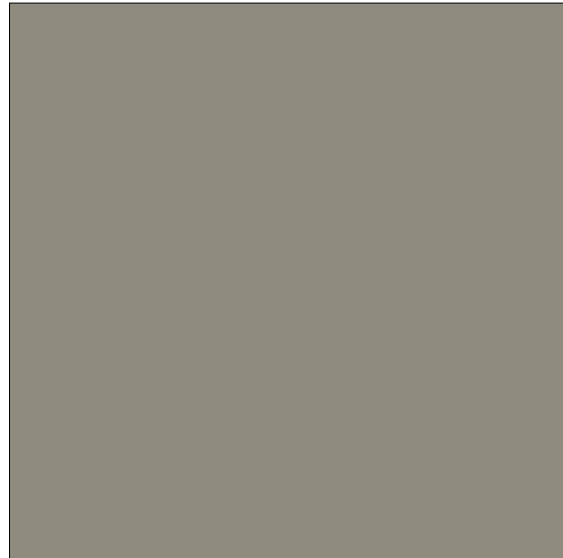
Project No. 2222

Original Issue Date: 07.06.22

PROPOSED PAINT SCHEDULE
BUILDINGS 421, 423, 425 MAIN ST.



EXISTING STUCCO, AND
SIDING:
BENJAMIN MOORE
TAPESTRY BEIGE OC-32



TRIM, FACSIA, AND
GINGERBREAD TRIM:
BENJAMIN MOORE
DESERT TWILIGHT 2137-40



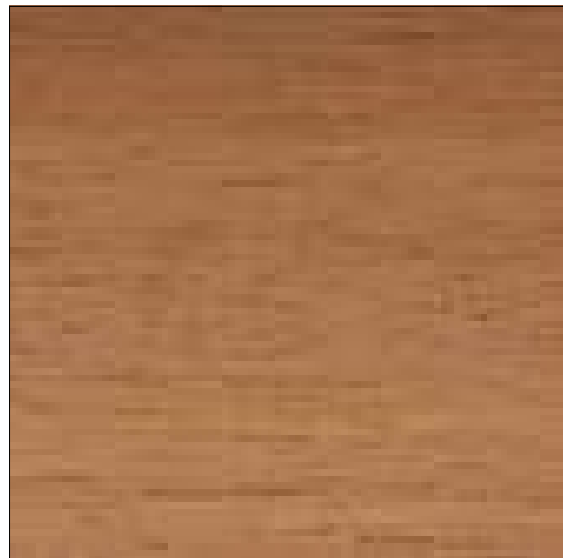
STAIN FOR CEDAR BOARD AND
BATTEN:
BENJAMIN MOORE
SEMI-TRANSPARENT
CORDAVAN BROWN ES-62



STAIN FOR FACHWERK:
BENJAMIN MOORE
SEMI-TRANSPARENT
CHELSEA GRAY HC-26

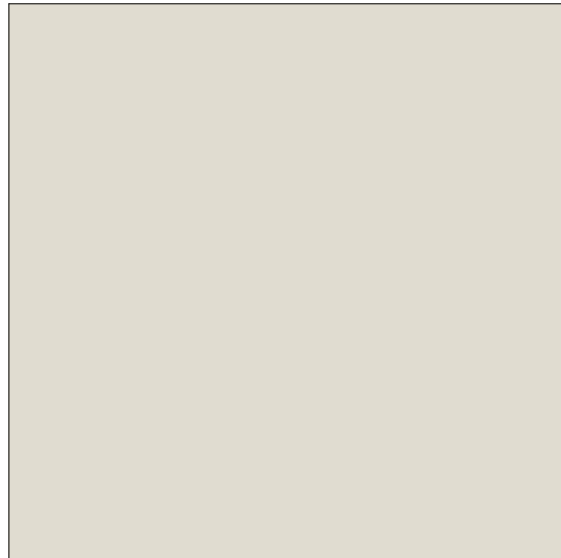


WINDOW FINISH:
MARVIN ALUMINUM CLAD
WINDOWS
EXTERIOR COLOR: CLAY

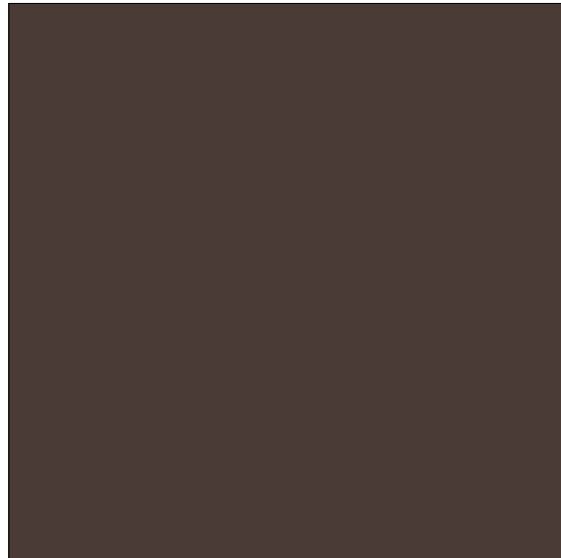


EXTERIOR DOOR FINISH:
MARVIN COMMERCIAL ALL
WOOD
FINISH: PREFINISHED
MAHOGANY

~~PROPOSED PAINT SCHEDULE
BUILDING 104 ELK ST.~~



~~STUCCO, TRIM, AND
SIDING:
BENJAMIN MOORE
HALO OC-46~~

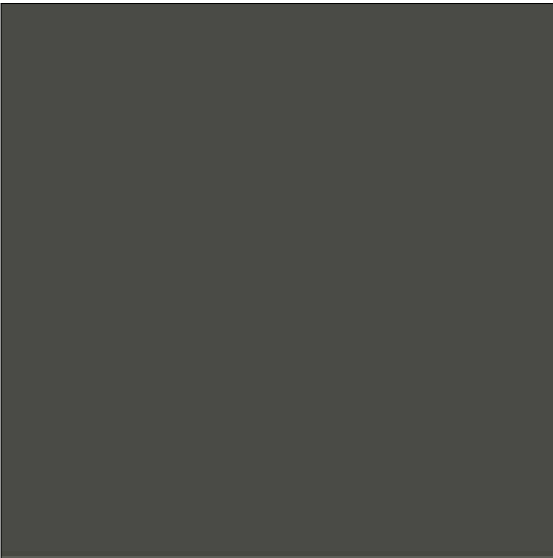


~~TRIM, FACSIA, DOORS,
WINDOWS, AND
GINGERBREAD TRIM:
BENJAMIN MOORE
APPALACHIAN BROWN
2115-10~~

PROPOSED ROOFING
MATERIAL



DAVINCI SYNTHETIC
MULTI-WIDTH SHAKE
BLACK OAK



STANDING SEAM:
FLAT PAN
FINISH: SIMILAR TO BRIDGER
STEEL PREFINISHED BRONZE

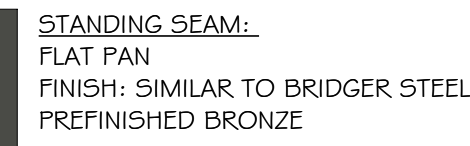


STANDING SEAM:
FLAT PAN
FINISH: SIMILAR TO BRIDGER
STEEL PAINT GRIP

ROOF PLAN NOTES



STANDING SEAM:
FLAT PAN
FINISH: SIMILAR TO BRIDGER STEEL
PAINT GRIP



-

[illegible]

THESE DRAWINGS ARE FOR
INTERIM REVIEW AND NOT FOR
REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

ROOF PLANS

Checked By: EM

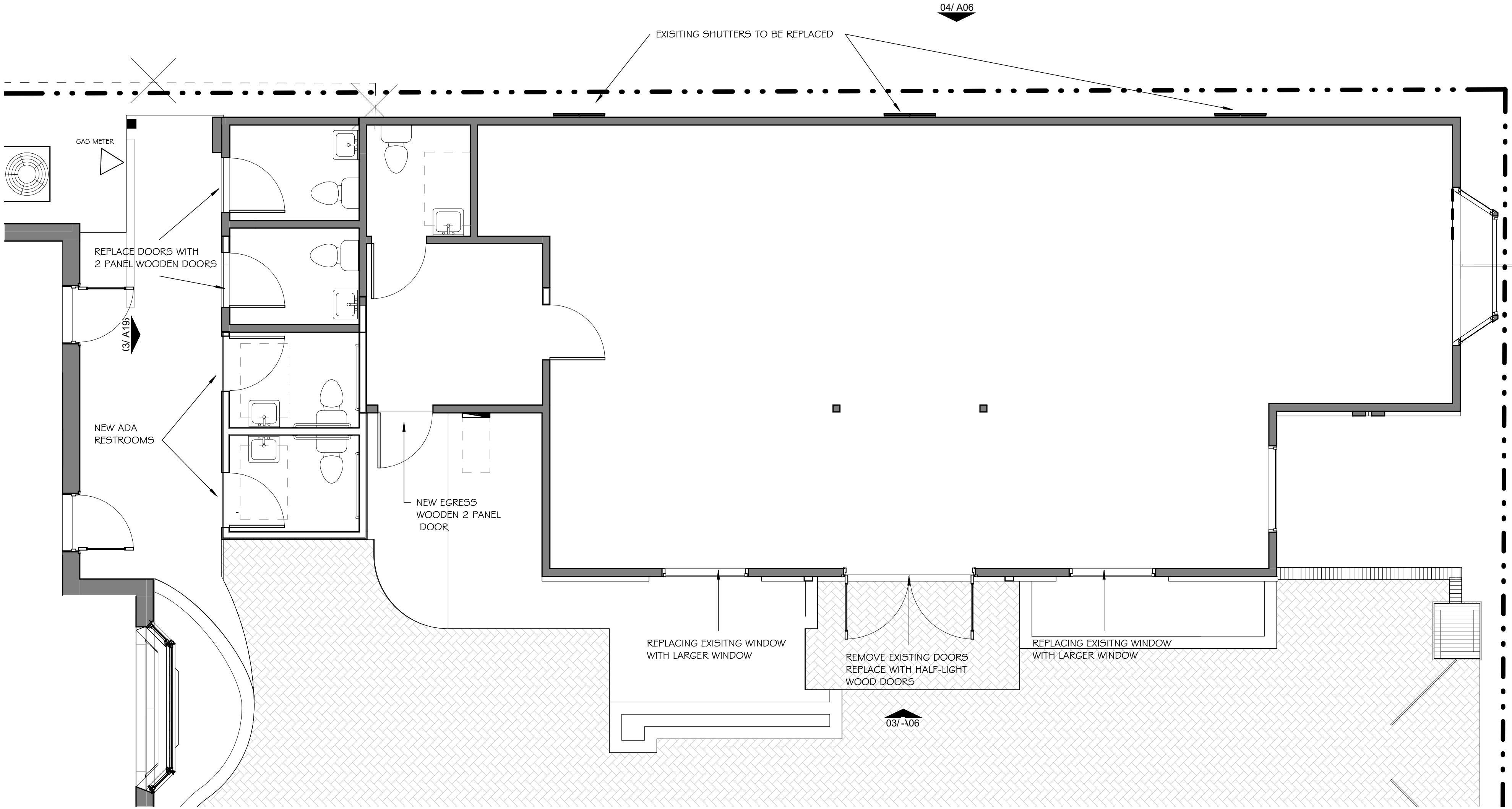
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Project No.	2222
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Original Issue Date: 07.06.22

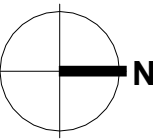
PROPOSED PAINT SCHEDULE
BUILDINGS 421, 423, 425 MAIN ST.

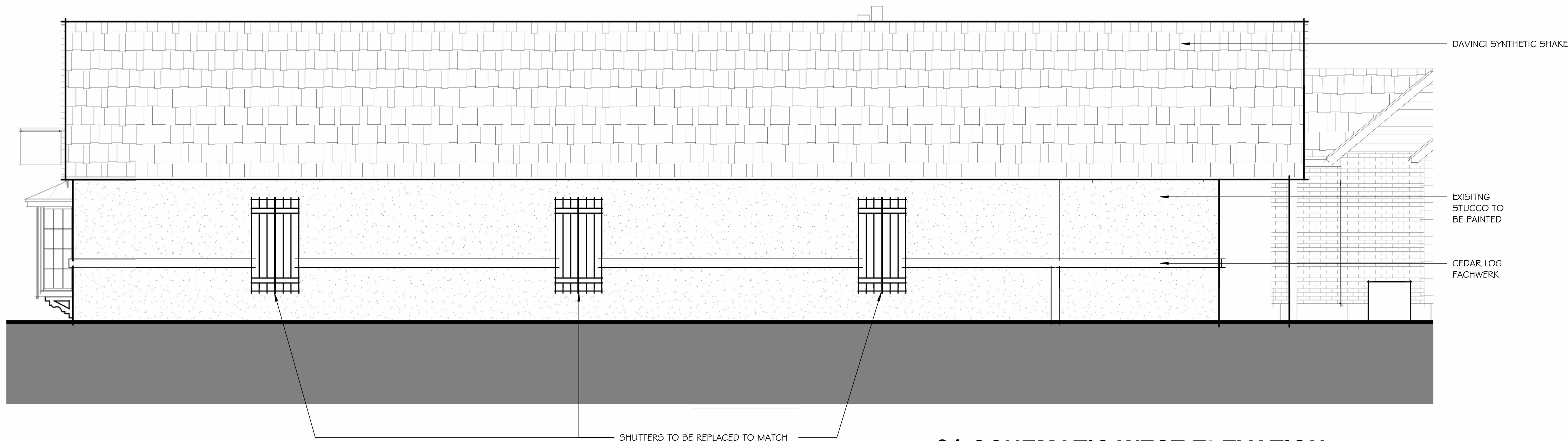
- EXISTING STUCCO, AND SIDING:
BENJAMIN MOORE
TAPESTRY BEIGE OC-32
- TRIM, FASCIA, AND GINGERBREAD:
BENJAMIN MOORE
DESERT TWILIGHT 2137-40
- STAIN FOR CEDAR BOARD AND BATTEN:
BENJAMIN MOORE
SEMI-TRANSPARENT
CORDAVAN BROWN ES-62
- STAIN FOR FACHWERK:
BENJAMIN MOORE
SEMI-TRANSPARENT
CHELSEA GRAY HC-26
- WINDOW FINISH:
MARVIN ALUMINUM CLAD WINDOWS
EXTERIOR COLOR: CLAY
- EXTERIOR DOOR FINISH:
MARVIN COMMERCIAL ALL WOOD
FINISH: PREFINISHED
MAHOGANY



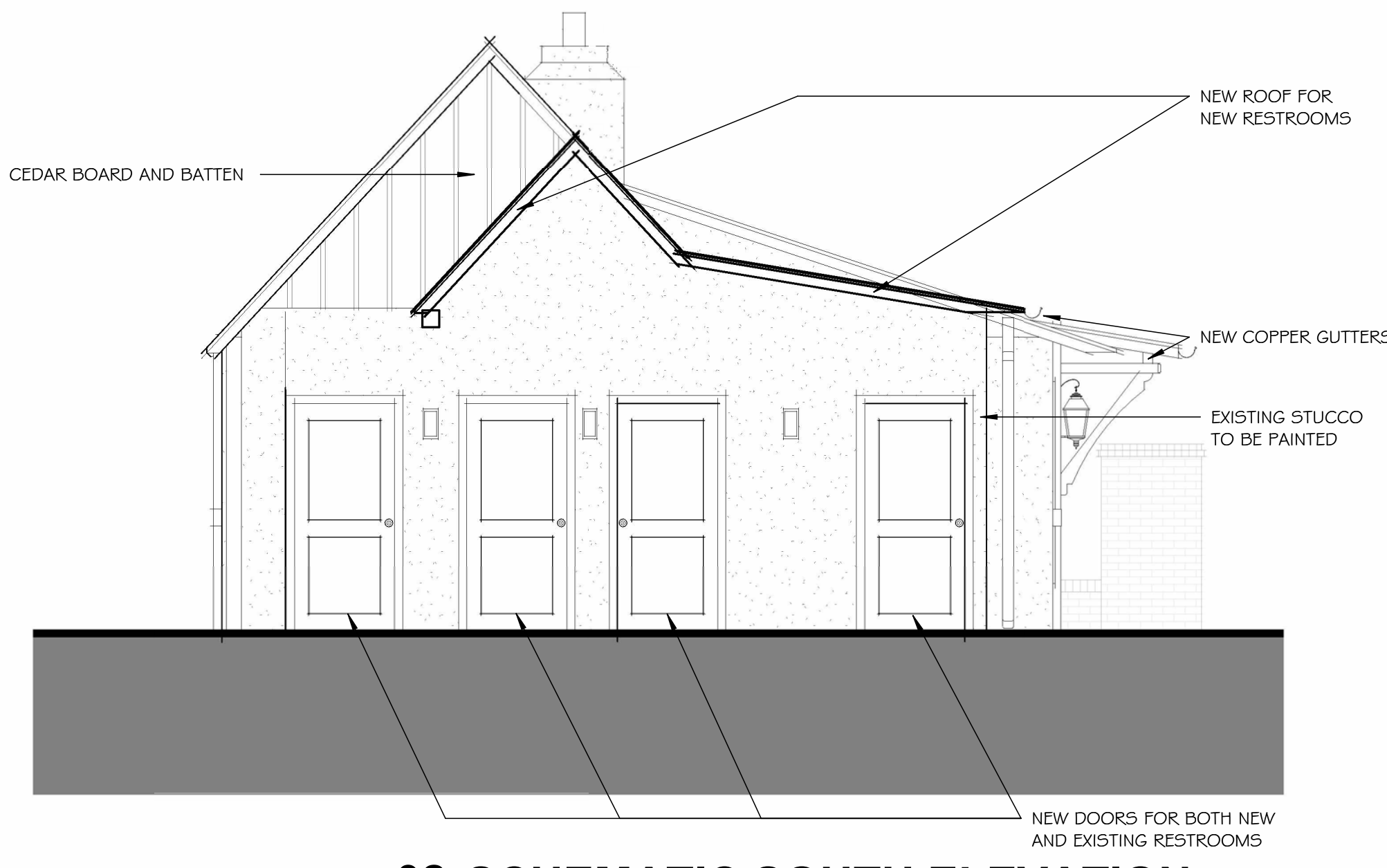
1 BUILDING 421

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

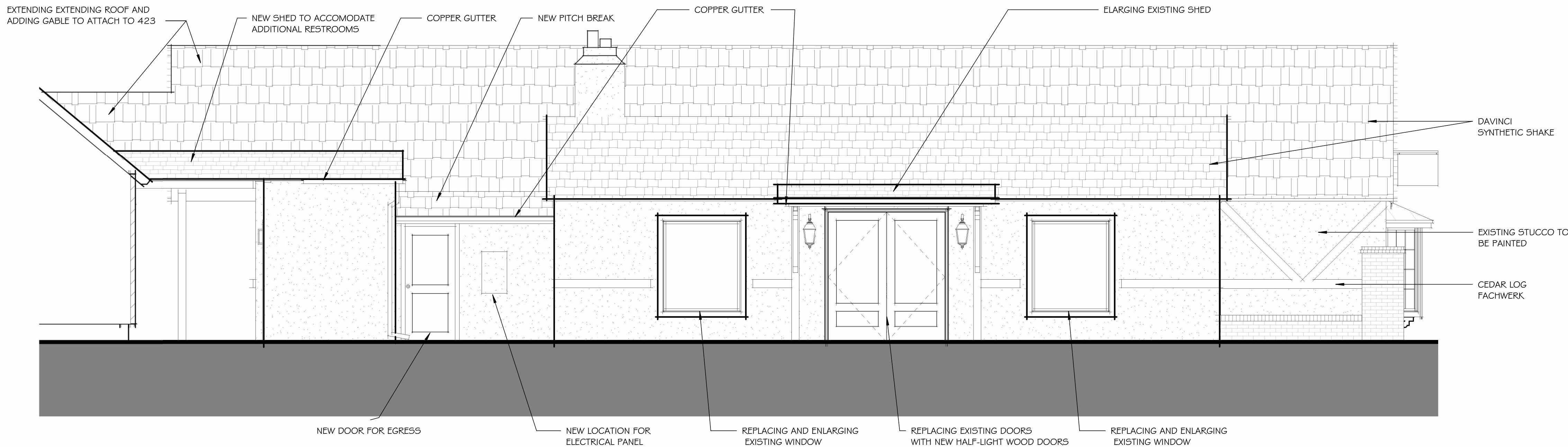




04 SCHEMATIC WEST ELEVATION
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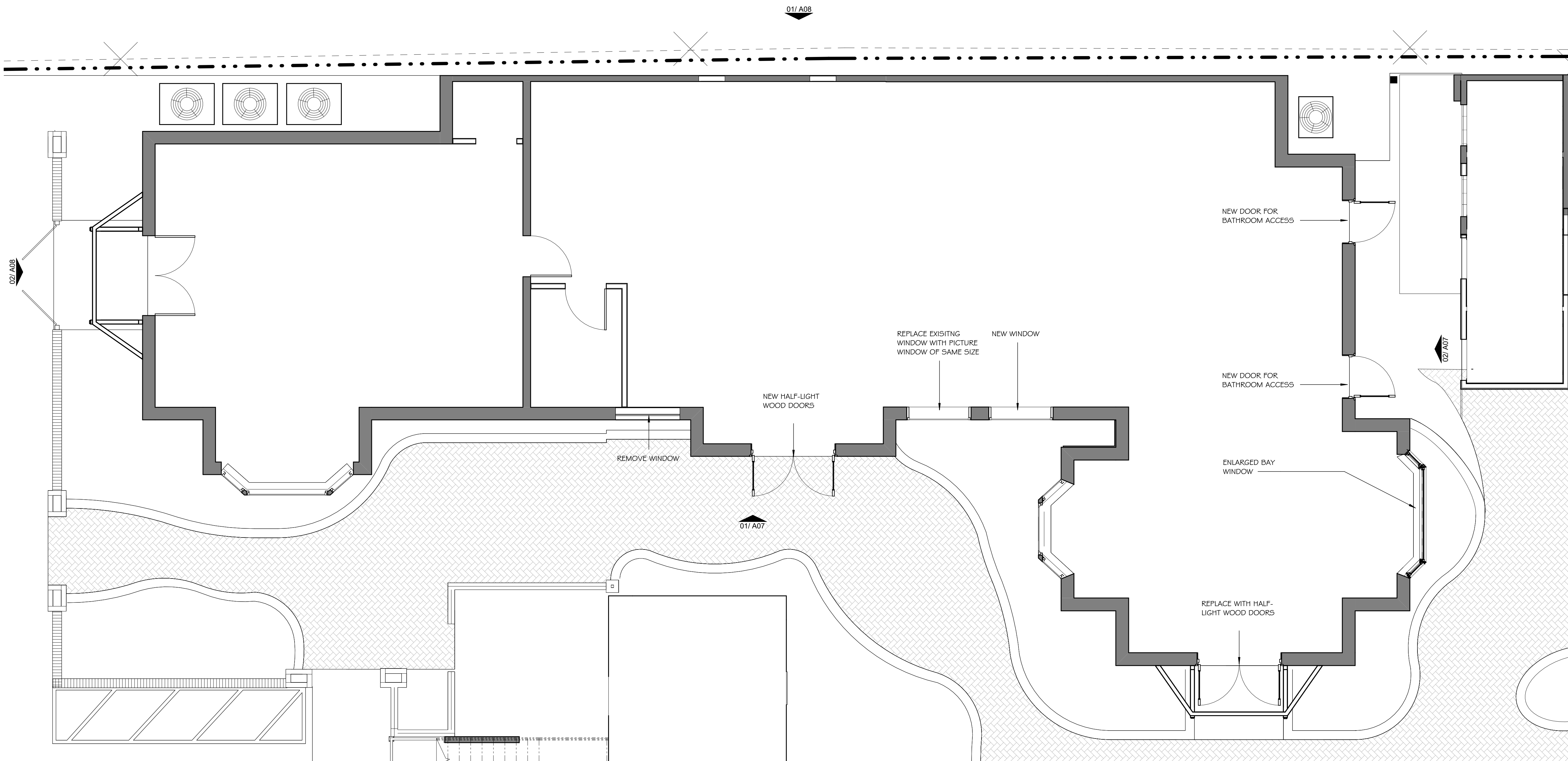
02 SCHEMATIC SOUTH ELEVATION
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03 SCHEMATIC EAST ELEVATION
SCALE: 1/4" = 1'-0"

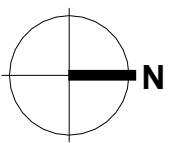


01 SCHEMATIC NORTH ELEVATION
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01 BUILDING 423

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





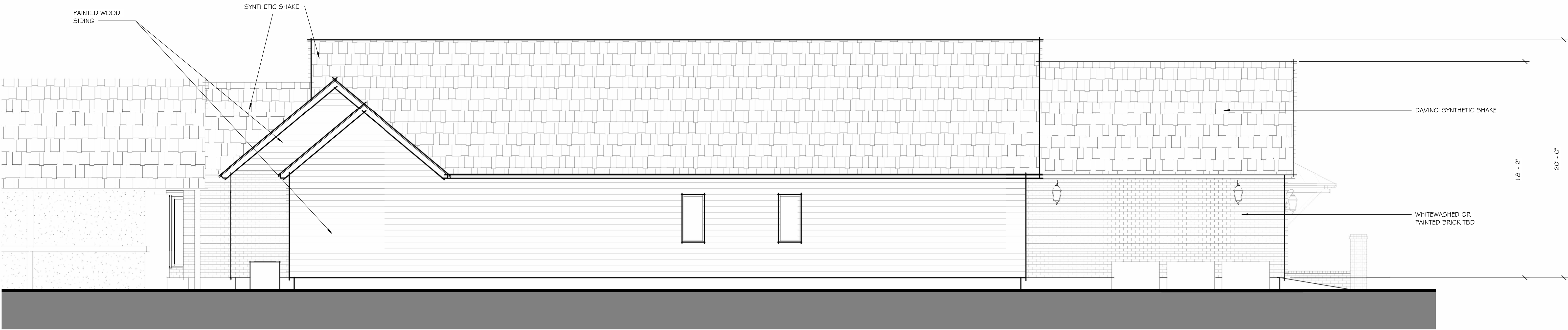
02 SCHEMATIC NORTH ELEVATION
SCALE: 1/4" = 1'-0"



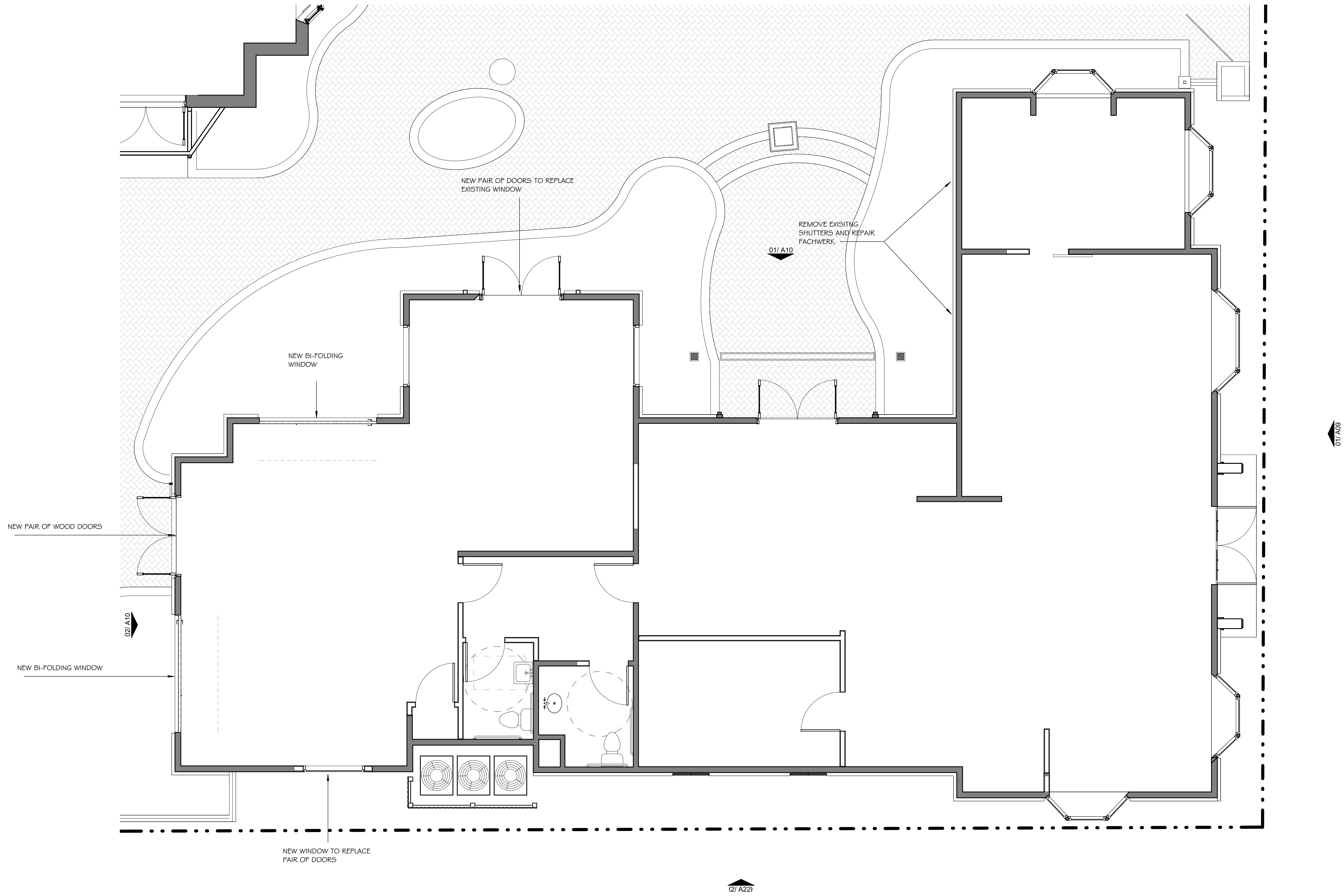
01 SCHEMATIC EAST ELEVATION
SCALE: 1/4" = 1'-0"



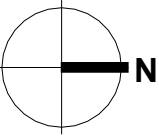
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SCALE: 1/4" = 1'-0"

