



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, December 10, 2024 ~ 5:30 PM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

David Bullion, Chair
Jessica Mittel, Vice Chair
Cyd Donnell, Member
Sharon Joseph, Member
Robin Cowsar, Member

Todd Eidson, Member
Joe Salinas, Jr., Member
Amy Slaughter, Member
Donna Heinen Sanders, Member

The City of Fredericksburg Historic Review Board will meet in a regular session on December 10, 2024, at 5:30PM. [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 December 10, 2024.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to jmusgrove@fbgtx.org

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the New City Hall at East Campus 2818 E. U.S. Hwy. 290 Fredericksburg, Texas 78624, 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. November 12, 2024, Regular Meeting Minutes

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. **2024-1077 - 409 W Creek** - Nancy Rose - Request to Re-Rate Accessory Structure from High to Low to Allow for Demolition and Reconstruction.
- B. **2024-979 - 706 W Travis** - Brett Oestreich - Request to construct a 2-story addition for an existing garage.
- C. **2024-1045 - 410 S Milam** - Stan Klein - construction of new barn based on original barn
- D. **2024-789 - 701 N Llano** - Whitney Koch - Request to Re-Rate Main Residence from Medium to Low to Allow for Demolition.
- E. **2024-1001 - 416/418 E Main** - Brooke Rogan - Request to paint accessory building (tank house) pink
- F. **2024-968 - 107 N Orange** - Nancy Lalumia - Request to Remove Siding and Garage Doors, Addition of Double Doors, Addition of Half Doors, Addition of Two Doors on the Side of the Building.

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM on December 6, 2024, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Jan Musgrove

Jan Musgrove
Planner 1

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

**HISTORIC REVIEW BOARD
November 12, 2024
5:30 PM**

On this 12th day of November 2024, the Historic Review Board convened in regular session at the New City Hall at East Campus, 2818 E U.S. Highway 290, Fredericksburg Texas, with the following members present to constitute a quorum:

PRESENT: DAVID BULLION
 JOE SALINAS
 SHARON JOSEPH
 TODD EIDSON
 DONNA HEINEN-SANDERS
 ROBIN COWSAR

ABSENT JESSICA MITTEL
 CYD DONNELL
 AMY SLAUGHTER

ALSO PRESENT: ANNA HUDSON – Director of Development Services
 MICK MCKAMIE - City Attorney Staff
 SHELBY COLLIER – Senior Planner
 JAN MUSGROVE – Planner 1

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

MINUTES

Sharon Joseph made a motion to approve October 8, 2024, Historic Review Board meeting minutes. Seconded by Todd Eidson. All voted in favor and the motion carried.

CONSENT AGENDA: NO Consent agenda items

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 from 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.

Robin Cowsar recused herself from item # 2024-813

Request: 2024-813 – 116 N Crockett – BOLT Retail Limited, LLC - Request to construct an outdoor covered area.

Applicants' Presentation: Lacie Fields, BOLT Retail Limited, LLC. She stated that she didn't understand why the umbrellas had been denied. Bob Canales explained that they wanted to provide shade for their outdoor seating area.

Summary Presentation: Shelby Collier, Senior Planner

The applicant has submitted a Certificate of Appropriateness (COA) application requesting to construct an outdoor covered area that consists of 3x3, 11-gauge top rail with a receiver post stub intended to secure eleven (11) hexagonal navy-blue umbrellas.

Staff Recommendation:

The request consists of 3x3, 11-gauge top rail with a receiver post stub intended to secure eleven (11) hexagonal navy-blue umbrellas. This design is not in keeping with Sec. 3.2.9(e) as proposed the canopy is not simple in design. In addition, the Low-rated property borders a High-rated property with the proposed design directly affecting the view of the neighboring High-rated property.

Staff recommend a simplified design, such as a flat canopy or traditional trellis that is not readily visible or a prominent feature or material with a neutral color palette.

Staff recommends denial of the application as presented.

Discussion:

After a brief discussion on the materials that would need to replace the navy-blue umbrellas.

Todd Eidson made a motion to approve the steel trellis and to deny the umbrellas and replace them with a natural roof covering such as cane grass or cedar stays, and that Staff would pre-approve the roof covering before it was installed.

Sharon Joseph seconded the motion. All voted Aye and the motion passed.

5:53 pm - Robin Cowsar returned to the dais.

Request 2024-949 – 409 W Creek – Nancy and Mark Rose - Request to construct an addition, new detached garage and renovate existing structures.

Applicants Presentation: Mark and Nancy Rose, owners of 409 W Creek

Summary: Shelby Collier, Senior Planner

The applicant submitted a Certificate of Appropriateness (COA) application requesting permission for the following:

1. Re-rate Carport from High to Low
2. Demolition of carport
3. Renovate exterior of historic resource
4. Construct a 1,172 sq ft addition (to include incorporation of existing shed into addition)
5. Construct a new 24 x 24 (576 sq ft) garage

Staff Recommendation:

The proposed re-rating of the existing carport from High to Low would be required to allow for

demolition. The information provided by the applicant indicates that the building is not of historic age and possess little integrity. Sec. 23-63. Staff were able to confirm this information through a site visit with the applicant and the designer.

The requested addition is in keeping with the Historic Design Guidelines and Standards Sec. 3.3 and 3.4 and the proposed restoration is in keeping with 3.2.6, 3.2.7, and 3.2.8. However, Staff does not have enough information to provide a recommendation regarding paint colors, and proposed doors and windows.

Staff recommendation:

1. Re-rate the carport from High to Low - Staff has visited the site.
2. Demolition of the carport. The location impedes the possibility of an addition and the carport itself is not of historic age and lacks integrity.
3. Renovation of the exterior including restoration of doors, windows, and the front porch.
4. Construction of a new addition. The placement of the connection point for the rear addition is appropriate and retains historic fabric.
5. Construction of a new 24 x 24 garage. The location and design are appropriate and support the existing development

Discussion:

Board members discussed the re-rating of the carport and mentioned that the brackets need to be saved, they all agreed that item 1 – re-rating the carport from high to low should occur and that demolition of the structure was necessary. Item #3, discussion of the renovation of the exterior saving/restoring and repairing all windows on the home except for the rear windows which were determined to be not original to the house.

Item #4 - Construction of the new addition stirred up some controversy as the “shed” would require demolition as it was in such bad shape. As the “shed” had not been mentioned or sited in the agenda as needing/requiring a re-rating and demolition, the Board agreed that this item needed to be investigated more effectively with an on-site visit and a return to the Board by the applicants at a future date.

Sharon Joseph made a motion to Approve Items #1, # 2 and #3 and lte #5 but to deny item #4 – having #4 return to the board as a separate application.

Todd Eidson seconded the motion. All voted Aye and the motion passed.

Anna Hudson recommended an on-site meeting to understand and review the state of the “shed”.

Request: 2024-954 – 209 S Acorn – Matt Jarosz - Request to construct 3,977 Sq Ft residence and attached garage.

Applicants’ Presentation: Matt Jarosz with Sport and Country and Kip Weinheimer the owner of the property.

Summary: Shelby Collier, Senior Planner

The applicant submitted a Certificate of Appropriateness (COA) application requesting permission to construct a 3,977 sq ft residence and attached garage.

The applicant requests to construct a 3,977 sq ft residence that includes an attached garage that fronts on West Creek Street. The design consists of a single-story structure in the Hill-Country

Modern style has a large material palette including, limestone veneer, stucco cladding and vertically oriented cedar siding as well as large windows, a metal framed wood slat shutter door and a standing seam metal roof. The request also includes a stone fence along South Acorn and a coyote-style fence along the north and east property lines.

Staff recommendation:

The development as proposed is not consistent with historic development patterns 3.4.1(b)(c). The layout creates a wall of building along South Acorn Street that continues East, down West Creek Street. The proposed design provides no relief in terms of massing and scale as the building is built out to the setback and allows minimal interruptions in the elevation, creating a wall and limiting visual relief in the form of landscaping and/or green space. This is evident as the proposed plan quite literally pushes the development to the maximum in terms of building cover and impervious coverage 3.4.1(d).

The building fronts South Acorn, however, the design does not provide architectural elements that make the front known, such as the recommendation for a front porch 3.4.2(k). In addition, the garage fronts on West Creek Street but visually appears to be an extension of the residence and represents more than 1/3 of the front facade, not in keeping with Sec. 3.4.2(j).

Staff find the mass of the proposed residence overwhelms the small lot (as it has been subdivided and is now half the size of a traditional lot) and is not in keeping with Sec. 3.4.2(h) which requires new buildings to be subordinate and not visually overpower the surrounding historic buildings. The proposed development does not follow historical development patterns Sec. 3.4.1(b)(c) and the details of the design could be softened to provide a development more in keeping with the historic neighborhood, such as the removal of the front fence Sec. 3.2.12(b) the development of a detached garage setback from the street and the addition of a front porch incorporating the front door Sec. 3.4.2(k) in addition to limiting the material palette to 2 materials Sec. 3.4.2(r).

Staff do not recommend approval of the application as presented

Discussion:

After a vigorous discussion revolving around the size of the house in relation to the small lot. Board members and Anna Hudson remarked on how the house overpowered the neighborhood and was simply too much house for the lot. They all agreed that the home was lovely and that it would be better suited to another part of town such as the Preserve but that it was not appropriate for this lot and the surrounding area. Anna Hudson stressed the need to follow the city Council adopted design guidelines and standards.

Donna Heinen Sanders made a motion to deny the application and to return to the Board with a smaller reworked plan.

Todd Eidson seconded the motion. All voted Aye and the motion passed.

Directors Report – Anna Hudson, Director of Development Services

Anna Hudson reminded the Board of the City Council and County joint meeting that would be held in the Community Room on November 13, 2024. The agenda for this meeting included a discussion on the TIRZ.

Demo By Neglect: Shelby Collier, Senior Planner

Shelby Collier mentioned that she had created a spreadsheet which listed the status of the demo by neglect properties that kept track of the properties. Code is working hand in hand with Development Services and that is making a difference. Once the owner is notified and if no action is taken, they are put in the municipal court system and if they do not comply, they are notified again.

ADJOURN

With nothing further to come before the Board, Todd Eidson moved to adjourn. Donna Heinen Sanders seconded the motion. All voted in favor and the meeting was adjourned at 7:17 PM.

PASSED AND APPROVED this on the 10th day of December 2024.

JAN MUSGROVE, PLANNER 1

DAVID BULLION, CHAIRPERSON



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: December 10, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-1077 - 409 W Creek - Nancy Rose - Request to Re-Rate Accessory Structure from High to Low to Allow for Demolition and Reconstruction.

SUMMARY:

The applicant submitted a Certificate of Appropriateness (COA) application requesting permission to:

1. Re-rate shed from High to Low
2. Demolish shed
3. Construct a new 1,172 sq ft addition (**NEED INFO ON ADDITION**)

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Application Number: 2024-1077

Address: 409 W Creek

Rating: High

Zoning: R1, Single Family Residential

Applicant: Nancy Rose

The property is a High-rated resource in the Vernacular style constructed around 1900. The property consists of a 20,255 sq ft lot with a 1,914 sq ft residence and as part of the development of the property, the applicant requests permission to re-rate the shed from High to Low to allow for demolition as the applicant intends to construct a 1,172 sq ft addition to the rear of the main residence and the condition of the shed presents a problem for the planned addition as it is in the way.

The shed in question consists of a wood frame structure on a concrete slab that is roughly 600 sq ft. Staff and one Board Member conducted a site visit on November 20, 2024 and found the building to be in poor condition. The roof was not attached to the structure and was covered only by a tarp, the foundation was cracked in many places and unlevel and the windows were missing panes and/or broken with the siding showing signs of rot and decay and the framing of the interior had little to no integrity left.

[Historic Preservation Ordinance No.27-007](#)

Sec. 23-58 - Designation of Historic Districts, Historic Landmarks and Preservation

Priority Rating.

When a property is incorporated into the Historic District, the Historic Review Board assigns a rating; Low, Medium, or High, to that property. At any time, an applicant may request a change to the rating of a specific property, and it is up to the Board to determine the appropriate rating for the structure. The property in question is a High-rated resource and the applicant is requesting a rating of Low to allow for demolition of the resource.

The definition of **High-rating** is as follows:

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

The definition of **Low-rating** is as follows:

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

The property in question is a High-rating that extends to all structures located on the parcel. The outbuilding requesting the re-rating is a carport that has no particular style or specific character-defining features.

The owner is requesting demolition to allow for expansion of the main residence.

Sec. 23-63 - Demolition/Removal

This section of the Ordinance specifically forbids the demolition of a High-rated structure (b1). If the building is found to be hazardous it may be demolished or removed (d). (f) in the case of demolition, the Board shall affirmatively find the following:

1. Reasonable measures could not be taken to adaptively reuse, rehabilitate or restore the resource building or structure at its existing site;
2. Reasonable measures have been taken to relocate the resource to a new site first, within the same property, secondly, within the historic district (if applicable) or thirdly, to an area that will be enhanced by the resource or where the goals of this article will be furthered and that the same cannot be reasonably done;
3. The condition of the resource building or structure is such that it has been altered or deteriorated

that it has lost its value for promoting the goals of this article, and is no longer significant, and in such event that the condition is not due to demolition by neglect or action of the owner or another related person or entity;

4. Plans for proposed new construction or other reuse of the property, and their effects on the historical, cultural, social or architectural identity of the surrounding area will be positive and promote the goals of this article.

Historic Design Guidelines and Standards

3.3 Additions to Historic Properties

Avoid damaging or obstructing historic character defining building features and/or site features when constructing additions (a). Design new additions to have less ornamentation and detailing so that they do not visually overpower the historic building (k) and to be compatible with the historic building but differentiated enough so that they are not confused as historic (i). Contemporary architectural styles are appropriate for additions provided that compatibility is retained among other building aspects (n). The addition should be visually cohesive as a unit; the different parts of the addition should clearly communicate a unified, contemporary date of construction (p). Modern materials, such as fiber-cement siding, are appropriate for additions, provided the overall design balances compatibility with differentiation (s). Limiting the materials palette for additions to two materials is recommended (t). If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using masonry veneer or stucco atop a wood-frame structure is discouraged (u).

3.4.1 Lot Coverage

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 (c). Appropriate setbacks from the property lines must be consistent with the surrounding context; This may allow setbacks that are deeper or shallower than the base zoning (d). Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district - minimum of 15 ft for High rated property (e). The maximum lot coverage allowable will not exceed the base zoning (R1) Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines and setbacks from the historic primary buildings on the property (f). All accessory buildings, except any accessory dwelling building subject to Sec. 3.4.1(g), shall not exceed 800 sq ft OR 50% of the primary building square footage, whichever is greater (h). 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 (j).

STAFF RECOMMENDATION:

The proposed re-rating of the shed from High to Low would be required to allow for demolition. The information provided by the applicant indicates that the building has deteriorated beyond repair and it has lost its value. In addition, the planned new construction would be a positive addition for the property and would promote the goals of the Historic Preservation Ordinance Sec. 23-63. Staff was able to confirm this information through a site visit with the applicant, designer and contractor on November 20, 2024.

DESCRIBE THE ADDITION MATERIALS, SIZE, WINDOWS, ETC

The requested addition is in keeping with the Historic Design Guidelines and Standards Sec. 3.3 and 3.4

Staff recommends approval of the following:

1. Re-rate shed from High to Low
 2. Demolition of shed
 3. Construct a 1,172 sq ft addition
-
-

ATTACHMENTS:

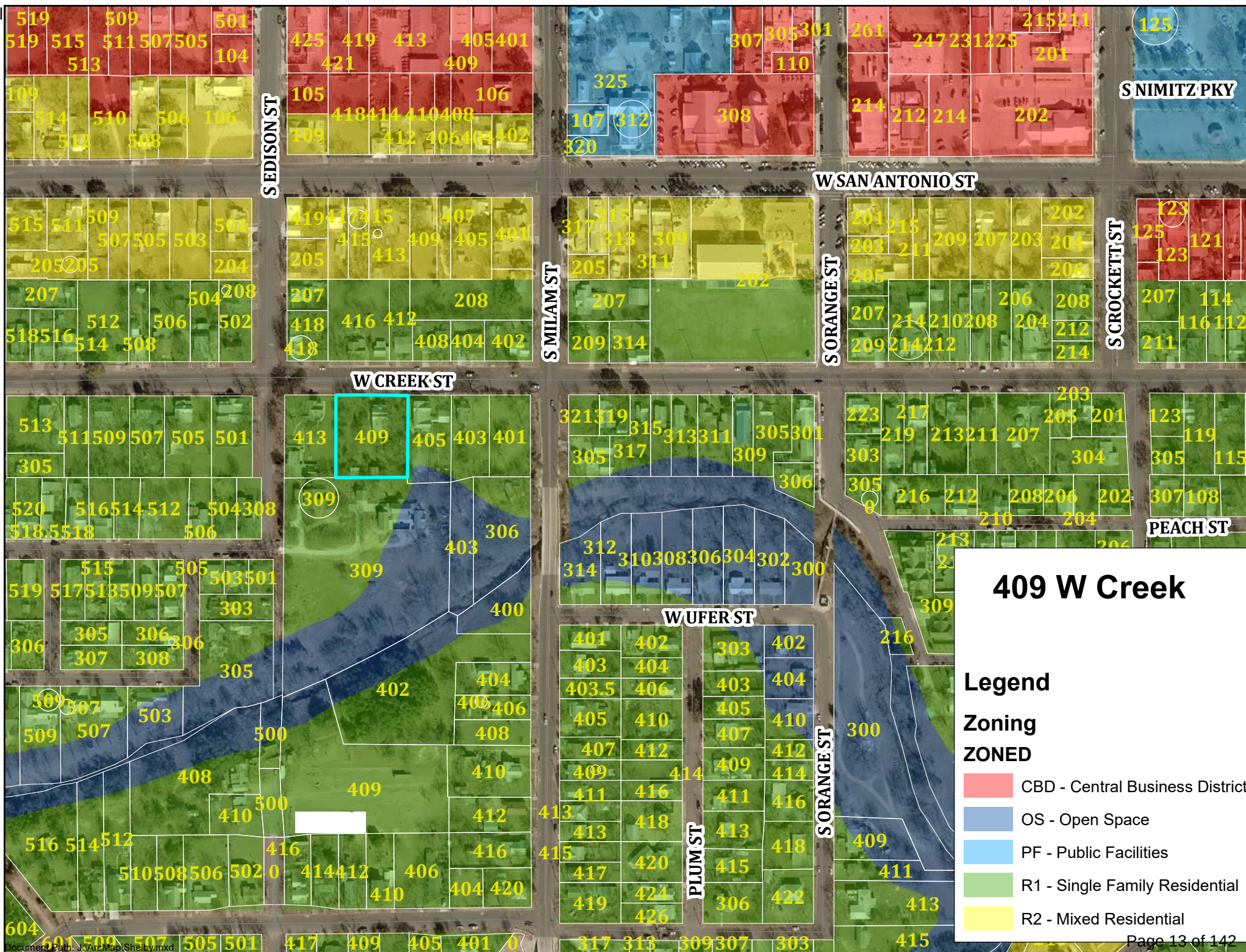
1. 2024-1077 Scope of Work
2. 2024-949 Location Map
3. 2024-949 Historic Survey and Front Photo
4. 2024-949 Plan Set
5. 2024-1077 Photos of Shed
6. 2024-1077 Onsite Meeting Follow Up Email

409 W Creek – Scope of Work

We request to re-rate a shed structure from a High rating to a Low rating as well as request permission to demolish the building. We will rebuild this structure retaining its same historic style and attaching it to the main home via hyphen as per plans submitted. The structure is in rough shape, with the foundation clearly not suitable for construction. It has numerous cracks through the foundation wider than ¼ inch. The exterior walls are built on footing foundation that have separated from the main foundation. Additionally, the siding is in disrepair with several areas with rot and additional water damage. The roof was no longer attached, but it was a simple rusted tin roof. The gutters are rotted through, and the building has several missing windowpanes or doors with glass that had been boarded over with plywood.

There may be an exterior door(s) with minimal base rot to be repurposed. There is also a chimney sticking out of the roof by 1.5-2'. Our plan (as submitted) is to rebuild on the location of the structure attaching it to the main home via hyphen. The rebuilt structure's exterior walls (board and batten), windows, and doors will be similar reflecting the original's style. We plan to repurpose for the home any useable materials from the old shed.

What changes versus original shed? The doors and windows will not be in the same locations as the shed's. We request to remove the chimney described above. The back southeast corner is bumped out to the east as shown in the plans.



409 W. Creek



2002 Re-evaluation

☒ High ☐ Medium ☐ Low

Site ID No. 721

Address 409 W. Creek

Date 1900

Stylistic Influence vernacular

GCAD Hyperlink [R20969](#)

Owner SULTEMEIER, ELLA MAE

Historic District Yes Historic District

Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Outstanding decorative features contribute to the resource's significance.

Notes

1983 Historic Resources Survey

Previous Site No. 254

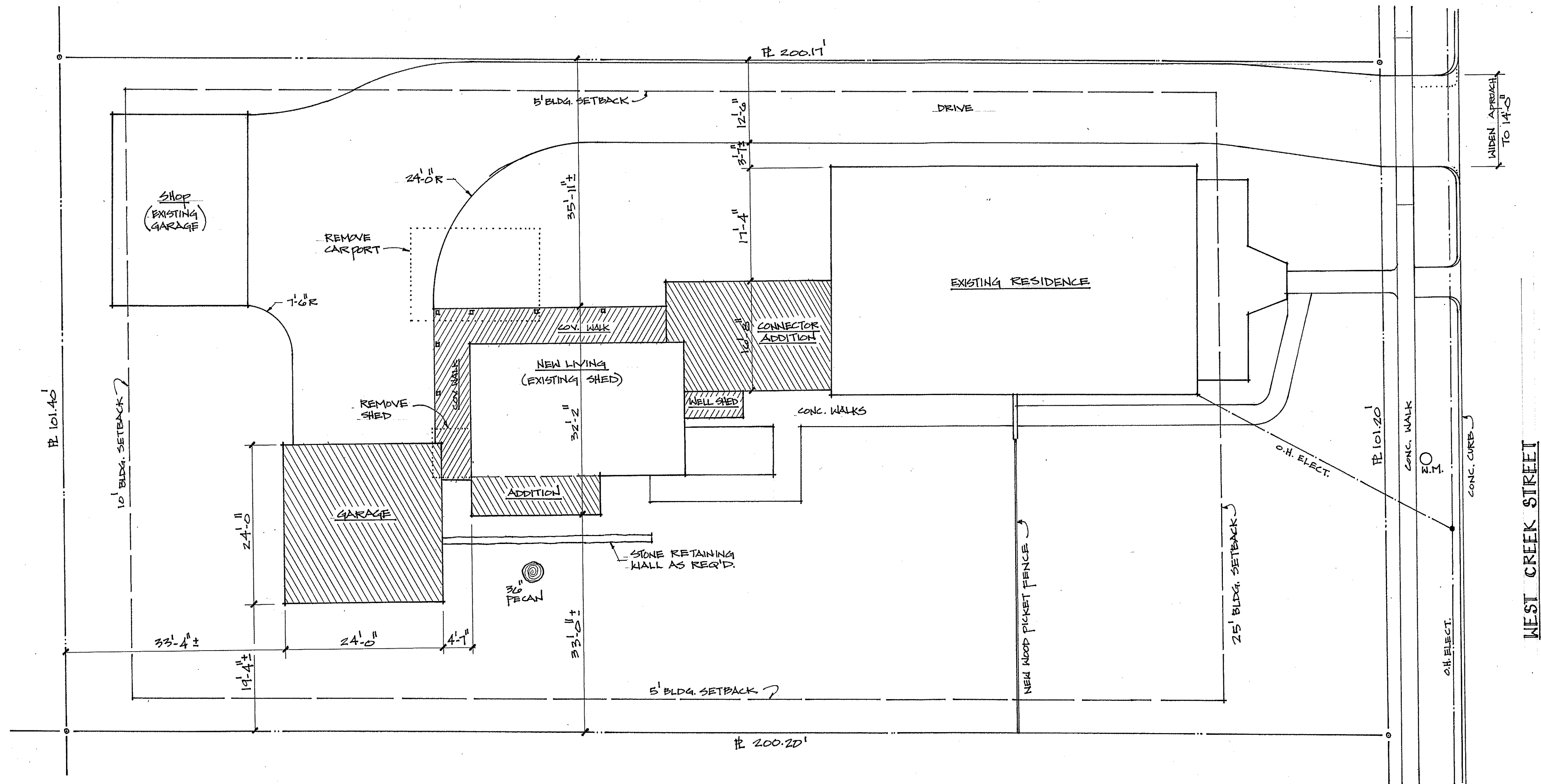
Previous Ranking 2

Previous Photo References

Roll 20 20

Frame 32 33





SITE PLAN

409 WEST CREEK STREET, LOT No. 454R
 20,270 SQ. FT., 0.465 ACRES
 BUILDING COVERAGE - 4,843 SQ. FT. - 24%
 IMPERVIOUS COVER - 8,667 SQ. FT. - 43%

