



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, April 9, 2024 ~ 5:30 PM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

David Bullion, Chair
Jessica Mittel, Vice Chair
Sharon Joseph, Member
Robin Cowsar, 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 April 9, 2024, at 5:30 PM. Link to City of Fredericksburg to watch video of meeting.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on April 9, 2024.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to scollier@fbgtx.org

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center, 1601E. Main Street, in order to comment.

You will be limited to 3 minutes to speak.

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. APPROVAL OF MINUTES

- A. March 2024, Regular Meeting Minutes

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. **24-30 - 210 W Ufer - Chauncy & Sara Howell - Replace exterior siding and windows on west, south and east sides of house.**

- B. **2024-18 - 222 W Centre - D&D Construction, Robert Duncan - New Construction of a one-story, two-car garage and storage area**
- C. **2024-82 - 206 N Orange - Stan Klein - Demolition**

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on April 4, 2024, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

A handwritten signature in black ink, appearing to read 'Shelby', written over a horizontal line.

Shelby Collier
Senior Planner

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
MARCH 12, 2024
5:30 PM

On this 12th day of March 2024, the Historic Review Board convened in regular session at the Law Enforcement Center located at 1601 E. Main Street, with the following members present to constitute a quorum:

PRESENT: ROBIN COWSAR
SHARON JOSEPH
JOE SALINAS
SAM CHILDERS
LARRY JACKSON
AMY SLAUGHTER – Arrived at 5:32 PM
RICHARD LAUGHLIN

ABSENT DAVID BULLION
JESSICA MITTEL

ALSO PRESENT: ANNA HUDSON – Director of Development Services
ELIZABETH YELVERTON– City Attorney Staff
SHELBY COLLIER – Senior Planner

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

MINUTES

Larry Jackson made a motion to approve the February 2023 Historic Review Board meeting minutes. Seconded by Sam Childers. All voted in favor and the motion carried.

PUBLIC COMMENT

APPLICATIONS

Application #24-31 – 108 E Schubert – Janet Smith – New Fence along East Travis Frontage at the Rear of the Property.

Richard Laughlin recused himself and left the table.

Janet Smith, the applicant, presented the application. She stated that it was her desire to build a fence along East Travis Street.

Shelby Collier, Senior Planner, stated that The applicant is requesting a Certificate of Appropriateness to construct a rear fence 5 to 6 ft tall located at the rear of the property, which fronts on east Travis Street. The fence will consist of masonry base and cedar posts.

The layout of the fence will tie into the abutting fence to the east and will step back to align with the front facade of the house to the west. Staff recommends approval.

Sam Childers made a motion to approve Application #24-31. Seconded by Larry Jackson. All voted in favor and the motion carried.

Application #24-27 – 311 E Travis – MP2 Properties LLC – Construct New Main Residence.

Richard Laughlin returned to the discussion and the table.

Michael Perez presented the application. He explained that the dormers were removed from the plans and the roof pitch was lowered. He commented that the chimney was not relocated.

Shelby Collier, Senior Planner, stated that The applicant has provided a redesign that adjusted the height of the structure and removed the dormer/gable from the previous concept per comments from the Historic Review Board, however, these changes have not addressed the overall mass and scale of the project, which is 6 times that of the historic resource. Staff recommends a reduced design with a simplified materials palette and the relocation of the fireplace to the western wall.

Richard Laughlin stated that he did not have a problem with the location of the chimney. Larry Jackson and Sharon Joseph agreed.

Richard Laughlin made a motion to approve Application #24-27 as presented. Seconded by Larry Jackson. Amy Slaughter opposed. All others voted in favor and the motion carried.

Application #24-01 – 110 N. Bowie – Jordan Muraglia – Tank House Addition, Removal of Historic Windmill and Construction of New Side and Front Yard Fence.

Richard Boprae presented the application. He stated that it was his desire to add an addition to the existing tank house. The design as presented provides necessary space, reflects his desired design style, and compliments the existing residence. He went on to say that a new fence is needed to screen this property from the noise and trash of the neighboring commercial business. The fence would be a mix of masonry and metal and he provided a drawing that depicted the location of the two designs along the property lines.

Anna Hudson, Director of Development, stated that she had the pleasure of touring the site with the applicant and was upset to see that the windmill had been removed without a permit, however, moving forward with the application, the applicant requested permission to construct an addition on both sides of the tank house. In addition, the applicant would like to add stone to the original portion of the tank house and the overall design is more contemporary in style and material.

The applicant requests the addition of a fence to aid with noise and trash for the property and has proposed an 8 ft masonry and metal fence. Anna stated that Staff understands the need to reduce noise and visual intrusion to the site from Main Street. An 8 ft wall along the street side would be imposing and would hide the old cabin on the property. The cabin is not original to the site. Staff could support the addition of a 6 ft tall rock wall at the corner of the property along Bowie to the front of the cabin. The existing fencing should remain. A non-historic gate was installed along Bowie. Staff do not recommend replacing the fencing in front of the house on Bowie or at the corner of West Austin.

As a High rated property, the appurtenances carry the same rating. Staff do not recommend approval of the removal of the windmill. If damaged, it should be repaired. It could be relocated on site, but the location near the tank house is important to the functional history of the appurtenances, they should remain proximate.

Sharon Joseph said that she feels as though the tank house should look like a tank house and does not recommend the addition of stone.

Sam Childers agreed and said that the tank house is original material and should be preserved. Amy Slaughter agreed.

Richard Laughlin made a motion to approve Application #24-01 (addition to the tank house only) as presented without the addition of stone to the tank house. Seconded by Sam Childers. All voted in favor and the motion carried.

Sam Childers asked about the location of the now removed windmill. Richard Boprae stated that the windmill is gone, it was broken and no longer functioning and is gone.

Sam Childers said that he was sorry that the applicant had not consulted City Staff prior to the removal of the windmill, and he recommended that the windmill be replicated and replaced.

Sam Childers made a motion for Application #24-01 that the windmill be replaced in the same style and manner per Staff recommendation. Seconded by Amy Slaughter. Richard Laughlin opposed. All others voted in favor and the motion carried.

The Board went on to discuss the fence. Richard Laughlin stated that the gas station on the corner creates a lot of noise and light.

Sam Childers stated that he believes the fence needs to remain transparent.

Sharon Joseph said the existing fence is unique and historic.

Richard Laughlin stated that the board did not have a clear understanding of the look of the fence.

Richard Boprae stated that the fence would consist of 3-4 ft of stone with ornamental metal on top up to 6 – 8 ft. He stated that it would be nice.

Richard Laughlin encouraged the applicant to return with designs of the requested fence that could be provided to the Board.

Richard Laughlin made a motion to approve Application #24-01 for the southeast corner of the requested fence only. Seconded by Larry Jackson. All voted in favor and the motion carried.

Application #24-24 – 209 S. Adams – SKT Architects – Demolition of Non-Historic Additions with a New One-Story Addition to the Rear and New Storage.

Randy Stehling, with SKT Architects, presented the application. He stated that he had been collaborating with Holy Ghost Lutheran Church to program the space located at 209 S. Adams and it was determined that the space would be used for the quilters. The renovation of the space will include the demolition of non-historic additions with a new one-story addition to the rear that will utilize a hyphen and contemporary materials.

Anna Hudson, Director of Development Services, stated that the applicant is requesting permission to demolish the non-historic addition and existing carport and renovate the existing historic structure including porch repair, roof in-kind replacement, window, and siding repair. The project would include the addition of 862 ft of space to the existing storage facility at the rear of the property.

The medium rated resource has been vacant for several years and was a laundromat and a residence prior to its vacancy. Many changes to the property, including the site, will need to take place to make the property functional, such as relocating the driveway to East Creek Street and adding parking at the rear as well as the partial demolition and renovation of the primary building.

Staff toured the property with the applicant and worked on concerns with the original application. The applicant responded to feedback and updated drawings. Staff commends the applicant/owner for taking on the rehabilitation of this important property. The proposed demolition of the non-historic additions will expose an early historic-aged addition. The new additions are appropriate in mass, scale, and materials. The proposed rehabilitation work will bring the property back to its former glory. Staff recommends approval as presented.

Amy Slaughter said she liked the design.