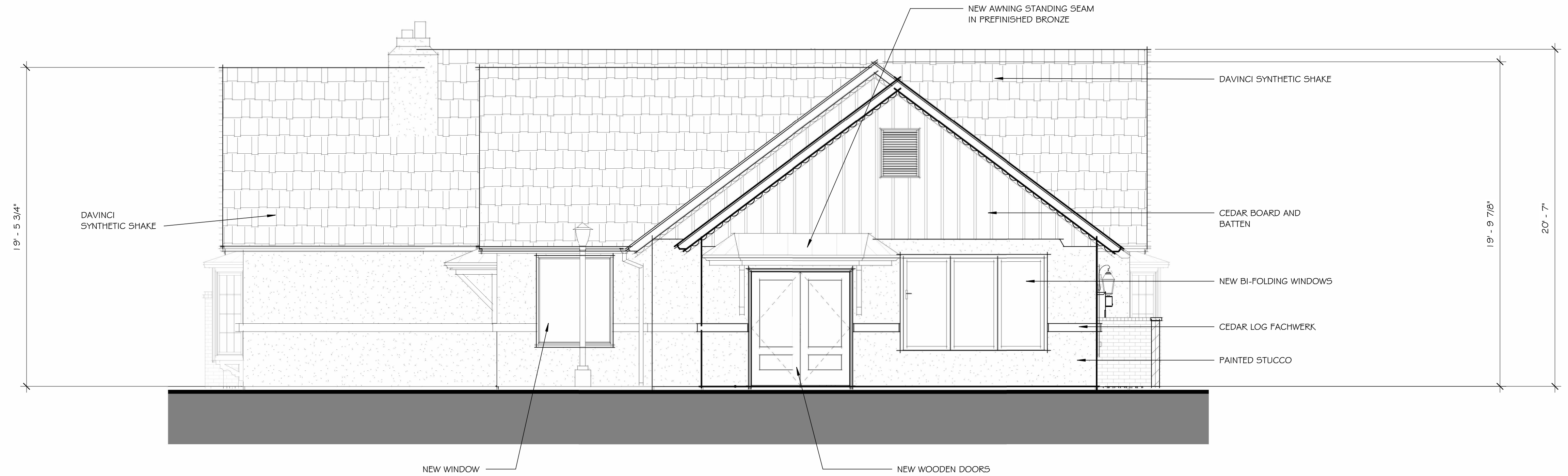


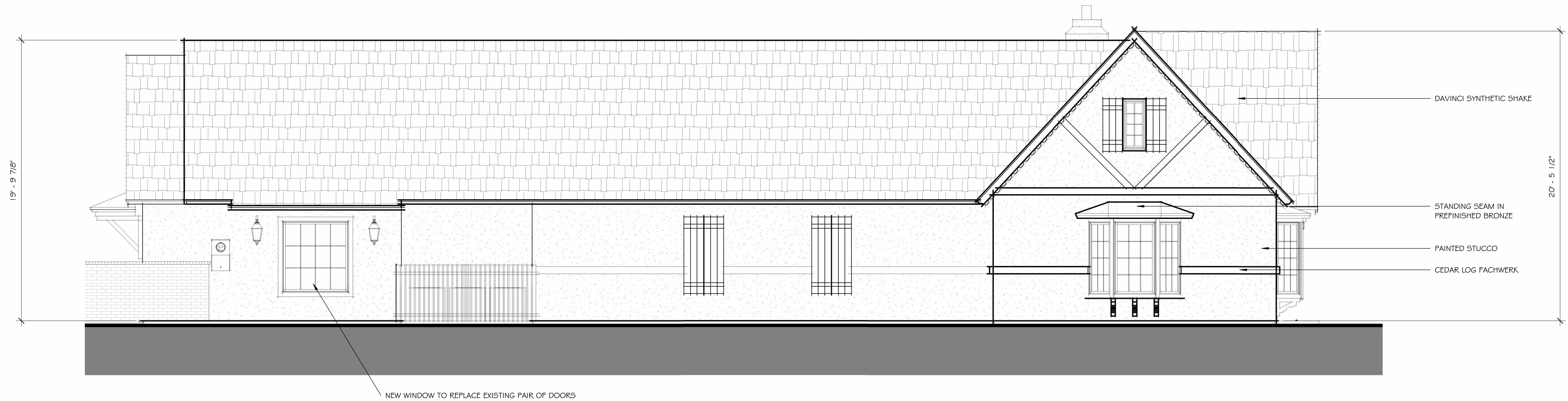
01 SCHEMATIC WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 BUILDING 425
SCALE: 1/4" = 1'-0"







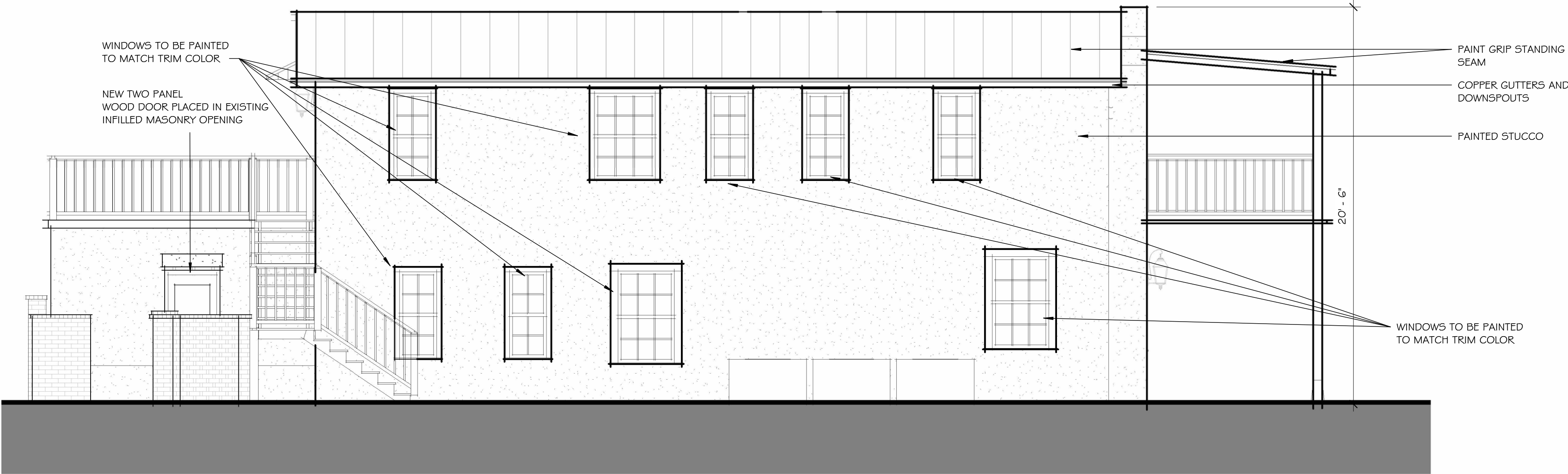
02 SCHEMATIC EAST ELEVATION

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

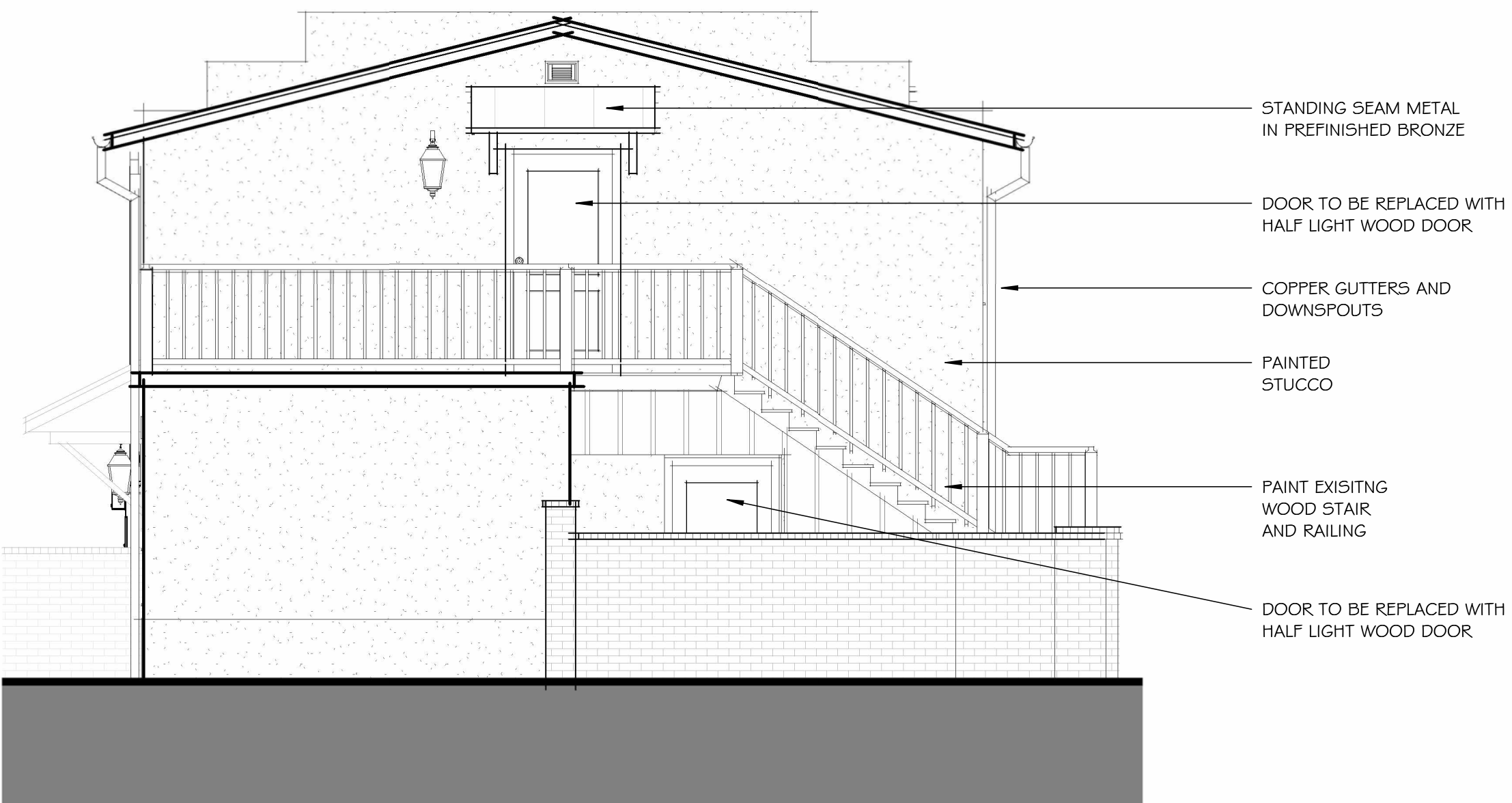


01 SCHEMATIC NORTH ELEVATION

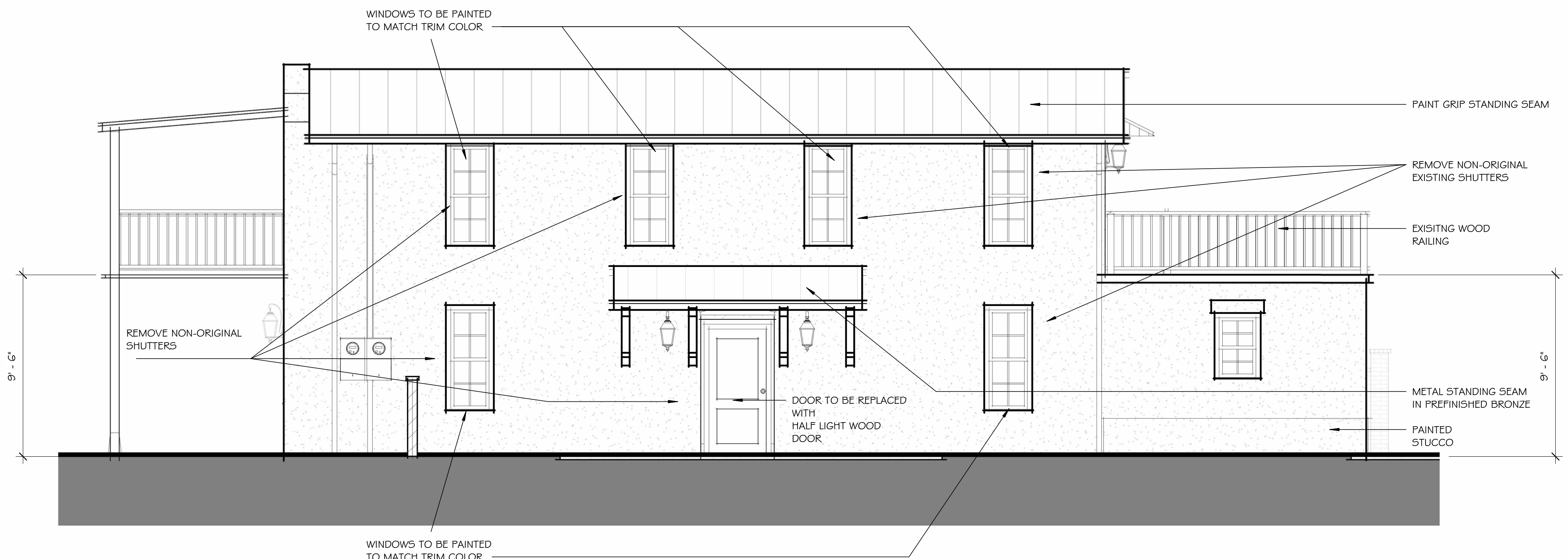
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04 SCHEMATIC SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



NEW SHED ROOF
LOCATION; STYLE,
SIZE, AND
BRACKETS TO
MATCH EXISTING
SHED ROOF ON
425 WEST
ENTRANCE

ROOF TO BE
REPLACED WITH
DAVINCI
SYNTHETIC
SHAKE IN BLACK
OAK

ALL GUTTERS TO
BE REPLACED
WITH COPPER
GUTTERS

STUCCO TO BE
PAINTED

SHUTTERS TO BE
REMOVED

WINDOW TO BE
ENLARGED NEW
WINDOW; TO BE
PICTURE WINDOW

DOORS TO BE
ENLARGED AND
REPLACED WITH
HALF LIGHT
WOODEN DOORS

WINDOW TO BE
ENLARGED NEW
WINDOW; TO BE
PICTURE WINDOW

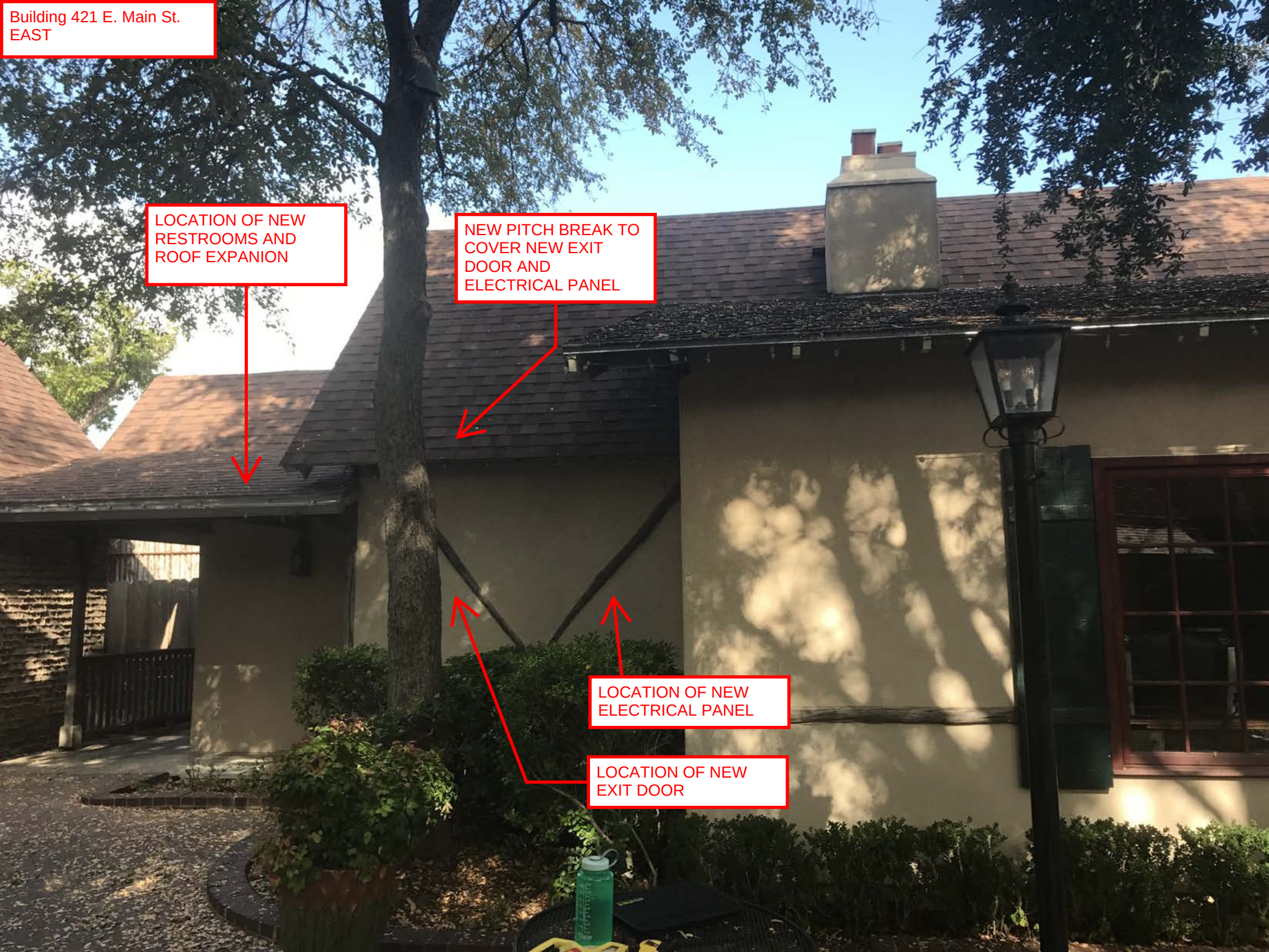
Building 421 E. Main St.
EAST

LOCATION OF NEW
RESTROOMS AND
ROOF EXPANION

NEW PITCH BREAK TO
COVER NEW EXIT
DOOR AND
ELECTRICAL PANEL

LOCATION OF NEW
ELECTRICAL PANEL

LOCATION OF NEW
EXIT DOOR



Building 421 E. Main St.
WEST



REPLACING
SHUTTERS WITH
SIMILAR TO
EXISTING TO MATCH
NEW TRIM COLOR

BOARD AND
BATTEN TO BE
STAINED

ENLARGED BAY
WINDOW WITH
STANDING SEAM
ROOF IN
PREFINISHED
BRONZE



LOCATION OF
NEW PAIR OF
HALF LIGHT
WOODEN DOORS
WITH STANDING
SEAM IN
PREFINISHED
BRONZE AWNING

ROOF TO BE
REPLACED WITH
DAVINCI
SYNTHETIC
SHAKE IN BLACK
OAK

TRIM TO BE
PAINTED

BOARD AND
BATTEN TO BE
STAINED

ROOF TO BE
REPLACED WITH
STANDING SEAM
IN PREFINISHED
BRONZE

LOCATION OF
NEW PICTURE
WINDOWS TO
MATCH SIZE OF
EXISING

ALL BRICK TO BE
WHITEWASHED
OR PAINTED TO
MATCH ADJACED
BUILDINGS





ROOF TO BE REPLACED
WITH DAVINCI SYNTHETIC
SHAKE IN BLACK OAK

BOARD AND
BATTEN TO BE
STAINED

FACHWERK TO BE
STAINED AND
REPLACED AS
NEEDED

TRIM AND
GINGERBREAD TO
BE PAINTED

WINDOWS TO BE
PAINTED

STUCCO TO BE
PAINTED

ROOF TO BE REPLACED
WITH DAVINCI SYNTHETIC
SHAKE IN BLACK OAK

WINDOWS TO BE
PAINTED

SHUTTERS TO BE
REMOVED

TRIM AND
GINGERBREAD TO
BE PAINTED

FACHWERK TO BE
STAINED AND
REPLACED AS
NEEDED

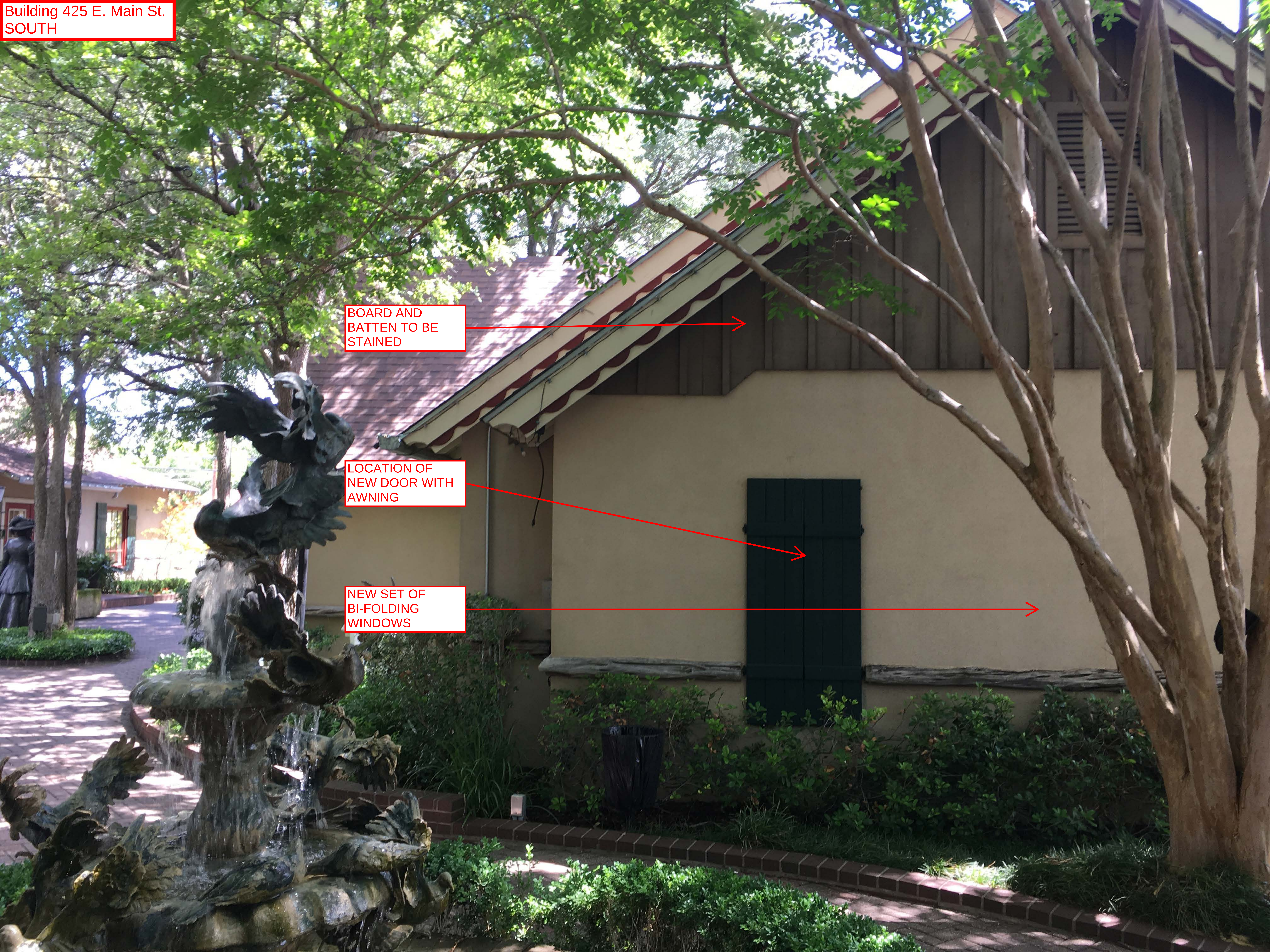
STUCCO TO BE
PAINTED

BAY WINDOW TO BE
REPLACED WITH PAIR OF
WOOD HALF-LIGHT DOORS

BOARD AND
BATTEN TO BE
STAINED

LOCATION OF
NEW DOOR WITH
AWNING

NEW SET OF
BI-FOLDING
WINDOWS



FOUNTAIN

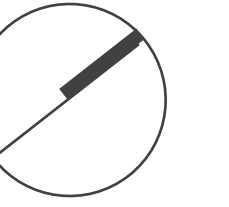


FOUNTAIN TO
BE
PRESERVED

POOL AND
SURROUNDING
BRICK TO BE
REMOVED.
NEW CATCH
BASIN TO BE
PROVIDED
LEVEL WITH
ADJACENT
SURFACES
WITH GRAVEL
COVERING

COURTYARD
MATERIALS TO
BE OUTLINED
IN LANDSCAPE
DESIGN
ATTACHED

SURROUNDING
LANDSCAPE
TO BE
REMOVED



Project

the harvey

address

redricksburg, tx

$$1'' = 10' - 0''$$

consultant

designed

ate issued

August 19, 2022

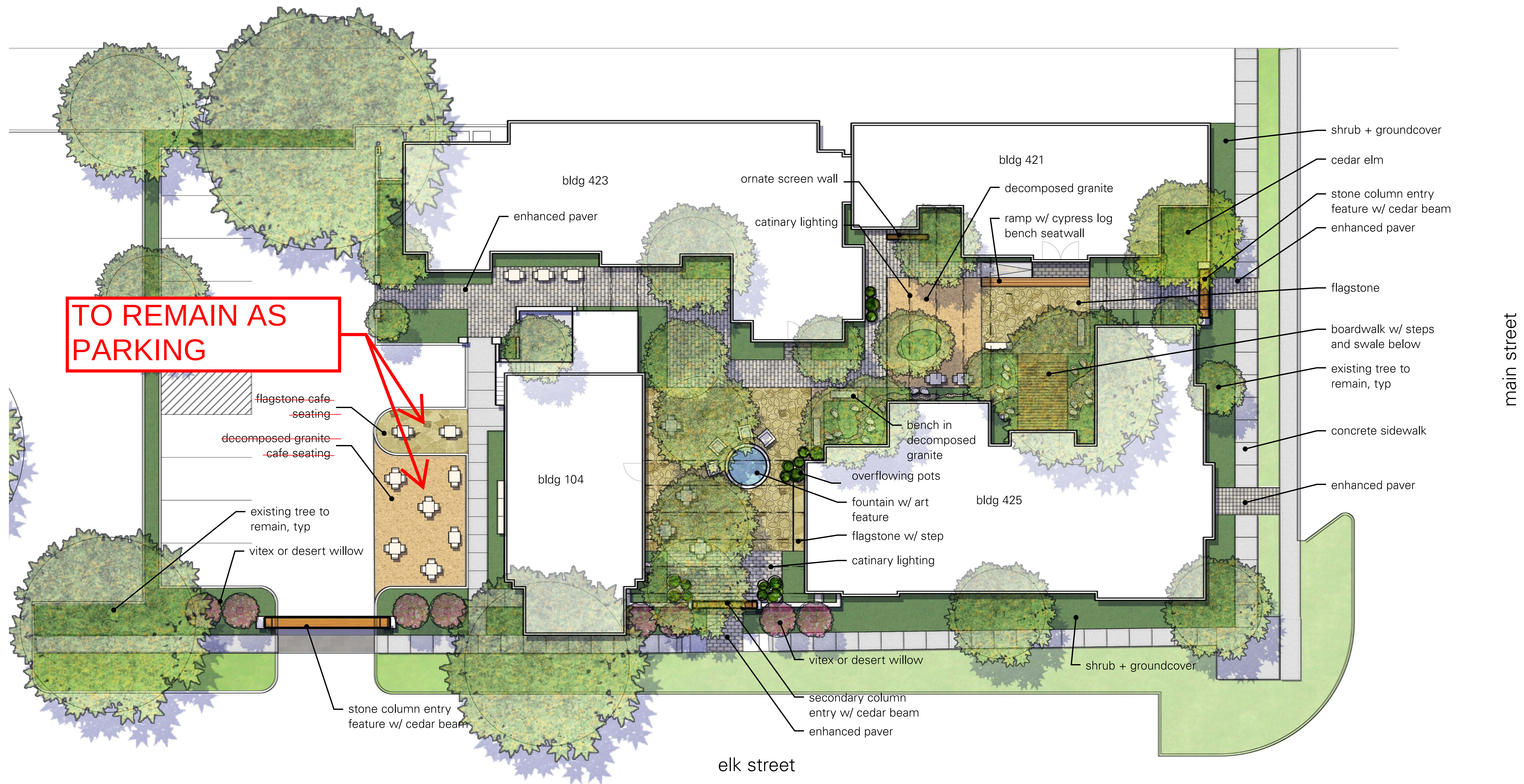
[illegible]

Sheet Title

overall plan

Sheet Number

4





zero edge water feature



complimentary potted plants



overflowing planting



cypress log benches to soften the hardscape



overhead catinery lighting



trees in gravel nooks



intimate outdoor seating



boardwalk transition



seating nook



enhanced paving



native planting

Project

the harvey

Address

fredricksburg, tx

Consultant

Designed

Date Issued

august 19, 2022

No.

Date

Revision

Sheet Title

character
imagery

Sheet Number

2



cedar elm



vitex



desert willow

trees - "can't live without them"



russian sage



red yucca



lavender



calamintha nepeta



mexican bush sage

perennials - "the pop!"



artichoke agave



horsetail reed bamboo



blue oat grass

ornamental grasses + misc - "neutralizers and textures"



karl foerester



dwarf fountain grass



tufted hair grass



gulf muhly



mexican feathergrass



gray santolina



berkeley sedge



trailing rosemary



blue fescue



silver falls (concrete planters)

groundcovers - "the base"

Project

the harvey

Address

fredricksburg, tx

Consultant

Designed

Date Issued

august 19, 2022

No.

Date

Revision

Sheet Title

plant palette

Sheet Number

3

RENDERING BY G. HARVEY FOR WHISTLE
PIK GALLERIES IN 1990s



— THE CROSS BUILDING —



RENDERING BY G. HARVEY FOR WHISTLE
PIK GALLERIES IN 1990s



MAIN STREET VIEW



ELK STREET VIEW

Fredericksburg Historic Review Board
Application Information

Application Number: 22-0092
Date: September 13, 2022
Address: 104 S Elk
Zoning: CBD
Owner: Mike Davis
Applicant: Mustard Design
Rating: High
Proposal: remove shutters, repaint, reinstall door, replace gutters, replace roofing

Request:

The applicant is requesting a Certificate of Appropriateness to:

Modification request:

1. Remove non-original shutters

Proposed new work:

1. Replace existing non-original composite roofing with a paint grip standing seam metal roof. (G. Harvey's renderings depict the building with a metal roof)
2. Reinstall door at infilled original location with two panel wood door
3. Replace cedar shake awnings with standing seam in prefinished bronze
4. Replace existing non-original doors with half-light wood doors
5. Replace existing non-original galvalume gutters with copper half round gutters and copper downspouts
6. Existing concrete porch floor is in disrepair and will be removed and replaced with new concrete similar to existing
7. Paint windows to match trim, and railing color
8. Stucco, trim, windows, railing, and ginger-bread trim to be painted
(finish schedule has been provided)

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

3.2.3 Roofs

(f) If deteriorated beyond repair, replacement roofing materials should resemble the dimensions, profile, appearance, and configuration of the historic material (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for area visible from ROW	Recommended	Recommended

(m) Replacing an existing non-historic roof with a standing-seam metal

roof also may be acceptable for some roofs, regardless of original

roof material, if the original roofing material is not a characterdefining feature for the building's style per Section 2. Where appropriate, the new metal roof should use detailing appropriate to the time of construction. (SOI Standards 2, 5, 6).

High Priority - Appropriate

(n) When replacing failing integrated gutters, using half-round external gutters may help preserve the historic profile of the cornice (SOI Standard 6).

High Priority - Appropriate

3.2.5 Porches and Exterior Stairs

Maintenance

(a) Preserve, maintain, and clean historic porch and exterior stair materials and features according to accepted preservation techniques, unless deteriorated beyond repair (Appendix G, SOI Standards 2, 5, 6, 7).

