CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
Tuesday, April 9, 2013
City Hall
Conference Room
126 W. Main St.
5:30 P.M.

1. Call to Order

2. Approve Minutes of March 2013 Regular Meeting *Pp 1 - 3*

APPLICATIONS

3. Application #13-24 by Frances Money at 210 E. Orchard to close in existing porch for living room and add level above porch for bedroom and bathroom addition. *Pp 4 - 15*

4. Application #13-27 by Andy Bray of Mustard Design on behalf of Sandra K. Dorris at 203 N. Llano Street to paint exterior and repair stairs on the existing house and carriage house and to add nine new bed and breakfast units on site. *Pp 16 - 30*

ACTION ITEMS

5. Discuss and consider taking Demolition by Neglect action on property located at 600 E. Main Street, property known as the Old Methodist Episcopal Church.

SIGN OFF APPLICATIONS

6. #13-22 Replace shingle roof with shingle roof – 300 W. Austin (Allcorn)
7. #13-23 Add carport at existing garage, extend roof over existing slab and add arbor in back yard – 108 N. Milam (Dickie)
8. #13-25 Replace rotten wood & fascia at porch – 206 W. Main St. (Broadway Bank)
9. #13-26 Demo wood garage & workshop and remove windmill & water tank – 518 W. Austin (Wright)
10. #13-28 Replace rotten wood and paint exterior – 209 S. Adams (Holy Ghost Lutheran Church)
11. #13-29 Repoint and repair outer walls – 209 E. Austin (Keidel Family General Partnership)
12. #13-30 Construct new garage – 209 E. Morse (Patterson)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
March 12, 2013
5:30 PM

On this 12th day of March, 2013 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

SHARON JOSEPH
J. HARDIN PERRY
CHARLES SCHMIDT
ERIC PARKER
BURLEIGH ARNECKE

ABSENT:
LARRY JACKSON
RICHARD LAUGHLIN
DAVID BULLION
MIKE PENICK
STAN KLEIN

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

The meeting was called to order at 5:30 PM by Sharon Joseph.

MINUTES

Charles Schmidt moved to approve the minutes from the February 2013 regular meeting. J. Hardin Perry seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #13-09 by Kenneth & Deborah Becker at 304 W. Schubert to add "cottage size" kitchen to rear of structure on ground floor and extend second floor rear corners to create a stairway and bedroom closet. – Deborah Becker presented the application and noted the house was originally an apartment and only has a kitchen on the top floor so they would like to add a small cottage style kitchen to the back of the house. Ms. Becker stated the front part of the house has a small porch and they would like to extend that the full length of the house. Ms. Becker also noted they want to bump out both sides of the house on the rear to create an upstairs bedroom and a kitchen across the back on the bottom floor. Ms. Becker commented there is a projection on the side that they believe was a utility room and that will be removed. Ms. Becker noted they would also like to put a patio and carport behind the house and stucco the exterior.

J. Hardin Perry moved to approve Application #13-09 and Charles Schmidt seconded the motion.

All voted in favor and the motion carried.

Application #13-11 by Jeff & Rebecca Brickner to:

1) **Stucco all exterior walls, including south wall, and excluding the small area above porch roof on north wall**
2) **Paint trim and shutter black, as opposed to originally approved Copper Pipe**
3) **Change originally approved design of 5 cedar posts on patio to 3 cedar wrapped posts.**

Jeff & Rebecca Brickner presented the application. Ms. Brickner asked what all had transpired because she had not been involved with the whole process. Sharon Joseph gave a history of the original application and noted the construction that has been done is different than what was presented. Charles Schmidt asked if the entire building is covered with stucco now and Kyle Staudt, Building Inspector, confirmed it is and noted that was not shown to be done on the original application. Sharon Joseph commented the original drawing showed five 8x8 cedar posts being used and they instead used 3 metal posts. Mr. Brickner commented the change in the number of poles used made the patio more open and they are metal now but they will be covered with cedar. J. Hardin Perry stated the elevation looks better with 5 posts than it does now. Mrs. Brickner agreed with Mr. Perry and commented she believes they changed it so people sitting on the patio will have a better view, but stated they will put more posts in if that is what the Board wants them to do.

Burleigh Arnecke moved to approve the stucco that has been placed on the building, to accept the posts as they are subject to them being wrapped with cedar, and allow the trim and shutters to be painted black. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Application #13-15 by Martha A. Walton, M.D. at 755 S. Washington to add 1000 square feet to rear of building for four additional exam rooms. The Board looked at video of the property and Martha Walton presented the application. Dr. Walton noted the carport located at the rear of the property will be moved and the whole width of the building will come out an additional 25 feet.

Burleigh Arnecke asked if there would be any changes made to the original building and Dr. Walton stated there would not.

J. Hardin Perry moved to approve Application #13-15 and Burleigh Arnecke seconded the motion. All voted in favor and the motion carried.

Application #13-19 by Estella Avery at 108 E. Schubert to:

1) **Remove portions of 1977 rear addition**
2) **Extend footprint for bedroom and bath modification**
3) **Upgrade kitchen and breakfast area from earlier 1977 work**

John Klein presented the application and noted the first renovation to the structure occurred between 1971 and 1977 and in 1977 the copper roofs were put on and some windows were

changed. Mr. Klein commented the west elevation does not have windows and he believes that was an alteration because when the building was originally constructed, homes were not built without windows on all sides because there would be no air flow through the house. Mr. Klein stated the height on the rear of the building will remain at nine feet with the addition and the full height windows that will be added will match what is currently in place. Mr. Klein noted the addition will be rock with stucco splitting the original structure and the addition. Mr. Klein commented the colors they will use are copper and the same color that is on the shutters now. Sharon Joseph asked if there would be any changes to the historic structure and Mr. Klein stated there would not be, they are only making changes to the 1977 addition.

Eric Parker moved to approve Application #13-19 and J. Hardin Perry seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Eric Parker moved to adjourn. J. Hardin Perry seconded the motion. All voted in favor and the meeting was adjourned at 6:12 p.m.

PASSED AND APPROVED this the 9th day of April, 2013.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

Historic Review Board
Application Information

Application Number:	13-24
Date:	April 3, 2013
Address:	210 E. Orchard
Owner:	Carl and Frances Money
Applicant:	Frances Money
Rating:	High
Proposed Modifications:	Addition to rear of the residence.
Neighborhood Characteristics:	Local Landmark.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

(1) Removal, addition or modification of architectural detail. The distinguishing historic qualities or character of a building, structure, or site and its environment shall not be destroyed. Removal or modification of any historic material or distinctive architectural features may be accomplished upon issue of certificate of appropriateness; however, this should be avoided when possible. Architectural features include but are not limited to exterior wall materials, windows, railings, decorative woodwork, masonry, or stone elements.
(2) Paint color and application. Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The building official shall determine whether or not the proposed color is within the approved list of colors. Base colors such as vibrant or "hot" shades, dark deep shades, and black shades are not acceptable. If one wishes to use these colors, a certificate of appropriateness must be granted in advance of paint application. The painting of existing historic buildings composed of materials such as unpainted stone or unpainted masonry is prohibited.
(3) New construction in historic districts. The board will review all new construction plans within Historic Districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to height, gross volume, proportion, design harmony and setback.

The advisory functions of the Board include the following:

(1) The effect of the proposed change on the general historic, cultural, and architectural nature of the historic district or landmark.
(2) The appropriateness of exterior architectural features which can be seen from a public street, alley, or walkway.
(3) The general design, arrangement, texture, color, and material of the building, or structure, and the relation of such factors to similar features of buildings, or structures, in the district. This consideration shall not be the aesthetic appeal of the structure to the board nor the proposed remodeling, but rather its conformity to the general character of the particular historic area involved.
(4) Conformance of signage to the general historic, cultural, and architectural character of the historic district or landmark.
(5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
(6) The general and specific Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as issued by the secretary of the interior.
(7) The importance of finding a way to meet the current needs of the property owner and the importance of approving plans that will be economically reasonable for the property owner to carry out.

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

HIGH rating. The most significant properties identified in the 2002 *Fredericksburg Historic Resource Survey*. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

MEDIUM rating. Properties that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the Historic District's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the Historic District or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

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

13-24

Application for Certificate of Appropriateness

Application Date: 3/21/13 Application Complete: _____

Property Address: 210 E. ORCHARD ST, FBG, TX 78624

Owner: D. CARL & FRANCES MONEY Phone No. (512) 658-0023

Address: 212 E. ORCHARD ST, FBG, TX 78624

Applicant: FRANCES MONEY Phone No. (512) 658-0023

Address: same Fax No. _____

Description of External Alteration/Repair or Demolition: closing in existing porch and adding level above porch for bed & bathroom. Porch = new living room.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: finishes will be same as current - footprint will have no change - addition is on the rear of the home. Roof plan will mirror existing.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: N/A

☒ Drawing ☐ Sketch Date Submitted: 3/22/13 ☐ Historic Photograph

Desired Starting Date: ASAP Desired Completion Date: May 30, 2013

SURVEY RATING: ■High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction ASAP