Sharon Joseph said she remembered the property as a laundromat and looks forward to the changes to the property as it is a focal point along South Adams.

Richard Laughlin commented that while it is not shown, he is sure the applicant intends to incorporate a turned ridge. Randy Stehling agreed with Richard.

Amy Slaughter made a motion to approve Application #24-24 as presented with the requirement of a turned ridge for the standing seam metal roof. Seconded by Larry Jackson. All voted in favor and the motion carried.

Application #24-30 – 210 W. Ufer – Chauncy & Sara Howell - Replace Exterior Siding and Windows on West, South, and East Sides of House.

The applicant was not available to present the application.

No action was taken.

DIRECTORS REPORT

Anna Hudson, Director of Development Services, provided the Board with an update on the Comprehensive Plan.

She went on to say that Larry Jackson had voiced his need to step down from the Historic Review Board so a new member will need to be added to the Board.

ADJOURN

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

PASSED AND APPROVED this the 9th day of April 2024.

SHELBY COLLIER, SENIOR PLANNER

DAVID BULLION, CHAIRPERSON



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: April 9, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 24-30 - 210 W Ufer - *Chauncy & Sara Howell* - Replace exterior siding and windows on west, south and east sides of house.

SUMMARY:

Application Number: 24-30

Address: 210 W Ufer

Rating: Low The property consists of a low-rated home with no primary style, constructed between 1924 -1938. In 2020, the property was approved for a partial demolition and addition to the main residence.

Zoning: R1, Single Family Residential

Owner: Chauncy & Sara Howell

The applicant requests A Certificate of Appropriateness to:

1. replace siding on the west, south and east sides of the 1930s portion of the house. The new siding will be custom milled to match what is currently on the home.
2. replace the windows on the west, south and east sides of the building with Kresmark 200 series vinyl windows in a pebble stone color.

FINDINGS:

3.2.6 - Exterior Walls

It is recommended that the exterior wall material be retained (a). However, if the material is not salvageable, the siding may be replaced with material that is identical in dimensions, profile, reveal and texture (j) as proposed by the applicant.

3.2.8 - Windows

It is recommended that all existing windows, screens and shutters be maintained unless they are beyond repair (a). If replacement windows are necessary, the new windows should match the dimensions, profile and configuration of the historic window (e). In addition, the new windows should

maintain the same spatial relationships, including depth and dimension, as existed historically relative to window frames, exterior wall planes and other features (f). The use of vinyl may be appropriate (f).

STAFF RECOMMENDATION:

While the house as a low rating due to significant additions and alterations, the remaining original material has historic value and should be retained where possible, or replaced in kind. The original 4/4 wood windows should be replaced in-kind, not with vinyl windows. A wood-clad window with the same light pattern would be acceptable replacement. The wood repair and in-kind replacement is appropriate. The new fire pit is not readily visible from the street and will not impact the integrity of the property.

ATTACHMENTS:

1. 2024 Certificate of Appropriateness Application
2. 210 West Ufer Scope of Work 2024 plan
3. 2Siteplanfire
4. 11 Left and Rear Elevation
5. 10 Front and Right Elevation



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)

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

_____ Staff to complete _____

Application # _____

Year Built: _____

Eligible for Administrative Approval ___ Yes ___ No

Zoning: _____

Historic Review Board Meeting Date _____

Application Fee \$10 COA#

Survey Rating:

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

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

210 West Ufer

Chauncy and Sara Howell

Application for Certificate of Appropriateness

Expected Start Date: 4/08/24

Seeking approval for exterior work of the 1930 portion of the home. This portion of the home, has the original siding from what we can tell. The siding on the west side of the house is in very poor shape, either rotted, or missing completely. Siding on the front of the house is pretty good shape, and the east side is in ok shape, but parts need to be replaced. Windows on the west side have rotted out, and front porch windows have no energy value to them. The windows on the east side were replaced in the late 90's and are ok, but don't match other windows or the new ones we were approved for the recent addition in the back.

We will be removing the siding and windows on the west, south, and east sides of the house. Fixing any framing material need, installing new energy efficient windows, possibly running new wires, installing spray foam from the outside and then re-sheathing and residing. The siding is going to be a custom milled siding piece to match what is currently on the 1930 portion of the house.

The siding will be painted with what the same colors that the recent addition was done with and that is Red Barn SW 7591 for the siding and the trim is Compatible Cream SW 6387. The windows will be replaced with Krestmark 200 series <https://westlakeroyalwindows.com/krestmark-collection/>, vinyl, and pebble stone color.

Also, during this time we will be upgrading the courtyard section of the house with a fireplace similar to the one attached however made out of white limestone.



Fireplace example



siding example

Additional information 3/1/24 – added pictures of the Front, west and east side of the house. As you can see the front is in decent shape from being under the front porch. The East side is in OK shape, and

could probably just be sanded down and repainted. The west side for sure has some structural rot and will need some framing redone. The windows are a mix of a little bit of everything. The ones in front on the porch are in pretty good shape and could be reused. The ones on the left side of the house is starting to rot at the bottom sash. The windows on the right were replaced in the 90's according to the stamp on the glass.