High Priority	Medium Priority	Low Priority
Required for all exterior porches	Required if visible from the public right-of-way (ROW)	Recommended

(c) If replacing deteriorated historic porch materials or features, patch the smallest area possible, matching the materials, dimensions, profile, texture, and configuration of existing historic porch features (SOI Standard 6).

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

Restoration

(d) If historic porch, balcony, or exterior stair railings do not meet current building codes, work with building code officials to determine if an exception may be possible, especially if the porch or balcony is seldom used. For porches and balconies that remain in use, maintain the historic railing and supplement it with a visually unobtrusive higher rail (SOI Standard 9).

High Priority	Medium Priority	Low Priority

Recommended	Recommended	Recommended
-------------	-------------	-------------

((k)Remove visible non-historic porch features that diminish the structure’s historic integrity (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

3.2.6 WALLS

Maintenance

(a) Retain and repair the historic exterior wall materials unless deteriorated beyond repair (SOI Standards 2, 5, 6).

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

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

3.2.7. Doors and Door Openings

Maintenance

(a) Preserve and maintain historic doors, screen doors, door frames, and hardware unless deteriorated beyond repair (SOI Standards 2, 5, 6).

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

(c) Clean and treat historic doors, door frames, and hardware using accepted preservation methods (see *Appendix G*, SOI Standards 5, 7).

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

Alterations

(d) Do not enlarge historic door openings or create new door openings (SOI Standards 2, 3).

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

(e) If the historic main entry door is deteriorated beyond repair, replicate the design and look of the new door exactly as the original historic door (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Required for main entrance only	Required for main entrance only	Recommended

(f) If a new door or door frame is required, install the new components so that they maintain the spatial relationships (including depth and dimension) and joint patterns as existed historically relative to door frames, exterior wall planes, and other exterior features (SOI Standards 6, 9).

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

3.2.8 WINDOWS

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.

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

Staff Recommendation/Findings:

The proposed rehab and limited alterations are appropriate for the age and style of the structure and meet referenced Design Standards and Guidelines. Staff recommends approval.



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address 108 E Schubert Date Submitted 8/30/22
Owner name: Peter & Janet Smith Phone #
Owner Address:
Authorized Applicant: Laughlin Homes & Restoration Phone #

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

Applicant E-mail:

Desired Start Date:

Desired Completion Date:

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)

Demo the existing addition. Renovate the interior of the original stone home with no exterior renovations. We will maintain the original windows and doors in the old stone home. Adding 3739 of conditioned and unconditioned square feet. Revised design with footprint that was approved prior by this board. Using stucco, stone, and board and batten. Paint colors will be neutral and roof

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

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

Staff to complete

Application # 22-088

Year Built:

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning: R1

Historic Review Board Meeting Date 9/13/22

Application Fee \$10 COA#

Survey Rating: Medium

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature

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



- ~~15. Stucco, trim, windows, and ginger-bread trim to be painted~~
 - ~~a. Colors to be outlined in the finish schedule~~
- ~~16. A finish schedule has been provided for reference~~

425 E. Main St.

Modification request:

- ~~1. Removal of shutters on walls not visible by Main St. or Elk St. traffic~~
 - ~~a. Reason for request:~~
 - ~~i. To maintain G. Harvey's design where possible while updating to create a cohesive design within the courtyard~~
 - ~~ii. Some shutters as detailed below no longer fit within the space due to additional changes~~

Proposed new work:

- ~~1. Replace utilitarian metal doors facing Elk St. with a window as exit is no longer needed~~
- ~~2. Replace bay windows on west facing façade with two wooden half-light doors and add awning consistent with G. Harvey's design~~
 - ~~a. Reason for request:~~
 - ~~i. Providing egress to separate spaces within building~~
- ~~3. Adding set of horizontal bi-folding windows on western wall for air and light in space~~
 - ~~a. Shown in plan and elevation~~
- ~~4. Adding new half-light wooden doors to south façade with a hipped copper awning to match G. Harvey's design~~
- ~~5. Adding set of horizontal bi-folding windows on south façade for air and light in space~~
- ~~6. Window to be added to match existing window on east façade for additional natural light~~
 - ~~a. Shown in plan and elevation~~
- ~~7. Window to be added on south facing wall~~
 - ~~a. Shown in plan and elevation~~
- ~~8. Replace eastern main façade doors with two panel half-light wooden doors~~
- ~~9. Replace existing non-original composite roofing with a durable synthetic shingle chosen to mimic the texture of the cedar shake depicted in G. Harvey's renderings of the buildings~~
- ~~10. Replace cedar shake roofing over bay windows and awnings with standing seam in prefinished bronze~~
- ~~11. Replace existing non-original galvalume gutters with copper half round gutters and copper downspouts~~
- ~~12. Staining of fachwerk and board and batten~~
 - ~~a. Colors to be referenced in the finish schedule~~
- ~~13. Stucco, trim, windows, and ginger-bread trim to be painted~~
 - ~~a. Colors to be outlined in the finish schedule~~
- ~~14. Deteriorating fachwerk to be replaced as needed~~
- ~~15. A finish schedule has been provided for reference~~

104 S. Elk St.

Modification request:

- ~~1. Remove non-original shutters~~

Proposed new work:

- ~~1. Replace existing non-original composite roofing with a paint grip standing seam metal roof~~
 - ~~a. Reason for request:~~

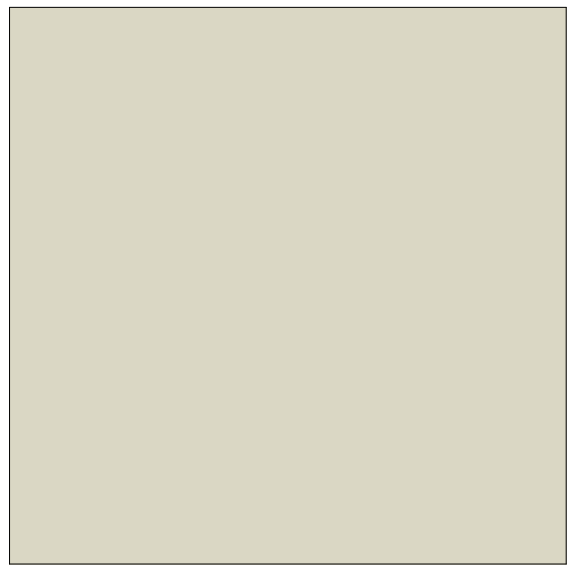


- i. More durable and cost effective roofing material
 - ii. G. Harvey's renderings depict the building with a metal roof
2. Reinstall door at infilled original location with two panel wood door
 - a. Reason for request:
 - i. Provide direct access to pumphouse from the exterior
3. Replace cedar shake awnings with standing seam in prefinished bronze
 - a. Reason for request:
 - i. Cedar shake no longer in good condition
4. Replace existing non-original doors with half-light wood doors
5. Replace existing non-original galvalume gutters with copper half round gutters and copper downspouts
6. Existing concrete porch floor is in disrepair and will be removed and replaced with new concrete similar to existing
7. Paint windows to match trim, and railing color
 - a. Colors to be outlined in finish schedule
8. Stucco, trim, windows, railing, and ginger-bread trim to be painted
 - a. Colors to be outlined in the finish schedule
9. A finish schedule has been provided for reference

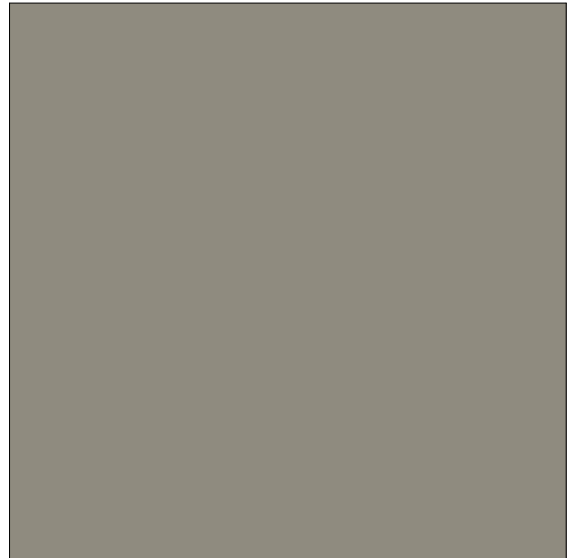
Courtyard

1. Original fountain art piece to remain and continue to be operable. Small catch basin and landscape bed to be removed. A gravel filled catch basin to be provided levels with patio surface to allow for fountain operation at original raised catch basin location.
2. Existing brick courtyard to be replaced with varying materials as outlined in landscape design provided
 - a. Reason for request:
 - i. Current brick is a safety concern and does not meet accessible requirements
3. Included landscape design to outline plantings, benches, and walking path materials
4. Note: landscape design includes seating areas south of 104 Elk St. that covers current parking. This is not to be included in the design and should not be considered

PROPOSED PAINT SCHEDULE
BUILDINGS 421, 423, 425 MAIN ST.



EXISTING STUCCO, AND
SIDING:
BENJAMIN MOORE
TAPESTRY BEIGE OC-32



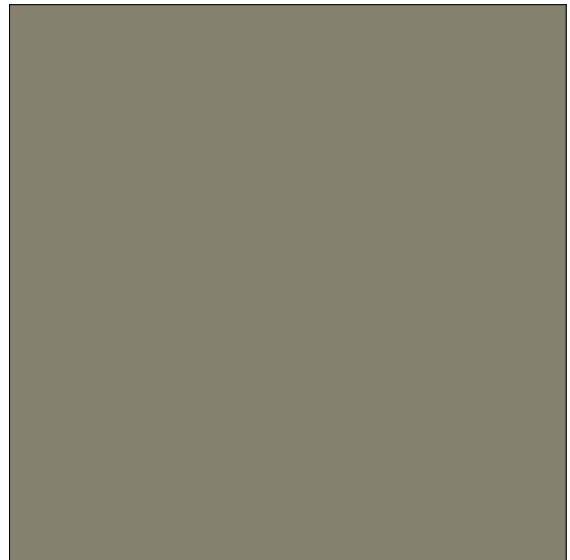
TRIM, FACSIA, AND
GINGERBREAD TRIM:
BENJAMIN MOORE
DESERT TWILIGHT 2137-40



STAIN FOR CEDAR BOARD AND
BATTEN:
BENJAMIN MOORE
SEMI-TRANSPARENT
CORDAVAN BROWN ES-62



STAIN FOR FACHWERK:
BENJAMIN MOORE
SEMI-TRANSPARENT
CHELSEA GRAY HC-26

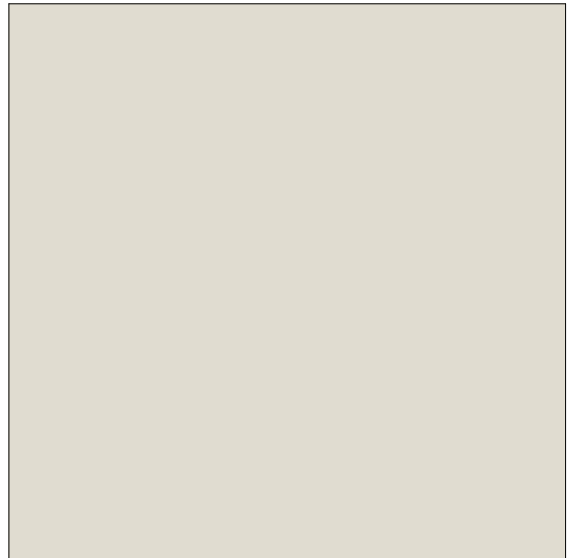


WINDOW FINISH:
MARVIN ALUMINUM CLAD
WINDOWS
EXTERIOR COLOR: CLAY

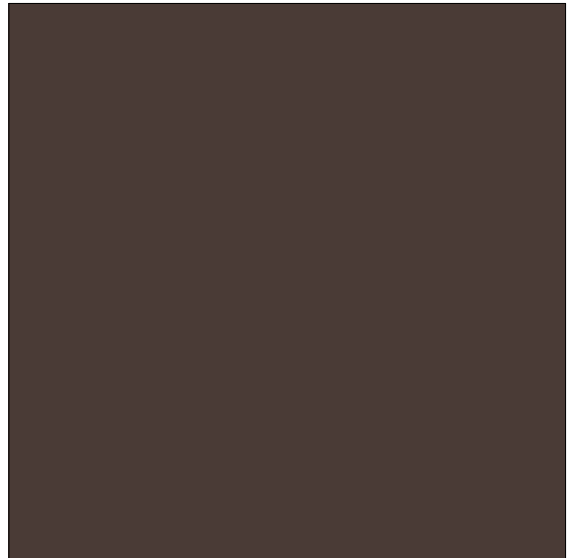


EXTERIOR DOOR FINISH:
MARVIN COMMERCIAL ALL
WOOD
FINISH: PREFINISHED
MAHOGANY

PROPOSED PAINT SCHEDULE
BUILDING 104 ELK ST.



STUCCO, TRIM, AND
SIDING:
BENJAMIN MOORE
HALO OC-46

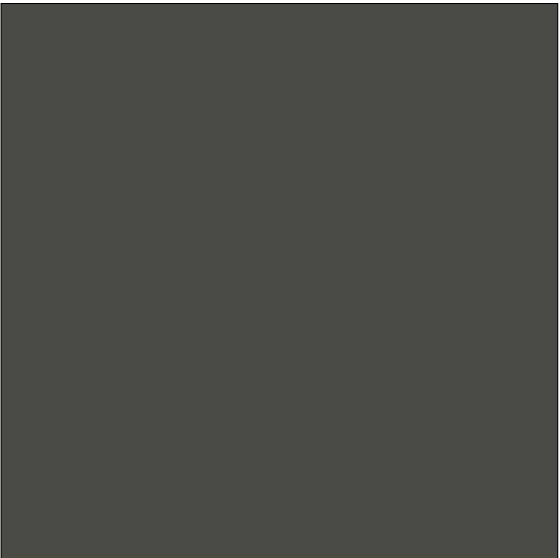


TRIM, FACSIA, DOORS,
WINDOWS, AND
GINGERBREAD TRIM:
BENJAMIN MOORE
APPALACHIAN BROWN
2115-10

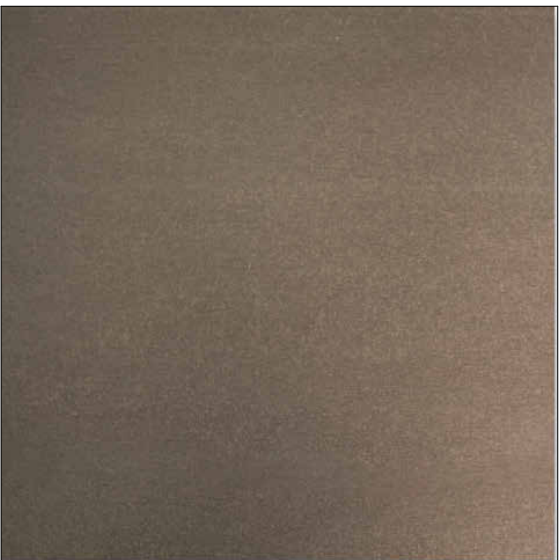
PROPOSED ROOFING
MATERIAL



DAVINCI SYNTHETIC
MULTI-WIDTH SHAKE
BLACK OAK



STANDING SEAM:
FLAT PAN
FINISH: SIMILAR TO BRIDGER
STEEL PREFINISHED BRONZE



STANDING SEAM:
FLAT PAN
FINISH: SIMILAR TO BRIDGER
STEEL PAINT GRIP



PORCH CEILINGS
AND DECORATIVE
TRIM TO BE
PAINTED TO
MATCH STUCCO
COLOR

COLUMNS,
DOORS, TRIM,
RAILING, PORCH
DETAILING ALL TO
BE PAINTED

SHUTTERS TO BE
REMOVED

TO PAINT STUCCO

NEW CONCRETE
PORCH FLOOR TO
MATCH EXISTING

Building 104 S. Elk St.
SOUTH

REPLACE ROOF
WITH PAINT GRIP
STANDING SEAM
ROOF

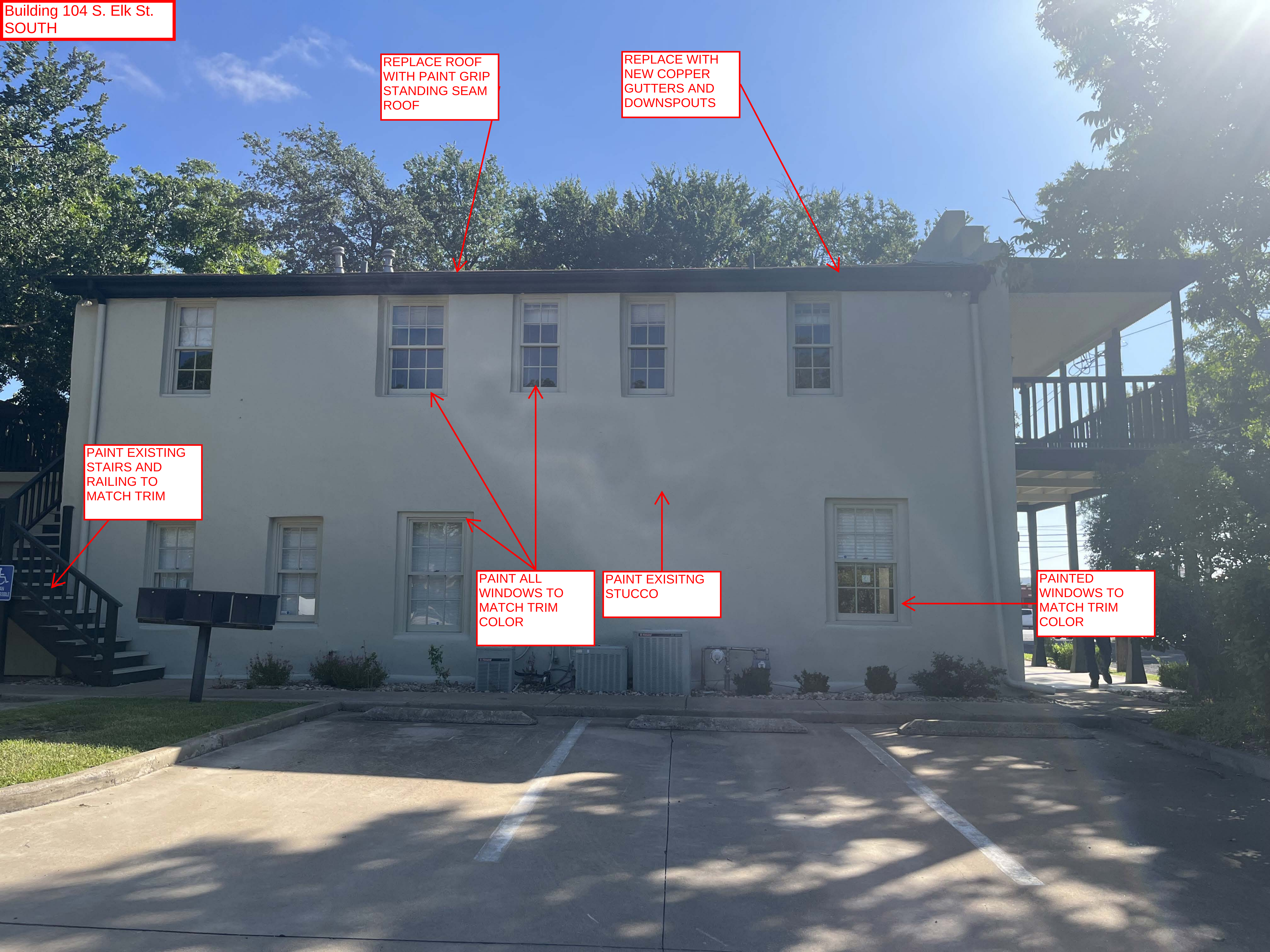
REPLACE WITH
NEW COPPER
GUTTERS AND
DOWNSPOUTS

PAINT EXISTING
STAIRS AND
RAILING TO
MATCH TRIM

PAINT ALL
WINDOWS TO
MATCH TRIM
COLOR

PAINT EXISITNG
STUCCO

PAINTED
WINDOWS TO
MATCH TRIM
COLOR



Building 104 S. Elk St.
WEST

REPLACE
EXISTING
NON-ORIGINAL
CEDAR SHAKE
WITH STANDING
SEAM IN
PREFINISHED
BRONZE

PAINT EXISTING
STUCCO

LOCATION OF
NEW DOOR IN
EXISTING
INFILLED
MASONRY
OPENING

PAINT EXISTING
STAIRS AND
RAILING TO
MATCH TRIM



RENDERING BY G. HARVEY
FOR WHISTLE PIK
GALLERIES IN 1990s



PHOTOGRAPH OF 104 S. ELK FROM
"HISTORIC HOMES IN AND AROUND
FREDERICKSBURG" C.1980
BY ELISE KOWERT



Fredericksburg Historic Review Board
Application Information

Application Number: 22-089
Date: September 13, 2022
Address: 217 W Centre
Zoning: R2
Owner: Michael Madden
Applicant: Matt Jarosz
Rating: medium
Proposal: removal of non historic outbuildings, construction of new ADU over garage (2-story)

Request:

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

1. Demo existing non-historic carport/out building.
2. Build new garage with ADU above. Materials to be board & batten siding, metal roof. The new structure will measure 22'6" at the ridge and 19'10" at mid point.

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.4.1 Lot Coverage

Site Layout

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

Medium Priority -Required

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

Medium Priority -Recommended

(d) Appropriate setbacks from the property lines must be consistent with the surrounding context: for new residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the

average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning. (Refer to the map in Appendix C.) *Medium Priority- Required*

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

Medium Priority- Maintain at least a 10-foot setback

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

Medium Priority – Required

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

Medium Priority - Required

3.4.3 Accessory Buildings

Height and Massing

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

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

Design

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

Medium Priority- Required

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

Medium Priority -Required

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

Medium Priority -Required

Staff Findings/Recommendation:

The carport and attached metal shed are not historic.

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

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

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

This block has an alley which grants access to the rear of yards on both sides of the block. The location of proposed two story structure will be more readily visible than a typical mid-block rear yard. There are few 2 story structures in the vicinity. As presented the cedar boards are not shown to be painted. Staff recommends approval with the stipulation the boards be painted as required by Design Standard 3.4.3 (k)

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 108 E Schubert Date Submitted 8/30/22
Owner name: Peter & Janet Smith Phone #
Owner Address:
Authorized Applicant: Laughlin Homes & Restoration Phone #

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

Applicant E-mail:

Desired Start Date:

Desired Completion Date:

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)

Demo the existing addition. Renovate the interior of the original stone home with no exterior renovations. We will maintain the original windows and doors in the old stone home. Adding 3739 of conditioned and unconditioned square feet. Revised design with footprint that was approved prior by this board. Using stucco, stone, and board and batten. Paint colors will be neutral and roof

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

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

Staff to complete

Application # 22-088

Year Built:

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning: R1

Historic Review Board Meeting Date 9/13/22

Application Fee \$10 COA#

Survey Rating: Medium

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

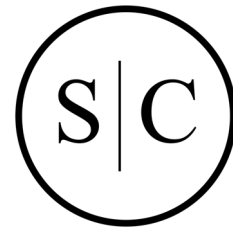
Historic Preservation Officer Signature

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

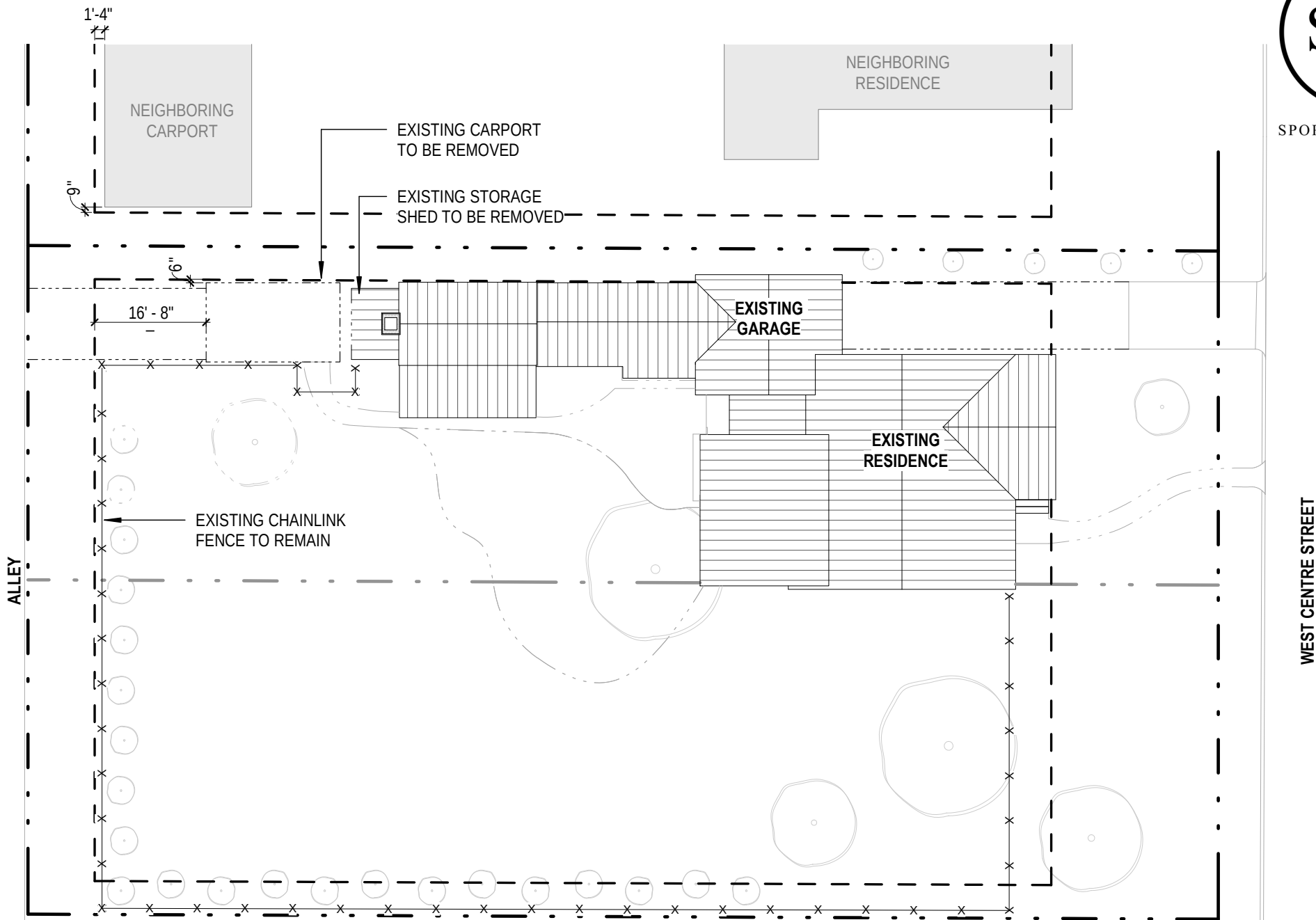


217 W Centre

New Garage ADU to be accessed from alley

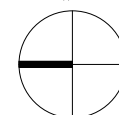


SPORT & COUNTRY



EXISTING SITE PLAN

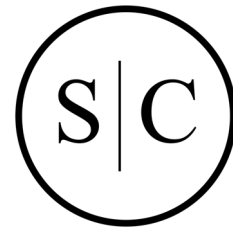
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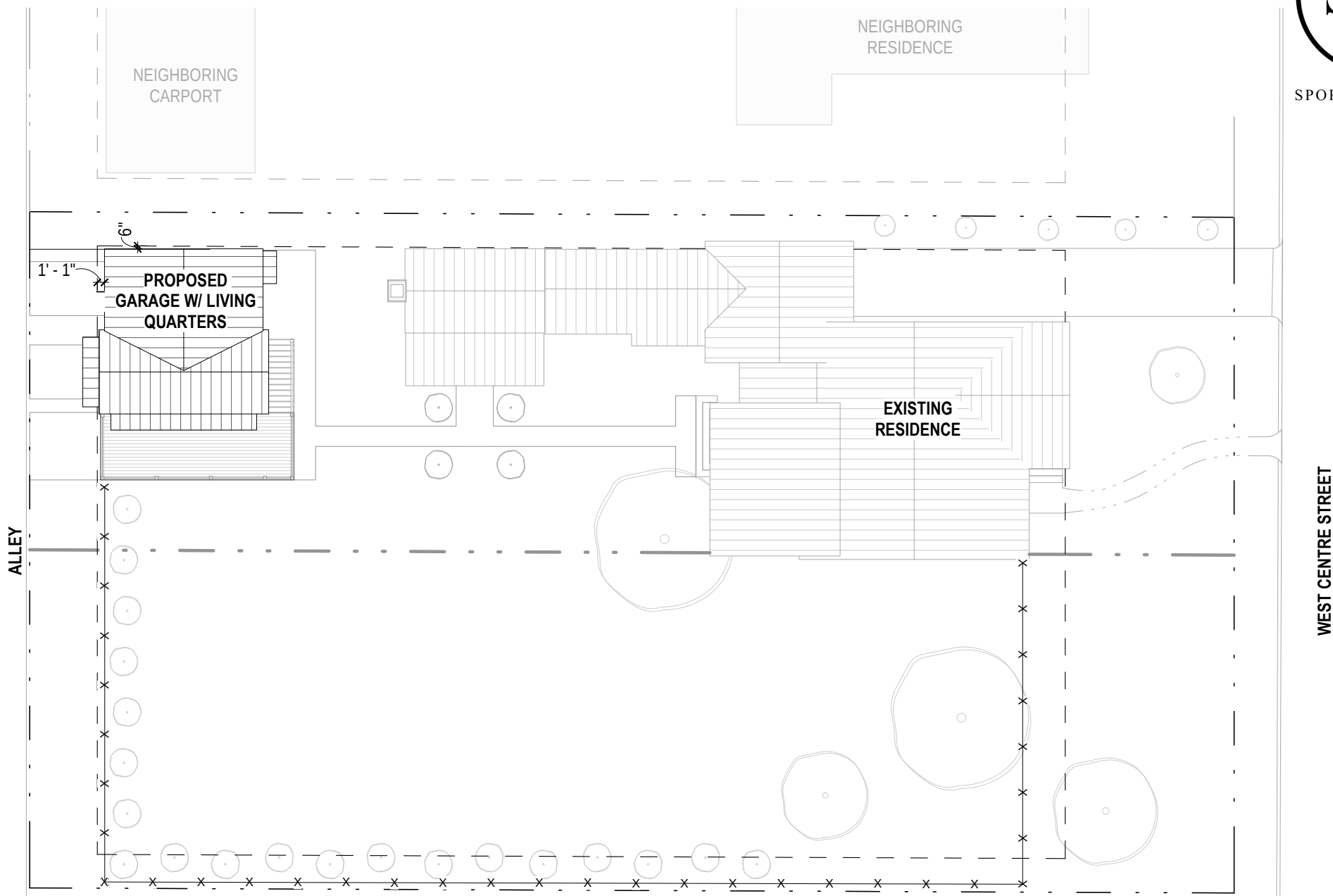
PLAN
NORTH