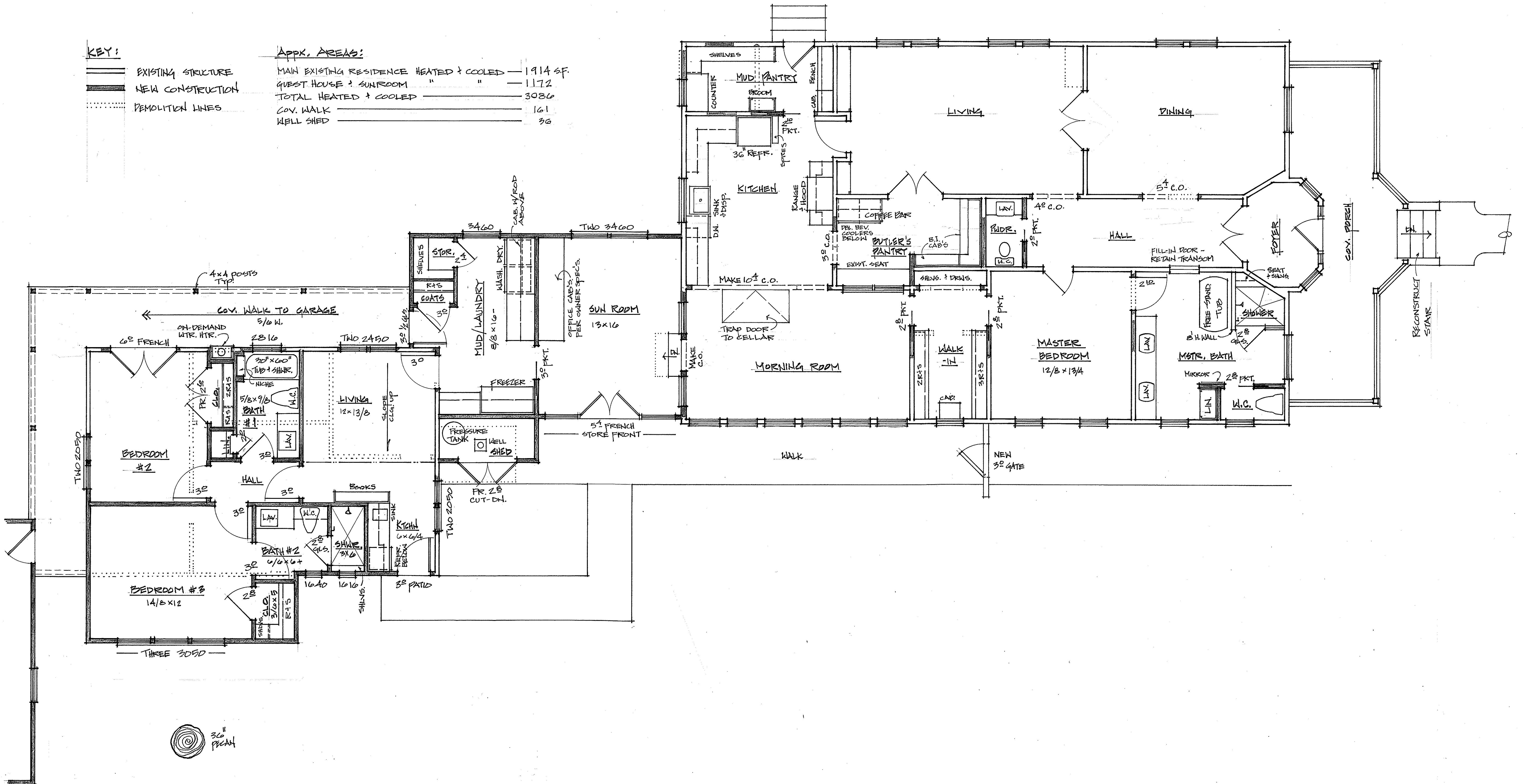
1" = 10'-0"

KEY:

- EXISTING STRUCTURE
- NEW CONSTRUCTION
- DEMOLITION LINES

APPR. AREAS:

MAIN EXISTING RESIDENCE HEATED + COOLED	1914 SF.
GUEST HOUSE + SUNROOM	1172
TOTAL HEATED + COOLED	3086
COV. WALK	161
WELL SHED	36



FLOOR PLAN

1/4" = 1'-0"

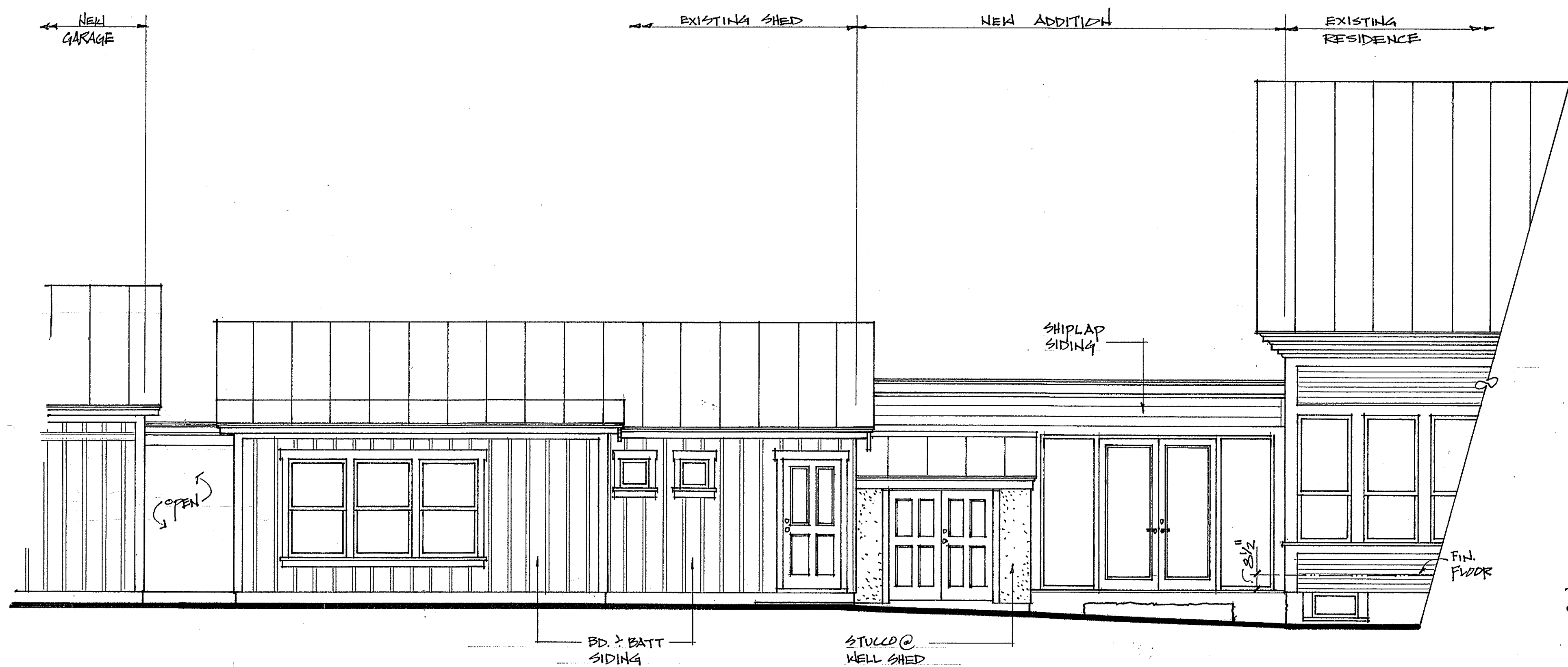
PRELIMINARY DRAFT #3

REMODEL/ADDITIONS TO 409 W CREEK STREET FOR
MARK & NANCY ROSE

10.16.2024

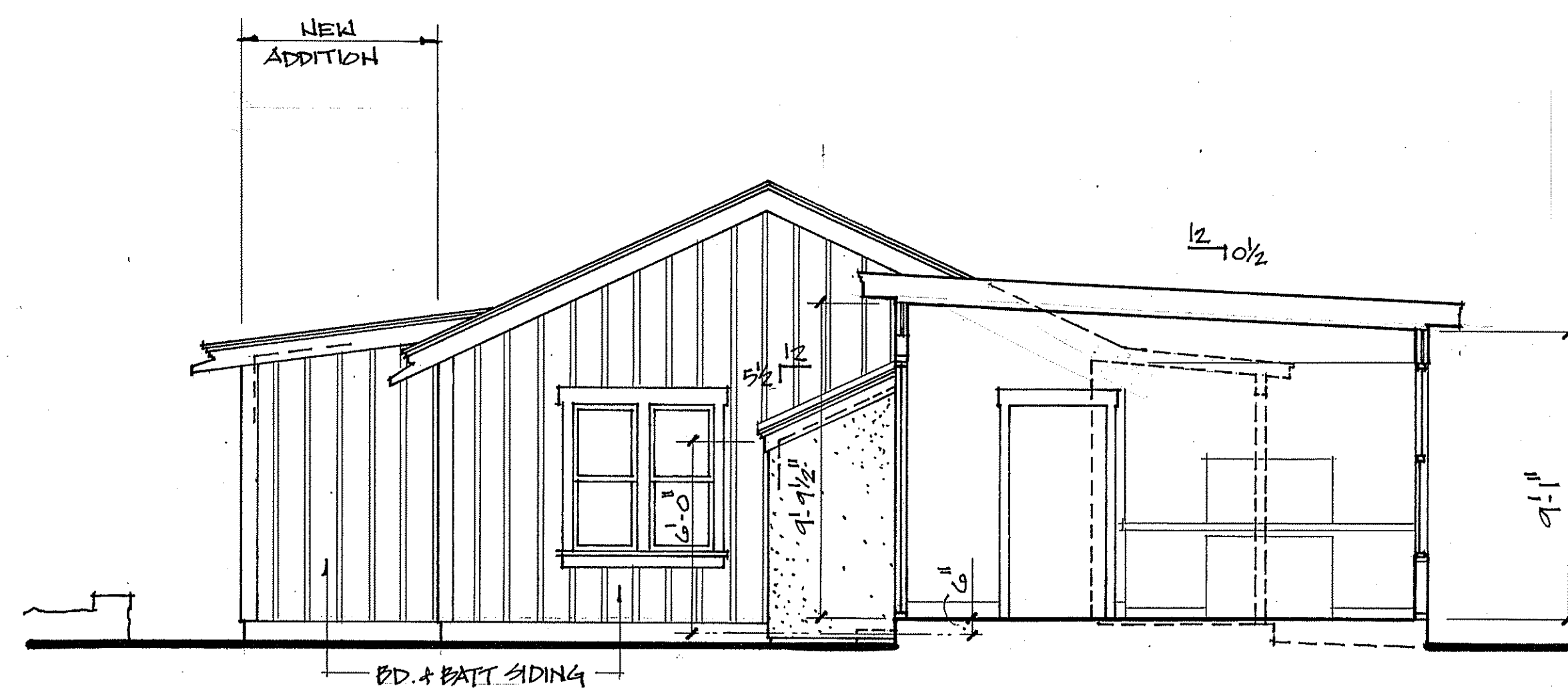
W. CASS PHILLIPS
PLANNING & DESIGN
1000 HILL ST. FREDERICKSBURG, TX 77824
cphillips1000hill@gmail.com
C 830.997.0169 H 830.997.0738

2 OF 4



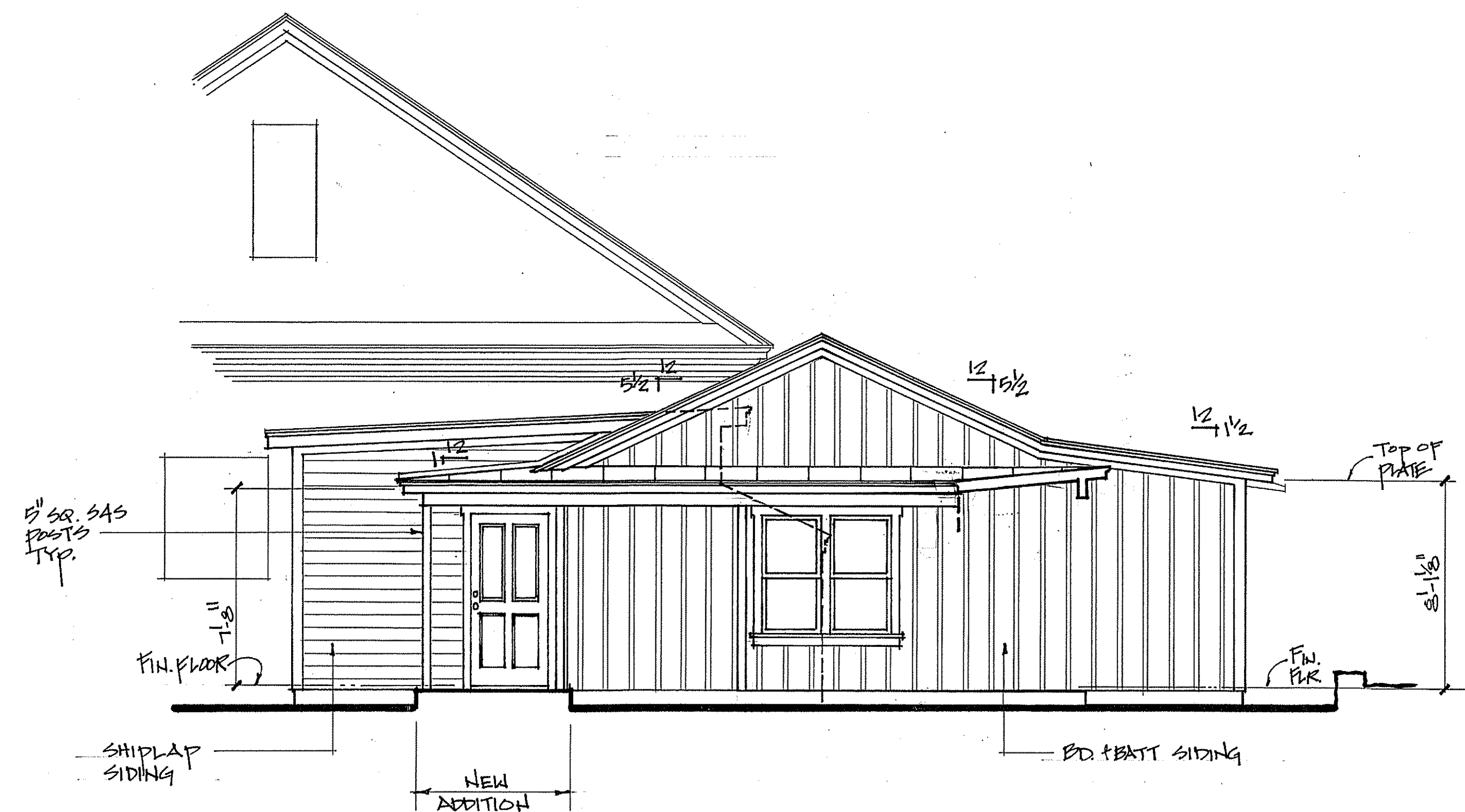
EAST ELEVATION

1/4" = 1'-0"



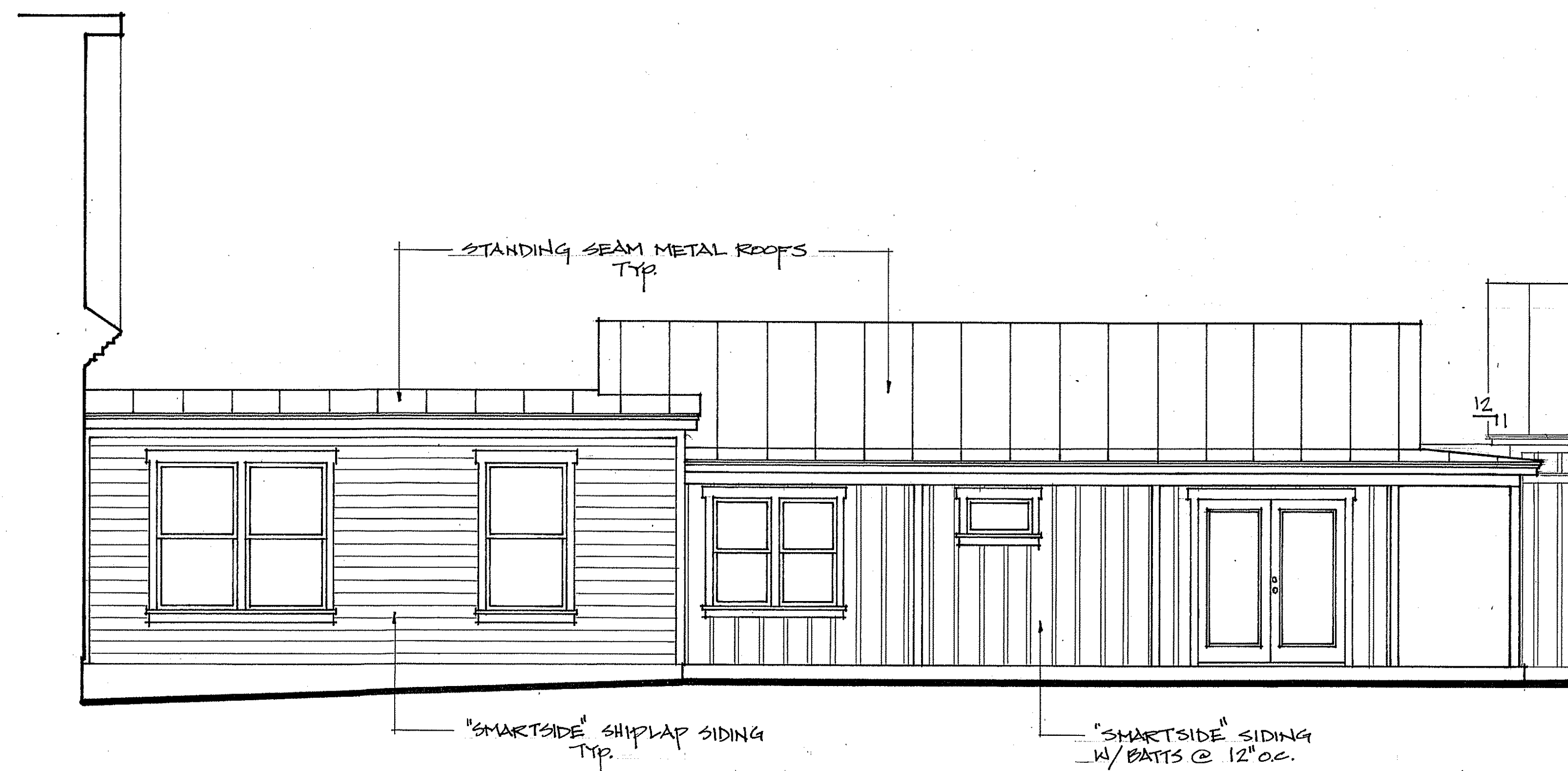
NORTH ELEVATION (SECTION A-A)

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

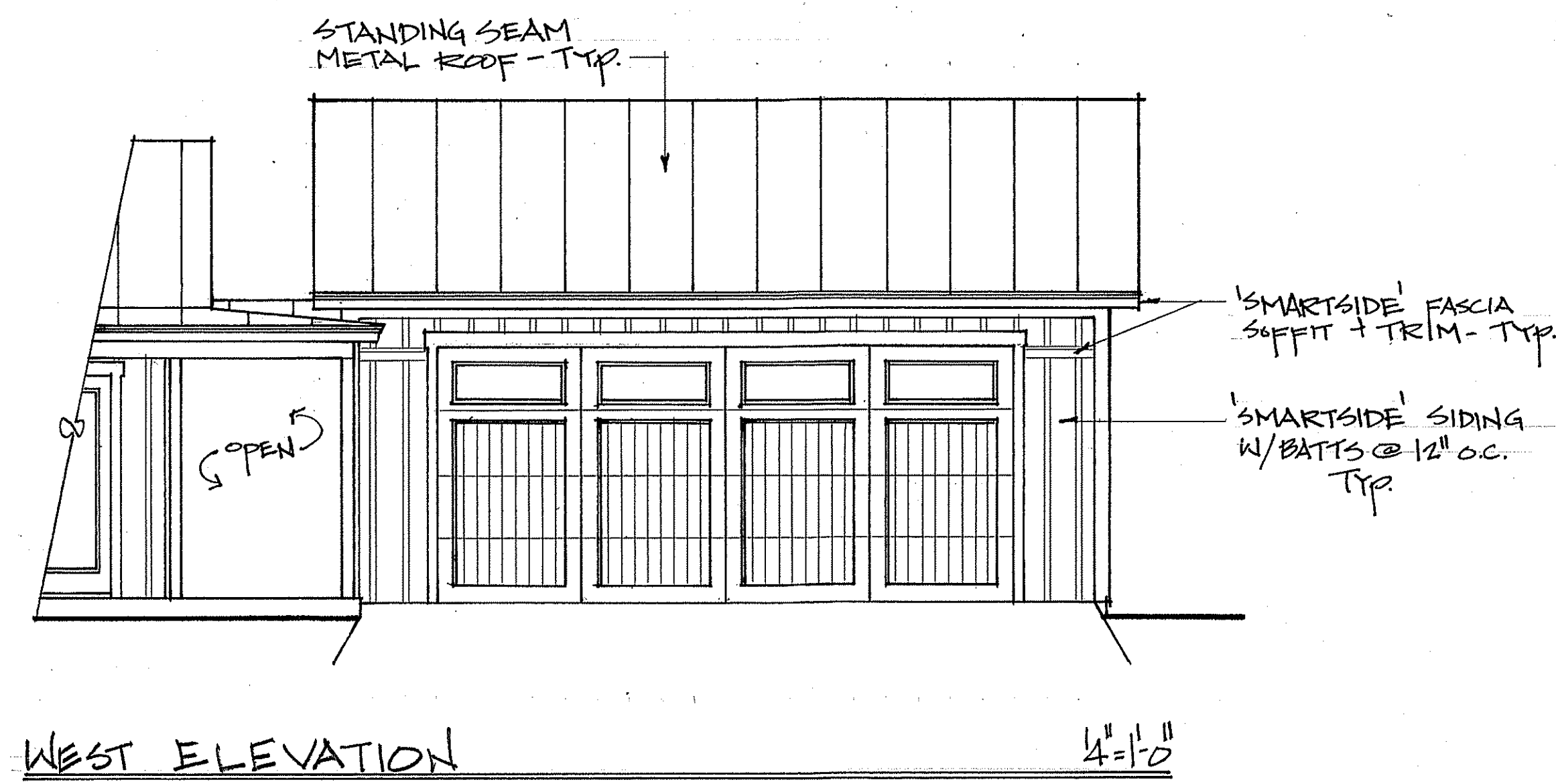
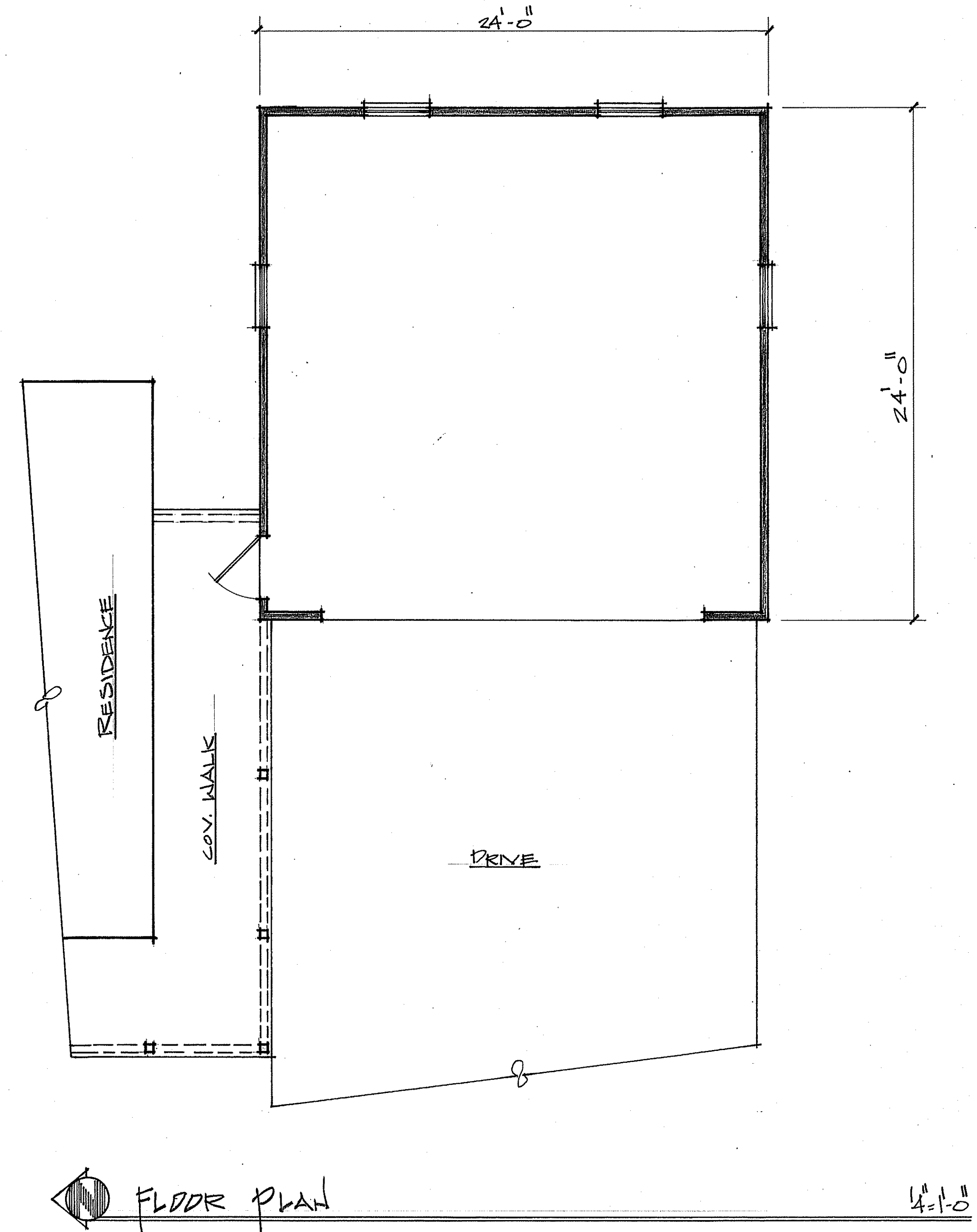
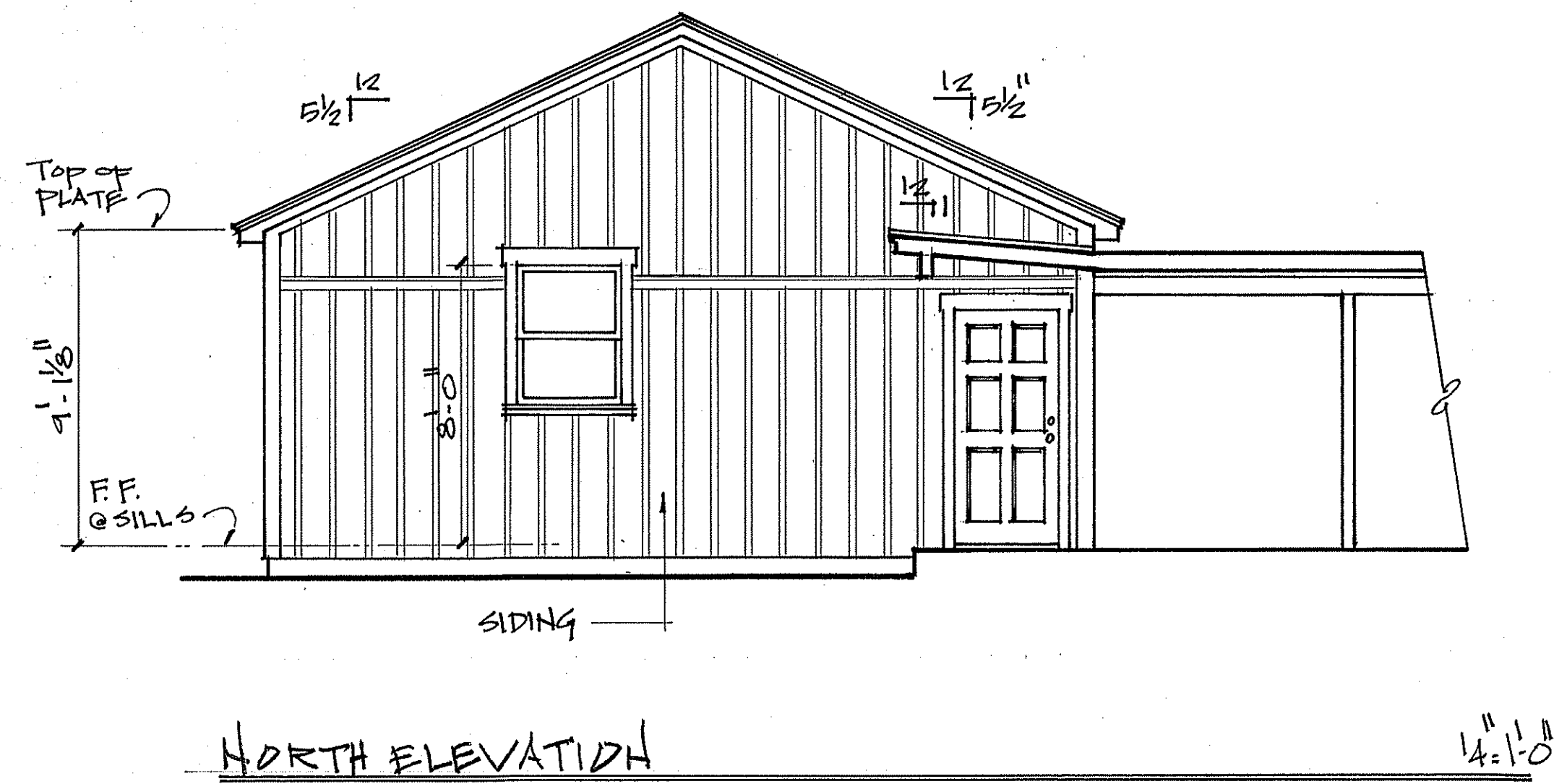
PRELIMINARY DRAFT #3