Front of house



West side of house



West side of house rot



West side of house rot



West side of house window



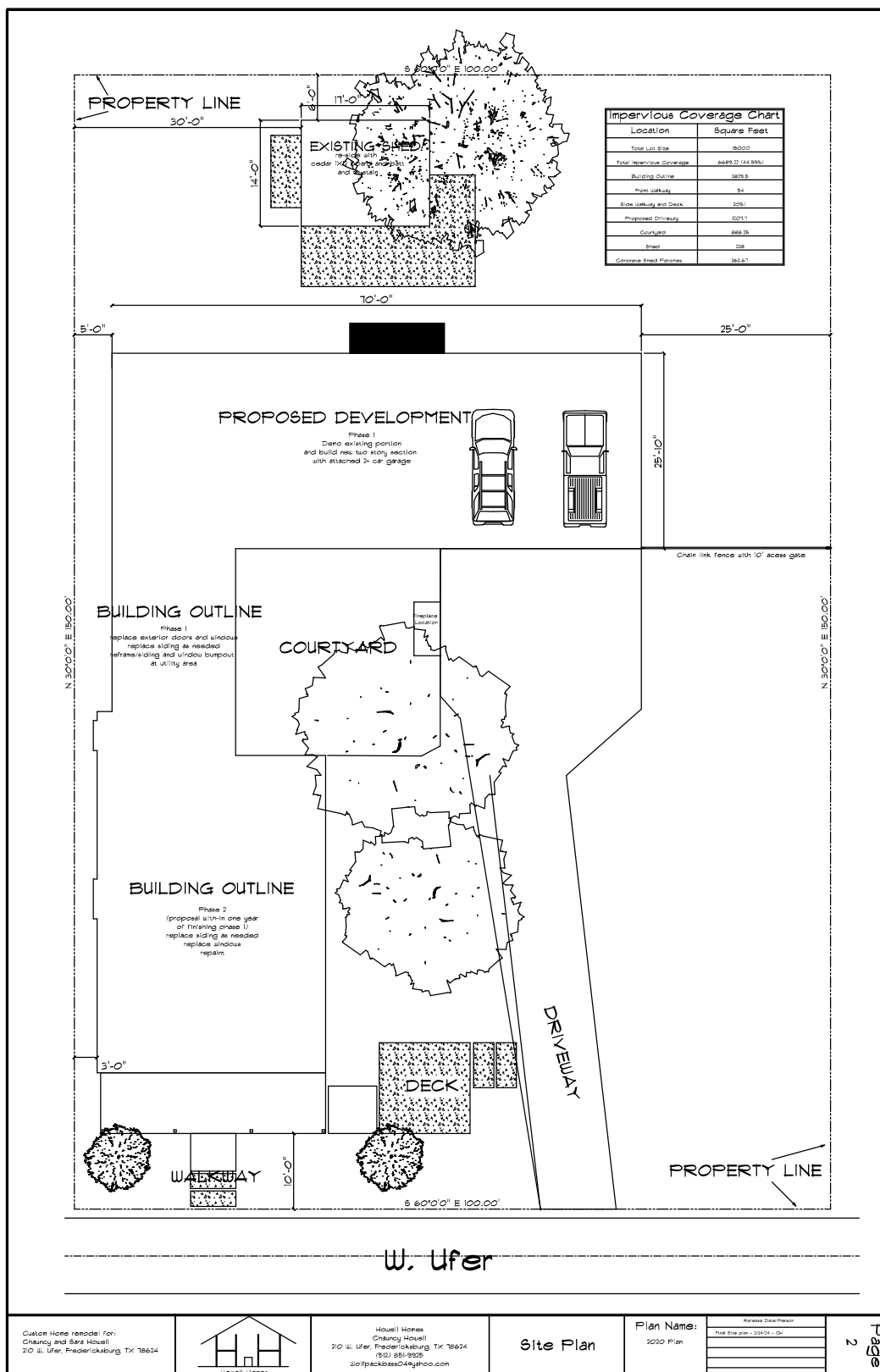
East side of house

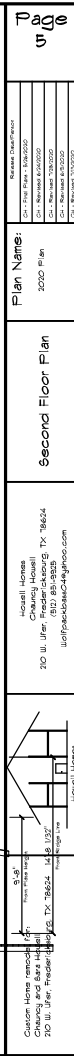


East side of house



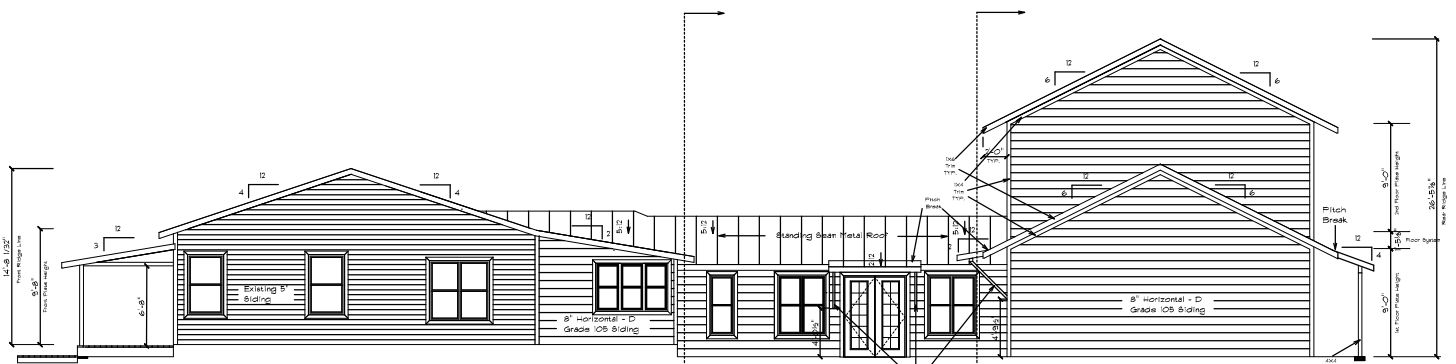
East side windows replaced in the 90's







FRONT ELEVATION



RIGHT ELEVATION

Phase 1:
Proposed Renodel -
replace windows and
siding as needed and repaint

Phase 1:
Proposed New
Addition



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: April 9, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-18 - 222 W Centre - D&D Construction, Robert Duncan - New Construction of a one-story, two-car garage and storage area

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to construct a one-story, two-car garage and storage area that will consist of board and batten smart siding and a standing seam roof. The requested construction will be located at the rear of the property, off of the existing alley.

Application Number: 2024-18

Address: 222 W Centre

Rating: Low

Zoning: R1, Single Family Residential

Owner: Colin Raftery & Jamie Lambrecht

FINDINGS:

3.4.1. Lot Coverage

It is recommended that historic site development patterns be maintained, which includes an open rear yard for residential developments (c). In addition, the square footage of the accessory building shall not exceed 800 sq ft or 50% of the primary building square footage, whichever is greater (h). The development should also maintain appropriate setbacks between the primary building on the property (10 ft setback) (e). Parking should be located at the rear of the property with landscaping used as a buffer between the parking area and primary structure (j) (k).

3.4.3 Accessory Buildings

It is required that new accessory buildings avoid impacting significant historic resources or site features (a) and should follow lot coverage standards (b). The accessory building should be designed

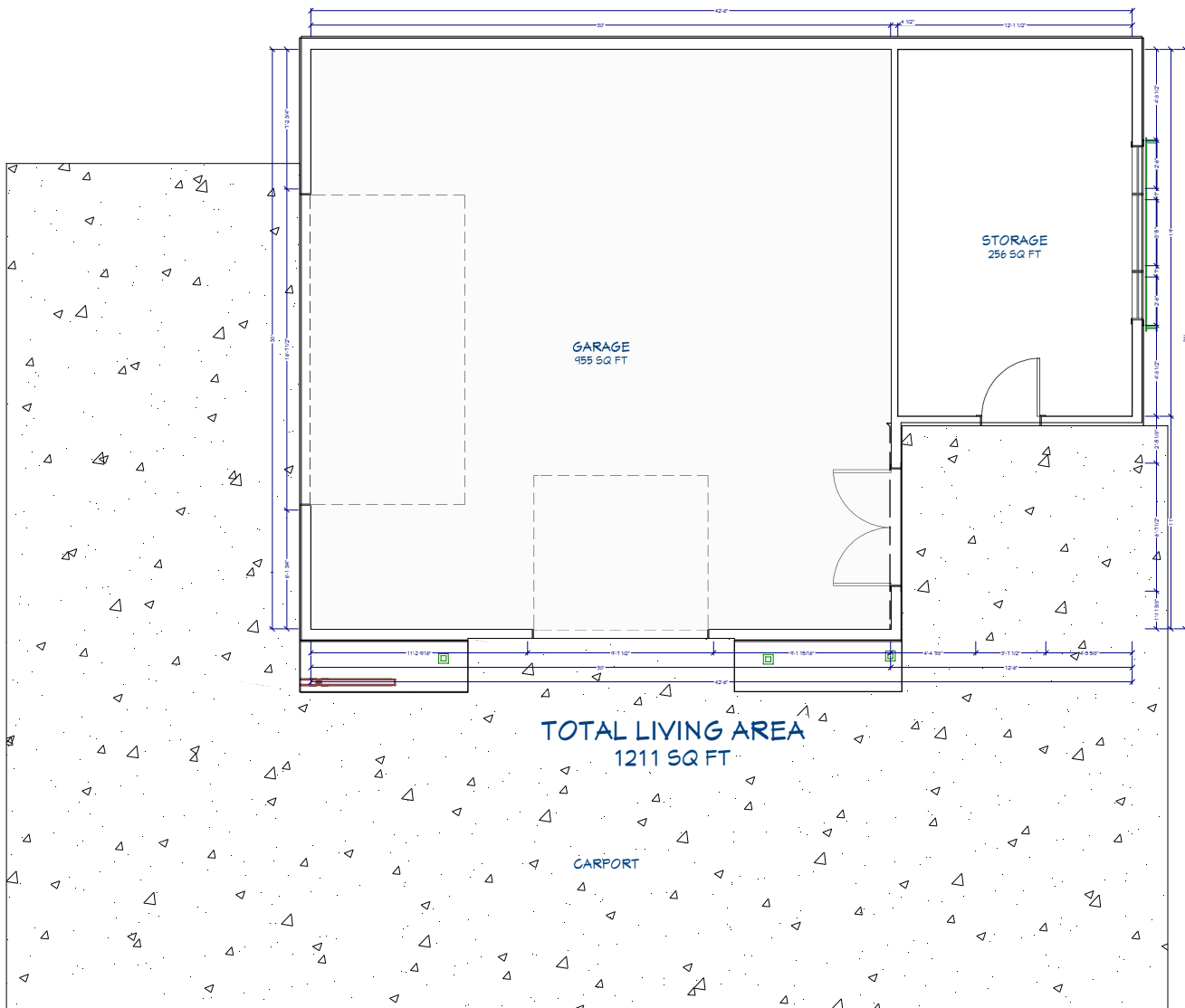
in such a way that it is subordinate to the primary structure and does not visually overpower the surrounding historic buildings (c). The building should be designed to depict its modern construction and should not contain stylistic detailing and wood siding or fiber cementer siding is encouraged (d) (f) (h) (j). The development should also be consistent with historic lot-development patterns, with multiple ADUs on a single property not recommended (e). The exterior color palette for should generally be in the same range as the primary building.

