



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, March 11, 2025 ~ 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

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

The City of Fredericksburg Historic Review Board will meet in a regular session on Tuesday, March 11, 2025, 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 Tuesday, March 11, 2025.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to jmusgrove@fbgtx.org

Verbal Comments:

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.
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. February 11, 2025, Regular Meeting Minutes

5. EXECUTIVE SESSION

- A. Pursuant to Section 551.074 of the Texas Government Code, Consultation with an Attorney on a matter for which it is the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct conflicts with this Chapter and requires discussion of the item in closed session.

1. Consultation with City Attorney regarding specific personnel matters.

6. **CONSENT AGENDA**

- A. **2025-51 - 106 E Centre** - Karen Pehl - Request to Demolish Existing Barn and Construct New

7. **CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

- A. **2025-2 - 106 South Washington** - Mariposa Hospitality Group - Request to Construct a Sun Shade Consisting of 4 Posts and a Single Shade Sail.
- B. **2025-3 - 301 West Main** - Mariposa Hospitality Group - Add to Existing Shade Structure by Adding 2 Supports and 1 Shade Sail.
- C. **2025-40 - 507 West Main** - Blackstone Texas - Request to Enclose an Existing Patio with a Glass and Steel Structure.
- D. **2025-109 - 105 S Adams** - Christopher Mass - Request to Paint a Mural on the South Side of the Building.
- E. **2025-147 - 411 West Creek** - Tilson Homes - Request to Construct a 2,277 sq ft Residence (including porches) and a 488 sq ft, 2-car Garage.
- F. **2025-153 - 508 West Austin** - Sport and Country - Request to Demolish a Non-Historic Addition and Construct a Rear Addition. Relocate a Smokehouse, Construct an Outdoor Kitchen and Convert a Garage into a Cabin.

8. **DISCUSSION ITEMS**

- A. **709 W Schubert** - Demolition and New Construction
- B. Director's Report

9. **ADJOURN**

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM on Friday, March 7, 2025 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 REDERICKSBURG**

**HISTORIC REVIEW BOARD
MEETING MINUTES
February 11, 2025
5:30 PM**

On this 11th day of February 2025, 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
Jessica Mittel
Cyd Donnell
Sharon Joseph
Robin Cowsar
Todd Eidson
Donna Heinen-Sanders

ABSENT:

Amy Slaughter
Joe Salinas, Jr.

ALSO PRESENT:

Evan Williamson, Interim Director of Development
Services
Shelby Collier – Senior Planner
Jan Musgrove – Planner 1
John Domenech – City Attorney Staff, Virtually

CALL TO ORDER

The meeting was called to order at 5:30 PM by Chairperson David Bullion.

MINUTES

Cyd Donnell made a motion to approve January 14, 2025, Historic Review Board meeting minutes. Seconded by Sharon Joseph. All voted in favor, and the motion carried.

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

Request 2024-1162 – 114 West Austin/110 West Austin

Applicant: Randy Stehling

A. 2024-1162 - 114 West Austin/110 West Austin - Randy Stehling - Request to Re-rate a

Garage Building from High to Low, Request to Demolish 3, Low-rated Resources and Request to construct a 16,887 sq ft, Single-Story Building to be Used as Bethany Preschool.

Staff Presentation: Shelby Collier, Senior Planner

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

1. Re-rate an existing resource (garage) from High to Low
2. Request to demolish 3 Low-rated resources, garage, pole-barn and barn
3. Request to construct a 16,887 sq ft, single-story structure

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Bethany Lutheran Church owns multiple lots along West Austin Street between North Adams and North Crockett Street and they intend to further develop the property to include a 16,887 sq ft, single-story building that will serve as a preschool. The Master Plan for the project was approved in 2018 by the Historic Review Board and the application has presented has not deviated from that plan.

The property consists of a High-rated resource (114 W Austin/Van Der Stucken Home) in the Victorian Italianate style built in 1880 as well as a Low-rated resource (110 W Austin) in the Gothic Revival style built in 1954. The applicant requests permission to re-rate a garage building from High to Low to allow for demolition as the applicant intends to construct a 16,887 sq ft building to the rear of the Van Der Stucken Home and the existing placement of the garage building impedes development.

Staff Recommendation:

The applicant received approval for a long-range master plan that included a new pre-school as well as a multi-purpose addition. Since that time, the City of Fredericksburg has adopted the Historic District Design Guidelines and Standards and it is a testament to this project that even without the existence of the Design Guidelines and Standards, the vision for the property was in keeping with the now adopted document.

With that said, Staff recommends approval of the following:

1. Re-rate the existing garage building from High to Low as the resource does not meet the National Register of Historic Places standard for exceptional significance and does not appropriately convey a sense of time and place.
2. Request to demolish the Low-rated resources (garage, pole barn, and barn) as the request is in keeping with 23-63(4). The plans for proposed new construction 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. Staff has performed a site visit and found that the structures have little to no historical significance.

3. Request to construct a 16,887 sq ft building. The proposed layout does not crowd the existing historic structures and provides for the required setbacks from the High-rated resource in keeping with Sec. 3.4.1(b)(e). In addition, the layout does not exceed the maximum allowable coverages and provides for parking along the side and rear of the development as required per Sec. 3.4.1(f)(i)(j). As for the design, the height, massing and scale, compliments the existing Hennig House as well as the Low-rated Sanctuary and Fellowship Hall as required per Sec. 3.4.2.2(g)(h). The use of materials and differentiation in terms of design, fenestration patterns and stylistic elements effectively communicate the buildings time period of construction without visually overpowering the existing resources.

Discussion:

David Bullion made the comment that there appeared to be no changes and that this was a formality. The design was wonderful and that it was a great plan.

Robin Cowsar wanted to know how the lean too was attached to the historic structure and removing it compromise the structure.

Randy Stehling responded that the lean too was barely attached and that removal would not damage the structure, that the removal would be painless and would help stabilize the historic building. The restoration of the building would come later.

Jessica Mittel wanted to know the timeline for the restoration and reminded Mr. Stehling of the City's Historic grant.

David Bullion mentioned the THC grant too.

Bethany's Associate Pastor, Kevin Haug stated that the restoration timeline for completion should be between 1 and 3 years.

Rady Stehling assured the board that he would make sure that this was taken care of.

Sharon Joseph stated that the structure was a treasure as there were so few examples of Fauchwerk left.

Todd Edison made a motion to approve item 2024-1162 as presented.

Jessica Mittel seconded the motion. All voted Aye and the motion passed unanimously.

Request 2025-36 – 112 East Schubert

Applicant: John Ellis

B. Request: 2025-36 - 112 East Schubert - John Ellis - Re-rate from High to Low and Request to Remodel an Accessory Building.

Shanya Thompson stated that she was blessed with owners that know the process, embrace the historic home and that they wanted to add a guest home for their children when they come to visit.

Staff Presentation: Shelby Collier, Senior Planner

Applicant is requesting a Certificate of Appropriateness to:

1. Re-rate the Accessory Building from High to Low
2. Modify the accessory building to include new exterior siding, windows, doors, and roof material and form

Staff recommendation:

Staff have reviewed the request and performed a site visit and determined that the accessory building is not a historically significant resource. The building does not appear on the 1946 Sandborn Fire Maps and appears to have been a storage building that was converted into an accessory dwelling unit in the 2010's.

Staff recommends the following:

1. Staff recommends approval of re-rating the accessory building from High to Low. This recommendation is in keeping with the Historic Preservation Ordinance (No. 27-007 Sec. 23-58)
2. Staff recommends approval of the requested changes to the accessory building to include new siding, new windows, new door openings and new roof material and form. This recommendation is in keeping with 3.4.3(a)(d)(i)(j)(k)

Discussion:

Robin Cowsar asked for clarification, was this a remodel or a demolition request.

Mr. Ellis responded that the unit would have the same footprint and that the only changes would be the height of the roof and the addition of a front porch.

Robin Cowsar asked why there were two different types of materials for the roof.

Mr. Ellis responded that that was an error on his part, but that the roof would be metal with a standing seam.

Sharon Joseph made a motion to approve 2025-36. Jessica Mittel seconded the motion and all voted Aye unanimously. Motion carried.

Request 2025-40 – 507 West Main Street

Applicant: John Tomlin and Bobby Ball

C. 2025-40 – 507 West Main – Blackstone Texas - Request to Enclose an Existing Patio with a Glass and Steel Structure.

Staff Presentation: Shelby Collier, Senior Planner

The applicant requests permission to enclose an existing covered patio with a glass and steel structure that would span the front of the building

Staff recommendation:

When reviewing this request, Staff found that many of the recommendations and guidelines from the Historic Design Guidelines and Standards pointed towards restoration of the resource rather than new contemporary construction. With that said, in reviewing Sec. 3.1.2 - Treatment Sequence Options, the Design Guidelines and Standards state that new construction within a historic district is appropriate only if it will not entail demolition or significant alteration of an existent contributing resource. It is Staff's opinion that the resource has undergone such alteration and deterioration that it no longer has a distinctive building form, and a Contemporary Addition would be appropriate given the location and use of the building. Staff recommends approval of the request as presented. This recommendation is in keeping with Sec. 3.2.10(e)(i) and Sec. 3.3(l)(m)(n).

Discussion:

David Bullion mentioned that it was a shame that this building had lost its character over the last 15 years. He mentioned the rating of the building (low) so he did understand Staff's recommendation.

Sharon Joseph commented on how they had been fighting to save this house and its sad little neighbors for 20 years. Right next door at 505 W Main, a high rated structure that has been extremely well maintained as a successful restaurant and maintained its historic integrity but now you want to build this way out so when you enter from the West side of town, you will not be able to see the 505 W main building. I am totally opposed to this glass and steel enclosure. I cannot vote for this.

Robin Cowsar mentioned that the property is still on Main Street and in the historic district, Jack's Chop House has done everything possible to maintain the original

structure. But when HRB turned down their application for a side patio with shade structures, because it wasn't appropriate for the building, they went ahead and built it anyway.

John Tomlin pointed out that the fireplace that obstructs the view of Jack's Chop House will be removed making visibility of 505 West Main better.

Robin Cowsar stated that it was the Board's responsibility to not only look at the individual item but how this change would affect the overall area, the neighbors on either side. She mentioned that the structure was far too contemporary and that it would obscure the high rated structure at 505 West Main if arriving from the West.

Jessica Mittel agreed with Staff that the building is so far gone from its original state, let it evolve and let it tell its story. She also said that she agreed with Sharon Joseph and we also have no purview on the interior, curtains may go up and totally obscure the neighboring property. I agree that this structure needs a facelift, but we also need to protect the visibility of the high rated structure.

Todd Eidson stated that he agreed with Jessica Mittel, but we have to look at this in a larger frame, especially with it being on Main Street.

Jessica Mittel asked Shelby Collier how far forward the structure could be built?

Shelby Collier replied, it could be built up to the property line. But the board could decide how far forward the new enclosure should be to preserve the property to the west.

David Bullion mentioned that he didn't think there were definitive numbers on a view corridor in the guidelines, but it is a valid point that many of the other board members had made on the impact on the bordering properties.

Sharon Joseph stated that this once was a neighborhood, these were all homes, and its lost that.

Cyd Donnell wanted to know if there were guidelines to relative setback between properties. This was very jarring; could anything be done to make it less contemporary.

John Tomlin stated that the intent was to place the glass behind the rock planter wall. That it was set back at least 5 or 6 feet. The rendering wasn't a great representation of the actual finished product.

Todd Eidson mentioned that a better rendering with more detail would be helpful.

Cyd Donnell reiterated that the current rendering was doing the applicant a dis-service.

John Tomlin mentioned that it was critical that the enclosure exist as the interior of the property would at most seat 15 to 20 guests. For the space to work as a restaurant, the enclosed porch was essential.

Shelby Collier stated that the only setback requirements that are spelled out are in regard to the parcel itself. There is reference to the neighboring structures but no true setback.

David Bullion stated that he could not see of any other type of enclosure that would work for the applicant. So, either, it was a Yes or No as this point.

John Tomlin responded that they would be happy to move it a little further back so as not to obscure to much of the high rated property.

Todd Eidson mentioned that the applicant spends a little additional money on better rendering so that it showed the rock wall planter, maybe less divisions in the glass. Work with someone to produce a more detailed rendering.

Sharon Joseph made motion to table the item until next month's Board meeting. Todd Eidson seconded the motion. All voted aye and the motion passed unanimously.

Request 2025-4 – 301 West Main Street

Applicant: John Bohem

D. 2025-4 – 301 West Main Street – Mariposa Hospitality Group - Request to Modify the Existing Shade Structure by Shortening the Supports and Request to Repaint the Supports to a "Limestone" Color

Staff Presentation: Shelby Collier, Senior Planner

The applicant has submitted a Certificate of Appropriateness (COA) requesting permission to shorten the existing shade cover posts and paint a neutral color.

The property is the current home to Altdorf Biergarten, a Medium rated resource in the Vernacular style, that was built in 1880. The property underwent a major renovation in 2018-2019 that resulted in a new outdoor space located along the east side of the property. The applicant requested a COA on November 14, 2023, for the construction of a 16 - 20 ft tall, 54 x 24 shade structure. With that said, what was built was not the approved structure as the constructed design consist of wider and taller posts. The applicant then submitted a COA in June of 2024 requesting permission to approve what was built and the Historic Review Board denied the request and provided feedback to the applicant encouraging them to shorten the posts and paint them a color more complimentary to the limestone on the building. The applicant has since returned with a revised COA requesting permission to shorten the posts to a

height roughly 6 ft above the existing steel cables and a request to paint the posts a neutral color.

Staff recommendation:

Staff recommends approval of the request as it is in keeping with Sec. 3.2.9.e and is addressing the feedback the Board provided in June of 2024

Discussion:

After a brief discussion on the lack of renderings from the company that would be performing the work.

Jessica Mittel made motion to approve 2025-4.

Sharon Joseph seconded the motion. All voted aye and the motion passed unanimously.

Request 2025-3– 301 West Main Street

Applicant: John Bohem

E. 2025-3 – 301 West Main Street – Mariposa Hospitality Group - Request to Add to Existing Shade Structure by Adding 2 Supports and 1 Shade Sail.

Staff Presentation: Shelby Collier, Senior Planner

The property is the current home to Altdorf Biergarten, a Medium rated resource in the Vernacular style, that was built in 1880. The property underwent a major renovation in 2018-2019 that resulted in a new outdoor space located along the east side of the property. The applicant requested a COA on November 14, 2023, for the construction of a 16 - 20 ft tall, 54 x 24 shade structure. With that said, what was built was not the approved structure as the constructed design consists of wider and taller posts. The applicant then submitted a COA in June of 2024 requesting permission to approve what was built and the Historic Review Board denied the request and provided feedback to the applicant encouraging them to shorten the posts and paint them a color more complimentary to the limestone on the building. The applicant has since returned with a revised COA (2025-4) requesting permission to shorten the posts to a height roughly 6 ft above the existing steel cables and a request to paint the posts a neutral color. In addition to that request, the applicant also requests permission to add additional shade covering to the currently exposed area on the patio

Staff recommendation:

Staff recommends approval as presented as the application is in keeping with Sec. 3.2.9.e. If approved, Staff recommends the posts are installed without damaging significant character-defining features of the historic structure.

Discussion:

A brief discussion occurred between board members on the location of the posts, concerns were raised to whether or not the posts or the sails would be attached to the historic structure and whether this could be seen from the street. The main issue was the location of the posts.

David Bullion asked for a more detailed drawing (hand drawing) would be fine.

John Bohem stated that he would be happy to do that.

Sharon Joseph made a motion to table the item until next month's meeting.

Jessica Mittel seconded the motion. All voted aye and the motion passed unanimously.

Request 2025-1 – 406 West Main Street

Applicant: John Bohem

F. 2025-1– 406 West Main Street – Mariposa Hospitality Group - Request to Construct a 132' X 18' X 10' Single Post Cantilever Shade Structure the Projects 18' in Either Direction.

Staff Presentation: Shelby Collier, Senior Planner

The property is the current home of a Commercial Parking lot that also provides parking for the Emigrants Inn located at 341 E Main. The property was recently developed and consists of a parking lot and no structures. The applicant requests permission to construct a 132' x 18' x 10' single post cantilever Shade Structure that projects 18' in either direction.

Staff recommendation:

Staff recommends approval of the application as presented.

Discussion:

The Board discussed the need for the shade structure to be neutral in color.

Cyd Donnell mentioned that the board was sure to see more of these requests. Todd Eidson agreed that with more heat these would surely be more frequent.

Robin Cowsar stated that they should not be on Main Street.

Todd Eidson made a motion to approve the application, item 2025-1 in a neutral palette.

Sharon Joseph seconded the motion.

All board members excluding Robin Cowsar voted aye. Robin Cowsar voted nay..

The motion carried.

Request 2025-2 – 106 South Washington Street

Applicant: John Bohem

G. 2025-2– 106 South Washington Street – Mariposa Hospitality Group - Request to Construct Request to Construct a Sunshade Consisting of 4 Posts and a Single Shade Sail.

Staff Presentation: Shelby Collier, Senior Planner

The property is the current home to the Emigrants Inn, a Medium rated resource in the Craftsman style, that was built in 1920. The property is part of a larger development that has frontage on East Main Street, down South Washington, with access on East San Antonio. The applicant requests permission to construct 4 steel columns measured at 24 x 25 x 15 high that slope down to 10' with shade sails to provide shade for guests.

Staff recommendation:

Staff recommends approval of the request conditioned upon the height of the posts being reduced to 16 ft and maintaining the appropriate setbacks (10 ft) as required per Sec. 3.4.1(e).

Discussion:

After a brief discussion about the specific placement of the posts and the request to the applicant to submit more detailed drawings. With specific information on the height of the poles and where the posts will be located.

Shelby Collier reminded the applicant that the posts would have to be placed at least 10 feet from the side of the building.

Todd Eidson made a motion to table item # 2025-2 until next month's meeting.

Cyd Donnell seconded the motion. All voted Aye and the motion passed unanimously.

Senior Planners Report:

Shelby Collier introduced Evan Williamson, the new interim Director of Development Services, to the Board.

Evan Williamson stated that he was happy to meet the board and looked forward to working with them.

Shelby Collier brought the Boards attention to the 2024 Annual Report that was included in this month's package.

Shelby Collier went over the update Demo By Neglect spreadsheet and commented on how much progress had been made in the last several months. She went over the process of how Code enforcement deals with Demo by Neglect offenders. She also mentioned that there is an allowance for repairs but there is no budget for the item, never been in the budget before.

Cyd Donnell stated that she was pleased with the progress.

Sharon Joseph mentioned that the Historic Grant become a budget item because of the "repair" allowance.

David Bullion stated that he had recently had a conversation with the Mayor, and he stated that there didn't appear to be an appetite for the city to get involved in these issues.

Shelby Collier stated that she had reached out to the sub-committee on penalty fee amendments, as there had been a change in staffing and wondered if they wanted to slower the pace on this item. The results were 50/50 in response and so she thought she would bring it before the entire Board.

Cyd Donnell suggested that it was perhaps best to put a pause on it until later.

Shelby Collier agreed that it made sense to pause on this item, she reassured the board that it would not slip through the cracks.

Robin Cowsar made three requests; that the minutes be noted as such in the heading of the minutes, that the legal counsel be acknowledged during roll call and that she voted on the shade structure on the main street parking lot.

David Bullion wanted to go into executive session to discuss the plans going forward.

Shelby Collier reminded Mr. Bullion that it had not been noticed in this meeting, so that could not be accomplished tonight. That we could certainly set a special meeting in the future, noticed correctly, she would be happy to do that.

David Bullion asked if it could be added to the next agenda, it was important that the Board understood what the path forward looked like.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 7:13 by Jessica Mittel, seconded by Cyd Donnell.

PASSED AND APPROVED on the 11th day of March 2025.

Jan Musgrove, Planner 1

David Bullion, Chairperson



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: March 11, 2025

CATEGORY: CONSENT AGENDA

CAPTION: 2025-51 - 106 E Centre - Karen Pehl - Request to Demolish Existing Barn and Construct New

SUMMARY: The applicant requests permission for the following:

1. Permission to demolish existing barn building
2. Permission to construct new barn building

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS: In reviewing the request, Staff identified that this resource is a Low-rated structure on a lot separate from the primary resource located at 108 E Centre which is a Medium-rated Bungalow. The barn building appears to have been built in 1930 and was surveyed as part of the 2002 Historic Survey. The property consists of an 16,000 sq ft lot with a 600+ sq ft barn building that includes multiple attached carports and pole barns.

The applicant requests permission to demolish the existing barn which consists of a wood and metal frame structure on a dirt floor and slab, and reconstruct a barn with a similar design with modern materials.

Application Number: 2025-51

Address: 106 E Centre

Rating: Low

Zoning: R1, Single-Family Residential

Applicant: Karen Pehl

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

Sec. 23-63 - Demolition/Removal

In the case of a demolition application, the Board shall affirmatively find that:

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

3.4.1 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). 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).

3.4.3 Accessory Building

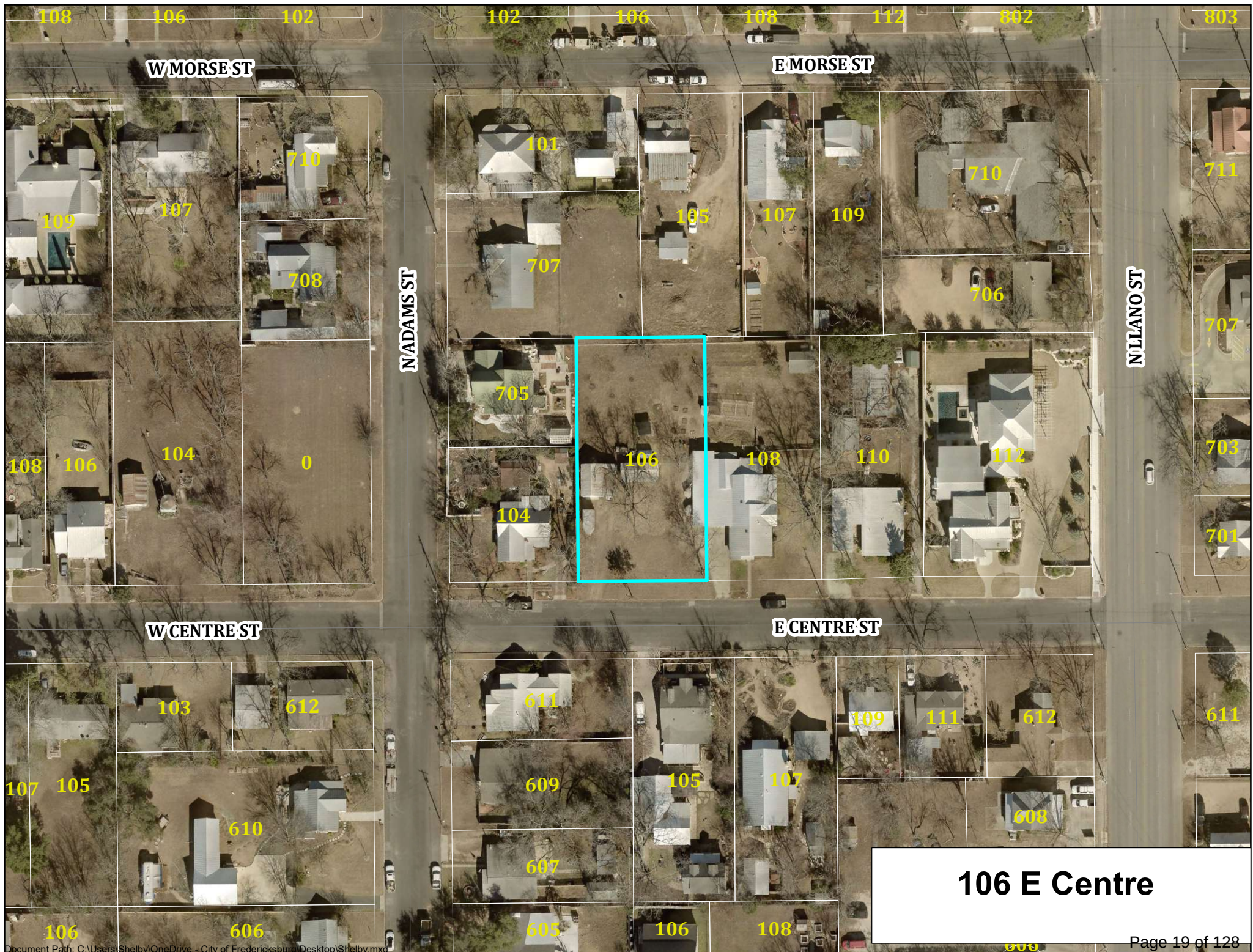
Follow lot coverage standards as required in Sec. 3.4.1(b). Applied architectural ornament or stylistic detailing of any kind is not appropriate for new accessory buildings (d). Exterior walls, roof features, and window or door openings must authentically communicate the structural system of the new 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 wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Use of true load-bearing masonry walls with stone, brick, stucco also 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 (i). Modern materials, such as fiber cement siding and corrugated metal, may be appropriate for new accessory buildings (j).

STAFF RECOMMENDATION:

The property is a Low-rated resource and demolition would be appropriate if the Board found that the request is compliant with Sec. 23-63 - Demolition/Removal. If demolition were approved, the building should be well documented to aid with the reconstruction of the new building.