3 of 4

REMODEL/ADDITIONS TO 409 W. CREEK STREET FOR MARK & NANCY ROSE

10-10-2024

W. CASS PHILLIPS
PLANNING & DESIGN
1000 HILL STREET, SUITE 100
CASS PHILLIPS 1000 HILL STREET, SUITE 100
CASS PHILLIPS 1000 HILL STREET, SUITE 100
CASS PHILLIPS 1000 HILL STREET, SUITE 100



409 W Creek – Photos of Shed





























From: [Shelby Collier](#)
To: [Jan Musgrove](#); [Nancy Rose](#); [Mark Rose](#)
Cc: [CASS PHILIPS \(CPHILLIPS1000HILL@GMAIL.COM\)](#); [Anna Hudson](#)
Subject: RE: Amended Notice of action for 409 W Creek - 2024-949
Date: Wednesday, November 20, 2024 11:43:00 AM

Good morning Mr. & Mrs. Rose,

I wanted to send a follow up email regarding the details discussed as part of the on-site visit for 409 W Creek as they pertain to the existing Storage Building and thank you for taking the time to visit with Staff and Mrs. Cydney Donnell.

First, the property is in rough shape, with the foundation clearly not suitable for construction. In addition, the siding is in disrepair with several areas with rot and additional water damage. The roof was no longer attached but the gutters were rotted through and the building had several missing window panes or doors with glass that had been boarded over.

With that said, there were a few items that I feel need to be addressed such as a few of the exterior doors, which were in good shape, as well as the chimney.

Your next steps are to submit a new Certificate of Appropriateness (COA) application through the MGO Portal at the following link:

<https://www.mgoconnect.org/cp/portal>

While the deadline for the December 10, 2024 meeting has passed (Monday, November 18th was the deadline) Staff is confident that if you can submit an application by Monday, November 25th, we can get the item on the December 10th agenda.

As part of the COA application, you will be requesting to re-rate the structure from a High rating to a Low rating as well as requesting permission to demolish the building.

I would encourage you to provide the following:

- Photos of the foundation
- Photos of the rot and disrepair of the siding and windows
- Photos of Doors and Chimney
- A summary detailing the changes from the current structure to the proposed (exterior only)

Please feel free to contact me if you have any questions.

Have a blessed day!

Shelby Collier
Senior Planner



126 W. Main Street
Fredericksburg, TX 78624

Office: (830) 997-7521 | Direct: (830) 990-2013 | scollier@fbgtx.org

City Mission: We're leading with integrity while providing the best customer services to our community.

From: Jan Musgrove <jmusgrove@fbgtx.org>

Sent: Thursday, November 14, 2024 11:27 AM

To: Nancy Rose <nancyhrose@msn.com>; Mark Rose <mrose.iphone@gmail.com>

Subject: Amended Notice of action for 409 W Creek - 2024-949

Good Morning, Mr. and Mrs. Rose,

I have added some documents to the Notice of Action for your records.

We look forward to seeing you on the 20th.

Sincerely,

Jan Musgrove

Planner 1



126 W. Main Street
Fredericksburg, TX 78624

Office: (830) 997-7521 | Direct: (830) 990-2079 | jmusgrove@fbgtx.org

City Mission: We're leading with integrity while providing the best customer services to our community.

From: Jan Musgrove

Sent: Wednesday, November 13, 2024 1:59 PM

To: Nancy <nancyhrose@msn.com>

Subject: Notice of action for 409 W Creek - 2024-949

Good Afternoon, Mr. and Mrs. Rose,

Please find attached the Notice of Action for 409 W Creek, 2024-949.

Anna Hudson will be in touch shortly to arrange the on-site meeting with the Historic Review Board.

If you have any questions, please feel free to contact me.

Sincerely,

Jan Musgrove
Planner 1



126 W. Main Street
Fredericksburg, TX 78624

Office: (830) 997-7521 | Direct: (830) 990-2079 | jmusgrove@fbgtx.org

City Mission: We're leading with integrity while providing the best customer services to our community.



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: December 10, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-979 - 706 W Travis - Brett Oestreich - Request to construct a 2-story addition for an existing garage.

SUMMARY:

The applicant has submitted a Certificate of Appropriateness (COA) application requesting permission to construct a 2-story addition to an existing garage.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a Medium-rated property with no primary style that was built in 1915. It was noted in the 2018 Historic Resource Survey that the building was identified on the 1924 Sanborn Map and the main residence consists of modest, classical elements. The property consists of 16,600 sq ft lot with a 3,522 sq ft, 2-story main residence and a 352 sq ft detached garage.

The applicant intends to construct a 2-story, roughly 1,200 sq ft addition to the existing 352 sq ft garage. Floor plans were not developed for the addition, rather the applicant intends to use the first floor as a garage and the second floor will serve as a flex space for the family. The request as proposed is roughly, a 20 x 30 addition, consisting of wood frame construction, metal roofing, and exterior materials to match the existing garage and residence in terms of color, texture, and style with the goal of seamlessly integrating the addition into the current visual landscape. With that said, the applicant has not specified materials for the exterior such as siding, windows or doors.

Application Number: 2024-979

Address: 706 W Travis

Rating: Medium

Zoning: [R1, Single Family Residential](#)

Applicant: Brett Oestreich

[Historic District Design Guidelines and Standards](#)

3.3 Additions

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 (d). Additions may gain additional height the further they are set back, with a maximum height no more than 10 feet taller than the historic building, measured from the historic building's original roof peak to the addition's roof peak (f). Where possible, align the floor plates of additions with the historic building (i). Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building (k). New additions should not overpower existing main structures. Full floor second story additions that obscure the form of the original structure are not appropriate (o). The addition should be visually cohesive as a unit; the different parts of the addition should clearly communicate a unified, contemporary date of construction. Consider using one consistent roof form for the entire addition (p). Design exterior walls, roof features, and window/door openings to authentically communicate the structural system of the addition. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system. Application of false structural elements is prohibited (q).

3.4.1 Lot Coverage

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

3.4.3 Accessory Buildings

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 the the preservation priority assigned to the primary building on the parcel. This property has a Medium rating and the maximum height allowed is 28 ft (c). Applied architectural ornament or stylistic detailing of any kind is not appropriate for new accessory buildings (d). Exterior walls, roof features, and window or door openings must authentically communicate the structural system of the new construction. Application of false structural elements is prohibited. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system (f). Revealing structural elements - like true load-bearing posts and beams - is encouraged (g). If a wood-frame structural system is used, wood siding or fiber cement siding is encouraged. use of true load-bearing masonry walls with stone, brick, or stucco also is encouraged (h). 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 (i). The exterior color palette for new accessory buildings must generally be in the same range as the primary building on the property (k).

STAFF RECOMMENDATION:

The proposed addition is in keeping with historic lot development patterns (3.4.1(c)) and does not exceed 3,522 sq ft in size as required by Sec. 3.4.1(g). The design of the addition is simple (3.4.3 (d)) and the height is in keeping with Sec. 3.4.3(c). As the proposed addition is a wood-frame structural

system, wood siding or fiber cement siding is encouraged 3.4.3(h)

Staff recommends approval of the addition as presented.

ATTACHMENTS:

1. 2024-979 Scope of Work
2. 2024-979 Historic Survey
3. 2024-979 Location Map
4. 2024-979 Photos of Existing Conditions
5. 2024-979-east _ west _ east elevation (1)
6. 2024-979 Review Comments
7. 2024-979 Response to Comments

Scope of Work – 706 W Traivs

Project Overview:

This project involves the construction of a two-story wood frame structure located directly behind the existing garage on an already established slab. The structure will serve dual purposes: an extended garage and hobby/exercise space on the first floor, and a game room for entertainment on the second floor. The addition is designed to blend with the existing architecture while providing functional spaces for the household. Below is a detailed scope of work, including structural and architectural considerations, to ensure the project is fully understood.

First Floor: Garage and Multi-Use Space

Extension of Existing Garage:

The existing slab will be used as the foundation for this new extension, allowing it to seamlessly join with the current garage structure.

The first floor will function as an extension of the garage, providing additional space for vehicle storage and workshop/hobby activities.

The total height of the first-floor ceiling will be set at 9 feet to accommodate a workout and physical rehabilitation area, ensuring adequate headroom and a comfortable, spacious environment.

Construction and Material:

The exterior of the first-floor structure will be built using wood frame construction, matching the materials and style of the existing structures on the property.

The materials will be selected to harmonize with the current garage design, maintaining visual consistency throughout the property.

Purpose and Use:

Garage Space: An expansion of the existing garage for vehicle storage, with additional space for tools and maintenance equipment.

Hobby Area: A designated area for hobbies such as woodworking or crafts.

Workout/Physical Rehabilitation Space: The extended ceiling height of 9 feet will ensure ample space for fitness equipment and rehabilitation exercises, designed for ease of use and comfort.

Second Floor: Game Room

General Design and Layout:

The second floor will serve as a game room and entertainment space, designed with traditional 8-foot walls to match the proportions of the residence and maintain a comfortable living space.

The roof will feature a sloped design similar to the existing rooflines of both the garage and the main residence, ensuring the new structure blends into the overall aesthetic of the property.

Construction and Materials:

The exterior walls of the second floor will also be constructed from wood, with siding and finishes selected to match the style and period of the existing structures.

The roof will be finished with metal roofing, consistent with the current materials used on both the garage and the residence.

Purpose and Use:

The second-floor space is intended for entertainment purposes, specifically for board games, social gatherings, and other recreational activities.

The layout will include flexible open space, allowing for versatile use based on changing needs.

Architectural and Aesthetic Considerations

Roof Design: The roof will have a sloped pitch similar to the existing structures on the property, maintaining architectural harmony. The roof will also be finished with metal roofing, ensuring consistency in materials and appearance.

Exterior Finishes: The wood frame construction will be finished with materials that match the existing garage and residence in terms of color, texture, and style, ensuring that the addition integrates seamlessly into the current visual landscape of the property.

Height and Proportions: The first-floor height of 9 feet and second-floor height of 8 feet are designed to maintain proportions similar to those of the current buildings on the property. This

balance will prevent the structure from appearing too imposing while still providing functional spaces for both levels.

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 706 W. TRAVIS

LAT/LONG

ALTERNATE ADDRESS

PARCEL # 14986

LEGAL DESCRIPTION

OWNER NAME

2017 GCAD VALUATION \$494,120

PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION

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

If recommended eligible: CRITERIA (local)

CRITERIA (NRHP)

HISTORICAL INFORMATION

PHYSICAL DESCRIPTION

YR. BUILT 1920 YR. SOURCE

TYPE FORM hipped

PRIMARY STYLE Classical Revival

CURRENT FUNCTION Domestic: Single-Family

SECONDARY STYLE

HISTORIC FUNCTION



VISIBLE
ANCILLARY
RESOURCES

1. not provided

ALTERATIONS

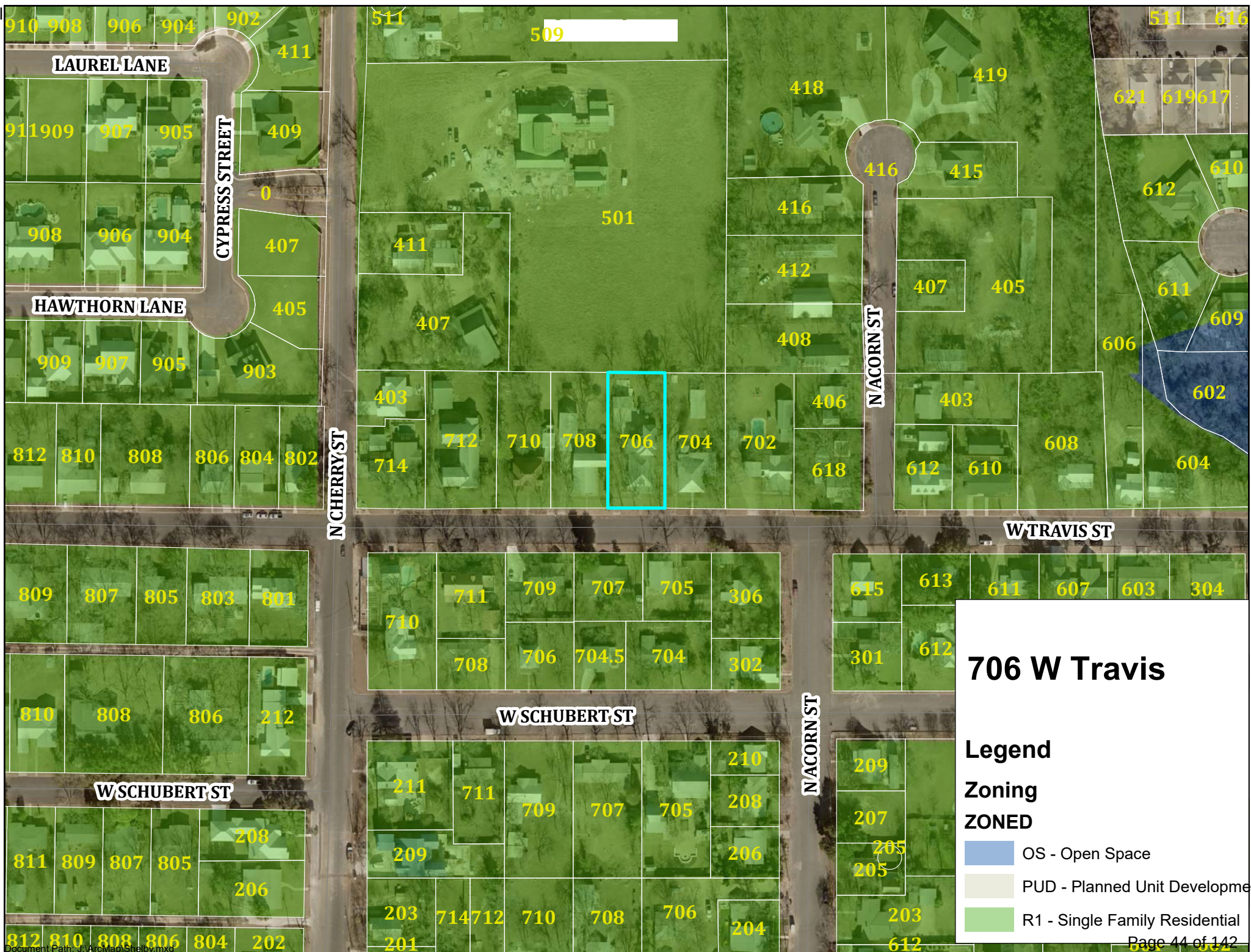
not provided

GENERAL
NOTES

shed and windmill at rear; original porch railing and decking replaced

SOURCES

tial



2024-979 – 706 W Tavis – Existing Conditions Photos













Fredericksburg

City Hall
126 W Main Street
Fredericksburg, TX 78624-3708

Date: Tuesday, November 12, 2024

Brett Oestreich

706 W TRAVIS ST
FREDERICKSBURG 78624-2523
bpa645@hotmail.com

Permit Number 2024-979
Job Address:

Dear Brett Oestreich,

Staff has completed its review of plans for the that is to be located at . Comments from this review follow.

Historic Preservation Review

The COA application will require consideration by the Historic Review Board scheduled for Tuesday, December 10th at 5:30 PM at the City Hall East Campus, 2818 US Hwy 290 East in the Community Room.

3.3 Additions

- 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 Pri
- f. Additions may gain additional height the further they are set back, with a maximum height no more than 10 feet taller than the historic building, measured from the historic building's original roof peak to the addition's roof peak.
- i. Where possible, align the floor plates of additions with the historic building
- k. Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building.
- o. New additions should not overpower existing main structures. Fullfloor second story additions that obscure the form of the original structure are not appropriate.
- p. The addition should be visually cohesive as a unit; the different parts of the addition should clearly communicate a unified, contemporary date of construction. Consider using one consistent roof form for the entire addition.
- q. Design exterior walls, roof features, and window/door openings to authentically communicate the structural system of the addition. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system. Application of false structural elements is prohibited.

3.4.1 Lot Coverage

- 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.
- 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.

3.4.3 Accessory Buildings

- 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. (Note that previously empty lots are considered Low-Priority properties.)
- d. Applied architectural ornament or stylistic detailing of any kind is not appropriate for new accessory buildings.
- f. Exterior walls, roof features, and window or door openings must authentically communicate the structural system of the new construction. Application of false structural elements is prohibited. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system.
- g. Revealing structural elements—like true load-bearing posts and beams—is encouraged.
- h. If a wood-frame structural system is used, wood siding or fibercement siding is encouraged. Use of true load-bearing masonry walls with stone, brick, or stucco also is encouraged.
- 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.
- k. The exterior color palette for new accessory buildings must generally be in the same range as the primary building on the property.

Provide a response to Staff's comments by Tuesday, November 19th. The response should address each of Staff's comments individually.

Should you have questions regarding specific comments, please contact the department referenced under the section in which the comment occurs via the Comments section on the Customer Portal in [MGO Connect](#). Should you have any updated documents, please upload via the Docs section on the Customer Portal on [MGO Connect](#).

Thank you,

The City of Fredericksburg

.3 Additions

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.) This project involves the construction of a two-story wood frame structure located directly behind the existing garage on an already established slab. It has no attachment to the main house.

Extension of Existing Garage:

The existing slab will be used as the foundation for this new extension, allowing it to seamlessly join with the current garage structure.

The first floor will function as an extension of the garage, providing additional space for vehicle storage and workshop/hobby activities.

f. Additions may gain additional height the further they are set back, with a maximum height no more than 10 feet taller than the historic building, measured from the historic building's original roof peak to the addition's roof peak. Along with the submission is a copy of the elevation plan showing compliance.

i. Where possible, align the floor plates of additions with the historic building

Extension of Existing Garage:

The existing slab will be used as the foundation for this new extension, allowing it to seamlessly join with the current garage structure.

The first floor will function as an extension of the garage, providing additional space for vehicle storage and workshop/hobby activities.

k. Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building. The exterior of the first-floor structure will be built using wood frame construction, matching the materials and style of the existing structures on the property.

The materials will be selected to harmonize with the current garage design, maintaining visual consistency throughout the property.

o. New additions should not overpower existing main structures. Full floor second story additions that obscure the form of the original structure are not appropriate. The addition to the garage will not overpower the main house based on design and location as indicated in the elevation drawings and photos of the property. Also, as shown in the photographs the addition will not be visible from the roadway.

p. The addition should be visually cohesive as a unit; the different parts of the addition should clearly communicate a unified, contemporary date of construction. Consider using one consistent roof form for the entire addition.

Construction and Materials:

The exterior walls of the second floor will also be constructed from wood taken from the rear of the garage so an exact match with the front of the garage and with siding and finishes selected to match the style and period of the existing structures.

The roof will be finished with metal roofing, consistent with the current materials used on both the garage and the residence. Every effort has been made to ensure that the new structure will blend with the current buildings and enhance the property's utility without detracting from its historical character.

q. Design exterior walls, roof features, and window/door openings to authentically communicate the structural system of the addition. The size and placement of window and door openings must accurately correspond to the bays of the structural system.

Lintels should reflect the structural system. Application of false structural elements is prohibited.

Construction and Materials:

The exterior walls of the second floor will also be constructed from wood taken from the rear of the garage so an exact match with the front of the garage and with siding and finishes selected to match the style and period of the existing structures.

The roof will be finished with metal roofing, consistent with the current materials used on both the garage and the residence. Every effort has been made to ensure that the new structure will blend with the current buildings and enhance the property's utility without detracting from its historical character.

3.4.1 Lot Coverage

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.

Done.

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. When completed, the garage and addition will not exceed allowable measurements.

3.4.3 Accessory Buildings

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. (Note that previously empty lots are considered Low-Priority properties.)

This project involves the construction of a two-story wood frame structure located directly behind the existing garage on an already established slab. The project will not be a new building, it is an addition to an accessory building.

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

Construction and Material:

The exterior of the first-floor structure will be built using wood frame construction, matching the materials and style of the existing structures on the property.

The materials will be selected to harmonize with the current garage design, maintaining visual consistency throughout the property.

f. Exterior walls, roof features, and window or door openings must authentically communicate the structural system of the new construction. Application of false structural elements is prohibited. The size and placement of window and door openings

must accurately correspond to the bays of the structural system. Lintels should reflect the structural system.

Construction and Material:

The exterior of the first-floor structure will be built using wood frame construction, matching the materials and style of the existing structures on the property.

The materials will be selected to harmonize with the current garage design, maintaining visual consistency throughout the property.

g. Revealing structural elements—like true load-bearing posts and beams—is
Encouraged.

This once again doesn't appear to be a question. And without a question unsure what should be provided in this space.

h. If a wood-frame structural system is used, wood siding or fiber cement siding is encouraged. Use of true load-bearing masonry walls with stone, brick, or stucco also is encouraged.

Construction and Materials:

The exterior walls of the second floor will also be constructed from wood, with siding and finishes selected to match the style and period of the existing structures.

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.

Construction and Materials:

The exterior walls of the second floor will also be constructed from wood taken from the rear of the garage so an exact match with the front of the garage and with siding and finishes selected to match the style and period of the existing structures.

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

Construction and Materials:

The exterior walls of the second floor will also be constructed from wood taken from the rear of the garage so an exact match with the front of the garage and with siding and finishes selected to match the style and period of the existing structures.



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: December 10, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-1045 - 410 S Milam - Stan Klein - construction of new barn based on original barn

SUMMARY:

The applicant submitted a Certificate of Appropriateness (COA) application requesting permission to construct a new 960 sq ft barn.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a High-rated resource in the Vernacular style construction in 1880. The property consists of a 26,136 sq ft lot with a 2,529 sq ft residence.

The property previously obtained a COA in 2023 for the demolition of a barn as it was deemed to be in hazardous condition. The Board directed the applicant to salvage the materials and they were to be reused on site as well as catalog and document the structure. The applicant has since returned requesting permission to construct a new barn based on the previous barns design. The new barn will similar to the original footprint and form of the previous barn and the structure will include a concrete foundation, wood frame, 1x12 wood vertical siding, wood shingle roof with new door and window openings. A new lean-to storage room will be added to the north side of the barn. The new barn will be all wood. The original barn had sheet metal lean-to's as it evolved over time. The general design with a tall center gable and side shed roofs is consistent with the original design.

Application Number: 2024-1045

Address: 410 S Milam

Rating: High

Zoning: **R1, Single Family Residential**

Applicant: Stan Klein

[Historic Design Guidelines and Standards](#)

3.4.1 Lot Coverage

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 (c). Appropriate setbacks from the property lines must be consistent with the surrounding context; This may allow setbacks that are deeper or shallower than the base zoning (d). Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district - minimum of 15 ft for High rated property (e). The maximum lot coverage allowable will not exceed the base zoning (R1) Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines and setbacks from the historic primary buildings on the property (f). All accessory buildings, except any accessory dwelling building subject to Sec. 3.4.1(g), shall not exceed 800 sq ft OR 50% of the primary building square footage, whichever is greater (h). 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 (j).

3.4.3 Accessory Buildings

Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; the maximum height for a High-rated property is 18 ft (c). Exterior walls, roof features, and window or door openings must authentically communicate the structural system of the new construction. Application of false structural elements is prohibited. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system (f). The exterior color palette for new accessory buildings must generally be in the same range as the primary building on the property (k).