APPLICANT SIGNATURE: Frances Money

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

_____ Date 3/26/13 ☐*Insignificant* ■*Significant*

Building Official's Determination *(Max 7 days)*

_____ Date 3/26/13 ☐*Insignificant* ■*Significant*

Chairman's Determination *(Max 7 days)*

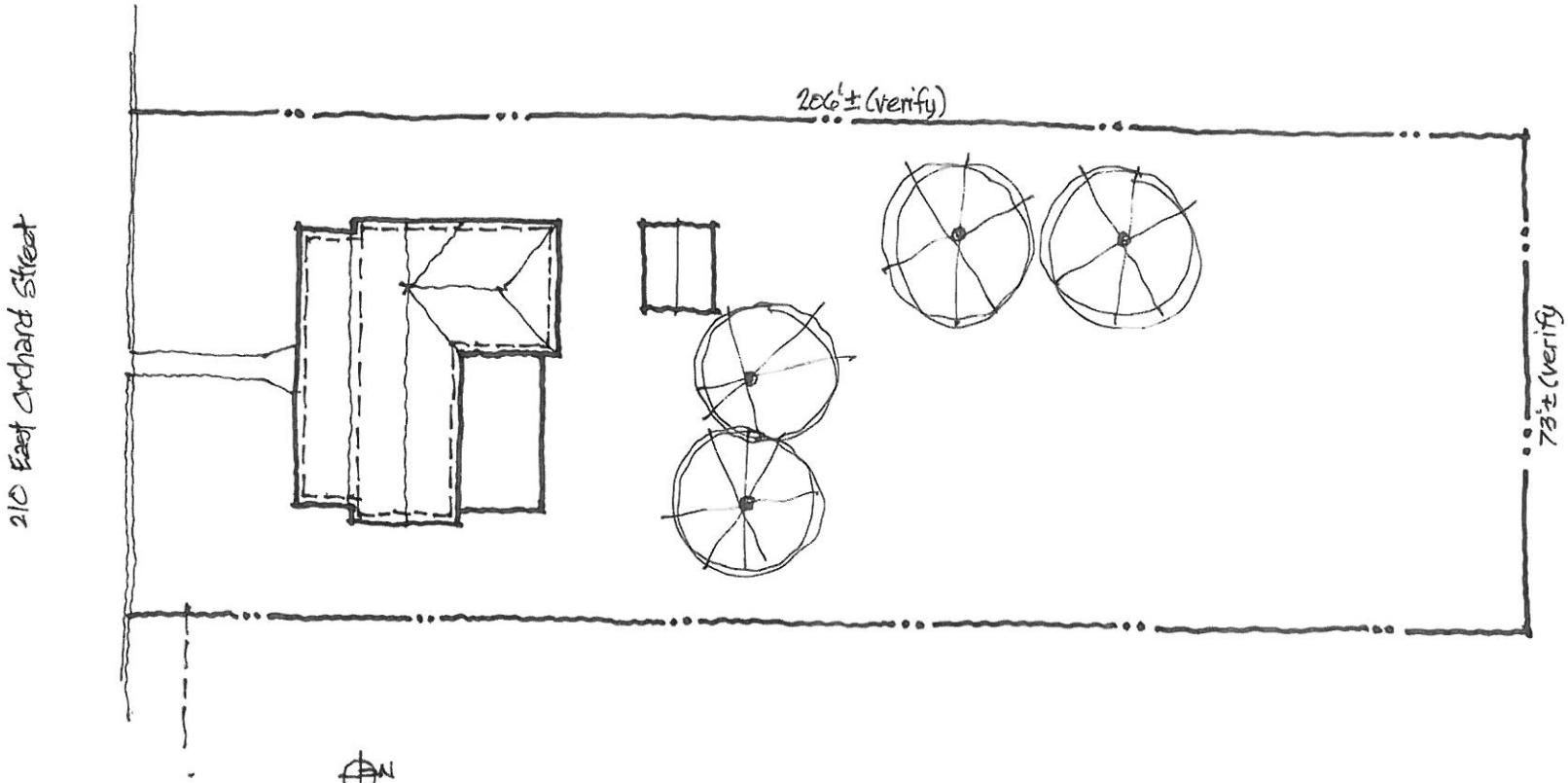
Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

APPLICATION FEE:-*$10.00 plus ☐Board Review*; CERTIFICATE OF APPROPRIATENESS-*$20.00*

RECEIVED

MAR 22 2013

6



Site Plan Existing

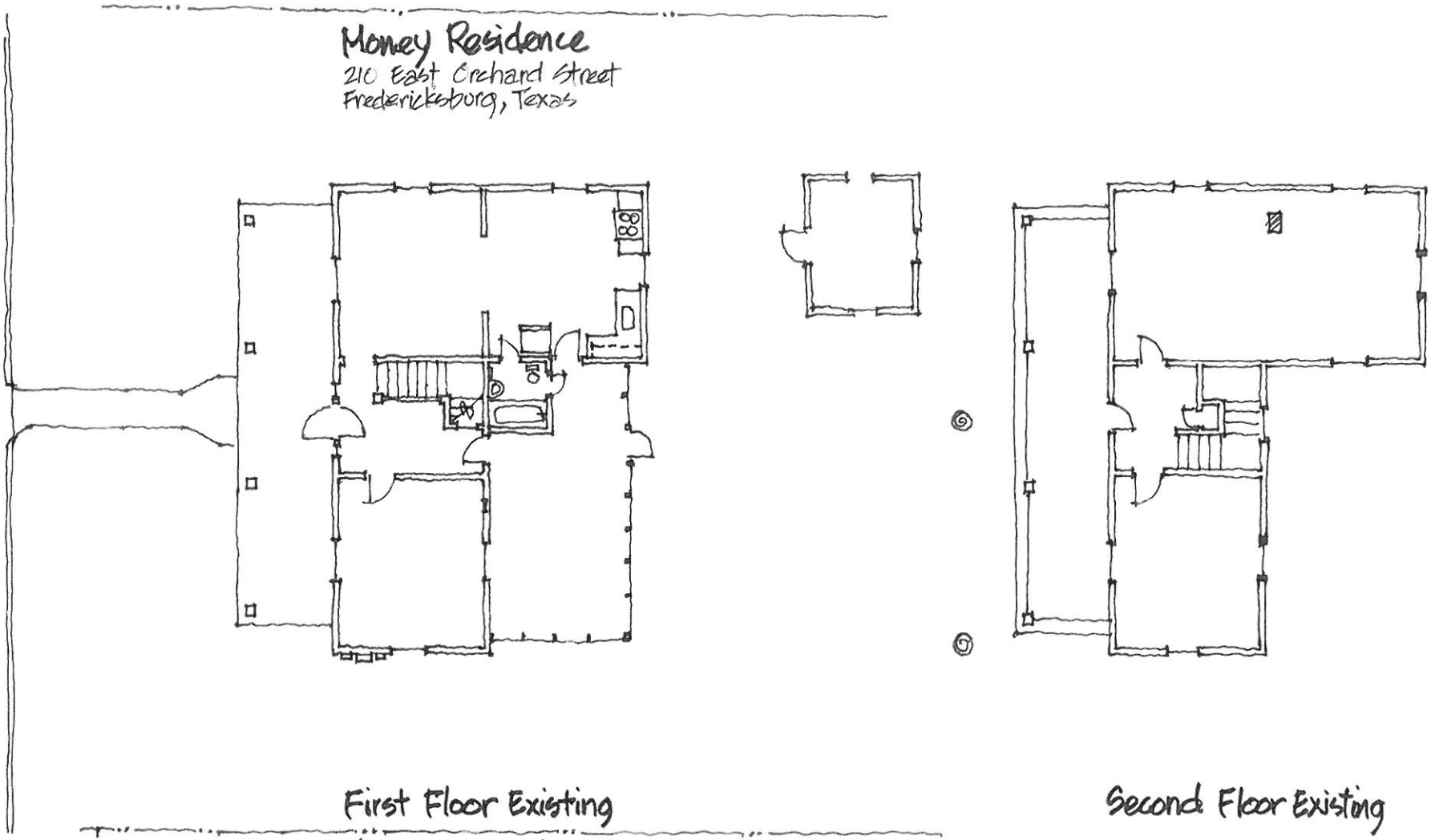
Money Residence

2.16.13

Note: Not a survey. This is an approximate drawing from field measurements.

Money Residence

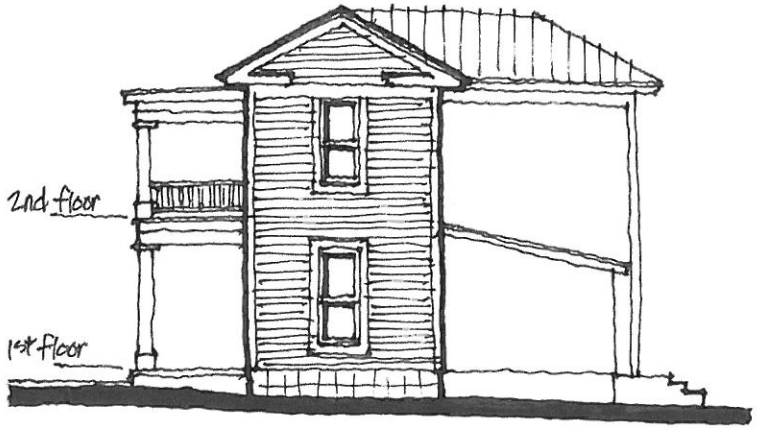
210 East Orchard Street
Fredericksburg, Texas



First Floor Existing

Second Floor Existing

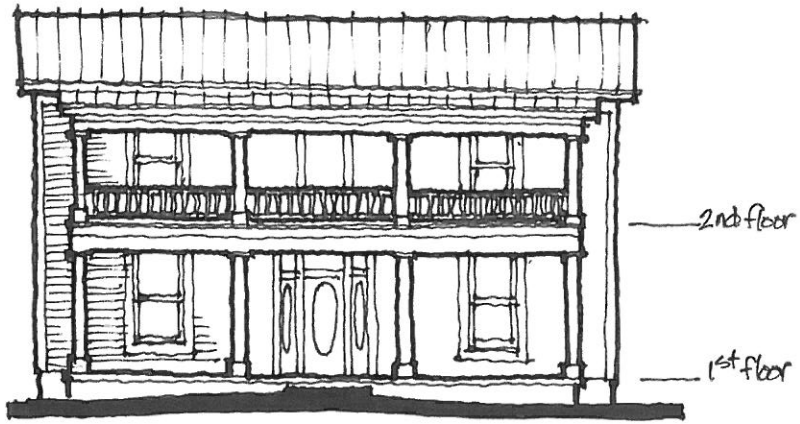
Note: drawings prepared from field measurements.