ATTACHMENTS:

1. 2025-51 Location Map
2. 2025-51 Scope of Work
3. 2025-51 Floor Plan and Elevations
4. 2025-51 Photos of Disrepair
5. 2025-51 Photos
6. 2025-51 Material List
7. 2025-51 Plan Review Comment Letter



W MORSE ST

E MORSE ST

N ADAMS ST

N LLANO ST

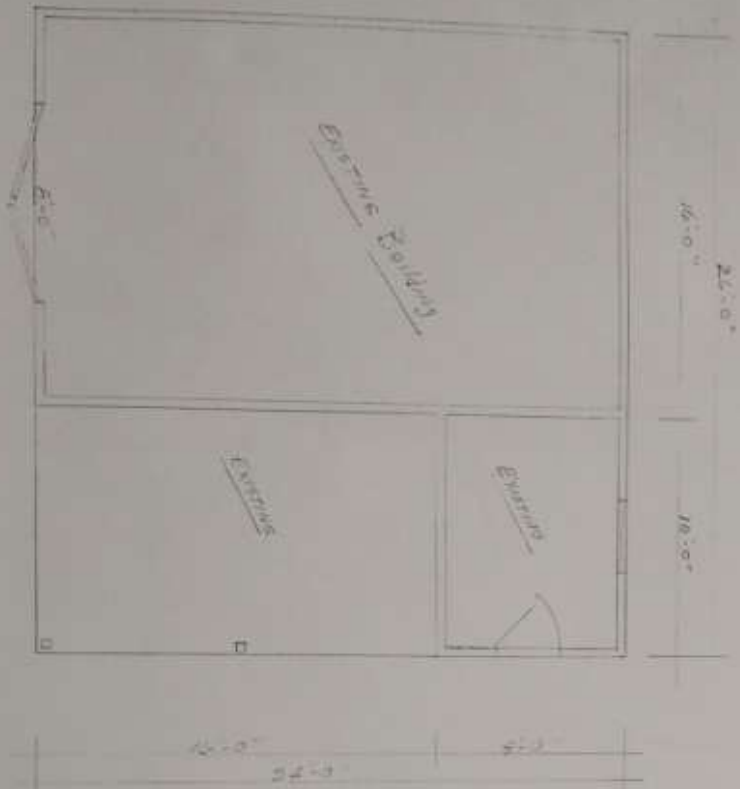
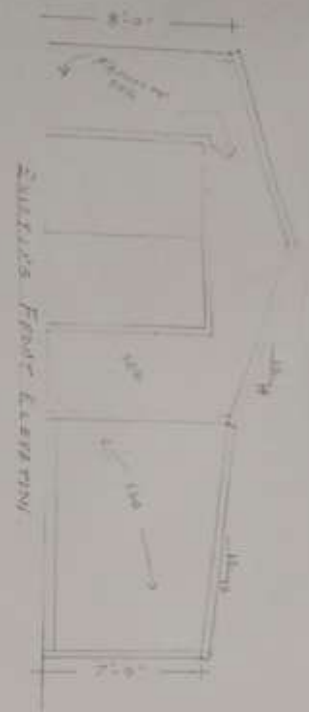
W CENTRE ST

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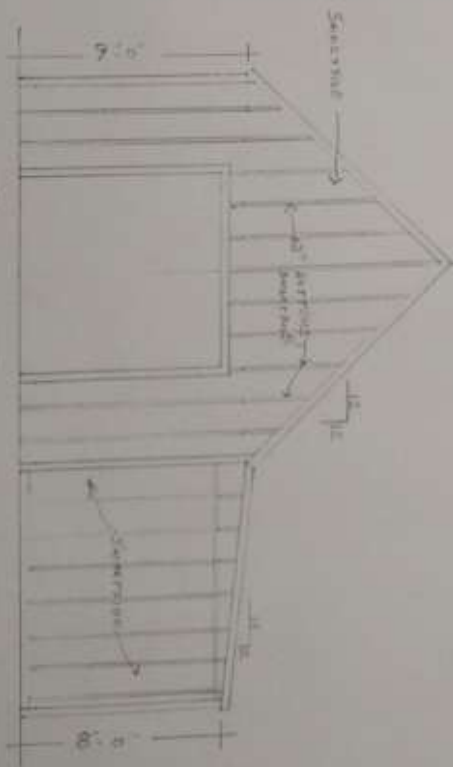
106 E Centre

106 E Center – Scope of Work

Existing storage building framing won't allow residing. Owner will demo to the slab. Contractor will build from the slab up using modern building techniques, garage door, window, man door and standing seam roof. No plumbing or electrical. Proposed start date is March 1, 2025. Completion date is only an estimate.



EXISTING FRONT ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED FRONT ELEVATION
108 E. CENTRAL

1106 E Centre – Photos of Disrepair





106 E Centre – Photos









106 E Centre – Material List

Project material list:

Materials used in new construction will be:

Smartside siding in board and batten style,

Standing seam metal roof,

Standard garage door,

Steel man door,

24x36 aluminum frame window



Fredericksburg

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

Date: Monday, February 10, 2025

Karen Pehl

108 E. Centre St.
Fredericksburg TX 78624
karenmarie615@gmail.com

Permit Number 2025-51
Job Address: 106 E. Centre St., Fredericksburg, TX 78624

Dear Karen Pehl,

Staff has completed its review of plans for the storage unit - demo and rebuild that is to be located at 106 E. Centre St., Fredericksburg, TX 78624. Comments from this review follow.

Historic Preservation Review

Please provide photos of all 4 sides of the building.

Please provide a material list to include the siding, roof, window and door material of the proposed new construction.

The new construction will require approval by the Historic Review Board in accordance with Sec. 23-60 of Ordinance No. 27-007 scheduled for Tuesday, March 11, 2025 at 5:30 PM at the City Hall East Campus, in the Community Room, 2818 US 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: March 11, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-2 - 106 South Washington - Mariposa Hospitality Group - Request to Construct a Sun Shade Consisting of 4 Posts and a Single Shade Sail.

SUMMARY:

The applicant requests permission to construct a Shade Structure that consists of 4 steel posts measured at 24 x 25 x 15 high that slope down to 10' with shade sails.

The Historic Review Board considered this item on Tuesday, February 11th and asked for additional information. Unfortunately, the applicant was unable to provide the information in a timely manner and the Board must now take action on the item to remain compliant with the Historic Preservation Ordinance, No. 27-007, which requires action within 60 days of receipt of the application.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is the current home to the Emigrants Inn, a Medium rated resource in the Craftsman style, that was built in 1920. The property is part of a larger development that has frontage on East Main Street, down South Washington, with access on East San Antonio. The applicant requests permission to construct 4 steel columns measured at 24 x 25 x 15 high that slope down to 10' with shade sails to provide shade for guests.

Application Number: 2025-2

Proposal: Erect a shade Structure over the rear Patio

Address: 106 South Washington

Rating: Medium

Zoning: CBD

Owner: Mariposa Hospitality Group

Applicant: John Boehm

3.2.9 Canopies and Awnings Alterations

(e) Because awnings and canopies are functional building elements with significant energy efficiency benefits, adding awnings where they did not exist historically may be appropriate in some situations, provided that the new awning or canopy is simple in design, does not conceal or distract from historic character-defining features, and is installed without damaging significant character-defining features.

3.4.1 Lot Coverage

it is important to maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district and the new construction should maintain a 10 foot setback given the resources Medium-rating (e).

3.4.2.2 New Commercial Construction

New construction must have floor-to-floor heights similar to those of contributing buildings on the block (h) and the design of the new building should be subordinate and not visually overpower the surrounding contributing historic buildings (i).

STAFF RECOMMENDATION:

Staff recommends denial of the request.

ATTACHMENTS:

1. 2025-2 Historic Survey and Photo
2. 2025-2-coa
3. 2025-2-106 S Washington Bid
4. 2025-2-106 S washington _ Photos

106 S Washington

106 S. Washington



2002 Re-evaluation

☐ High ☒ Medium ☐ Low

Site ID No. 837
Address 106 S. Washington
Date 1920
Stylistic Influence Craftsman
GCAD Hyperlink [R18839](#)
Owner HOWARD, GERALD E
Historic District Yes Historic District
Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes

1983 Historic Resources Survey	
Previous Site No.	838
Previous Ranking	3
Previous Photo References	
Roll	24
Frame	5





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 scollier@fbgtx.org

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

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

Applicant E-mail:

Desired Start Date:

Desired Completion Date:

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

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

Staff to complete

Application #
Eligible for Administrative Approval ☐ Yes ☐ No
Historic Review Board Meeting Date
Survey Rating:

Year Built:
Zoning:
Application Fee \$10 COA#
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.



PO Box 12601
San Antonio, Texas 78212

Phone: 210.691.9300
Fax: 210.930.0188

November 6, 2024

PROPOSAL SUBMITTED TO:

**Emigrant's Inn
106 S. Washington St.
Fredericksburg, TX 78624**

WORK TO BE PERFORMED AT:

Same

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

1). Install in the rear courtyard 1- 24' x 25' x 15' high sloping down to 10' Four Post Sail Shade Structure, Three of the four steel columns to be bolted to a concrete wall, 1-steel column to be set 4'-8' below grade and anchored in concrete and rebar, columns to be powder coated in customer's choice of standard colors. Fabric to be Commercial 95 in customer's choice of standard colors.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner, for the sum of: **\$32,370.00. Price does not include any necessary permits, fees or taxes. Stamped engineer drawings can be supplied for an additional \$1,900.00.**

SPECIAL NOTE: Buyer is responsible for locating and informing contractor and its subcontractors of all underground pipes, utilities, wiring and any other buried structures. Buyer agrees to hold contractor and its subcontractors harmless for any damage and repair costs to underground pipes, utilities, wiring or any other buried structures encountered during the project. Buyer also agrees to relocate at their expense any utilities, underground pipes, wiring, or other buried structures that need to be relocated in order to complete the project.

Start Date: About 6-8 weeks after order. Completion Date: About 3-5 days after start.

Payment Terms: 50% on order/ 50% on completion.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control, including, but not limited to, weather.

Note: This proposal may be withdrawn by Texas Custom Exteriors if not accepted within 14 days.

Thank you for the opportunity to provide this proposal for your consideration. Please let us know if you have any questions.

Respectfully submitted _____ Accepted by _____

Date: _____

Date: _____

106 S Washington Photos









HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: March 11, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-3 - 301 West Main - Mariposa Hospitality Group - Add to Existing Shade Structure by Adding 2 Supports and 1 Shade Sail.

SUMMARY:

The applicant has submitted a Certificate of Appropriateness (COA) application requesting permission to add two support poles to an existing shade structure and add a shade sail.

The Historic Review Board considered this item on Tuesday, February 11th and asked for additional information. Unfortunately, the applicant was unable to provide the information in a timely manner and the Board must now take action on the item to remain compliant with the Historic Preservation Ordinance, No. 27-007, which requires action within 60 days of receipt of the application.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is the current home to Altdorf Biergarten, a Medium rated resource in the Vernacular style, that was built in 1880. The property underwent a major renovation in 2018-2019 that resulted in a new outdoor space located along the east side of the property.

The applicant requested a COA on November 14, 2023, for the construction of a 16 - 20 ft tall, 54 x 24 shade structure. With that said, what was built was not the approved structure as the constructed design consist of wider and taller posts. The applicant then submitted a COA in June of 2024 requesting permission to approve what was built and the Historic Review Board denied the request and provided feedback to the applicant encouraging them to shorten the posts and paint them a color more complimentary to the limestone on the building.

The applicant has since returned with a revised COA (2025-4) requesting permission to shorten the posts to a height roughly 6 ft above the existing steel cables and a request to paint the posts a neutral color. In addition to that request, the applicant also requests permission to add additional shade covering to the currently exposed area on the patio.

Proposal: Add two support poles to existing shade structure and add a sail

Application Number: 2025-3

Address: 301 W. Main

Rating: Medium

Zoning: CBD

Owner: 301 West Main LLC

Applicant: John Boehm

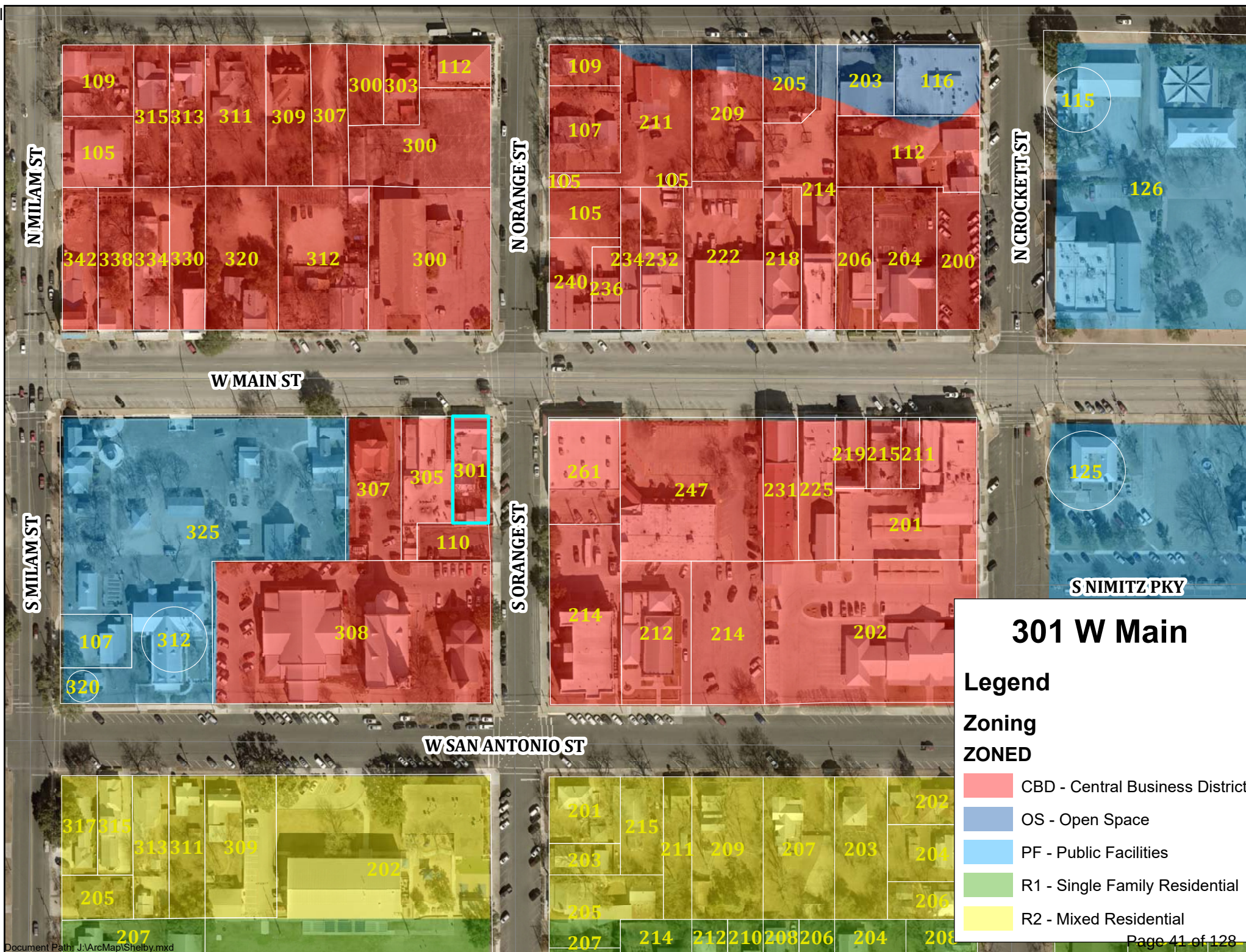
3.2.9 Canopies and Awnings Alterations (e) Because awnings and canopies are functional building elements with significant energy efficiency benefits, adding awnings where they did not exist historically may be appropriate in some situations, provided that the new awning or canopy is simple in design, does not conceal or distract from historic character-defining features, and is installed without damaging significant character-defining features.

STAFF RECOMMENDATION:

Staff recommends denial of the application.

ATTACHMENTS:

1. 2025-4 Location Map
2. 2025-04 Historic Survey
3. 2025-3-coa 2
4. 2025-3-coa 1&2 bid
5. 301 W Main_Photos



City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 253

Address 301 W. Main

Parcel Number 29235

GCAD Valuation (as of 2017; where available) \$280,920

Year Built 1880

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 0253_2.JPG

Photo References 0253_*.jpg

Notes

2002 SURVEY DATA (continued)

Property Description

Function	Commerce/Trade	No of Stories	1
Style	vernacular	Construction	load-bearing masonry
Plan	square	Foundation	stone
Exterior Walls	stone	Roof	gable
Porches	shed	Windows	double-hung wood sash
Outbuildings	garage	Doors	double-leaf door
Alterations	addition		

1983 SURVEY DATA

1983 Survey Site No	481	1983 Survey Ranking	2
1983 Photo References			



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 scollier@fbgtx.org

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

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

Applicant E-mail:

Desired Start Date:

Desired Completion Date:

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

To add to existing structure and cover remaining open area of patio with a single layer of shade sail behind the existing structure not to exceed the height of the building behind nor the existing structure

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

Staff to complete

Application #

Year Built:

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning:

Historic Review Board Meeting Date

Application Fee \$10 COA#

Survey Rating:

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature

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



PO Box 12601
San Antonio, Texas 78212

Phone: 210.691.9300
Fax: 210.930.0188

November 6, 2024

PROPOSAL SUBMITTED TO:

**Altdorf Biergarten
301 W. Main St.
Fredericksburg, TX 78264**

WORK TO BE PERFORMED AT:

Same

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

- 1). Cut off the top portion of the 3- 10" steel columns closest to the sidewalk to a height of about 6"-12" above the existing cable attachment points. Includes boom equipment and fireproof blankets to not damage existing tops. Price: \$5,200.00 each column.**
- 2). Paint all posts with rolls just as they are in a color close to the color of the limestone walls. Price: \$5,850.00 each column.**
- 3). Install 2- posts adjacent to the existing shade structure close to the mural Walland weld ears on two existing posts to then install a 30' x 27' x 15' high sail shade with 8" columns that includes hand dig and hand install. Price: \$27,120.00.**
- 4). For item #3 but with 10" columns instead of 8" columns. Price: \$35,570.00 which includes hand install or crane to put 10" columns.**

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner, for the sum of: **See above Price does not include any necessary permits, fees or taxes. Stamped engineer drawings can be supplied for an additional \$1,900.00.**

SPECIAL NOTE: Buyer is responsible for locating and informing contractor and its subcontractors of all underground pipes, utilities, wiring and any other buried structures. Buyer agrees to hold contractor and its subcontractors harmless for any damage and repair costs to underground pipes, utilities, wiring or any other buried structures encountered during the project. Buyer also agrees to relocate at their expense any utilities, underground pipes, wiring, or other buried structures that need to be relocated in order to complete the project.

Start Date: About 6-8 weeks after order. Completion Date: About 3-5 days after start.

Payment Terms: 50% on order/ 50% on completion.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control, including, but not limited to, weather.

Note: This proposal may be withdrawn by Texas Custom Exteriors if not accepted within 14 days.

Thank you for the opportunity to provide this proposal for your consideration. Please let us know if you have any questions.

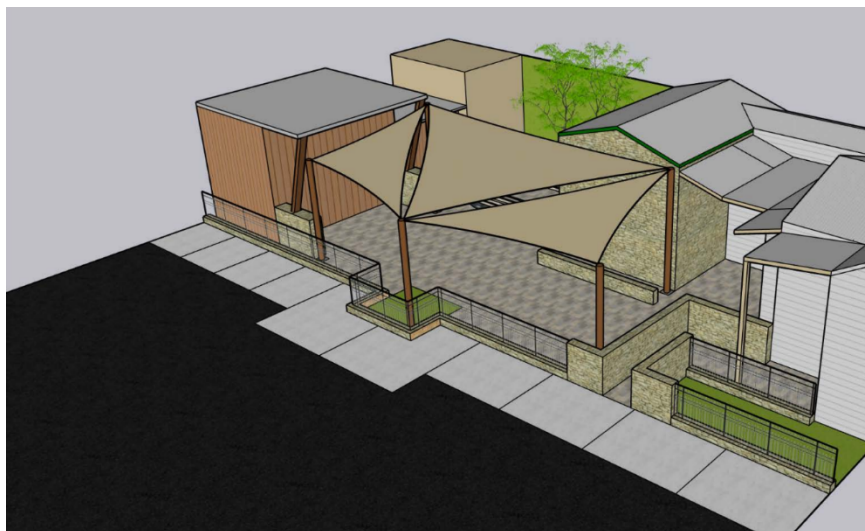
Respectfully submitted_____ Accepted by_____

Date:_____

Date:_____

301 W Main – Documents and Photos







HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: March 11, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-40 - 507 West Main - Blackstone Texas - Request to Enclose an Existing Patio with a Glass and Steel Structure.

SUMMARY:

The applicant requests permission to enclose an existing covered patio with a glass and steel structure that would span the front of the building.

The Historic Review Board considered this application on Tuesday, February 11th and asked the applicant to provide more accurate renderings that depicted the exact location of the glass enclosure as well as the request to depict the existing stone planter. The applicant has since provided updated renderings.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property has a Low-rating and has several alterations that make the original form almost unrecognizable from the original 1920 structure. The property has most recently served as the home of Simply-Dipped Fondue restaurant. The applicant requests permission to enclose the existing patio with a glass and steel structure that would span the front of the building.

Application Number: 2025-40

Proposal: Enclose an existing Patio with glass to increase seating capacity

Address: 507 West Main

Rating: Low

Zoning: CBD

Applicant: Blackstone Texas

[Historic Design Guidelines and Standards](#)

3.2.10 Storefronts

It is recommended to preserve and maintain all components of historic storefronts unless they are deteriorated beyond repair (a) and it is recommended to repair the storefronts according to accepted preservation techniques (b). If replacement of the entire historic storefront is necessary, match the dimensions, profile, and configuration (d). Substitute materials may be appropriate in some cases; extruded aluminum and wood-clad aluminum are acceptable replacement materials; vinyl is not an acceptable material (e). Do not add details or finishes that were not present historically (g) and if the storefront is non-historic, and if the owner opts to replace it, select one that is compatible with the historic character of the building, look at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (i)(recommended).

3.3 Additions

Avoid damaging or obstructing historic character-defining building features and/or site features when constructing additions (a). Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building (k) and design the new addition to be compatible with the historic building but differentiated enough so that they are not confused as historic or original to the building (l). Balance compatibility with differentiation among the following aspects of the addition design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette (m). Contemporary architectural styles are appropriate for additions provided that compatibility is retained among other building aspects; for example, an addition may have a contemporary roof form, fenestration pattern, and style if it maintains a compatible footprint shape, materials, and color palette (n).

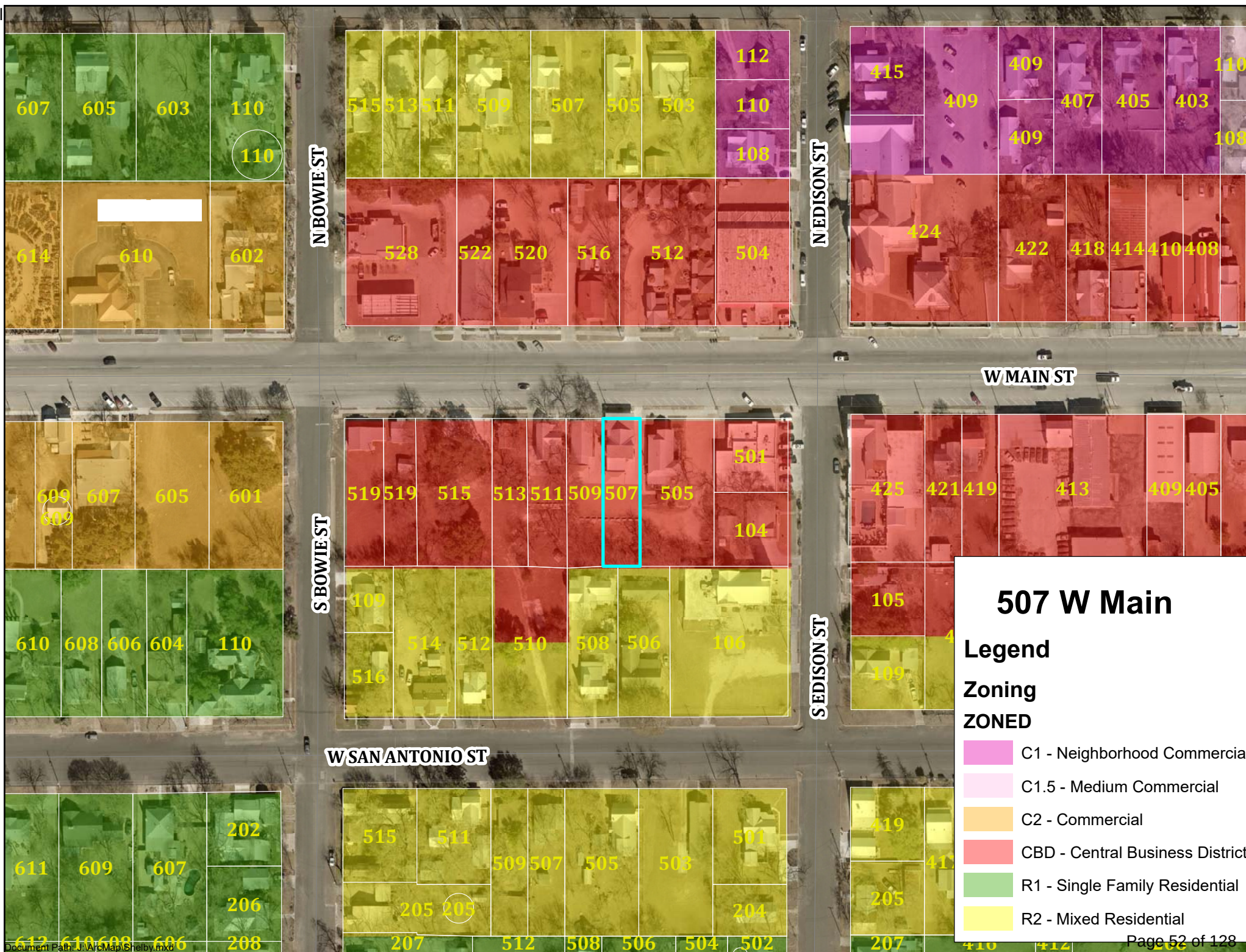
STAFF RECOMMENDATION:

When reviewing this request, Staff found that many of the recommendations and guidelines from the Historic Design Guidelines and Standards pointed towards restoration of the resource rather than new contemporary construction. With that said, in reviewing Sec. 3.1.2 - Treatment Sequence Options, the Design Guidelines and Standards state that new construction within a historic district is appropriate only if it will not entail demolition or significant alteration off an existent contributing resource. It is Staff's opinion that the resource has undergone such alteration and deterioration that it no longer has a distinctive building form and a Contemporary Addition would be appropriate given the location and use of the building.

Staff recommends approval of the request as presented. This recommendation is in keeping with Sec. 3.2.10(e)(i) and Sec. 3.3(l)(m)(n).

ATTACHMENTS:

1. 507 W Main_Location Map
2. 507 W Main_Historic Survey
3. 507 W Main - Scope of Work
4. 2025-40 - Plans and Photos
5. 2025-40 Updated Renderings



507 W Main – Historic Survey and Location Map

Inventory of Properties - Fredericksburg Historic District and Local Landmarks (2002-03)

507 W. Main



2002 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 227

Address 507 W. Main

Date 1920

Stylistic Influence

GCAD Hyperlink [R29118](#)

Owner WAYSHOWER, INC

Historic District Yes Historic District

Assessment Example of a distinctive building plan that has undergone alterations or deterioration.