STAFF RECOMMENDATION:

The proposed new barn is not a re-creation of the historic barn, but rather a modern interpretation using traditional materials to create a modern use. The dimensions have been increased to make them usable spaces that are not agricultural. Staff commends the designer and owner for using authentic, reclaimed materials where appropriate and traditional designed windows and doors in a contemporary way. The building will be able to show the agricultural history of the property while being used in a new way for a modern audience. Staff recommends approval.

ATTACHMENTS:

1. 2024-1045-COA Application
2. 410 S Milam Location Map
3. 410 S Milam Historic Survey
4. 2024-1045-Site Plan Floor Plan and Renderings



City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 916

Address 410 S. Milam

Parcel Number 20212

GCAD Valuation (as of 2017; where available) \$216,980

Year Built 1880

Year Altered

Area Local Landmark

Historic District No

Recommendation

Priority High

Assessment Example of a distinctive building plan or architectural style.

2002 Photo



Photo Information & Notes

Image Name 0916_2.jpg

Photo References 0916_*.jpg

Notes

2002 SURVEY DATA (continued)

Property Description

Function	domestic: single-family	No of Stories	0
Style	vernacular	Construction	load-bearing masonry
Plan	wing-and-gable/L-plan	Foundation	stone
Exterior Walls	stone	Roof	gable
Porches	shed	Windows	double-hung wood sash
Outbuildings	shed	Doors	single-leaf door
Alterations	porch		

1983 SURVEY DATA

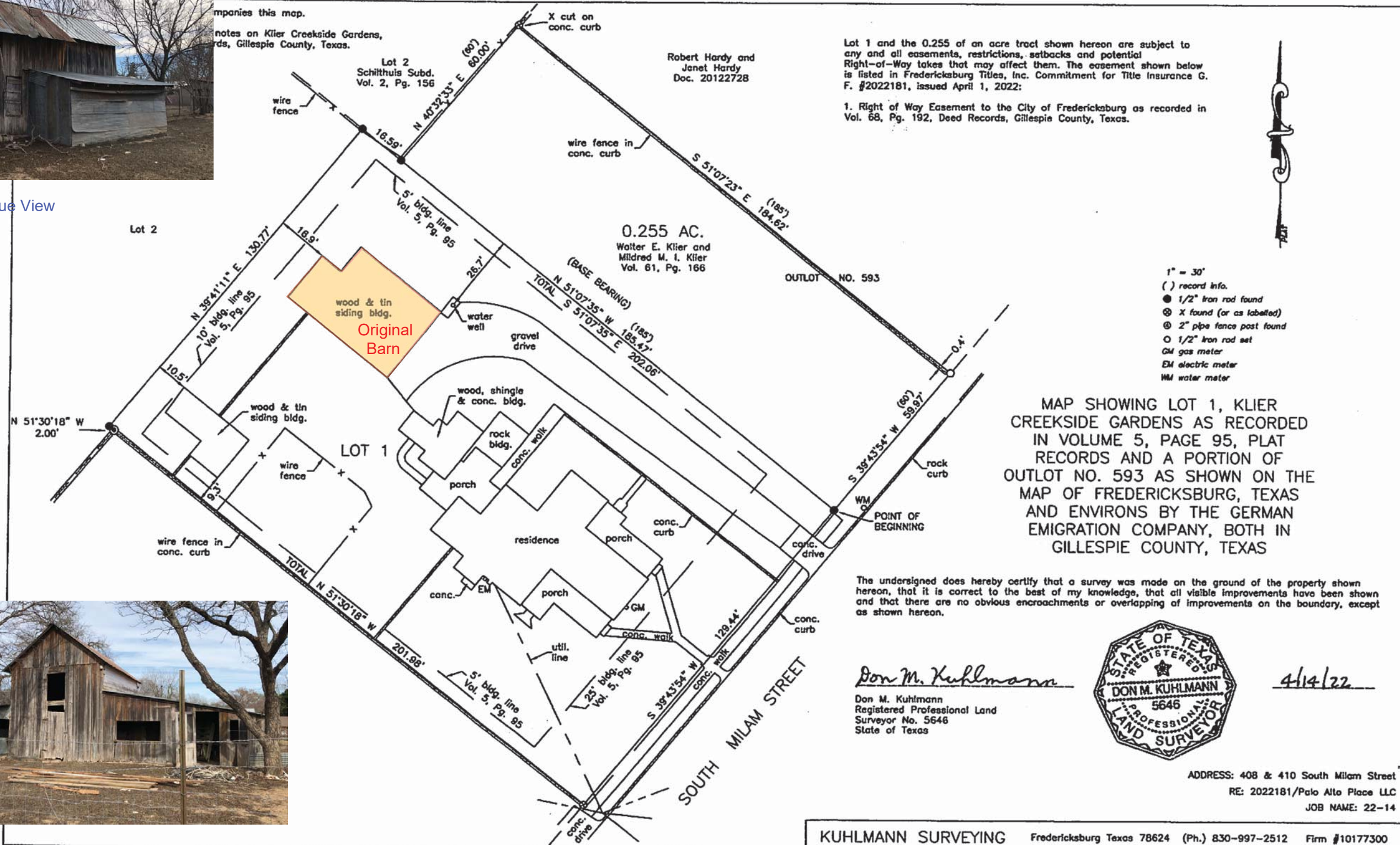
1983 Survey Site No	556	1983 Survey Ranking	1
1983 Photo References			



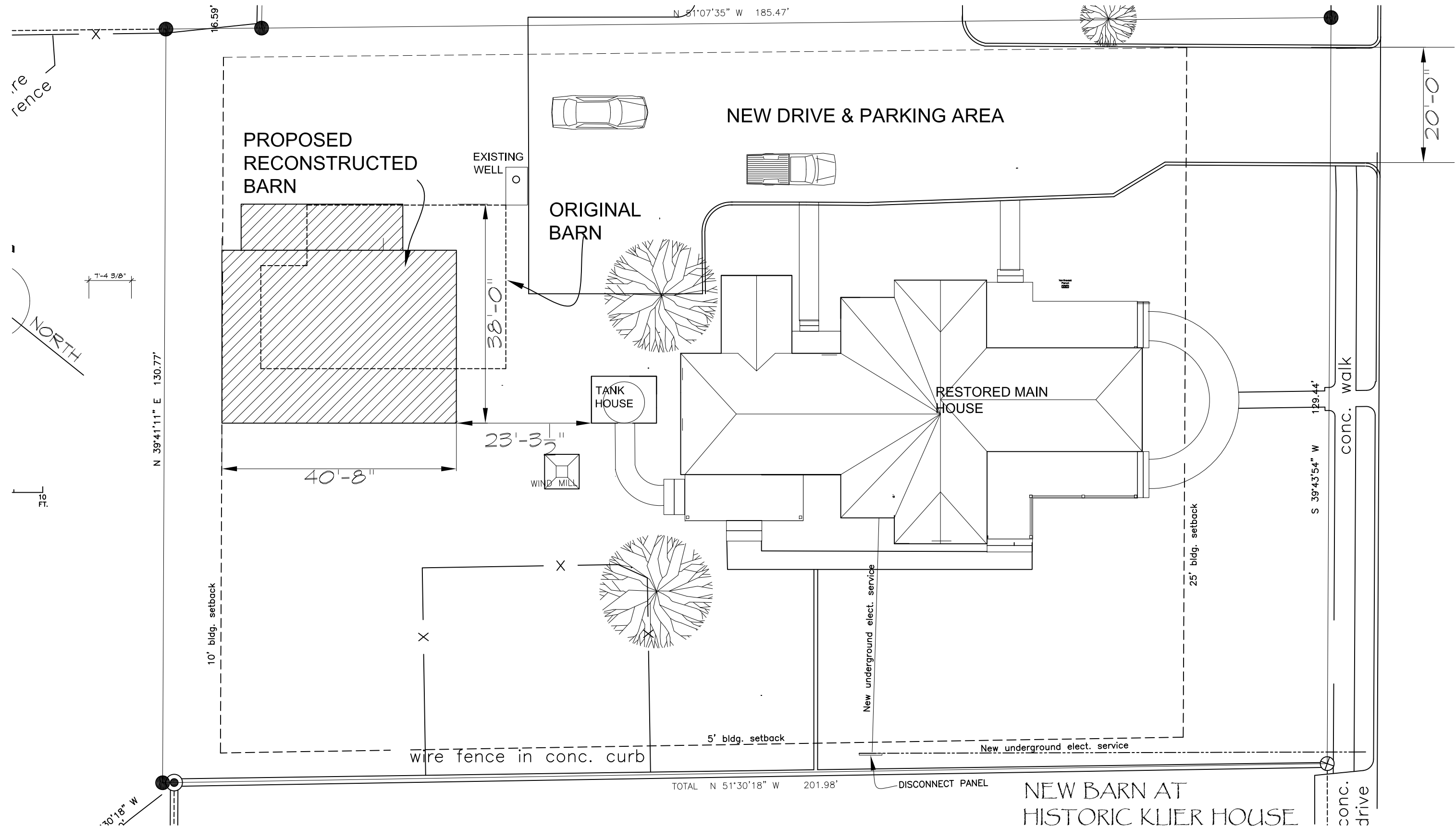
North Oblique View



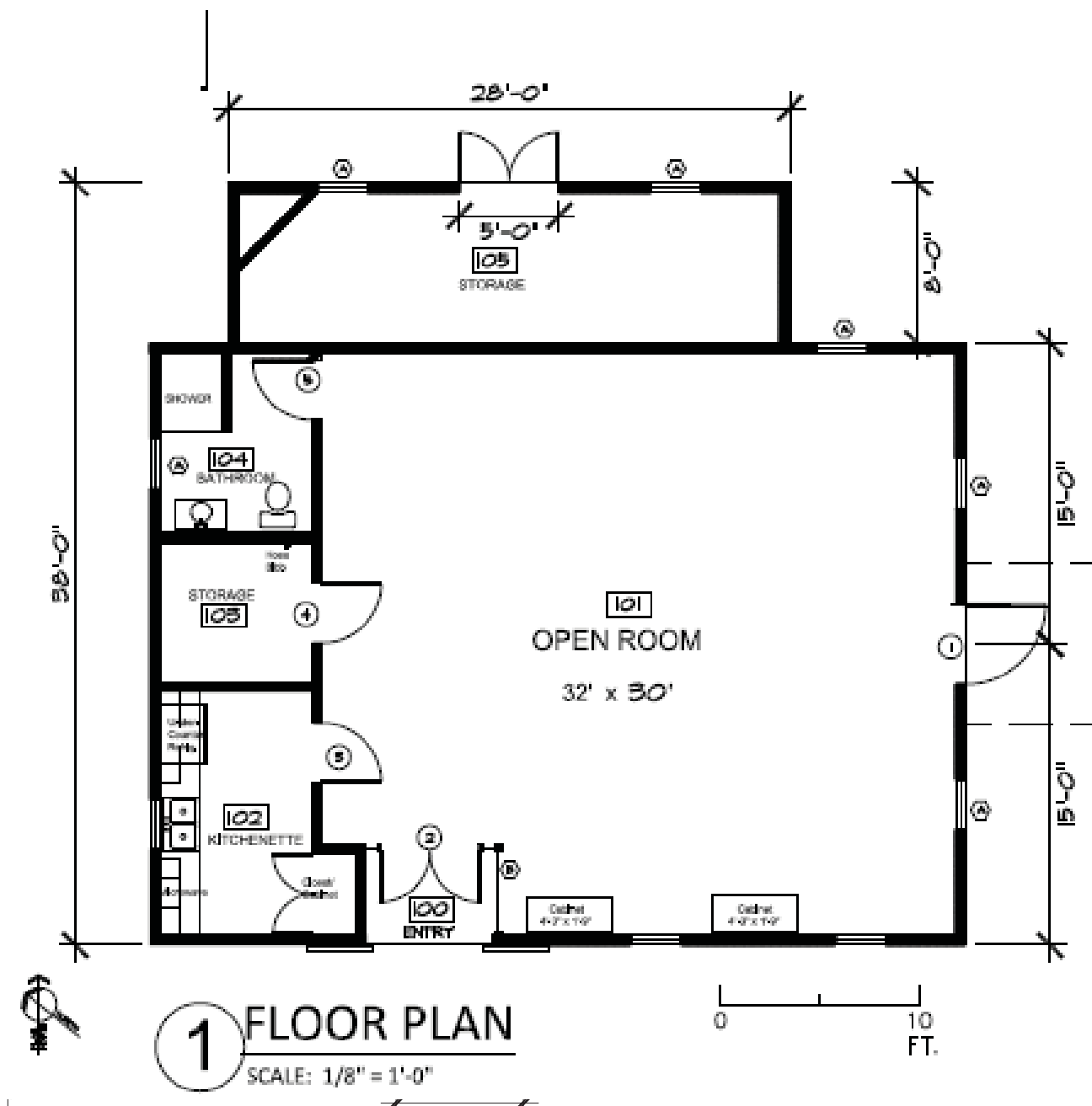
South view



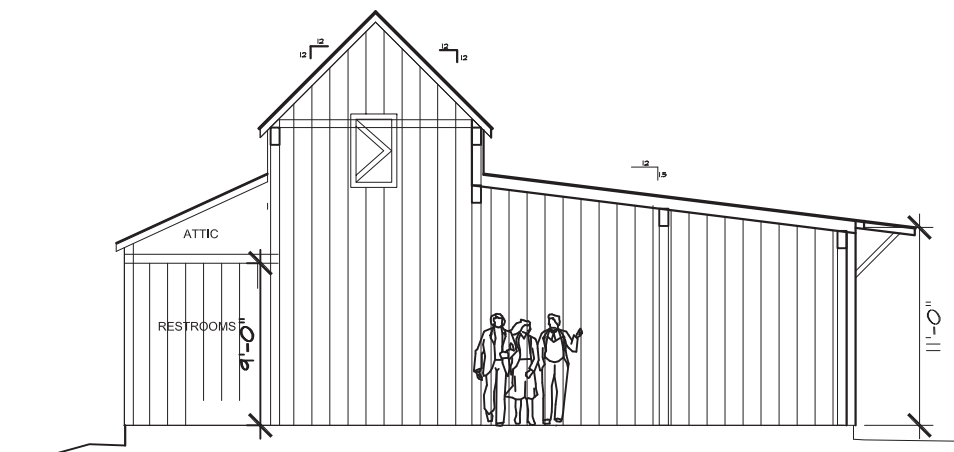
10-15-2024



10-15-2024

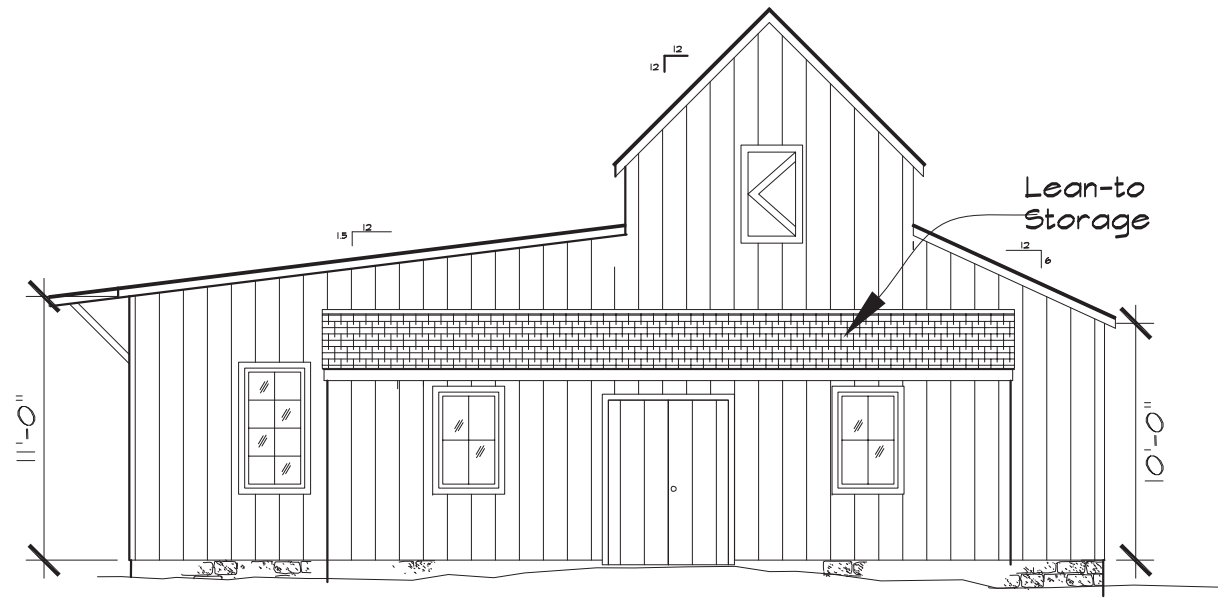


2 EXTERIOR VIEWS OF BARN
NO SCALE

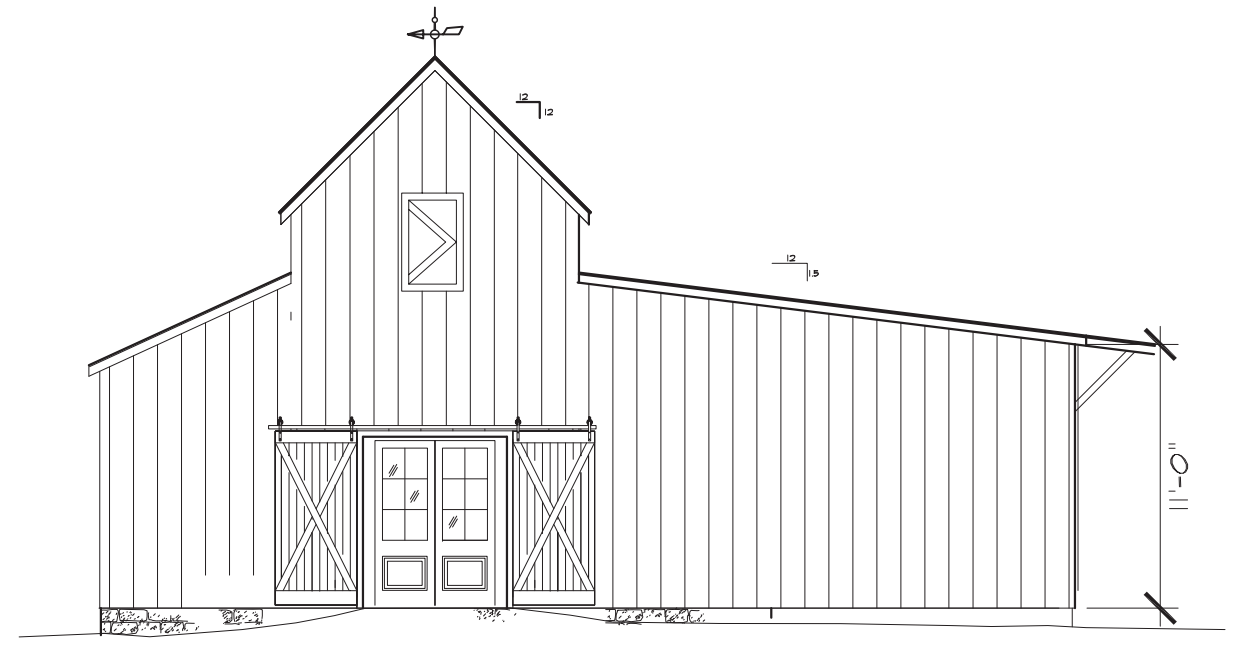


3 BARN SECTION
SCALE: 3/32" = 1'-0"

NEW BARN AT
HISTORIC KLIER HOUSE
410 S. MILAM ST
Fredericksburg, TX 78624

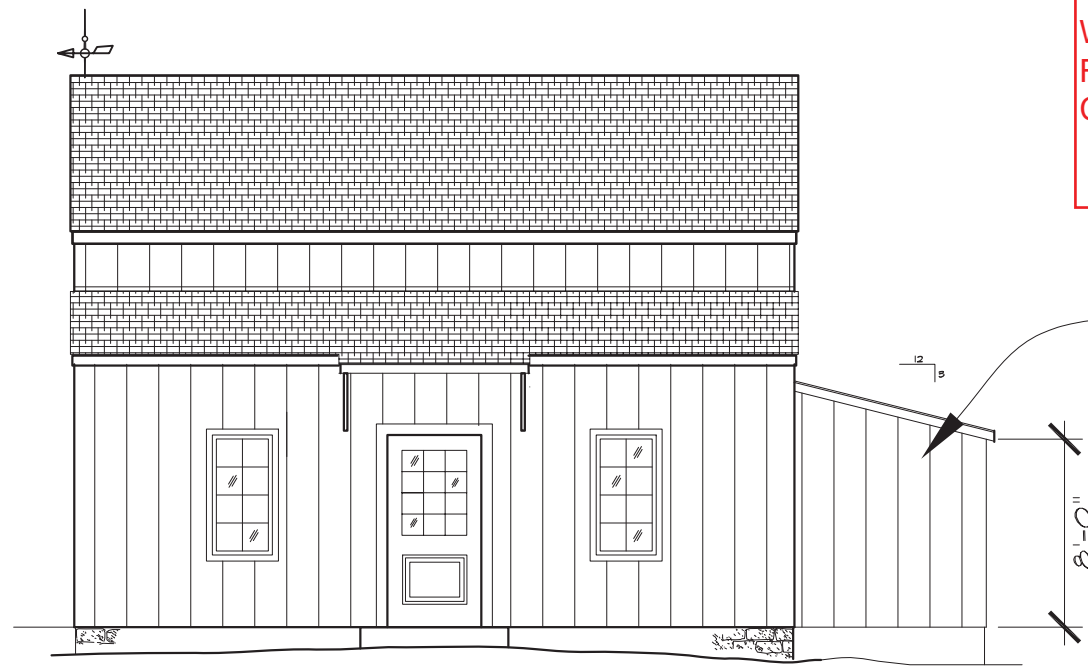


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

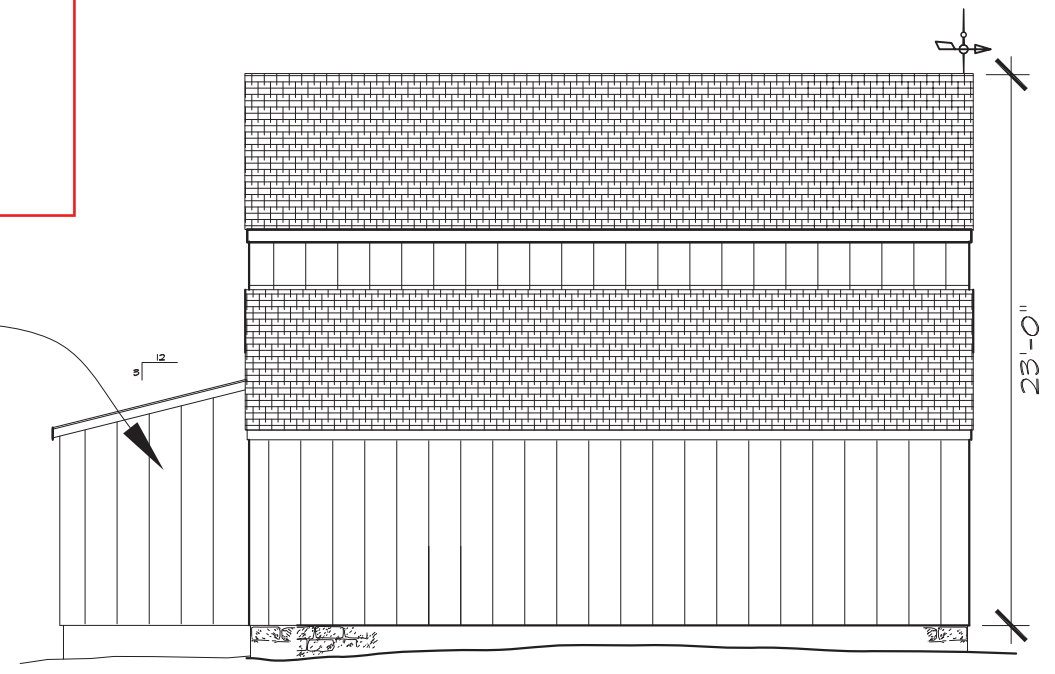


2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Exterior - Salvage 1x12 vertical wood siding.
Windows & Doors - Wood
Roof - Wood Shingle
Coatings - Clear oil sealer



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

NEW BARN AT
HISTORIC KLIER HOUSE
410 S. MILAM ST
Fredericksburg, TX 78624



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: December 10, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-789 - 701 N Llano - Whitney Koch - Request to Re-Rate Main Residence from Medium to Low to Allow for Demolition.

SUMMARY:

The applicant submitted a Certificate of Appropriateness (COA) Application requesting permission of the following:

1. Re-rate the main residence from Medium to Low
2. Demolition of the main residence

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a Medium-rated resource with no primary style built in 1930. The property consists of 6,500 sq ft lot with a 944 sq ft main residence. The Board and members of Staff performed a site visit to determine the condition of the resource on October 22, 2024.

The property previously obtained approval to demolish an outbuilding on September 10, 2024 and the applicant has since requested permission to demolish the main building but has not provided plans for the properties' future development.

Application Number: 2024-789

Address: 701 N Llano

Rating: Medium

Zoning: C1, Neighborhood Commercial

Applicant: Whitney Koch, Mustard Design

[Historic Preservation Ordinance No. 27-007](#)

Sec. 23-58 - Designation of Historic Districts, Historic Landmarks and Preservation Priority

Rating.

When a property is incorporated into the Historic District, the Historic Review Board assigns a rating; Low, Medium, or High, to that property. At any time, an applicant may request a change to the rating of a specific property, and it is up to the Board to determine the appropriate rating for the structure. The property in question is a Medium-rated resource and the applicant is requesting a rating of Low to allow for demolition of the resource.

The definition of **Medium-rating** is as follows:

Resources that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the historic district's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural or archaeological 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.

The definition of **Low-rating** is as follows:

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

The applicant is requesting demolition but has provided no plans for the property.

