



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, April 8, 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

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, April 8, 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 April 8, 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. March 11, 2025, Regular Meeting Minutes

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. **2025-66 - 206 S Crockett** - Kenny & Leah Clodfelter - Request to convert garage into living space which would include new siding, addition of windows and doors and construction of outdoor entertainment space.
- B. **2025-269 - 709 W Schubert** - Texas Living Homes - Request to demolish existing residence and construct a 4,913 sq ft, 2-story residence that includes an

attached garage and porches as well as a 560 sq ft outdoor covered space.

- C. *411 W Creek* - City of Fredericksburg - Request to re-rate 2 accessory buildings from Low to High.
- D. **2025-279** - *411 W Creek* - Tilson Homes - Request to construct a 2,201 sq ft residence (including porches) and a 488 sq ft, 2-Car Garage
- E. **2025-341** - *101 N Lincoln* - Kendnel Kasper Construction, Inc - Request to modify the front porch, including changes to trim and gingerbread and porch posts.

6. DISCUSSION ITEMS

- A. Director's Report
- B. Demo By Neglect
- C. Demolition by Neglect Procedure

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM on April 4, 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
March 11, 2025
5:30 PM**

On this 11th day of March 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
Amy Slaughter
Joe Salinas, Jr.

ABSENT: Donna Heinen-Sanders

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 5:32 PM by Chairperson David Bullion.

MINUTES

Robin Cowsar made a motion to approve February 11, 2025, Historic Review Board meeting minutes. Seconded by Sharon Joseph. All voted in favor, and the motion carried.

EXECUTIVE SESSION – This item was moved to the end of the meeting.

- 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.

CONSENT AGENDA

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

Cyd Donnell made a motion to approve the consent agenda item. Sharon Joseph seconded the motion. All voted Aye and the motion carried.

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

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

Applicant: Was not in attendance

Sharon Joseph made a motion to deny the application. Joe Salinas seconded the motion and all voted Aye, and the motion passed

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

Applicant: Was not in attendance

Todd Eidson made a motion to deny the application. Joe Salinas seconded the motion and all voted Aye, and the motion passed

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

Applicant: John Tomlin and Bobby Ball

Thanked the Board for having them back. The renderings were atrocious, they had removed the horizontal window grilles which made a huge difference.

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.

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.

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 recommend 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 commended the applicants' removal of the horizontal grilles and asked for clarification on the removal of the stone fireplace.

Mr. Tomlin responded yes, it will be removed, the designer forgot to remove it. The stone wall in the front will remain.

Cyd Donnell stated that she had driven up and down main street to see if Jack's Chop House were obscured by the proposed structure, mentioning that not until you were almost to Jack's, could you see Jack's clearly. This new version looks less contemporary, and she stated that she felt better about it.

Bobby Ball thanked Cyd Donnell for taking the time to investigate the location.

Cyd Donnell made a motion to approve 2025-40, to enclose an existing covered patio with a glass and steel structure with the condition that the stone fireplace be removed.

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

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

Applicant Christopher Mass

Mr. Mass stated that he had had the mural commissioned two years ago, he was not aware that there was a need for a permit to paint the mural. He mentioned that it had been up for two years, that people love it and that it is not an advertisement for the restaurant and that it just promotes Fredericksburg.

Sharon Joseph said that Code Enforcement just noticed that it.

Mr. Mass responded that he had been cited by Code Enforcement a couple of months ago.

Staff Presentation: Shelby Collier, Senior Planner

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.

Staff Recommendation:

The 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 had not approved a mural on a Medium-rated property. All previously approved murals have been on a Low-rated resources.

Discussion:

David Bullion read Sec.3.2.6 (n) – New Murals so that the Board could be reminded of the criteria.

Cyd Donnell wanted to know if it was possible to re-rate the medium-rate building.

David Bullion responded that he did not think that the Board had every re-rated part of a building. That the mural was on the rear of the building on a newer addition, and it was barely visible from the street. The medium rated structure was still intact.

Cyd Donnell said that the mural met the guidelines of the new mural requirements, it was not an advertisement, and it was culturally appropriate and in addition, it was located on the newer portion of the structure.

Jessica Mittel did not want to see murals all over town but agreed with Cyd Donnell's statement. She stated that most had not even been aware of the mural for two years and recommended approval.

Robin Cowsar asked for clarification on the building across the Alley, did it belong to the County, and was it historic?

David Bullion replied and stated that it did indeed belong to the County, and it was a high rated structure.

Robin Cowsar wanted to know what the dividing line was, was it the alley, or the middle of the alley.

Shelby Collier responded that she had not seen a survey or a plat for this property but that it was safe to assume that the wall was on the property line.

Robin Cowsar stated that it faced a historic property that was owed by the county.

Robin Cowsar asked whether City Council was going to create an Art Board/Group that would tend to these kinds of applications. What has happened to that?

David Bullion mentioned that he had talked with the Mayor several months ago about establishing an Art Commission. He stated that he had not heard back from him to date.

Robin Cowsar remarked on the fact that she thought that because of the previous murals that had come before the Board, the Art Commission should be hearing these items.

David Bullion stated that he would mention that to the Mayor again.

Amy Slaughter remarked that the Historic building looked like it had been altered and added on to a lot. She said that she agreed with what Cyd Donnell and Jessica Mittel had said about the mural and stated that this mural added some beauty to the ugly alley. She was in favor.

The applicant responded that on the weekends, hundreds of people take pictures in front of it.

Sharon Joseph stated that the Historic property across the alley was significant as it was the old Central Hotel. She stated that she had a problem with people that did not understand that their property was in the historic district and that there is a procedure to go through. She found it very upsetting; she appreciated that the applicant had paid the fine and that he was before them now. She asked if this was the first time to be cited for doing work without the proper permits.

The applicant responded that he had been previously cited for displaying an unpermitted sign. He mentioned that he had since received a permit.

Sharon Joseph confirmed that he was now compliant.

Applicant replied, "Yes, Mam.

Jessica Mittel noted that she agreed with Sharon Joseph that being that close to a highly rated significant historic property but because it was so set back and on the newer section of the building, that she did not have a problem with this location and subject. She did want it on record that she felt that the historic review board should continue to look at and make decisions on murals as the members of the proposed Art's council may not have the passion for the proximity to other historic structures.

David Bullion agreed and that he would prefer to act on this item tonight and not defer.

Jessica Mittel made a motion to approve 2025-109.

Cyd Donnell seconded the motion. All voted Aye and the motion carried.

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

Applicants: Ruben Salinas and Pamela Bates

Staff Presentation: Shelby Collier, Senior Planner

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 two historic buildings located at the rear of the property that are of interest given the High rating of 409 W. Creek.