Notes

1983 Historic Resources Survey

Previous Site No. _____

Previous Ranking _____

Previous Photo References

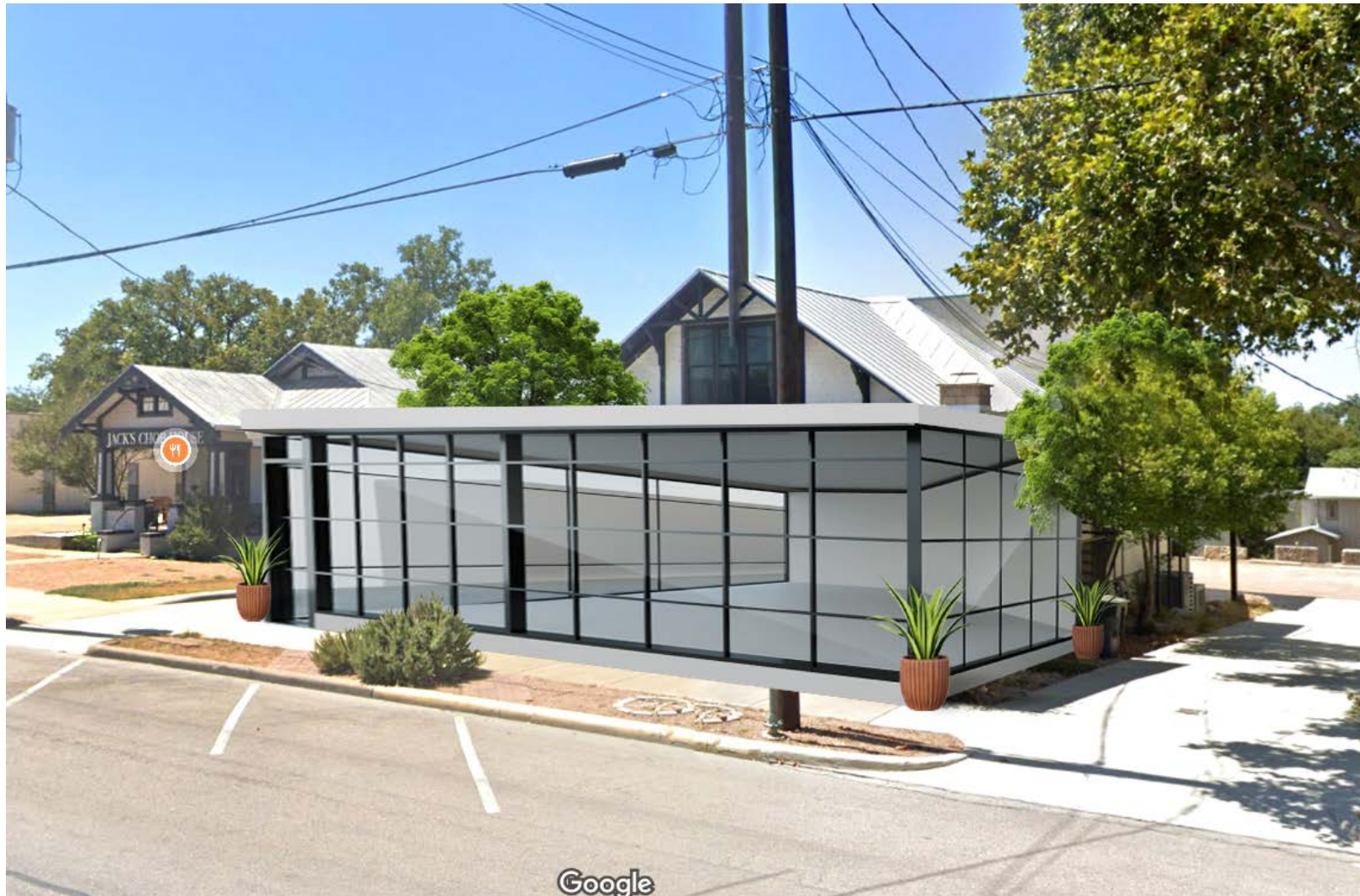
Roll

Frame

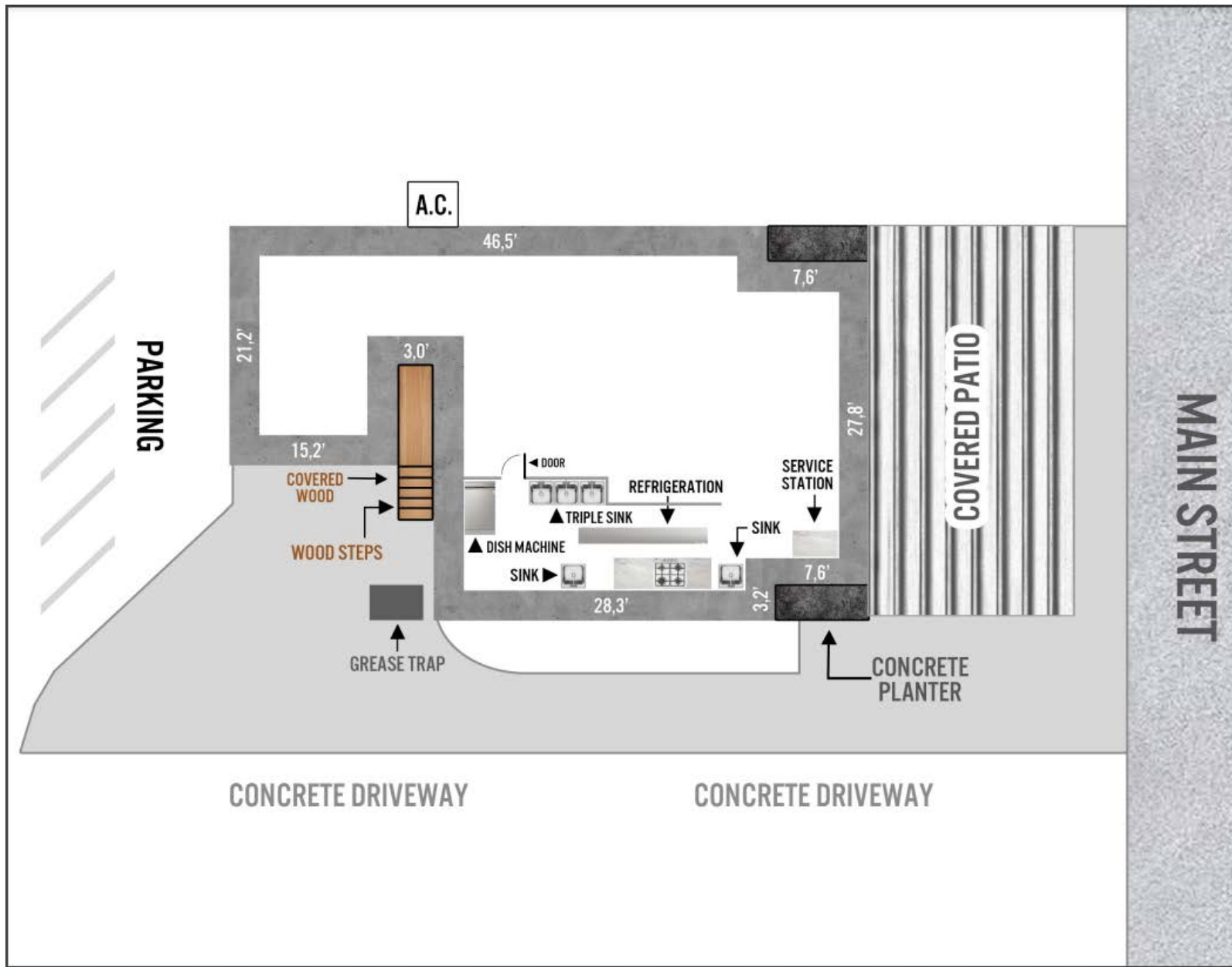
507 W Main – Scope of Work

The building at 507 W Main Street is currently setup as a restaurant. We are continuing that use, but adding some additional kitchen equipment and seating inside. We are not altering the footprint or exterior of the building with the exception of wanting to enclose the covered patio with clear glass. This will give us additional conditioned space for seating. The space will have dining on both the inside and outside of the building. I am including a rendering of the glass enclosure as well as a site plan that shows the grease trap location and parking in the rear of the building. There will be a hood vent fan on the roof but will be tastefully installed to match the metal roof that is already existing. There are 4 points of egress now that will remain in the main structure. Two in the rear and two in the front. There will also be two exit locations on the glass patio in the front of the building.

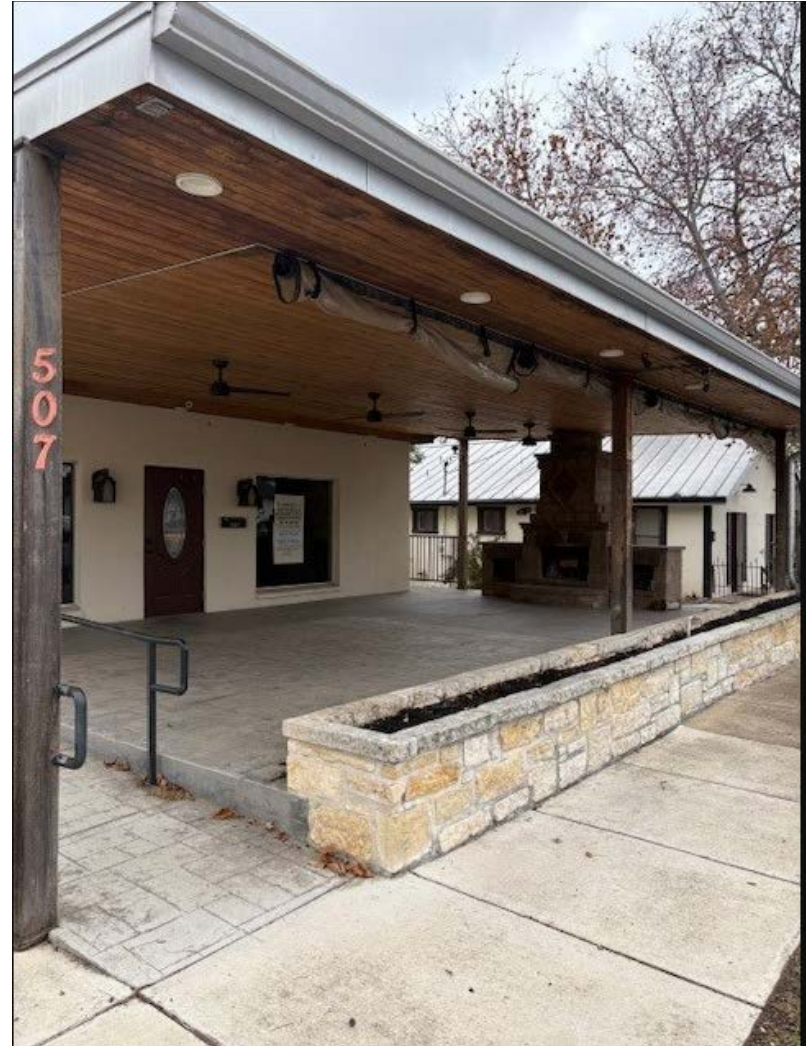
2025-40 – 507 W Main











507 W Main – Updated Renderings







HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: March 11, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-109 - 105 S Adams - Christopher Mass - Request to Paint a Mural on the South Side of the Building.

SUMMARY:

A Certificate of Appropriateness (COA) application has been submitted requesting permission to paint a mural on the south side of the building that depicts an image of bluebonnets, a Texas barn, and the words FBG TX.

Staff identified that the work was completed without an approved Certificate of Appropriateness and a Notice of Violation was issued by Code Enforcement in February 2025. The applicant came to Staff and submitted a Certificate of Appropriateness on February 6, 2025 and paid the \$300.00 fee for performing work without an approved Certificate of Appropriateness.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a Medium-rated property built in 1945 that is the current home of Texas Sunrise Restaurant. The property has an alley that runs along the south side of the building connecting to South Llano and the mural is painted on the south side of the building facing South Adams and the alley.

Application Number: 2025-109

Address: 105 S Adams

Rating: Medium

Zoning: CBD, Central Business District

Applicant: Christopher Mass

3.2.6 Exterior Walls

Murals may be approved on a case-by-case basis if painted on a previously painted surface (n) In

this case, the property in question is a Medium-rated property and the exterior wall is painted stucco. The wall in question faces an alley and the old Clinic Building.

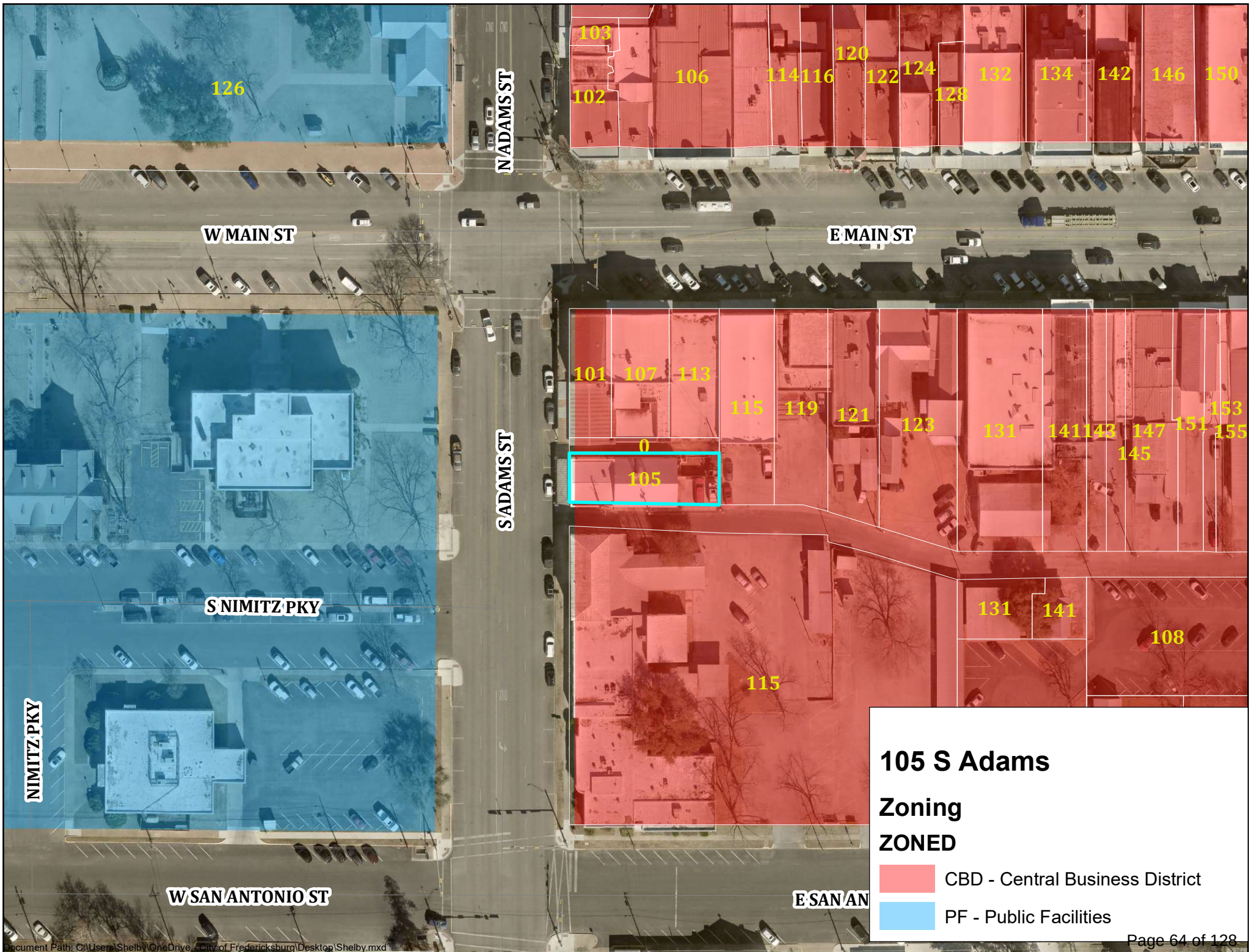
STAFF RECOMMENDATION:

This Historic Design Guidelines and Standards only comment on Murals in Sec. 3.2.6 - Exterior Walls which states that Murals may be approved on a case-by-case basis if painted on a previously painted surface. In this instance, the building is a Medium-rated resource with the mural facing a major entry corridor.

As of February, 2025, the Historic Review Board has not approved a mural on a Medium-rated property. All previously approved murals have been on a Low-rated resource.

ATTACHMENTS:

1. 2025-109 Location Map
2. 2025-109 Historic Survey
3. 2025-109 Scope of Work
4. 2025-109 Mural



105 S Adams

Zoning

ZONED

- CBD - Central Business District
- PF - Public Facilities

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 587

Address 105 S. Adams

Parcel Number 28276

GCAD Valuation (as of 2017; where available) \$313,720

Year Built 1945

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 0587_1.JPG

Photo References 0587_*.jpg

Notes Original entrance replaced with aluminum frame door. Resource has two rear wings that may predate its c.1945 portion.

2002 SURVEY DATA (continued)

Property Description

Function	Commerce/Trade	No of Stories	1
Style	not provided	Construction	load-bearing masonry
Plan	square	Foundation	slab
Exterior Walls	stucco	Roof	gable
Porches	shed	Windows	double-hung wood sash
Outbuildings	not provided	Doors	single-leaf door
Alterations	doors		

1983 SURVEY DATA

1983 Survey Site No	35	1983 Survey Ranking	4
1983 Photo References			

105 S Adams – Scope of Work

Received a Notice of Violation for a unpermitted mural on the side of the wall. Request to paint over the mural with the same paint color that exists on the rest of the building.

Would like to go to HRB to get permission to keep the mural.



$\rightarrow 12' H$

60' L



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: March 11, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-147 - 411 West Creek - Tilson Homes - Request to Construct a 2,277 sq ft Residence (including porches) and a 488 sq ft, 2-car Garage.

SUMMARY:

The applicant submitted a Certificate of Appropriateness (COA) application requesting permission to construct a 2,277 sq ft residence and a detached garage.

The applicant requests to construct a 2,277 sq ft residence and a detached, 2-car garage that totals 488 sq ft. The garage would be located behind the new residence at the rear of the property. The design consists of a single-story structure with a material palette that includes Hardie siding and trim, a stone veneer and a composite shingle roof.

The property does have 2 historic buildings located at the rear of the property that are of interest given the High-rating of 409 W. Creek.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property consists of a 14,500 sq ft lot that was re-plated from 409 W Creek in 2024. The property is located on the South side of West Creek Street and is situated between two High-rated resources (413 W Creek and 409 W Creek).

409 W Creek was built in 1900 in the Vernacular style and 413 W Creek was built in 1849, also in the Vernacular style.

Application Number: 2025-147

Address: 411 West Creek

Rating: Low/High

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

Applicant: Tilson Homes

Historic District Design Guidelines and Standards

3.4.1 Lot Coverage

The applicant should consider the complex types prevalent among contributing properties on the block based on Sec. 2.3. Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex types (b). Consider maintaining historic-site development patterns for the relevant complex type discussed in Sec. 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: for residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning (d). The maximum lot coverage allowable will not exceed the base zoning. Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines Sec. 3.4.1(d) and setbacks from historic primary buildings on the property Sec. 3.4.1(e) (f).

3.4.2 Primary Buildings

Follow residential guidelines for all new construction within historically residential sections of the historic district, regardless of use or zoning (refer to the map in appendix C) (a). New construction must have the same street-front orientation as the contributing buildings on the same block (e). Appropriate setbacks must be consistent with the surrounding context: front-and side-yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; this may allow setbacks that are deeper or shallower than the base zoning (f). Design new buildings to be subordinate and not visually overpower the surrounding historic buildings (h). Front porches are recommended on new primary residential buildings; recommended front porch dimensions are at least 6 feet deep, with an area of at least 60 square feet (k). The palette of materials for new residential construction should not use more than two different primary siding materials; a third material may be added if used for trim only (r). Modern materials, such as fiber-cement siding, are appropriate for residential buildings, provided that the overall design balances compatibility with differentiation (s). If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using true load-bearing masonry walls with stone, brick, or stucco is also encouraged (t).

3.4.3 Accessory Buildings

Avoid impacting significant historic resources or site features when constructing new accessory buildings (a). 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 is also 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

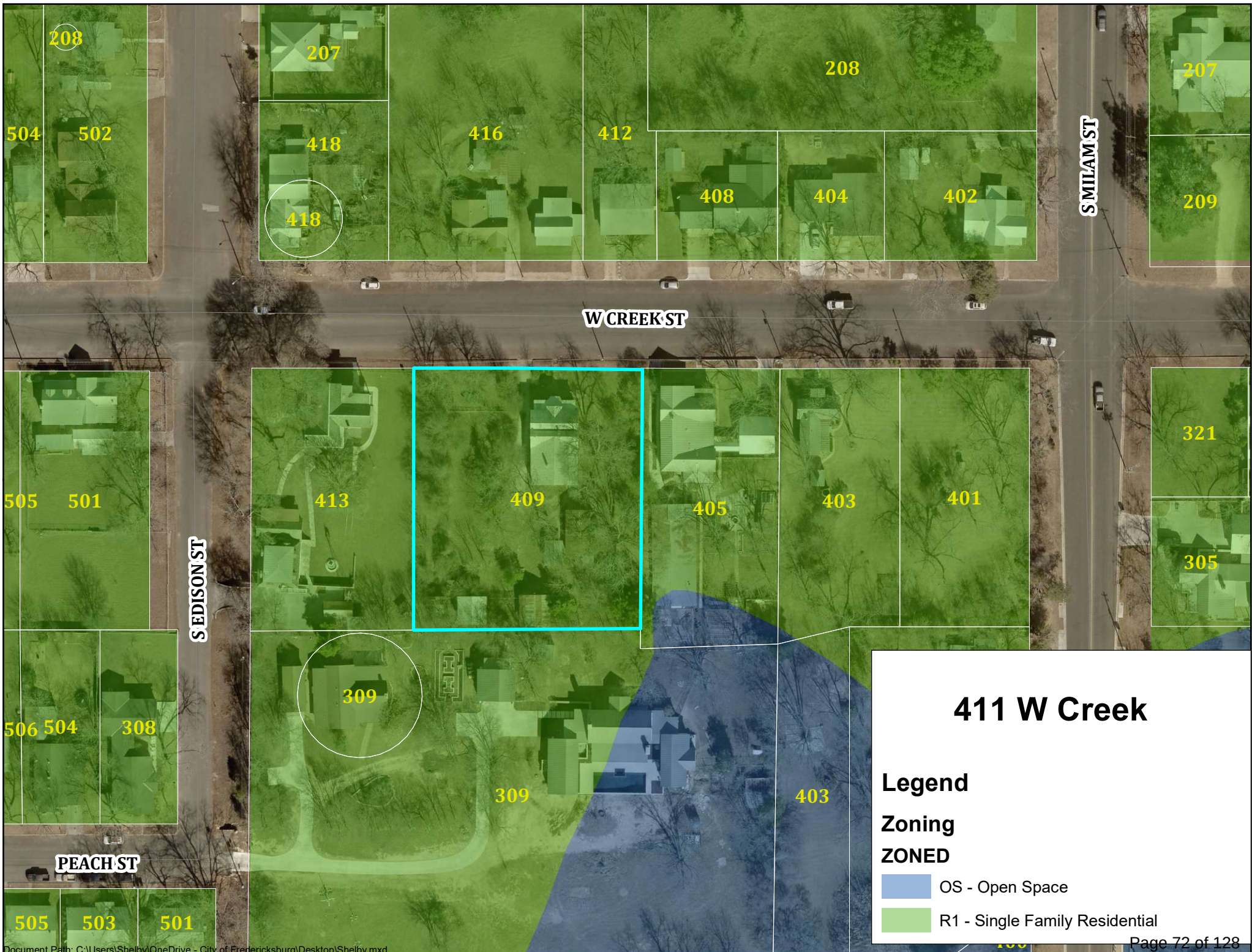
accessory building must match the primary building on the property (i). Modern materials, such as fiber-cement siding and corrugated metal, may be appropriate for new accessory buildings.

STAFF RECOMMENDATION:

The overall development is consistent with historic development patterns 3.4.1(c), which places the residence at the front of the lot and an accessory building at the rear. With that said, the proposed design is lacking and does not meet the spirit of the Historic Design Guidelines and Standards. This property is located between two High-rated resources and Staff believes that the proposed design detracts from the surrounding properties 3.4.2(h)

ATTACHMENTS:

1. 2025-147 Location Map
2. P-2414 Approved Plat
3. 2025-147-COA Application
4. 2025-147-Floorplan_Elevations
5. 2025-147 - Colors_Materials



A REPLAT OF:
PART OF TOWNLOTS 454 & 455 AS SAID TOWNLOTS
ARE DESIGNATED ON THE MAP OR PLAT OF
FREDERICKSBURG AND ENVIRONS BY THE GERMAN
EMIGRATION COMPANY; GILLESPIE COUNTY, TEXAS.

Approved

Director of Development Services
date 2024

The undersigned, the City Secretary of the City of Fredericksburg, hereby certifies that the foregoing plat of "A REPLAT OF PART OF TOWNLOTS 454 & 455" was submitted and approved by the Director of Development Services on the ____ day of _____, 2024 as authorized in Section 4 of the City of Fredericksburg Subdivision Ordinance.

Witness my hand this the ____ day of _____, 2024.

City Secretary

Filed for record at ____ o'clock ____ M., this the ____ day of _____, 20____, A.D., on Page ____ Volume ____ of the Plat Records of Gillespie County, Texas.

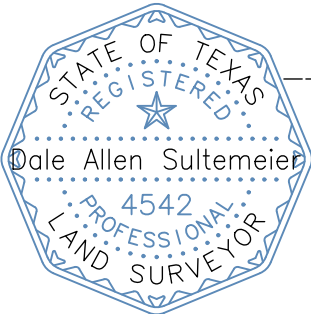
Deputy

Clerk, County Court
Gillespie County, Texas

I, Dale Allen Sultemeier, the undersigned, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is prepared from an actual survey of the property made under my direction and supervision on the ground on _____, and that the corner monuments were properly placed under my supervision, and that all aspects of this plat are in accordance with the City of Fredericksburg's Subdivision Ordinance.

PRELIMINARY — THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Date: _____



Registered Professional Land Surveyor No. 4542
SULTEMEIER SURVEYING AND ENGINEERING
(830) 990-1221

THE STATE OF TEXAS:

COUNTY OF GILLESPIE:

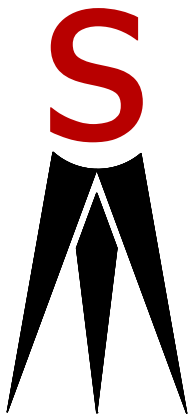
This instrument was acknowledged before me on this the ____ day of _____, 20____.

by: _____

Notary Public in and for the
State of Texas

My commission expires: _____

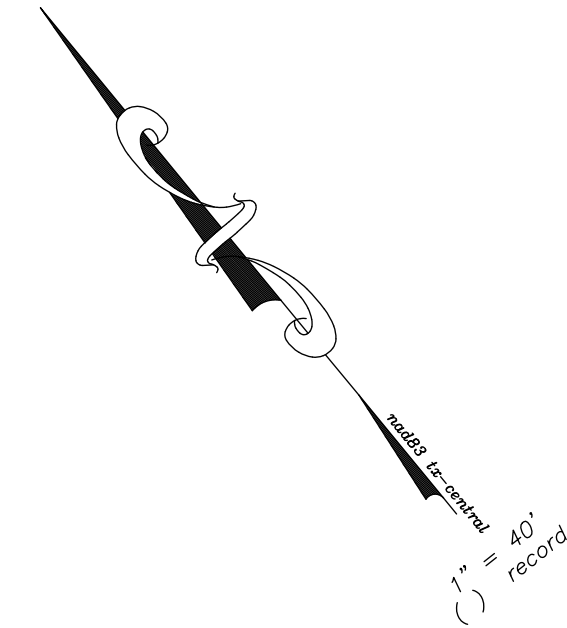
printed name of notary



SULTEMEIER
SURVEYING & ENGINEERING

Boundary—Title—Topographic—Construction Surveys
Engineering — Land Development Services
501 West Main, Suite 102
Fredericksburg, Texas 78624
(830) 990-1221

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sultemeiersurveying.com



LEGEND

- 1/2 inch dia. iron rod found (RPLS 6257)
- 3/8 inch dia. iron rod set (RPLS 4542)
- mag nail set (RPLS 4542)
- electric meter pad
- Verizon riser box
- Time Warner riser box
- gas meter
- water meter
- air conditioning unit
- utility pole
- fire hydrant
- address
- R-1 setback line: 25' front, 15' street side, 5' interior side, 10' rear

COF Project Number: P-2414.