TRUE
NORTH

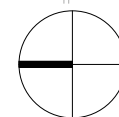


SPORT&COUNTRY



EXISTING SITE PLAN

SCALE: 1"= 20'-0"



PLAN
NORTH



TRUE
NORTH



PERSPECTIVE FROM WEST CENTRE STREET



PERSPECTIVE FROM WEST CENTRE STREET



PERSPECTIVE FROM EAST PROPERTY LINE



PERSPECTIVE FROM SOUTHEAST PORTION OF SITE



PERSPECTIVE FROM WEST CENTRE STREET



NEIGHBORING RESIDENCE TO EAST



NEIGHBORING RESIDENCE TO WEST



PERSPECTIVE OF SOUTHWEST CORNER OF PROPERTY



EXISTING CARPORT AT ALLEYWAY TO BE REMOVED



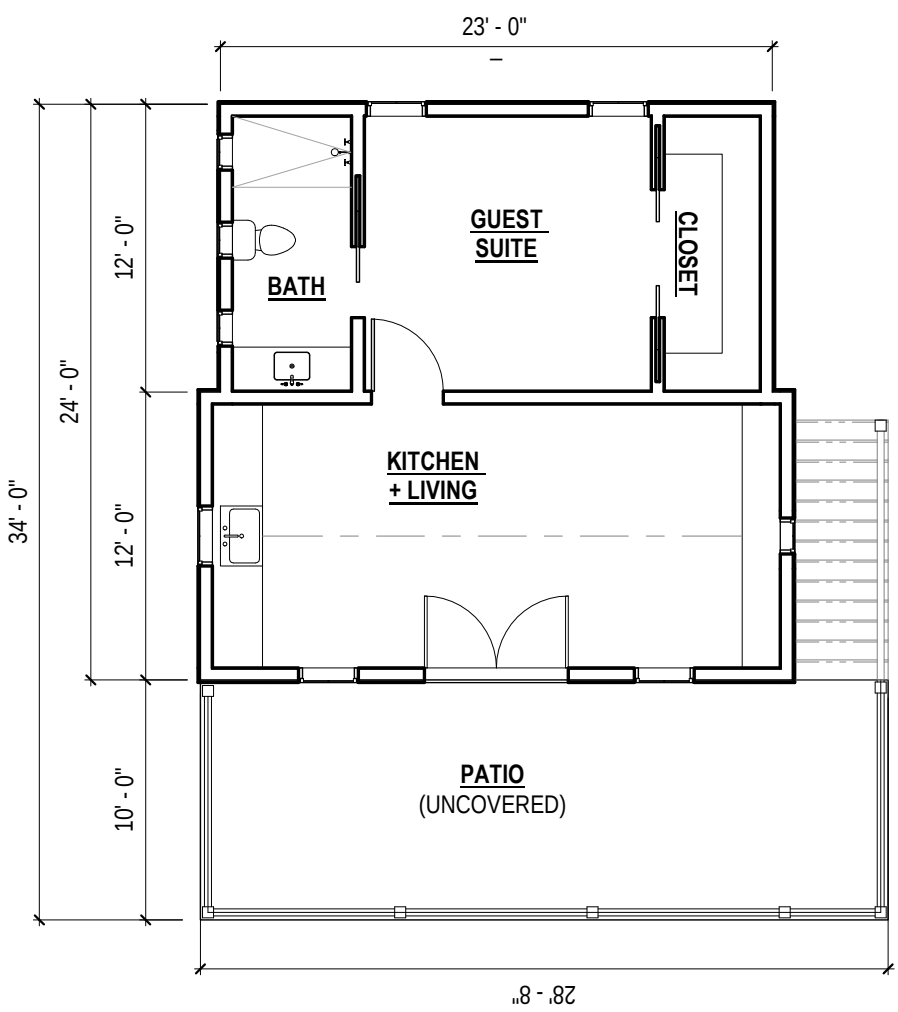
CARPORT AT ALLEYWAY TO BE REMOVED, NEIGHBORING CARPORT BEYOND



NEIGHBORING CARPORT AT ALLEYWAY

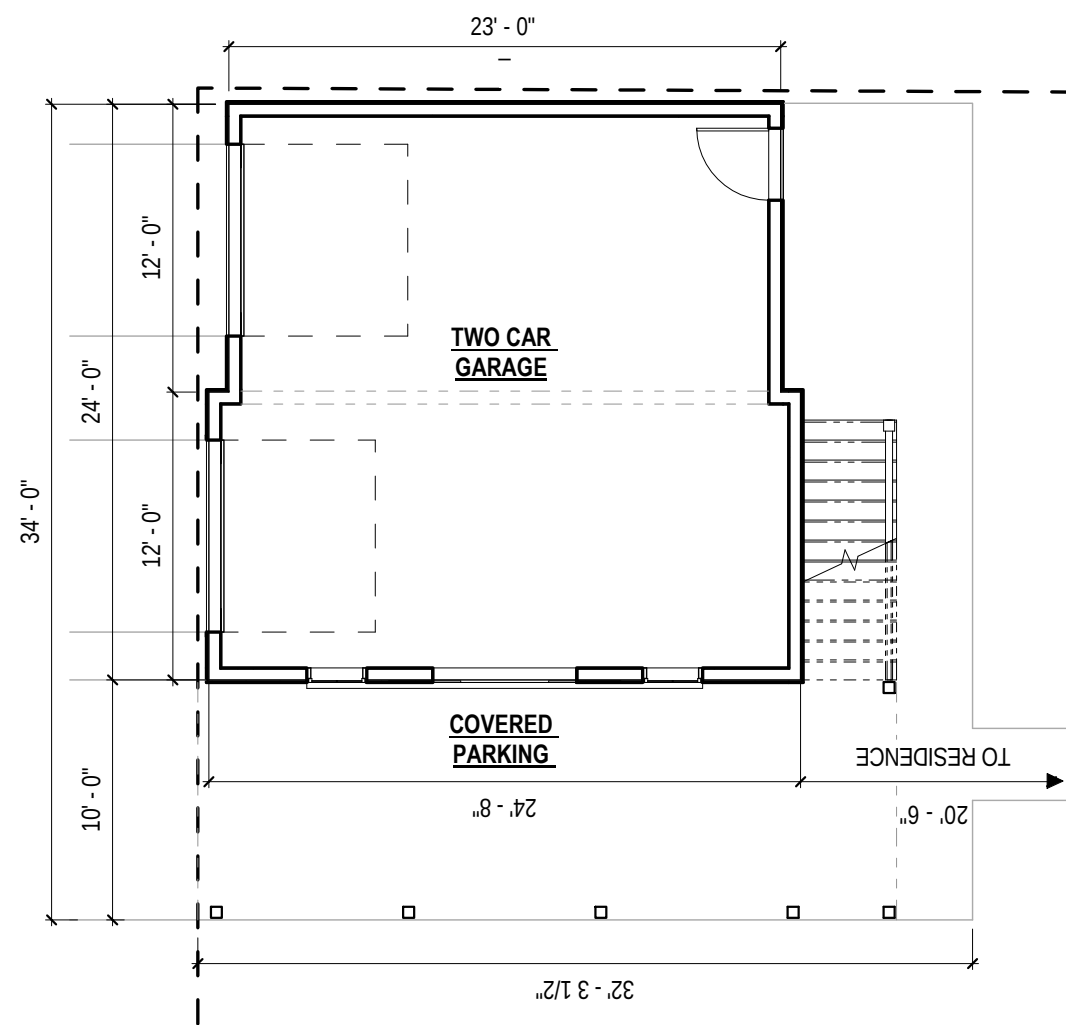


SPORT&COUNTRY



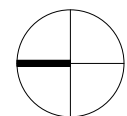
GARAGE SECOND FLOOR PLAN

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



GARAGE FIRST FLOOR PLAN

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



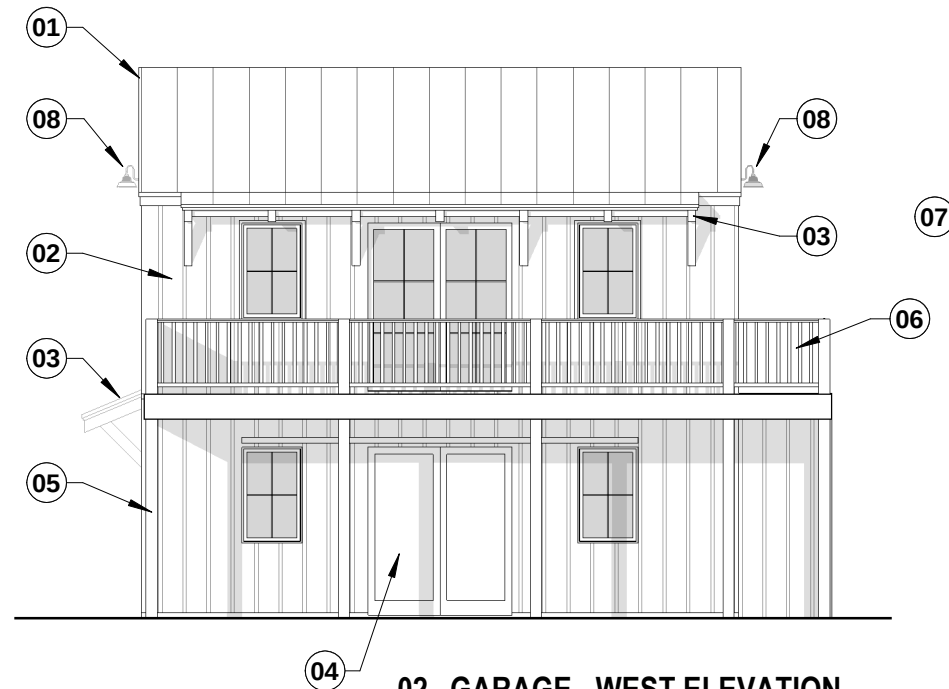
PLAN
NORTH



TRUE
NORTH

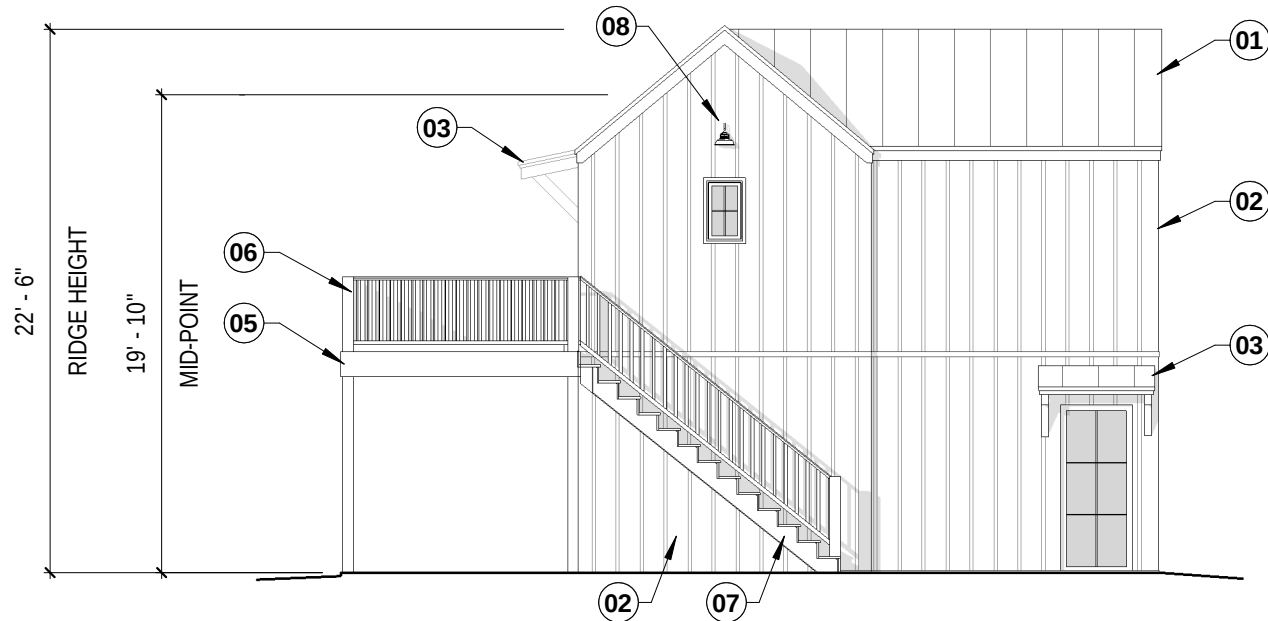
GARAGE ELEVATION NOTES

- 01 FLAT PAN STANDING SEAM
METAL ROOF, TYPICAL
- 02 CEDAR BOARD AND BATTEN
SIDING, TYPICAL.
- 03 TIMBER FRAMED AWNING WITH
METAL ROOF.
- 04 SLIDING BARN DOORS WITH
ALUMINUM TRACK.
- 05 TIMBER FRAMED PATIO /
COVERED PARKING.
- 06 WOOD RAILING, TYPICAL.
- 07 WOOD FRAMED EXTERIOR STAIR.
- 08 SURFACE MOUNTED LIGHT
FIXTURE.
- 09 WOOD-LOOK OVERHEAD
GARAGE DOOR.



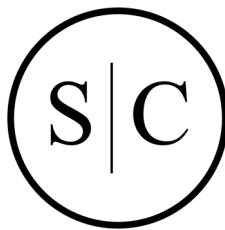
02 GARAGE - WEST ELEVATION

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



01 GARAGE - SOUTH ELEVATION

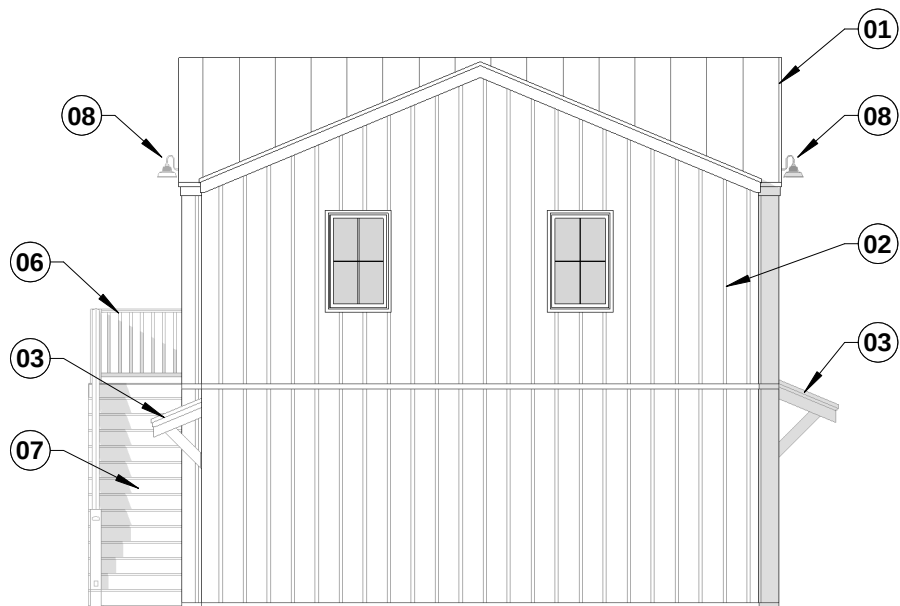
SCALE: 1/8" = 1'-0"



SPORT & COUNTRY

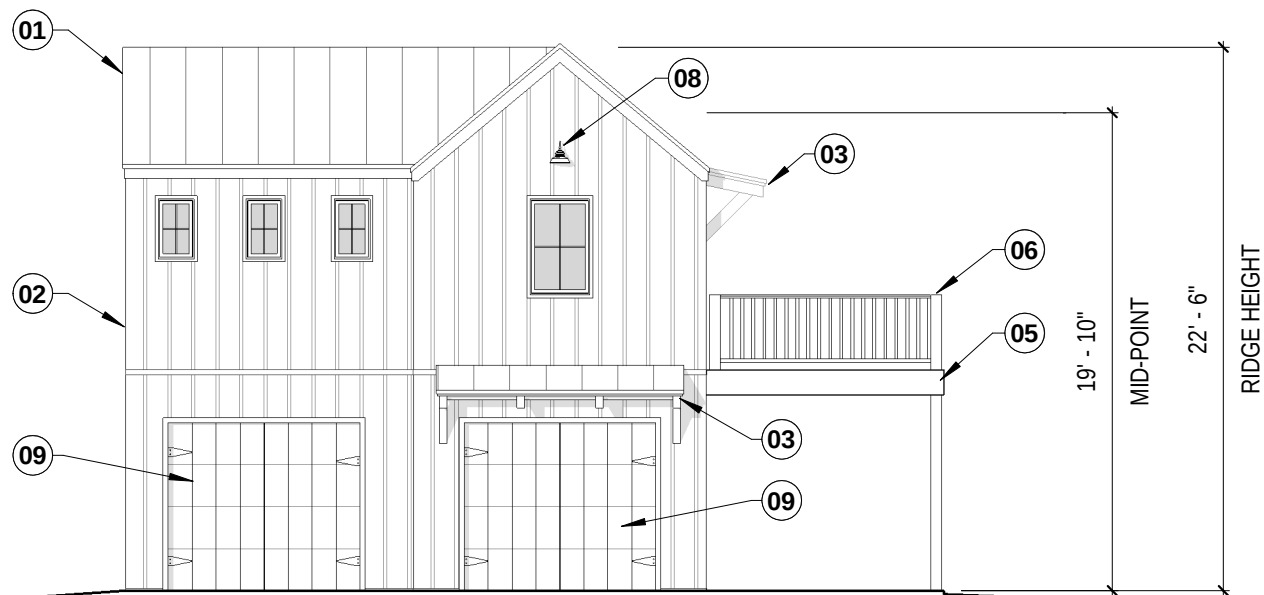
GARAGE ELEVATION NOTES

- 01 FLAT PAN STANDING SEAM
METAL ROOF, TYPICAL
- 02 CEDAR BOARD AND BATTEN
SIDING, TYPICAL.
- 03 TIMBER FRAMED AWNING WITH
METAL ROOF.
- 04 SLIDING BARN DOORS WITH
ALUMINUM TRACK.
- 05 TIMBER FRAMED PATIO /
COVERED PARKING.
- 06 WOOD RAILING, TYPICAL.
- 07 WOOD FRAMED EXTERIOR STAIR.
- 08 SURFACE MOUNTED LIGHT
FIXTURE.
- 09 WOOD-LOOK OVERHEAD
GARAGE DOOR.



02 GARAGE - EAST ELEVATION

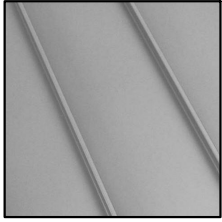
SCALE: 1/8" = 1'-0"



01 GARAGE - NORTH ELEVATION

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

MATERIALS LEGEND



METAL ROOF - GALVALUME
(FLAT PAN STANDING SEAM)



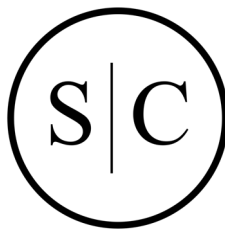
CEDAR BOARD & BATTEN
(WESTERN RED CEDAR)



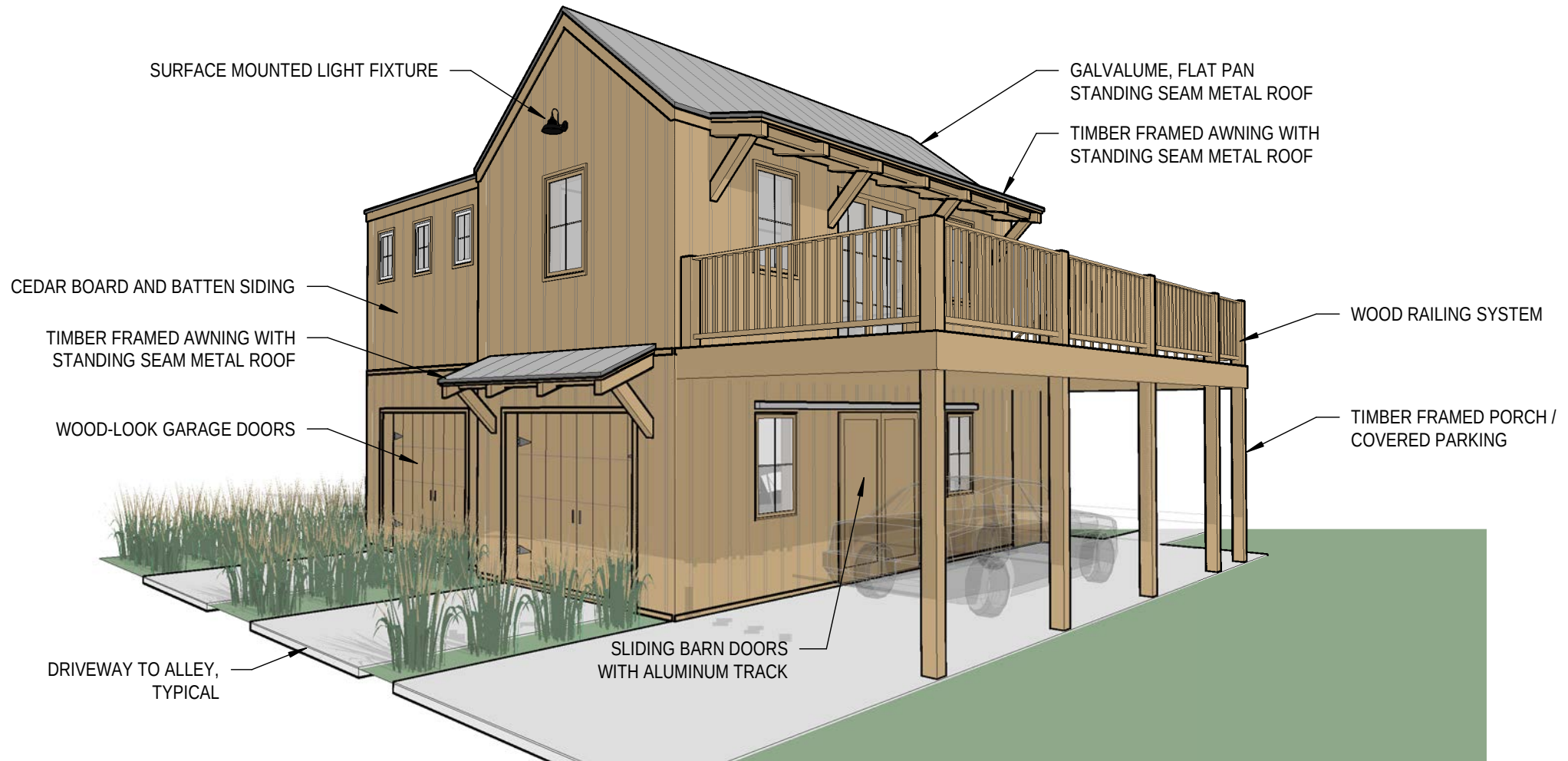
CEDAR TIMBERS
(AWNINGS / COVERED PARKING)



WINDOW / DOOR FRAMES
(WOOD)



SPORT & COUNTRY



Fredericksburg Historic Review Board
Application Information

Application Number: 22-087
Date: September 13, 2022
Address: 710 W Schubert
Zoning: R1
Owner: Bill Hutchison
Applicant: Bill Hutchison
Rating: high
Proposal: removal of non historic outbuildings, construction of new car port

Request:

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

A. Garage/Rental Unit (fronts Travis Street).

The garage, another later addition, has been converted to a B&B facility (Photo No. 3). The garage doors, still existing, have been fixed in place (Photo 4) and the interior altered to allow for STR tenants (Photo 5). As we will utilize this property, this garage/rental unit adds nothing. Further, this utilitarian structure was not originally intended to be a residential unit, it is poorly located in the middle of the site, it detracts from the natural appeal of the property, and it is architecturally inconsistent with the house. We plan to demolish this structure and return this area to a natural landscape in which the beautiful tree canopy along Travis Street can be seen from the back porch.

B. Pool House/Apartment (fronts Travis, NE corner of property).

This addition was constructed earlier - maybe mid-20th century - but not nearly early enough to be considered anything but old and dilapidated. It consists of plaster walls and an exposed metal roof (Photo 6). The building is completely void of insulation (Photos 7, 8, 9) possibly indicating that it was originally used as an outbuilding for landscape storage or somesuch. The previous owner used it as a Pool House and, with no pool, it has no use for us. Further, it was constructed beneath the elevation of the surrounding grade thus effectively making it a sump for surrounding drainage. The retrofitted sump drains are clogged and inoperable thereby creating a haven for mosquitos and other dampness-loving vermin. We propose to demolish this building.

C. Milk Cow Barn (Cherry/Travis, NW corner of property).

Believed it to be original, or nearly so, and carries much historical significance (Photo 10). We are told that a milk cow was kept here and milked daily. The milk cow was a fixture on Travis Street as it would spend hours with its head through the existing barn door on Travis (Photo 11). We plan to clean it up, replace the dilapidated translucent siding (Photo 12) with “period” siding, refurbish the interior (Photo 13), and use it as a garden workroom, work shop, or other backyard amenity.

D. New Carport/Porte Cochere (along Cherry Street).

With the needed demolition of the garage/rental unit as presented above, we are in need of a place to park the car off of the street, unload groceries, and keep the car covered in case of storms. This area is best kept proximate to the back door. As mentioned previously, the existing garage was poorly located and solved for none of these problems. Further, with our plan to recreate the original backyard environment in which the beautiful tree canopy provides a lush, green backdrop to everything, a new garage or carport is needed.

There exists a large area of property west of the house between the house and Cherry Street (Photo 14). This area faces the west and endures the brutality of the afternoon summer sun. This area is also home to a large, looming, really unappealing steel utility pole (Photo 15). To solve for all of these needs/problems, we propose to build a carport/porte cochere along Cherry Street so that we can enjoy easy access to the back door, avoid any unnecessary cluttering of the back yard and Travis Street, act as a shade-provider for the west side of the house, and obstruct the view of the utility pole. Gail Galle has come up with a great plan that we feel is consistent with what turn-of-the-century Victorian architects may have done. She has designed a carport, or porte cochere, that will provide solutions for all of the listed needs plus add a bit of architectural interest along Cherry Street. Additional benefits include the screening of the electrical panel and air conditioning units. Note that this structure is not fully enclosed, it is essentially just a covered driveway for off-the-street parking and accessing the house in a convenient manner. Several good perspectives of the new carport/porte cochere can be seen in the Roof Studies (Photos 18, 19, 20, 21), the Site Plan (Photo 22), and more detail is provided in the elevations (Photos 23, 24, 25, 26).

E. Added Kitchen Corner.

We propose to incorporate a tiny corner into the kitchen plan (Photos 16 and 17). This awkward corner, as existing, handicaps our design and renders the Carport/Porte Cochere design suboptimal. The existing window, seemingly original to the house, will be removed, restored, and reinstalled in a similar location. We believe that this can be done in a manner which appears

architecturally correct and has no material impact on the historic design. If anything, it will make the original window even more prominent.

F. Reconstructed Great Room/

The Great Room and Back Porch, built in the 1980s, were constructed with more of an eye on cost than on architecture or engineering. As a result, the roof covering these components is flat, awkward, and dissimilar to the balance of the original roof lines. This roof is, frankly, awkward, ugly, and poorly conceived. The Great Room roof also creates challenges to the design of the interior of the house in that it creates a diminished ceiling height that is dissimilar to the balance of the house. We propose to demolish these roof components and reconstruct them with period architectural lines and clerestory so as to better incorporate these late century components much more appropriately. Gail's modeling of the roof (Photos 18, 19, 20, 21) visually explains the finished condition much better than can I.

G. Back Porch Roof. The circa 1984 back porch is badly dilapidated due to rot and poor construction. We plan to reconstruct the back porch in a more appropriate and useful manner including a new roof (Photos 19, 24).

Relevant Sections Fredericksburg Design Guidelines/Standards:

3.4.1 Lot Coverage

Site Layout

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

High Priority -Recommended

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

High Priority -Recommended

(d) Appropriate setbacks from the property lines must be consistent with the surrounding context: for new residential construction, as well as commercial construction (Refer to the map in Appendix C.)

High Priority- Required

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

High Priority- Maintain at least a 15-foot setback

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

High Priority – Required

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

High Priority - Required

3.4.3 Accessory Buildings

Height and Massing

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

High Priority Required; maximum of one story, 18 feet in height

Design

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

High Priority- Required

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

High Priority -Required

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

High Priority -Required

Staff Findings/Recommendation:

A/B. The pool house and garage are not historic and can be removed without impacting the integrity of the property. Staff recommends approval of demolition.

C/ Staff recommends the proposed rehabilitation of the old barn.

D/ The proposed new porte cochere will be highly visible because of its size and location. It does not meet the standard for 15' between the main structure and addition. As proposed it is aligned with the rear wall of the main portion of the house and is only 6'3" off set from the house. It is proposed to be 48' in length. The standard large parking size is 20' in length. Staff recommends the the size of the porte cochere be reduced to minimize the visual impact. The propsed layout is not typical for the district as garages are usually at the rear of the property. Another option would be to use the access from Travis St.

E/ The proposed changes to the 1980's additions are approprorpiate and will not negatively impact the historic structure. Staff recommends approval of the proposed changes to the 1980's kitchen, great room and back porch.