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)

The applicants responded that Mrs. Bates' ancestors had lived on this property for four generations. They would be happy to change colors and the roof, if necessary.

Discussion:

David Bullion thanked the applicants for investing in the Historic district and asked if they would be amenable to making a few tweaks to the design. The Board had extremely specific design guidelines to adhere to when new construction is introduced in the district. It must be compatible but different. Such as roof form, footprint, materials, color, and stylist patterns. He asked if they would be opposed to a standing seam roof and stated that about 90% of Creek Street are standing seam metal roofs.

Mrs. Bates responded that that would increase the cost and that the home directly across the street had a shingled roof. So, they had mirrored the style and the color of that home.

David Bullion stated that he thought the Board would be more favorable to the metal roof than the shingles. The placement of the materials could be moved around, the brick skirt looks good in new developments. He asked if they had considered board and batten on one full side and the use stone on another part. It would be more in keeping with the stylistic pattern.

Jessica Mittel agreed with Shelby Collier on the consistency of the stain colors. She asked what the applicants' intentions were for the two ancillary buildings in the rear of the property.

The applicants responded that they would like to restore them. One was a barn, and the other was a chicken coop

David Bullion suggested that Staff set up a site visit to determine the age and what rating these two outbuildings should be. These could be placed on the April agenda for action.

Mrs. Bates replied that the barn was at least seventy-five years old, she was not positive if the chicken coop was quite that old.

Amy Slaughter mentioned that she loved the idea of restoring the ancillary buildings but that the placement of the new garage would hide them from the street view, she wondered if the applicants had considered moving the garage. The home is very contemporary and

more of a garden home with the roof pitch and the door selection. She was hesitant to place it on this property and that it was so different from anything else on the street. She also commented on the colors that had been chosen and wanted to see the surrounding homes for comparison.

Cyd Donnell asked if the pitch of the roof could be changed as it seemed very modern, changing it would honor the flavor of Fredericksburg. This home would be great in another subdivision, it just did not fit in the historic District.

Joe Salinas suggested adding a shallow sloped front porch roof to soften the front façade.

The applicants provided a more detailed description of the roof slope they had chosen and stated that it looked a lot higher in the drawings provided.

Sharon Joseph asked for clarification on the colors, she wanted to know what the post colors were.

Mr. Salinas replied that the posts would be the lighter color, Covered bridge (SW3508).

Mrs. Bates asked if the Board wanted the door and the posts to be the same color stain.

Sharon Joseph responded yes, that would be desirable.

David Bullion commented on the fact that the Board rarely sees a “tract” home and this submission had thrown them a curved ball. These types of homes are typically placed in newer subdivisions, the Board typically sees smaller architects and builders who are more willing and able to make changes.

Sharon Joseph commented that she thought that the Board were making a big mistake, this is new construction in a very eclectic neighborhood. She complimented the applicants and stated that she liked the house and that it would be a good fit with a few small changes; like changing the door and post colors to match. She also stated that their willingness to restore the ancillary buildings was great news.

Todd Eidson stated that certain builders use way too much lumber in the roof lines which creates an unnecessary pitch height, which costs the client too much money.

Amy Slaughter stated that it was the purview of the Board to not only preserve but also have future vision for the next one hundred years. She stated that this home was not appropriate for this street.

David Bullion directed the Boards attention to separating the two ancillary buildings from this application with a site visit from City Staff to determine the age and importance of the two structures.

The board wanted to know how to go about “re-rating” the structures in the rear of the lot.

Shelby Collier responded that Staff would do the research and perform a site visit to determine the appropriate rating for each. She stressed that each building could have a different rating and that rating the two ancillary building high did not mean the new construction would be high.

Jessica Mittel made a motion for 2025-147 to remove the two ancillary buildings from the current application and for staff to perform a site visit to determine a re-rating of the outbuildings.

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

Jessica Mittel reminded the applicants that if the buildings maintained a high rating, any exterior changes would require another Certificate of Appropriateness (COA) and a return to the board.

The applicants acknowledged this statement.

Jessica Mittel asked the applicants if any of the suggestions that Board members had made were of interest or attainable.

The applicants responded that the metal roof may be an issue but that they would investigate due to cost but that they were not opposed to the color change for the door and posts, and the moving around of the exterior materials like board and baton and stone. They stated that they did not believe that the pitch of the roof would be an issue as the plans that they had chosen showed less of a pitch than the one that was supplied in the electronic application submission.

David Bullion stated that the applicants were amenable to most of the cosmetic changes and that the Board would have to see them before approving the application.

Amy Slaughter made a motion to deny the application as presented based on Historic guidelines Sec. 3.4. 2 and F&K and R.

Joe Salinas seconded the motion.

Roll Call vote:

Ayes – David Bullion, Cyd Donnell, Todd Eidson, Joe Salinas, Amy Slaughter

Nays – Jessica Mittel, Sharon Joseph and Robin Cowsar.

The motion carried 5 to 3. The application was denied.

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.

Applicant: Matt and Caroline Jarosz gave a brief history of the home and the that the neighboring homes on either side of the subject home also belonged to family members of the applicant.

Staff Presentation: Shelby Collier, Senior Planner

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

Staff Recommendation:

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 an 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.

Discussion:

David Bullion complimented the applicants on their presentation and asked if you could access Schubert from the back of the lot.

Cyd Donnell praised the designers for their complete package submission and stated it made the Board members' decision a lot easier.

Jessica Mittel stated that she thought it was beautiful.

Todd Eidson agreed with Cyd Donnell, the color palette, the renderings, all the information. It is pretty cut and dry.

Sharon Joseph asked if the yellow color on the house was the original color and what they were proposing for the new color.

The applicant responded that they were not sure if it was original, but they were proposing the more neutral colors in the materials list provided.

Jessica Mittel made a motion to approve 2025-153 with staff recommendations.

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

Discussion Item: 709 W Schubert - Demolition and New Construction

Shelby Collier mentioned that this was a little different way to view an item. Staff had been collaborating with the applicant, and they wanted to know prior to purchasing the home if the Board would consider the plans before them so that the applicant would know if this plan was acceptable and would request as much feedback as possible.

Shelby Collier summarized the property by stating that it was a low rated property, located in the historic district. The buyer is interested in demolishing the property. This rendering is what the applicant is proposing to put in the demolished homes place.

Staff had several concerns about the plans, the u-shaped design of the home was not a typical shape of homes found in the historic district, it pushes the home back on the lot and puts the focus on the double garage and the single garage opposite the other garage.