Sec. 23-63 - Demolition/Removal

This section of the Ordinance specifically forbids the demolition of a High-rated structure (b1). If the building is found to be hazardous it may be demolished or removed (d). (f) in the case of demolition, the Board shall affirmatively find the following:

1. Reasonable measures could not be taken to adaptively reuse, rehabilitate or restore the resource building or structure at its existing site;
2. Reasonable measures have been taken to relocate the resource to a new site first, within the same property, secondly, within the historic district (if applicable) or thirdly, to an area that will be enhanced by the resource or where the goals of this article will be furthered and that the same cannot be reasonably done;
3. The condition of the resource building or structure is such that it has been altered or deteriorated that it has lost its value for promoting the goals of this article, and is no longer significant, and in such event that the condition is not due to demolition by neglect or action of the owner or another related person or entity;

4. Plans for proposed new construction or other reuse of the property, and their effects on the historical, cultural, social or architectural identity of the surrounding area will be positive and promote the goals of this article.

In making the determination to permit demolition, the Board may place reasonable conditions on the same (f)

Sec 23-64 Economic Hardship

No Certificate of Appropriateness for demolition or removal as applicable, involving a claim of economic hardship may be approved by the Board, nor shall a demolition permit be issued by the city based upon economic hardship unless the Board finds:

1. The property is incapable of earning a reasonable return in its current or rehabilitated state, regardless of whether that return represents the most profitable return possible, and
2. The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return, and
3. Earnest and reasonable efforts to find a purchaser interested in acquiring the property and preserving it have failed, and
4. The property cannot be moved or relocated to another similar site within the district.
5. Reasonable return, for the purposes of determination of economic hardship shall include consideration of the following information, but is not limited thereto:
 - a. Purchase date price and financing arrangements
 - b. Current market value
 - c. Form of ownership
 - d. Type of occupancy
 - e. Cost estimates of demolition and post demolition plans for development
 - f. Maintenance and operating costs
 - g. Inspection report by licensed architect or structural engineer having experience working with historic properties
 - h. Costs and engineering feasibility for rehabilitation
 - i. Property tax information
 - j. Rental rates and gross income from the property
 - k. Other additional information as deemed appropriate
6. Claims of economic hardship by the owner shall not be based on conditions resulting from:
 - a. Evidence of demolition by neglect or other willful and negligent acts by the owner
 - b. Purchasing the property for substantially more than market value at the time of purchase
 - c. Failure to perform normal maintenance and repairs
 - d. Failure to diligently solicit and retain tenants
 - e. Failure to provide normal improvements or accommodations for tenants
7. That throughout this process, the applicant has consulted in good faith with the Historic Preservation Officer, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property.

STAFF RECOMMENDATION:

The proposed re-rating of the main residence from Medium to Low would be required to allow for demolition. The information provided by the applicant points to evidence of settlement and displacement, general deterioration and rot, as well as water damage, all of which was verified as part of the site visit conducted on October 22, 2024.

Sec. 23-63 of the Historic Preservation Ordinance requires that the Board affirmatively finds that the plans for proposed new construction or other reuse of the property will be positive and promote the goals of this article and Staff is aware that in addition to this request, the applicant has already obtained approval for the demolition of an accessory building, meaning that if this request is approved, would result in a vacant Commercial lot, which does not add or promote the goals of the Historic Preservation Ordinance.

All demolition requests are taken seriously. As historic assets are removed one at a time from our district, they cannot be replaced. North Llano street is a busy corridor, but has been able to keep the small-town charm of Fredericksburg intact because it is lined with homes that are still used as residences and others that have been converted to neighborhood commercial uses. Staff and members of the HRB were able to conduct an on-site visit and the applicant has produced compelling reports from professionals in their respective fields. The HP Ordinance has high standards for the approval of demolition. While there are a number of issues that would need to be addressed to rehabilitate this structure, they are not uncommon given the age and continuous use of the property. No cost estimates have been provided to show the amount of the work would cause economic hardship. Asbestos was found in flooring that would be replaced with any rehab. The amount of mold was low and not deemed dangerous. Foundation work is excepted for a nearly 100 year old house. The poured concrete foundation on the front porch could and should be removed as it has caused separation from the pier and beam section of the house, which is the common long term effect. If the applicant can meet the economic hardship standards, they should also have concept plans for replacement. Empty lots have the most negative impact on historic districts.

ATTACHMENTS:

1. 2024-789 COA Application
2. 2024-789 Location Map
3. 701 N Llano Historic Survey
4. 2024-789 Property Conditions Assessment
5. 2024-789 Structural Engineer Report
6. 2024-789 Updated Asbestos Survey
7. 2024-789 Updated Building Inspection Report
8. 2024-789 Updated Lead Paint Survey
9. 2024-789 Updated Mold Survey
10. 2024-789 Foundation Estimate
11. 2024-789 Comment Letter



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	701 N. Llano St.	Date Submitted	9/16/24
Owner name:	Neal Reeh and Debbie Farquhar Reeh	Phone #	(830) 456-6679
Owner Address:	734 S. Washington St., Fredericksburg TX, 78624		
Authorized Applicant:	Whitney Koch, AIA, NCARB	Phone #	(830) 997-7024
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.	Applicant E-mail: wkoch@mustardarchitectstx.com		
	Desired Start Date:		9/30/2024
	Desired Completion Date:		12/31/2024

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)

Request complete demolition of the structure located at 701 N. Llano Street. Scope of work and supporting information included in the provided documentation.

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.



LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 701 N LLANO ST

LAT/LONG 30.279349 -98.86505

ALTERNATE ADDRESS N/A

PARCEL # 14774

LEGAL DESCRIPTION HAHNE BLK A LOT 1-PT

OWNER NAME NEVELS, LARRY J & LINDA TRUST B

2017 GCAD VALUATION \$158,370

PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION None

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

If recommended eligible: CRITERIA (local) N/a

CRITERIA (NRHP) N/a

HISTORICAL INFORMATION

Outside of 1924 Sanborn map coverage; visible on 1938, 1948, and 1963 historic aerials

PHYSICAL DESCRIPTION

YR. BUILT c.1930

YR. SOURCE Estimate

TYPE Building

FORM Rectangular

PRIMARY STYLE No style

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling



**VISIBLE
ANCILLARY
RESOURCES** 1. none

ALTERATIONS Addition to rear/side elevation
Roof replaced w/ incomp. materials

**GENERAL
NOTES**

SOURCES Sanborns; historic aerials





701 NORTH LLANO STREET

PROPERTY CONDITIONS ASSESSMENT

Fredericksburg, Texas

architect
Mustard Architects
Whitney Koch, AIA, NCARB



September 16, 2024



SUMMARY OF REPORT CONTENTS

The information obtained through research of historic documents and physical investigation of the current condition of the residence is contained in this historic building report. This information has been divided into 3 sections, which are listed and summarized as follows:

Part A - Introduction.....Pages 3 - 4

This section contains a description of the scope and purpose of this study, identifies the report project team, and describes the methods of investigation used to obtain the information included herein.

Part B - Documentation and Findings.....Pages 5 - 13

A written and visual analysis of the building's conditions assessment including recent photography and written reports of the integrity of current conditions.

Part C - Conclusion and Recommendations.....Pages 14 - 15

A final conclusion and recommendations for requested next steps has been included to provide goals and context for the request.



PART A

INTRODUCTION



INTRODUCTION

701 NORTH LLANO STREET

PROPERTY CONDITIONS ASSESSMENT

PURPOSE OF THE STUDY

This building report will serve as a basis for the existing conditions assessment for the building standing at 701 N. Llano Street in Fredericksburg, Texas. This technical document will provide an architectural and structural analysis of the building based on its current conditions as of September 2024.

BUILDING HISTORY

This building is believed to have been built ca. 1930 about the same time lots in the area were laid out in the Hahne Addition.

We were able to find limited information regarding the structure uses other than it was previously used as a salon in the mid 1990s.

PROJECT TEAM

Mustard Architects was retained to provide architectural services for the noted building.

The investigation, research, and evaluation encompass several areas of examination including architectural, structural, historical relevance, plumbing, mechanical systems, and electrical systems.

The Mustard Architect team is as follows:

Whitney Koch, AIA, NCARB Architect
wkoch@mustardarchitectstx.com

Grace Igler Project Coordinator
gigler@mustardarchitectstx.com

Mrs. Koch has over 20 years specializing in architectural design and building assessments with a specialization in historic properties. She has both university training and professional training with extensive knowledge in historic properties.

INVESTIGATION METHODOLOGY

The objective of this conditions assessment was to provide a thorough assessments of the current building conditions and limited history of the building.

The following groups have assessed or will assess the condition of the structure:

- Group 1: **Mustard Architects**
creator of this report
- Group2: **Merit Inspection Service, Inc.**
Jim Jarreau
provided the attached inspection report
- Group 3: **Hill Country Structural**
Wess Lipka
Will provide a structural assessment document (forthcoming)
- Group 4: **Total Foundation Repair**
Will provide a foundation assessment document (forthcoming)

The documentary process consisted of a field survey and investigation, and preparation of the report. No drawings or historic photographs of the building were found.

WALK-THROUGH SURVEY

The objective of the walk-through survey is to visually observe the subject property so as to obtain information on material systems and components.

The building was walked on two separate occasions by the Architectural team at which time they conducted field observations in connection with a property conditions assessment (PCA). The site visit constituting part of the PCA is referred to as the walk-through survey.

The team documented representative conditions with photographs and used reasonable efforts to document typical conditions present including material physical deficiencies.

Photographs include typical exterior elevations, site work, parking areas, roofing, plumbing, HVAC, and electrical systems, representative interiors, and any special or unusual conditions present.



PART B

DOCUMENTATION AND FINDINGS



DOCUMENTATION AND FINDINGS

701 NORTH LLANO STREET

PROPERTY CONDITIONS ASSESSMENT

Site

General Site Observations

The site is a very small lot, and the current building encroaches significantly on the current building setbacks.

The building fills almost the entire site making new future uses challenging due to the lack of on-site parking and usable building area of only approximately 30 feet wide.

Topography

The grade slopes towards the house in numerous locations causing the accumulation of water along the foundation edge and under the crawl space of the pier and beam portion of the building.

Ingress and Egress

Current on-site parking allows for two head-in parking stalls which require backing on to Centre Street. Additional parking is available at the street.

Flatwork

Pedestrian sidewalks are present along the Centre Street and Llano Street sides of the structure.

Landscaping and Appurtenances

The existing landscaping adds to the moisture issues surrounding the foundation. They trap moisture along the foundation edge and do not allow for proper drainage.



Figure 1: 701 N. Llano St. facing Centre St. (2024)



DOCUMENTATION AND RECOMMENDATIONS

701 NORTH LLANO STREET

PROPERTY CONDITIONS ASSESSMENT

Exterior Wall Finish Observations

The exterior of the building has experienced large amounts of rot and deterioration to the siding, primarily within 3 feet of the surrounding grade.

The building finishes and framing are sitting in grade and subject to continual moisture wicking and termite damage leading to the continued deterioration of the structure.

Window Observations

Most of the windows appear to be original to the structure and are in decent condition. They have been protected by non-original screens. Deterioration is present at the window sills from moisture trapped behind the non-original screens.

Roof Observations

The roof shows evidence of sagging members with significant deflection and valley member stress.

Inside the house some of the existing rafters and ceiling joists are decayed due to moisture penetration from roof leaks. And there is evidence of roof separation from the perimeter walls, evident by the cracks apparent at multiple corners of the rooms and the cracks around windows.

Porch / Floor Observations

The floor of the porch is concrete which has heaved while the main structure sunk resulting in a 3" offset between the two floor levels, also trapping moisture in the joint and allowing infiltration under the house edge. The rear addition is also slab on grade which is causing differential floor heights due to the shifting of the structure



Separation of the floor system from the walls and cracks on all sides of the windows are indicative of failing floor joist members



Figures 2-4: 701 N. Llano St. Interior (2024)



DOCUMENTATION AND FINDINGS

Exterior Conditions



Figure 5: West facade of 701 N. Llano St. facing Llano St. (2024)



Figure 6: Front porch of 701 N. Llano St. facing Llano St. (2024)



Figure 7: South facade facing Centre St. (2024)



DOCUMENTATION AND FINDINGS

Exterior Conditions

701 NORTH LLANO STREET

PROPERTY CONDITIONS ASSESSMENT



Figures 8 (Left) & 9 (Middle): North Facade (2024)



Fig. 10 (top) & 11 (bottom): Damage at North Facade (2024)



Figures 12: East Facade (2024)

Grade is above interior floor line

Significant dry rot and deterioration

The rear addition is not original, and is not contributing to the representative time period of main structure

Building settlement left structure sunken into the adjacent grade



Figures 13: East Facade (2024)



DOCUMENTATION AND FINDINGS

PROPERTY CONDITIONS ASSESSMENT

Exterior Conditions



Settlement cracks and
heaving/displacement at front
entry porch



Figures 14 (top left), 15 (top right), 16(bottom left), 17 (bottom right): Conditions at porch and main entry, West facade facing Llano St. (2024)



DOCUMENTATION AND FINDINGS

PROPERTY CONDITIONS ASSESSMENT

Foundation

Due to extreme loading from the previous tenant, under a different owner, the floor structure/foundation at the pier and beam area has experienced stress beyond their allowable weight limit causing deflection and failure.

Areas have heavy decay due to infiltration of water under the house and roof leaks that allowed moisture to reach the floor and support joists. This caused a breakdown of the structural integrity and created a natural environment for termites.

The existing piers are at varying levels of decay and rot and have sunk in multiple locations, they also have evidence of termite damage, see Merit Inspection for additional information.

Wall Condition

The perimeter wood walls are buckling and are severely cracked in numerous locations and susceptible to collapse in places.

The walls are beginning to separate from the floors due to differential settlement throughout the structure

At many ceiling corners separation cracks are visible and rise concern for the integrity of the roof to wall connections.

The existing wall studs are decayed in many locations, mostly below along the floor line where water has penetrated into the walls.



Cracks are present at all sides of most windows, doors, and within interior walls



Figures 18 (top), 19 (left), 20 (middle), 21 (right) : Interior locations within 701 N. Llano (2024)



DOCUMENTATION AND FINDINGS

701 NORTH LLANO STREET

PROPERTY CONDITIONS ASSESSMENT

Walls are buckling and overall building structural stability is compromised

Walls and roof members are separating



Figures 22 (left) & 23(right): Interior wall buckling at 701 N. Llano (2024)



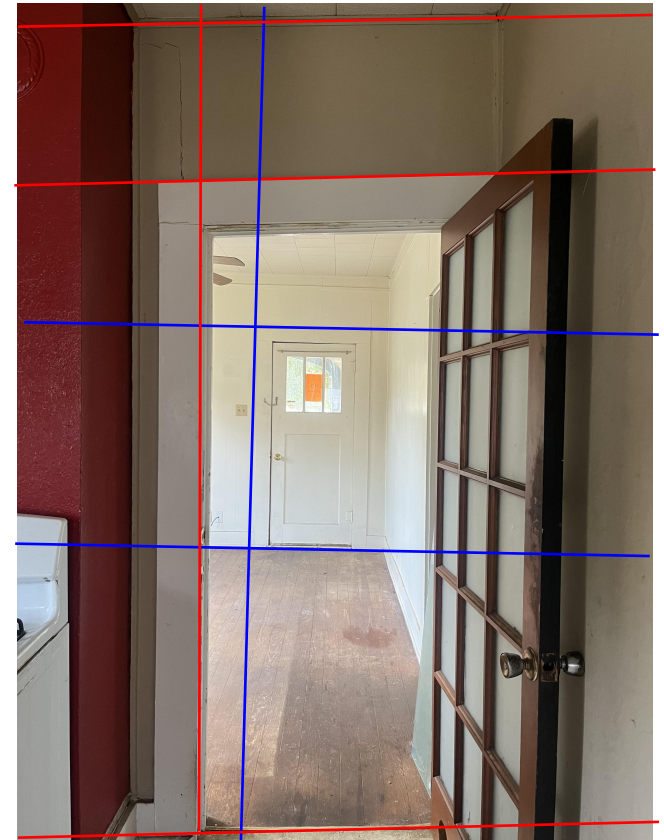
Figure 24: Beam between kitchen and addition (2024)

Sagging ceilings are further evidence of roof framing failure



Figure 25: Kitchen (2024)

Misalignment shown between Kitchen door and Entry door



Figures 26: View from Kitchen to main entry at 701 N. Llano St. (2024)



DOCUMENTATION AND FINDINGS

Interior Conditions

701 NORTH LLANO STREET

PROPERTY CONDITIONS ASSESSMENT

Damage from house settling at Bedroom 2.
Wall is buckling and prone to structural failure



Figure 27: Bedroom in 701 S. Llano (2024)

Closet door no longer opening fully
in Bedroom 1 due to differential
settlement in floor/roof



Figure 28: Bedroom in 701 S. Llano (2024)

Window elements are
warped and misaligned due
to water infiltration

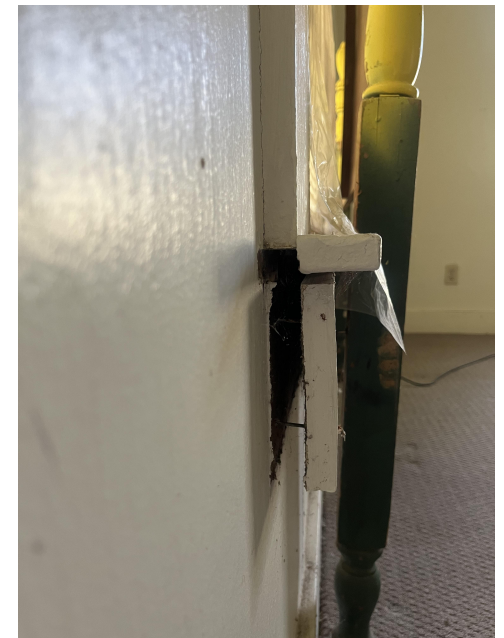


Figure 29: Bedroom in 701 S. Llano (2024)



PART C

CONCLUSION AND RECOMMENDATIONS



CONCLUSION AND RECOMMENDATIONS

701 NORTH LLANO STREET

PROPERTY CONDITIONS ASSESSMENT

Recommendation of Demolition

There are 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.

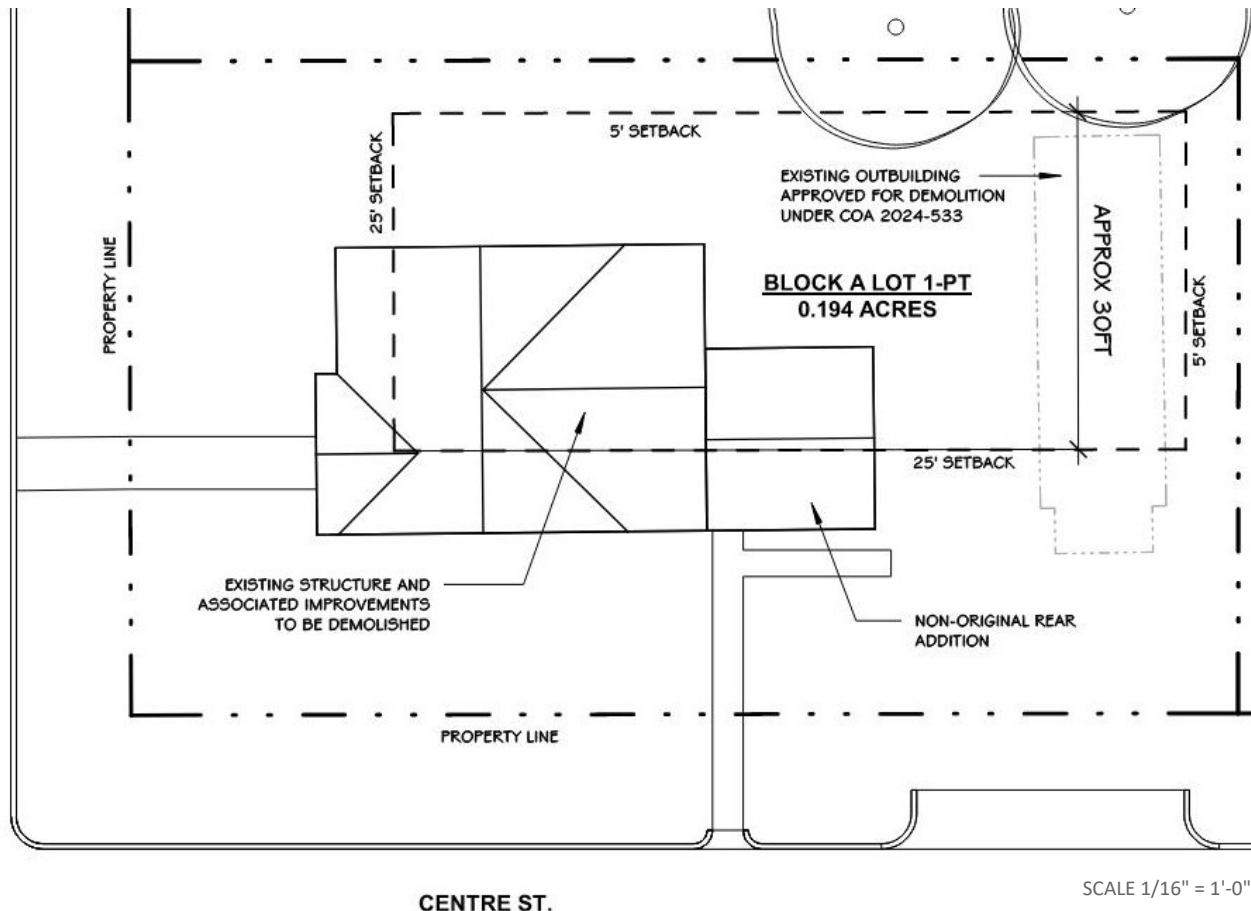
We have assessed the reasonable measures available to adaptively reuse, rehab or restore the resource and none have proven to be viable. As shown in this property conditions assessment report this building is beyond repair, and very little of the building is salvageable.

A structural assessment and contractor's assessment of repair cost will be prepared for additional consideration and are forthcoming. They will be provided for review before the associated HRB meeting.

While this once was a good example of Craftsman style homes, there are better and more complete examples throughout more developed neighborhoods that are better representations of the construction of this time period. Due to the failure of both floor, wall, and roof members the contractor assigned to stabilize the structure would be placed at an unnecessary risk if requested to remain and be reconstructed. And while it is not impossible to restore the building, it would be extremely difficult and would be very expensive.

As a professional in this industry and experienced in the assessment and rehabilitation of historic structures we request that the board approve full demolition of the structure due to the overall poor condition and lack of maintenance by the previous owners for the safety of the owners and surrounding community.

Whitney Koch, AIA, NCARB, Mustard Architects, Principal / Architect, Texas License # 24419



Hill Country Structural, Inc.

Structural Engineering Consultants

September 18, 2024

Neal Reeh

RE: Framing Inspection
701 North Llano Street
Fredericksburg, Tx

Dear Neal,

On September 17, 2024, a representative of Hill Country Structural visited the referenced project site to perform an inspection of the structural soundness. The structure observed has several structural deficiencies that make it unsafe to inhabit. Starting from the ground, the foundation has several inches of settlement across the footprint of the home. The frequent diagonal cracks in the interior walls are evidence of the settlement. The front porch also shows a large amount of settlement because the door and interior floor are at least 2" below the level of the concrete porch. The home will need to be lifted up off the existing foundation and supported to demo and place an entirely new foundation below. The existing foundation has failed to a point that it cannot be repaired, it must be replaced and brought up to modern building standards. The framing of the home shows much distress from rot, termite damage, and mold from the many years of neglect. The members are undersized and deteriorating to the point that they must be replaced as well. The structure of the home cannot be salvaged in a manner that will render it safe for habitation due to the amount of deterioration that has already happened. My professional opinion of the above referenced home is that it should be demolished.

Please reach out if you have any questions.

Sincerely,

Wess Lipka, P.E.

(830) 377-7177

wess@hillcountrystructural.com

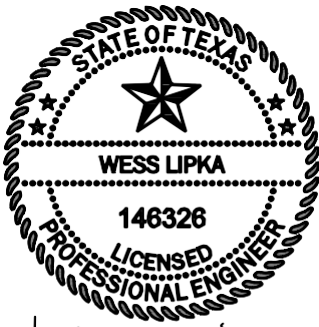
President

Hill Country Structural, Inc.

Texas Registered Engineering Firm #F-7838

Hill Country Structural, Inc.

Structural Engineering Consultants



Wess Lipka

RG ENVIRONMENTAL LLC

PO Box 6628 · San Antonio, TX 78209

Phone: (210) 410-2761

rong@reagan.com

November 1, 2024

Mr. Neal Reeh
734 S Washington Street
c/o Whitney Koch
Email: wkoch@mustardarchitectst.com

Re: Asbestos Inspection Report
Building 2, 701-703 N. Llano Stret, Fredericksburg, Texas 78624

Mr. Reeh:

The following are the results of the asbestos (ACBM) sampling event conducted in Building 1 at the above referenced address. At your direction, on October 29, 2024, Ron Greenberg, Texas Department of State Health Services (TDSHS) Asbestos Consultant License No.: 10-5162 secured a total of six (6) samples of suspect asbestos containing building materials/finishes and sent to Environmental Analytical Services, L.L.C., Houston, Texas, TDSHS Laboratory License No. 30-0373, for analysis by Polarized Light Microscopy (PLM) in accordance with EPA 600/R-93/116 Method.

Additionally, as a matter of policy, any positive result (>1% to 5% asbestos) analyzed under PLM of a friable material would immediately be re-analyzed utilizing the Point Count, method EPA 600/M4-82-020/ELAP 5.2.1-6.0, which is a more rigorous and definitive analytical methodology.

It should be noted that building materials/finishes were the same throughout, basic gypsum board, tape and float walls and ceilings, wood flooring and tan sheet flooring.

Laboratory Analytical sheets can be found in the Appendix.