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	710 W Schubert	Date Submitted	8/26/22
Owner name:	William L Hutchison Jr	Phone #	(214) 415-4390
Owner Address:	125 W San Antonio, Fredericksburg		
Authorized Applicant:	same	Phone #	(214) 415-4390
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.		Applicant E-mail:	bh@healthcap.com
		Desired Start Date:	10-1-2022
		Desired Completion Date:	5-1-23

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

see attached

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

Staff to complete

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

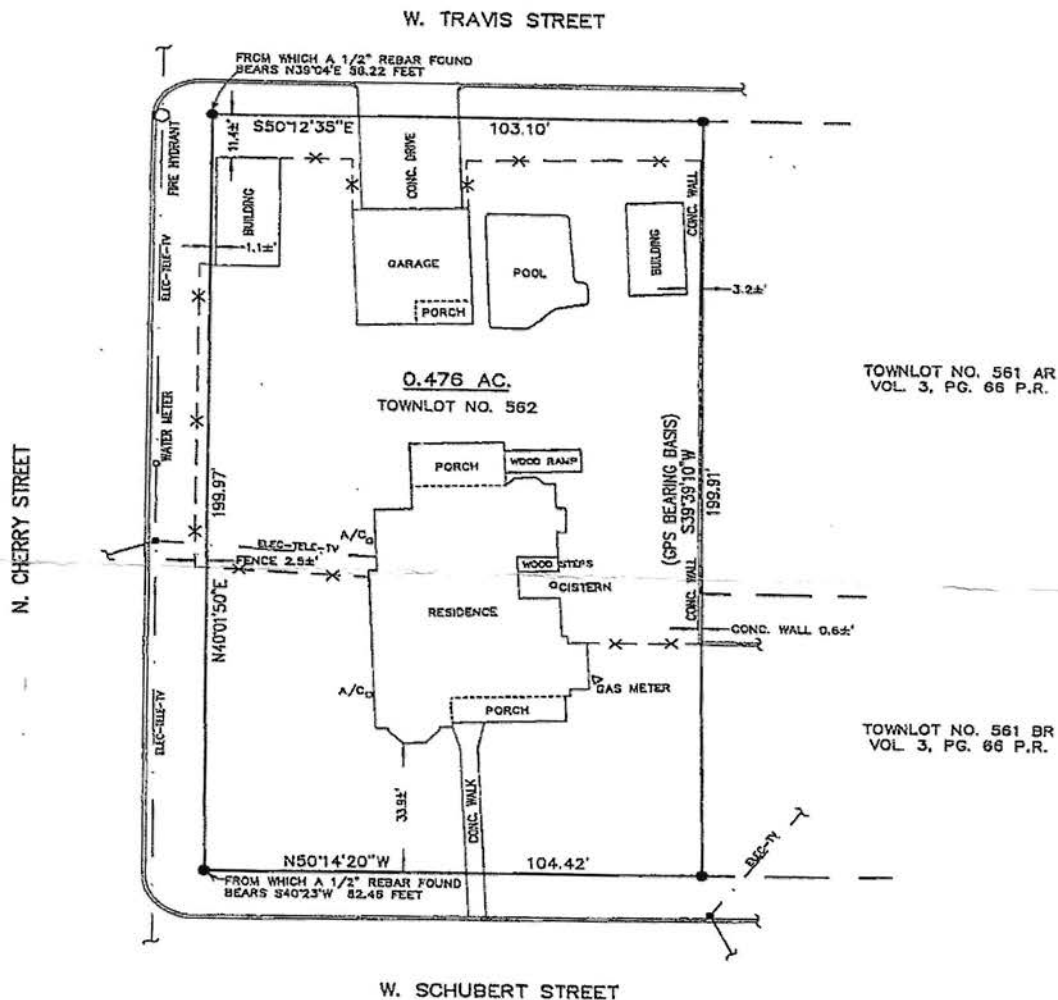
Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

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

MAP SHOWING
A 0.476 ACRE TRACT OF LAND SITUATED IN
THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS,
BEING ALL OF TOWNLOT NO. 562 AS SAID TOWNLOT IS
SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND
ENVIRONS BY THE GERMAN EMIGRATION COMPANY,
PREPARED AT THE REQUEST OF
LLOYD RAYMER.

BEING THAT TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED
TO JACK L. RAYMER AND ANTONIETTE RAYMER, TRUSTEES, BY JACK L. RAYMER,
ET AL, DATED MAY 24, 2001, FOUND OF RECORD IN VOLUME 423, PAGES 787-788
OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.



SURVEY REVIEWED AND ACCEPTED BY

DATE 2-23-2018



SCALE 1" = 30'

- LEGEND
- 1/2" DIA. REBAR FOUND
 - UTILITY POLE
 - × FENCE

BONN SURVEYING
503 LONGHORN ST.
FREDERICKSBURG, TX 78624
PHONE: 830-997-3884
FAX: 830-997-0972
EMAIL: bonnsurveying@verizon.net
FIRM REG. NO. 10055800

I HEREBY CERTIFY THAT THIS MAP AND ACCOMPANYING FIELD NOTES REPRESENT A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ACROSS THE BOUNDARY LINES OF THIS TRACT OF LAND OR INTO ANY OF THOSE DEFINED EASEMENTS OR BUILDING SETBACKS LISTED IN HILL COUNTRY TITLES, INC., COMMITMENT FOR TITLE INSURANCE G.F. NO. 218-057, ISSUED FEBRUARY 12, 2018, AND AS PROVIDED TO ME BY HILL COUNTRY TITLES, INC., VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.

FIELD MEASUREMENTS COMPLETED FEBRUARY 8, 2018

CAREY BONN
REG. PROF. LAND SURVEYOR NO. 4447



Photo 1.

Oblique view from southeast corner of lot



Photo 3.

Garage STR



Photo 4.

Garage as view from Travis St



Photo 5

Garage STR interior



Photo 6

Pool. House



Photo 7.

Pool House ceiling



Photo 10.
Old Cow Barn oblique
looking northwest from



Photo 11.
Old Cow Barn
Interior



Photo 12.
Old Cow Barn East Elevation



Photo 13
Old Cow Barn
Interior



Photo 14.

Cherry St Utility Pole as seen from north side
of back yard facing southwest



Photo 16.

Kitchen corner with original window in
addition



Photo 17.

Kitchen interior showing original relocated window



Photo 18.

Roof study looking north from Schubert



Photo 19

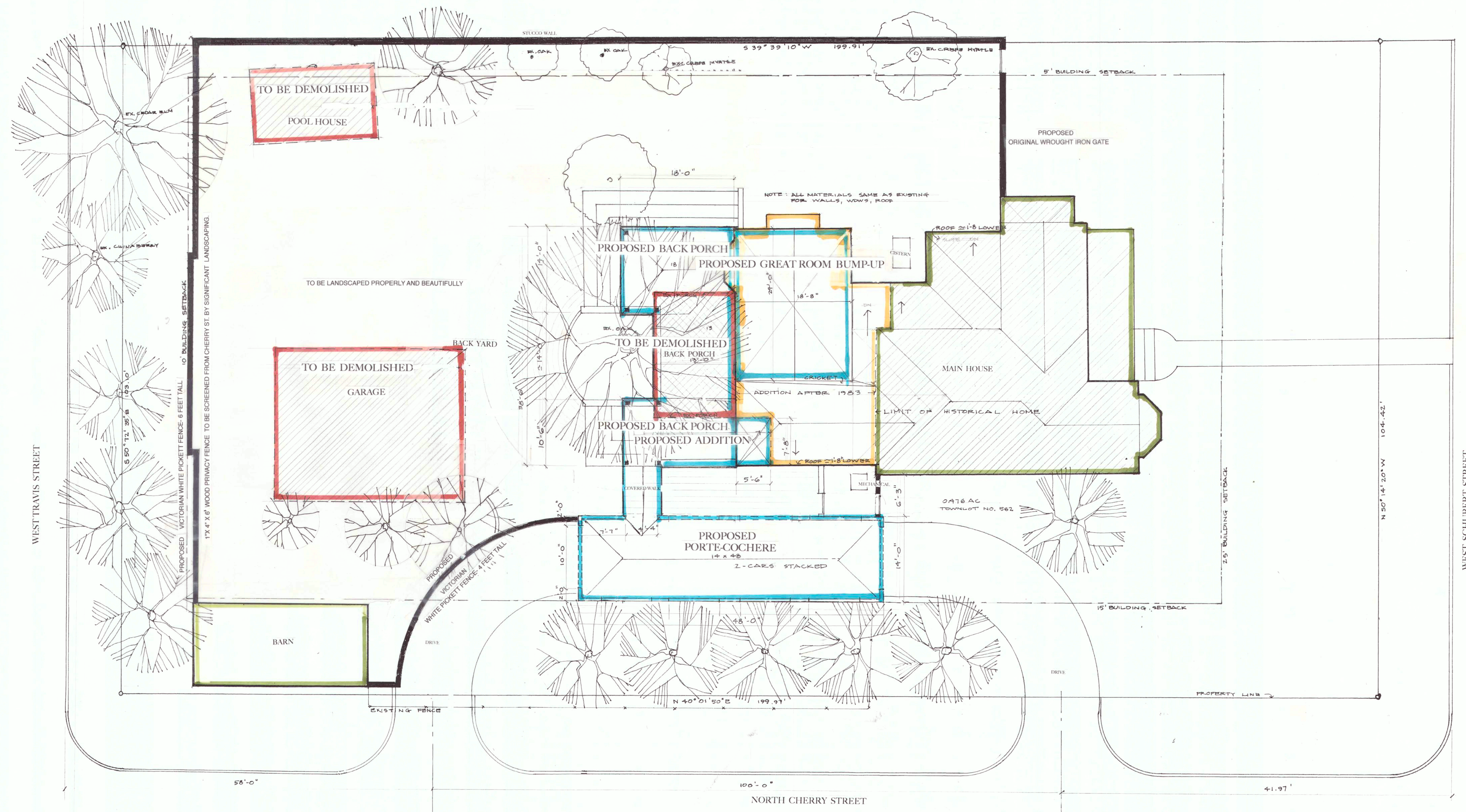
Roof study looking south from Travis (rear)



Photo 20

Birds eye view from corner of Cherry & Schubert



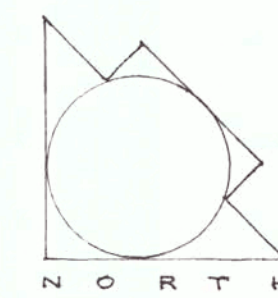


PROPOSED LOT COVERAGES

PROPOSED BUILDING HEIGHT MAX	1 STORY
PROPOSED BUILDING COVERAGE	3954 SQ. FT.
PROPOSED BUILDING AREA	20,734.56 SQ. FT./ 0.476 AC.
PROPOSED IMPERVIOUS PERCENTAGE	0.190%
IMPERVIOUS AREA	4914 SQ. FT.

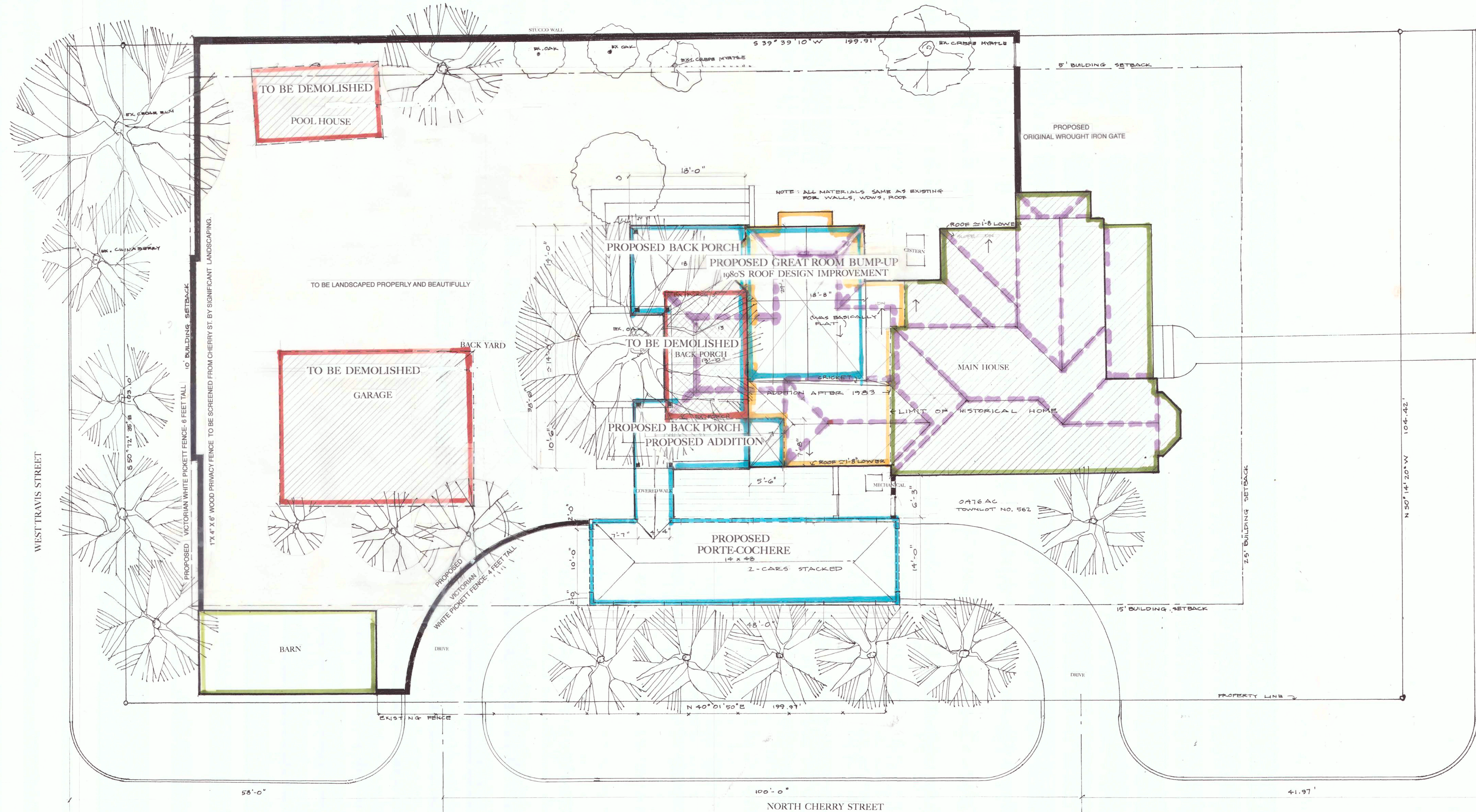
- EXISTING HISTORICAL
- ADDITIONS AFTER 1983
- TO BE DEMOLISHED
- PROPOSED ADDITIONS

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



BILL HUTCHISON RESIDENCE

710 WEST SCHUBERT STREET
FREDERICKSBURG, TEXAS 78624





PORTE-COCHERE



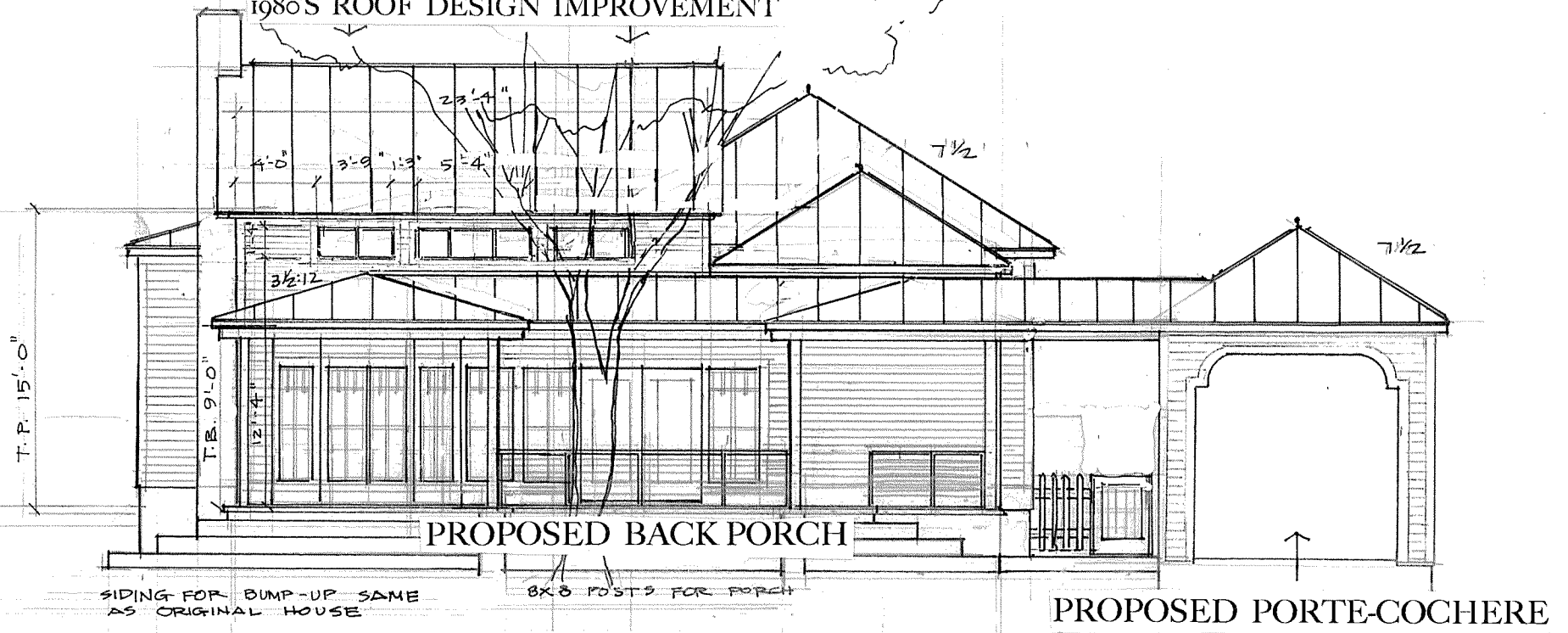
Cherry Street Elevation

PORTE-COCHERE

1/8" = 1' - 0"



PROPOSED GREAT ROOM BUMP-UP
1980'S ROOF DESIGN IMPROVEMENT

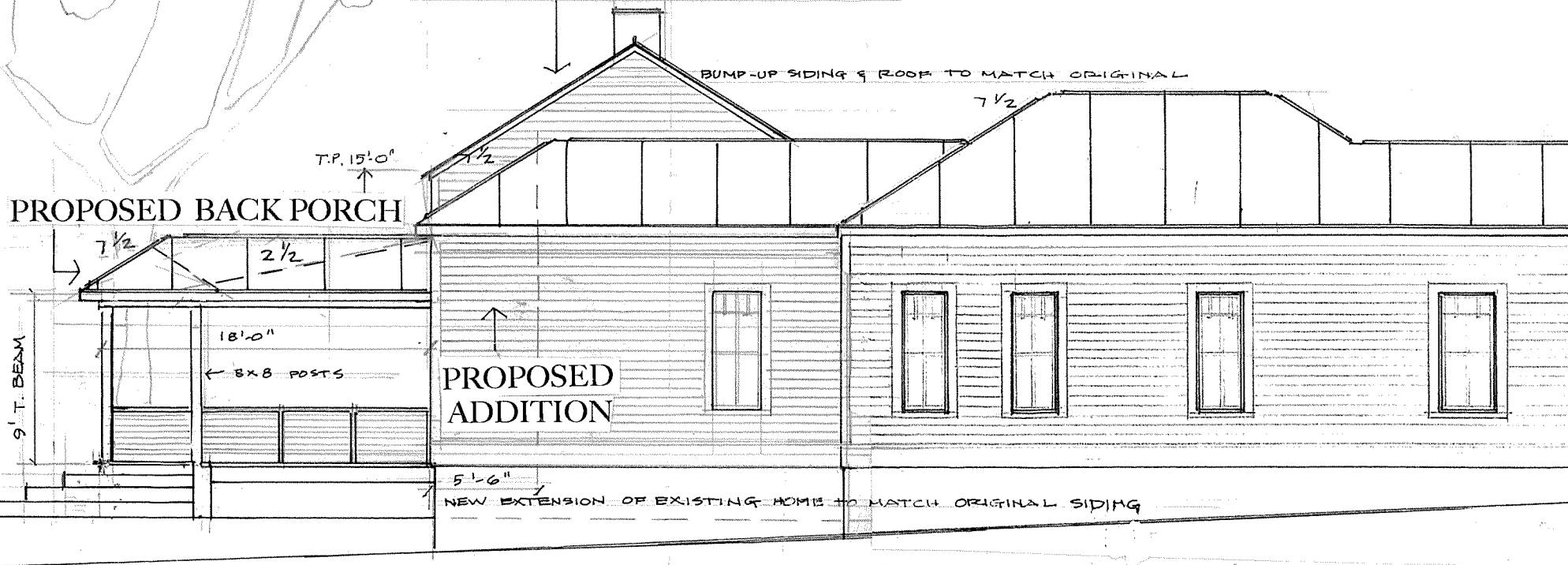


North Elevation

1/8" = 1'-0"

BACK PORCH

PROPOSED GREAT ROOM BUMP-UP
1980'S ROOF DESIGN IMPROVEMENT



BACK PORCH

Cherry Street Elevation

1/8" = 1' - 0"



AUG 25 2022

Fredericksburg Historic Review Board
Application Information

Application Number: 22-093
Date: September 13, 2022
Address: 206 N Milam
Zoning: 1.5
Owner: Fixin' Fred
Applicant: Bruce Moore
Rating: Low
Proposal: new signage

Request:

The applicant is requesting a Certificate of Appropriateness to:

Install two monument signs measuring 8' tall each in lieu of one 15' tall monument sign.

Install 3 wall signs totaling 193 sf – one identifying the property and two identifying two tenants.

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

3.2.11. Signage

Signage: Marking our Place in Time

The function of signage intends to change as building tenants change. As a result, signs communicate not only a district's historic character, but how the present-day community has agreed to manage the appearance of historic districts. Signage is a tool that can be used to create a cohesive look and feel within historic districts, connecting low-priority buildings to the surrounding historic fabric. ***As a result, new signage on low-priority buildings is regulated to a higher degree than most other building elements.***

(e) Appropriate materials for new signs include wood, metal, and fibercement; vinyl and plastics are not appropriate (SOI Standard 9).

Low Priority – Recommended

Chapter 29- Sign Ordinance

Sec 29-7 Permanent Signs permitted by District

(7) *b. Freestanding sign.* One freestanding sign shall be permitted for each integrated business property. 1. Total sign area. The total sign area for a freestanding sign shall not exceed the greater of:

i. 32 square feet; or

ii. One square foot for each five linear feet of lot frontage, with a maximum of 100 square feet.

2. Total height. The total height of the sign shall not exceed 15 feet and the lowest point of the sign face shall not exceed 24 inches above the adjacent ground, provided that such sign advertises more than one business. In the event that only one business is advertised, the height limitation shall be five feet.

c. Wall signs. Regulations for wall signs shall be the same as provided in subsection (3)d of this section but shall be limited to a maximum of 80 square feet of sign area per business or tenant. For buildings with multiple businesses or tenants arranged in such a fashion that each business or tenant does not have a separate building frontage, the wall signage per business or tenant shall be calculated as 0.03 square feet of sign area per square foot of business or tenant lease space, but shall not exceed 80 square feet of sign area per business or tenant.

(7) Historic district.

a. Signs, other than exempted signs under section 29-5, to be placed in the historic district shall also be subject to the review requirements of the historic preservation ordinance.

b. Businesses located in the historic district shall have the option of erecting a medallion or shield sign in lieu of a ground sign as described in subsection (2)d, (3)e, or (4)e of this section. Any such sign shall not exceed nine square feet of sign area and shall be mounted no more than nine feet high.

Staff Recommendation/Findings:

Staff has worked with the applicant to reduce the height of the monument sign. As an integrated business a 15' sign is allowed per C1.5 zoning. Given the pedestrian nature of this neighborhood a 15' tall sign would be out of character. As such, the applicant has proposed to create two 8' tall monument signs to be located at opposite ends of the lot along N. Milam.

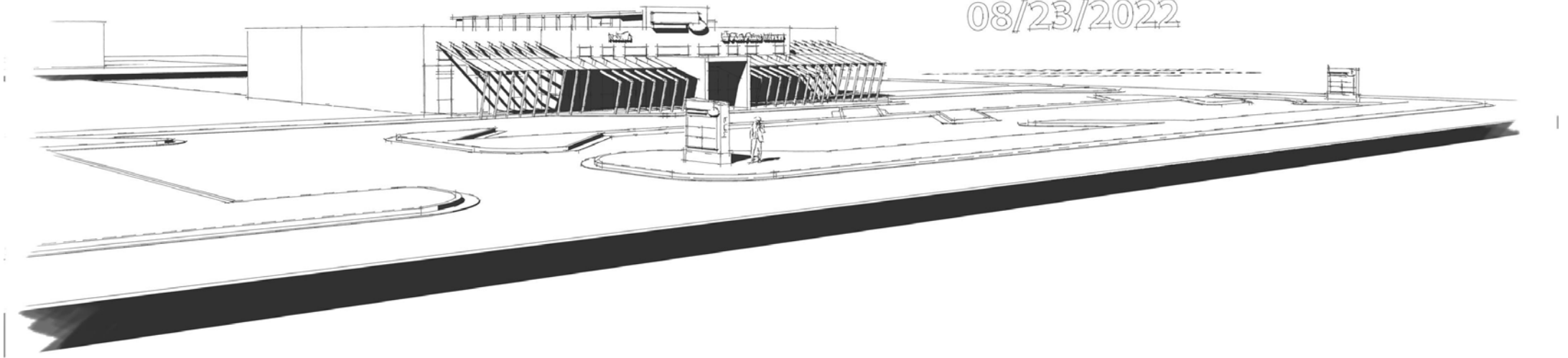
Case Comments:

The zoning ordinance does not speak to allowing two smaller monument signs in lieu of one large monument sign. If the Historic Review Board recommends this design the applicant must obtain a variance from the Zoning Board of Approval.

GRAND CENTRAL AT MILAM

LOCATION RENDERS

08/23/2022

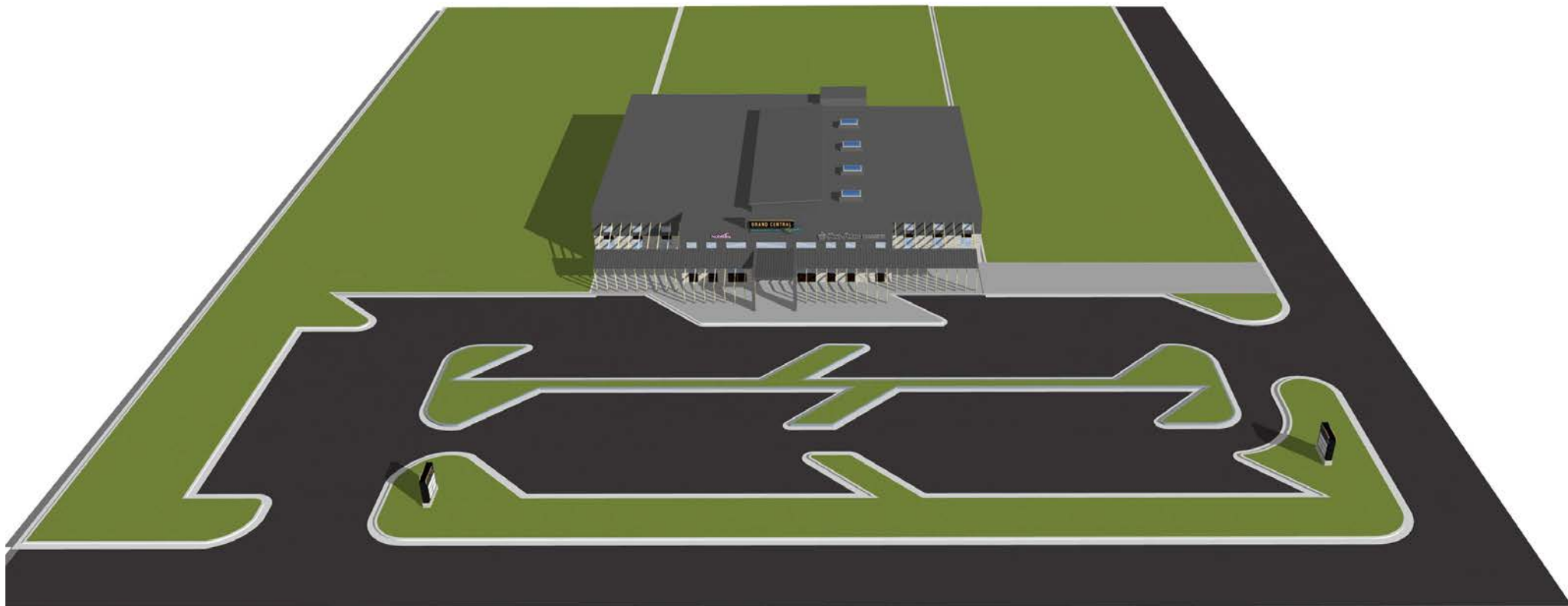


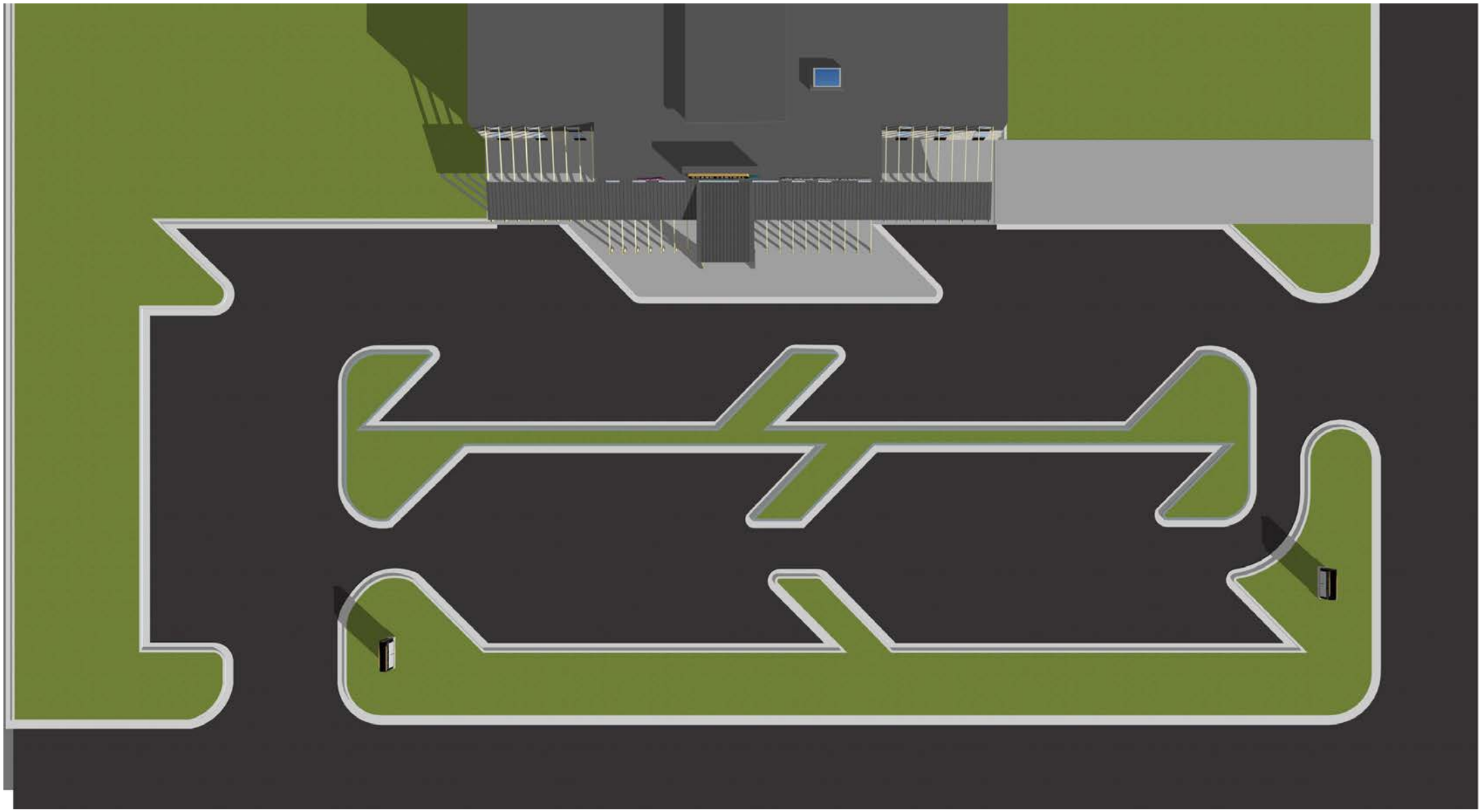








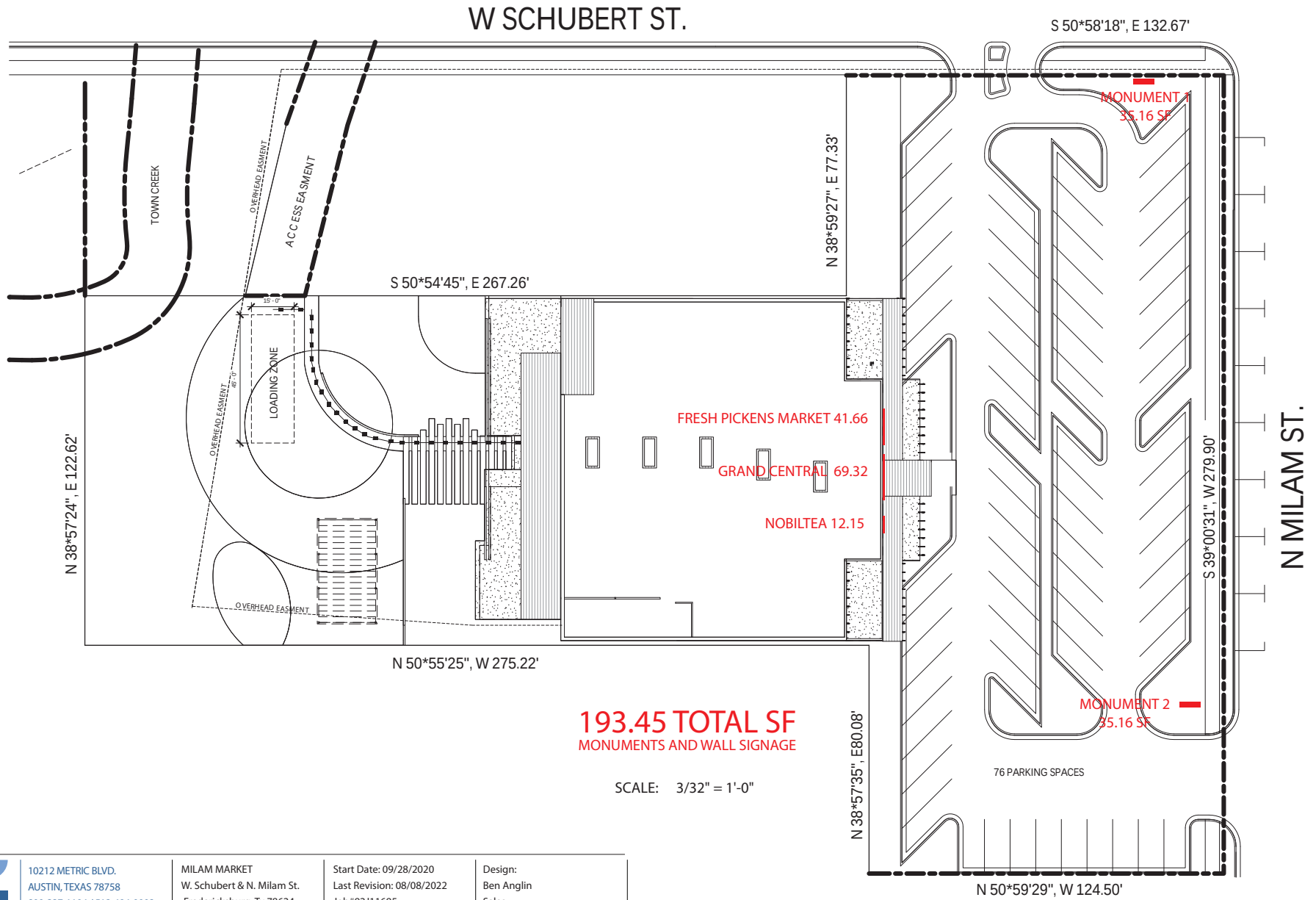












10212 METRIC BLVD.
AUSTIN, TEXAS 78758
800-327-1104 / 512-494-0002
fsg.com

MILAM MARKET
W. Schubert & N. Milam St.
Fredericksburg, Tx 78624

Start Date: 09/28/2020
Last Revision: 08/08/2022
Job#92J11695
Dwg. #92J11695AV3S4_COMP