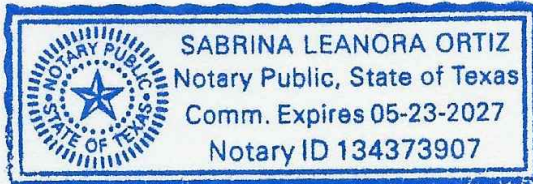
I, Pamela S. Bates, owner of part of Townlots 454 & 455 as said Townlots are designated or shown on the map or plat of the City of Fredericksburg and environs by the German Emigration Company, being conveyed to me by Cause No. 2019PC3946 of the Probate Records of Gillespie County, Texas, do hereby certify that no other entity or person has any interest in the property either by lien, lease or other equitable interest and that I hereby adopt this plat of resubdivision with my free consent, establish the minimum building setback lines, and dedicate all alleys, parks, water courses, easements, open spaces and convey public right of way as shown to public use forever and agree for myself and my heirs and assigns to abide forever by all lines, dedications and other restrictions shown hereon.

Date: May 25, 2024

THE STATE OF TEXAS:

COUNTY OF GILLESPIE:

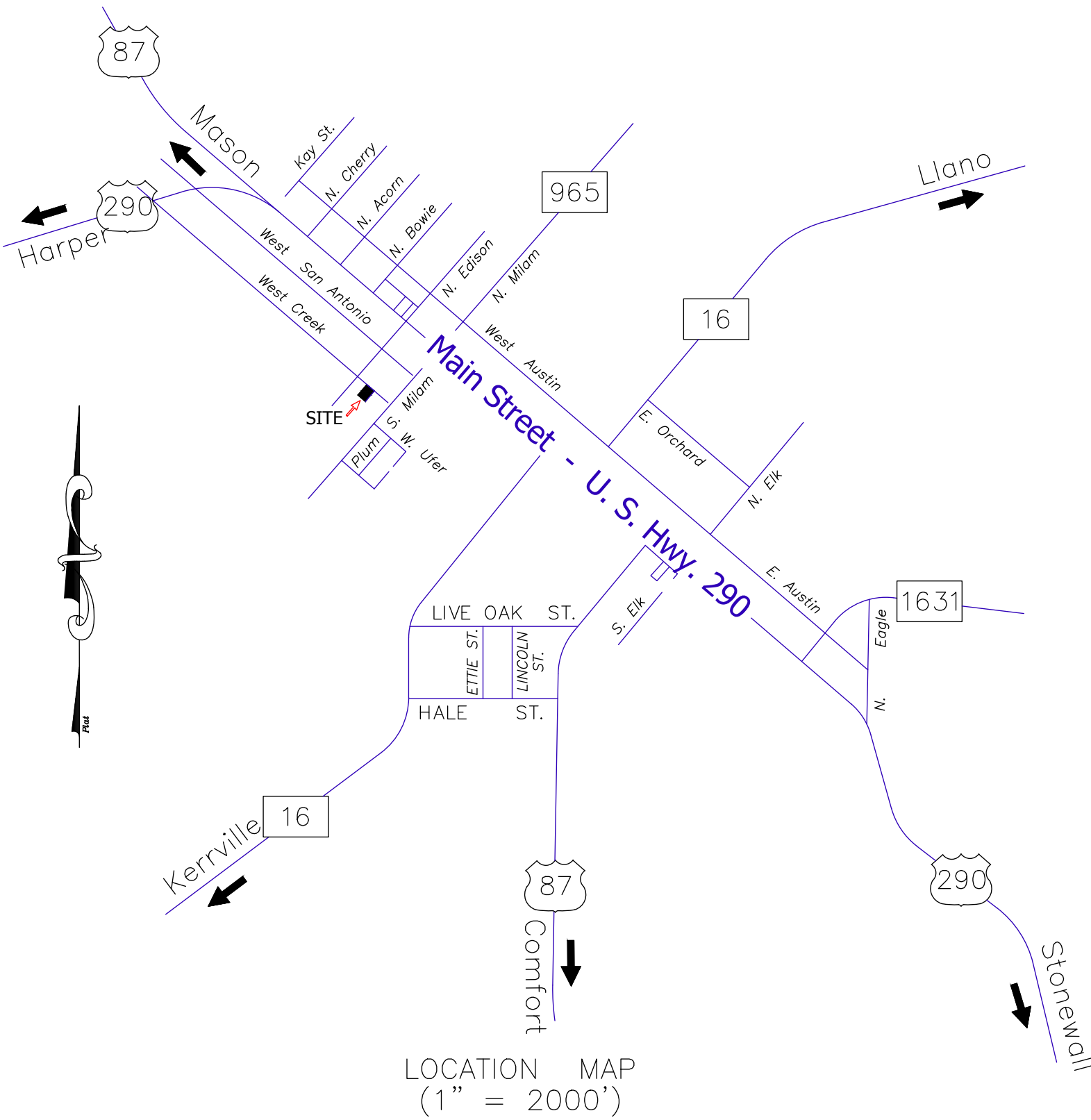
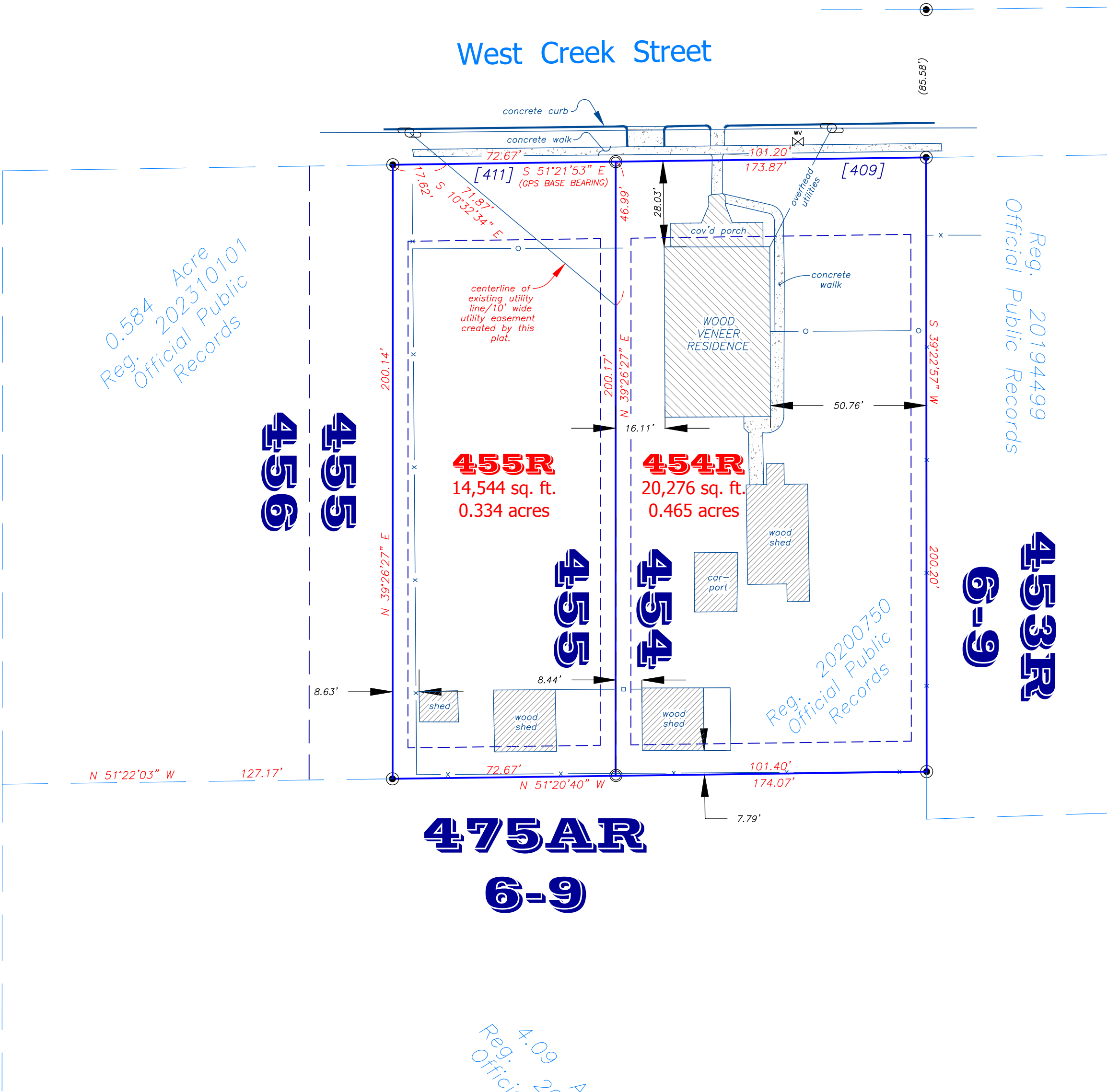
This instrument was acknowledged before me on this the 25 day of May, 2024.
by: Pamela Bates



My commission expires: 05-23-2027
Sabrina Leonora Ortiz
printed name of notary

TBPELS
Surveying Firm
100930-00

TBPELS
Engineering Firm
F-10608



DRAWN BY:	d.o.s.	DATE:	24
CHECKED BY:	d.o.s.	DRAWING NO.:	replat
JOB NO.:	s-24-7463	SHEET:	1 OF 1



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 411 West Creek Street Date Submitted 2/11/25
Owner name: Pamela Bates Phone #
Owner Address: 10322 Burr Oak Dr, Fredericksburg, TX 78230
Authorized Applicant: Courtney McIntyre Phone # (254) 848-6119

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

Applicant E-mail: mcintyre@tilsonhome.com

Desired Start Date: 3/1/25

Desired Completion Date: 10/1/25

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)

New Residential Construction
Single Family
3 Bedroom with Study
Detached 2-Car Garage
Exterior Stone and James Hardie Board and Batten

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#

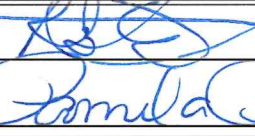
Survey Rating: Medium

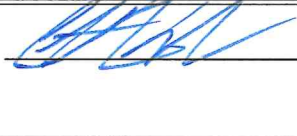
HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature

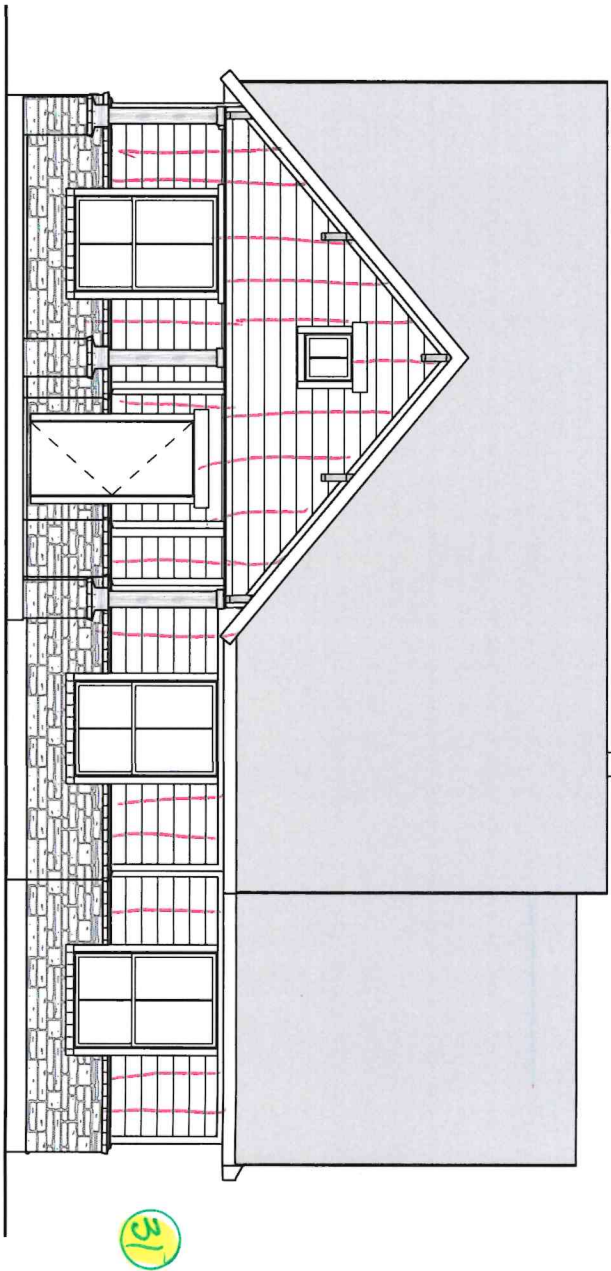
Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.

owner 

sales 

owner 

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FRONT ELEVATION

NOTATIONS

GENERAL NOTES

FLOOR PLAN

SH. SHELVES
S & R SHELF & ROD
2S & 2R 2 SHELVES & 2 ROD
LT. LIGHT
CLG. CEILING
SLP. SLOPE
SR OPG. SHEETROCK OPENING
REF. REFRIGERATOR
1 PC. R&O 1 PIECE RANGE & OVEN
DW. DISHWASHER
DISP. GARBAGE DISPOSAL
SH. SINGLE HUNG WINDOW
HS. HORIZONTAL SLIDER WINDOW
FX. FIXED GLASS
TEMP. TEMPERED GLASS
OBSG. OBSCURE GLASS
DL. DIVIDED LIGHT
S.W.P. STRUCTURED WIRE PANEL
W.D.P. WATER DISTRIBUTION PANEL

CABINETS

3DB 3 DRAWER BASE
B&C BASE ANGLE CABINET
BEC. BASE END CABINET
BTC. BASE TRANSITIONAL CABINET
BC. BROOM CABINET
BF. BASE FILLER
BMWG. BASE MICROWAVE CABINET
BVB. BASE VEGETABLE BIN
CB. CHEF'S PANTRY
CDB. CORNER DRAWER BASE
CTB. COOKTOP BASE w/ DRAWERS
CWC&G. CORNER APPLIANCE GARAGE
DSB. DIAGONAL SINK BASE
LHC. LINEN HAMPER CABINET
LSB. LAZY SUSAN BASE
PC. PANTRY CABINET
PB. PENINSULA BASE
RBB. REVERSIBLE BLIND BASE
REP. REFRIGERATOR END PANEL
SB. SINK BASE
TB. TRAY BASE (no drawer or shelves)
UC. UTILITY CABINET
UOC. UNIVERSAL OVEN CABINET

-BPD. BI-PARTING DOORS
-F&S. FULL ADJUSTABLE SHELF
-FH. FULL HEIGHT DOOR (NO DRAWERS)
-FF. FACE FRAME ONLY
-HC. HANDICAP (6" TOE-KICK)
-NS. NO SHELF
-STK. SLIDE-OUT TRAY KITS
-TC. TRASH CAN PULL-OUT
-TIL. TILT-OUT TRAY
-WBK. WICKER BASKET
-SPO. SPICE PULL-OUT
-UT. UTENSIL PULL-OUT

CVSB. COMBINATION VANITY SINK BASE
CVSD. COMBINATION VANITY SINK DRAWER
FD. FILE DRAWER
LHC. LINEN HAMPER CABINET
VB. VANITY BASE (NO SINK)
VDB. VANITY DRAWER BASE
VDSK. VANITY DESK DRAWER
VSB. VANITY SINK BASE
VSDB. VANITY SINK DRAWER BASE

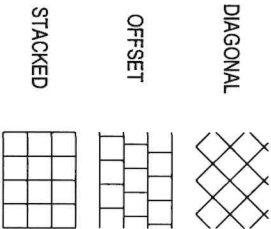
FRAMING

U.F.A. UNDER FLOOR ABOVE
U.W.A. UNDER WALL ABOVE
F.R.B. FLOATING ROOF BRACE
O.H.D. OVERHEAD DOOR
P.S.F. POUNDS PER SQUARE FOOT
E.W.P. ENGINEERED WOOD PRODUCT
L.V.L. LAMINATED VENEER LUMBER
TJI. T-JOIST FLOOR SYSTEM

ELEVATIONS

F.F. FINISH FLOOR
P.L.T. PLATE HEIGHT
T.POST. TURNED POST
COL. COLUMN
DIA. DIAMETER
6"x6. 6" SQUARE POST
EXP. EXPANSION
ABV. ABOVE
CEILING
HDR. HEADER
SLP. CLG. SLOPE CEILING
RIDGE VENT. RIDGE MOUNTED ROOF VENT

TILE LAYOUT OPTIONS



AREAS

Heated Area	1776 SF
1st Floor Livable	1776 SF
Unheated Area	1776 SF
Front Porch	165 SF
Garage	488 SF
Rear Porch	336 SF
	989 SF
Total	2765 SF

SHEET INDEX

SHEET NO.	SHEET NAME
0-Cover	
A0-CV	Cover
1-Architectural	
A1.0	Slab Plan
A1.1	1st Floor Plan
A1.1a	1st Floor - Room Finish
A1.1b	1st Floor - Garage
A1.1c	Thermal Envelope
A1.3	Interior Elevations
A1.5	Roof Plan
A1.6	Project Details
A1.7	Project Details
A2.0	Elevations
A2.1	Elevations
A2.2	Elevations - Garage
2-Electrical	
E-1.0	1st Floor Electrical Plan
3-Structural	
F-1.1	1st Floor Ceiling & Roof Framing

EXTERIOR VENEER PERCENTAGES

Exterior Veneer Type	Area	% of Total Exterior Area
HardiePlank Siding - 8" Exposure	2268 SF	83%
Stone Wainscot w/ Stone Watertable	451 SF	17%
Grand total	2719 SF	

- EXTERIOR WALL DIMENSIONS ARE TO STUD AND REFLECT 1/2" INSET FROM EDGE OF SLAB OR MASONRY LEDGE. SEE SLAB PLAN FOR OVERALL DIMENSIONS.

JOB SPECIFIC NOTES:

- SPRAY FOAM INSULATION
- GAS CONNECTIONS AT RANGE AND FIREPLACE
- WATER SOFTENER DRAIN TO BE STUBBED OUT SEPARATE FROM SEPTIC
- QUARTZ COUNTERTOPS THROUGHOUT

FILE COPY

4064
LA PORTE D

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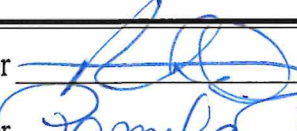
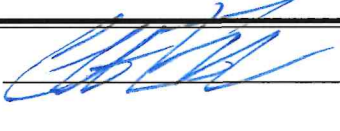


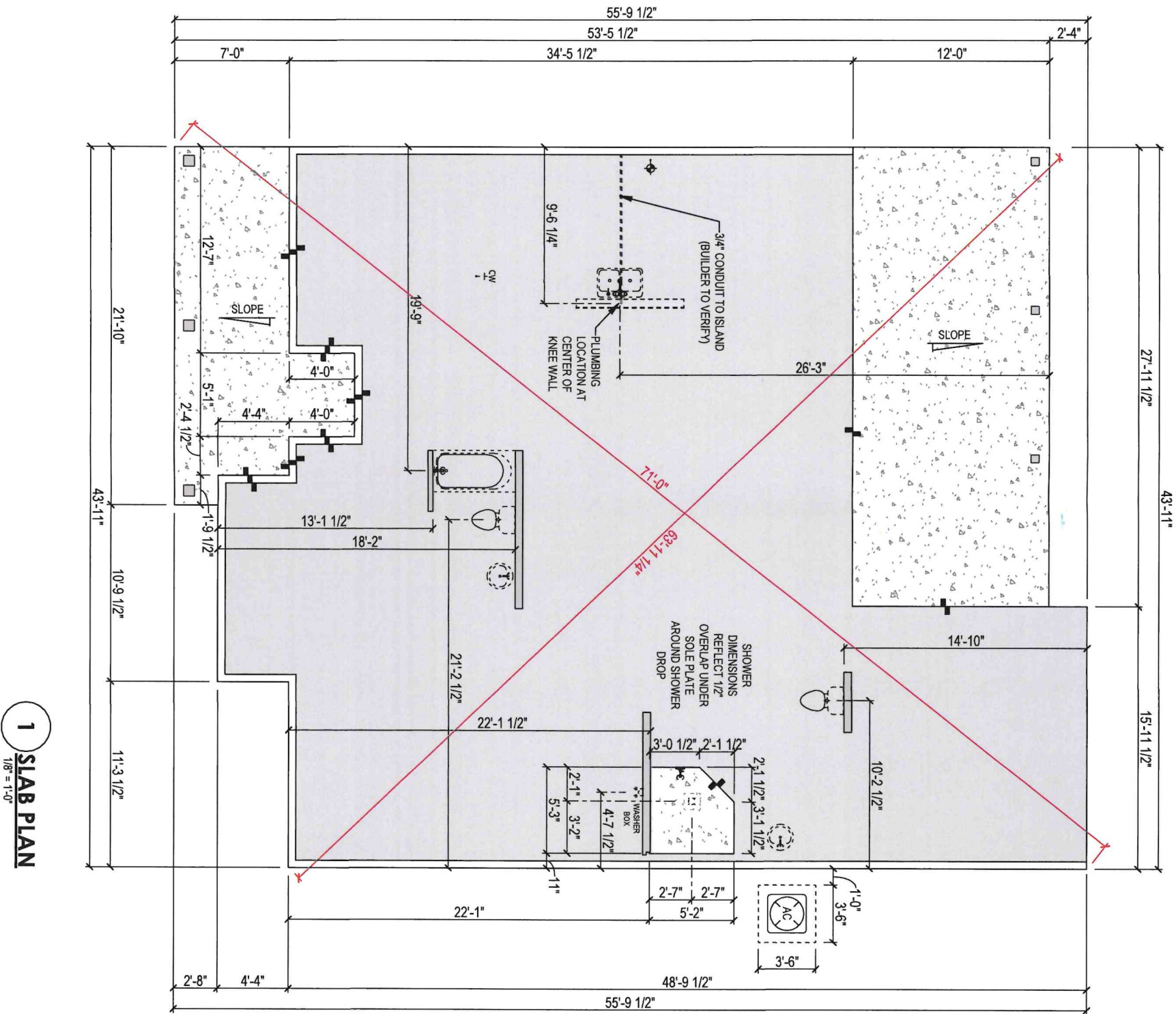
Tilson Home Corporation 2022 ©

MR. REUBEN SALINAS & MS. PAMELA BATES
Job #1241411
Gillespie County, City of Fredericksburg

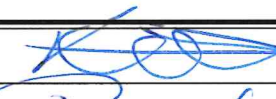
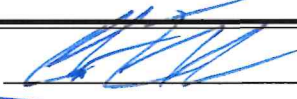
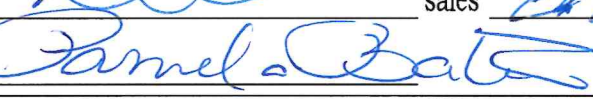
A0-CV

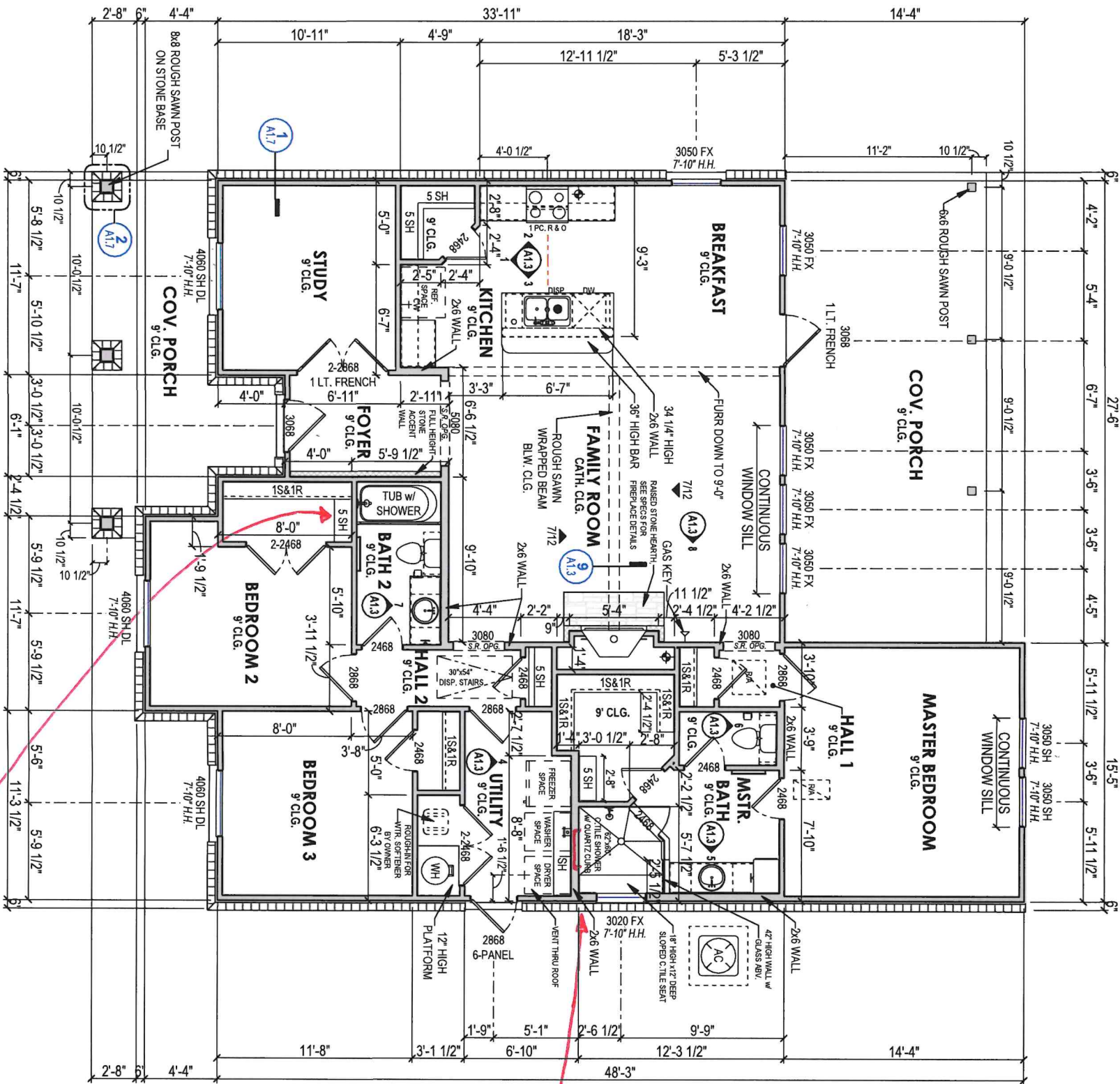
Any changes after 11.15.24 will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.