Sample No.	Material	Location	Asbestos Content
1 A	Tan sheet flooring	kitchen	30% Chrysotile
2 A	Tan sheet flooring	kitchen	by regulation presumed ACM
2 B	Tan tar mastic	kitchen	none detected

3 A	Tan sheet flooring	kitchen	by regulation presumed ACM
3 B	Tan tar mastic	kitchen	none detected
4 A	Tan bamboo look sheet flooring	Room right of kitchen	None detected
5 A	Tan bamboo look sheet flooring	Room right of kitchen	None detected
6 A	Tan bamboo look sheet flooring	Room right of kitchen	None detected
7 A	12" ceiling tile	Room right of kitchen	None detected
8 A	12" ceiling tile	Room right of kitchen	None detected
9 A	12" ceiling tile	Room right of kitchen	None detected
10 A	Gypsum wall/ceiling texture	kitchen	None detected
10 B	tape	kitchen	None detected
10 C	Joint compound	kitchen	None detected
10 D	sheetrock	kitchen	None detected
11 A	Gypsum wall/ceiling texture	Room right of kitchen	None detected
11 B	tape	Room right of kitchen	None detected
11 C	Joint compound	Room right of kitchen	None detected
11 D	sheetrock	Room right of kitchen	None detected
12 A	Gypsum wall/ceiling texture	Room right of kitchen	None detected
12 B	tape	Room right of kitchen	None detected
12 C	Joint compound	Room right of kitchen	None detected
12 D	sheetrock	Room right of kitchen	None detected

• In accordance with the Texas Asbestos Health Protection Rules (TAHPR) the following materials/finishes were identified as **POSITIVE** or asbestos-containing and as renovation or demolition plans dictate, must be removed by a Texas Licensed Asbestos Contractor under the supervision of a Texas Licensed Asbestos Consultant Firm (i.e. RGE). ALL other building materials/finishes not referenced below have been laboratory analyzed to be Non Asbestos-Containing and no special handling is required prior to or during renovation or demolition activities.

ALL tan sheet flooring located in the kitchen

If you or any permitting agencies have questions regarding this report, I can be reached at (210) 410-2761.

RG Environmental Services by:


 Ron Greenberg
 Texas Department of State Health Services (TDSHS)
 Asbestos Consultant License No.: 10-5162

11.1.2024
 Date

MERIT INSPECTION SERVICE, INC.
138 MAIN STREET, FREDERICKSBURG, 78624
Meritinspections.com 1-800-345-9171
askjim@meritinspections.com

To: Mr. Neal Reeh
FROM: Jim Jarreau
Ref: 701 Llano St., Fredericksburg, TX 78624

Mr. Reeh,

At your request we performed a cursory structural inspection of the above listed property today, March 23rd, 2023.

After a review of conditions present it is our professional opinion that due to an unfortunate combination of lack prior maintenance, extremely faulty site drainage, abuse by prior tenants and lack of original quality construction standards that this home is damaged beyond reasonable repair.

Faulty site drainage has allowed water to stand around the perimeter of the structural footings and piers and, in several areas, flow water into crawl space. This has caused failure of vertical support piers all around the home. The most recent long term tenant (recently vacated) had overfilled and stacked large volumes of stored personal articles (books) way beyond original design weight capabilities causing significant damage to most all horizontal support beams – both at perimeter and center beams throughout the structure. Several of these beams were cracked but most were bowed downward due to significant weight of stored articles throughout. Downward settlement has set most of the underside framing in direct contact with grade that has long wicked water into the crawl space due to failed site drainage. This situation has also resulted in structurally significant termite damage.

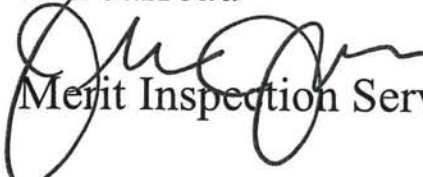
Poor site drainage has also caused upward heaving of load bearing soils at and around the slab portion of the structure. (at rear addition and front porch)

See 3 inch upward movement at front porch and significant backward movement at rear addition causing separation of the structure. It would be extremely difficult to both level and stabilize the pier & beam portion of the foundation to line up with the slab on grade portions.

Downward movement of structure has also caused significant damage to wall and roof framing. In most all cases rafters have pulled away from ceiling joist and structural top plate. This has translated in significant additional deflection to roof's surface. The later addition of and weight of the standing seam metal roofing has added to the failure of the roof framing. Attempting to level the home will likely add stress to all the structural framing components.

The attached photos taken the day of the inspection are a representation of the conditions present -see below.

Jim Jarreau


Merit Inspection Service, Inc

TREC Professional Inspector # 402



Subject

M E M O R A N D U M

TO: Mr. Neal Reeh

FROM: Ron Greenberg-Environmental Professional
RG Environmental Services

SUBJECT: Lead Based Paint Testing (FAAS) on the exterior surfaces of Buildings 1 & 2
701-703 N Llano Street, Fredericksburg, Texas.

DATE: November 2, 2024

Mr. Reeh:

Pursuant to your instructions, On October 29, 2024, RG Environmental Services collected chip samples of the deteriorated paint from Buildings 1 & 2 at the above location and sent them to EMSL Analytical, Houston, Texas for analysis under Flame Atomic Absorption Spectrometry FAAS. The results were reported as:

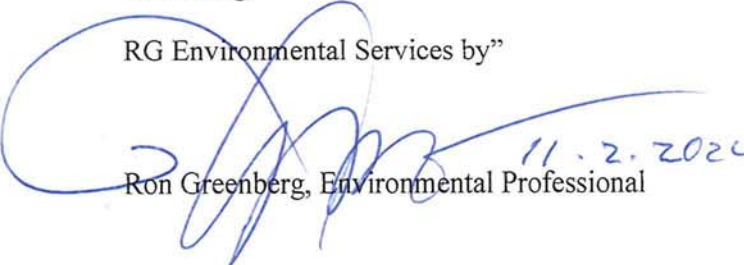
Building 1 white paint-Wall-400 ppm

Building 2 white paint-Wall-100 ppm

The EPA definition of lead in paint is 600 ppm

Based on the above results: the paint on both structures was reported as **NEGATIVE** or non-lead containing.

RG Environmental Services by"



Ron Greenberg, Environmental Professional 11.2.2024

RG ENVIRONMENTAL

PO Box 6628 · San Antonio, TX 78209
Phone: (210) 410-2761

November 1, 2024

Mr. Neal Reeh
734 Washington Street
c/o Whitney Koch, Architect
Fredericksburg, Texas

Email: wkoch@mustardarchitects.com

RE: Limited mold sampling 701-703 N Llano Street, Fredericksburg, Texas 78624
Ashwin:

Pursuant to your request, on October 29, 2024, Mr. Ron Greenberg, RG Environmental, Texas Department of State Health Services (TDSHS) Mold Assessment Consultant MAC 0509 conducted a limited mold investigation within Buildings 1 & 4 at the aforementioned address to check the general air quality within these two locations.

Scope of Work

- For this sampling event, indoor or ambient air samples (Allergenco brand cassettes) were collected in the following locations for the analysis of Total Bioaerosols
 1. I-1 Building 1 center of entry room (door closed)-1 sample
 - I -2 Building 4 on table in entry (door closed)-1 sample
 - O 3 Outside comparison/control – front of Building 2-1 sample

All samples were delivered to the contract lab, Environmental Analytical Services Inc. (EAS), 13201 Northwest Freeway, Suite 503, Houston, Texas 77040 for analyses in accordance with the American Industrial Hygiene Association (AIHA), Environmental Microbiology Laboratory Accreditation Program (EMLAP), as well as following the Food and Drug Administration (FDA) Good Laboratory Practice Guidelines.

Visual Inspection Results

No visible mold or evidence of water staining or water intrusion was observed and temperature and relative humidity level were within normal and customary ranges on the day of the inspection.

The American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE) Standard 55-1992R, Thermal Environmental Conditions establishes the generally accepted guidelines for indoor temperature and relative humidity *for Human Occupancy*. ASHRAE Standard 55-1992R presents guidelines that are intended to achieve thermal conditions that at least 80% of the occupants would find acceptable or comfortable. ASHRAE Standard 55-1992R recommends a temperature range between 73°F – 79°F for summer and 68°F – 74.5°F for winter, and a relative humidity range between 25% and 60%. An indoor relative humidity level exceeding 60% is conducive for mold growth.

Analytical Results

The Allergenco air samples were collected by RG personnel on the morning of October 29, 2024 and were delivered to the contract lab for analysis of total bioaerosols with the results being made a part of this report. The data generated in this report is based on the samples and accompanying information provided and represents concentrations at a point in time under the conditions sampled.

Currently, there are no government regulations or widely accepted guidelines regarding exposure limits for fungi (Time Weighted Averages, Recommended Exposure Levels, etc.) and very little data has been published on the “safe” or “normal” levels of indoor spore levels, and individuals react differently to specific spore types/levels. The generally accepted Indoor Air Quality (IAQ) industry method of interpreting analytical results is based on a comparison of the type (genus/species) and quantity of fungal spores identified within the suspect areas (inside) verses the control (i.e. no history of contamination) samples and/or outside levels.

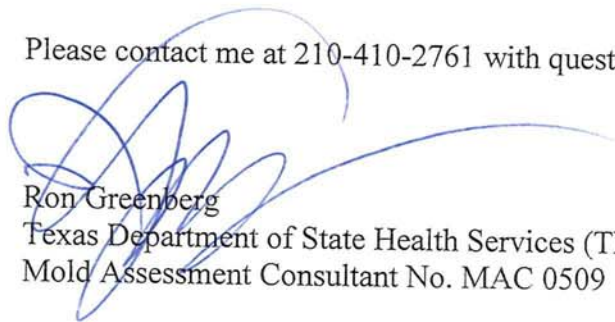
Ambient air samples

Very low levels of Total Bioaerosols (627counts/M³ were identified in Building 1 and 827 count/M³ inside air in Building 4 compared to the outside control sample (6,613 count/M³) in the outside air and all three contained generally the same qualitative mix of fungi with moderate levels of *Cladosporium* and low levels of *Aspergillus*-like spores (the two most common and prolific species of mold in the outdoor environment

Conclusions

Since only minor levels of *Cladosporium* and *Aspergillus/Penicillium* like spores (the two most common or prevalent species in the outdoor environment were identified in the indoor air compared to outdoors, the indoor air, within both buildings is not considered to be contaminated with significant amounts of fungal spores and/or fungal products and the indoor air within these structures is safe for workers and/or visitors.

Please contact me at 210-410-2761 with questions.



Ron Greenberg
Texas Department of State Health Services (TDSHS)
Mold Assessment Consultant No. MAC 0509

Attachments: Chain of Custody and Laboratory Results

ESTIMATE

Total Foundation and Roofing
317 Sidney Baker St. 400,
PMB #256
Kerrville, TX 78028
(830) 792-4070

Sales Representative
Daniel Sowell
(830) 792-4070
daniel.totalfr@gmail.com



Neal Ray
701 N Llano St
Fredericksburg, TX (830) 456-6679

Estimate #	6163
Date	9/24/2024

Item	Description
Poured Pier & Beam Cnc Pier	-Install (41) 8" cylindrical concrete piers where they are necessary to support and or stabilize the foundation. -All piers or posts will have solid concrete footings to a depth of at least 24" or until solid rock is encountered. -The leveling shall be accomplished by hydraulic jacking of exterior and interior beams. Structure will be raised and considered level when a reasonably level condition has been reached and any further leveling would result in unnecessary damage to the structure. -Steel shims, or pressure treated wood shims will be installed between piers and beams to hold the level. Note: a combination of steel and treated wooden shims may be required due to the amount a structure needs to be raised. -While every precaution is taken during the leveling process to protect property from further damage, Total Foundation assumes no responsibility for additional ruptures in drywall, wallpaper, masonry, plaster, porches, roofing, windows, framing, or plumbing. -Total Foundation at it's own option will halt the leveling process that will result in serious damage to the structure, or danger to its residence, or the crews on site. Skirting will have to be removed for access. This estimate does not include new skirting, and Total Foundation is not responsible for damaged skirting if it is detached and reset. Piers must be placed every 6 foot and in some cases landscaping may need to be removed in order to install piers in the proper location. Total Foundation is not responsible for any landscaping should it need to be removed or if it the root system is cut. -All trash and debris from the leveling process will be cleaned and hauled away Warranty: Poured piers are guaranteed for a period of 5 years against more than 3/4" of movement. Due to the construction of pier and beam homes and the materials used in some cases the wood may be temporarily or permanently bent or curved. As a result there can be areas of the structure that can not be brought to the same level as the rest of the structure. This is a result of the materials used in the construction and not the fault of Total Foundation and may not be grounds for refusal of payment. Any damaged beams or joists that need to be replaced may be replaced at additional costs.
Beam- Install/Replace	Replace approximately (30LF) of support beam. New beams will be pressure treated 4"x4" wooden beams.

Item	Description
Signature (Foundation)	I understand that I must remove items from the interior walls of my home that may be damaged or fall due to vibrations from Work (if applicable), or installation of materials. Total Foundation and Roofing is not liable for such damages. I am not responsible for material shortage and have no claim to material surpluses unless otherwise agreed upon. I certify that I am the registered owner of the above project property, or have the legal permission to authorize Total Foundation and Roofing to perform the work as stated and agree to pay the total project price. I understand that any insurance claims are subject to the specific terms and conditions outlined by my insurance company, and may be subject to insurance company approval. I understand that payment in full is due upon completion of work as stated in contract. All invoices not paid in full after 15 days will be subject to a 2% per month interest charge. Accepted by: _____ Date: _____ To accept and to go forward with the proposal please sign, date and return with a deposit check for 50% of the agreed upon contract. If there are options available, please initial next to the options chosen.

Sub Total	\$19,699.00
Total	\$19,699.00

SPECIAL INSTRUCTIONS

Flooring will have to be removed to perform the foundation repair. This estimate does not include any subfloor or flooring.

Re: Total foundation

From Richard Laughlin <rl@hillcountrybuilder.com>

Date Wed 9/25/2024 3:42 AM

To Neal Reeh <neal@readvisoryteam.com>

Cc Whitney Koch <wkoch@mustardarchitectsTX.com>; Grace Igler <gigler@mustardarchitectsTX.com>; Debbie Farquhar Reeh <creativemarketing1975@gmail.com>

Good morning all,

As the building is a combination of pier and beam and slab on grade there is a major issue not addressed within the scope of this estimate in my opinion and understanding of the building code. Yes, the original pier and beam portion can be leveled. In order to meet code, as i understand it and have adequate ventilation, there needs to be 18" of vented crawl space between the bottom of the joist and the grade. This would mean raising the pier and beam portion of the building 12-18". I do not see anything in the scope that establishes finished floor height or clearance between the floor system and the soil in the crawl space and can only assume that leveling would be based on the existing slab foundation of the east addition being established as finished floor.

For the original building section to be raised 12-18" to meet code the east addition on the slab foundation would need to be raised as well or demolished prior to the lift and leveling.

As the east wall of the original structure was removed to accommodate the addition accommodations will need to be made prior to any demolition of the additions framing or foundation in order to insure the structural integrity of that portion of the original building.

In my opinion leaving the building at the elevation of the east addition will not allow adequate ventilation or alleviate the mold issues caused by improper ventilation.

I'm sure further discussion is planned but wanted to get these thoughts into the matrix sooner than later.

Richard

> On Sep 24, 2024, at 8:00 PM, Neal Reeh <neal@readvisoryteam.com> wrote:

>

>

> <Total Foundation and Roofing-Estimate-#6163.pdf>



Fredericksburg

City Hall
126 W Main Street
Fredericksburg, TX 78624-3708

Date: Tuesday, November 26, 2024

Whitney Koch
Mustard Architects
209 S. Llano St.
Fredericksburg 78624
wkoch@mustardarchitectstx.com

Permit Number 2024-789
Job Address: 701 N. Llano Street, Fredericksburg, TX 78624

Dear Whitney Koch,

Staff has completed its review of plans for the that is to be located at 701 N. Llano Street, Fredericksburg, TX 78624. Comments from this review follow.

Historic Preservation Review

Sec. 23-63 - Demolition/Removal

This section of the Ordinance specifically forbids the demolition of a Medium-rated structure (b1).

As an exception, any resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, if permitted by the Board which must issue a Certificate of Appropriateness (COA) for such purpose, and the Board may place reasonable safeguards for the Resource when issuing its Certificate (c)

If the building is found to be hazardous it may be demolished or removed (d).

In the case of demolition, the Board shall affirmatively find the following (f):

1. Reasonable measures could not be taken to adaptively reuse, rehabilitate or restore the resource building or structure at its existing site;
2. Reasonable measures have been taken to relocate the resource to a new site first, within the same property, secondly, within the historic district (if applicable) or thirdly, to an area that will be enhanced by the resource or where the goals of this article will be furthered and that the same cannot be reasonably done;
3. The condition of the resource building or structure is such that it has been altered or deteriorated that it has lost its value for promoting the goals of this article, and is no longer significant, and in such event that the condition is not due to demolition by neglect or action of the owner or another related person or entity;
4. Plans for proposed new construction or other reuse of the property, and their effects on the historical, cultural, social or architectural identity of the surrounding area will be positive and promote the goals of this article.

Photos of all 4 sides of the building are required. Photos depicting the existing conditions on the interior are encouraged.

This application is scheduled for consideration by the Historic Review Board on Tuesday, December 10th at 5:30 PM at the City Hall East Campus - Community Room, 2818 US Hwy 290 East.

Should you have questions regarding specific comments, please contact the department referenced under the section in which the comment occurs via the Comments section on the Customer Portal in [MGO Connect](#). Should you have any updated documents, please upload via the Docs section on the Customer Portal on [MGO Connect](#).

Thank you,

The City of Fredericksburg



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: December 10, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-1001 - 416/418 E Main - Brooke Rogan - Request to paint accessory building (tank house) pink

SUMMARY:

The applicant has submitted a Certificate of Appropriateness (COA) application requesting to paint an accessory building pink.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The tank house in question is located behind 416 and 418 E Main Street. Given its age and use it relates more to the original side of the house although the current tenants occupy the mid-century section of the building. The original section of the house, 418 E Main, is a Medium-rated property built circa 1890 in the Vernacular style and is currently operates as The Traveler Collections. The applicant painted the accessory building without the required Certificate of Appropriateness (COA) and was instructed of the need to obtain a COA for the painting of the accessory building. The applicant has paid the penalty fee for performing work without an approved COA and has submitted a COA requesting permission for the building to be a pink color that matches the pink of the property at 416 E Main.

Application Number: 2024-1001

Address: 416/418 E Main

Rating: Medium

Zoning: CBD, Central Business District

Applicant: Brooke Rogan

Historic District Design Guidelines and Standards

3.2.6 - Exterior Walls

it is recommended to avoid painting historically unpainted exterior walls: this includes avoiding adding

murals to previously unpainted walls (g). When considering painting, the applicant should refer to period-appropriate paint palettes in Appendix G (h). Figure 3-21 provides an example of damage to brick surface caused by paint. Paint can allow moisture to become trapped within the brick, resulting in flaking off the brick's hard outer crust along with the paint, leaving the softer inner brick exposed and susceptible to weatherization.

STAFF RECOMMENDATION:

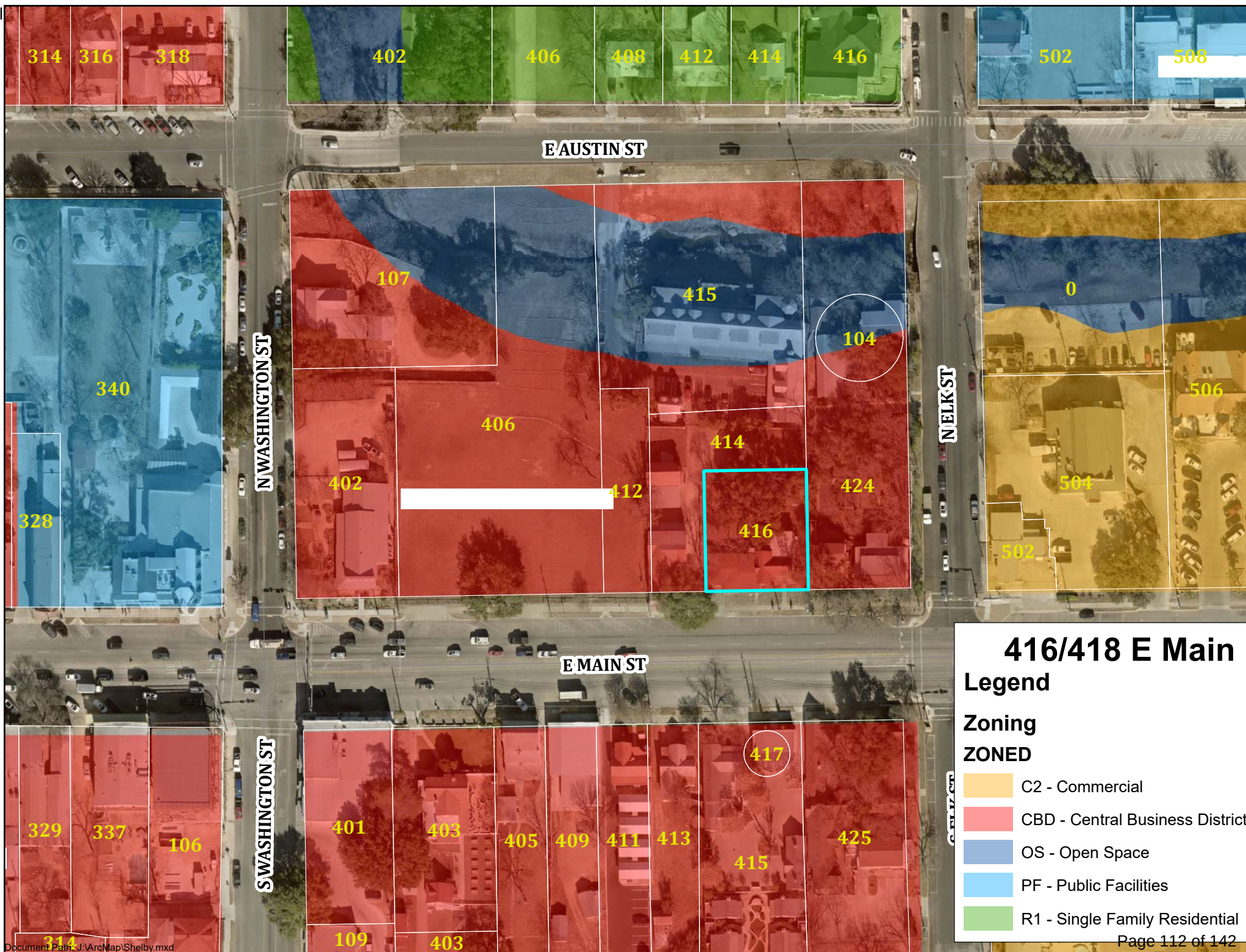
Given the material and age of the structure, staff does not recommend painting the historic aged structure which has detracted from the historic character of the building. Painting masonry changes the breathability of the material and can cause damage. Staff recommends the paint be removed. There are several products available. The work should be done with the gentlest means possible so as to avoid further damage to the brick.

ATTACHMENTS:

1. 2024-1001 Scope of Work
2. 416 418 E Main Location Map
3. 418 E Main Historic Survey
4. 2024-1001 Photos of Accessory Building
5. 2024-1001 - Staff Comment Letter
6. 2024-1001 Response to Staffs Comments
7. 2024-1001 Examples and Paint

416/418 E Main – Scope of Work

THE TANK HOUSE LOCATED IN THE BACK OF THE PROPERTY WAS PAINTED PINK TO MATCH THE EXISTING BUILDING WHICH WAS APPROVED ONE YEAR AGO. I AM SUBMITTING BEFORE AND AFTER PHOTOS TO ASK FOR APPROVAL OF THIS CHANGE. THIS PAINT MATCHES THE EXISTING BUILDING AND IMPROVES THE AESTHETICS OF THE PROPERTY AND BUSINESS. A SINK WAS INSTALLED TO THE EXISTING PLUMBING LINE FOR EMPLOYEE USE. ELECTRICAL OUTLETS WERE INSTALLED FOR AC POWER IN ORDER TO STORE KEGS AND SUPPLIES IN APPROPRIATE TEMPERATURES. ATTACHED ARE PHOTOS OF THE WORK DONE. THE PAINT CODE IS THE SAME ONE USED FOR THE BUILDING AT 416 E MAIN ST.



City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 408

Address 418 E. Main

Parcel Number 21707

GCAD Valuation (as of 2017; where available) \$473,640

Year Built 1890

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority Medium

Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

2002 Photo



Photo Information & Notes

Image Name 0408_1.JPG

Photo References 0408_*.jpg

Notes Wing addressed as 416 E. Main added to west façade.

2002 SURVEY DATA (continued)

Property Description

Function	Domestic: Single-Family; Commerce/Trade	No of Stories	1
Style	vernacular	Construction	wood-frame
Plan	wing-and-gable/L-plan	Foundation	pier and beam
Exterior Walls	wood siding	Roof	gable
Porches	hipped	Windows	double-hung wood sash
Outbuildings	not provided	Doors	original
Alterations	addition		

1983 SURVEY DATA

1983 Survey Site No	442	1983 Survey Ranking	3
1983 Photo References			

416 – 418 E Main Accessory Building Photos







Fredericksburg

City Hall
126 W Main Street
Fredericksburg, TX 78624-3708

Date: Friday, November 15, 2024

BROOKE ROGAN
BROOKES BUBBLE BAR LLC
62 MAPLE ST
FREDERICKSBURG TX 78624
brooke@brookesbubblebus.com

Permit Number 2024-1001
Job Address: 416 - 418 E MAIN ST, FREDERICKSBURG, TX 78624

Dear BROOKE ROGAN,

Staff has completed its review of plans for the BUBBLE BAR BACKYARD that is to be located at 416 - 418 E MAIN ST, FREDERICKSBURG, TX 78624. Comments from this review follow.

Historic Preservation Review

This application will require approval by the Historic Review Board tentatively scheduled for Tuesday, December 10th at 5:30 PM. The meeting will be held at the City Hall - East Campus in the Community Room, 2818 US Hwy 290 East.