Design:
Ben Anglin
Sales:
BRUCE MOORE

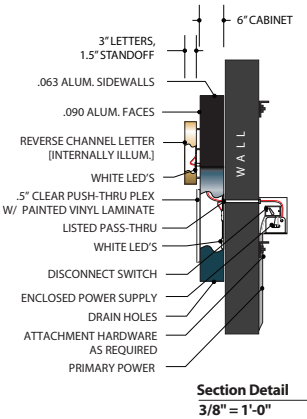
MILAM MARKET / STOREFRONT SIGNAGE / FREDERICKSBURG, TEXAS

B Storefront Signage
Scale: 3/8"= 1'-0"

- Fabricate and install one Identity sign built to UL specifications;
- **Sign cabinet** to have welded tubular aluminum framework and .090 aluminum plate finished in Matthews Black polyurethane;
 - **Border pinstripe** to be masked and finished MP to match PMS 135;
 - **"GRAND CENTRAL"** to be 3"-deep reverse halo-lit channel letters with .090 alum. faces / .063 alum. sidewalls / White translucent Lexan backs / White GE™ LED illumination / Pin-mounted to cabinet with a 1.5" standoff; Letters finished MP to match PMS 135 C; **White vinyl on cabinet behind letters for increased illumination;**
 - **"AT MILAM"** oval cabinet portion to have a routed-out face with .5" push-thru copy; First surface vinyl laminate painted to match PMS 135 C to halo-illuminate; Second-surface diffuser; Finished in MP 00017 Montserrat Blue; White GE™ LED illumination;
 - **"FREDERICKSBURG, TEXAS"** to be a **non-illuminated**, 2"-deep reverse-pan with routed .5" push-thru acrylic letters finished in Matthews to match PMS 135 C;
 - Cabinets to mount flush to corrugated wall surface with non-corrosive hardware as needed;
 - LED power supply located in aluminum enclosure mounted behind wall; Service switch to be mouted on enclosure;
 - Electrical requirement: 120v to be supplied at sign location by others;



East Elevation / Detail
3/8" = 1'-0"



East Elevation
3/32" = 1'-0"

*Tenants shown for example, only.



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AUSTIN, TEXAS 78758
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MILAM MARKET
W. Schubert & N. Milam St.
Fredericksburg, Tx 78624

Start Date: 09/28/2020
Last Revision: 03/04/2022
Job# 92J11695
Dwg. # 92J11695BV451

Design:
Ben Anglin
Sales:
BRUCE MOORE

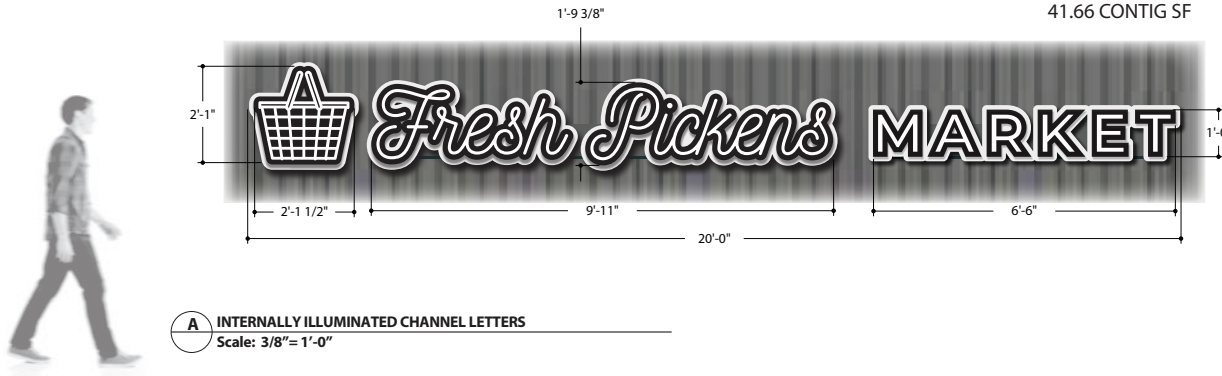
CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.
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UL Installation Requirements:
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

FRESH PICKINS MARKET / REVERSED HALO-ILLUMINATED CHANNEL LETTERS / FREDERICKSBURG, TEXAS

(33.42 SF)
41.66 CONTIG SF



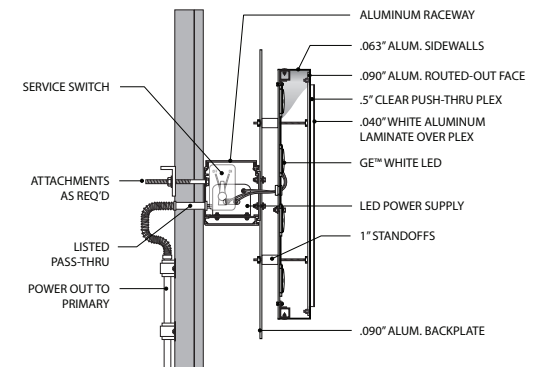
A INTERNALLY ILLUMINATED CHANNEL LETTERS
Scale: 3/8"= 1'-0"

Fabricate and install one (1) set of internally illuminated channel letters and logo built to UL specifications;

- 3" deep .063" aluminum sidewalls / .090" aluminum faces routed-out / .5" Clear push-thru plex strokes on letters / .040" White aluminum laminate over strokes;
- Push-thru plex to have white diffuser film applied second-surface;
- Backs of letters to be white acrylic for halo-illumination against routed .090" aluminum backplates; Letters to stand-off from backplate 1";
- Letters/logo to have White GE™ LED illumination;

- Letters/logo finished in Matthews Black polyurethane;
- Backplates finished in Matthews Brushed aluminum polyurethane;
- Backplates to attach to 7" x 7" aluminum raceways; Raceways finished in Matthews to matchwall coloration;
- Service switch to mount @ end of raceway;
- Raceway attachment method to be determined;
- Electrical requirement: 120v to be supplied at sign location by others;

PERSPECTIVE DETAIL



10212 METRIC BLVD.
AUSTIN, TEXAS 78758
800-327-1104 / 512-494-0002
fsgi.com

FRESH PICKENS MARKET
W. Schubert & N. Milam St.
Fredericksburg, Tx 78624

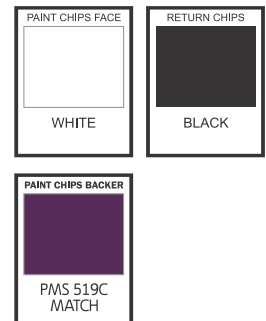
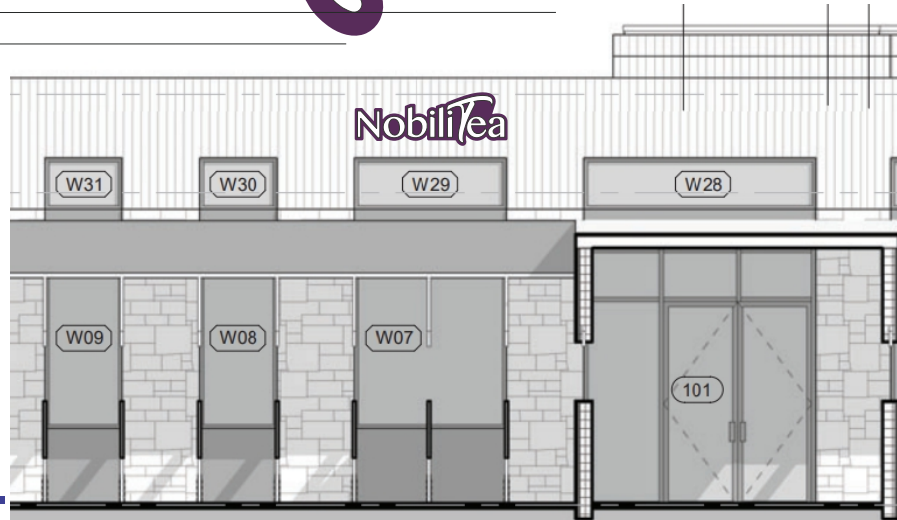
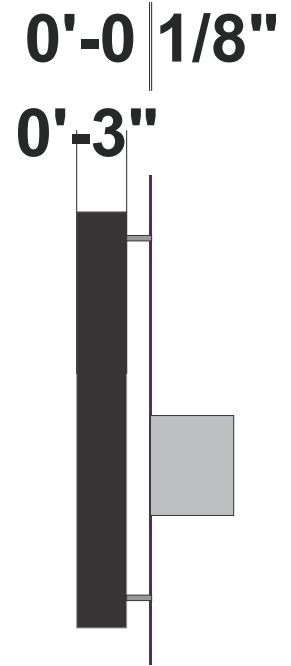
Start Date: 07/28/2020
Last Revision:
Job# 92J12494
Dwg. # 92J12494AV1S1

Design:
Ben Anglin
Sales:
BRUCE MOORE

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.
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UL Installation Requirements:
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Channel Letters and Backer

Provide one (1) set of backlit channel letters to read: "Nobilitea".

Specifications: Channel letters with painted backer per approved brand standards. White Faces, Black Returns.

Exact Install Location To Be Determined After Site Survey

SALES ART



851 East Northeast Loop 323
Tyler, Texas 75708
903-597-7731 Fax 903-597-1599
LeonsSignsInc.com
Texas Electrical Sign Contractor License #18080

CLIENT NAME: Nobilitea

ADDRESS: 206 N Milam St.
Fredericksburg, TX 78624

ACCOUNT REP: Margaret M.

DATE: 03-10-2022

QUOTE #: 211046-02 Scope 6

FILE: \filesen\DATA\Art & Production\ Master Drawings\ Nobilitea\211046 Fredricksburg.cdr

ARTWORK APPROVAL

Please review all colors, spelling, sizing, and quantity before approving.
- Colors are a representation only. Artwork is NOT an exact color match.
- Primary Electric Supply is to be Supplied by Customer at Time of Installation.
- Artwork does not represent a proposal.
- All Artwork changes require a Signed Approval.
Date: _____
Customer: _____ Sales: _____

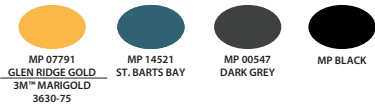
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MILAM MARKET / PYLON DESIGN / FREDERICKSBURG, TEXAS

A Internally Illuminated Pylon
Scale: nts

- Fabricate and install TWO (2) IdentityS sign built to UL specifications;
- Single Steel pole support set in concrete to grade;
 - Welded tubular aluminum framework with .090 aluminum plate finished in Matthews Black polyurethane;
 - [Grand Central at Milam] cabinets to have routed-out faces backed with clear Push-thru 3/4" plex letters, overlaid with 3M™ Marigold translucent vinyl 3630-75;
 - [Fredericksburg, Texas] cabinet to have [non-illum.] MP 07791 Glen Ridge Gold lettering;
 - Logo-cabinet(s) face colors: Matthews Black and MP14521 St.Barts Bay. Sidewalls finished MP14521 St.Barts Bay.
 - Cabinets illuminated with White GE™ LED components;
 - Borders on logo cabinets to be MP 07791 Glen Ridge Gold;
 - Spine to have vertical alum. rails finished MP 00547 Dk. Grey; Fill area between rails to be finished MP 07791 Glen Ridge Gold;
 - Tenant cabinets (one per side) to have white plex faces overlaid with translucent vinyl graphics; 2"-deep cabinets to be finished in MP Black;
 - Cabinet(s) illuminated with GE™ White LED components;
 - Base to be White Limestone;
 - Address numerals to be 3M™ Duronodic Grey; One set / streetside only;



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AUSTIN, TEXAS 78758
800-327-1104 / 512-494-0002
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MILAM MARKET
W. Schubert & N. Milam St.
Fredericksburg, Tx 78624

Start Date: 09/28/2020
Last Revision: 03/04/2022
Job#92J11695
Dwg. #92J11695AV3S3

Design:
Ben Anglin
Sales:
BRUCE MOORE

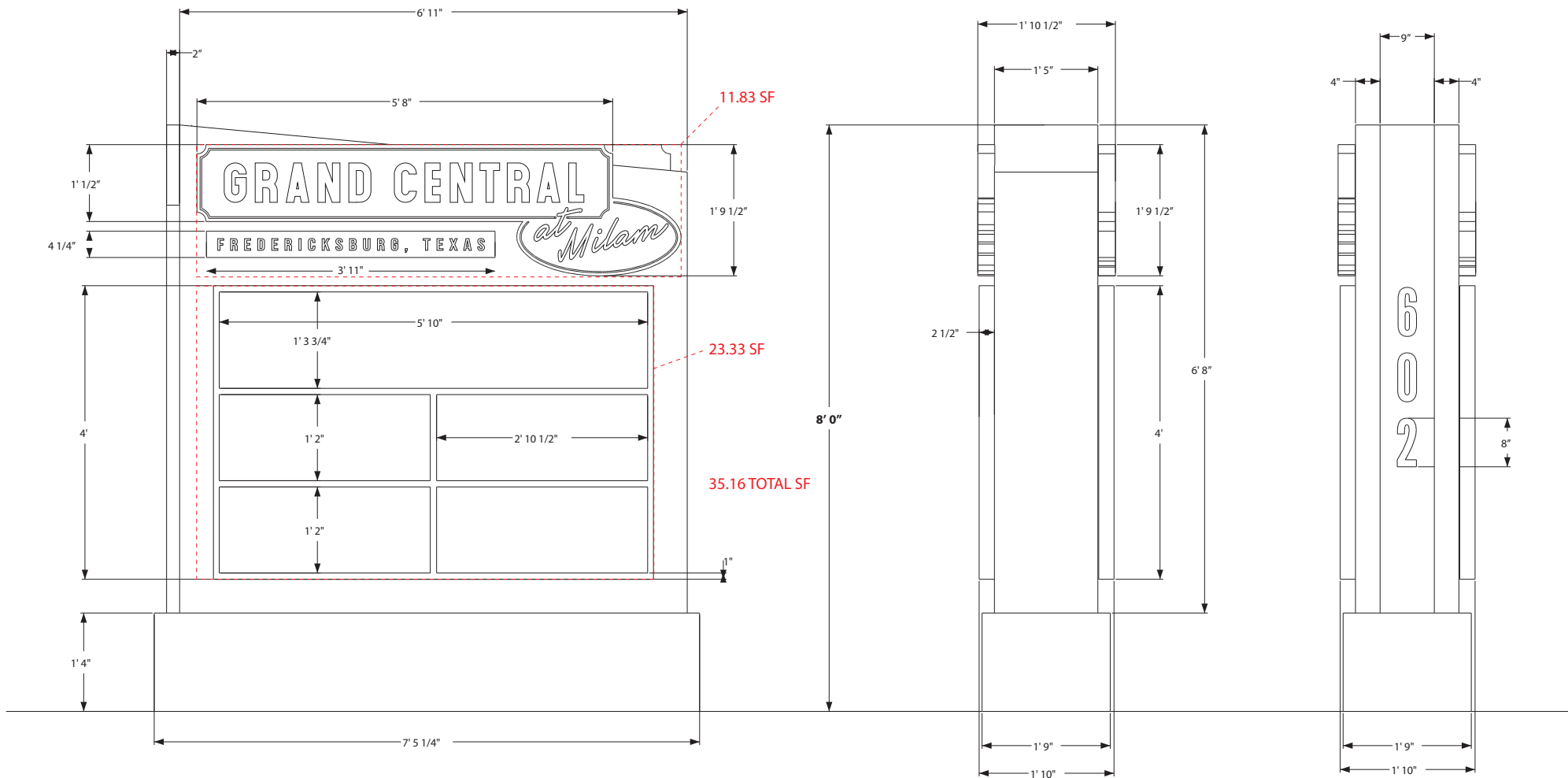
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MILAM MARKET / PYLON DESIGN / FREDERICKSBURG, TEXAS

A Internally Illuminated Pylon
Scale: 3/4"= 1'-0"



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AUSTIN, TEXAS 78758
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MILAM MARKET
W. Schubert & N. Milam St.
Fredericksburg, Tx 78624

Start Date: 09/28/2020
Last Revision: 03/04/2022
Job#92J11695
Dwg. #92J11695AV252

Design:
Ben Anglin
Sales:
BRUCE MOORE

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HISTORIC REVIEW BOARD MEMO

DATE: September 13, 2022

TO: Historic Review Board

FROM: Anna Hudson, Historic Preservation Officer

SUBJECT: Proposed changes to Cross Mountain

Background:

City Council has given permission to the Fredericksburg-Nimitz Rotary Club to pursue an appropriate replacement of the aging cross at Cross Mountain Park. The site is a non-archeological site and one of Fredericksburg's most locally reorganized landmarks. Given its age and significance, staff is asking for input from the Historic Review Board.

Attachments:

Cross Mountain Replacement Proposal submitted by the FBG Nimitz Rotary Club
History and background information on the cross as found in a 2001 plan for Cross Mountain Park

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

CROSS MOUNTAIN REPLACEMENT PROPOSAL

Submitted by the Fredericksburg-Nimitz Rotary Club

Table of Contents

***History of the Cross Mountain**

***Rotary History with Cross Mountain**

***Current Condition of the Cross**

***Proposed Replacement**

***Alternate Design**

***Alternate Action**

***Engineer Input**

***Lighting Proposal**

***Rotary Fundraising**

History of Cross Mountain

Believed to date back to the 1700's and erected by Spanish missionaries, the original cross was discovered by an early Fredericksburg settler, John Christian Durst in 1847. St. Mary's replaced the simple wooden cross on top of the knoll northeast of downtown in 1921, but we have yet to locate any information about when the current cross was erected. We have been told that the current cross is 70 years old, yet other people believe it is only 50 years old.

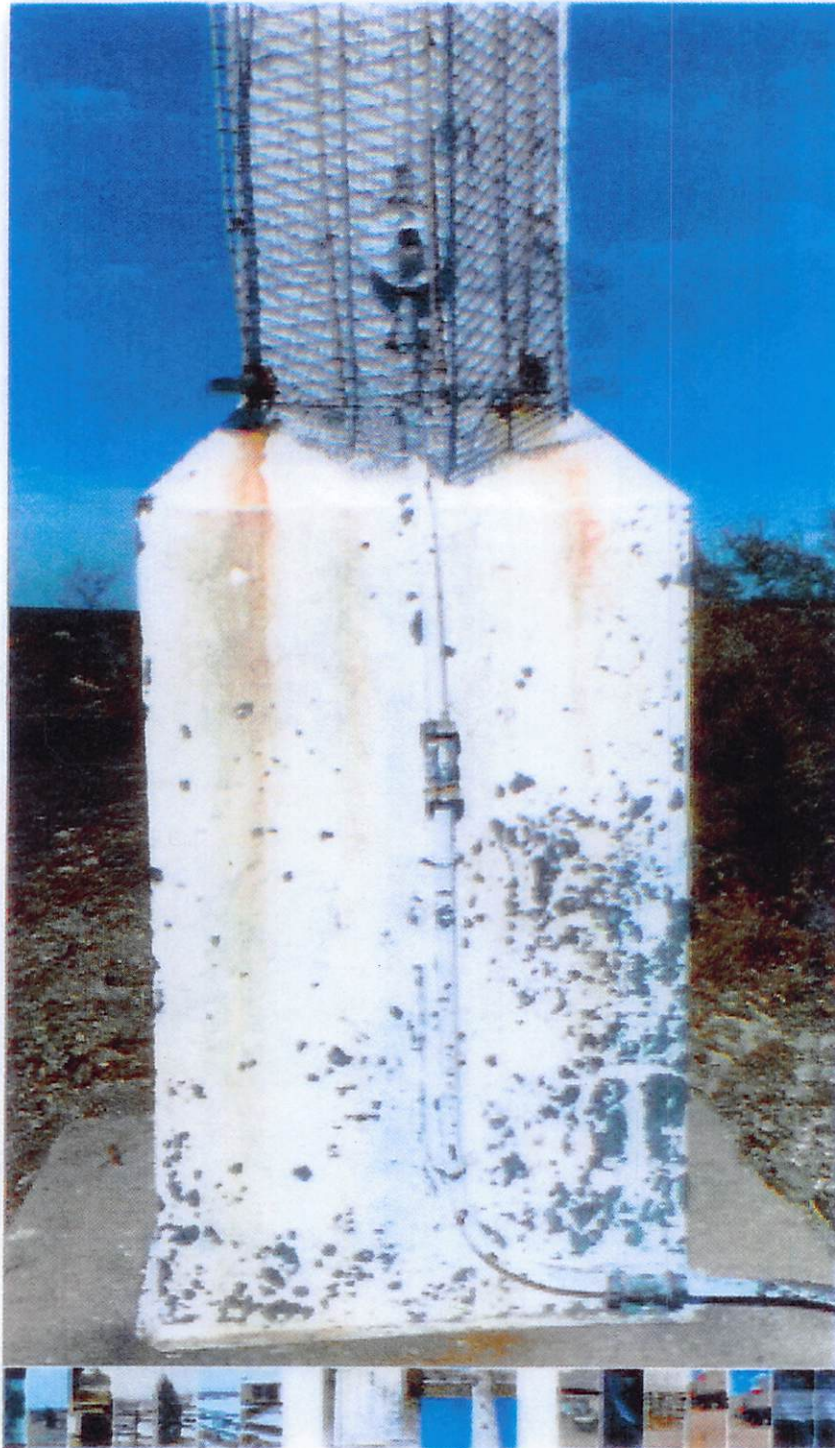
The current cross is a wooden structure, approximately thirty-six feet tall, covered in sheet metal. At some point, it was electrified and lighted at night, visible from many miles away.