owner  sales 
owner Pamela Bates



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owner  sales 
owner 



1 1ST FLOOR PLAN

18" SPACING BETWEEN SKEWERS

18" x 12" SLOPPED ROOF NICH

18" x 12"

- FLOOR PLAN NOTES**
- BATH ACCESSORIES:**
(HEIGHT TO BE BLOCKED & MOUNTED)
• TOWEL BARS - 54" A.F.F.
• TOILET PAPER HOLDER - 28" A.F.F.
• ROBE HOOK - 72" A.F.F.
• TOWEL RING - 60" A.F.F.
• SHOWER ROD - 58" ABV. TUB DECK
- PLUMBING:**
• RANGE GAS SHUT-OFF VALVE (IF APPLICABLE) TO BE LOCATED IN ADJACENT CABINET
- HVAC:**
• FRESH AIR INTAKE SHALL BE VENTED THROUGH SOFFIT OR GABLE WALL
- WATER HEATER:**
• IF LOCATED IN ATTIC: PROVIDE PAN AND DRAIN
• IF GAS & LOCATED IN CLOSET: WEATHERSTRIP DOOR, PROVIDE OUTSIDE COMBUSTIBLE AIR, & INSULATE WALLS
- GARAGE (IF APPLICABLE):**
• SEE SPECS FOR FINISH

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owner

sales

owner

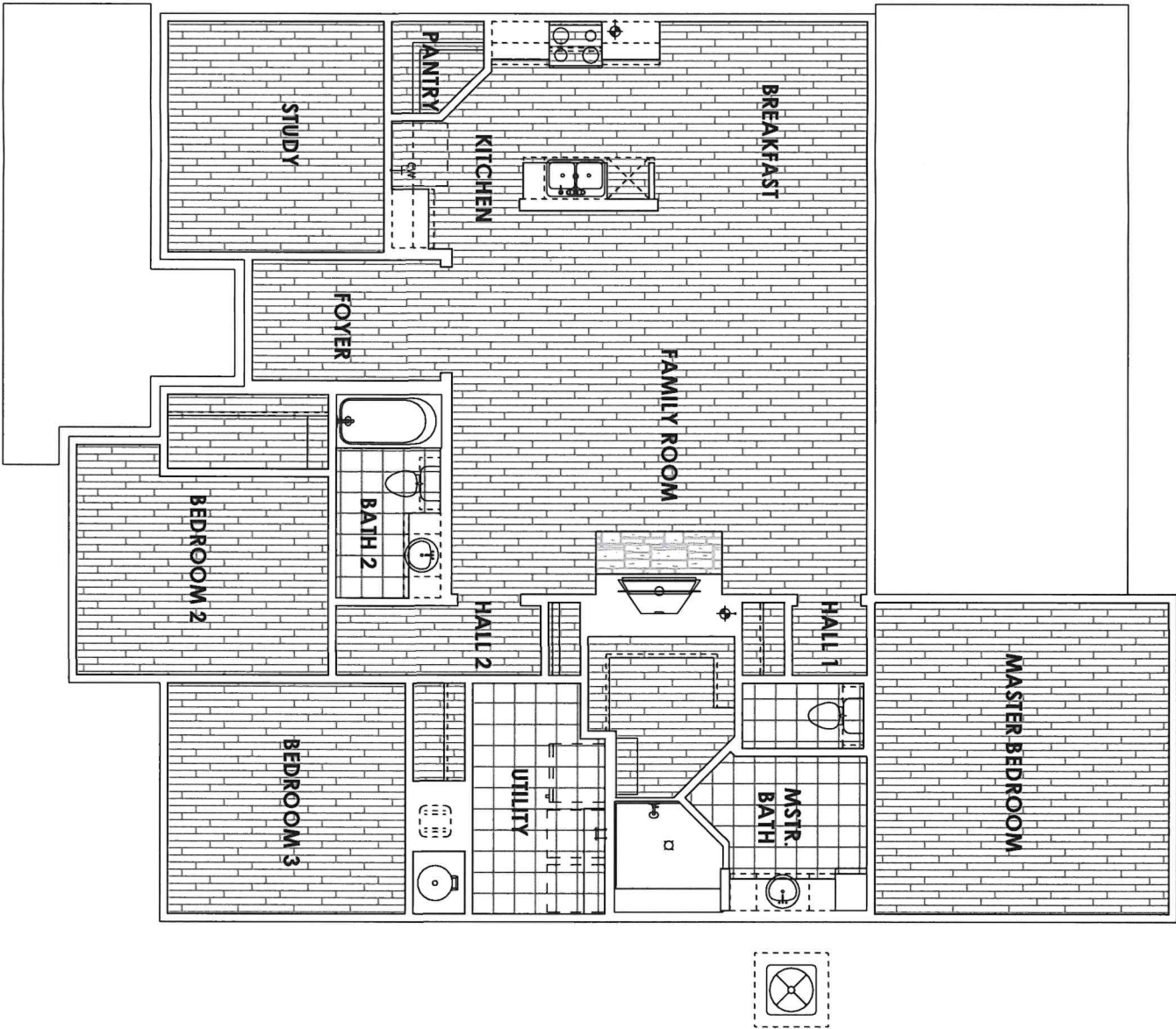
ROOM FINISH SCHEDULE

Name	Ceiling Height	Crown Mould Type
1ST FLOOR		
BATH 2	9'	(none)
BEDROOM 2	9'	(none)
BEDROOM 2 CLOSET	9'	(none)
BEDROOM 3	9'	(none)
BEDROOM 3 CLOSET	9'	(none)
BREAKFAST	9'	(none)
FAMILY ROOM	CATH.	(none)
FOYER	9'	(none)
GARAGE	8'	(none)
HALL 1	9'	(none)
HALL 1 CLOSET	9'	(none)
HALL 2	9'	(none)
HALL 2 CLOSET	9'	(none)
KITCHEN	9'	(none)
MASTER BATH	9'	(none)
MASTER BATH WATER CLOSET	9'	(none)
MASTER BEDROOM	9'	(none)
MASTER BEDROOM CLOSET	9'	(none)
PANTRY	9'	(none)
STUDY	9'	(none)
UTILITY	9'	(none)
WATER HEATER CLOSET	9'	(none)

FLOORING SCHEDULE

Room	Type Comments	Area
Flooring - Ceramic Tile		
Bath 2	CERAMIC TILE	29 SF
Master Bath	CERAMIC TILE	42 SF
Master Bath Water Closet	CERAMIC TILE	18 SF
Utility	CERAMIC TILE	66 SF
155 SF		
Flooring - Vinyl Plank		
Bedroom 2	VINYL PLANK	119 SF
Bedroom 2 Closet	VINYL PLANK	27 SF
Bedroom 3	VINYL PLANK	123 SF
Bedroom 3 Closet	VINYL PLANK	11 SF
Breakfast	VINYL PLANK	107 SF
Family Room	VINYL PLANK	301 SF
Foyer	VINYL PLANK	51 SF
Hall 1	VINYL PLANK	12 SF
Hall 1 Closet	VINYL PLANK	7 SF
Hall 2	VINYL PLANK	32 SF
Hall 2 Closet	VINYL PLANK	5 SF
Kitchen	VINYL PLANK	102 SF
Master Bedroom	VINYL PLANK	206 SF
Master Bedroom Closet	VINYL PLANK	45 SF
Pantry	VINYL PLANK	17 SF
Study	VINYL PLANK	112 SF
1276 SF		

NOTE: FLOORING LAYOUT
SHOWN IS FOR ILLUSTRATION
PURPOSES ONLY.
SEE OPTIONS ADDENDUM
FOR JOB SPECIFIC LAYOUT.



1 1ST FLOOR ROOM FINISH PLAN
1/8" = 1'-0"

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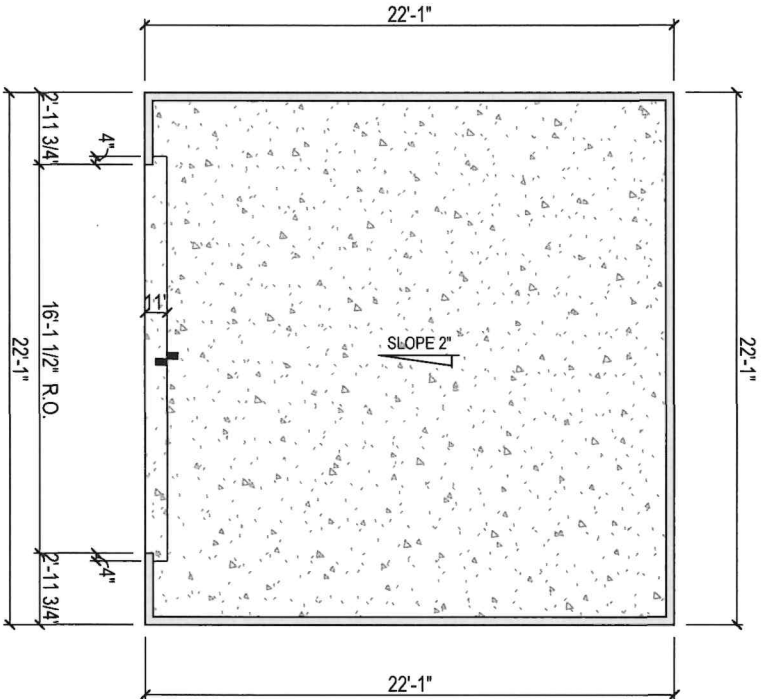
owner

sales

owner

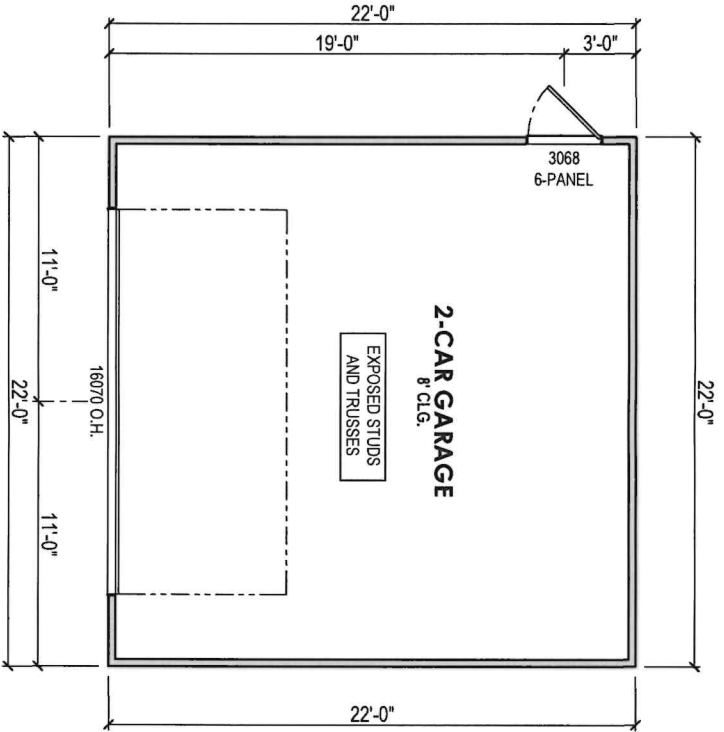
1 SLAB PLAN

1/8" = 1'-0"



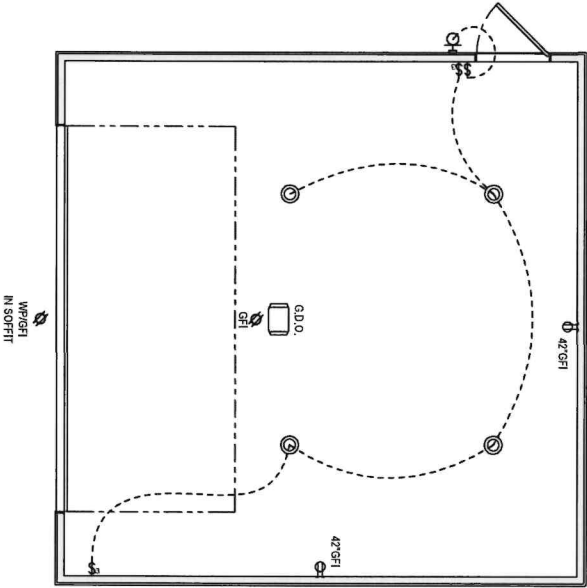
2 1ST FLOOR PLAN

1/8" = 1'-0"



3 1ST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



A1.1b

MR. REUBEN SALINAS & MS. PAMELA BATES
Job #1241411
Gillespie County, City of Fredericksburg

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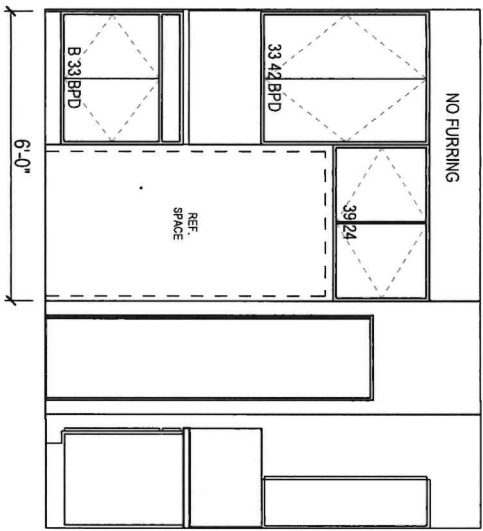
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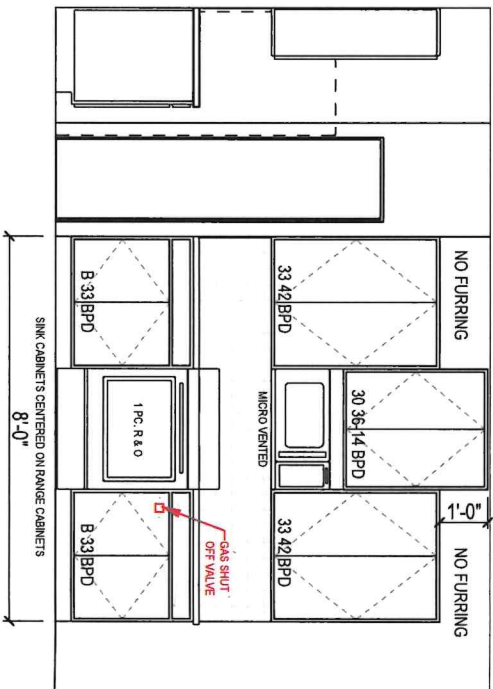
Page 79 of 128

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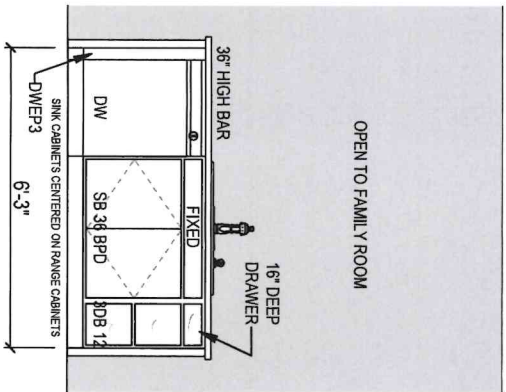
owner sales
owner Pamela Bates



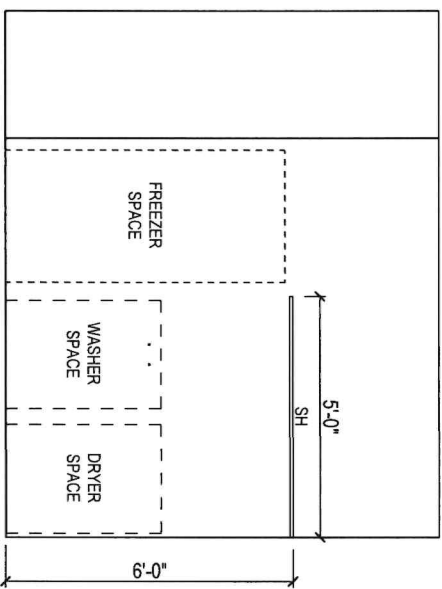
1 KITCHEN - REF. WALL
1/4" = 1'-0"



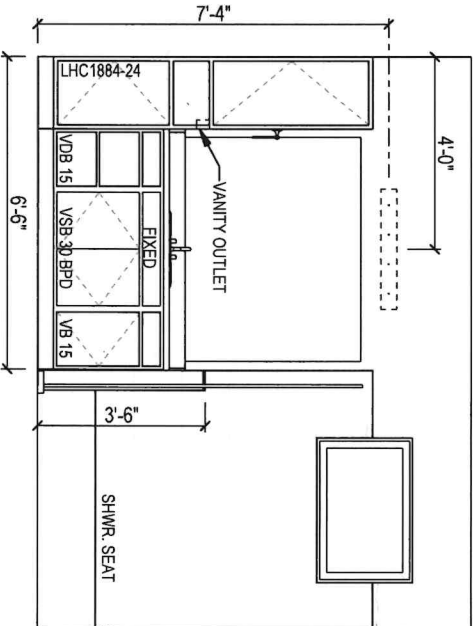
2 KITCHEN - RANGE WALL
1/4" = 1'-0"



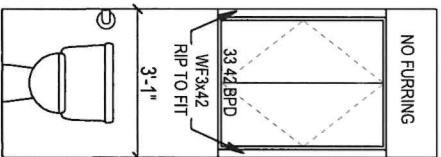
3 KITCHEN - ISLAND
1/4" = 1'-0"



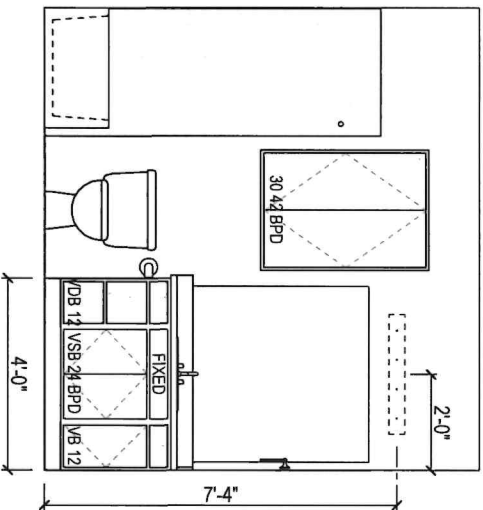
4 UTILITY
1/4" = 1'-0"



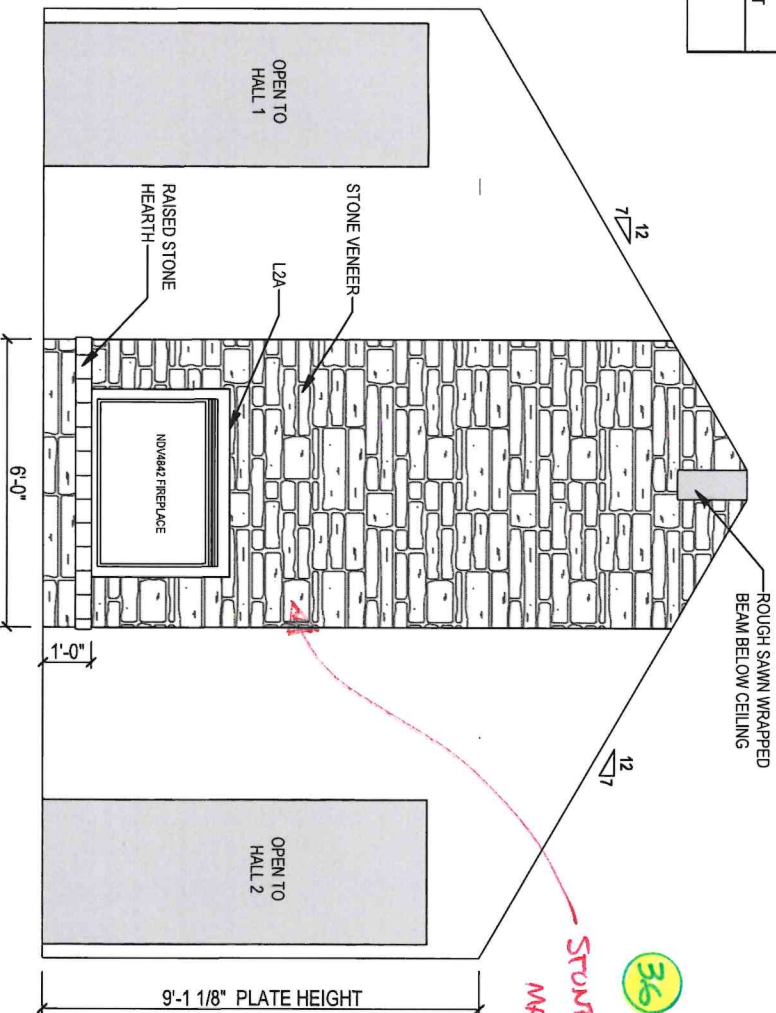
5 MASTER BATH
1/4" = 1'-0"



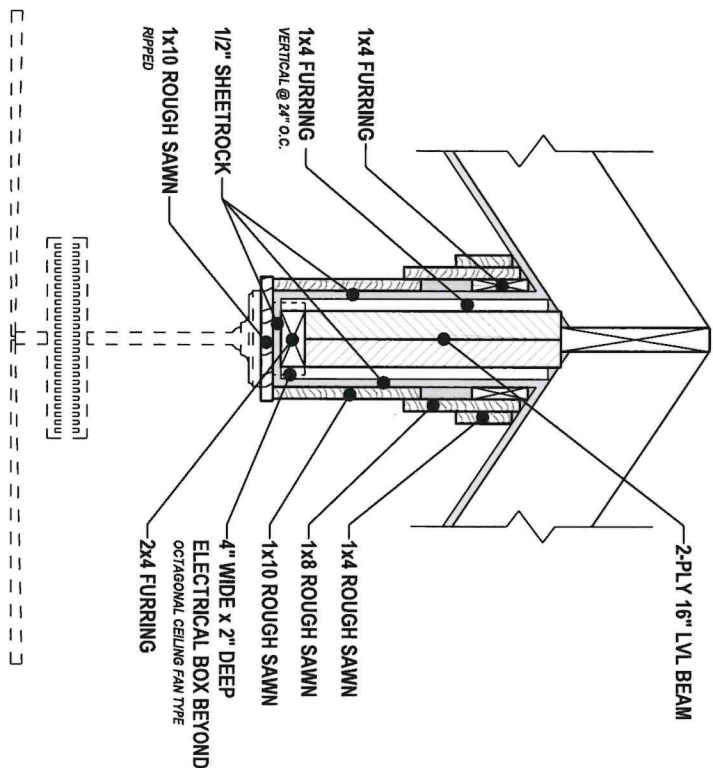
6 MASTER BATH - WC
1/4" = 1'-0"



7 BATH 2
1/4" = 1'-0"



8 FIREPLACE
1/4" = 1'-0"



9 INTERIOR LVL BEAM FURRING @ CEILING FAN
1" = 1'-0"

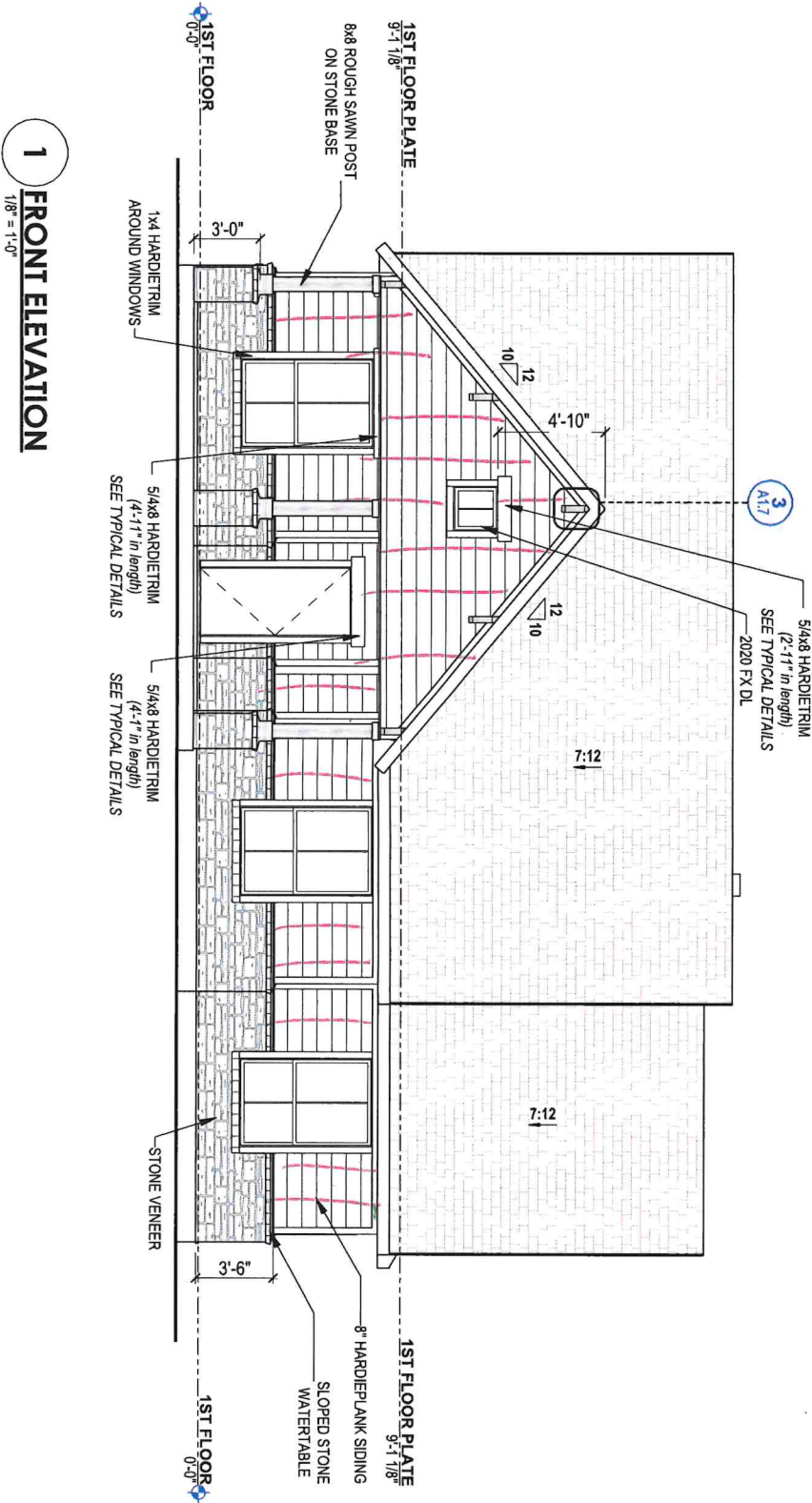
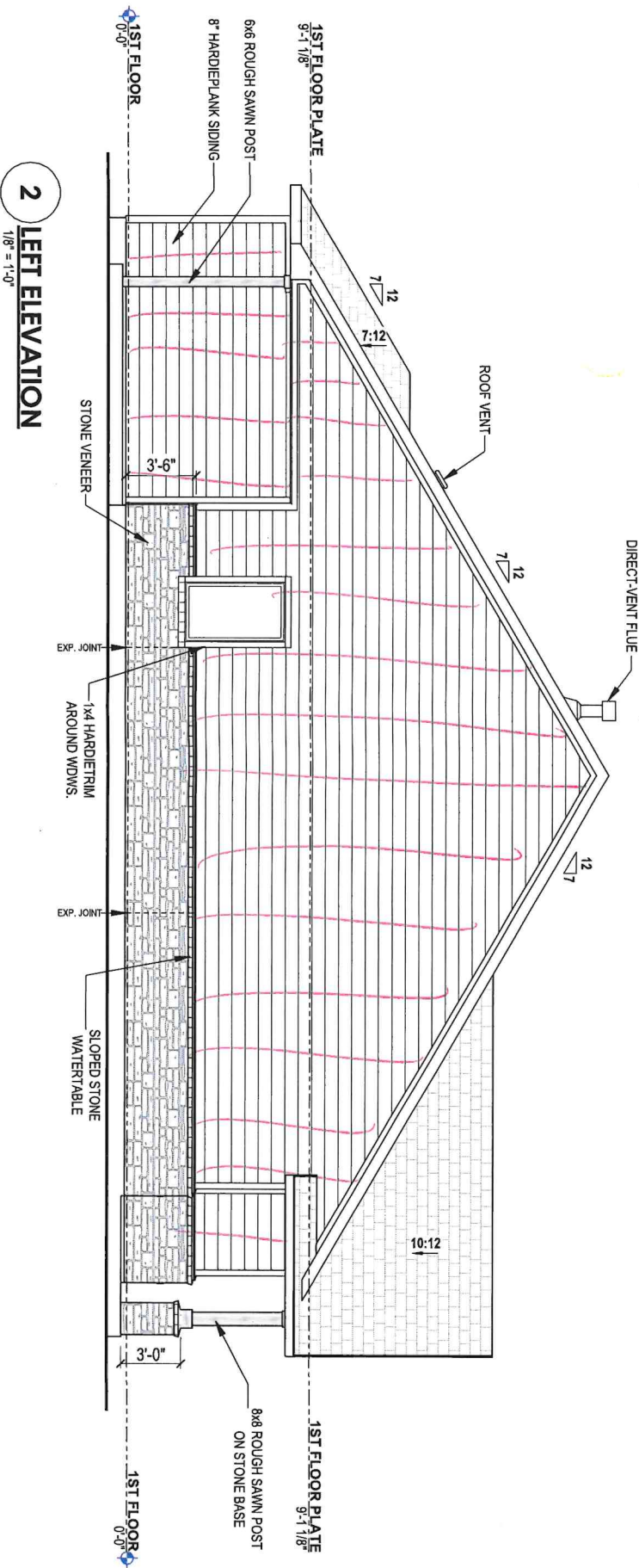
WALL TILE		
Bathroom Wall Tile Only	59 SF	
Kitchen Wall Tile Only	22 SF	
Master Bath Wall Tile Only	96 SF	