East Elevation

1 1 1 1 1 1 1 1 8'

2·16·13



South Elevation (Street Elevation)

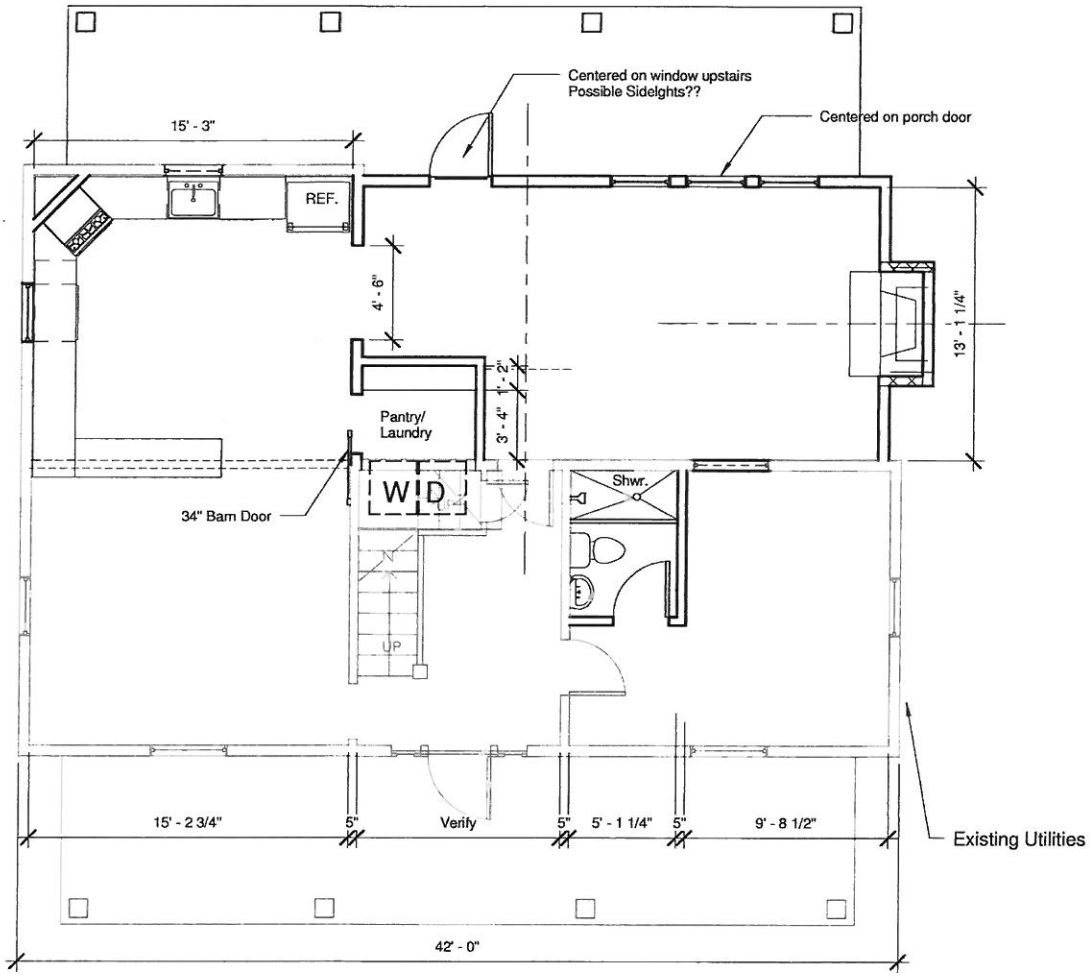
Money Residence

210 East Orchard Street
Fredericksburg, Texas

EXISTING

9

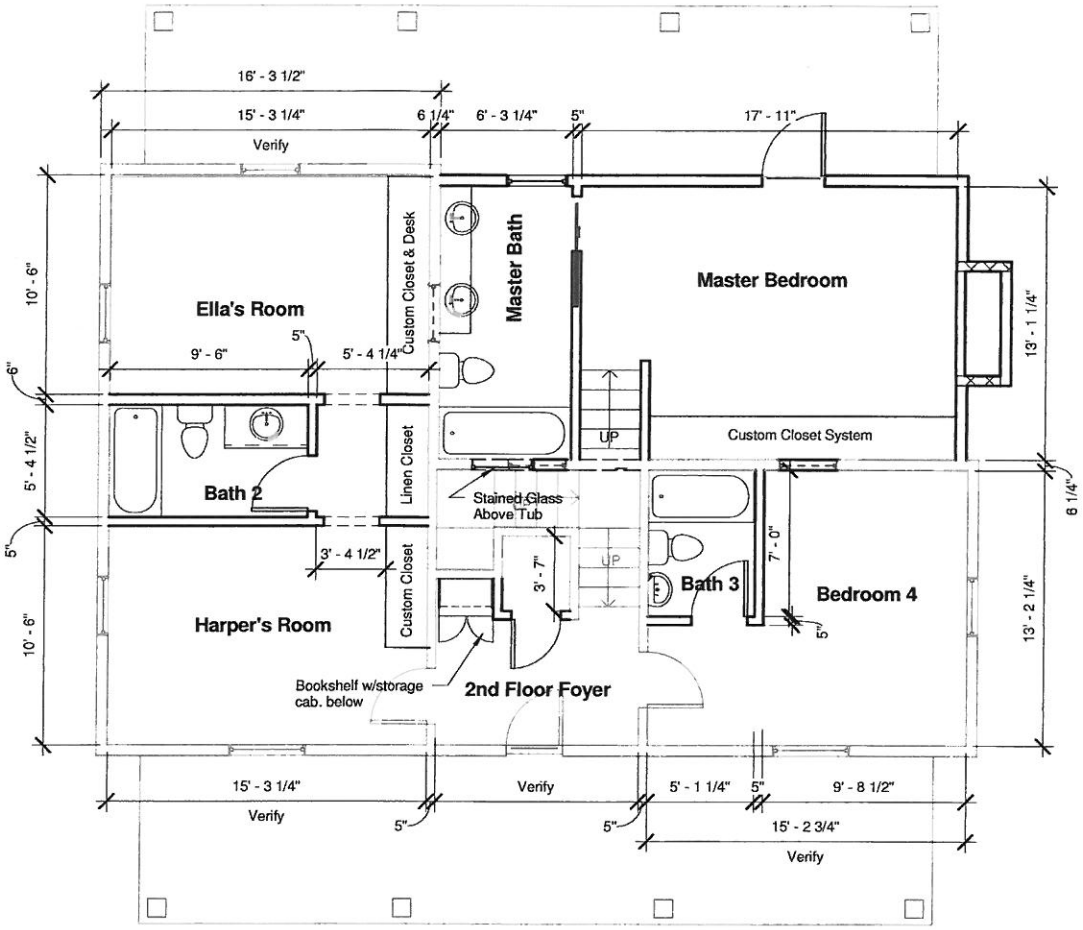
NOTE: DARKENED LINES REPRESENT ADDITION



NOTE: DIMENSIONS TAKEN FACE OF WALL TO FACE OF WALL

(1) 1st Floor Money Res.
3/16" = 1'-0"

NOTE: DARKENED LINES REPRESENT ADDITION



NOTE: DIMENSIONS TAKEN FACE OF WALL TO FACE OF WALL

(1) 2nd Floor Money Res.
3/16" = 1'-0"