1:50



Fredericksburg
January 12, 2021 1:20 PM

Edit

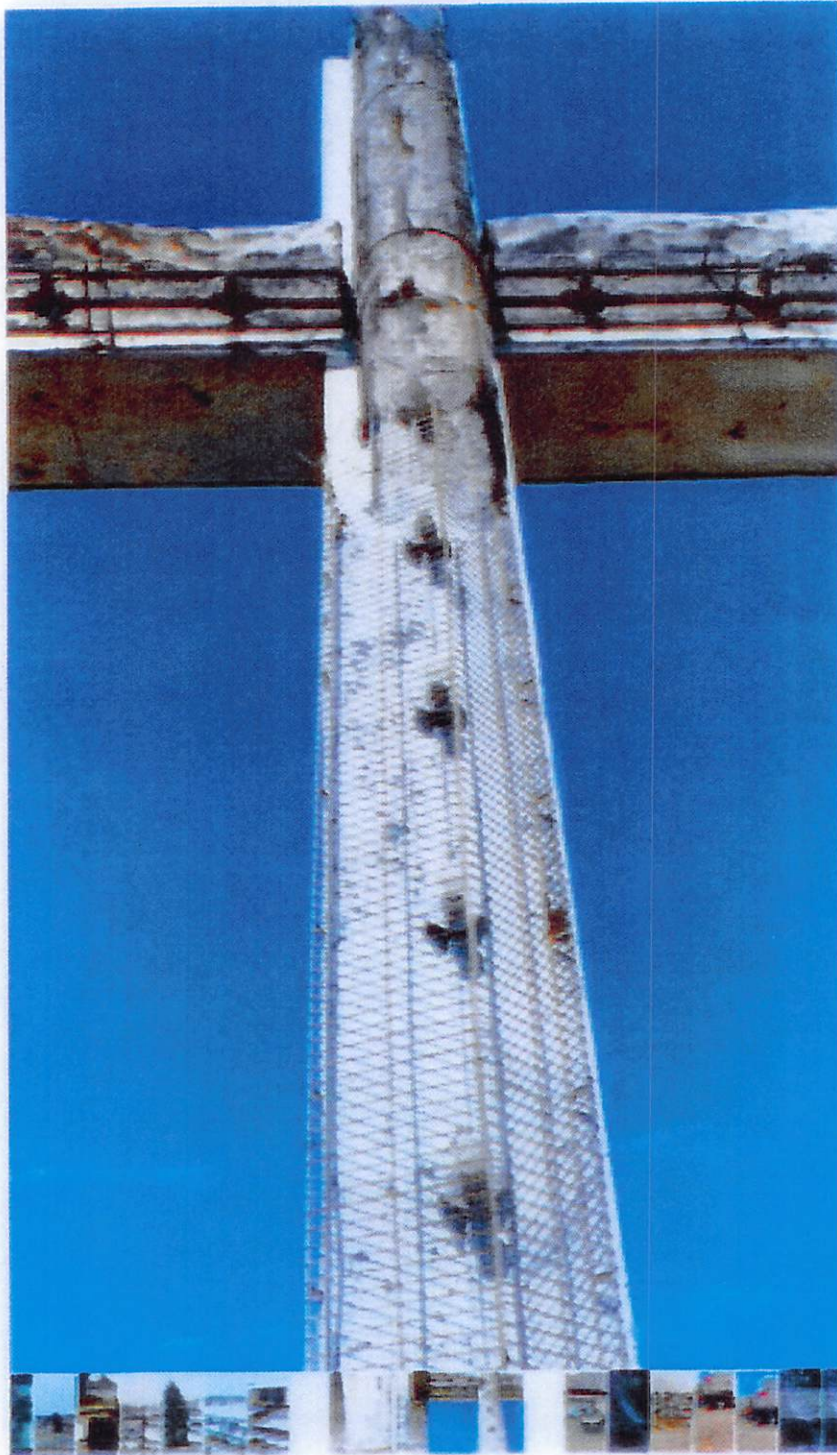


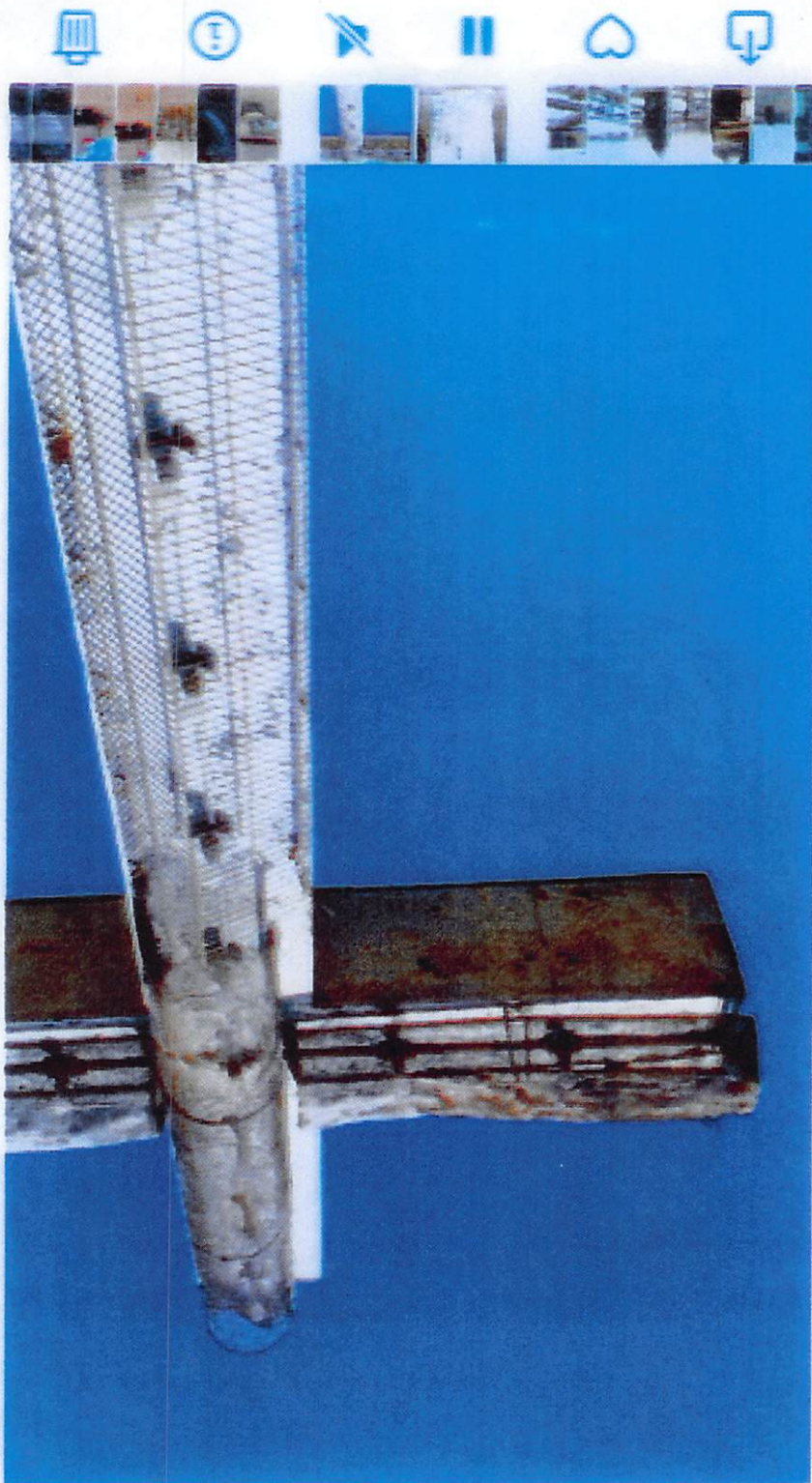
1:50



Fredericksburg
January 12, 2021 1:20 PM

Edit





Edit

Fredericksburg
January 12, 2021 1:20 PM

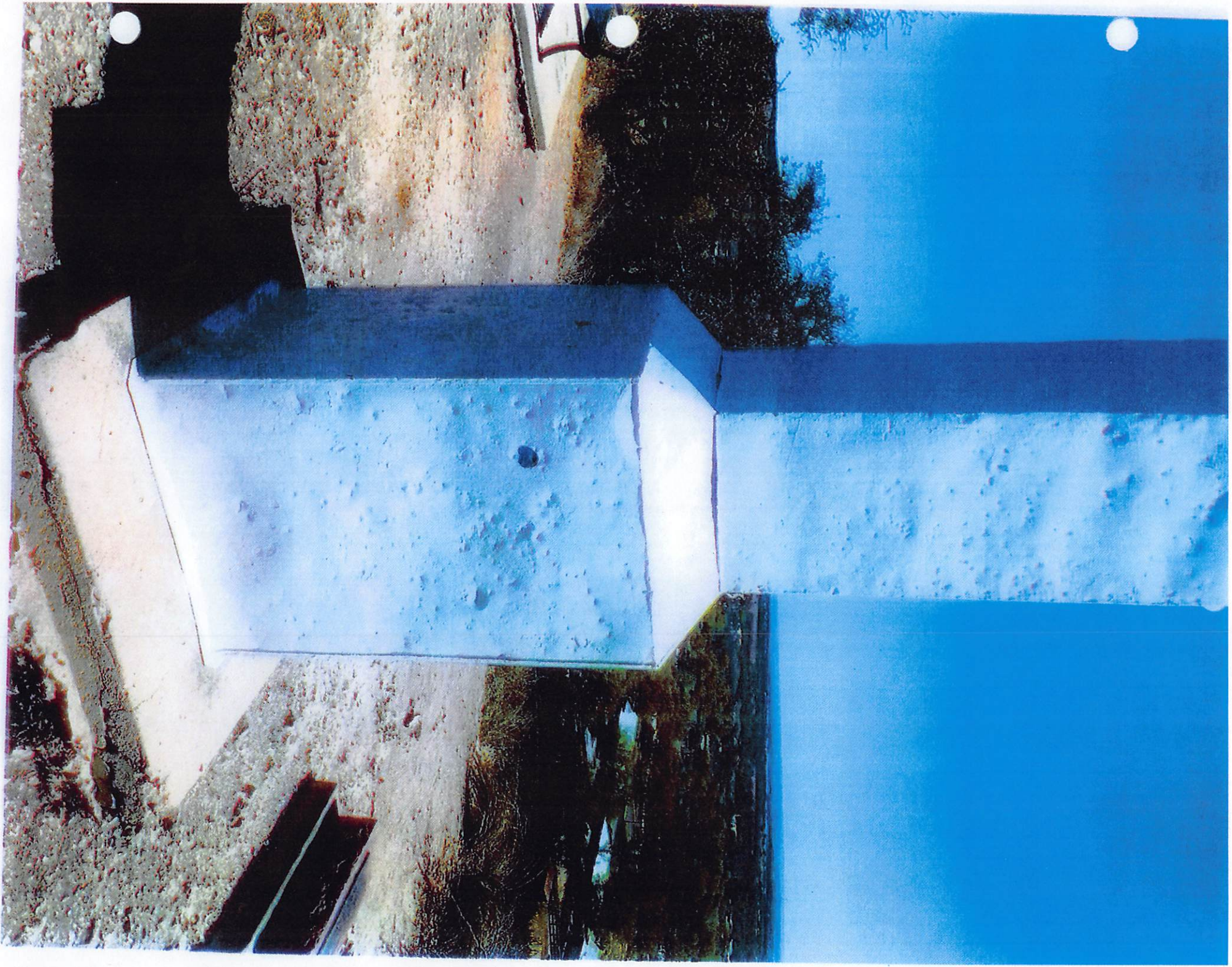
1:50



Rotary History with Cross Mountain

After visiting Cross Mountain, members of the Fredericksburg-Nimitz Rotary Club undertook the cross as a project and repainted it in January 2021. During the painting, in cooperation with the helpful assistance of the City Parks Department, it was determined that the sheet metal was in rapid deterioration and further work would need to be done. Not only was the lower base portion of the Cross dented and pitted from hail and the wear of time, but the sheet metal in some sections was also showing signs of rust and collapse.





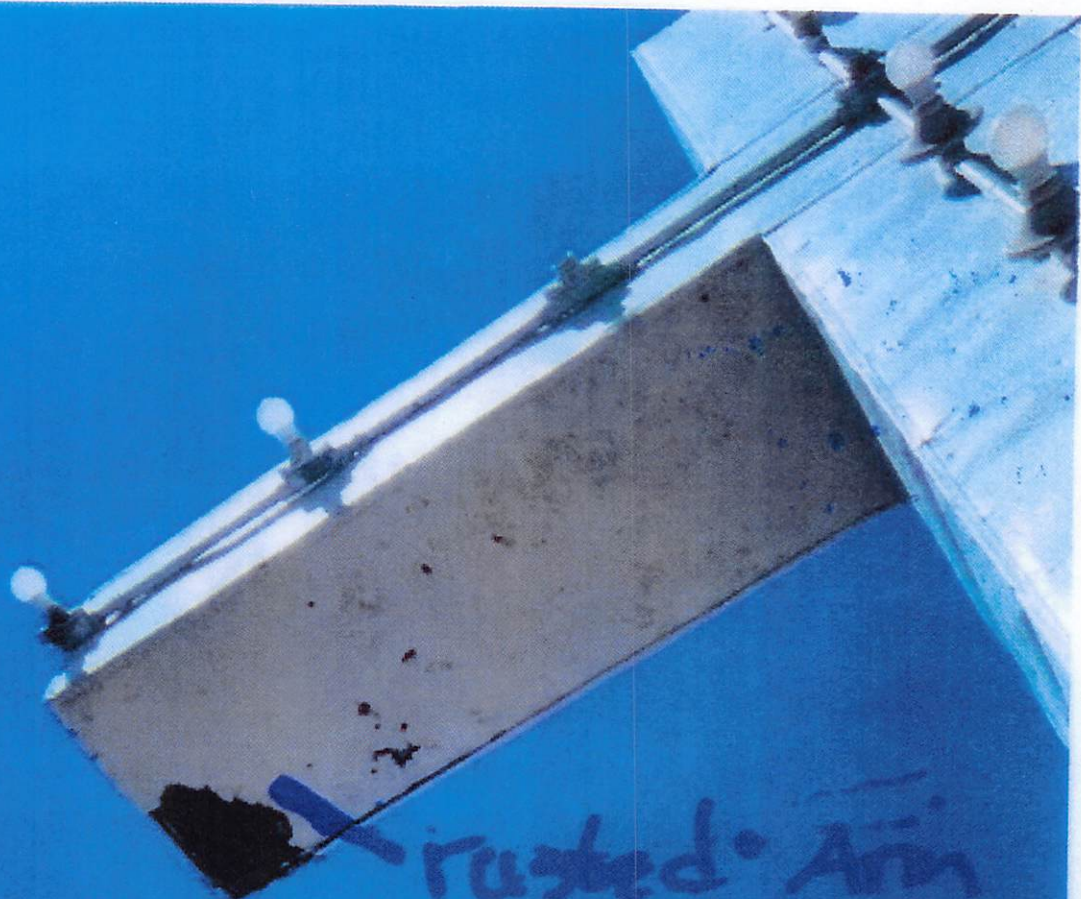
Current Condition of Cross

Although the repainting would extend the life of the Cross, it was obvious that replacement would be necessary before too long. One arm of the cross has rusted through and will continue to deteriorate.

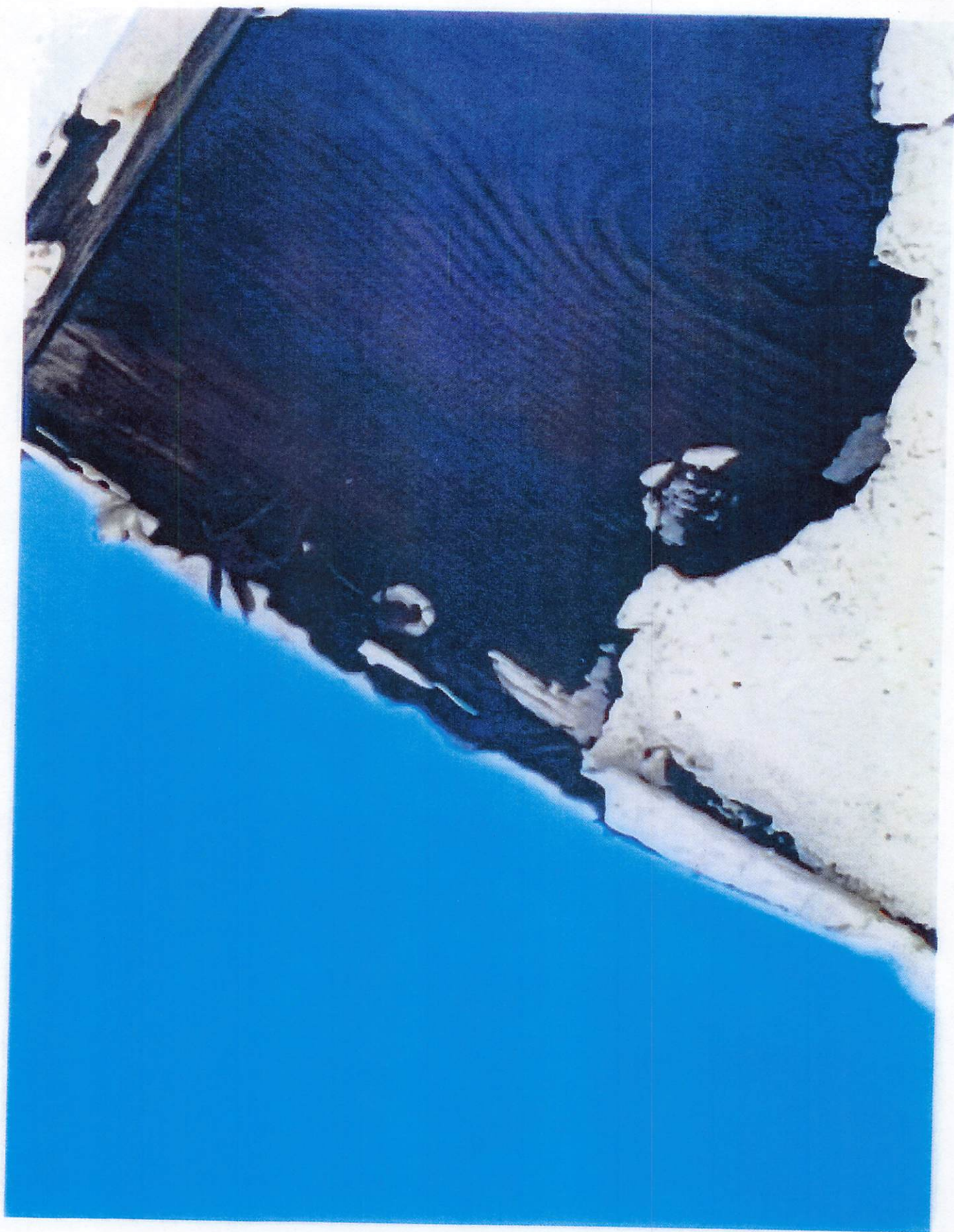
Since no detailed information could be gathered regarding the age and construction of the current cross, it was determined we needed details as to the interior of the Cross. Again, with the helpful assistance from the City Parks Department, the interior was viewed by utilizing a scoping instrument and we were able to determine the construction consisted of sheet metal covering pine lumber. It appeared the lumber was anchored by 4" x 4" posts sunk into the concrete at the base and the structure built around that. We were able to view a metal collar that connected the top portion to the lower base and bolted in place.

approx location
of Collar
/connecting base





rusted. Area
at base of
western arm
approx 1 foot
wide



Proposed Replacement

First, the existing Cross would need to be removed and stored. Then, our proposal would be to utilize 20" x 20" square tubing, commonly employed in the construction of buildings and oil field equipment, to be constructed on site. It would be approximately thirty-six feet tall (approximately the same height of the existing Cross) and be powder coated to withstand the wear and tear this site is exposed to. The base would need to be enlarged and further anchored in the existing base.

4

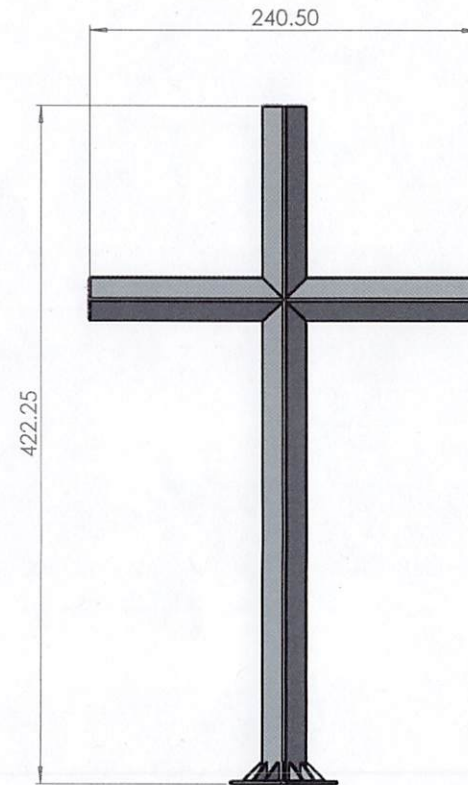
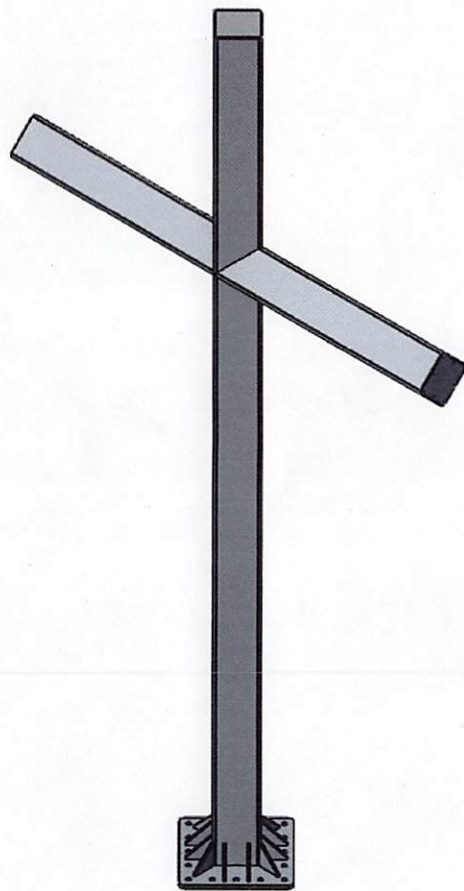
3

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B



A

A

For Mechanical Concept Only
Needs P.E. Approval

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ANGULAR: MACH: 5 DEG
TWO PLACE DECIMAL $\pm .010$
THREE PLACE DECIMAL $\pm .005$

INTERPRET GEOMETRIC
TOLERANCING PER ASME Y14.5-2009
MATERIAL

FINISH

DO NOT SCALE DRAWING

NAME

CM

DATE

5/10/22

DRAWN

CHECKED

ENG APPR.

MFG APPR.

Q.A.

COMMENTS:

CM WELDING & MACHINE

TITLE:

20X20 T2 CROSS

SIZE DWG. NO.

B

AS-4316-005

REV

SCALE: 1:100 WEIGHT:

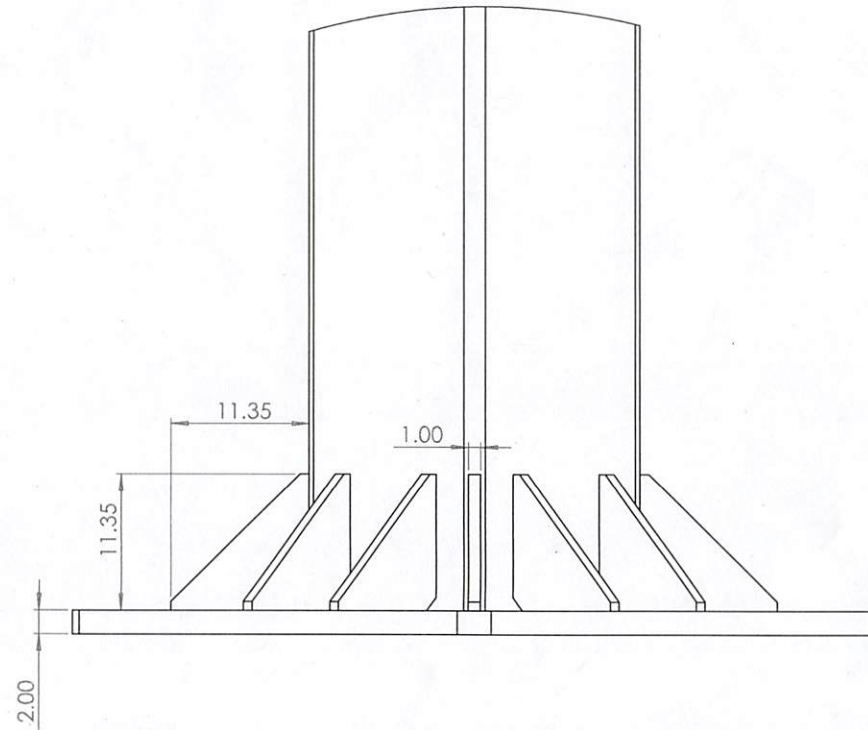
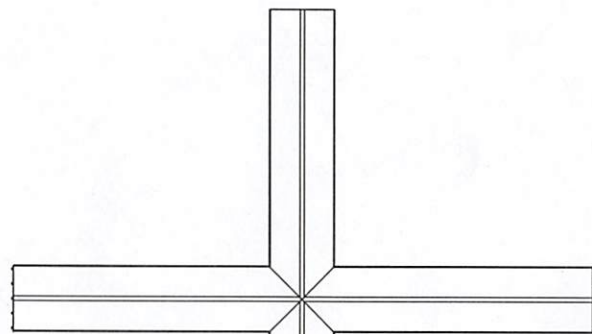
SHEET 1 OF 7

4

3

2

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DETAIL A
SCALE 1 : 10



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ANGULAR: MACH $\pm$ SDEG
TWO PLACE DECIMAL $\pm .010$
THREE PLACE DECIMAL $\pm .005$
INTERPRET GEOMETRIC
TOLERANCING PER ASME Y14.5-2009
MATERIAL
FINISH
DO NOT SCALE DRAWING

NAME	DATE
DRAWN	CM
CHECKED	5/10/22
ENG APPR.	
MFG APPR.	
Q.A.	
COMMENTS:	

CM WELDING & MACHINE
TITLE:
20X20 T2 CROSS
SIZE DWG. NO. REV
B AS-4316-005
SCALE: 1:100 WEIGHT: SHEET 2 OF 7

For Mechanical Concept Only
Needs P.E. Approval

ALTERNATE DESIGN

Alternate designs include a round metal cross or a flat metal cross.

4

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1

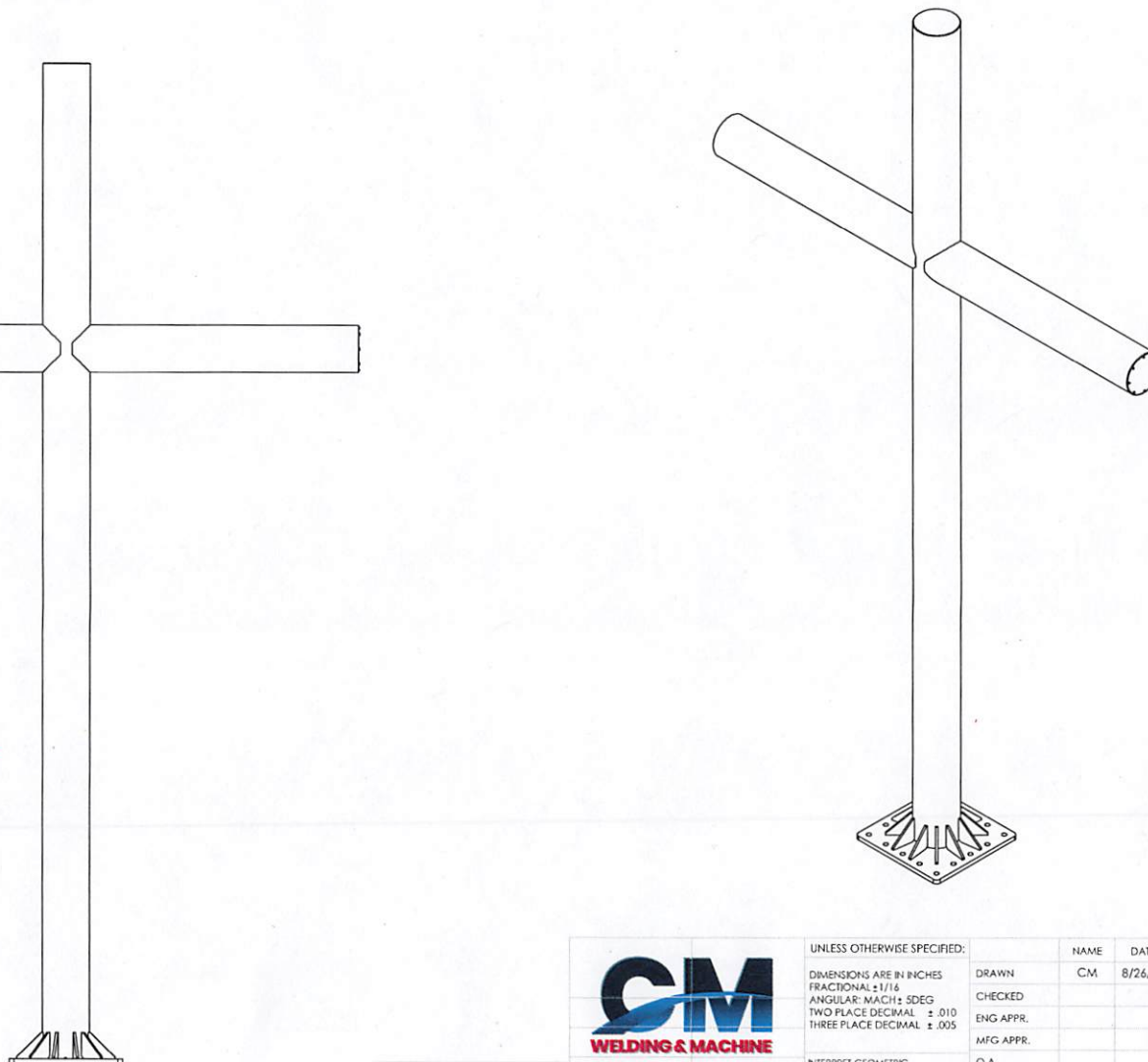
B

B

FOR CONCEPT ONLY
NEEDS ENGINEERING APPROVAL
OVERALL DIM TYPICAL TO
AS-4316-005

A

A



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FRACTIONAL $\pm 1/16$
ANGULAR: MACH $\pm$ SDEG
TWO PLACE DECIMAL $\pm .010$
THREE PLACE DECIMAL $\pm .005$

INTERPRET GEOMETRIC
TOLERANCING PER ASME Y14.5-2009

MATERIAL

FINISH

DO NOT SCALE DRAWING

NAME	DATE
CM	8/26/22

DRAWN	
CHECKED	
ENG APPR.	
MFG APPR.	

Q.A.
COMMENTS:

CM WELDING & MACHINE

TITLE:

20" DIA CROSS
PIPE CONCEPT

SIZE	DWG. NO.	REV
B	AS-4316-005-002-002	

SCALE: 1:100 WEIGHT:

SHEET 1 OF 1

4

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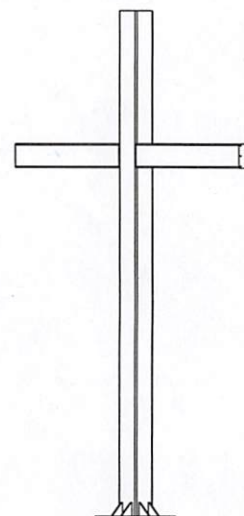
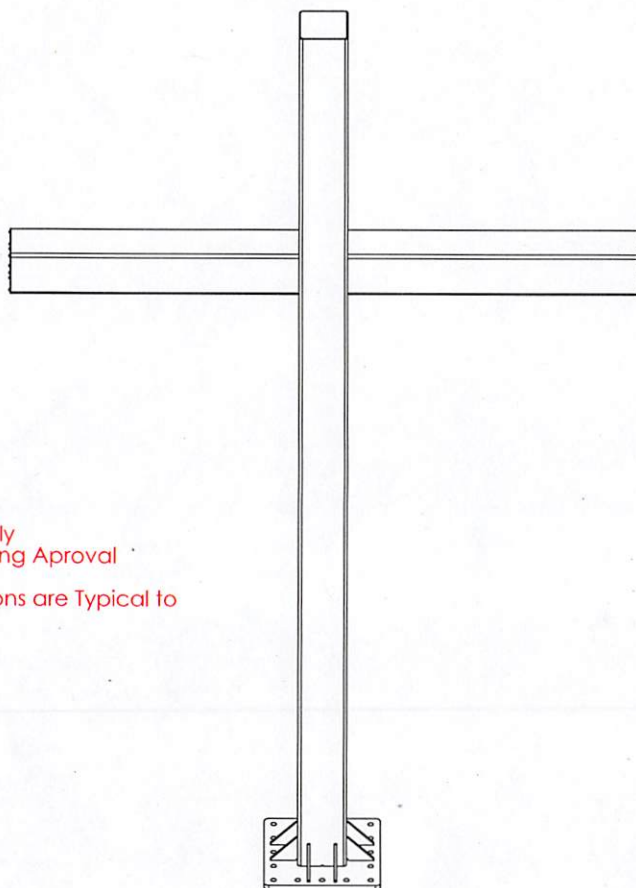
1

B

B

For Concept Only
Needs Engineering Approval

Overall Dimensions are Typical to
AS-4316-005



A

A

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FRACTIONAL $\pm 1/16$
ANGULAR: MACH $\pm$ SDEG
TWO PLACE DECIMAL $\pm .010$
THREE PLACE DECIMAL $\pm .005$

INTERPRET GEOMETRIC
TOLERANCING PER ASME Y14.5-2009

MATERIAL

FINISH

DO NOT SCALE DRAWING

NAME DATE

DRAWN CM 8/26/22

CHECKED

ENG APPR.

MFG APPR.

Q.A.

COMMENTS:

CM WELDING & MACHINE

TITLE:

20X20 T2 CROSS SQUARE
ALIGNMENT

SIZE

DWG. NO.
AS-4316-005-001-001

REV

SCALE: 1:200

WEIGHT:

SHEET 1 OF 1

4

3

2

1

Alternate Action

Another proposal would be to remove the current sheet metal covering and replace it with new skin. This method would utilize the current structure and framework but does not have the benefit of extended life that the previous suggestion allows. And this would be dependent upon the condition of the wooden frame.

Engineering Input

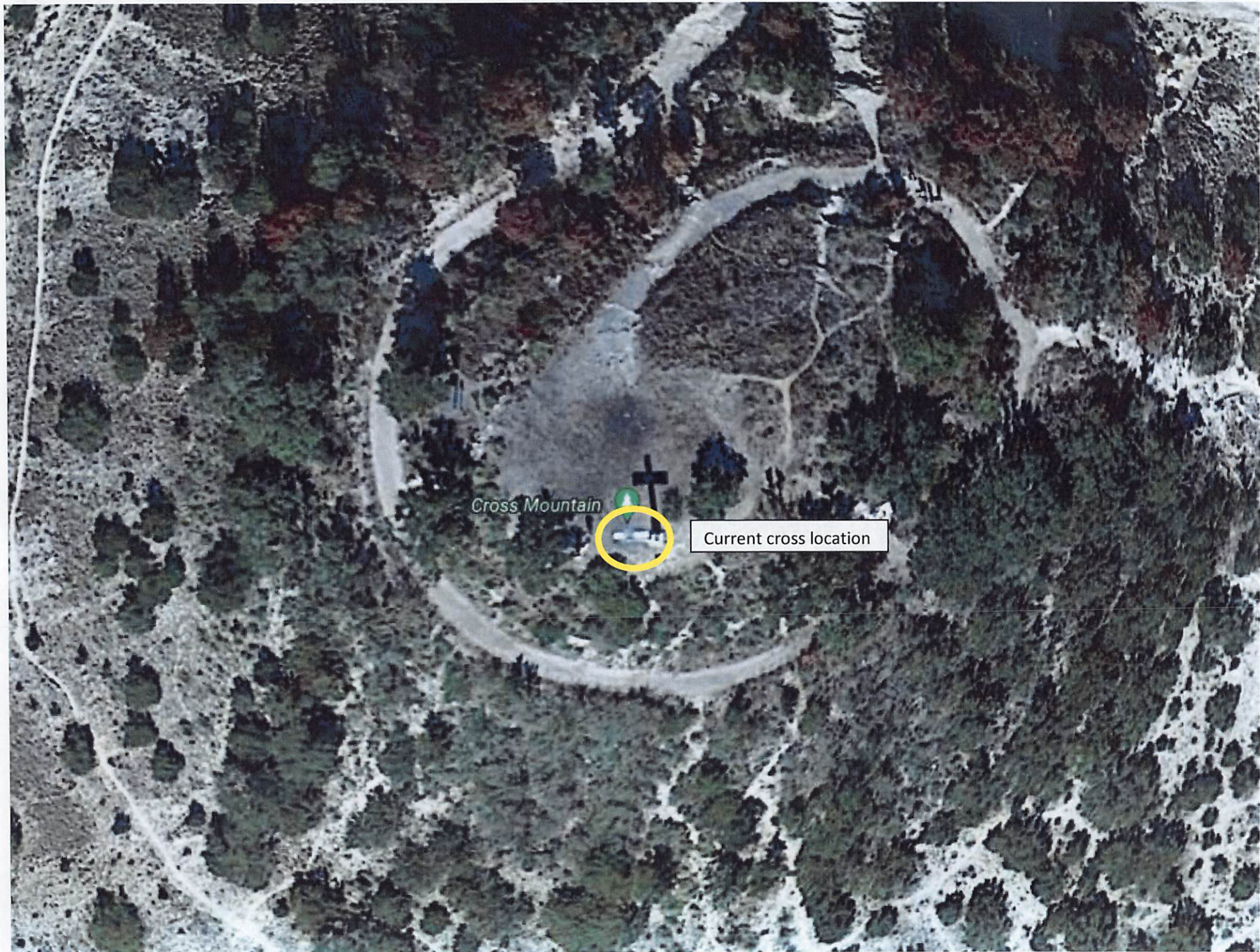
We have been consulting with a local engineering firm and would bring them on board should the project receive approval.