The applicant's response to Staff concerns were that there was a reason for the design. The applicants' father would be living with them, the father wanted to maintain his independence. Hence the single garage for his vehicle and an entrance dedicated to his section of the house.

Shelby Collier stated that the plans before the Board are there for the Board to discuss and give feedback on, so that the applicant can submit a cleaner application in the future.

Discussion:

David Bullion reiterated the need for this to be just a discussion and feedback item, no action was required. he stated that he did not care of Rending #2, and the three garage doors facing the street. His preference was to rending #1, and suggested pushing the garages back, given the size of the lot.

Cyd Donnell mentioned that the design looked a lot like subdivisions in College Station and that it was not appropriate for the Historic District.

Shelby Collier brought the Boards attention to the Historic Guidelines Sec. 3.59 incompatible development vs compatible development. All the compatible lot coverage examples show the main house more to the front of the lot and all the additional units to the rear of the lot. This is what we expect to see when developing an empty lot.

Jessica Mittel commented on rending #2 and disliked the massing of the structures.

Todd Eidson noted that it overwhelms the other homes on the street.

David Bullion declared that it would be better if the single garage and the father's living quarters were moved to the back of the lot and were more typical of what you would see in the district.

Cyd Donnell confirmed David Bullion's opinion and stated that this would be a beautiful home in another location.

Shelby Collier thanked the board for their recommendations and stated she would pass them along to the applicant.

David Bullion made a request for a motion to go into Executive Session at 7:01PM

Sharon Joseph made a motion to go into Executive Session.

Jessica Mittel seconded the motion. All voted Aye and the Executive session began.

Jessica Mittel made a motion to end Executive session at 7:46PM.

Amy Slaughter seconded the motion. All voted Aye and executive sessions adjourned.

Director's Report

Evan Williamson, Interim Director of Development Services, introduced himself and stated that he was happy to be involved with the Board. He preceded to inform the Board

Members that in the not-so-distant future, all paper packets would be transitioned to digital (electronic) and asked the Board members if they would be prepared to try only receiving the digital version of the now printed packets. Evan Williamson mentioned that when the new Chambers were ready, all packets would be digital, and he hoped that the Board would start to make the transition.

Sharon Joseph and Jessica Mittel agreed to try the electronic version. All other members present stated that they would like to continue to receive the Paper packets.

Jessica Mittel asked if the following address could be added to the agenda for next meeting.

102 E Austin – Festival fence – been up for over a year

105 S Adams – Add to the demo by neglect list, contact the county

403 W Schubert – Mural painted the rear yard of a STR but on the wall of Grand Central Building

Adjournment:

With no further business to discuss, the meeting was adjourned at 7:50PM.

PASSED AND APPROVED on the 8th day of April 2025.

Jan Musgrove, Planner 1

David Bullion, Chairperson



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: April 8, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-66 - 206 S *Crockett* - Kenny & Leah Clodfelter - Request to convert garage into living space which would include new siding, addition of windows and doors and construction of outdoor entertainment space.

SUMMARY:

The applicant has submitted a Certificate of Appropriateness (COA) application requesting permission to convert an existing garage into living space as well as construct a new outdoor entertainment area.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a Low-rated resource constructed in 1935 and possesses no particular style. The property consists of a 6,895 sq ft lot with a 1,280 sq ft main residence and an existing garage totaling 440 sq ft. A Demolition by Neglect letter was provided to the applicant on 07/17/2024; they have since responded with the COA application requesting permission to convert the garage into living space.

The proposed modifications include new board and batten siding, the addition of black-framed windows and doors, and a new standing-seam metal roof. The applicant is also requesting permission to construct a covered outdoor entertainment space that totals 276 sq ft and includes a standing-seam metal roof connecting to the converted garage as well as 6x6 fir posts and an outdoor fireplace approximately 12 ft in height. The proposed color palette includes white with natural wood fir posts.

Staff held a meeting with the application in March and the applicant indicated that they would be interested in eliminating the garage doors from the design and allow the front facade to take on a traditional look with a front door facing South *Crockett*. Unfortunately, the applicant wasn't able to provide renderings that show this modification, however, Staff felt the change was small enough that the Board could consider the request without the updated renderings.

Application Number: 2025-66

Address: 206 S *Crockett*

Rating: Low

Zoning: [R2, Mixed Residential](#)

Applicant: Kenny & Leah Clodfelter

Historic Design Guidelines and Standards

3.2.6 Exterior Walls

It is recommended to retain and repair historic exterior wall materials unless deteriorated beyond repair (a). If replacement of historic exterior material is necessary, choose a material identical in dimensions, profile, reveal, and texture to the historic material as closely as possible (j).

3.2.7 Doors and Door Openings

It is recommended to preserve and maintain historic doors unless deteriorated beyond repair (a). If a new door or door frame is required, install the new components so that they maintain the spatial relationships and joint patterns as existed historically relative to door frames, exterior wall planes, and other exterior features (f). Use of synthetic or composite appropriate materials for replacement doors, door frames and hardware is acceptable (j).

3.2.8 Windows and Window Openings

It is recommended not to add new window openings (d). Do not add window details or finishes that were not present historically (g).

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 10 ft for Low rated property (e). The maximum lot coverage allowable will not exceed the base zoning (R2) 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 (c). Exterior walls, roof features, and window or door openings must authentically communicate the structural system of the new construction. Application of false structural elements is prohibited. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system (f). The exterior color palette for new

accessory buildings must generally be in the same range as the primary building on the property (k).

STAFF RECOMMENDATION:

The conversion of the garage into living space, is the natural evolution of the property and the garage itself does not appear to be a significant resource as it does not appear on the Sandborn Maps and appears to be of a similar age to the Low-rated main residence. The proposed construction of the outdoor entertainment space is appropriate and maintains historic-site development patterns which provide for recreational use at the rear of the lot Sec. 3.4.1(c).

Staff recommends approval of the application as presented.