Section 3.2.6 - Exterior Walls

(g) Avoid painting historically unpainted exterior walls: this includes avoiding adding murals to previously unpainted walls

(h) Refer to period-appropriate paint palettes in Appendix G when selecting exterior wall colors

Figure 3 -21. Example of damage to brick surface caused by paint. Pain can allow moisture to become trapped within the brick, resulting in flaking off the brick's hard outer crust along with the paint, leaving the softer inner brick exposed and susceptible to weatherization.

Should you have questions regarding specific comments, please contact the department referenced under the section in which the comment occurs via the Comments section on the Customer Portal in [MGO Connect](#). Should you have any updated documents, please upload via the Docs section on the Customer Portal on [MGO Connect](#).

Thank you,

The City of Fredericksburg

416/418 E Main – Response to Staff’s Comments

See the applicant’s response to Staffs comments bellow in RED

(g) Avoid painting historically unpainted exterior walls: this includes avoiding adding murals to previously unpainted walls

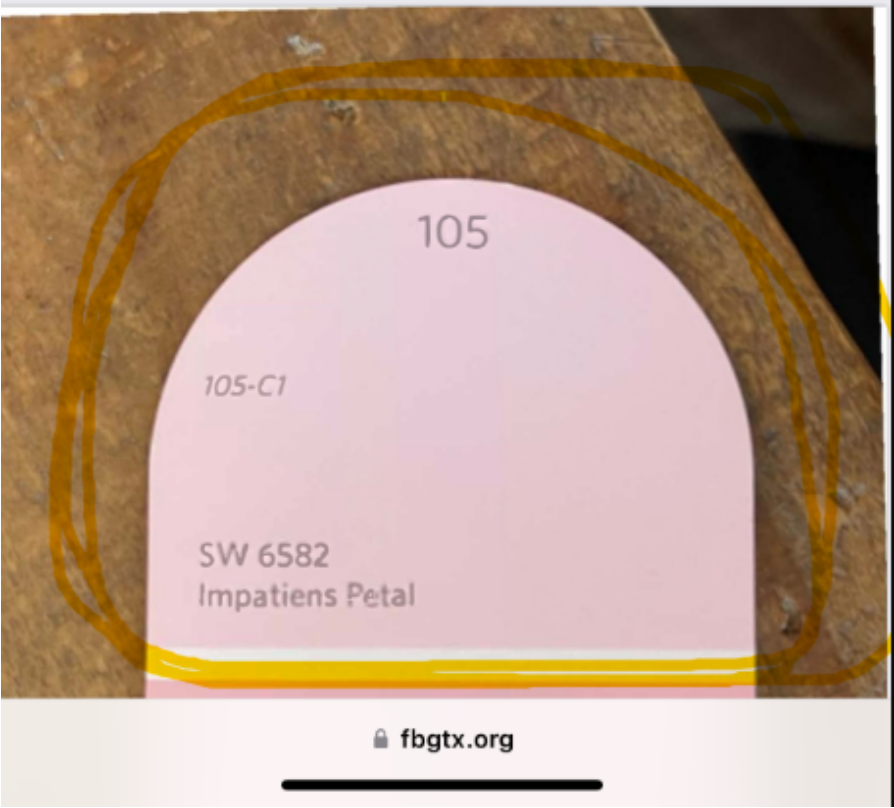
The well house was painted a year ago when the building was approved to be painted. During the historical meetings, which took 5 months of me not having an open business due to denial of paint code , the statement was made that anything in the backyard of the property didn’t apply to this code. Therefore this goes against your jurisdiction of not being visible from the street. It is a paint code of appropriate color in the time decade matching the building. The well house is made out of concrete block. Therefore it isn’t rock. There are many historic painted buildings and I have attached them below. Therefore this doesn’t reflect the historic pattern.

(h) Refer to period-appropriate paint palettes in Appendix G when selecting exterior wall colors

The paint was approved for the building therefore I wanted the well house to match as it was going to be on my property. I have attached photos below of the well house prior to the paint and after the paint. This is visually more appealing and an improvement to the property. I have attached the paint code and approvals from last year.

As there are both painted and unpainted concrete block (Basse) structures painted block is a part of the historic development pattern and should be considered an acceptable finish.

416/418 E Main











HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: December 10, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-968 - 107 N Orange - Nancy Lalumia - Request to Remove Siding and Garage Doors, Addition of Double Doors, Addition of Half Doors, Addition of Two Doors on the Side of the Building.

SUMMARY:

The applicant has submitted a Certificate of Appropriateness (COA) application requesting permission for the following:

1. Remove siding on the garage and replace with hardie board
2. Remove garage doors from the front of the garage
3. Remove door on the side of the garage
4. Add 2, 3ft wide 7 ft tall doors to the front of the garage
5. Add 2, 3 ft wide 3.6 ft tall half doors to the front of the garage
6. Add 2, 3 ft wide and 7 ft tall doors to the side of the garage
7. Paint the exterior of the garage and the main house SWP Wool Skein and all doors to be painted SWP Greenblack

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a High rated resource in the Victorian Italianate style built in 1890. The property consists of a 12,608 sq ft lot with a 2041 sq ft main building and a 720 sq ft garage located at the rear of the property. City Staff met with the applicant on May 9, 2024 in the form of a Development Review Committee Meeting (DRC) to discuss their interest in opening a tasting room for Signor Vineyards at the property. At this meeting, the applicant was informed that the property was High-rated and any exterior changes would require an approved Certificate of Appropriateness as well as multiple other permits.

The applicant completed work on the garage without the required COA of Building Permit. A Stop Work Order was issued and the applicant has since paid the penalty fee for performing work without the approved COA.

Application Number: 2024-968

Address: 107 N Orange

Rating: High

Zoning: **CBD, Central Business District**

Applicant: Nancy Lalumia

Historic District Design Guidelines and Standards

3.2.6 Exterior Walls

It is required to retain and repair the historic exterior wall material unless deteriorated beyond repair (a). If the material is deteriorated, the applicant should identify and treat the cause of the deterioration to exterior wall materials, such as poor site drainage, moisture retention, clogged gutters and downspouts, leaky roofs, deteriorating paint, sprinklers pointed toward the building, and vegetation moisture-retaining soil that touches wood elements (c). In addition, it is required that the applicant not remove historic wall fabric to create new openings (e). If replacement of historic exterior wall materials is necessary, choose a material identical in dimensions, profile, reveal and texture to the historic material as closely as possible given available options (j). If replacement of historic exterior wall material 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 (k).

3.2.7 Doors and Door Openings

It is required to preserve and maintain historic doors and door hardware unless deteriorated beyond repair (a). Clean and treat historic doors, door frames and hardware using accepted preservation methods (c). As the building is High-rated it is requirement that the door openings are not enlarged and new door openings are not allowed (d). 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 (e). If a new door or door frame is required, install the new components so that they maintain the spatial relationship (including depth and dimensions) and joint patterns as existed historically relative to door frames, exterior wall planes, and other exterior features (f). The use of synthetic or composite appropriate materials for replacement doors, door frames or hardware is acceptable in some cases but not if the door is visible from the ROW (k).

Appendix G

Appendix G provides several references to paint palettes.

STAFF RECOMMENDATION:

Staff finds that the property is a High-rated resource and it is best to maintain original materials whenever possible. The garage does not appear to be the same age as the historic house, but is of historic age. If requested, staff could support a re-rating from high to medium for the garage structure.

Unfortunately, the work has already been completed on the garage building and there is not a good record of the original materials and/or their placement. As an accessory structure there is a greater need to make changes to allow modern uses.

1. Staff does not support the removal of the siding on the garage nor do we approve the requested material of hardie board.3.2.66 (a) (b) (c). Original material should be retained whenever feasible and should be repaired or if beyond repair, replaced in kind.

2. The lack of documentation makes it hard to determine the condition of the doors. If they were original they should be retained and re-worked. If not original, the replacement may be appropriate. 3.2.7 (a) (c) (d).

3-6. Staff does not support the removal and instillation of new doors and windows that are visible from the ROW. 3.2.7 (a) (c) (d).

7. Staff recommends approval of the request to paint the exterior of the garage, however the main house should not use the dark "Greenblack" color, rather a more muted color given the age and style of the house.

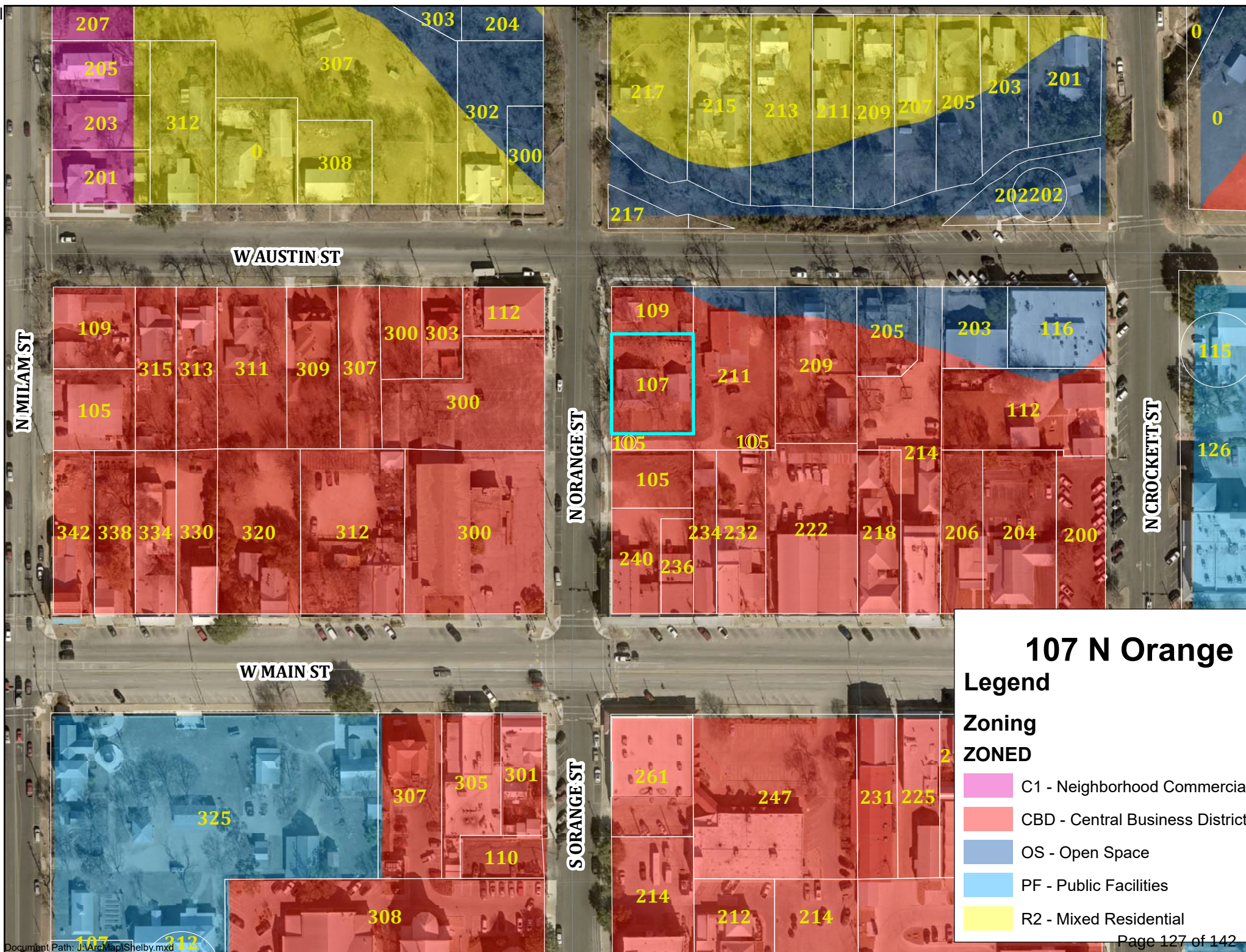
ATTACHMENTS:

1. 2024-968 Scope of Work
2. 107 N Orange Location Map
3. 107 N Orange Historic Survey
4. 2024-968 Site Plan
5. 2024-968 Original Garage Elevation
6. 2024-968 Elevations_Back of House_Side of Garage
7. 2024-968 Garage Photos_Work Completed
8. 2024-968 House Photos
9. Appendix G Color Palette

Outside grounds ~ 107 N. Orange St

Listed below are the modifications/improvements if approved by the city.

- 1) Trash pickup on Rockwall St garage/trash enclosure formerly the Metal barn.
- 2) Gravel Drive of 107 N Orange St. we would like to place a double cedar gate formerly a metal gate.
- 3) Garden pavers $5 \times 4' \times 2' = 40\text{sf}$, patio walkway $5' \times 9' = 45\text{sf}$, main entry $4.5 \times 11.5 = 51'75\text{sf}$, arbor area $5' \times 7' = 35\text{sf}$, back door walk $4' \times 5' = 20\text{sf}$, front of bar area $8'9'' \times 22'4'' = 176'36''$ sf **TOTAL** = 773'sf 11"
- 4) 2 wood garage doors will be removed and replace one to the left with double wood doors painted in SWP Greenblack and the wood garage door to the right to be removed and replaced with only top half wood double bar doors also to be painted in SWP Greenblack.
- 5) Remove wood side door and add 2 wood bathroom doors painted in SWP Greenblack.
- 6) Add a back wood door and paint it SWP Greenblack.
- 7) Remove old wood siding and replace it with fiber cement siding (Hardie Board) board and bat and paint all eaves, trim and sides in SWP Wool Skein except as noted above, all DOORS to be painted in SWP Greenblack.
- 8) Stainless bar countertop to be added under double bar door area with wood and metal roof awning and painted SWP Wool Skein.
- 9) Add wood bar behind garage area painted in SWP Wool Skein including stainless hand sink, drain and vent.
- 10) Add seating for 48ppl with 12 (marble and iron base) tables with 48 wicker chairs also to include 3 cream colored 10' canvas umbrellas in back patio area.
- 11) Add cedar screening around AC unit with ventilation spacing.
- 12) Add 10 tables (marble and iron) with 20 wicker chairs to the front patio area with 2 cream colored canvas umbrellas.
- 13) A-G ~ Lighting will be fully shielded fixture above the garage bar area.
- 14) Cedar screening to hide trash area.
- 15) A - D ~ Electrical box
- 16) A-D ~ square tubing pole to carry fully shielded lights.



City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID	561	Address	107 N. Orange
Parcel Number	14910	GCAD Valuation (as of 2017; where available)	\$461,660
Year Built	1890	Year Altered	
Area	Historic District	Historic District	Yes

Recommendation

Priority	High
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Outstanding decorative features contribute to the resource's significance.

2002 Photo



Photo Information & Notes

Image Name	0561_3.JPG	Photo References	0561_*.jpg
Notes	Property is a Recorded Texas Historic Landmark.		

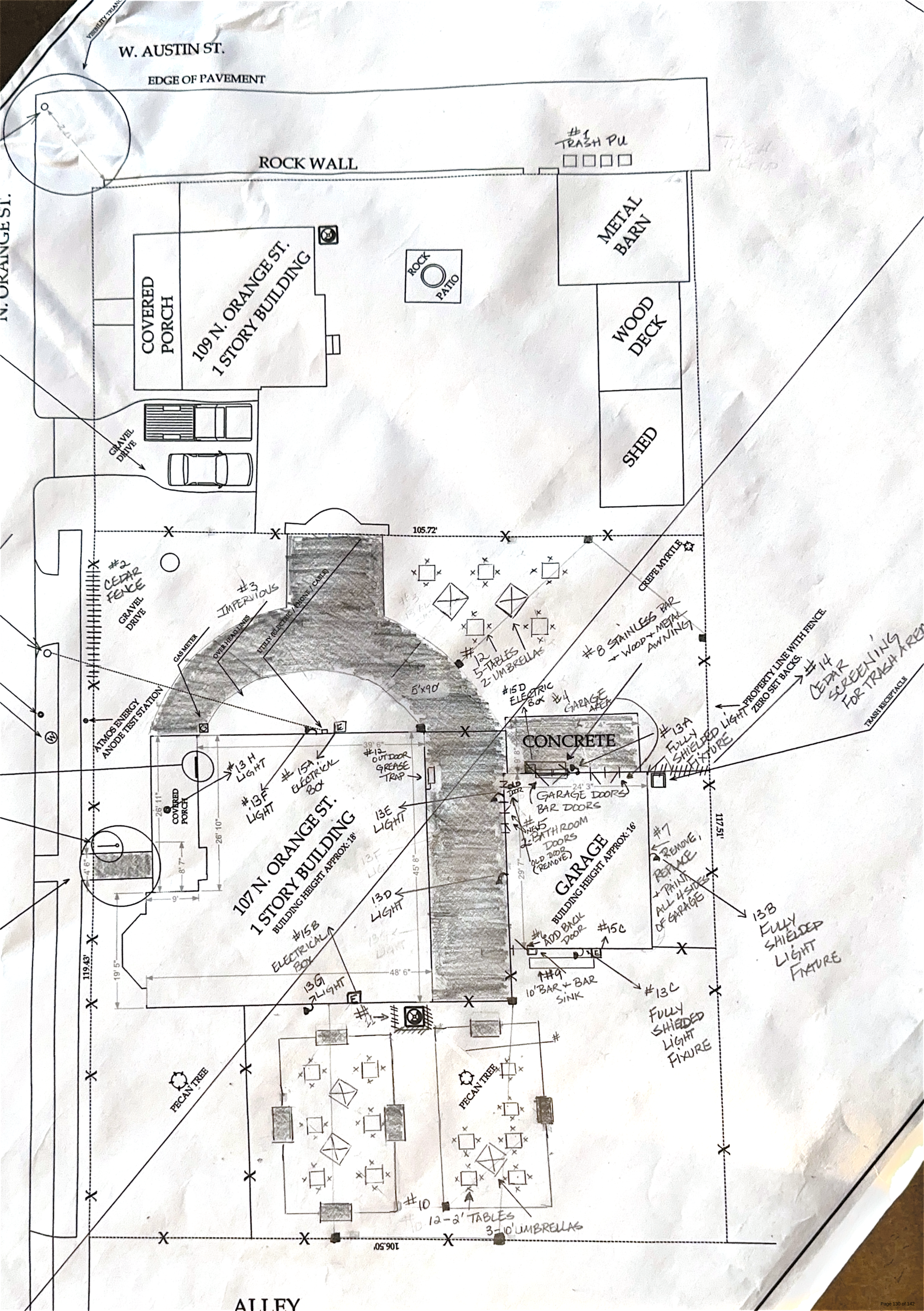
2002 SURVEY DATA (continued)

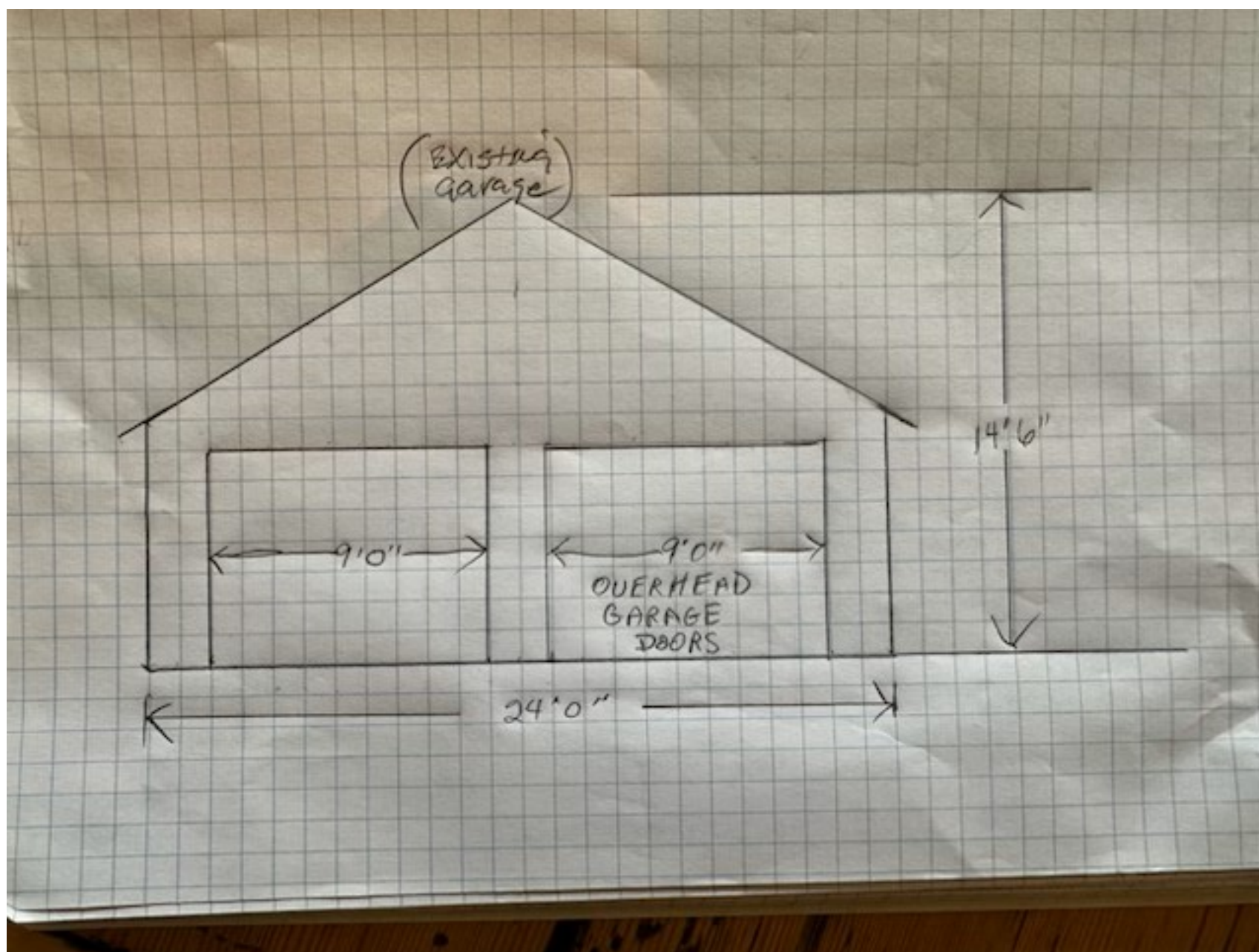
Property Description

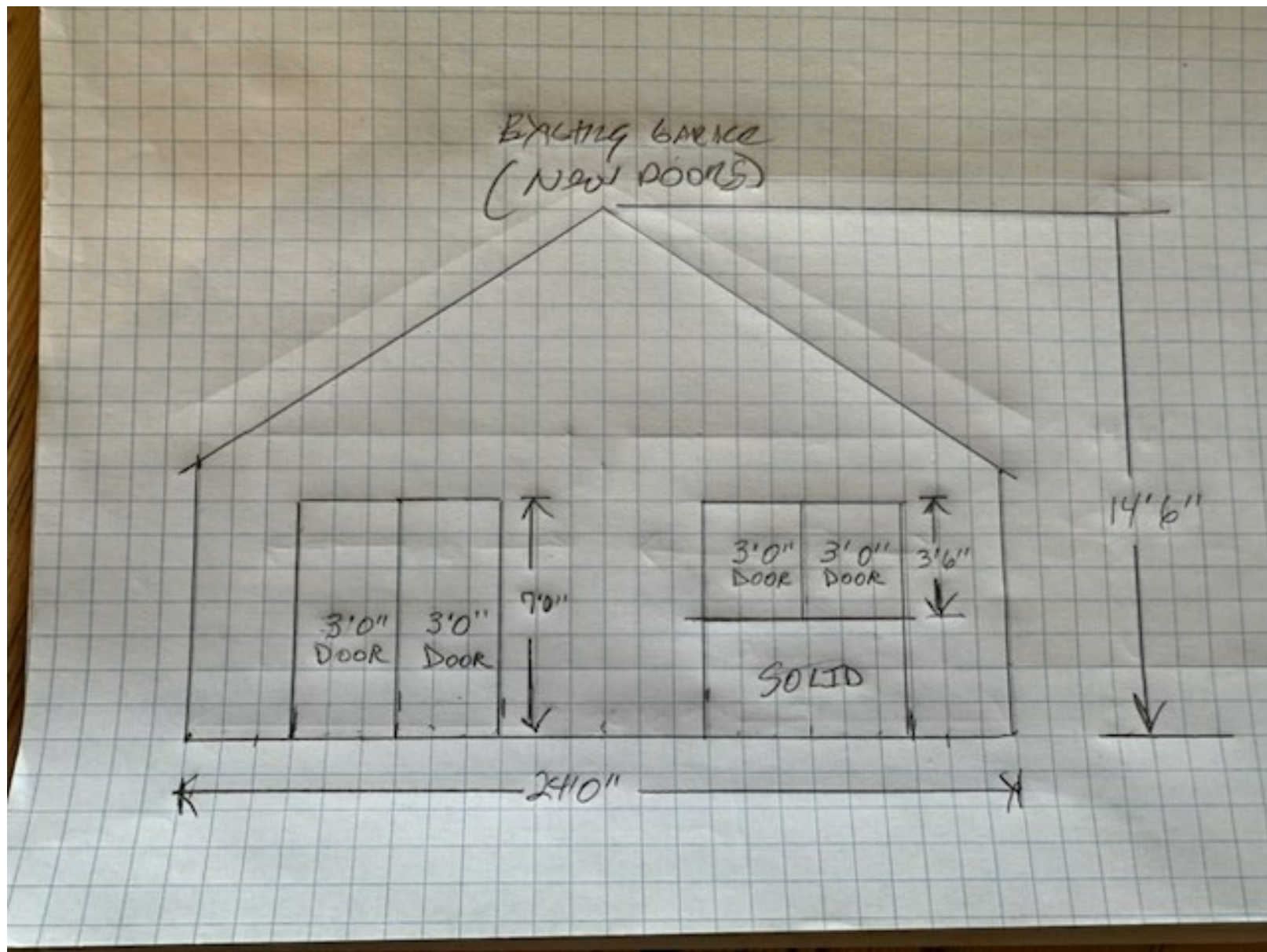
Function	Domestic: Single-Family	No of Stories	1
Style	Victorian Italianate	Construction	load-bearing masonry
Plan	wing-and-gable/L-plan	Foundation	stone
Exterior Walls	wood siding	Roof	gable
Porches	shed	Windows	double-hung wood sash
Outbuildings	garage	Doors	original
Alterations	not provided		