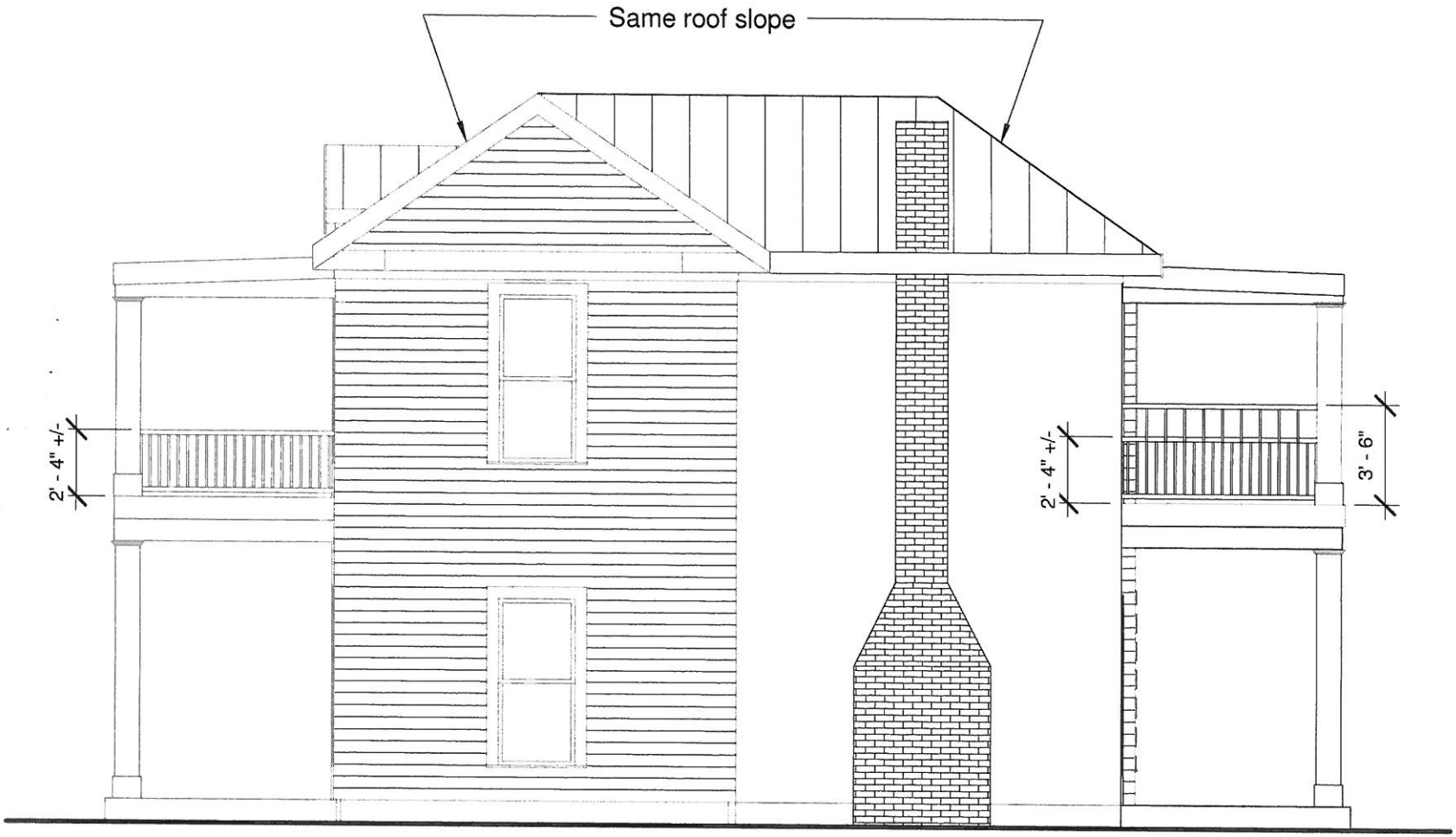
Rear of home

* area with NO LINES Represents the addition*

1 North Elevation Money Residence
3/16" = 1'-0"

Revised: 03/20/13

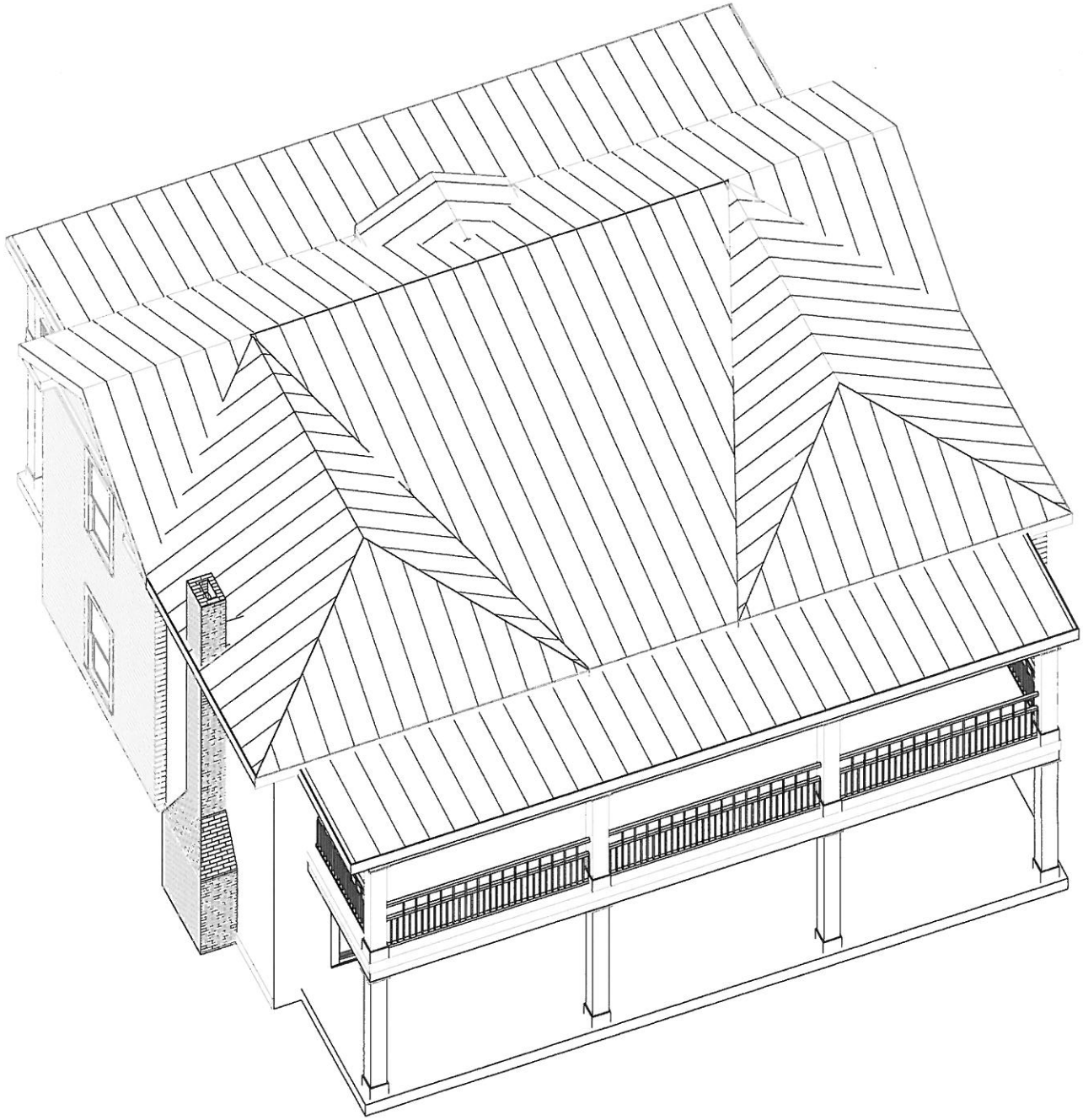
* no lines = addition



1 East Elevation Money Residence
3/16" = 1'-0"

Revised: 03/20/13

13



addition includes two porches on Rear of home

422 S. Orange

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	1318
Address	422 S. Orange
Date	1915
Stylistic Influence	Vernacular
GCAD Hyperlink	R27274
Owner	RUBIO, JAMES
Historic District	No Outside Historic District
Assessment	Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.
Notes	windows replaced; porch enclosed; rear addition; exteriors reclad

1983 Historic Resources Survey

Previous Site No.	603
Previous Ranking	4
Previous Photo References	
Roll	6
Frame	17

208 E. Orchard

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	1148
Address	208 E. Orchard
Date	1890
Stylistic Influence	Folk Victorian
GCAD Hyperlink	R15434
Owner	BIEDERMANN, K & K TRUST
Historic District	No Outside Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Resource is an excellent example of its type.
Notes	has historic rear and side additions

1983 Historic Resources Survey

Previous Site No.	605
Previous Ranking	3
Previous Photo References	
Roll	2
Frame	7

210 E. Orchard

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	1147
Address	210 E. Orchard
Date	1910
Stylistic Influence	Colonial Revival
GCAD Hyperlink	R17145
Owner	CAMPBELL, STEPHEN ETUX
Historic District	
Assessment	Example of a distinctive building plan or type that has undergone alterations or deterioration.
Notes	2 outbuildings

1983 Historic Resources Survey

Previous Site No.	606
Previous Ranking	3
Previous Photo References	
Roll	2
Frame	6

212 E. Orchard

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	1146
Address	212 E. Orchard
Date	1900
Stylistic Influence	Folk Victorian
GCAD Hyperlink	R13838
Owner	CHANDLER, MILTON & JEANIE
Historic District	No Outside Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Alterations are sensitive to original historic appearance. Resource is an excellent example of its type.
Notes	rear addition; alterations to porch posts

1983 Historic Resources Survey

Previous Site No.	607
Previous Ranking	3
Previous Photo References	
Roll	2
Frame	5

214 E. Orchard

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	1145
Address	214 E. Orchard
Date	1915
Stylistic Influence	Vernacular
GCAD Hyperlink	R2373
Owner	BORCHERS, SOPHIA
Historic District	No Outside Historic District
Assessment	Example of a distinctive building plan or type that has undergone alterations or deterioration. Despite alterations or deterioration, resource retains much of its original form and character. Resource is a good example of its type.
Notes	2 outbuildings; non-historic rear addition w/aluminum frame windows

1983 Historic Resources Survey

Previous Site No.	607
Previous Ranking	3
Previous Photo References	
Roll	2
Frame	5

Historic Review Board
Application Information

Application Number:	13-27
Date:	April 3, 2013
Address:	203 N. Llano
Owner:	Sandra Dorris
Applicant:	Andrew Bray
Rating:	Medium
Proposed Modifications:	B&B complex.
Neighborhood Characteristics:	The subject property is in the Historic District.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

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(4) Conformance of signage to the general historic, cultural, and architectural character of the historic district or landmark.
(5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
(6) The general and specific Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as issued by the secretary of the interior.
(7) The importance of finding a way to meet the current needs of the property owner and the importance of approving plans that will be economically reasonable for the property owner to carry out.

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

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MEDIUM rating. Properties that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the Historic District's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the Historic District or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

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

13-27

Application for Certificate of Appropriateness

Application Date: 03.25.13 Application Complete: 03.25.13

Property Address: 203 North Llano Street, Fredericksburg, TX 78624

Owner: Sandra K Dorris Phone No. Joe Giardina: 512.584.0536

Address: 203 North Llano Street, Fredericksburg, TX 78624

Applicant: Andrew Bray, Mustard Design on behalf of Joe Giardina Phone No. 997.7024

Address: 150 E. Main Street, Suite 201 Fredericksburg, TX 78624

Description of External Alteration/Repair or Demolition:

Interior renovation to the existing residential building on site into a two unit bed & breakfast house. Exterior painting and as required exterior stair repair at the existing house and carriage house
Addition of nine (9) bed & breakfast units on site.

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

The style and architectural detail of the units will be appropriate for the district. The scale and height are compatible with the existing house on site as well as the adjacent neighborhood.

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

None.