ATTACHMENTS:

1. 2025-163 Location Map
2. 206 S Crockett Historic Resource
3. 2025-277- Project Summary
4. 2025-277 - Photos and Materials
5. 2025-277-Site Plan_Floor Plan



W SAN ANTONIO ST

S CROCKETT ST

W CREEK ST

NIMITZ PKY

204 S Crockett

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID

Address

Parcel Number

GCAD Valuation (as of 2017; where available)

Year Built

Year Altered

Area

Historic District

Recommendation

Priority

Assessment

2002 Photo



Photo Information & Notes

Image Name

Photo References

Notes

2002 SURVEY DATA (continued)

Property Description

Function	<input type="text" value="Domestic: Single-Family"/>	No of Stories	<input type="text" value="1"/>
Style	<input type="text" value="not provided"/>	Construction	<input type="text" value="wood-frame"/>
Plan	<input type="text" value="square"/>	Foundation	<input type="text" value="slab"/>
Exterior Walls	<input type="text" value="wood siding"/>	Roof	<input type="text" value="hipped"/>
Porches	<input type="text" value="shed"/>	Windows	<input type="text" value="double-hung wood sash"/>
Outbuildings	<input type="text" value="garage"/>	Doors	<input type="text" value="single-leaf door"/>
Alterations	<input type="text" value="windows"/>		

1983 SURVEY DATA

1983 Survey Site No	<input type="text"/>	1983 Survey Ranking	<input type="text"/>
1983 Photo References	<input type="text"/>		

AC BUILDERS OF FREDERICKSBURG, LLC
705 ETTIE STREET
FREDERICKSBURG, TX 78624

KENNY & LEAH CLODFELTER
206 S. Crockett Street Project

CONVERT GARAGE / CARPORT TO LIVING SPACE (as per plans)

EXTERIOR FINISHES:

Exterior board and bat as indicated on plans to match profile of existing board and bat (as shown in picture)

1 x 6 smart fascia board

Soffit – smart soffit

6 x 6 Fir posts

1 x 6 Center match yellow pine on porch ceiling

400 series Anderson black frame divided light window as indicated on plans

Black framed French door as indicated on plans

Stone fireplace

Standing seam roof

Concrete floor on porch

PAINT COLORS:

White on Exterior

Pavillion - White

Posts – Natural Fir

Existing Front Garage Doors - White

Door Example



Window Examples



Existing Garage Doors

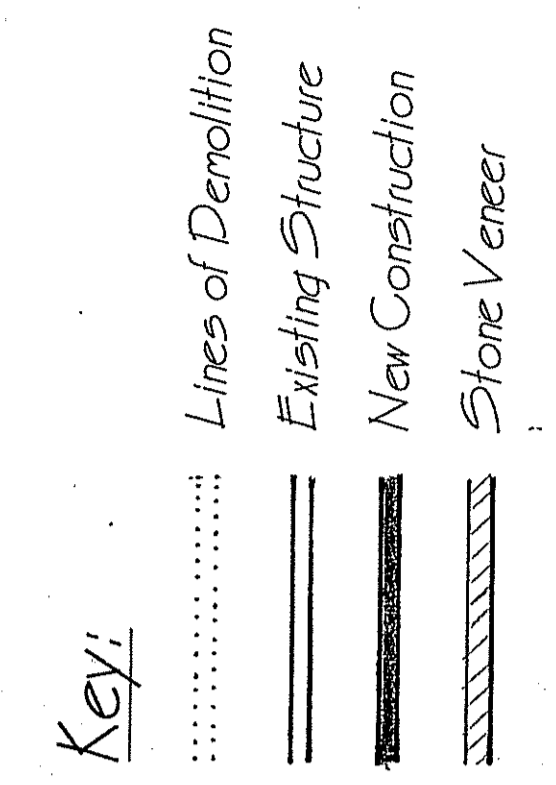