Lightening Proposal

All plans would be subject to City approval and guidelines, especially being aware of the 'Dark Skies" initiative. This would require downward facing illumination and could utilize the existing wiring on site.

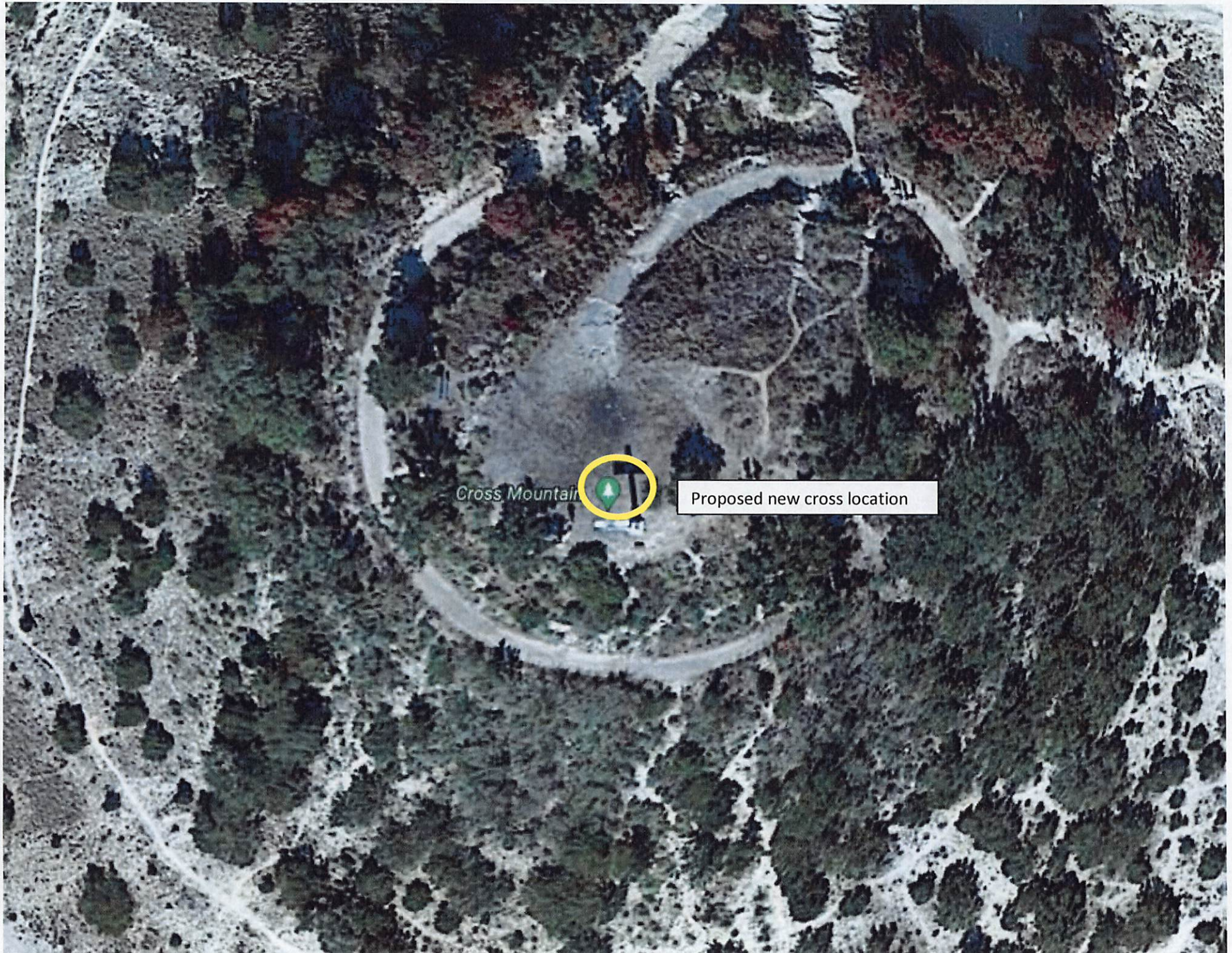
ROTARY FUNDRAISING

The Fredericksburg-Nimitz Rotary Club is confident that the community will support this project. The Club is committed to raising funds to cover the costs for the cross replacement and we have already secured Lady Bird Golf Course for a scramble tournament on October 10, 2022. With the City's permission, we would like to advertise that the funds will go to this cause.



Cross Mountain

Current cross location



Cross Mountain

Proposed new cross location

Concept Master Plan for Cross Mountain Park

EXECUTIVE SUMMARY

The 16-acre Cross Mountain Park is - after Lady Bird Johnson Municipal Park's 260 acres - the second or third largest single tract of park land in Fredericksburg, depending on how the 127-acre Fort Martin Scott (also owned by the City, but not currently developed as park land) is characterized. Although open to use by the general public, Cross Mountain Park enjoys little or no physical improvements save a paved access roadway, an "ecology walk" (which is in a state of disrepair), unimproved hiking trails, and the illuminated hilltop cross which has historical significance.

The 1996 City of Fredericksburg Parks and Recreation Master Plan, prepared by Hankamer Consulting, noted that Cross Mountain, although not city property, had potential for development as a community park. The property - then owned by Fredericksburg's local Historical Society - has since been acquired by the City of Fredericksburg and placed under the authority of the Parks & Recreation Department. In Spring of 2001, the City of Fredericksburg engaged the Rialto Studio / Black+Williams Design Team to evaluate the potential of Cross Mountain for city park use and to recommend a master plan of physical improvements that would guide its development.

Beginning with the conclusions advanced by the Hankamer Report, the Design Team proposes an expanded program of development for Cross Mountain Park that would elevate it to Community Park status. It is the intent of the park's Master Plan that it be as inclusive as possible for the use and enjoyment of the largest number of users. To that end, the Master Plan proposes a multiple-use facility that takes advantage of the gentler terrain below the mountain, while respecting the historic context associated with the mountaintop and the cross thereon. Among the proposed development features are picnic tables, picnic pavilions, walking trails, restroom building, expanded vehicular access and parking, and site security. These and other improvements are described in detail later in this report. Finally, the Design Team proffers an estimate of probable construction cost.

In summary, the Design Team believes that, at Cross Mountain Park, the City of Fredericksburg can achieve a truly valuable and memorable resource for Fredericksburg's citizens and visitors.

SITE ANALYSIS / SITE ISSUES

The park is approximately 16 acres in size and is located immediately north of town on FM 965. It is accessible from the highway via a paved roadway along its westernmost property line. The site may generally be characterized as rugged terrain with spotty vegetative cover, and moderate to severe topographical changes.

The site is bounded on the south by FM 965, on the west by private residential, on the east by city property containing, among other things a large steel tank, and on the north by open private land. Cross Mountain itself rises more or less uniformly from all sides and rounds off into a blunt peak; a tall, illuminated cross is featured at the summit. The exterior of the cross is metal, which has been abused over time by vandals. From the summit, views abound in all directions, a distinctly positive site feature.

The entry roadway is asphalt-paved for most of its length, giving way to a crushed rock surface suitable for limited parking. The parking area is roughly delimited by fencing; the remainder of the site is restricted to foot access. Rough trails lead sinuously from the flatter area adjacent to parking to the summit; the longitudinal slope of the trail generally exceeds the maximum allowable (1:12) for universal accessibility, and the footing is extremely rough and unsure in places. This trail has been improved by rough grading only. There is a flatter trail of compacted natural earth and stone that roughly encircles the perimeter of Cross Mountain at its base. In the lower area, below the roadway, a small trail – donated by the local high school's Ecology Club – is in disrepair. At the trailhead, a plaque mounted to a boulder identifies this trail's donation.

An overhead electric power line crosses the property east-to-west, parallel to the parking area. A small service line extends north from it, presumably feeding the lights on the cross; this line almost immediately goes underground. It is not apparent at this time what other utilities might be readily available to the site, although the presence of residential next door would tend to support ready availability of services.

At the edge of the parking area is a historical marker that tells the story of Cross Mountain, and next to it is a marker identifying the site as a registered (with the Texas Antiquities Commission) historic place.

The bulk of the site is enclosed along its periphery with fences of varying types, and a fence divides the existing road and parking area from the mountain's immediate base. This fence runs in line with and parallel to the overhead electric line. The adjacent city property is enclosed by chain link fence, while the private residential is buffered by a wooden fence.

There is sufficient evidence of peoples' use of the park to suggest that it is a popular destination. Virtually the entire site appears to have been visited by foot traffic at some point, and use of the park appears to be concentrated in the area associated with the entry roadway and parking, and the trail(s) to the mountaintop. There is little other existing site development.

In summary, the park is rugged and challenging, and - considering its proximity to town – exudes a passive and pastoral quality. There is beauty based in its coarse physiography, and it offers those who successfully reach its summit unparalleled views in all directions.

ARCHAEOLOGY

Cross Mountain exhibits sufficient evidence of archaeological interest to be of significance to the Design Team. Shards of flint and cut nails from campfires of early German settlers have been recently encountered there, suggesting the presence of other artifacts.

Cross Mountain is registered as a "Protected Archeological Landmark" by the Texas Antiquities Committee in Austin, Texas. The Texas Historical Commission mandates that, where any public monies are to be expended at potentially sensitive cultural sites, those sites must be explored. Any implementation of design plans should be preceded by - or may be interrupted by - archaeological exploration. It would not be prudent to recommend a certain kind of development or use without anticipating possible historic or archaeological ramifications that could preclude the development. Therefore, an important part of the process of developing this Master Plan is an archaeological investigation that will help inform the opportunities and constraints for physical development.

The archaeologist Alton Briggs was retained by the Design Team to provide an evaluation of the property. His report appears in its entirety below:

* * *

Cross Mountain
or Kreuzberg,
in Fredericksburg, Gillespie County, Texas

Introduction

The Mount of the Holy Cross, just on the outskirts of Fredericksburg, is interesting mostly because of the history, real or legendary, that surrounds it. It was doubtless a landmark and place of meeting between the Missionaries and the Indians in the Mission Period of Texas. Long before the Germans reached Gillespie County the Mount of the Cross was a noted landmark in the topography of Texas. On its summit stood a great wooden cross, roughly hewn out of native timber, and here the Indians and missionaries are reputed to have held frequent council. In later years, the wooden cross has been replaced by a great concrete cross, visible from a long distance on a clear day. The present cross is arranged with electric lights, which are lighted on big festival and other special occasions. When lighted the cross is a beautiful sight, and can be seen for many miles. Present day science can send its brilliant rays for miles across the country, and make as bright as day the top of the mountain where not so many years ago the fathers and the Indians could hold council only by the glare of the signal fire or the light of the moon (Biggers 1925: 112).

As Don Biggers suggested above, in his book written in the first quarter of the last century, the story of Cross Mountain, or Kreuzberg, as it was initially named in Fredericksburg, may be apocryphal. Nevertheless, the landmark has remained an important reminder to the citizens of Fredericksburg and outlying settlements of the Native American and Spanish legacy they have inherited. It is a cherished and irreplaceable component of the culture and history of the community.

Cross Mountain is listed in a one sentence description giving its location in latitude and longitude in *The New Handbook of Texas* (Tyler 1996: 2:420), which belies its importance to the residents of Gillespie County.

The Historical Marker placed at the site of Cross Mountain in 1976 reflects its significance to the City of Fredericksburg and the citizens of Gillespie County.

This marl and limestone hill elevation 915 feet, was an Indian signal point, advancing news of the intrusions of white settlers. The hill was first recorded by the German geologist, Dr. Ferdinand Roemer in 1847. A timber cross found on the hilltop that same year suggests that Spanish missionaries recognized it as a landmark on the path from San Antonio to Mission San Saba.

The marker goes on to state that when John Christian Durst arrived from Germany in 1847 and received a town lot and 10 acres of land, the hill was part of his property. On finding the cross, Durst named the prominence, Kreuzberg, or Cross Mountain.

Hardly a better description of the place can be found today than that 1847 one of Ferdinand Roemer:

On the slope of the round hill, one hundred feet high, where I had decided to go, lay several bleached buffalo skulls. Since the settlement had been established, the buffalo had withdrawn from this region. From the summit of the hill one could see an extensive forested area and also get a glimpse of the scattered houses of the city. The view to the south was obstructed by a chain of hills which form the divide between the Guadalupe and the Pedernales. In the other directions, round, barren hills, similar to the one on which I was standing, form a semi-circle around the area in which the city lay.

All these hills consists of horizontal beds of white marl and limestone belonging to the cretaceous formation and containing numerous chert globules. On the clefts and other exposed places in the rock were found numerous fossils which do not leave any doubt as to the age of these layers.

Collecting these fossils occupied most of my time while in Fredericksburg. The many new and unknown forms of a prehistoric fauna in a virgin territory, not trodden by a paleontological predecessor, had a charm for me which only a naturalist can really appreciate (1983:231-32).

Later, Roemer once again describes the remnants of aboriginal activities on the hillsides:

The arrow heads are often made of iron, formerly they were of flint. One can frequently find places in the hills where these were made, indicated by countless fragments of flint or uncompleted or defective arrow heads (Roemer, 1849: 276).

Curiously, Roemer fails to mention the Cross on the hilltop, but notwithstanding this omission and the inclusion of the bison skulls, the place is much the same.

Cross Mountain is recorded with the State of Texas as Archeological Site 41GL3, a trinomial system which stands for Texas (41), GL (Gillespie) and 3, the third site recorded in the county. It has been surveyed numerous times by avocational and professional archeologists and recorded twice, once on site survey forms of the University of Texas in San Antonio by Malcolm Johnson, an Archeological Steward of the Texas Historical Commission and past President of the Gillespie County Historical Society, and once by Phillip Schmidt of the Texas Archeological Salvage Project at the J.J. Pickle Research Center, University of Texas at Austin.

More important to its management, the site had been nominated and accepted into the State of Texas' State Archeological Landmark system. As such, the archeological qualities of the site are protected under the

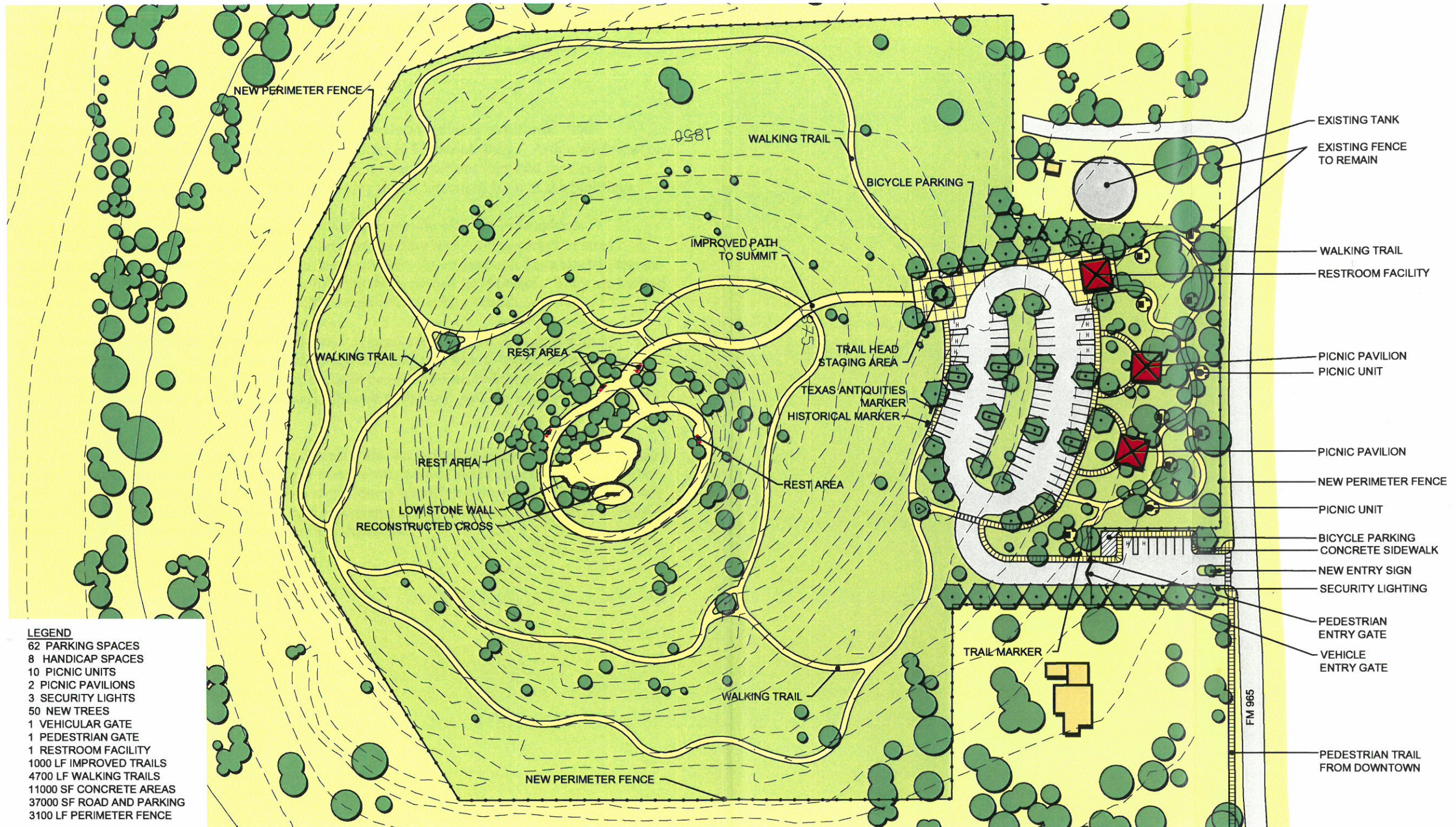
Antiquities Code of Texas. This status assures that any alteration, data recovery or other changes in the site cannot take place without the approval of the Texas Historical Commission. Such investigations or alterations must be accomplished under a permit granted by the Texas Historical Commission.

Cross Mountain is little changed from the descriptions of Johnson and Schmidt. The entire surface of the hillside and top is marked with scattered flakes, chips, and broken residue of lithic procurement (quarrying), lithic selection (testing for quality), and preliminary tool manufacture (broken preformal debitage). Both Johnson and Schmidt note the presence of broken projectile points, but tool forms are conspicuously absent in most areas, perhaps the result of surface collecting by passers-by. The specimens recovered by previous investigators include at least one of Early Archaic age, indicating a Native American interest and presence on the site for at least 6,000 years! The marl exposures show nodules of chert eroding from the face which have been struck to free them from the geological deposit, some with greater success than others. Pockets in the marl reveal the locations of those nodules which have been removed, while elsewhere, the nodules exhibit chips and fractures that could only originate from aboriginal quarrying. On the slopes, small gatherings of lithic debris attest to the fact that casual uncontrolled surface collecting has taken place in the past, perhaps by the two recorders listed above. One of the more remarkable aspects of the scatterings of chert debris is the heavy patination, indicative of long term exposure to the elements. Patination on all surfaces of the lithic material reveals that through time, the materials have slowly tumbled down the hill, with various surfaces exposed at one time or another, revealing a culturally out-of-context derived deposit.

Nevertheless, any alteration of the archeological site which would be required by development of the property must be preceded with an archeological investigation of perhaps of the entire area, but surely of those places directly affected by the creation of facilities, parking area, roads, ramps, pavilions, etc. As noted above, any such work would be conducted under the guidance of an archeological investigation permit obtained from the Texas Historical Commission. Given the nature of the deposit of cultural material and the fact that it is unquestionably out of context, such an investigation might be constrained to controlled surface collections of random or selected grids in areas to be impacted by construction. Archeological testing in one or two areas might be recommended to demonstrate that the archeological values of the site are surficial. Recovery of a small sample of chert from the area might prove useful to students interested in the origination of localities chosen for the procurement of chert for the manufacture of tools, etc.

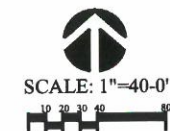
An on-site interpretive theme which could be utilized to convey the bi-cultural importance of Cross Mountain through time should be the inclusion of bison skulls and crosses throughout the site. Fredericksburg still upholds its treaty obligations with the Southern Comanche, and such a location as Cross Mountain would be an appropriate one to celebrate the gatherings, pow-wows, and festivities associated with this longest honored treaty in North American German-Native American relations.

* * *



CONCEPT MASTER PLAN CROSS MOUNTAIN PARK

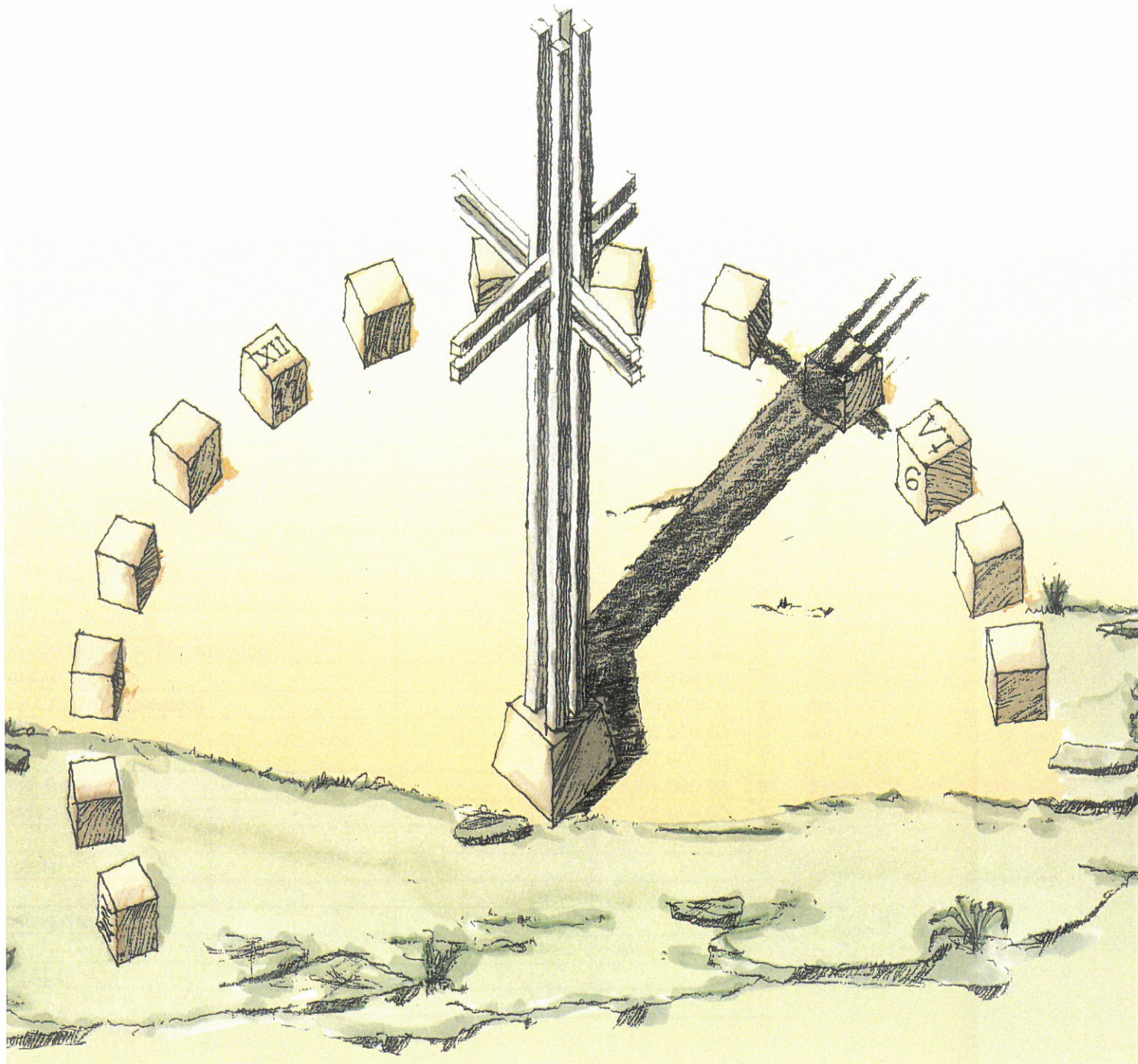
FREDERICKSBURG, TEXAS



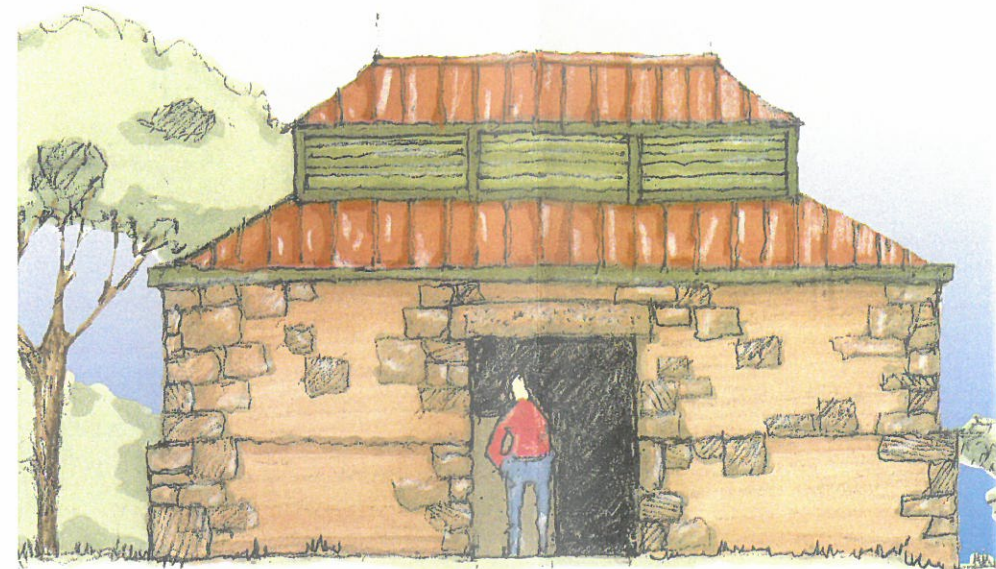
OCTOBER 2001

SITE PLAN

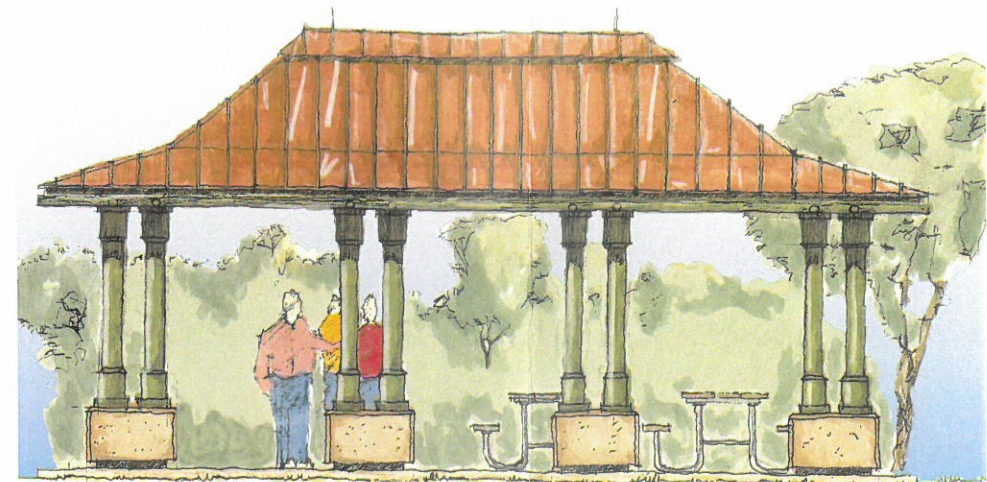
RIALTO STUDIO/
BLACK+WILLIAMS
DESIGN TEAM



CROSS AND COMMUNITY SUNDIAL



RESTROOM



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CONCEPT MASTER PLAN CROSS MOUNTAIN PARK

FREDERICKSBURG, TEXAS

ILLUSTRATIVES

RIALTO STUDIO/
BLACK+WILLIAMS
DESIGN TEAM

OCTOBER 2001

SUMMARY

The proposed Master Plan for Cross Mountain Park – once fully implemented – would provide the City of Fredericksburg with the ability to address increasing demands on the City's current recreational facilities.

Implementation of the Master Plan's recommendations will be a function of the City's approval of them and its ability to allocate funds for the park's physical development. Although it is possible that all of the improvements could be installed under a single construction contract, it is likely that the improvements would be funded and constructed in phases over the next several years. It is not possible to estimate an annual budget allocation by the City to the implementation of improvements at Cross Mountain Park, but due to the different distinct constructed elements in the Master Plan, it is possible to group improvements into logical packages such as:

1. Roadway and parking construction, including fence and gate at FM 965.
2. Trail and picnic unit construction, including trail to summit.
3. Pavilion and restroom building construction.
4. Cross renovation.
5. Amenities, including remainder of perimeter fence and planting.

Separating the elements into distinct packages would allow the City flexibility in balancing budget requirements and projections with other needs. The Master Plan also is flexible enough to accommodate a certain amount of programmatic adjustments that may develop from future needs analyses or budget shifts. Thus, the development of Cross Mountain Park may be seen as an evolving process, rather than a one-time project.

However it is ultimately funded and developed, Cross Mountain Park is a unique and valuable City resource. Plus, its ties to the earliest history of the settlement of the area make it a valuable cultural resource as well. Its addition to the City's parkland inventory better enables the City to respond to increasing demands on its leisure, recreation, and open space capabilities.



HISTORIC REVIEW BOARD MEMO

DATE: September 13, 2022

TO: Historic Review Board

FROM: Anna Hudson, Historic Preservation Officer

SUBJECT: Status of 311 E Travis

Background:

The first notice of Demolition by Neglect was sent in July of 2020. A Certificate of Appropriateness was issued in June of 2021 for rehab. The approved scope of work was not completed and the structure continues to sit vacant. Since that time no significant improvements have been made.

Attachments:

Staff is conducting an on-site meeting with the owner on September 12, 2022, and will bring current photos of the condition to the Historic Review Board meeting.

The City of Fredericksburg

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