☐ Drawing ■ Sketch Date Submitted: 03.25.13 ☐ Historic Photograph

Desired Starting Date: Summer 2013 Desired Completion Date: Fall 2013

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE: ALEBT

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

Date 3/25/13 ☐*Insignificant* ■*Significant*
Building Official's Determination *(Max 7 days)*

Date 3/26/13 ☐*Insignificant* ■*Significant*
Chairman's Determination *(Max 7 days)*

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

APPLICATION FEE:-*$10.00 plus ☐ Board Review*; CERTIFICATE OF APPROPRIATENESS-*$20.00*

RECEIVED
MAR 25 2013

PAID
MAR 25 2013
CITY OF FREDERICKSBURG
DEVELOPMENT SERVICES

BUILDING DATA	
CONDITIONED SPACE	
OFFICE	373 SF
UNIT 1	517 SF
UNIT 2	517 SF
UNIT TYPE - A	373 SF
UNIT TYPE - A (2)	373 SF
UNIT TYPE - B	383 SF
UNIT TYPE - C FIRST FLOOR	38 SF
UNIT TYPE - C SECOND FLOOR	38 SF
UNIT TYPE - D FIRST FLOOR	38 SF
UNIT TYPE - D SECOND FLOOR	38 SF
UNIT TYPE - E FIRST FLOOR	38 SF
UNIT TYPE - E SECOND FLOOR	38 SF
UNIT TYPE - G	373 SF

PATIOS DATA	
UNCONDITIONED SPACE	
STORAGE	124 SF
UNIT 1 PORCH	92.2 SF
UNIT 2 PORCH	74 SF
UNIT TYPE - A PORCH	105 SF
UNIT TYPE - A PORCH (2)	105 SF
UNIT TYPE - B PORCH	79 SF
UNIT TYPE - C PORCH	79 SF
UNIT TYPE - C BALCONY	74 SF
UNIT TYPE - D BALCONY	74 SF
UNIT TYPE - D PORCH	79 SF
UNIT TYPE - E PORCH	92 SF
UNIT TYPE - E BALCONY	74 SF
UNIT TYPE - G PORCH	80 SF

BUILDING DATA TOTALS	
TOTAL CONDITIONED SPACE	5,577 SF
TOTAL UNCONDITIONED SPACE	1,557 SF
Grand total	6,640 SF

OWNER INFORMATION:

SANDRA K. DORRIS
221 E. CREEKVIEW DRIVE
FREDERICKSBURG, TEXAS 78624

LEGAL DESCRIPTION:
PLAT SHOWING 0.877 ACRE TRACT OF LAND COMPRISING ALL OF TOWNLOT 71 BLOCK 49, AND A PORTION OF TWO UNNUMBERED TOWN LOTS IN BLOCK 49 BY THE GERMAN IMIGRATION COMPANY, VOL. 97, PAGES 439-440. THE TWO TRACTS OF LAND AS DESCRIBED IN VOL. 209, PAGES 310-314

ZONING:

ZONED:	CBD- CENTRAL BUSINESS DISTRICT
PROPOSED USE:	BED & BREAKFAST
CONDITIONAL USE:	HOTEL / MOTEL:
LODGING SERVICES INVOLVING THE PROVISIONS OF ROOM AND/OR BOARD	
MIN. ALLOWABLE LOT AREA:	5,000 SQ FT
TOTAL LOT AREA:	38,221 SQ FT (INCLUDES FLOOD PLANE)
TOTAL BUILDABLE AREA:	24,626 SQFT

SETBACKS:

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

MAX ALLOWABLE IMPERVIOUS COVERAGE:	90% OF LOT AREA
TOTAL IMPERVIOUS COVERAGE:	53% OF BUILDABLE LOT AREA

TOTAL LOT AREA:	38,221 SQFT	
BUILDABLE LOT AREA:	24,626 SQFT	
IMPERVIOUS COVERAGE:	13,032 SQFT	(53%)
BUILDING	6,214 SQFT	
PAVING / WALKS	6,818 SQFT	
LANDSCAPE AREA:	11,630 SQFT	(47%)

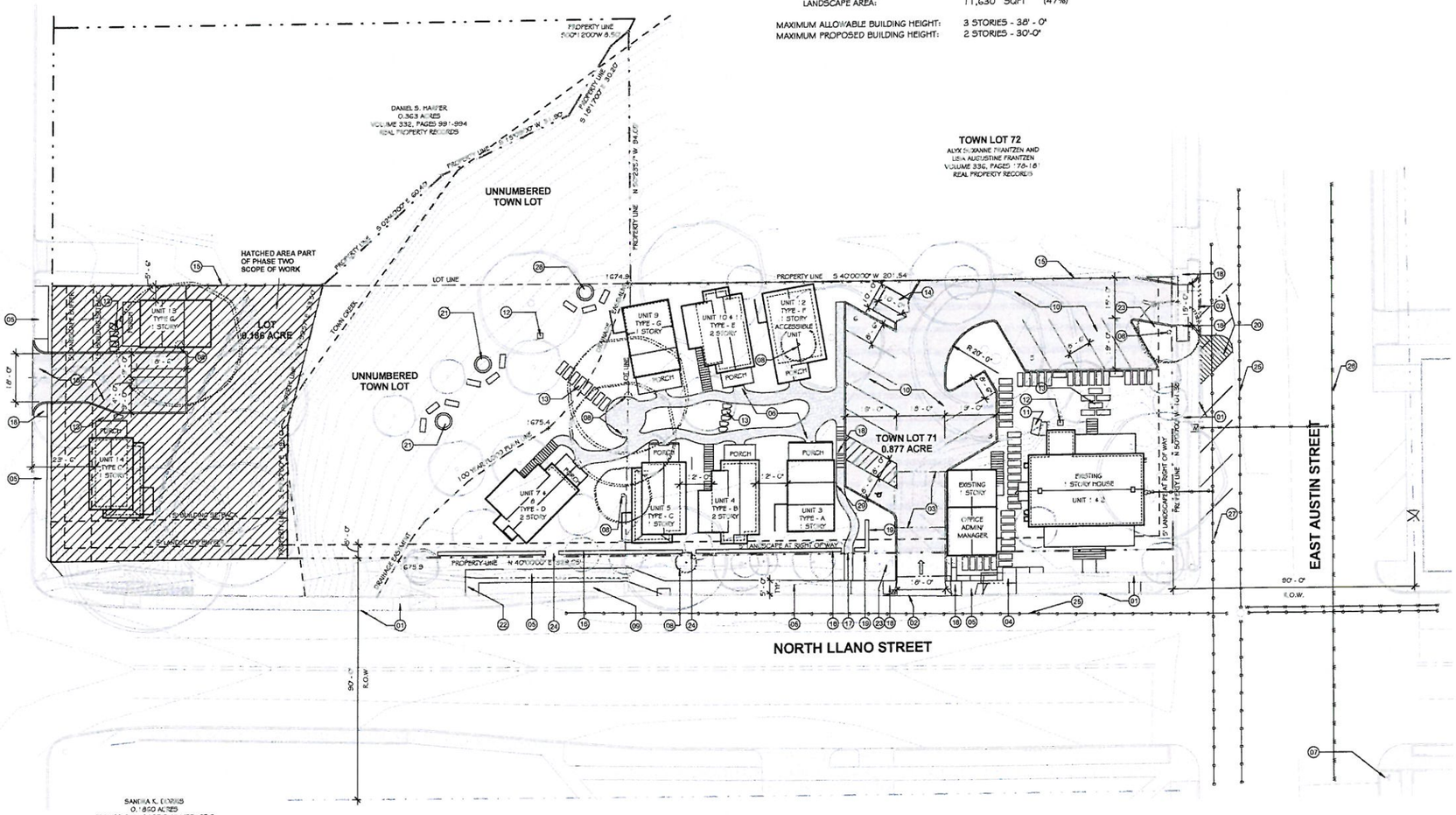
MAXIMUM ALLOWABLE BUILDING HEIGHT:	3 STORIES - 38' - 0"
MAXIMUM PROPOSED BUILDING HEIGHT:	2 STORIES - 30'-0"

REQUIRED PARKING SPACES:

HOTEL / MOTEL USE	
SEPERATE LIVING & SLEEPING	
UNITS 1 & 2:	1.5 SPACES PER UNIT
TOTAL UNITS	= 2
REQ. PARKING	= 3
EFFICIENCY	
UNITS 3-12:	1 SPACE PER UNIT
TOTAL UNITS	= 10
REQ. PARKING	= 10
ADMIN / MANAGER OFFICE	1 SPACE PER 400 SQFT
REQ. PARKING	= 1
TOTAL SPACES REQUIRED	= 14
SPACES PROVIDED	= 14 SPACES (1 ADA VAN)

INTERIOR LANDSCAPING REQUIRED:
10 SQFT PER EACH INTERIOR PARKING SPACE (10 X 13 = 130 SQFT)
(6,818 TOTAL PAVED AREA)-(13 SPACES X400) = 1,618
(1,618 -5,000 = -3,382 SQFT+130 =3,512 SQFT

INTERIOR LANDSCAPING PROVIDED: = 11,630 SQFT



SITE PLAN KEY NOTES

01 EXISTING CONCRETE CURB AND SIDEWALK TO REMAIN
02 REMOVE EXISTING CONCRETE CURB FOR NEW CURB CUT
03 REMOVE EXISTING CONCRETE DRIVEWAY
04 REMOVE EXISTING CONCRETE SIDEWALK TO ACCEPT NEW SIDWALK CONNECTION
05 CONCRETE SIDEWALK
06 STONE WALK PATH ON CONCRETE BASE
07 EXISTING FIRE HYDRANT TO REMAIN
08 EXISTING TREE TO BE REMOVED
09 EXISTING CONCRETE DRAIN PLUME TO REMAIN
10 6" CONCRETE PAVING ON COMPACTED BASE
11 EXISTING CISTERN TO REMAIN
12 EXISTING WELL TO REMAIN
13 2X8 LIMESTONE SLABS FOR WALK PATH
14 FENCED TRASH ENCLOSURE, 6' TALL COYOTE FENCE
15 FENCE: 6' TALL CEDAR STAY COYOTE FENCE
16 6' TALL STONE WALL
17 OPENING IN STONE WALL FOR ACCESSIBLE ACCESS
18 ACCESSIBLE CONCRETE CURB RAMP
19 PROPOSED LOCATION FOR DEVELOPMENT SIGNAGE
20 REMOVE EXISTING STRIPING AND ADD STRIPING AS REQUIRED
21 OUTDOOR AMENITY AREA: FIRE PIT, BENCHES, PICNIC TABLE
22 EXTEND SIDEWALK OVER PLUME DRAIN TO MEET SIDEWALK ORDINANCE REQUIREMENTS
23 DIRECTIONAL SIGNAGE FOR "ENTRANCE ONLY" AND "EXIT ONLY"
24 5' WIDE GATE FOR FIRE DEPARTMENT ACCESS
25 EXISTING SANITARY SEWER LINE. EXACT LOCATION OF SITE UTILITY CONNECTIONS SHALL BE DETERMINED AND VERIFIED
26 EXISTING WATER LINE. EXACT LOCATION OF SITE UTILITY CONNECTIONS SHALL BE DETERMINED AND VERIFIED
27 EXISTING GAS LINE. EXACT LOCATION OF SITE UTILITY CONNECTIONS SHALL BE DETERMINED AND VERIFIED
28 OUTDOOR AMENITY AREA: IN GROUND HOT TUB SET AT EXISTING GRADE
29 VAN ACCESSIBLE PARKING SIGN