STONE BRACKERS FOR FUTURE
MOUNT BY OWNER

36

Any changes after 11.15.24 will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.

owner *[Signature]* sales *[Signature]*
owner *[Signature]*

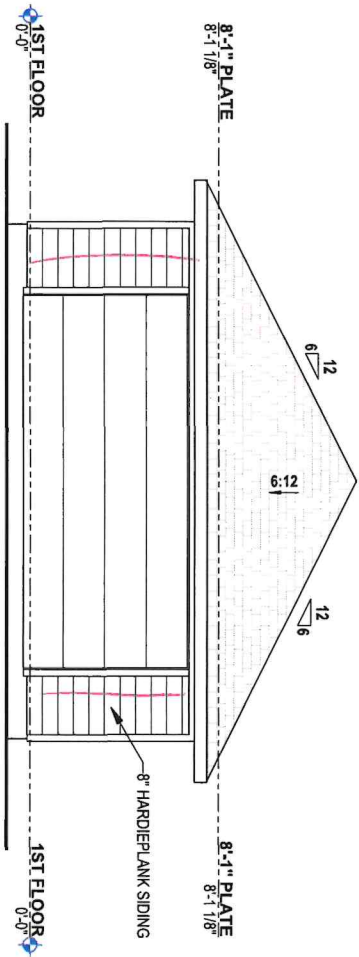


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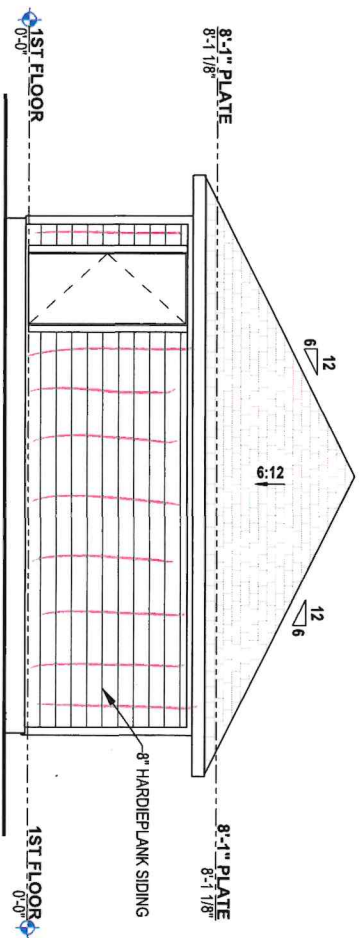
Any changes after 11.15.24 will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.

owner *[Signature]* sales *[Signature]*
owner *Farula Bates*

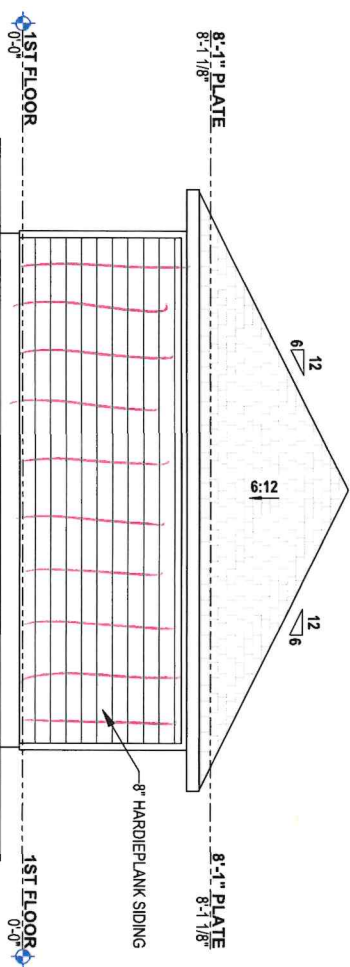
1 FRONT ELEVATION
1/8" = 1'-0"



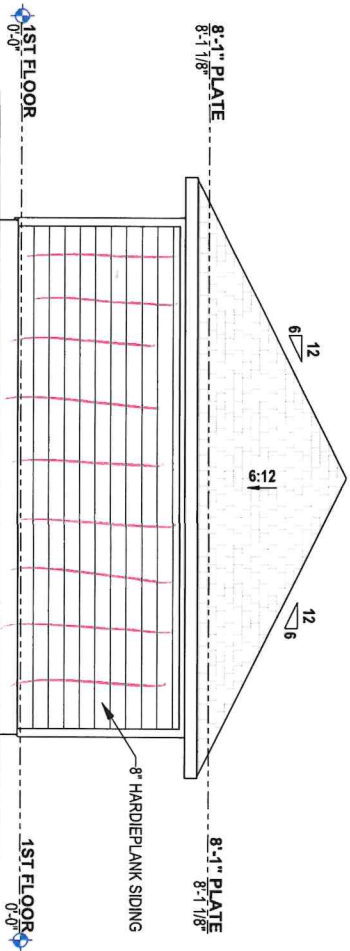
2 LEFT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



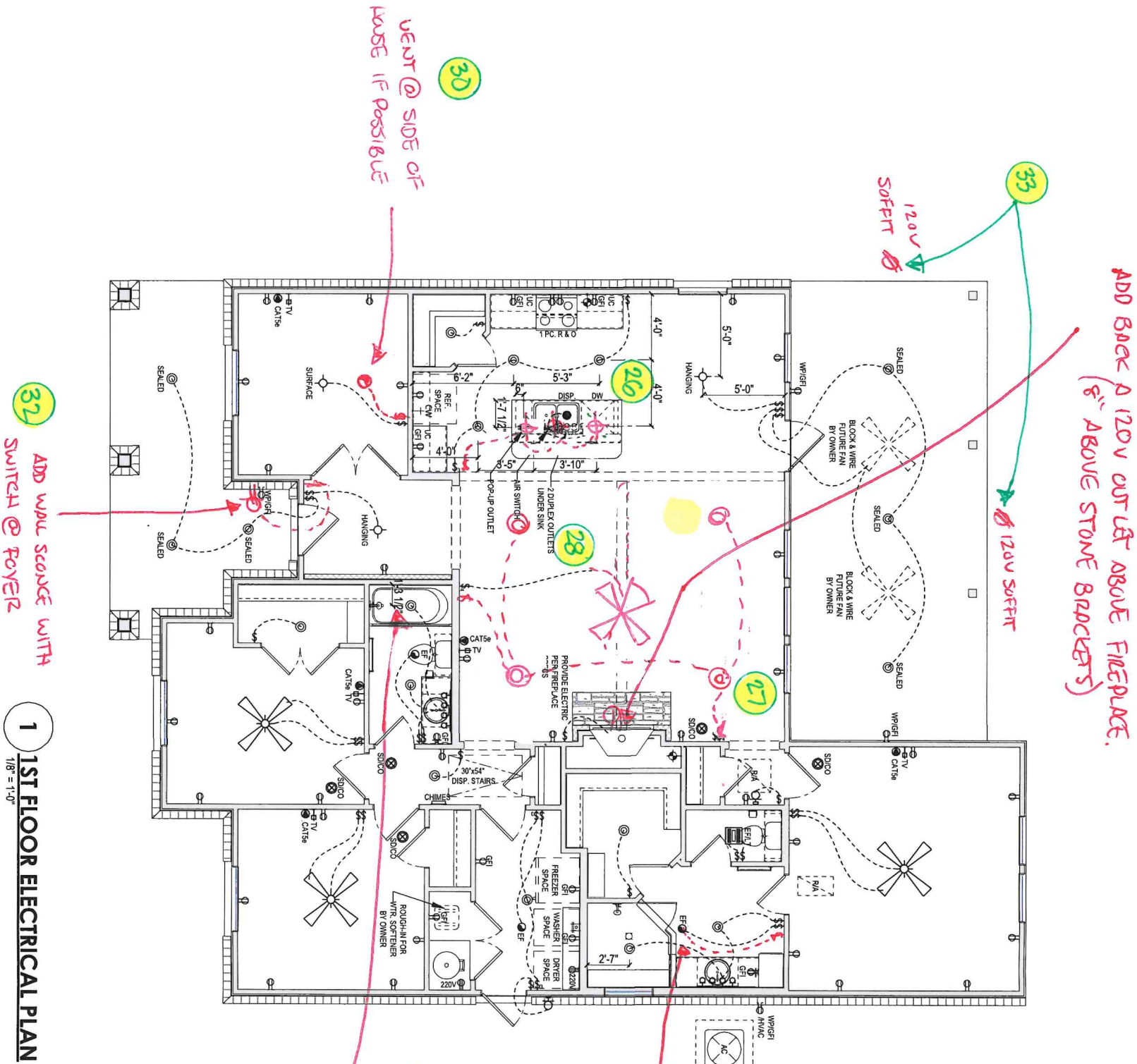
4 RIGHT ELEVATION
1/8" = 1'-0"



31

Any changes after 11.15.24 will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.

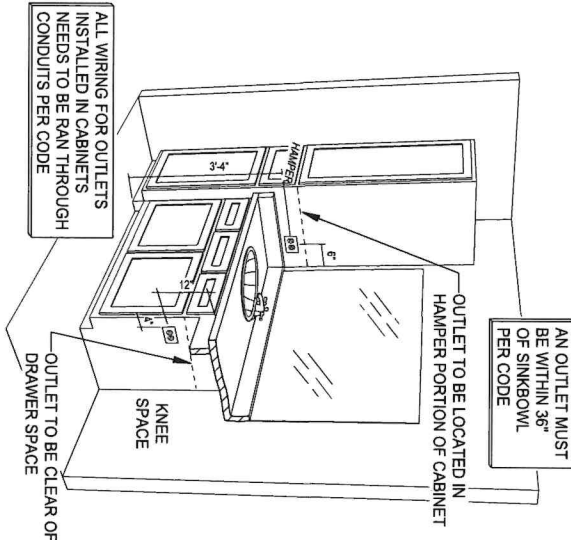
owner sales
owner Pamela Bates



1 1ST FLOOR ELECTRICAL PLAN
1/8" = 1'-0"

ELECTRICAL LEGEND		
\$	SINGLE POLE SWITCH	SW/7
\$	3-WAY SWITCH	SW/7
\$	4-WAY SWITCH	SW/7
\$	DIMMER SWITCH	SW/7
\$	MOTION SENSOR SWITCH	SW/7
\$	FAN CONTROL SWITCH	SW/7
\$	220 VOLT OUTLET	SW/7
\$	GROUND FAULT OUTLET	SW/7
\$	UNDER-COUNTER OUTLET	SW/7
\$	CARBON MONOXIDE & SMOKE DETECTOR	SW/7
\$	WALL MOUNT LIGHT	SW/7
\$	FLOOD LIGHT	SW/7
\$	VANITY STRIP LIGHT - 2 BULB	SW/7
\$	VANITY STRIP LIGHT - 3 BULB	SW/7
\$	VANITY STRIP LIGHT - 4 BULB	SW/7
\$	SURFACE MOUNT LIGHT	SW/7
\$	HANGING LIGHT	SW/7
\$	PULL CHAIN LIGHT	SW/7
\$	HANGING PENDANT LIGHT	SW/7
\$	KEYLESS LIGHT	SW/7
\$	AIR SEALED ELECTRICAL BOX	SW/7
\$	FLUORESCENT LIGHT	SW/7
\$	CEILING FAN W/ LIGHT	SW/7

- ELECTRICAL PLAN NOTES**
- PROVIDE 110V ELECTRICAL BOX, INSTALLED HORIZONTAL, 12" FROM CEILING BEHIND CHIME BOX.
 - OUTLETS IN FOLLOWING ROOMS TO BE INSTALLED SIDEWAYS. MEASUREMENTS ARE TO THE BOTTOM OF THE OUTLETS.
 - BATHS**
 - 36" FROM FLOOR, 33" HIGH VANITIES
 - 42" FROM FLOOR, 36" HIGH VANITIES
 - KITCHEN**
 - 36" FROM FLOOR, 36" HIGH BASE CABINETS
 - OUTLETS LABELED AS UC TO BE MOUNTED UNDER WALL CAB. & ON SAME GFCI CIRCUIT
 - UTILITY**
 - 42" FROM FLOOR
 - GFCI AND ARC FAULT PROTECTION**
 - OUTLETS WITHIN 6' OF ANY SINK OR EDGE OF SHOWER/TUB MUST BE GFCI
 - ALL DISHWASHERS SHALL HAVE GFCI PROTECTION
 - ALL GFCI AND ARC FAULT OUTLETS MUST BE READILY ACCESSIBLE
 - ALL NON-220V OUTLETS IN A UTILITY ROOM SHALL BE GFCI
 - ALL 120V SINGLE PHASE, 15 AND 20 AMP CIRCUITS MUST BE ARC-FAULT EXCEPT OUTLETS IN BATHS, ATTICS, GARAGES, & EXTERIOR
 - ALL SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE HARDWIRED IN SERIES WITH BATTERY BACKUP
 - LOW VOLTAGE**
 - ALL CAT5e OUTLETS TO BE TRIMMED WITH RJ-45 KEYSTONES
 - ALL R66 TO BE TRIMMED IN DESIGNATED AREAS
 - (1) CAT5e RUNS FROM THE ATTIC OR PANEL (IF PURCHASED) TO EXTERIOR OF HOME
 - (2) R66 RUNS FROM THE ATTIC OR PANEL (IF PURCHASED) TO THE EXTERIOR OF HOME
 - BOTH SETS OF RUNS NEED TO BE SERVICE LOOPED IN AN EXTERIOR BOX (IF PANEL IS PURCHASED)
 - INTERIOR PANEL BOX (IF PURCHASED) TO HAVE (1) 110V OUTLET
 - INTERIOR PANEL BOX (IF PURCHASED) TO HAVE 1-1/2" CONDUIT STUBBED TO 2" INTO ATTIC & CAPPED
 - (3) 110V DUPLEX OUTLETS IN ATTIC FOR DEHUMIDIFIER, FRESH AIR UNIT, SERVICING EQUIPMENT, AND OTHER AUXILIARY



OUTLET PLACEMENTS WHEN NOT ADJACENT TO WALL LOCATION BASED ON PLANS - IF AND WHEN APPLICABLE
VANITY OUTLET DETAIL - TYP

Pamela Bates Residence.

411 W Creek St
Fredericksburg, TX

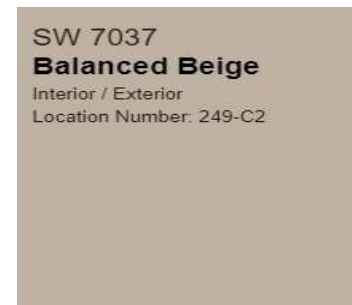
Color Selections

Exterior Stone



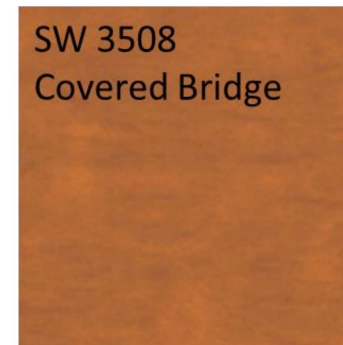
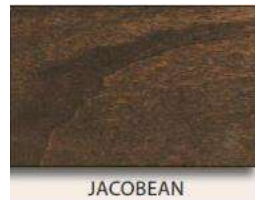
Exterior Paint

- Siding, Garage Doors, Masonry Frieze, Corner Boards, Soffit, Rear Elevation Exterior Door
- Frieze, Corner Boards, Window Trim, Exterior Doors (except front door)



Stain and Front Door

- Front Door
 - Knotty Alder – Jacobean Stain
- All Rough Sawn Material
 - SW3508



Roofing Material

- 30-Year Architectural Shingles
- Owens Corning





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: March 11, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-153 - 508 West Austin - Sport and Country - Request to Demolish a Non-Historic Addition and Construct a Rear Addition. Relocate a Smokehouse, Construct an Outdoor Kitchen and Convert a Garage into a Cabin.

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

1. Request to Re-rate non-historic rear addition from High to Low
2. Request to demolish non-historic addition
3. Request to construct a rear addition
4. Request to replace roof on original portion of the building
5. Request to convert the "Garage" into a Cabin including exterior modifications such as the installation of doors and windows
6. Request to relocate smokehouse
7. Request to construct an outdoor kitchen and pergola

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a High-rated resource built in 1870 in the Vernacular Style and is good example of architecture with appropriate alterations. The property consists of 38,000 sq ft lot with a 1,304 sq ft main residence and a 620 sq ft garage building that has frontage on West Austin and West Schubert.

The applicant intends to redevelop the site including removal of the non-historic addition that was built between 1960-1970. The applicant proposes a new addition to the rear of the property totaling 1,519 sq ft. The proposed materials include stone veneer, stucco cladding and a standing seam metal roof. The existing garage would be converted to a guest cabin with the corrugated metal roof remaining but the siding would be replaced with cement board and painted to match the residence. In addition, an existing outbuilding labeled "smoke house" would be relocated to the east to accommodate the addition and would maintain its existing siding and corrugated metal roof but would add a stone wainscot. The "smokehouse" would then be incorporated into an outdoor kitchen that

would include a timber-framed pergola and a stone wall surrounding the outdoor kitchen.

Application Number: 2025-153

Address: 508 West Austin

Rating: High

Zoning: R1, Single Family Residential

Applicant: Sport and Country

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 non-historic addition.

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, including the non-historic addition. Based on Staff's review, it was determined that the addition to the resource occurred between 1960 - 1970.

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).

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).

3.2.3 Roof and Roof Features

Retain the historic roof shape, including pitches, profiles and eave heights (a). Preserve and maintain historic roof materials and features, unless they are deteriorated beyond repair (b). Original or historic-age metal roofs should be maintained; if deteriorated beyond repair, match the original dimensions, turned or comped joints, and ridge capping (i).

3.2.6 Exterior Walls

Retain and repair the historic exterior wall materials unless deteriorated beyond repair (a). Do not remove historic wall fabric to create new openings (e) If replacement of historic wall materials is necessary, choose a material identical in dimensions, profile, reveal, and texture to the historic materials as closely as possible (j).

STAFF RECOMMENDATION:

The proposed re-rating of the non-historic addition 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 has little integrity. Sec. 23-63.

The requested addition is in keeping with the Historic Design Guidelines and Standards Sec. 3.3 and 3.4 and the proposed conversion of the Garage into a Cabin is a natural evolution of the use of the property and the exterior modifications are appropriate for the accessory building. The proposed new development which includes the relocation of the "smokehouse" and the construction of an outdoor kitchen is in keeping with Sec. 3.4.1 Lot Coverage.

Staff recommends approval of the following:

1. Re-rate the non-historic addition from High to Low
2. Demolition of the non-historic addition. The existing addition is not of historic age and lacks integrity.
3. Construction of a 1,519 sq ft addition at the rear of the resource. The placement of the addition is appropriate and while it does not have a hyphen connected to the original portion of the structure, that historic fabric has already been lost as part of the 1960 - 1970's addition.
4. Roof replacement for Original portion of the building.
5. Conversion of the "Garage" into a Cabin. The request is a natural evolution of the property and the Garage itself is not an original feature of the property as it does not appear on the Sandborn Maps.
6. Relocation of the "Smokehouse". Relocation is always preferred to demolition and incorporating

and existing historic structure into a development is in keeping with Sec. 3.4.1 and Sec. 23.63.
7. Construction of outdoor kitchen and pergola. is appropriate per Sec. 3.4.1 and 3.4.3.

ATTACHMENTS:

1. 2025-153 Location Map
2. 2025-153 Historic Survey
3. 2025-153 Scope of Work
4. 2025-153 Site Plan_Floor Plans_Materials

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 51

Address 508 W Austin

Parcel Number 20876

GCAD Valuation (as of 2017; where available) \$304,210

Year Built 1870

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.

2002 Photo



Photo Information & Notes

Image Name 0051_1.JPG

Photo References 0051_*.jpg

Notes

2002 SURVEY DATA (continued)

Property Description

Function	Domestic: Single-Family	No of Stories	1.5
Style	vernacular	Construction	wood-frame
Plan	irregular	Foundation	stone
Exterior Walls	wood siding	Roof	gable
Porches	shed	Windows	double-hung wood sash
Outbuildings	garage	Doors	single-leaf door
Alterations	not provided		

1983 SURVEY DATA

1983 Survey Site No	98	1983 Survey Ranking	3
1983 Photo References			

508 W Austin – Scope of Work

Scope of this project is to include the demolition of a portion of the existing residence, construction of a new addition to the existing residence, a renovation of the existing garage to a dwelling unit, and the relocation of the existing smoke house on the property.

The exterior alterations to the existing residence will include a new roof as well as painting the existing siding.

The materials of the addition are to include limestone which is lighter in nature with a heavy schmear as well as a light color stucco finish.

The existing garage is to receive new horizontally oriented siding and painted to match the existing residence.