STAFF RECOMMENDATION:

The location of the new building and parking area are appropriate as they are situated at the back of the lot. The use of modern materials and the proposed design are all in keeping with the Historic District Design Guidelines and Standards. However, the proposed construction of the 1,211 sq ft garage and storage building exceeds the primary buildings' 1,056 sq ft. Staff recommends reducing the accessory building to the required 800 sq ft and choosing a color pallet more in keeping with the Historic District per Appendix G of the Historic District Design Guidelines and Standards.

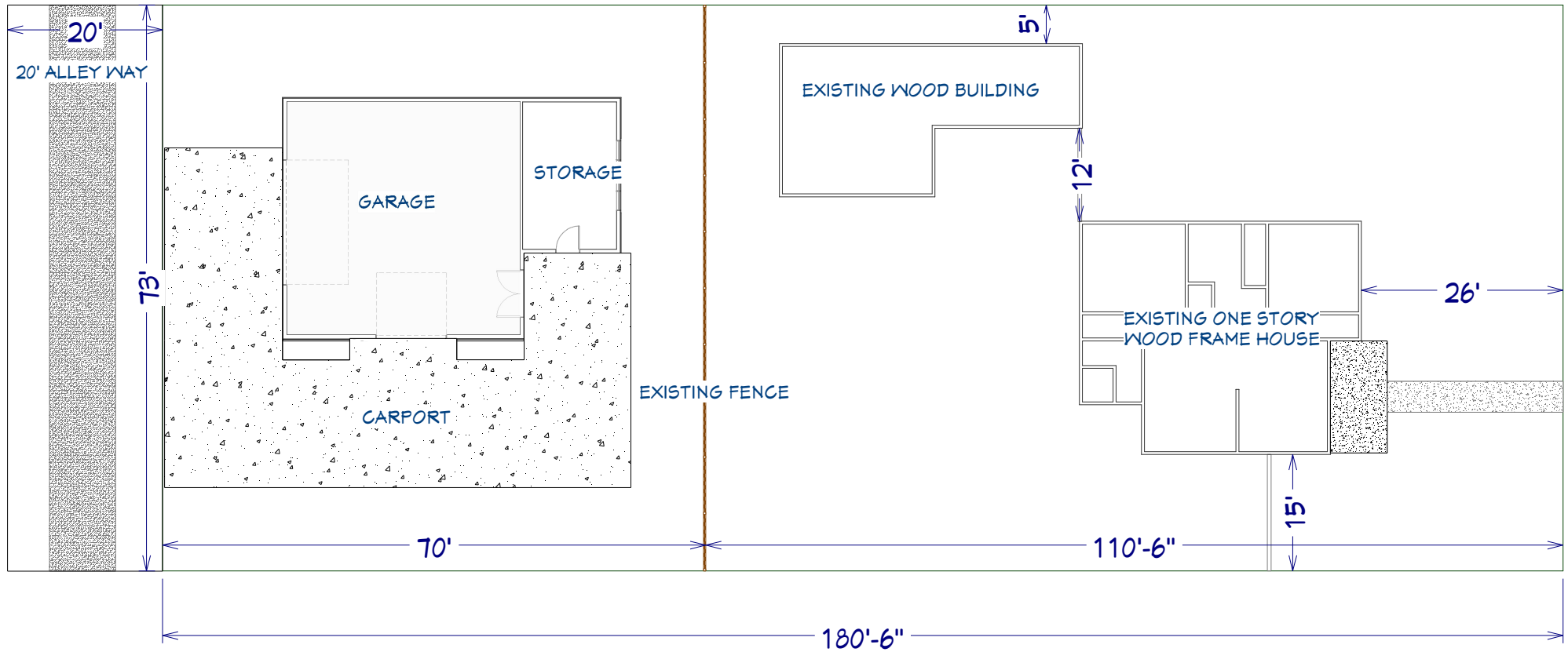
ATTACHMENTS:

1. 222 W Centre Garage Floor Plan
2. 2024-18-222 w center perspective 1
3. 2024-18-222 w center perspective 2
4. 2024-18-222 w center site plan 2.27
5. 222 W Centre
6. 222 W Centre - guest house
7. 222 W Centre Alley