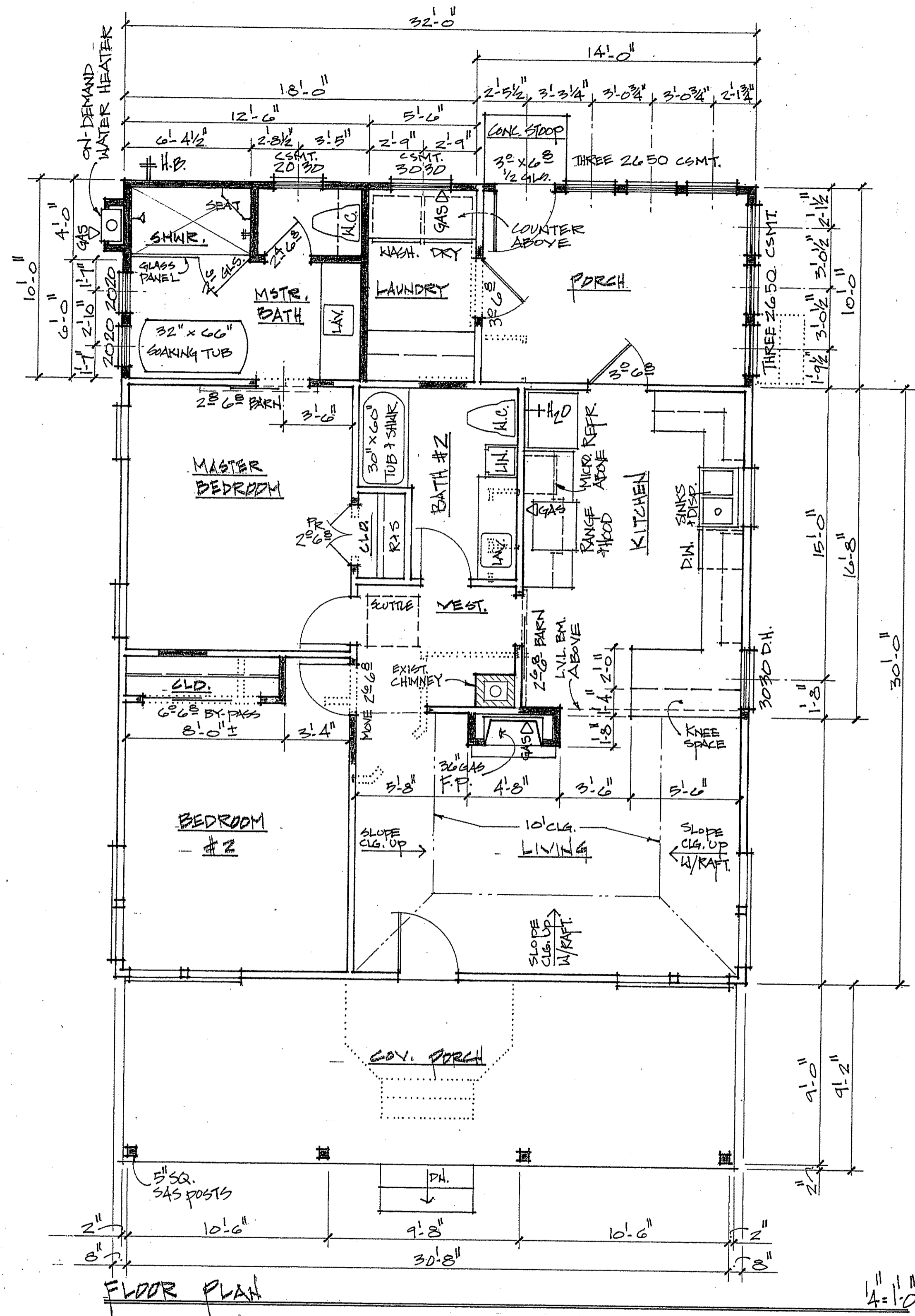
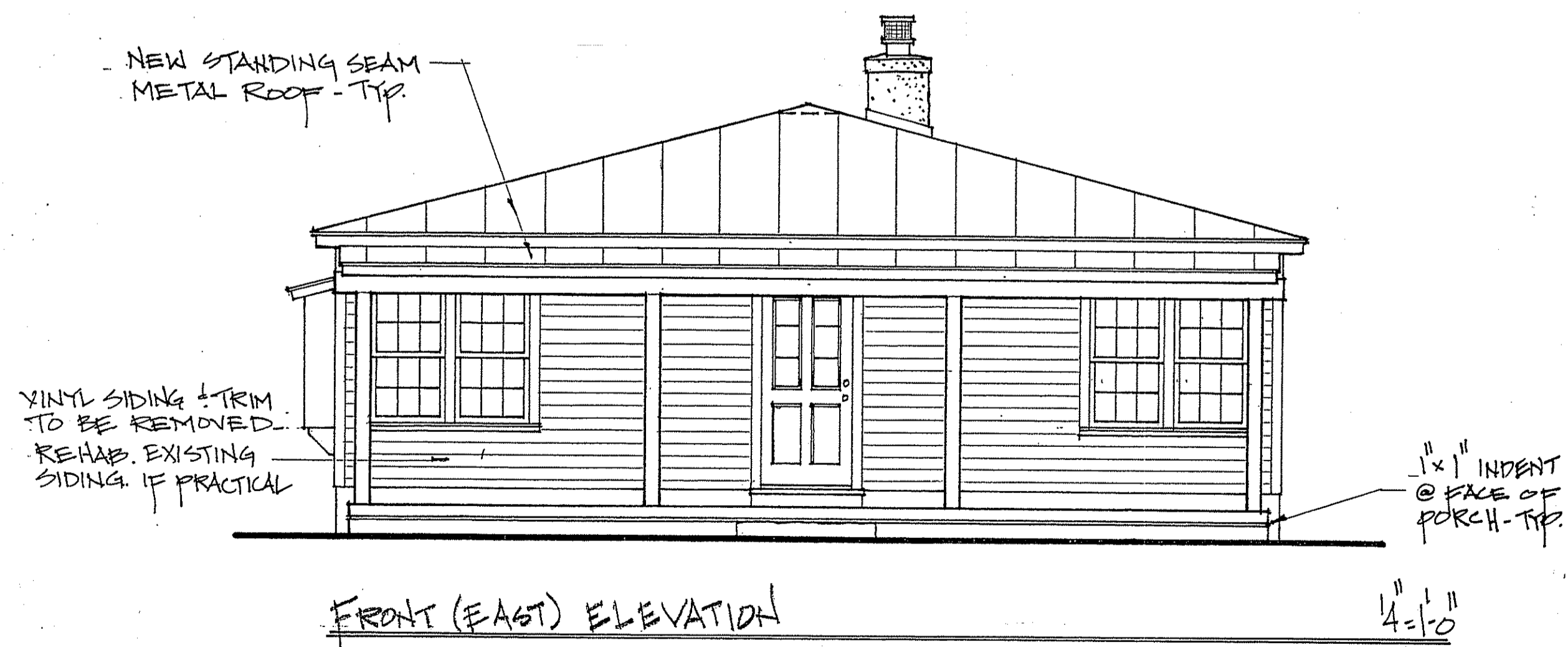
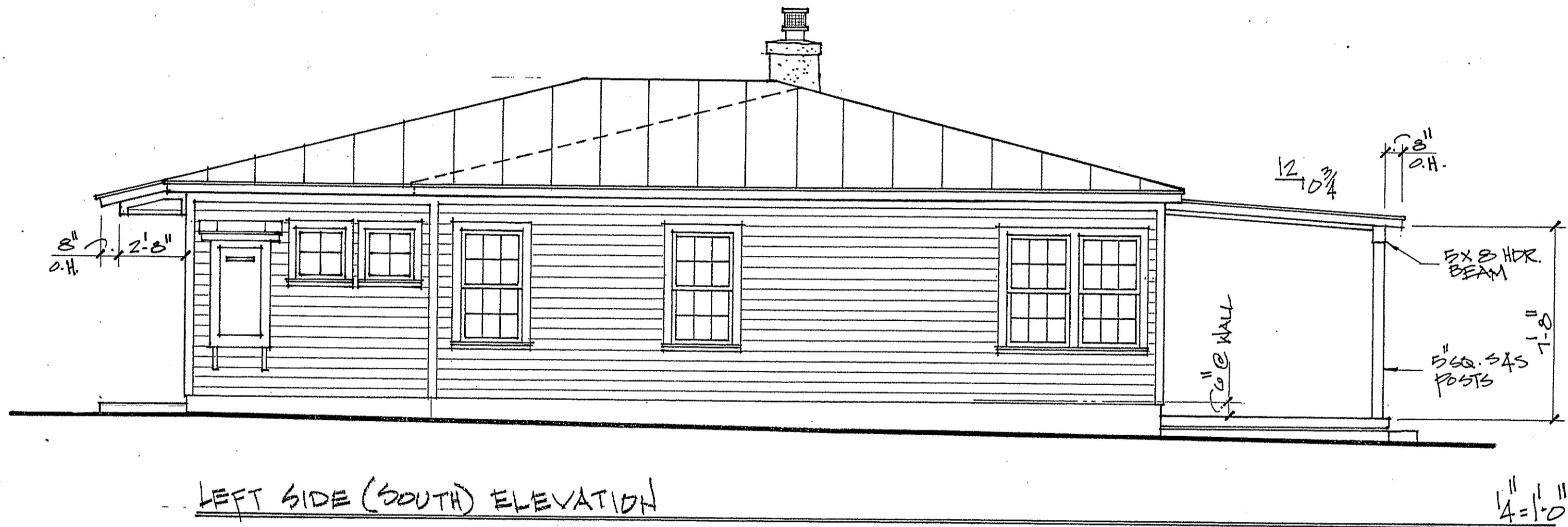
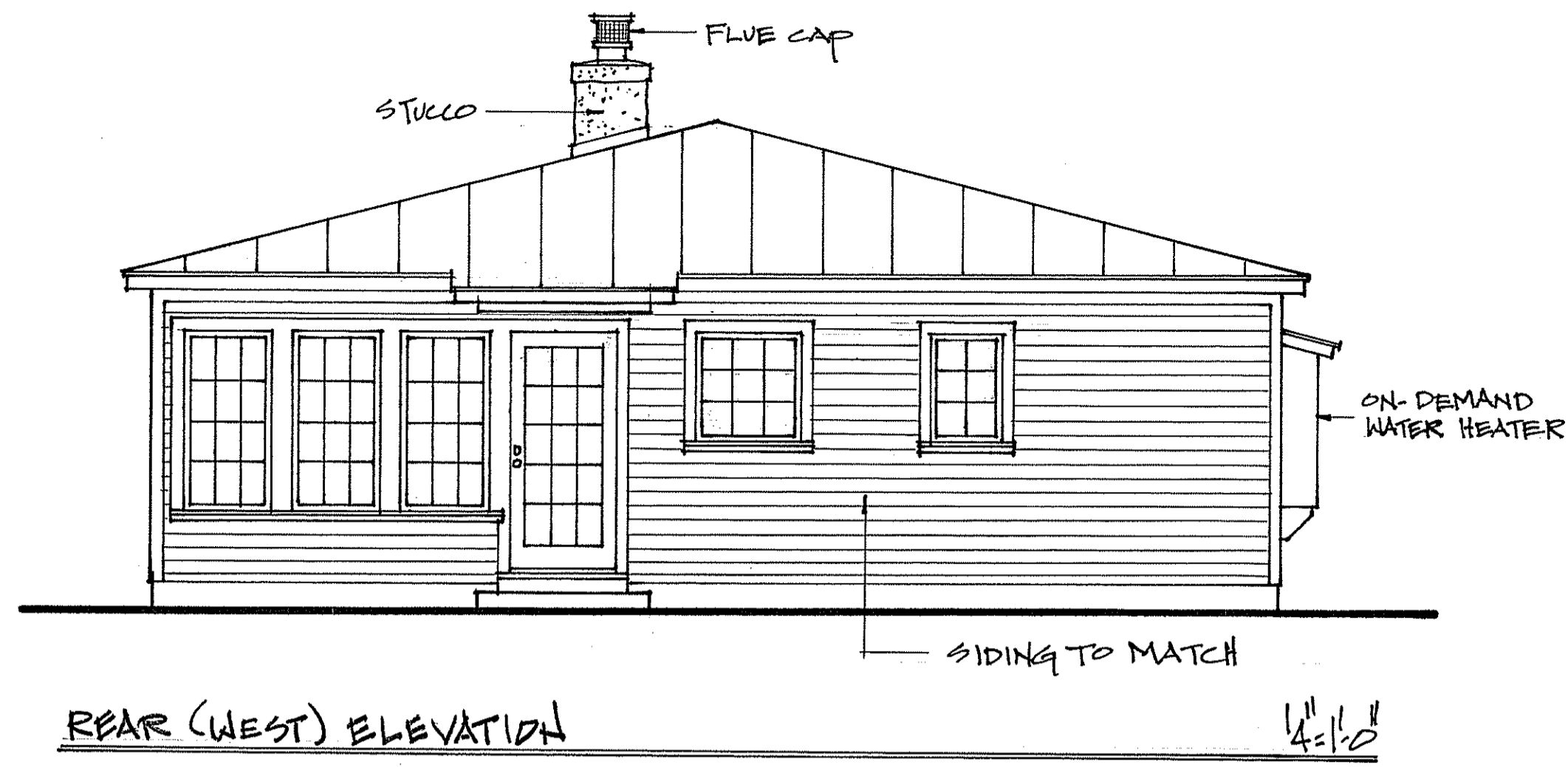