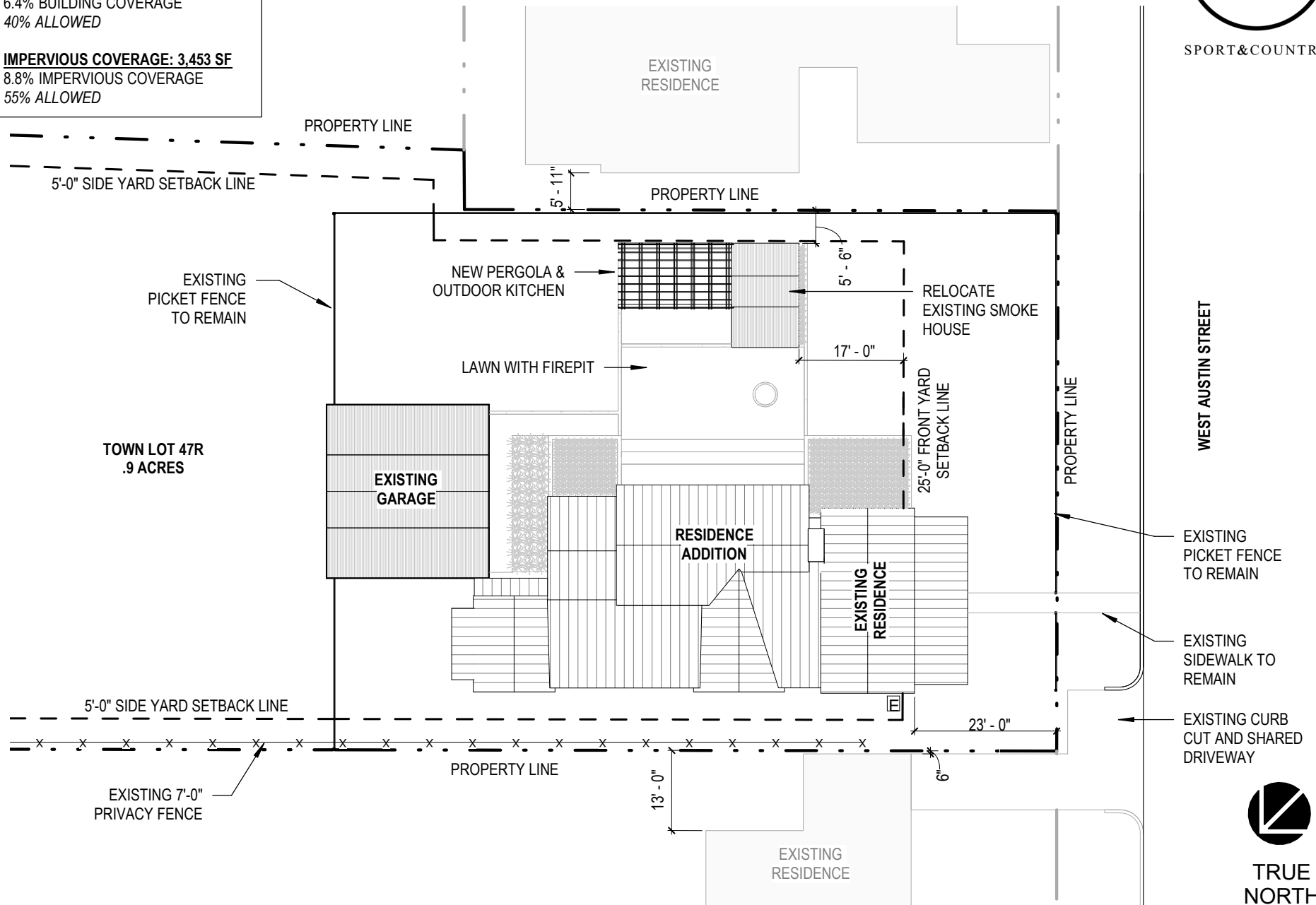
EXISTING RESIDENCE: 385 SF
RESIDENCE ADDITION: 1,519 SF
EXISTING GARAGE (CABIN): 620 SF

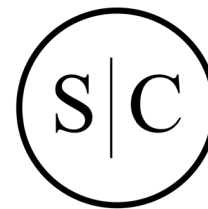
GROSS BUILDING: 2,524 SF
 6.4% BUILDING COVERAGE
 40% ALLOWED

IMPERVIOUS COVERAGE: 3,453 SF
 8.8% IMPERVIOUS COVERAGE
 55% ALLOWED



SPORT & COUNTRY





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EXHIBIT 01
508 WEST AUSTIN STREET, HIGH PRIORITY

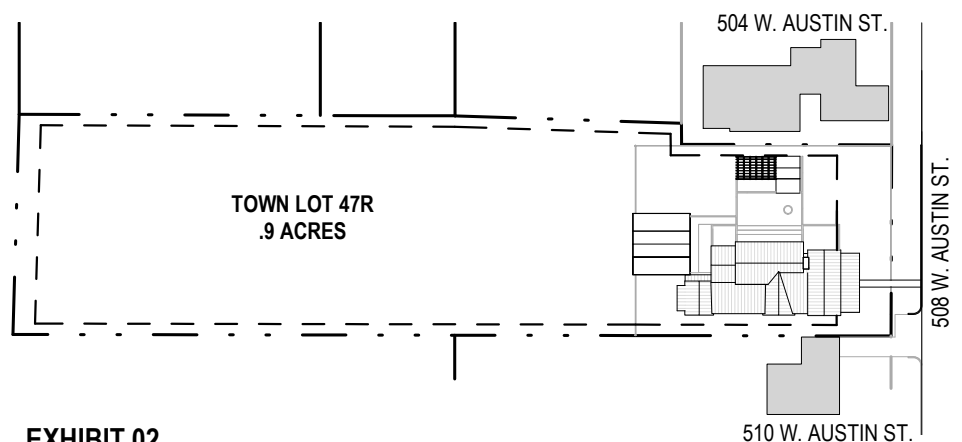


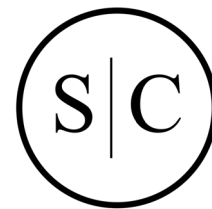
EXHIBIT 02
OVERALL SITE PLAN



EXHIBIT 03
510 WEST AUSTIN STREET, LOW PRIORITY



EXHIBIT 04
504 WEST AUSTIN STREET, HIGH PRIORITY



SPORT&COUNTRY

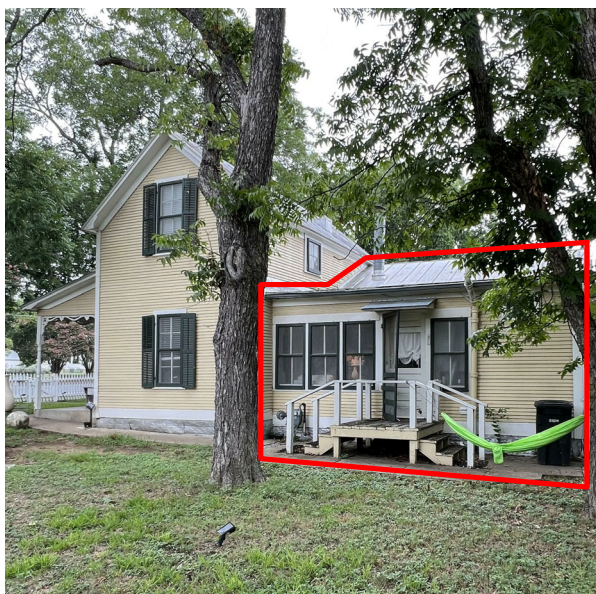


EXHIBIT 04
EXISTING ADDITION TO BE DEMOLISHED



EXHIBIT 05
EXISTING ADDITION TO BE DEMOLISHED



EXHIBIT 06
EXISTING ADDITION TO BE DEMOLISHED

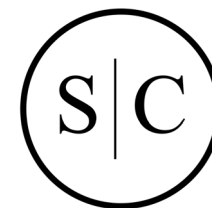


EXHIBIT 07
EXISTING SMOKE HOUSE TO BE RELOCATED

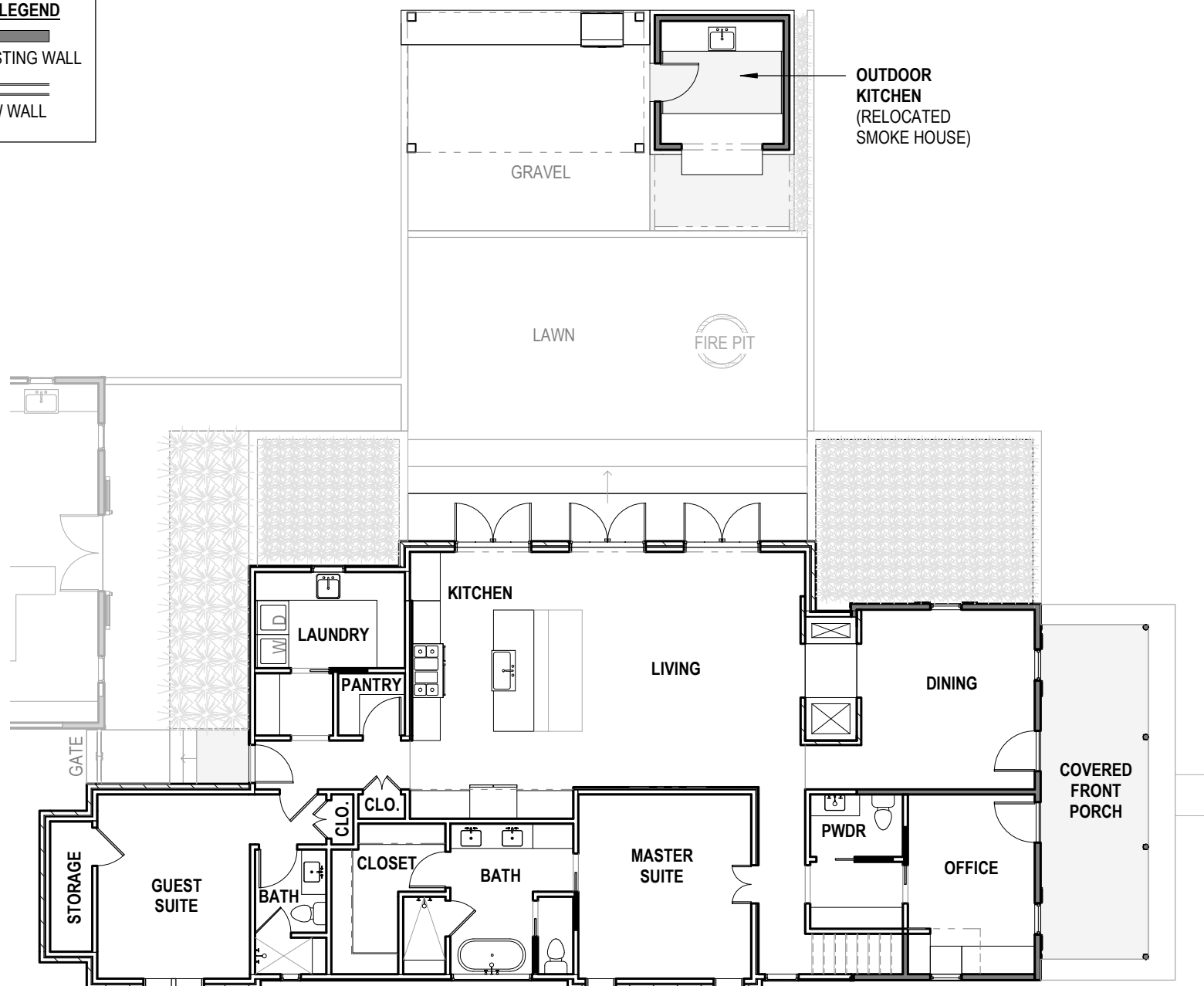
WALL LEGEND

EXISTING WALL

NEW WALL



SPORT&COUNTRY



01 RESIDENCE

SCALE: 1" = 10'-0"

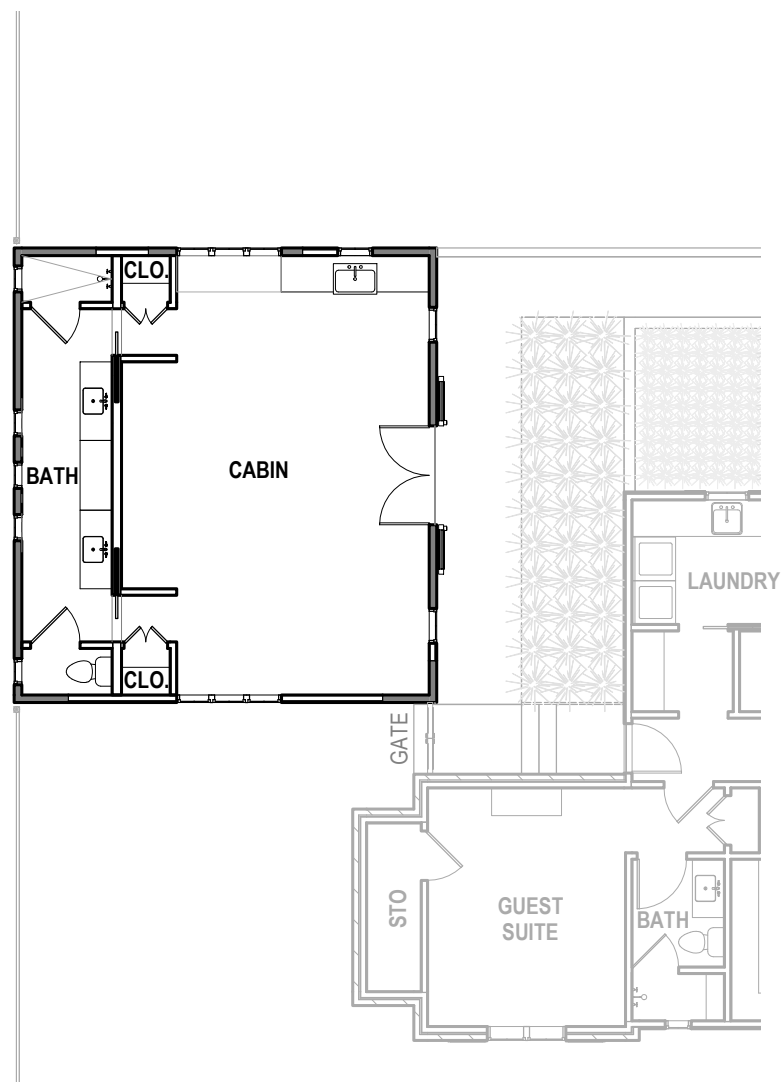


TRUE
NORTH

WALL LEGEND

EXISTING WALL

NEW WALL



01 RESIDENCE

SCALE: 1" = 10'-0"



TRUE
NORTH



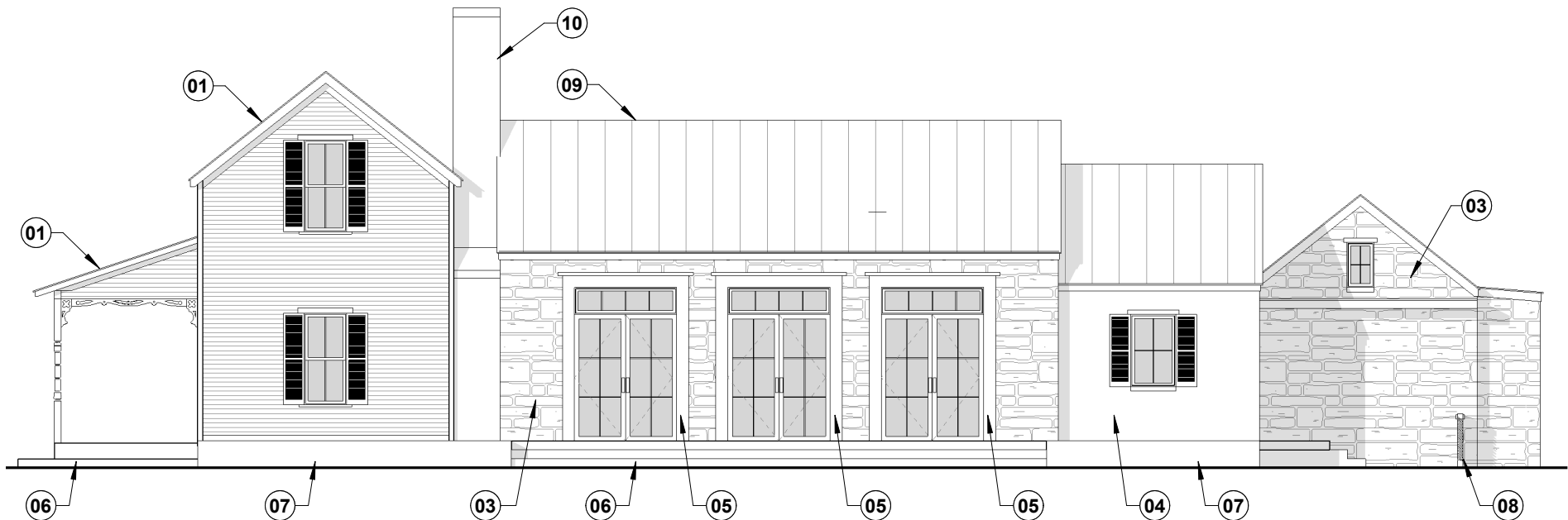
SPORT & COUNTRY

RESIDENCE ELEVATION NOTES

- 01 NEW STANDING SEAM METAL ROOF TO REPLACE EXSTING
- 02 EXISTING SIDING TO BE PAINTED
- 03 STONE VENEER
- 04 STUCCO CLADDING
- 05 STONE SURROUND
- 06 STONE STEPS TO LAWN
- 07 STUCCO CLAD PLANTER
- 08 WOOD GATE TO CABIN
- 09 NEW STANDING SEAM METAL ROOF
- 10 STUCCO CLAD CHIMNEY (VISUAL HYPHEN BETWEEN EXISTING & NEW)



RESIDENCE - SOUTH ELEVATION



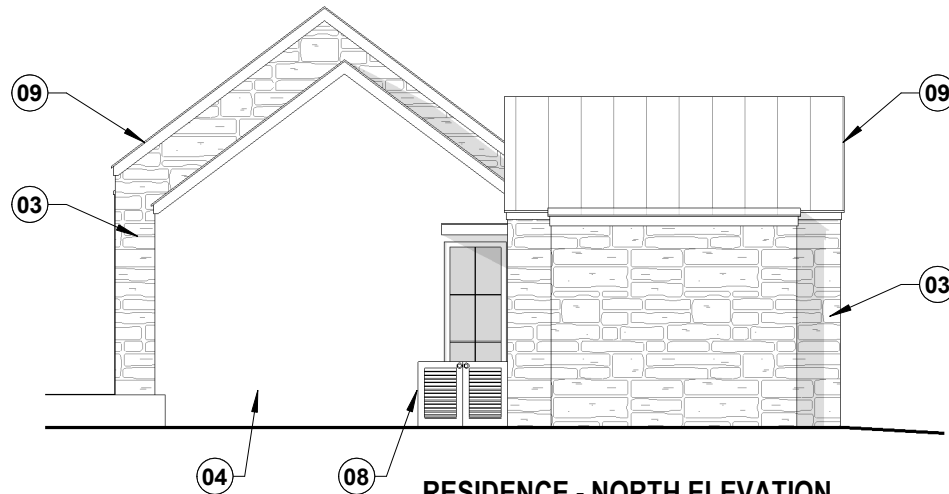
RESIDENCE - EAST ELEVATION



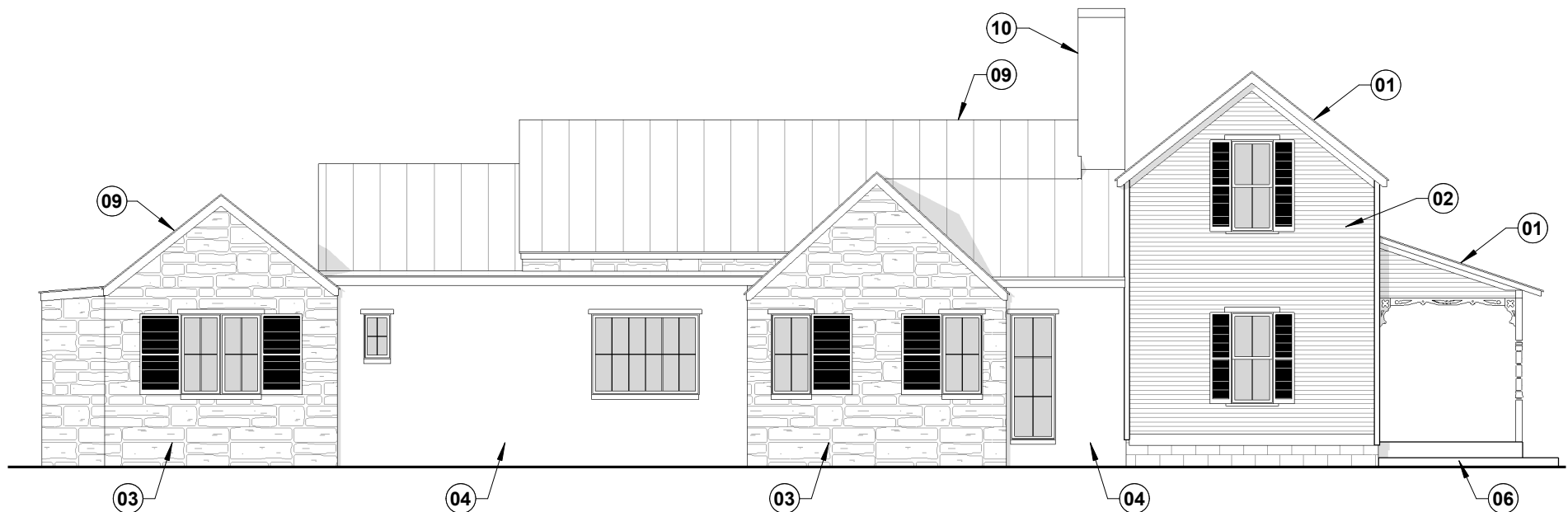
SPORT&COUNTRY

RESIDENCE ELEVATION NOTES

- 01 NEW STANDING SEAM METAL ROOF TO REPLACE EXSTING
- 02 EXISTING SIDING TO BE PAINTED
- 03 STONE VENEER
- 04 STUCCO CLADDING
- 05 STONE SURROUND
- 06 STONE STEPS TO LAWN
- 07 STUCCO CLAD PLANTER
- 08 WOOD GATE TO CABIN
- 09 NEW STANDING SEAM METAL ROOF
- 10 STUCCO CLAD CHIMNEY (VISUAL HYPHEN BETWEEN EXISTING & NEW)



RESIDENCE - NORTH ELEVATION



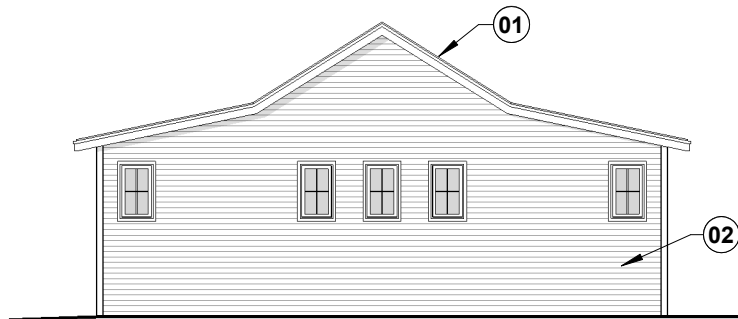
RESIDENCE - WEST ELEVATION



SPORT&COUNTRY

CABIN ELEVATION NOTES

- 01 EXISTING CORRUGATED METAL ROOF TO REMAIN
- 02 EXISTING SIDING TO BE REMOVED AND REPLACED WITH NEW CEMENT BOARD SIDING, PAINTED TO MATCH RESIDENCE
- 03 BI-PARTING SLIDING BARN DOORS
- 04 WOOD GATE TO RESIDENCE



CABIN - NORTH ELEVATION



CABIN - SOUTH ELEVATION



CABIN - WEST ELEVATION



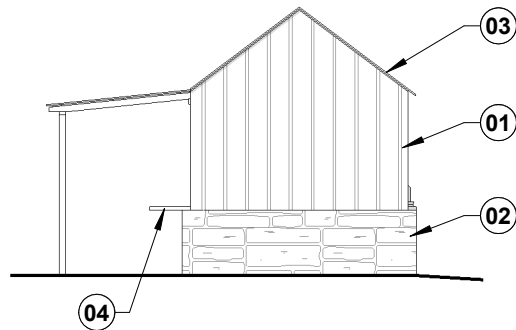
CABIN - EAST ELEVATION



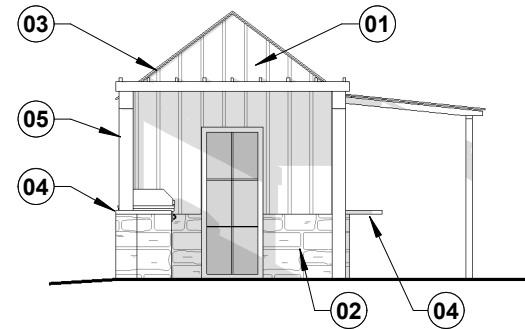
SPORT&COUNTRY

SMOKE HOUSE ELEVATION NOTES

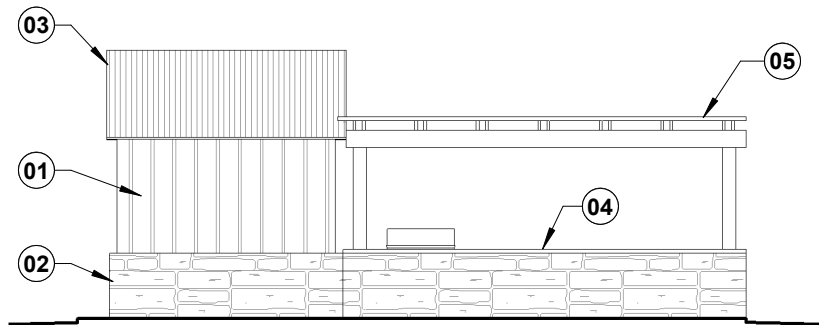
- 01 EXISTING SMOKE HOUSE SIDING
- 02 STONE WAINSCOT
- 03 EXISTING CORRUGATED METAL ROOF
- 04 SERVING COUNTER
- 05 TIMBER FRAMED PERGOLA



SMOKE HOUSE - SOUTH



SMOKE HOUSE - NORTH

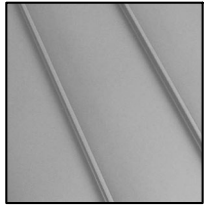


SMOKE HOUSE - EAST



SMOKE HOUSE - WEST

MATERIALS LEGEND



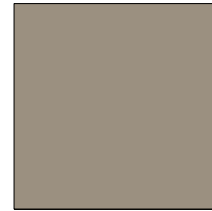
METAL ROOF - PAINT GRIP
(FLAT PAN STANDING SEAM)



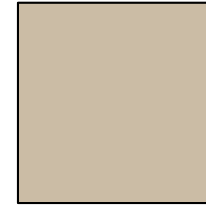
STUCCO - LIGHT CREAM
(INTEGRAL COLOR)



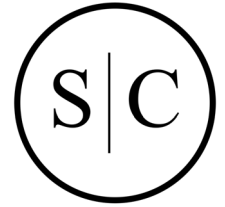
STONE VENEER
CREAM, HEAVY SCHMEAR



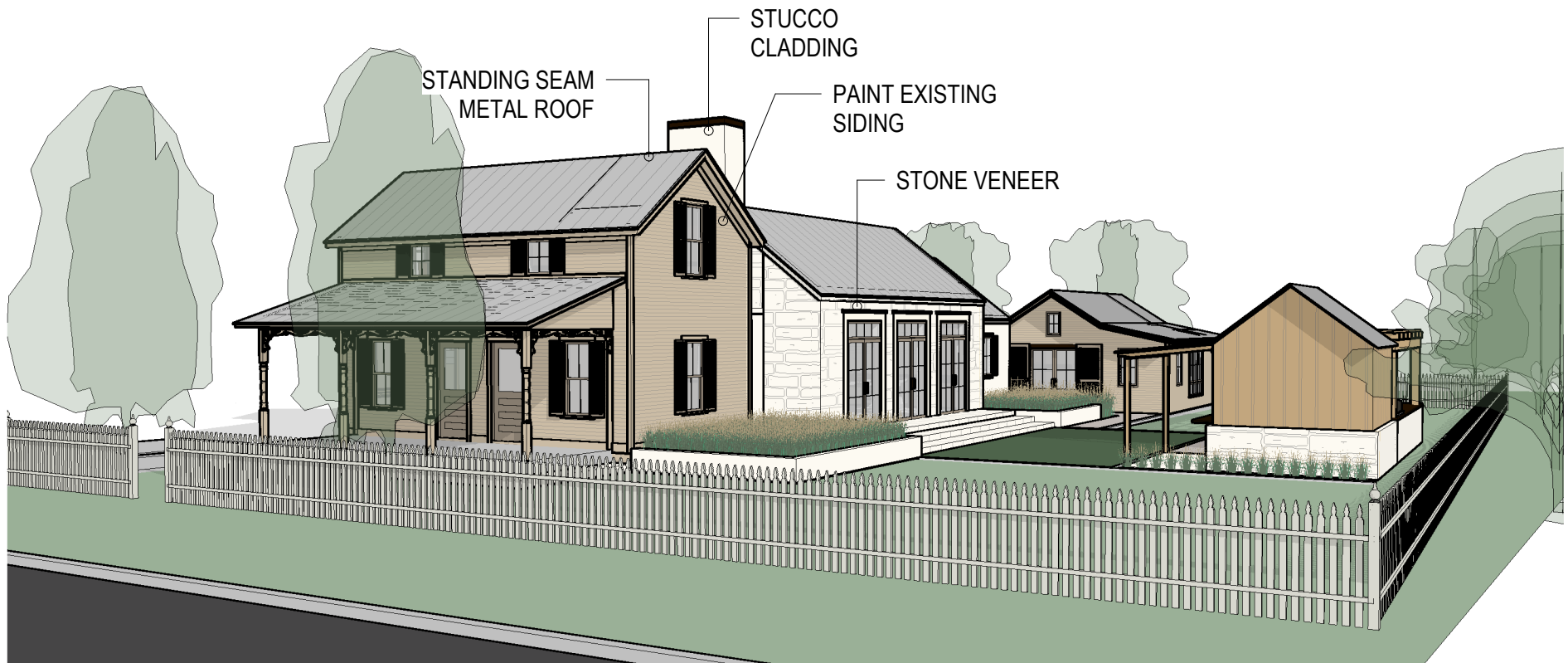
WINDOW / DOOR FRAMES
PUTTY ALUMINUM
(SHUTTERS & EXISTING WINDOWS
PAINTED TO MATCH)