SITE PLAN LEGEND

FOUND 1/2" STEEL ROD
ELECTRIC METER
WATER METER
NEW EXTERIOR SITE LIGHTING FIXTURES
FIRE LANE AND ROAD EASEMENT
PAVERS, REFER TO KEYED NOTES
FIRE HYDRANT

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

mustard DESIGN
150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024

BED & BREAKFAST DEVELOPMENT at
TOWN CREEK
203 NORTH LLANO STREET
FREDERICKSBURG, TX 78624

REVISIONS

NO.	DATE

PRELIMINARY
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ANDREW BRAY
18754
04.04.12

SITE PLAN

Drawn By:	AEB / WLK
Checked By:	AEB
Approved By:	AEB
Project No.	1301
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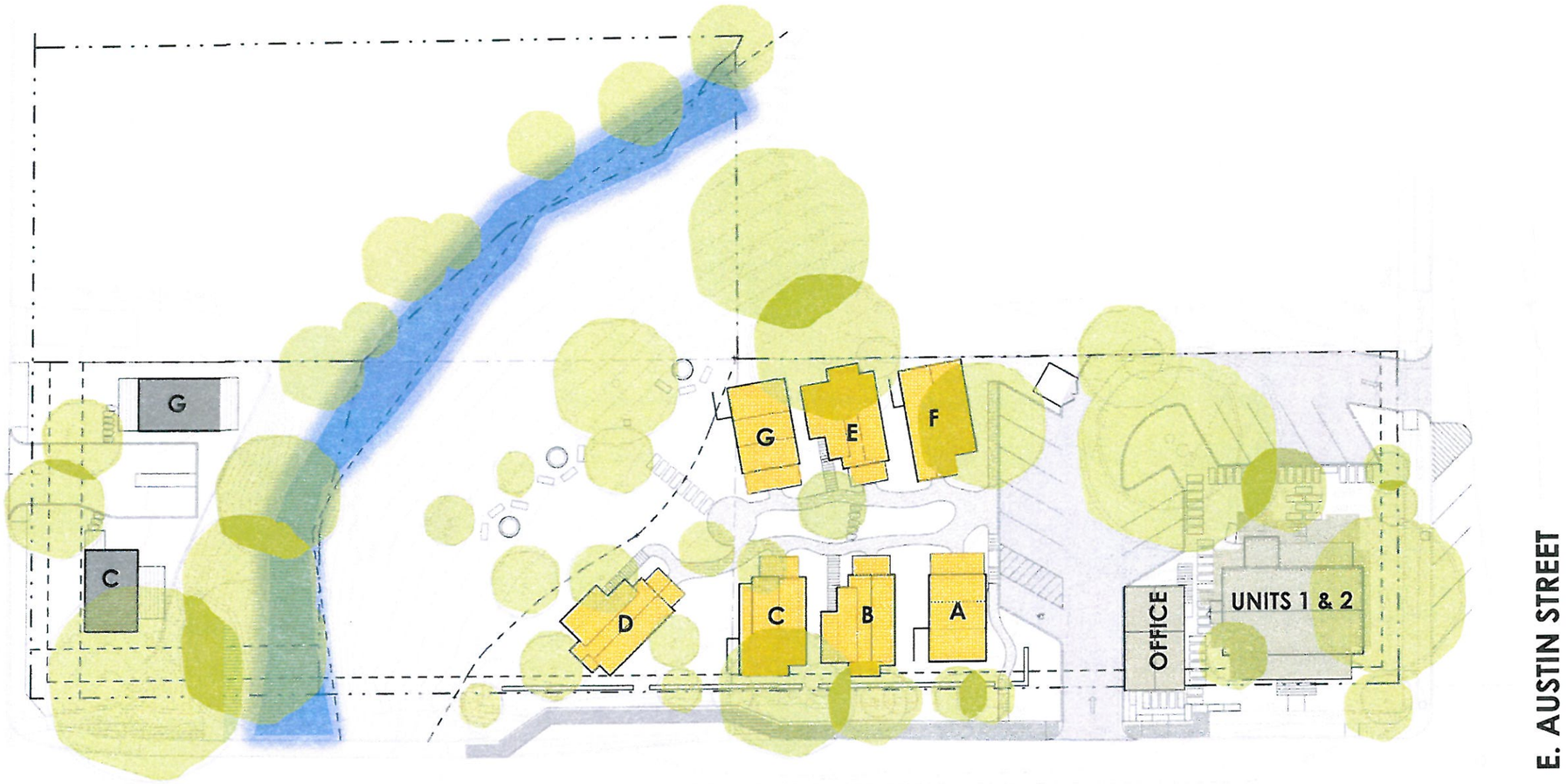
19



20 SITE ORGANIZATION

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UNIT A

UNIT B

UNIT C

21

EXTERIOR ELEVATIONS

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UNIT G

UNIT E

UNIT F

22

EXTERIOR ELEVATIONS

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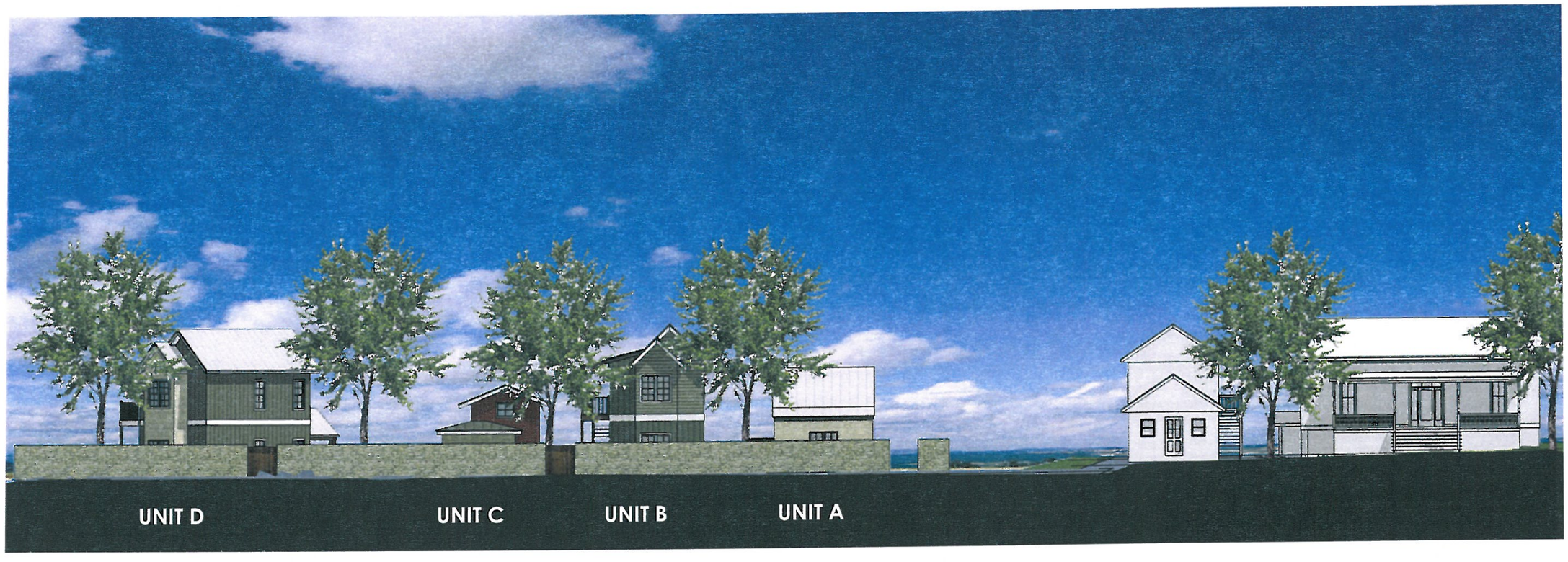

23 EXTERIOR ELEVATIONS- along LLANO

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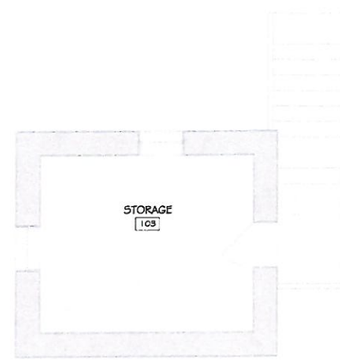
ELECTRICAL LEGEND

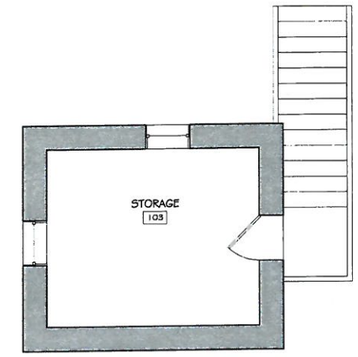
MARK	DESCRIPTION
J / C	JUNCTION BOX / DIRECT CONNECTION
	CONVENIENCE OUTLET - DUPLEX, 120 V
	CONVENIENCE OUTLET - QUAD, 120 V
	CONVENIENCE OUTLET - SINGLE, 220 V
/ / /	FLOOR - DUPLEX / QUAD / TELEPHONE / TV
/	TELEPHONE OUTLET / MODEM
	PANELBOARD (PNL)
	DISCONNECT SWITCH
$	TOGGLE SWITCH, SINGLE POLE
$3 / $4 / $D	TOGGLE SWITCH, 3-WAY / 4 WAY/ DIMMER
	SWITCHLEG CIRCUIT
	TELEVISION CABLE CONNECTION
	UNDER COUNTER FLUORESCENT LIGHT
	2 LAMP FLUORESCENT
	TRACK LIGHTING
	SURFACE MOUNTED LIGHT
	WALL MOUNTED LIGHT
	SECURITY LIGHTING
	RECESSED CAN LIGHT
S	SMOKE DETECTOR
/	DOOR BELL PUSH BUTTON / DOOR BELL CHIME
VL HV HVL	VENT LIGHT/ HEAT VENT/ HEAT VENT LIGHT
T	THERMOSTAT
	CEILING FAN WITH LIGHT
	CEILING FAN WITH OUT LIGHT