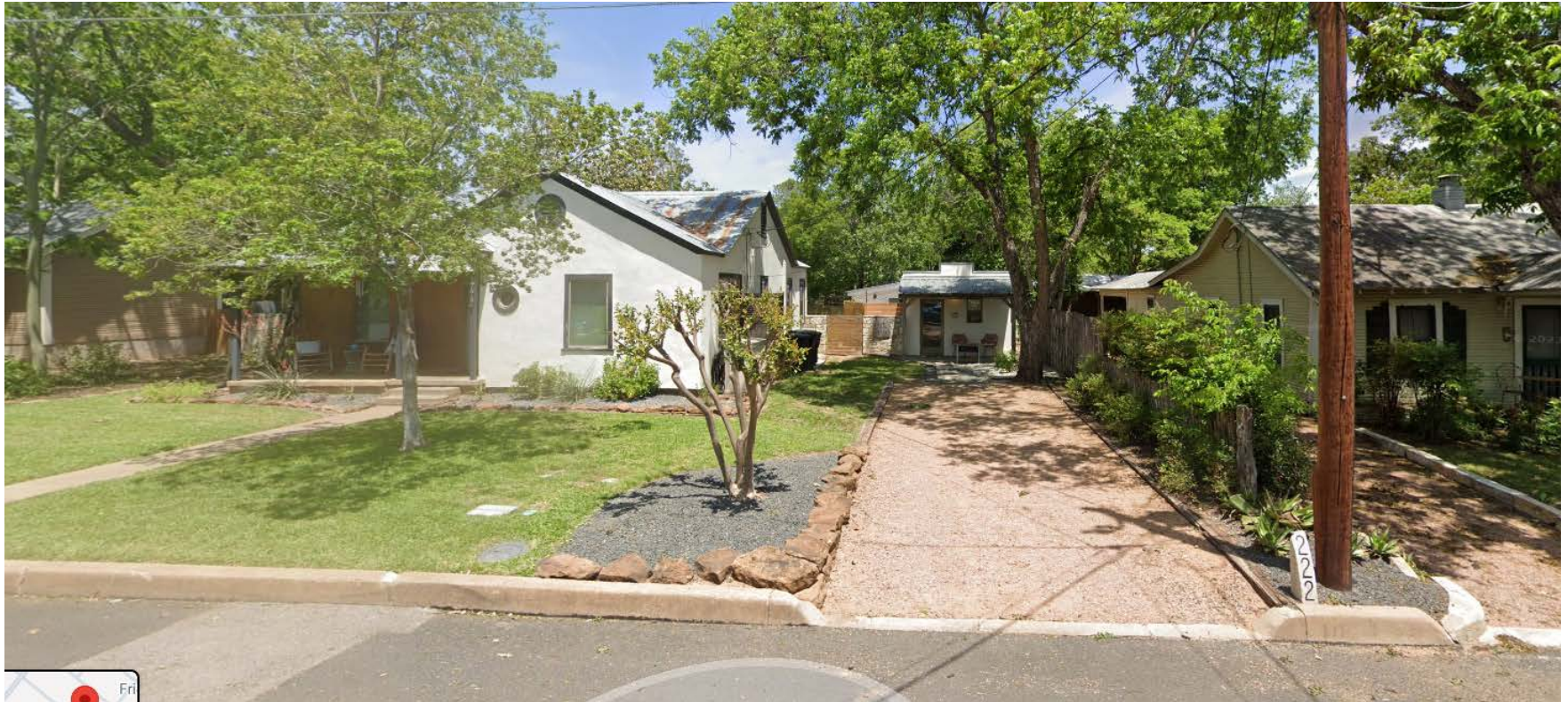




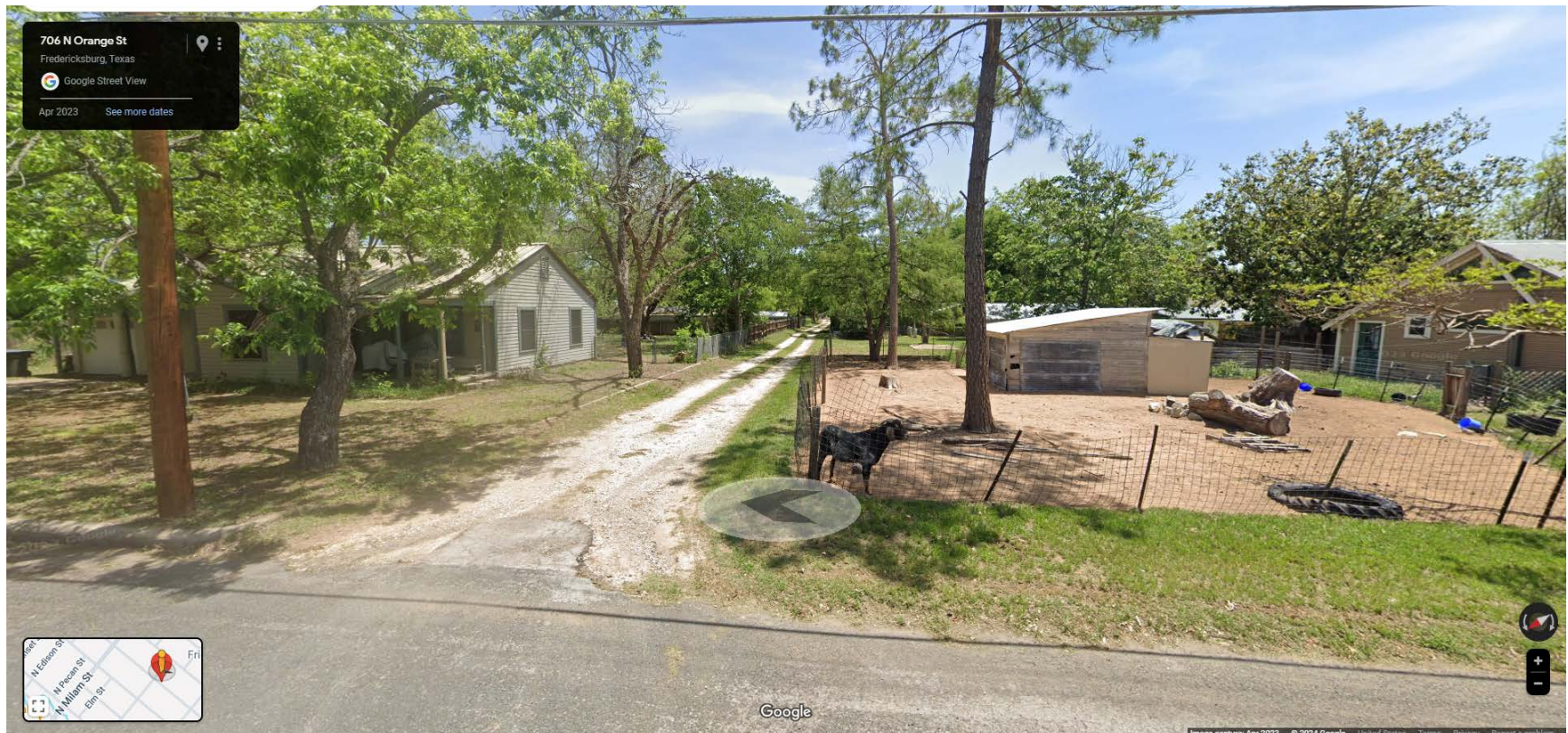




222 W Centre



222 W Centre – Guest House Drive Way



Alley Access to 222 W Centre



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: April 9, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-82 - 206 N Orange - *Stan Klein* - Demolition and reconstruction

SUMMARY:

The applicant is requesting a certificate of appropriateness to disassemble the existing building and reconstruct the same design of house as documented through drawings and photos, with a new foundation, framing and exterior siding and fenestration to match. The requested demolition is due to environmental issues, such as black mold, having been found in the structure.

Application Number: 2024-82

Address: 206 N Orange

Rating: Medium

Zoning: R2, Mixed Residential

Owner: Mathew and Molly Anne Sers

FINDINGS:

3.4.2 Primary Buildings

Demolition of a historic structure should be avoided in order to accommodate new construction (b). However, there are limited circumstances where demolition may be appropriate (Historic Preservation Ordinance Appendix G) which include the demolition of a resource if the Board determines that it is a hazardous or dangerous building. If demolition is favorable, the new construction should have the same street-front orientation as the original and the original details should be replicated as closely as possible (e) (Appendix G)

Sec. 23-63 - Historic Preservation Ordinance

In the case of a demolition application, the Board shall affirmatively find that reasonable measures could not be taken to adaptively reuse, rehab or restore the resource and that the resource is no

longer significant to the area. The Board should also find that reasonable measures have been taken to relocate the resource on the same property, and it could not be done, or relocate the resource within the district, in addition to finding that the condition is not due to demolition by neglect. The Board may place reasonable conditions on the demolition.

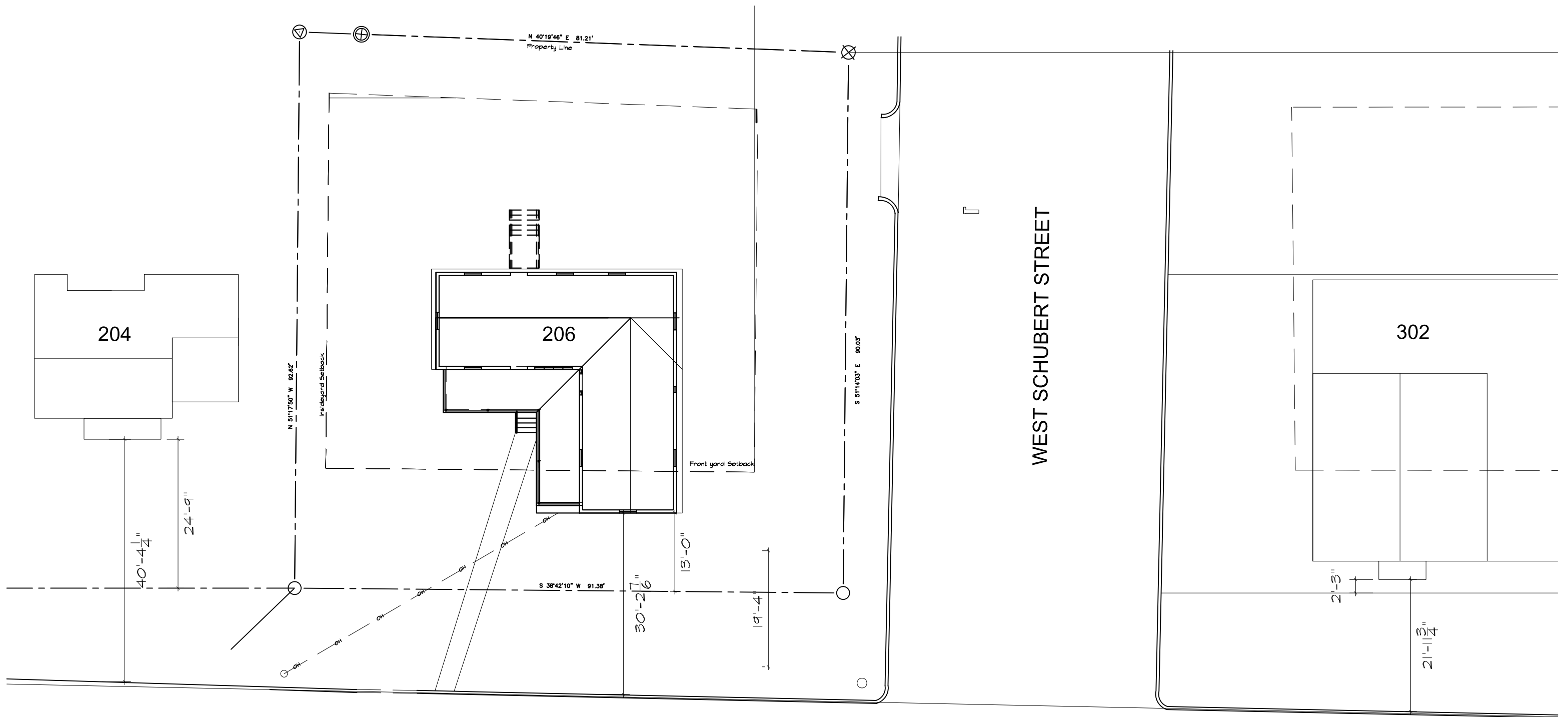
STAFF RECOMMENDATION:

Staff was able to visit the site with the applicant and observed significant structural deficiencies throughout the building. Much of the original material, both interior and exterior, is damaged beyond repair. Given the significant deterioration of the structure and the evidence of black mold, Staff recommend approval of the demolition of the structure. Any salvageable material should be retained and re-used where possible.