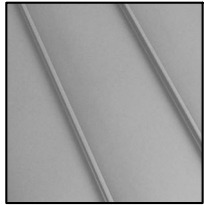
EXISTING SIDING, PAINTED
SHERWIN WILLIAMS DOWNING SAND
(SW HISTORIC COLORS)



SPORT & COUNTRY



MATERIALS LEGEND



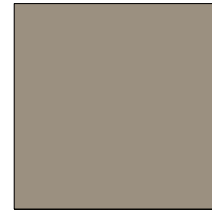
METAL ROOF - PAINT GRIP
(FLAT PAN STANDING SEAM)



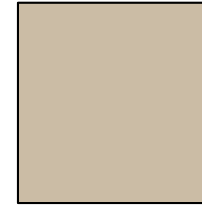
STUCCO - LIGHT CREAM
(INTEGRAL COLOR)



STONE VENEER
CREAM, HEAVY SCHMEAR



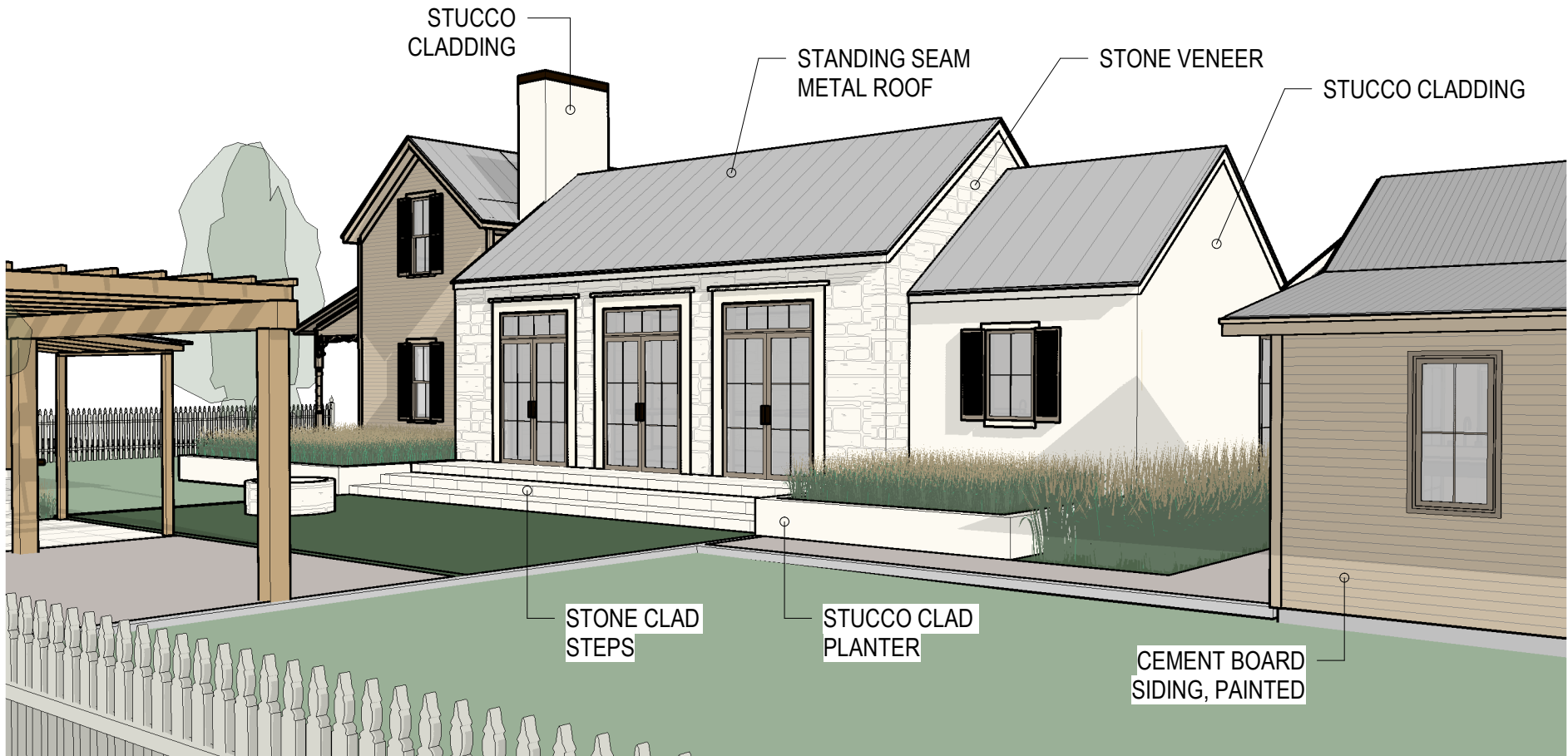
WINDOW / DOOR FRAMES
PUTTY ALUMINUM
(SHUTTERS & EXISTING WINDOWS
PAINTED TO MATCH)



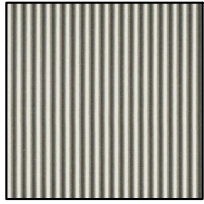
EXISTING SIDING, PAINTED
SHERWIN WILLIAMS DOWNING SAND
(SW HISTORIC COLORS)



SPORT&COUNTRY



MATERIALS LEGEND



METAL ROOF - EXISTING
CORRUGATED METAL



TIMBERS
(LOCATION: OUTDOOR PERGOLA)



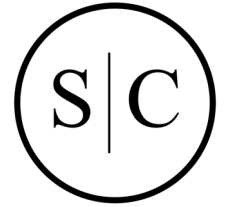
STONE VENEER
CREAM, HEAVY SCHMEAR



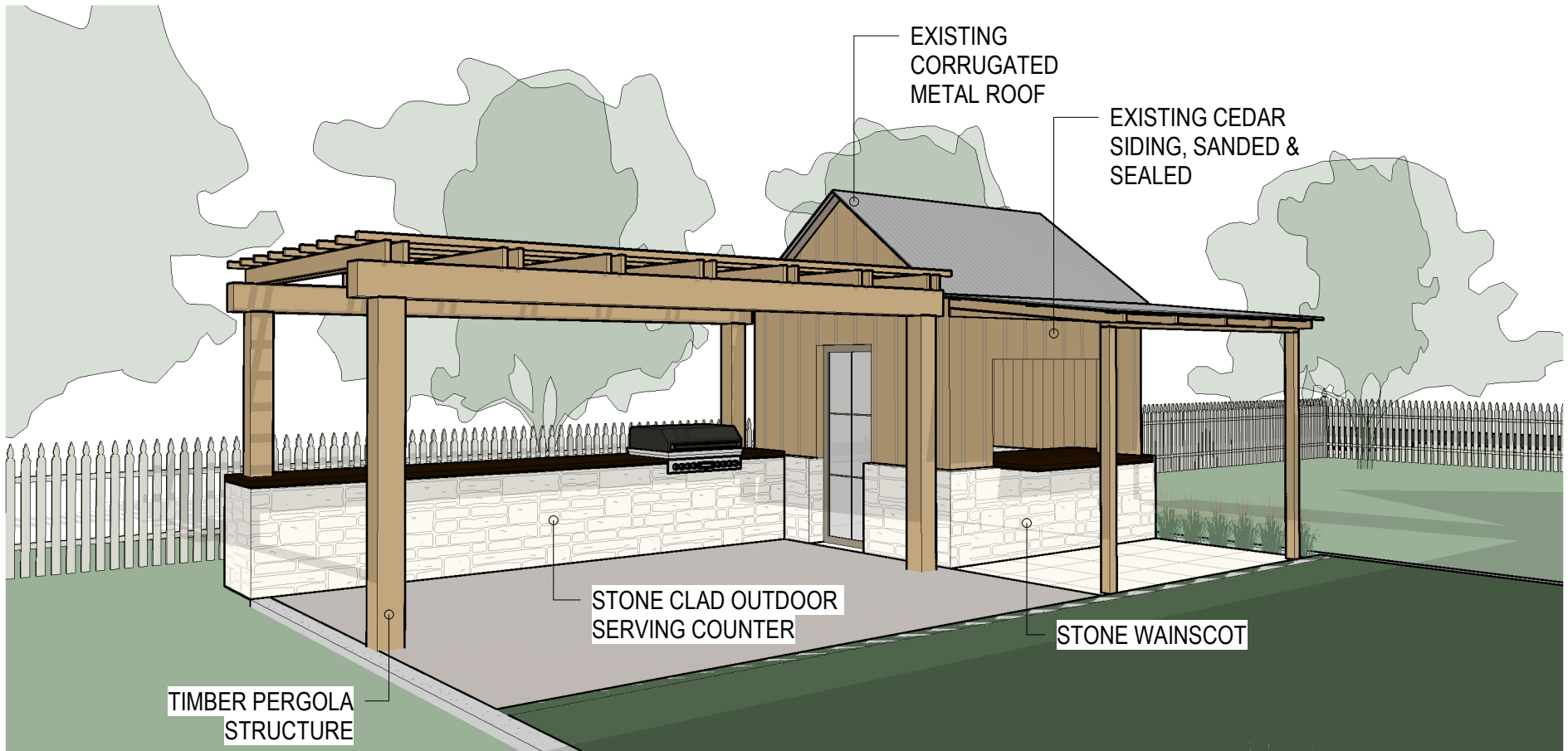
WINDOW / DOOR FRAMES
(PUTTY ALUMINUM)



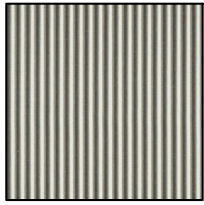
CEDAR SIDING - EXISTING,
SANDED & SEALED



SPORT&COUNTRY



MATERIALS LEGEND



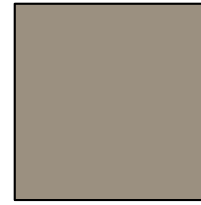
METAL ROOF - EXISTING
CORRUGATED METAL



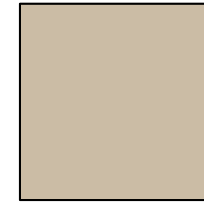
STUCCO - LIGHT CREAM
(INTEGRAL COLOR)



STONE VENEER
CREAM, HEAVY SCHMEAR



WINDOW / DOOR FRAMES
(PUTTY COLOR, ALUMINUM)



CEMENT BOARD SIDING, PAINTED
SHERWIN WILLIAMS DOWNING SAND
(SW HISTORIC COLORS)



SPORT & COUNTRY





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: March 11, 2025

CATEGORY: DISCUSSION ITEMS

CAPTION: *709 W Schubert* - Demolition and New Construction

SUMMARY:

Staff has been in discussion with an applicant that desires to demolish a Low-rated resource at 709 W. Schubert that was built in 1941 in a Minimal Traditional style. The applicant would like to construct a 3,751 sq ft residence and a 1,400 sq ft outdoor area.

Staff has provided them feedback regarding the demolition and proposed design and thought it best that this item be presented to the Board for discussion prior to taking action on the April 8th Historic Review Board Meeting.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. 709 W. Schubert COA



March 2025

TEXAS LIVING
—HOMES

709 W. Schubert

Prepared for
Fredericksburg
Historic Review Board

Presented by
Jennifer Hyde

Summary of Report Contents

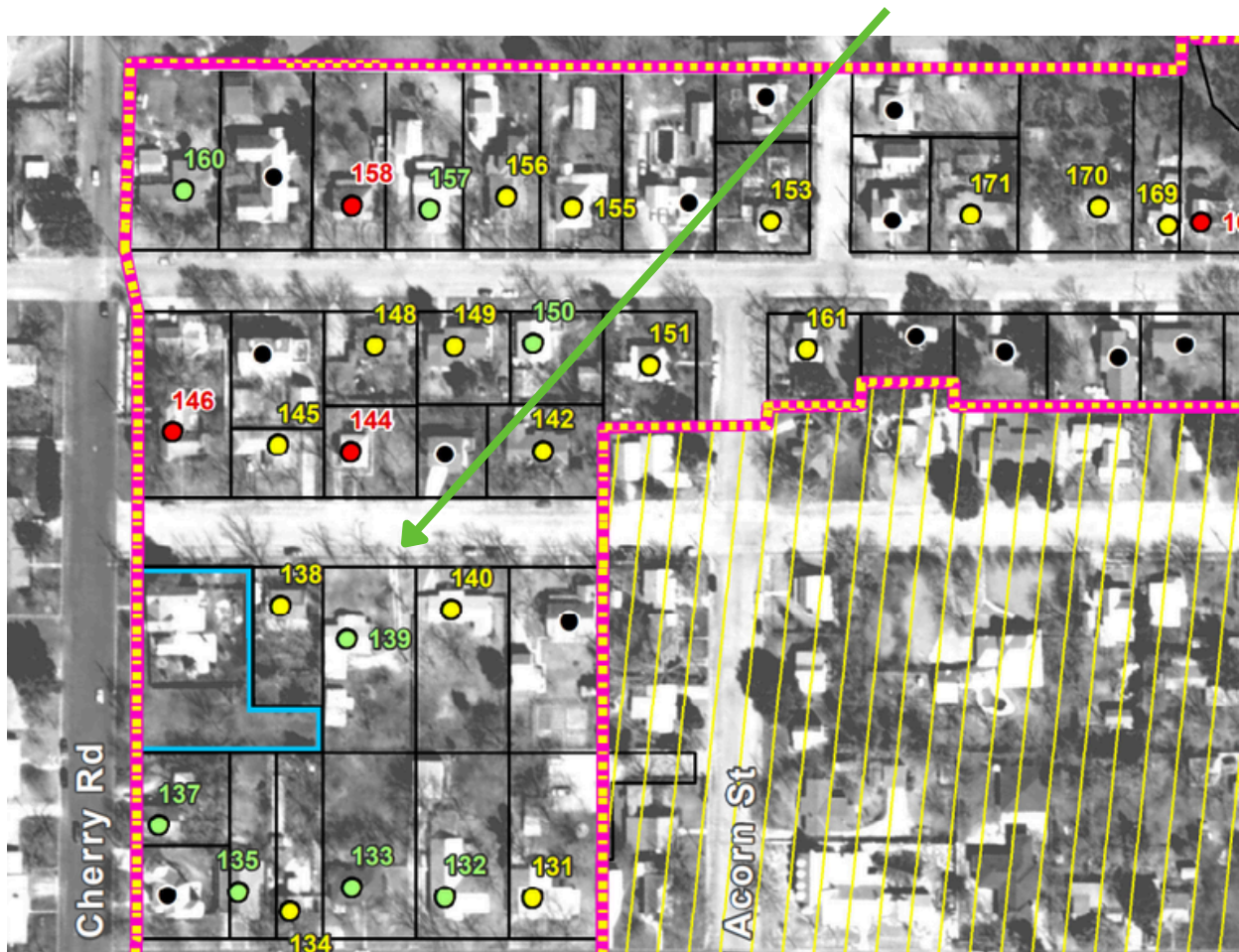
History & Description of Property	3-7
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Proposed Scope of Work	8-9
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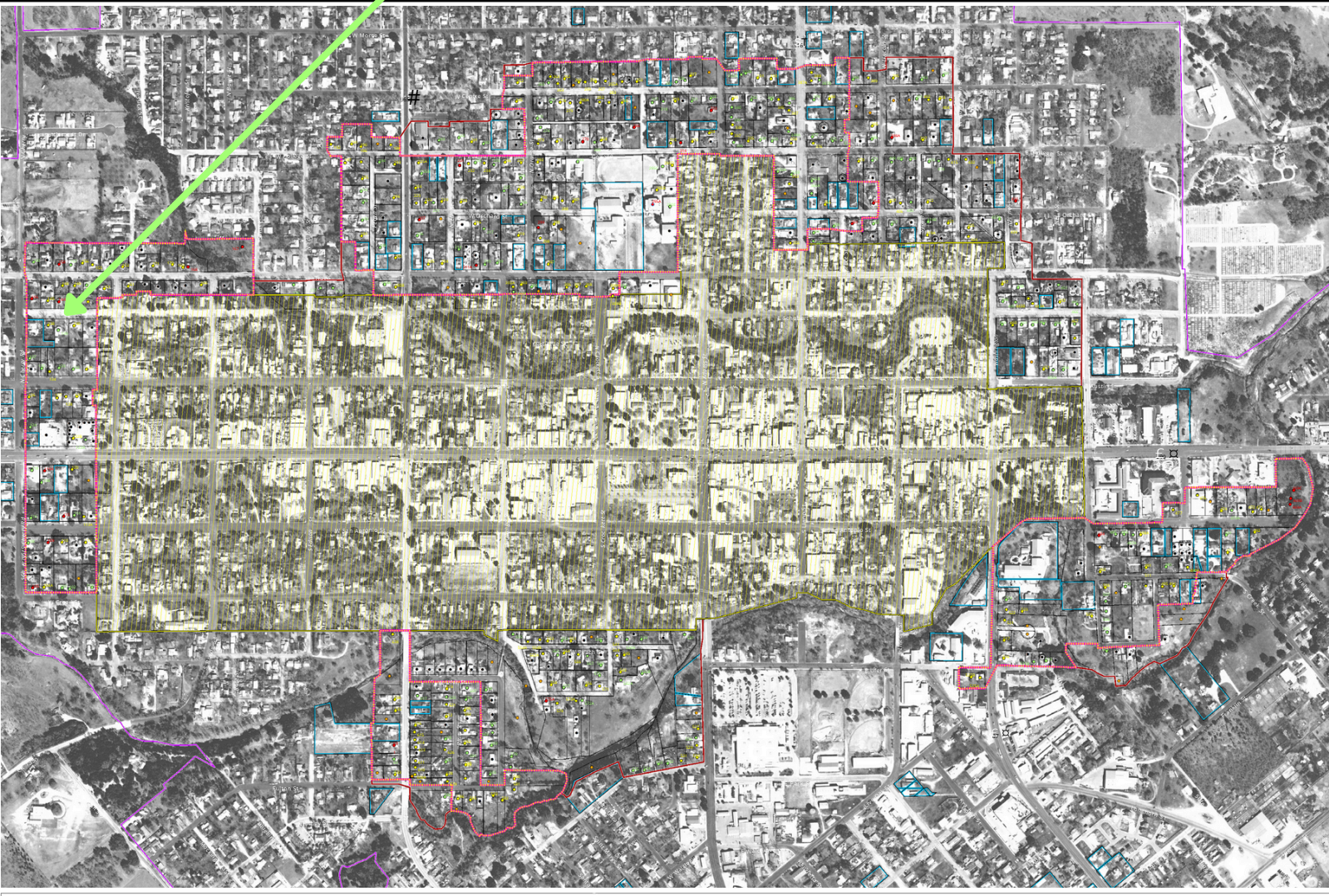
Renderings & Plans	10-15
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Surgery ID:139
Tax Parcel: 16328
Year Built: 1941
Address: 709 W SCHUBERT ST
Function Current: Domestic: Single dwelling
Function Former: Domestic: Single dwelling
Style: Minimal Traditional
Form: Rectangular
Preservation priority: Low
Rec. Local Landmark: --
Rec. for NRHP--
Local Criteria: --
NRHP Criteria: --
W/in rec. district expansion: yes
Latitude 30.28498 Longitude: 98.8816

City of Fredericksburg Historic Resources Survey: Phase I (2018) Inventory Table of Surveyed
Resources Surveyed by Cox | McLain Environmental Consulting, Inc.



LOW priority



Surveyed Properties

Fredericksburg 2018 Historic Resources Survey

- 2018 Survey Boundary
- City Limit Boundary
- Current Historic Landmark (excluded from survey)
- Existing Historic District
- Recommended District Expansion
- High / Rec. Local Landmark
- High / Rec. Local Landmark (recommended NRHP eligible)
- Medium Priority
- Low Priority
- Vacant Lot
- Not Historic-Age



Map Created: 3/19/2019
Data Source:
City of Fredericksburg, 2017
USAD 2017, CMRS (2018)
Aerial Source: 2018

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 709 W SCHUBERT ST

LAT/LONG 30.284983 -98.8816

ALTERNATE ADDRESS N/A

PARCEL # 16328

LEGAL DESCRIPTION FBG ADD BLK 5 LOT 3

OWNER NAME FEUGE, ESTELLA L -LIFE ESTATE-

2017 GCAD VALUATION \$233,960

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

Appears to be present on 1948 aerial, does not appear on 1938 aerial.

PHYSICAL DESCRIPTION

YR. BUILT 1941 YR. SOURCE CAD

TYPE Building

FORM Rectangular

PRIMARY STYLE Minimal Traditional

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling



VISIBLE 1. none
ANCILLARY
RESOURCES

ALTERATIONS Windows replaced – all
Addition to rear/side elevation
Roof replaced w/ incomp. materials
Wall cladding replaced

GENERAL
NOTES

SOURCES USGS aerials



Real Estate History and Description

Mimi Bartel, Fore Premier Properties:

Originally there was a very small house built about 1944 on the property but it was removed. The existing 2 BR/1 BA home was built in 1958 and remodeled in about 2014 adding a standing seam metal roof & double pane windows.

Summary and Requests

1. Request to demolish the Low-rated resources (house, pole barn, and storage building) as the request is in keeping with 23-63(f:1-4)

(f) In the case of a demolition application, the Board shall affirmatively find that:

- (1) Reasonable measures could not be, taken to adaptively reuse, rehabilitate , or restore the Resource_building or structure at its existing site

- Asbestos backed linoleum, asbestos shingles

- Severely cracked slab on grade foundation

- below grade retention wall retrofitted as living space with no proper drainage, ventilation mitigation

- (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 reasonably be done

- Unable to move due to slab on grade foundation

- (3) The condition of the Resource building or structure is such that it has been so 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

- not a significant resource

(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.

-see proposed new construction

2. Request to construct a single story single family residence with an outbuilding porch area. It is our intent that the plans for proposed new construction 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.

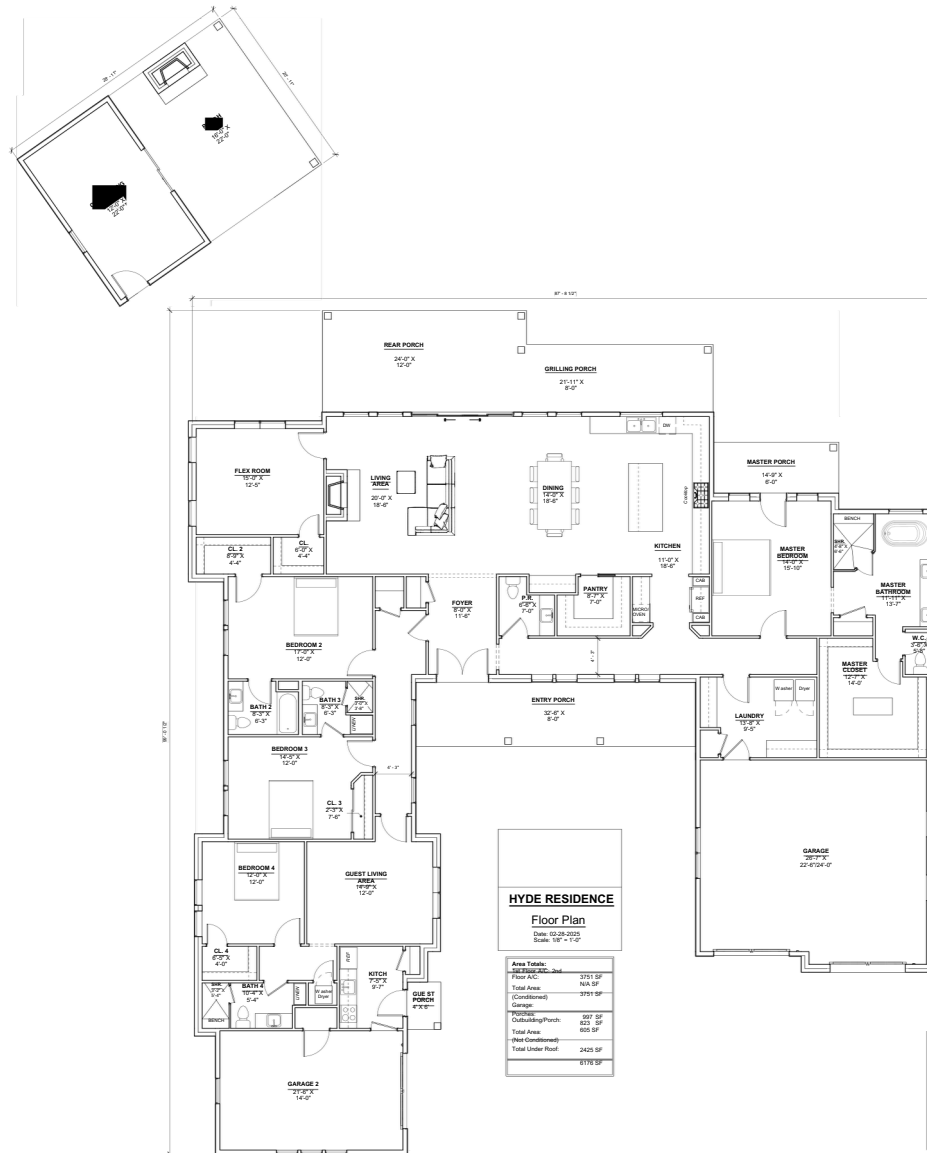
Proposed Rendering 1





TEXAS LIVING
HOMES

Floor Plan 1





The site plan for Hyde Residence shows a building footprint with various rooms including a Living Room, Dining Room, Kitchen, and multiple Bedrooms. The building is surrounded by setbacks: 25' BLDG SETBACK on the north side, 5' BLDG SETBACK on the east and south sides, and 10' BLDG SETBACK on the west side. The property lines are defined by bearings and distances: N39°49'37"W 199.95' (north), N51°23'33"E 102.57' (east), N39°49'44"E 200.35' (south), and N51°55'48"W 102.59' (west). A north arrow is located in the upper right corner. A title block in the lower left corner provides the project name, date, and scale.

HYDE RESIDENCE
 DATE: 02-28-2023
 SCALE: 1/8" = 1'-0"

Proposed Rendering 2





HYDE RESIDENCE
Floor Plan
Date: 03-05-2025
Scale: 1/8" = 1'-0"

Area Totals:	
ASB/MSA/CAD	3774 SF
Floor A/C	N/A SF
Total Area	3774 SF
Garage:	
PURPOSE	1012 SF
Outbuilding/Porch:	831 SF
Total Area	695 SF
Total Under Round:	2454 SF
	6228 SF



TEXAS LIVING
HOMES

Site Plan 2