ELECTRICAL & HVAC NOTES:

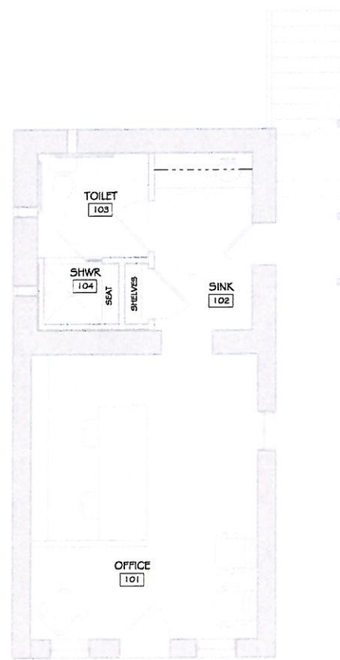
1. ALL ELECTRICAL WORK SHALL FOLLOW CURRENT ELECTRICAL CODE.
2. ALL EXTERIOR RECEPTACLES SHALL BE WATERPROOF AND GROUND-FAULT CIRCUIT INTERRUPTED (GFCI).
3. ALL INTERIOR RECEPTACLES AT ALL WET LOCATIONS, COUNTERTOPS, GARAGES, UNFINISHED STORAGE AREAS, AND WITH IN 6 FEET OF ALL PLUMBING SHALL BE GFCI.
4. ALL FANS SHALL BE WIRED WITH A DUAL BUTTON FAN AND LIGHT WALL CONTROL WITH DIMMER.
5. PROVIDE CONDUITS FROM TV RECEIVER LOCATIONS TO TV LOCATIONS ABOVE FIREPLACES.
6. ALL A/C UNITS SHALL BE SPLIT SYSTEMS WITH GAS HEAT. UNITS ARE TO BE CARRIER, TRANE, YORK, OR LENNOX AND HAVE A SEER RATING OF 15 OR BETTER.
6. ALL A/C UNITS SHALL BE SPLIT SYSTEM HEAT PUMPS WITH BACKUP ELECTRIC HEAT STRIPS. UNITS ARE TO BE CARRIER, TRANE, YORK, OR LENNOX AND HAVE A SEER RATING OF 15 OR BETTER.
7. ALL SWITCHES FOR HEAT/VENT/LIGHT COMBINATIONS SHALL BE IN A SINGLE BOX.



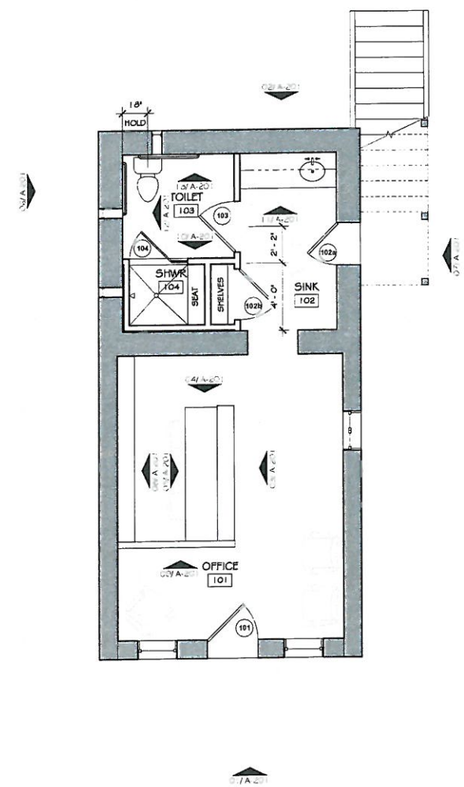
OFFICE SECOND
04 FLOOR UTILITY PLAN
SCALE: 1/4" = 1'-0"



02 OFFICE 2ND FLOOR
SCALE: 1/4" = 1'-0"



OFFICE FIRST
03 FLOOR UTILITY PLAN
SCALE: 1/4" = 1'-0"



01 OFFICE FIRST FLOOR
SCALE: 1/4" = 1'-0"

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BED & BREAKFAST DEVELOPMENT at
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REVISIONS

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PRELIMINARY

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ANDREW BRAY
18754
03.22.13

OFFICE FLOOR PLANS

Drawn By:	AEB / WLK
Checked By:	AEB
Approved By:	AEB
Project No.	1301
Original Issue Date:	03.22.13

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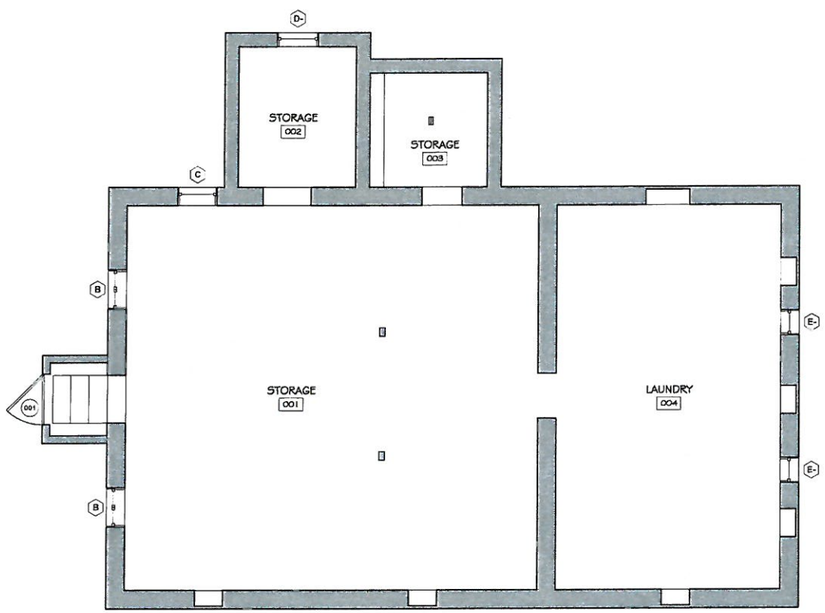
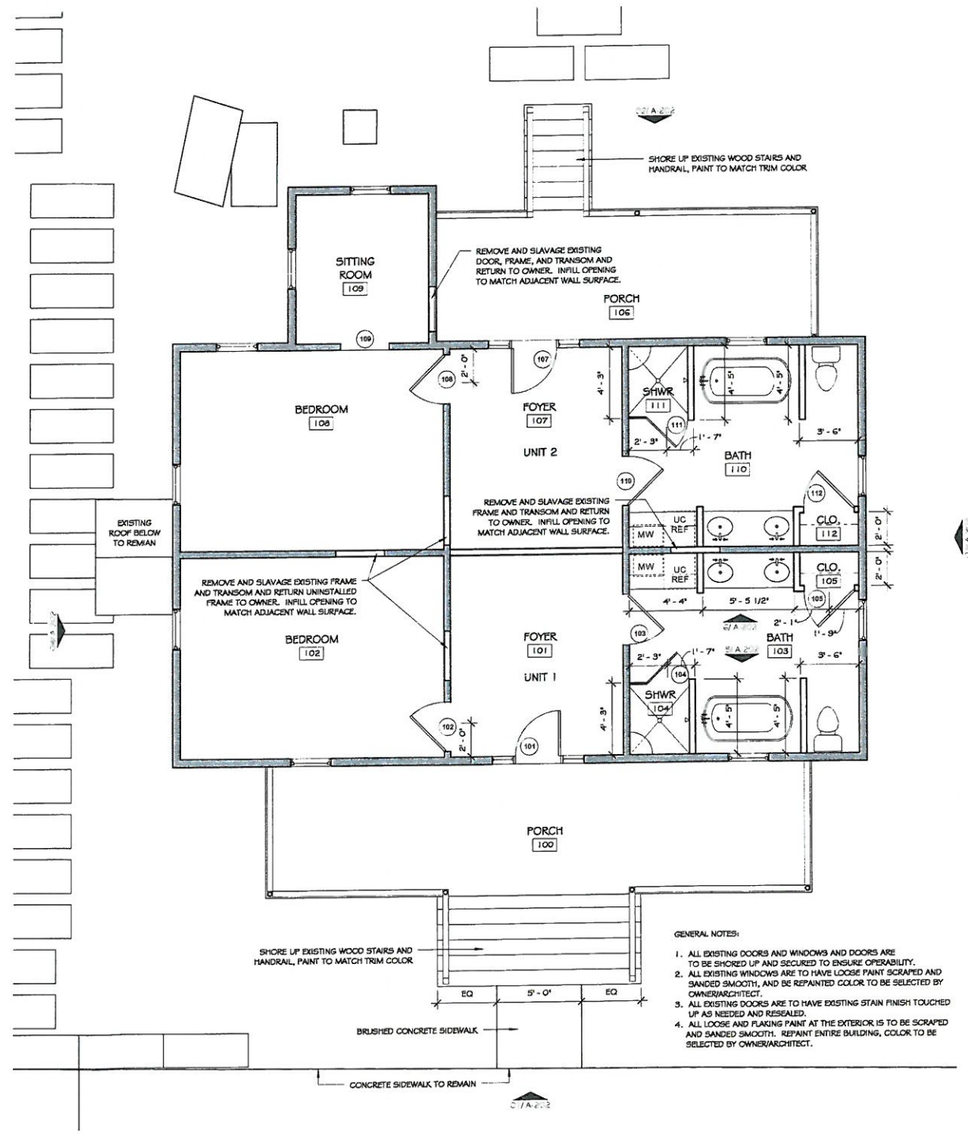
24



4 UNIT 1 & 2 BASEMENT

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



GENERAL NOTES:

1. ALL EXISTING DOORS AND WINDOWS AND DOORS ARE TO BE SHORED UP AND SECURED TO ENSURE OPERABILITY.
2. ALL EXISTING WINDOWS ARE TO HAVE LOOSE PAINT SCRAPED AND SANDED SMOOTH, AND BE REPAINTED COLOR TO BE SELECTED BY OWNER/ARCHITECT.
3. ALL EXISTING DOORS ARE TO HAVE EXISTING STAIN FINISH TOUCHED UP AS NEEDED AND RESEALED.
4. ALL LOOSE AND FLAKING PAINT AT THE EXTERIOR IS TO BE SCRAPED AND SANDED SMOOTH. REPAINT ENTIRE BUILDING, COLOR TO BE SELECTED BY OWNER/ARCHITECT.