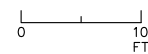
The proposed new structure is based on previously approved repair and rehabilitation plans. The house has been well documented and can be replicated closely. The applicant has also asked for consideration to move the house closer to the property line as is allowed in the historic district based on historic setbacks of neighborhood. Staff recommends the house be moved closer to Orange Street by no more than 7' feet as the addition to the house will increase the mass.

ATTACHMENTS:

1. 2024-82-orange street plan view of buildings setbacks
2. 2024-82-photos of existing conditions
3. 2024-82-environmental report - HRB Packet
4. 2024-82-sers structural assessment letter 3-4-2024
5. 2024-82-contractor letter 3-18-2024
6. Proposed Reconstruction and Addition 206 N. Orange



NORTH ORANGE STREET



1 PLAN OF BUILDING SETBACK AT ORANGE ST.

SCALE 1/16" = 1'-0"

Remodeling and New Addition to
206 North Orange Street
Fredericksburg, TX



Southeast view



Southwest view



Northwest view



Porch roof framing failure.



Corner foundation & wall failure



Porch foundation failure.



North foundation wall failure



Existing pier beam floor framing has limited and inadequate support.



Stone perimeter wall is compromised.



Typical interior wall framing & siding failure.



Interior North kitchen wall



Existing Mold inside of house.

N. 206 ORANGE STREET

M E M O R A N D U M

TO: Syan Klein
FROM: Ron Greenberg
SUBJECT: Visible Mold in 206 N. Orange Street
DATE: Monday March 11, 2024

Stan: Attached are the laboratory Results of the two mold tape/swabs that I took on March3, 2024

As I suspected both samples confirm the presence of high particulate loads of *Stachybotrys* Spores.

“Stachy” is a potentially toxic mold so while working around it I would recommend that you wear, at a minimum a 3 M N-95 non cartridge face mask. N-95s are the EPA minimum protection factor for mold work for those who have not been medically approved and fit-tested to wear a tree cartridge respirator.

The other recommendation that I have is to apply a “spritzi8ng of a product called “Concrobium) before working in the space or during demolition of the walls/ceiling etc. It will help in keeping the spores from aerosolizing or becoming airborne.

Con Crobium can be purchased at all Home Depots.



Environmental
Analytical
Services, LLC

13201 Northwest Freeway Suite 520
Houston, Texas 77040
(281) 850-4892 • Fax (713) 934-9942
E-mail easlabs@aol.com
Lone Star Overnight Account #123757

Bulk Sample, Swab and Tape Lift Report

Client:
RG Environmental
321 Encino Avenue
San Antonio, Texas 78209

Phone: 210-410-2761
Email: rong@reagan.com
Attn: Mr. Ron Greenberg

Client Project:
Stan Klein Old Residence
206 N Orange Street
Fredericksburg, Texas
RGE-24-03-03-206-MOLD

EAS Job #: RGB24.006

Date Analyzed: 3/6/2024

Turnaround Time: 24 hour

Date Received: 3/5/2024

Sample #	Location	Plant pollen types identified	Fungal spore types identified	Fungal spore types Present / Absent and loading if present (low, med, high)	Particulate debris type and approximate loading (low, med, hi)
T1	Mold in Closet	None Detected	Stachybotrys	Present-High	High
IS 1	Mold at Base of Wall Room Next to Closet	None Detected	Stachybotrys	Present-High	High

Analysis Method: Light Microscopy identification of plant pollen types and fungal spore types utilizing keys and refractive references of known biologic particle types, identified to genus. Results are qualitative only.

Preparation Method: Bulk, swab and tape lift direct mount on microscope slide using calibrated refractive index oil.

Arthur Hernandez
Analyst

Arthur Hernandez
Laboratory Director

Notes: TDH # LAB-1000

Pollen and fungus type qualifications and quantifications are based on keys and reference standards for known biologic types. Sample analysis is performed only by professionally trained individuals. This test report relates only to the items tested. This report does not imply endorsement by any government agency. This report may not be reproduced except in full without written permission from EAS Labs. Particulate Loading: High is equal to 70%-100%, Medium is equal to 40%-60%, Low is equal to 10% -30%.

These results are submitted pursuant to EAS Labs' current terms and condition of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. If health concerns should arise relating to allergens, consult a physician. Unless notified in writing to return the samples covered by this report, EAS Labs will store the samples for a period of ninety (90) days before discarding. A shipping and handling fee may be assessed for the return of any samples.



Environmental
Analytical
Services, LLC

13201 Northwest Freeway Suite 520
Houston, Texas 77040
(713) 343-4017 • Fax (713) 934-9942
E-mail easlabs@aol.com
Lone Star Overnight Account #123757

CHAIN OF CUSTODY

Mr. Ron Greenberg PO Box 6628 San Antonio, Texas 78209	Project Name: Stan Klein Old Residence 206 N Orange Street Fredericksburg, Texas	EAS Job # <i>RGB 24.006</i>
Number & Type of Sample:	Project Number: RGE-24-03-03-206-MOLD	P.O. Number:

TURNAROUND TIME

☐ 2 Hour ☒ 8 Hour ☐ 24 Hours

☐ 2 Day ☐ 3 Day ☐ 5 Day (ROUTINE)

☐ OTHER: _____
(Specify)

(NOTE: All Turnaround Times are Based on the Date / Time the Sample is Received by the Laboratory)

Contact Person: Ron Greenberg Cell Phone: 210-410-2761 email: rong@reagan.com

Special Instructions: _____

SAMPLE NUMBER	LOCATION	SAMPLE DESCRIPTION			
		Volume		Date	
T 1	Mold in closet			March 3 2024	_____
IS 1	Mold at base of wall room next ro closet			March 3 2024	_____
<i>3-4-24</i>					

Ch 3/5/24 @ 9:20 am



SMITH
STRUCTURAL
ENGINEERS

March 4, 2024

Mr. Stan Klein Architect
405 West Live Oak Road
Fredericksburg, Texas 78624

Re: 206 North Orange Street
Fredericksburg, Texas

Mr. Klein:

On October 17, 2023 and March 1, 2024 I conducted site visits to observe the existing house at the site. I was asked to give my opinion as to whether the existing house is salvageable and could be restored.

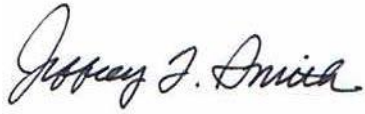
The existing foundation is a wood framed pier and beam system with an unreinforced stone wall around the perimeter. The existing walls, ceiling and roof structure are wood. The exterior is asbestos siding that was installed over the original horizontal wood siding. The existing house roof is composition shingles and the porch roof is metal.

The floor structure/foundation at the first level has areas of decay due to roof leaks that allowed moisture to reach the floor. The existing piers vary from single 2x wood members oriented vertically and bearing on single stone bases to 4x4 wood members bearing on single stone bases. The perimeter stone wall is severely cracked and has collapsed in places. The existing wall studs are decayed in many locations, mostly below windows where water has penetrated into the walls. There is evidence of black mold on some of the interior walls. It is assumed this mold is due to moisture penetration from roof leaks. At the porch, some of the roof rafters, the valley member and the roof decking are decayed and the valley in particular looks to be near collapse. The floor of the porch is plywood which it is assumed to be laid down on top of the existing wood floor. In the house some of the existing rafters and ceiling joists are decayed due to moisture penetration from roof leaks. Some of the existing floor joists, ceiling joists and rafters are in good condition and can be reused.