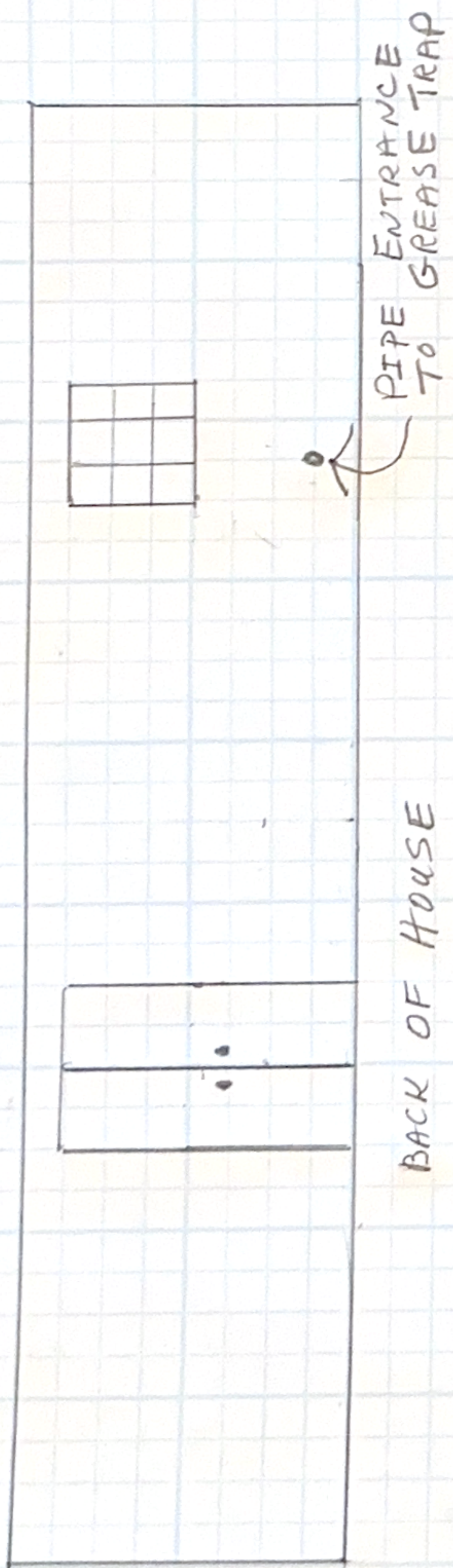
1983 SURVEY DATA

1983 Survey Site No	589	1983 Survey Ranking	1
1983 Photo References			



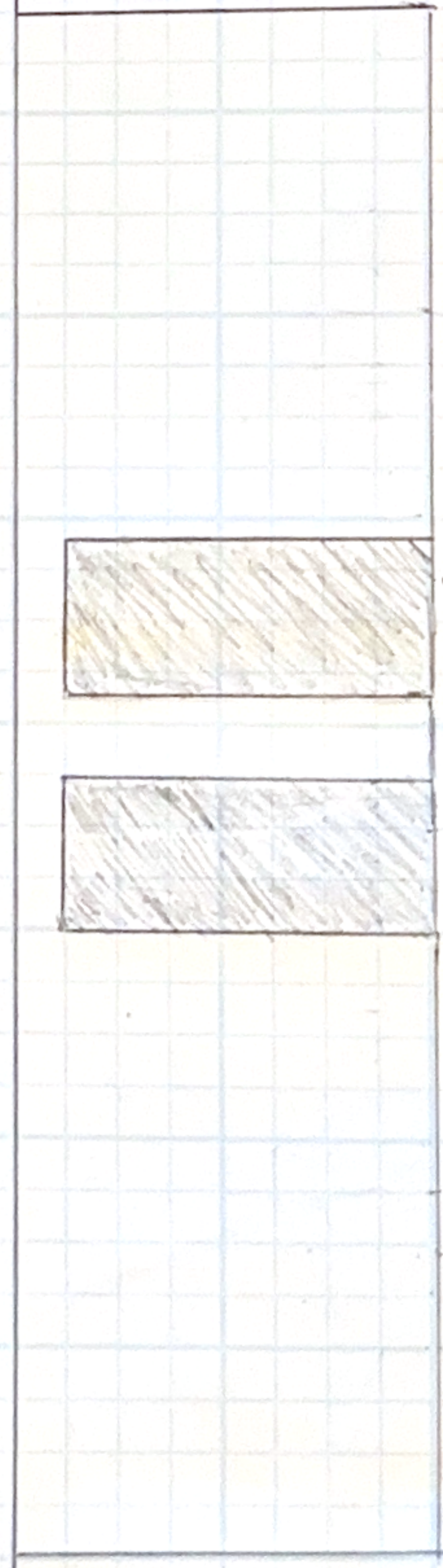






SIDE VIEW OF GARAGE

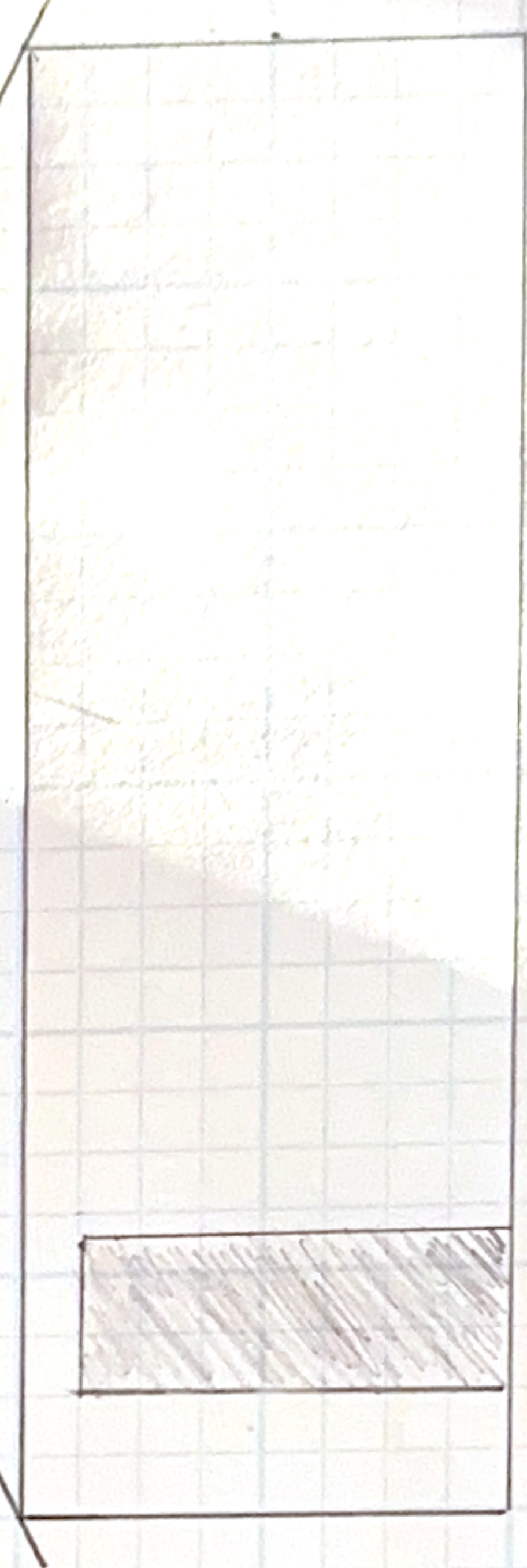
30'0"

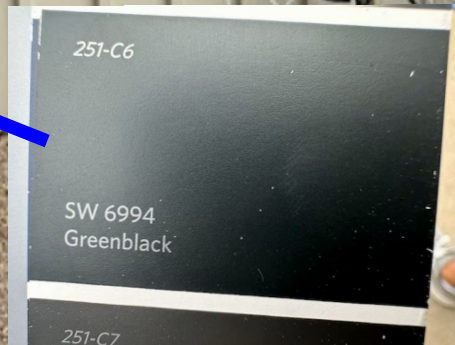
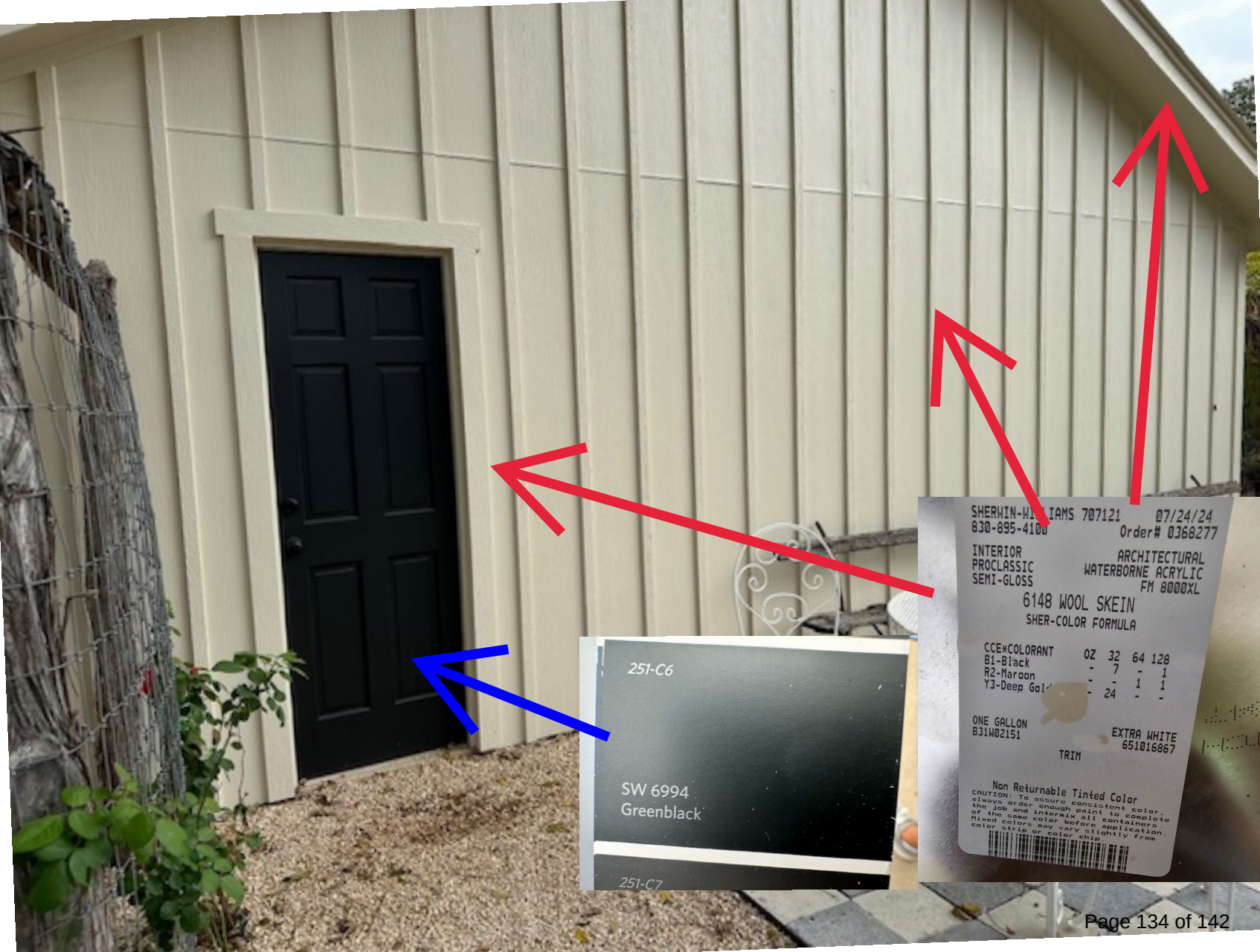


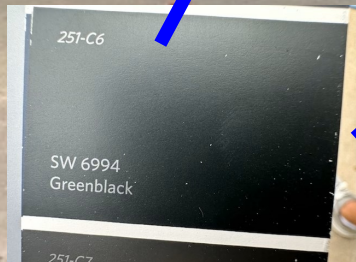
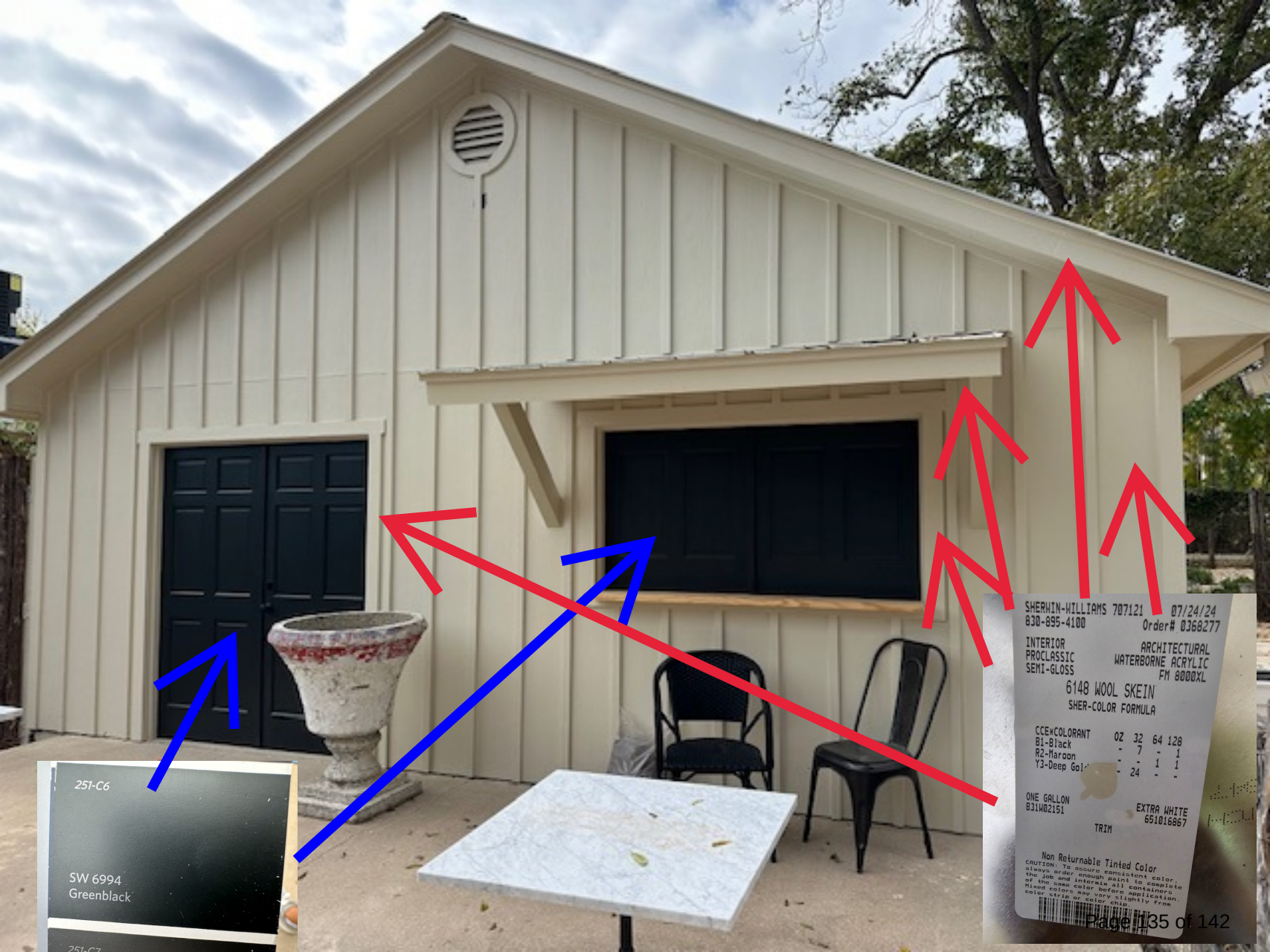
3068 DOOR

3068 DOOR

BACK VIEW OF GARAGE







SHERWIN-WILLIAMS 707121 07/24/24
830-895-4100 Order# 0368277

INTERIOR ARCHITECTURAL
PROCLASSIC WATERBORNE ACRYLIC
SEMI-GLOSS FM 8000XL

6148 WOOL SKEIN
SHER-COLOR FORMULA

CCE#COLORANT	OZ	32	64	128
B1-Black	-	7	-	1
R2-Maroon	-	-	1	1
Y3-Deep Gold	-	24	-	-

ONE GALLON
B31W02151

EXTRA WHITE
651016667

TRIM

Non Returnable Tinted Color
CAUTION: To ensure consistent color,
always order enough paint to complete
the job and intermix all containers
of the same color before application.
Mixed colors may vary slightly from
color strip or color chip.

Page 135 of 142



SHERWIN-WILLIAMS 707121 07/24/24
830-895-4100 Order# 0368277

INTERIOR ARCHITECTURAL
PROCLASSIC WATERBORNE ACRYLIC
SEMI-GLOSS FM 8000XL

6148 WOOL SKEIN
SHER-COLOR FORMULA

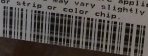
CCE#COLORANT	OZ	32	64	128
B1-Black	-	7	-	1
B2-Maroon	-	-	1	1
Y3-Deep Gal	-	24	-	-

ONE GALLON
831W2151

EXTRA WHITE
651016867

TRIM

Non Returnable Tinted Color
CAUTION: To ensure consistent color,
always order enough paint to complete
the job and intersperse all containers
of the same color before application.
Mixed colors may vary slightly from
color stick or color chip.





SHERWIN-WILLIAMS 707121 07/24/24
830-895-4100 Order# 0366277

INTERIOR ARCHITECTURAL
PROCLASSIC WATERBORNE ACRYLIC
SEMI-GLOSS FM 8000XL

6148 WOOL SKEIN
SHER-COLOR FORMULA

CC#COLORANT	OZ	32	64	128
B1-Black	-	7	-	1
B2-Blue	-	-	1	1
T3-Deep Gal	-	24	-	-

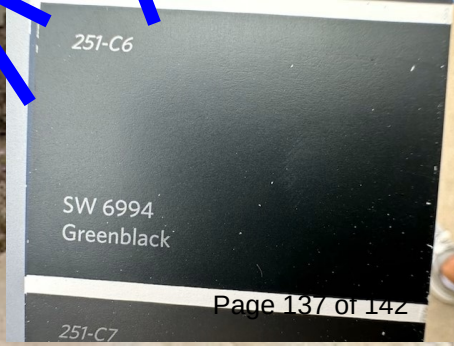
ONE GALLON
83102151

EXTRA WHITE
651016667

TRIM

Non Returnable Tinted Color
CAUTION: No return, non-refundable color.
Always use Sherwin-Williams paint.
Use only the material in the container.
Do not mix colors. All components
must be used in the same container.
Color may vary slightly from
what is shown on the label.

251-C6





SHERWIN-WILLIAMS 707121 07/24/24
830-895-4100 Order# 0368277

INTERIOR
PROCLASSIC WATERBORNE ACRYLIC
SEMI-GLOSS FM 8000XL

6148 WOOL SKEIN
SHER-COLOR FORMULA

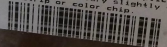
CCE#COLORANT	OZ	32	64	128
B1-Black	-	7	-	1
R2-Maroon	-	-	1	1
Y3-Deep Gol	-	24	-	-

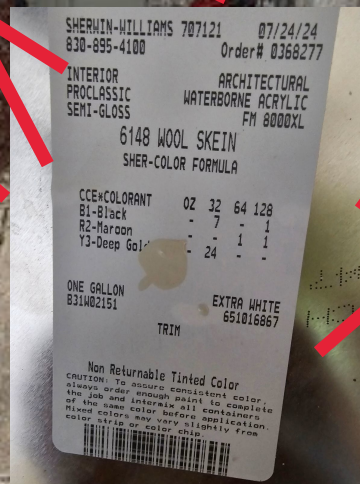
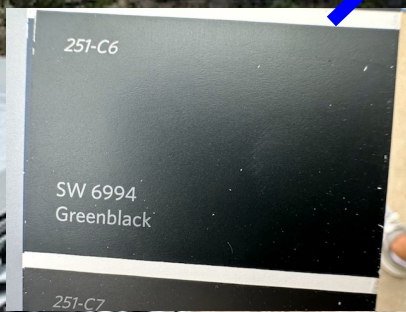
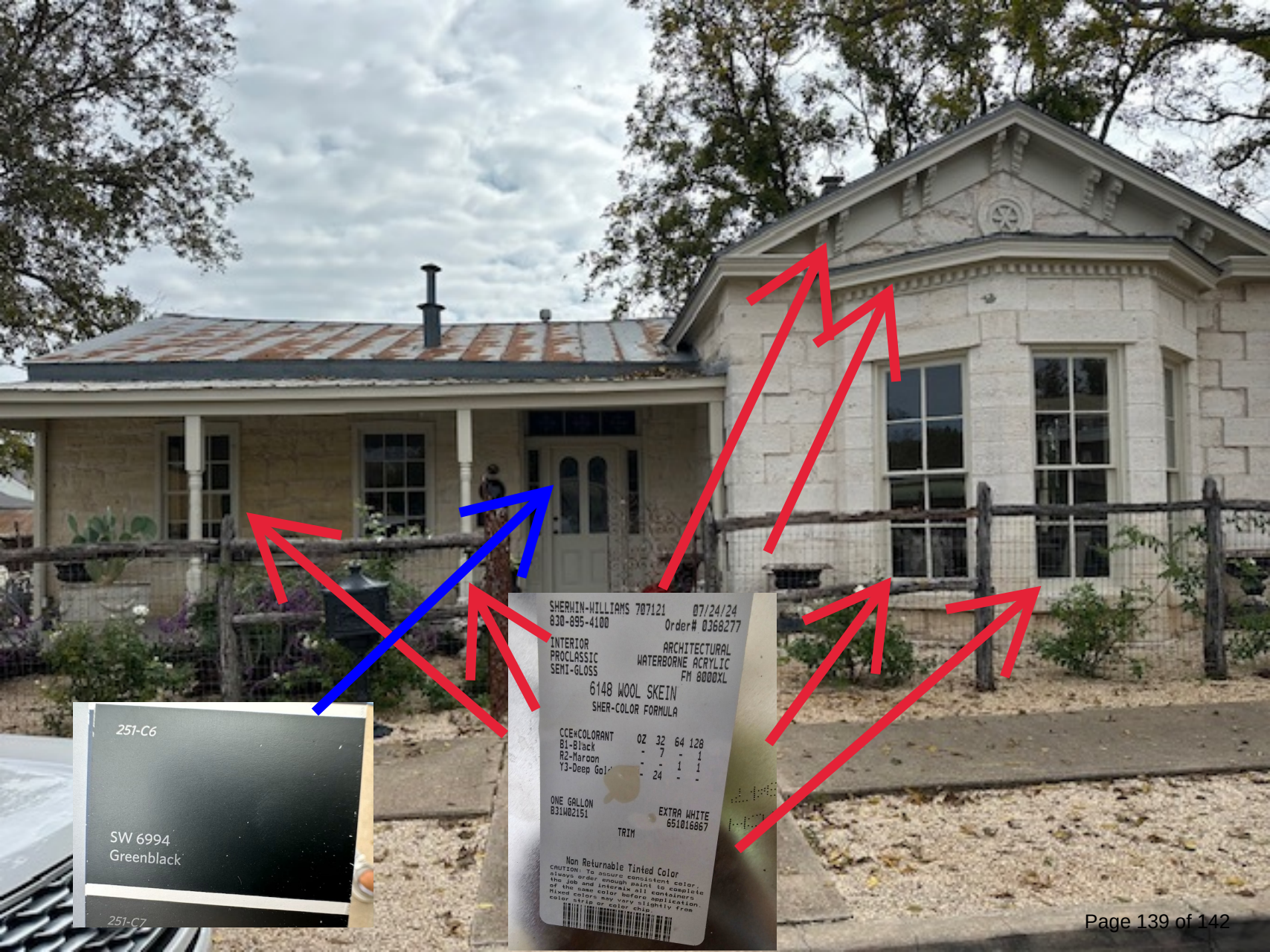
ONE GALLON
B31M02151

EXTRA WHITE
651016867

TRIM

Non Returnable Tinted Color
CAUTION: To assure consistent color,
always order enough paint to complete
the job and intermix all contents
of the same color before application.
Paint colors may vary slightly from
color strip or color display from







SHERWIN-WILLIAMS 707121 07/24/24
830-895-4100 Order# 0368277

INTERIOR
PROCLASSIC ARCHITECTURAL
SEMI-GLOSS WATERBORNE ACRYLIC
FM 8000XL

6148 WOOL SKEIN
SHER-COLOR FORMULA

CCEW/COLORANT	OZ	32	64	128
B1-Black	-	7	-	1
R2-Maroon	-	-	1	1
Y3-Deep Gold	-	24	-	-

ONE GALLON
B31W2151

EXTRA WHITE
651016867

TRIM

Non Returnable Tinted Color
CAUTION: To assure consistent color,
always order enough paint to complete
the job and intermix all contents
of the same color before application.
Mixed colors may vary slightly from
color shown on label.





SHERWIN-WILLIAMS 707121 07/24/24
830-895-4100 Order# 0368277

INTERIOR ARCHITECTURAL
PROCLASSIC WATERBORNE ACRYLIC
SEMI-GLOSS FM 8000XL

6148 WOOL SKEIN
SHER-COLOR FORMULA

CCE#COLORANT	OZ	32	64	128
B1-Black	-	7	-	1
R2-Maroon	-	-	1	1
Y3-Deep Gold	-	24	-	-

ONE GALLON
B31W02151

EXTRA WHITE
651016867

TRIM

Non Returnable Tinted Color
CAUTION: To ensure consistent color,
always order enough paint to complete
the job and intermix all containers
of the same color before application.
Mixed colors may vary slightly from
color strip or color chip.





Figure G-2. Victorian palette from the Harrison Brothers and Company, Inc., 1871. Source: Sara McLean, "Then, Now & Forever® - The Victorian Era Color Collection," Dunn-Edwards Paints, accessed May 5, 2020, <https://www.dunnedwards.com/colors/specs/posts/then-now-and-forever-r-the-victorian-era-color-collection>.