01 UNIT 1 & 2 FIRST FLOOR

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

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UNITS 1 & 2, & BASEMENT FLOOR PLANS

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Approved By:	AEB
Project No.	1301
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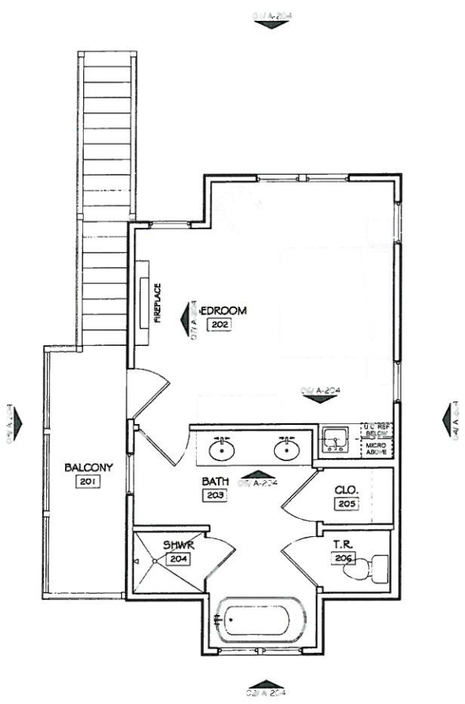
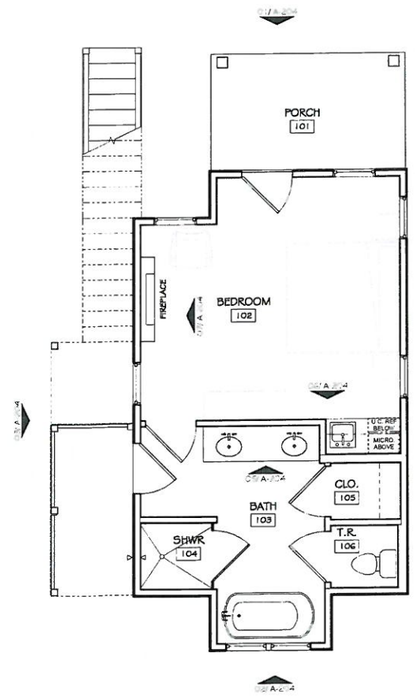
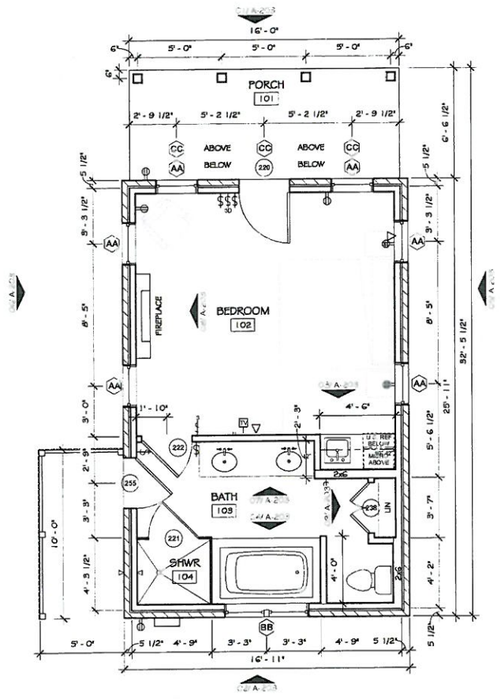


UNIT TYPE B
05 SECOND FLOOR
SCALE: 1/4" = 1'-0"



UNIT TYPE B
03 FIRST FLOOR
SCALE: 1/4" = 1'-0"



UNIT TYPE A
01 FIRST FLOOR
SCALE: 1/4" = 1'-0"

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ANDREW BRAY
18754
03.22.13

UNIT TYPE A & B - FLOOR & UTILITY PLANS

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Original Issue Date:	03.22.13

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

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

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

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

BED & BREAKFAST DEVELOPMENT at
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ANDREW BRAY
18754
03.22.13

UNIT TYPE A - EXTERIOR & INTERIOR ELEVATIONS

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Project No.	1301
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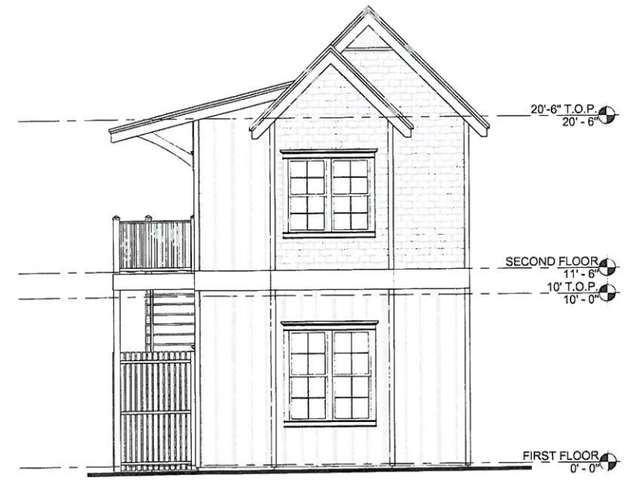
04 SOUTH ELEVATION

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



02 WEST ELEVATION

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

03 NORTH ELEVATION

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

01 EAST ELEVATION

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

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BED & BREAKFAST DEVELOPMENT at

TOWN CREEK

203 NORTH LLANO STREET
FREDERICKSBURG, TX 78624

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ANDREW BRAY
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03.22.13

UNIT TYPE B - EXTERIOR & INTERIOR ELEVATIONS

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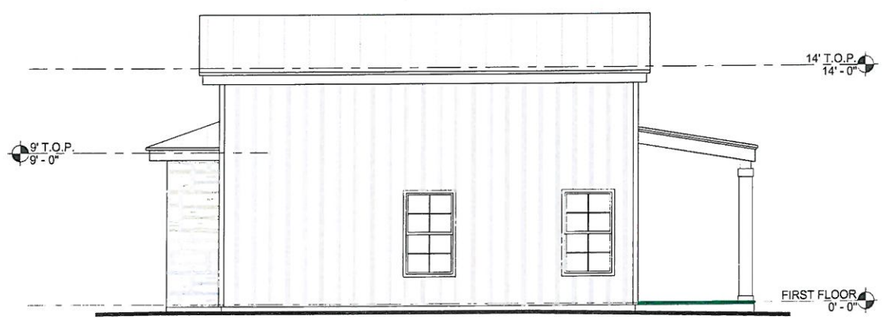
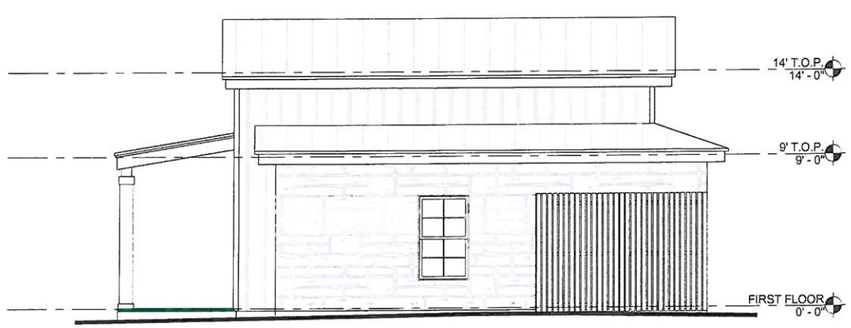


05 SOUTH ELELEVATION

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

02 WEST ELEVATION

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



04 NORTH ELEVATION

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

01 EAST ELEVATION

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

BED & BREAKFAST DEVELOPMENT at

TOWN CREEK

203 NORTH LLANO STREET
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ANDREW BRAY
18754
03.22.13

UNIT TYPE C - EXTERIOR & INTERIOR ELEVATIONS

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Approved By:	AEB
Project No.	1301
Original Issue Date:	03.22.13

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29

201 N. Llano

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	598
Address	201 N. Llano
Date	1890
Stylistic Influence	vernacular
GCAD Hyperlink	
Owner	
Historic District	
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.
Notes	Resource has a rear concrete block addition. It is also attached to 203 A N. Llano by a 2-story c. 1980 wing.

1983 Historic Resources Survey

Previous Site No.	362		
Previous Ranking	2		
Previous Photo References			
Roll	25	25	25
Frame	19	20	21

202 N. Llano

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	35
Address	202 N. Llano
Date	1870
Stylistic Influence	vernacular
GCAD Hyperlink	
Owner	
Historic District	Yes Potential Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
Notes	Resource has historic rear additions.

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

203 N. Llano

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	596
Address	203 N. Llano
Date	1970
Stylistic Influence	
GCAD Hyperlink	R25511
Owner	DEMATERNE, BLANCA SANCHEZ-NAVARRO
Historic District	
Assessment	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority. Resource has undergone alterations.
Notes	Carport attaches this resource to 203A N. Llano.

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	

203 A N. Llano

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	597
Address	203 A N. Llano
Date	1890
Stylistic Influence	vernacular
GCAD Hyperlink	R25511
Owner	DEMATERNE, BLANCA SANCHEZ-NAVARRO
Historic District	
Assessment	Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.
Notes	Some windows boarded-up w/plywood, plywood siding added to front facade, fixed panel, original front façade windows replaced. Also a 2-story stucco wing erected c. 1980 attaches resource to 201 N. Llano.

1983 Historic Resources Survey

Previous Site No.	
Previous Ranking	
Previous Photo References	
Roll	
Frame	