Due to the overall poor condition of the existing building it is my opinion that very little of the building is salvageable. While it is not impossible to restore the building while standing, it would be difficult and expensive. In my opinion, if there is a desire on the part of the owner or a requirement from the city to retain this house on the property, the best course would be to have an architect document the existing house and prepare new construction documents that match the exterior of the existing house. Then demolish the existing structure, salvaging whatever material possible for reuse. Retain a structural engineer to design and draw a new code compliant foundation system. Do the same for the walls, ceiling and roof framing. Then hire a competent contractor to rebuild the house from the ground up.

This information is submitted for your use. Feel free to call me with questions and/or comments.

Respectfully,

A handwritten signature in black ink, reading "Jeffrey L. Smith". The signature is written in a cursive style with a large initial 'J' and 'S'.

Jeffrey L. Smith, P.E.
Texas P.E. Registration No. 65663

Mr. Stan Klein Architect
405 West Live Oak Road
Fredericksburg, Texas 78624
Project Location:
206 North Orange Street
Fredericksburg, Texas 78624

Mr. Klein,

After conducting multiple site visits of the Sers home on Orange Street, and visiting with the structural engineer I do not see anyway of salvaging the existing home. First glance of the home the structure has extensive water damage and rot all around the foundation, exterior shell, and framing as well as mold growth in multiple areas. Based on our observation there will be very little, if any, of the existing structure that can be used to re model the home as is. It is our recommendation that the house be demolished and re built based on the specs you provide, so that we can create a safe environment for the Sers family to move into and raise their family.

Regards,
Marshall Cunningham II
LC Construction
1202 W Austin Street #100
Fredericksburg, TX 78624
318.505.3630



Existing Northwest View



Northwest View



Existing Southwest View



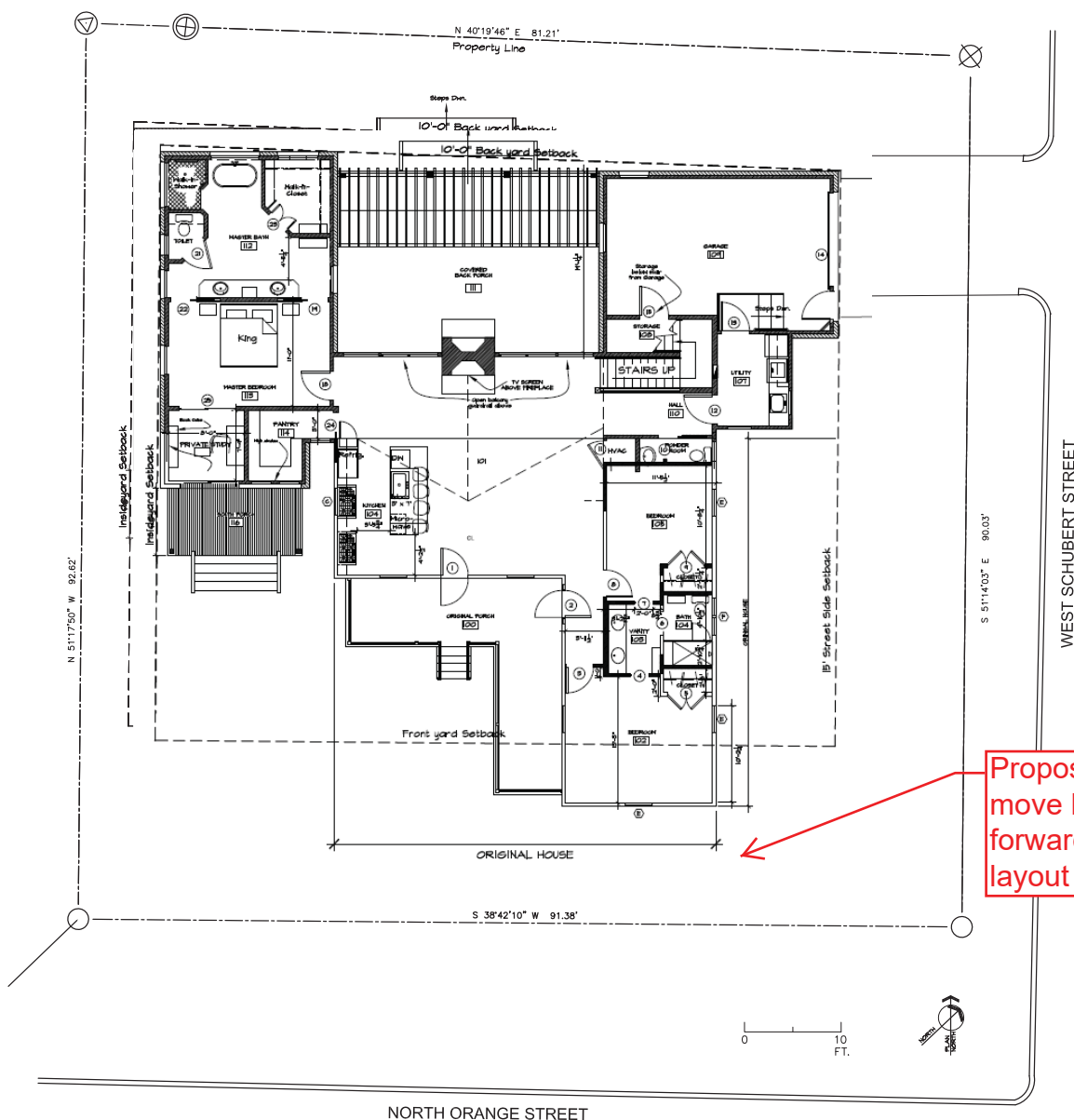
New Southwest View

Reconstruction & New Addition

206 North Orange Street

Fredericksburg, TX

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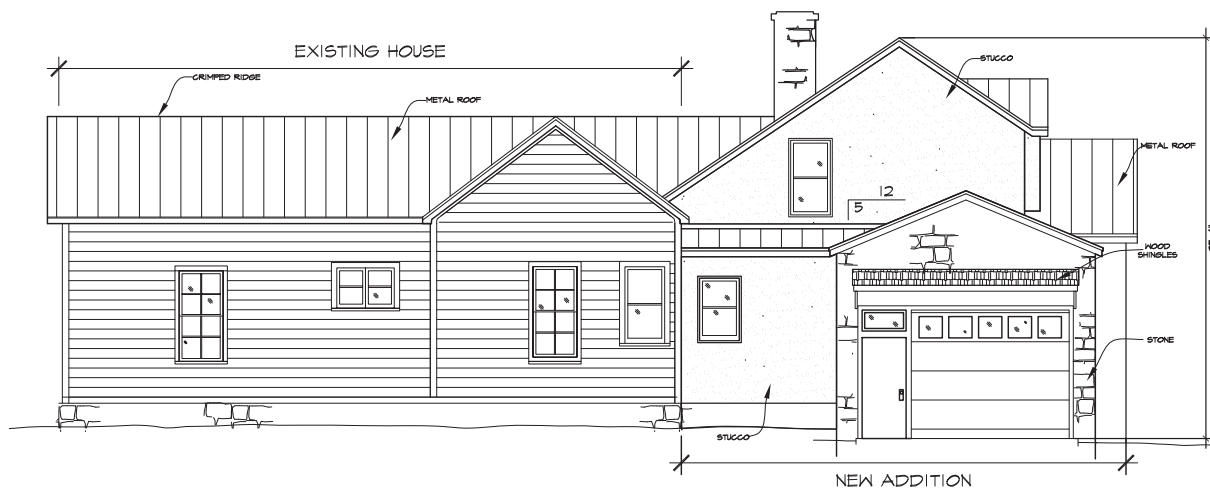




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1 South Elevation (Street View)
SCALE 1/8" = 1'-0"