Examples of other Historic Properties with Black Doors/Windows







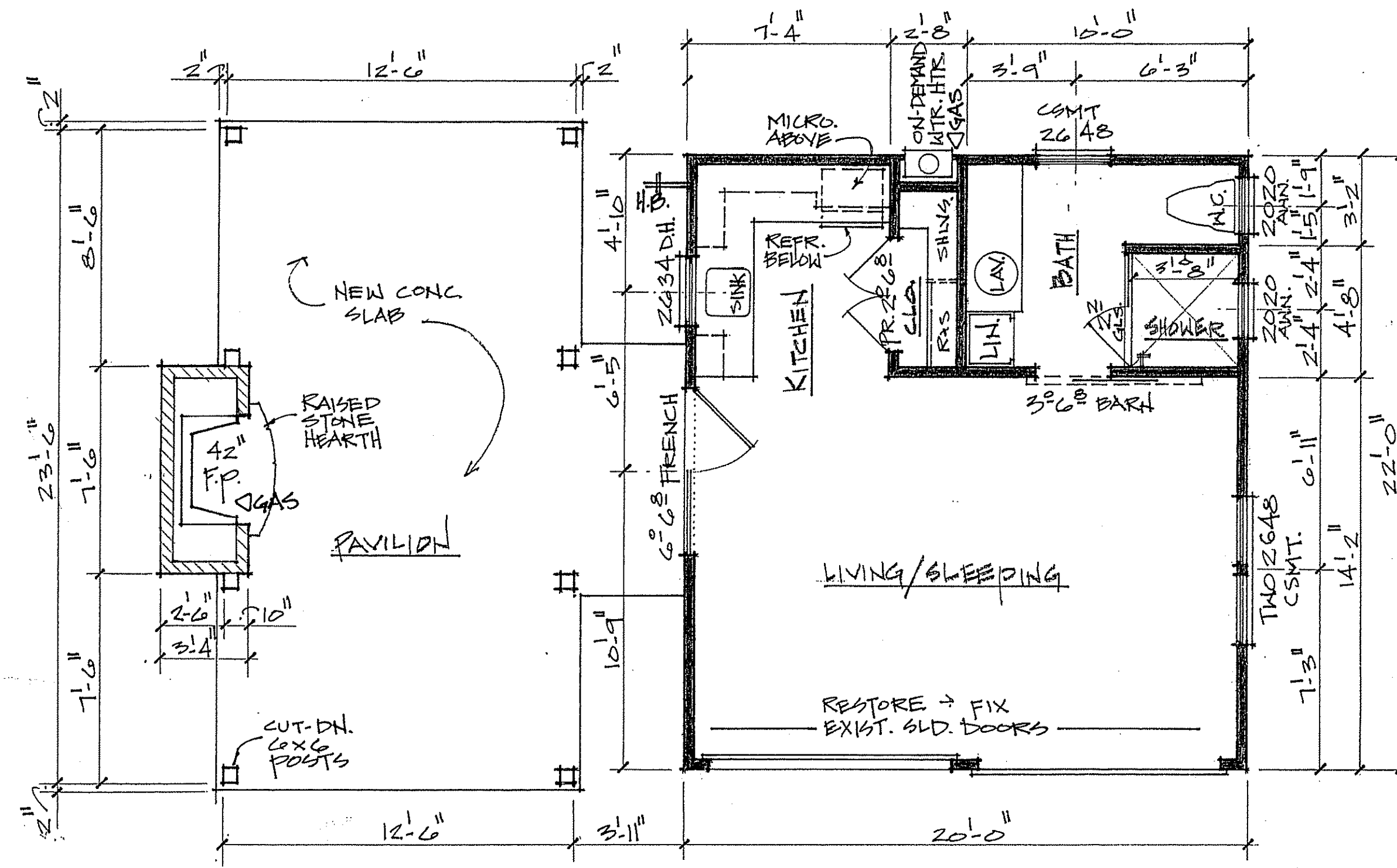
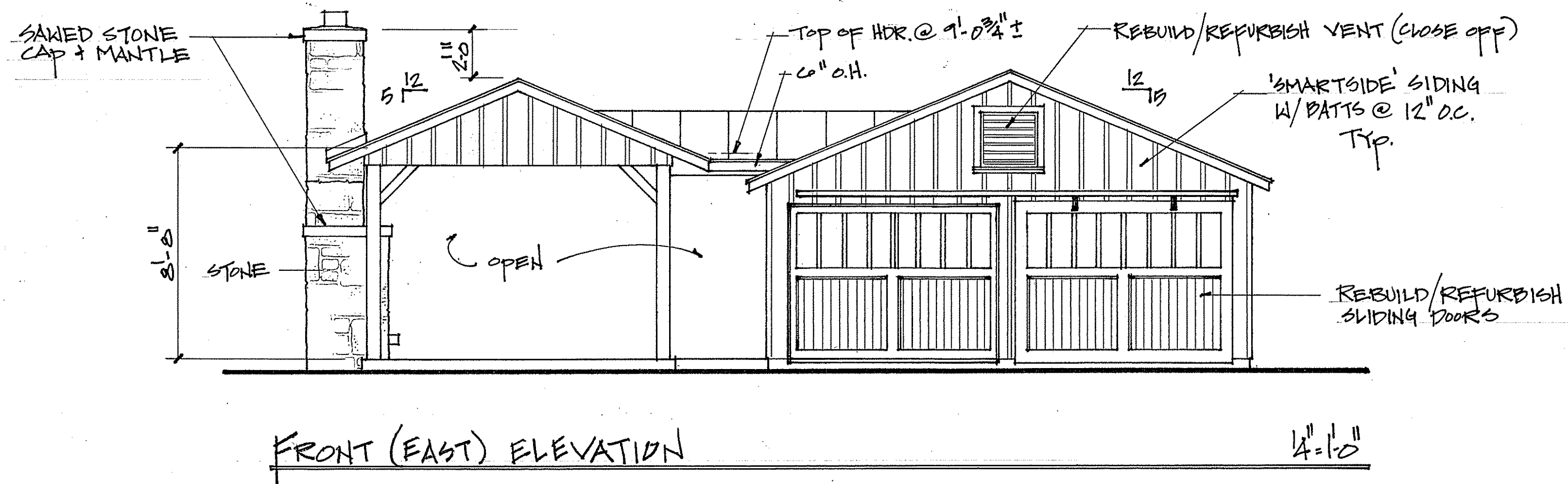
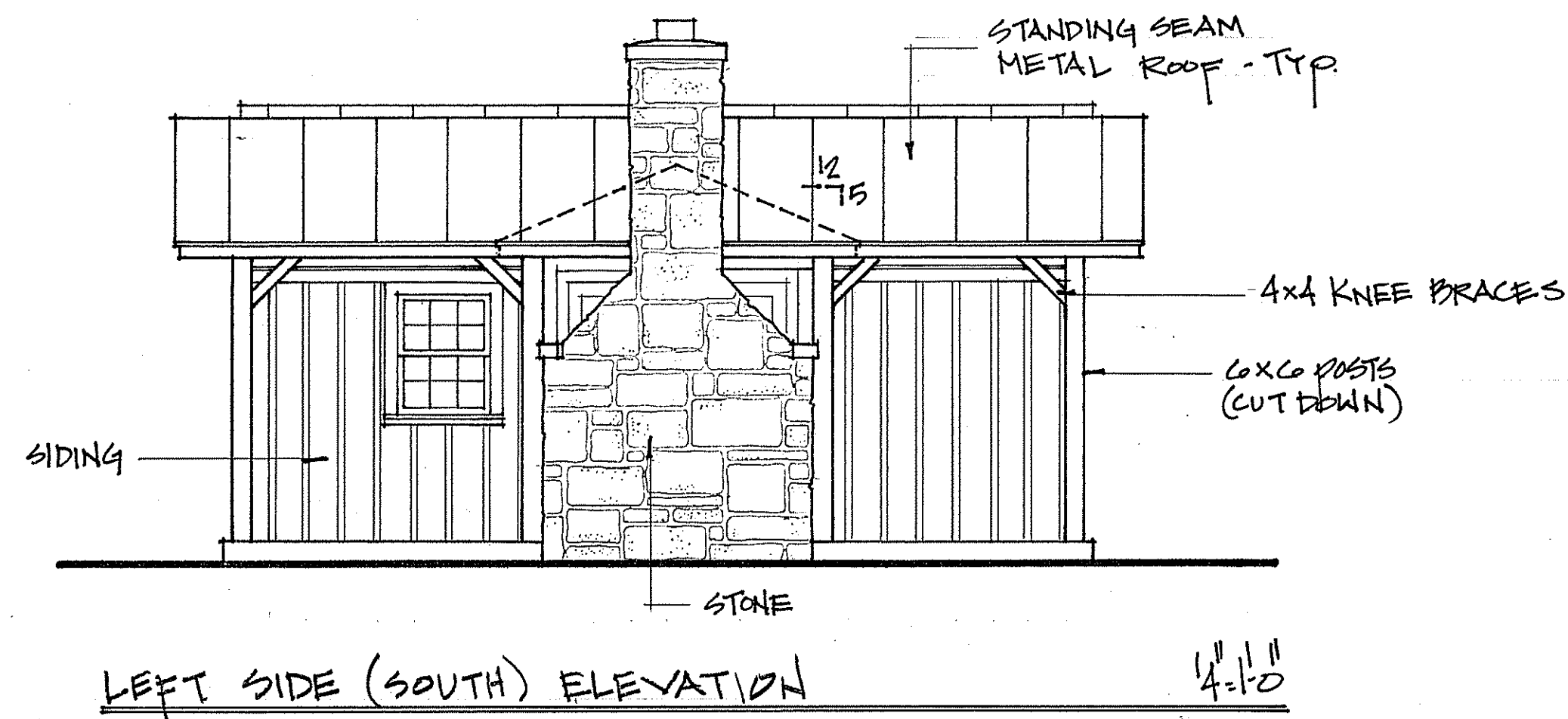
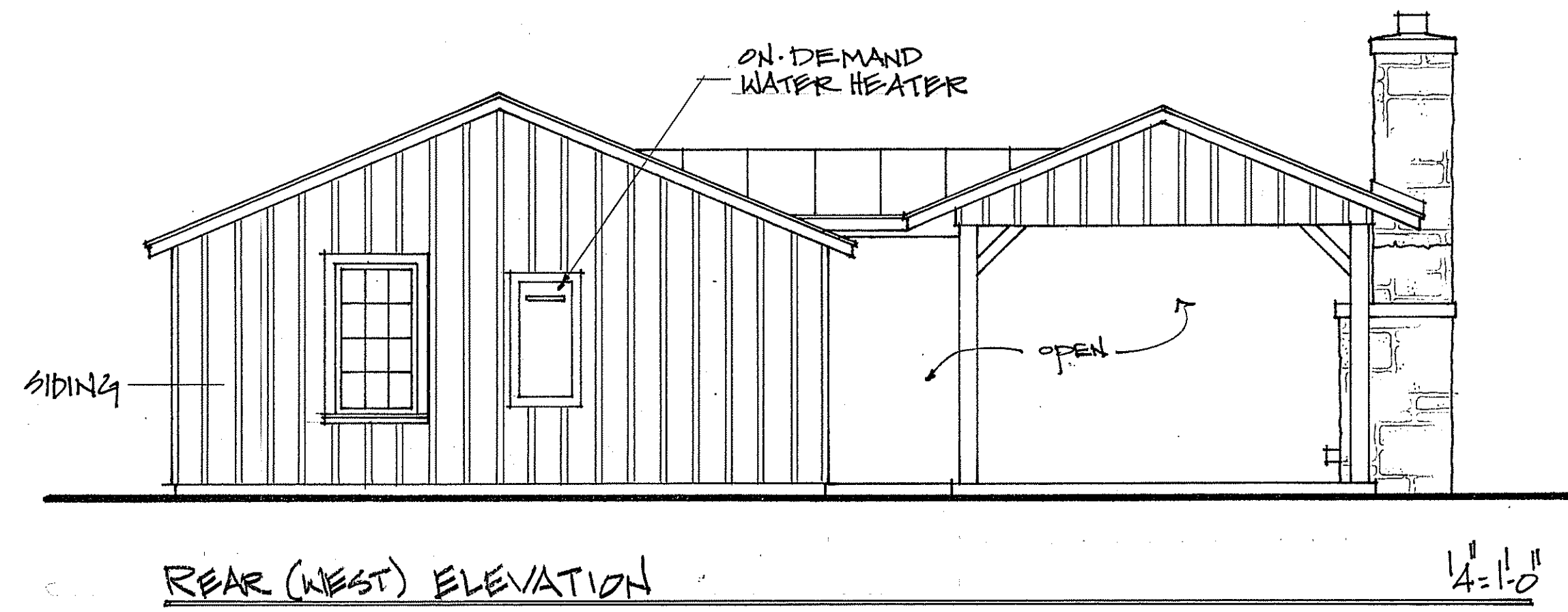