2 East Elevation
SCALE 1/8" = 1'-0"

MATERIALS

Paint Colors

Body & Trim

White

Window sash

Black

Original Front Door

TBD

New Addition Materials

Walls

Stucco & Stone

Roof

Standing Seam Metal

Crimped ridges-typical

Reconstruction & New Addition

206 North Orange Street

Fredericksburg, TX

Page 4 of 6



1 West Elevation
SCALE 1/8" = 1'-0"



2 North Elevation (Rear)
SCALE 1/8" = 1'-0"

Reconstruction & New Addition

206 North Orange Street

Fredericksburg, TX

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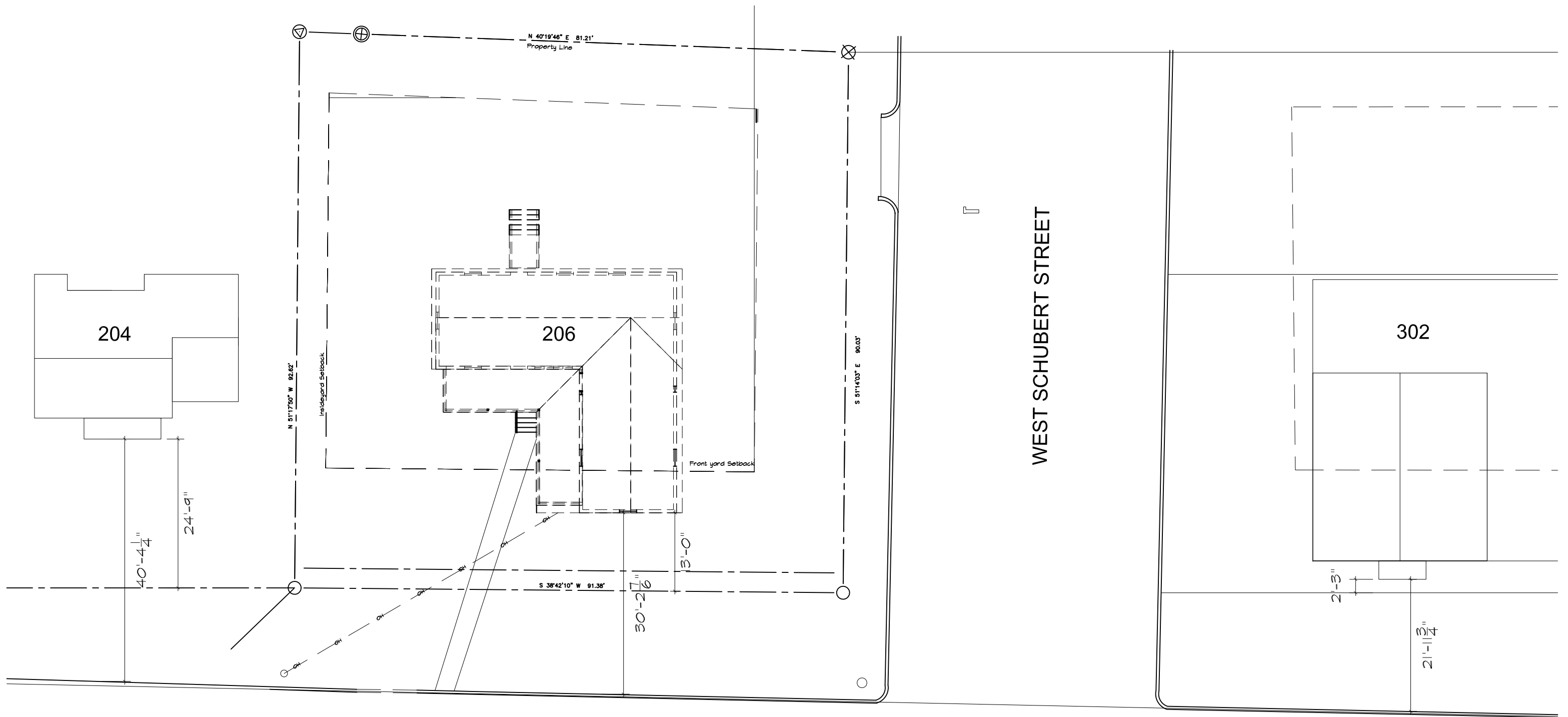


Reconstruction & New Addition

206 North Orange Street

Fredericksburg, TX

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NORTH ORANGE STREET

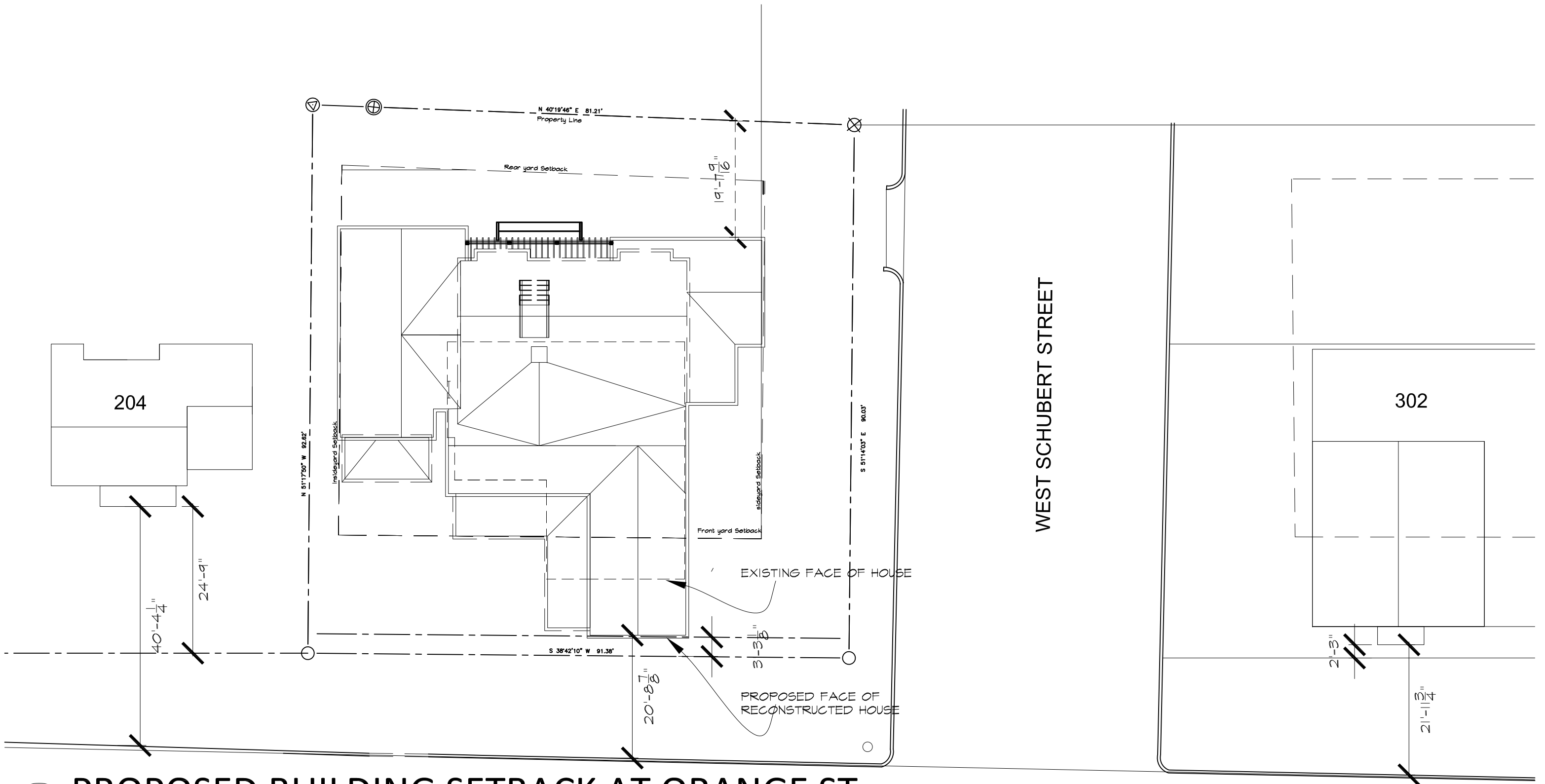


1

EXISTING BUILDING SETBACK AT ORANGE ST.

SCALE 1/16" = 1'-0"

Reconstruction and New Addition to
206 North Orange Street
Fredericksburg, TX



2 PROPOSED BUILDING SETBACK AT ORANGE ST.

SCALE 1/16" = 1'-0"

NORTH ORANGE STREET



0 10 FT.

Reconstruction and New Addition to
206 North Orange Street
Fredericksburg, TX