Notes:

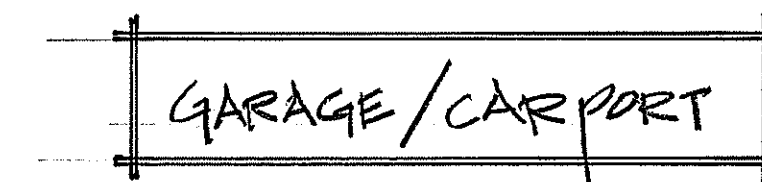
- All dimensions are approximate and to be verified and adjusted as required on site.
- Electrical requirements to be developed and integrated with existing per Electrical Contractor subject to Owner & GC approval.

Notes:

- New H.V.A.C. at Residence to be located in attic space - sizing, routing, return-air provisions and final location to be determined per H.V.A.C. Contractor subject to Owner & GC approval.
- New H.V.A.C. at Garage Apartment to be Mini-split type - sizing and location(s) to be determined per H.V.A.C. Contractor subject to Owner & GC approval.



FLOOR PLAN
SEE NOTES @ SHEET NO. 1



3.19.2021

REMODEL OF RESIDENCE/GARAGE/CARPORT @ 206 S. CROCKET STREET FOR
KENNY & LEAH CLODFELTER



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: April 8, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-269 - 709 W Schubert - Texas Living Homes - Request to demolish existing residence and construct a 4,913 sq ft, 2-story residence that includes an attached garage and porches as well as a 560 sq ft outdoor covered space.

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

1. Demolish the existing 969 sq ft residence
2. Construct a new 4,913 sq ft, two-story residence
3. Construct a 560 sq ft outdoor covered space

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a Low-rated property in the Minimal Traditional style constructed in 1941. The property consists of a 20,000 sq ft lot with a 969 sq ft residence. The applicant is requesting permission to demolish the existing residence and construct a 4,913 sq ft, two-story residence as well as a 560 sq ft covered outdoor area.

Application Number: 2025-269

Address: 709 W Schubert

Rating: Low

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

Applicant: Texas Living Homes

[Historic Preservation Ordinance](#)

Sec. 23-63 Demolition/Removal

(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

3.4.1 Lot Coverage

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 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 (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).

3.4.2 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). For new buildings, an attached garage shall not be the focal point of the design and should be located no less than 15 feet from the front wall of the building (excluding the porch) or one-third of the depth of the building from the front wall of the building, whichever is greater. The garage shall not represent more that 1/3 of the front facade (see Sec. 3.4.3 for discussion of detached garages) (j). 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

STAFF RECOMMENDATION: The development as proposed is not consistent with historic development patterns 3.4.1(b)(c). The layout places the garage as a focal point, extending 60+ ft back into the lot where it connects with the north-facing wall that serves as the front facade. The 60+ ft long garage combined with the 25 ft front set back results in a residence that is not accessible for the first 85 of the lot. Neighboring properties in the same block have an average of a 25 ft setback to the front entry/front porch.

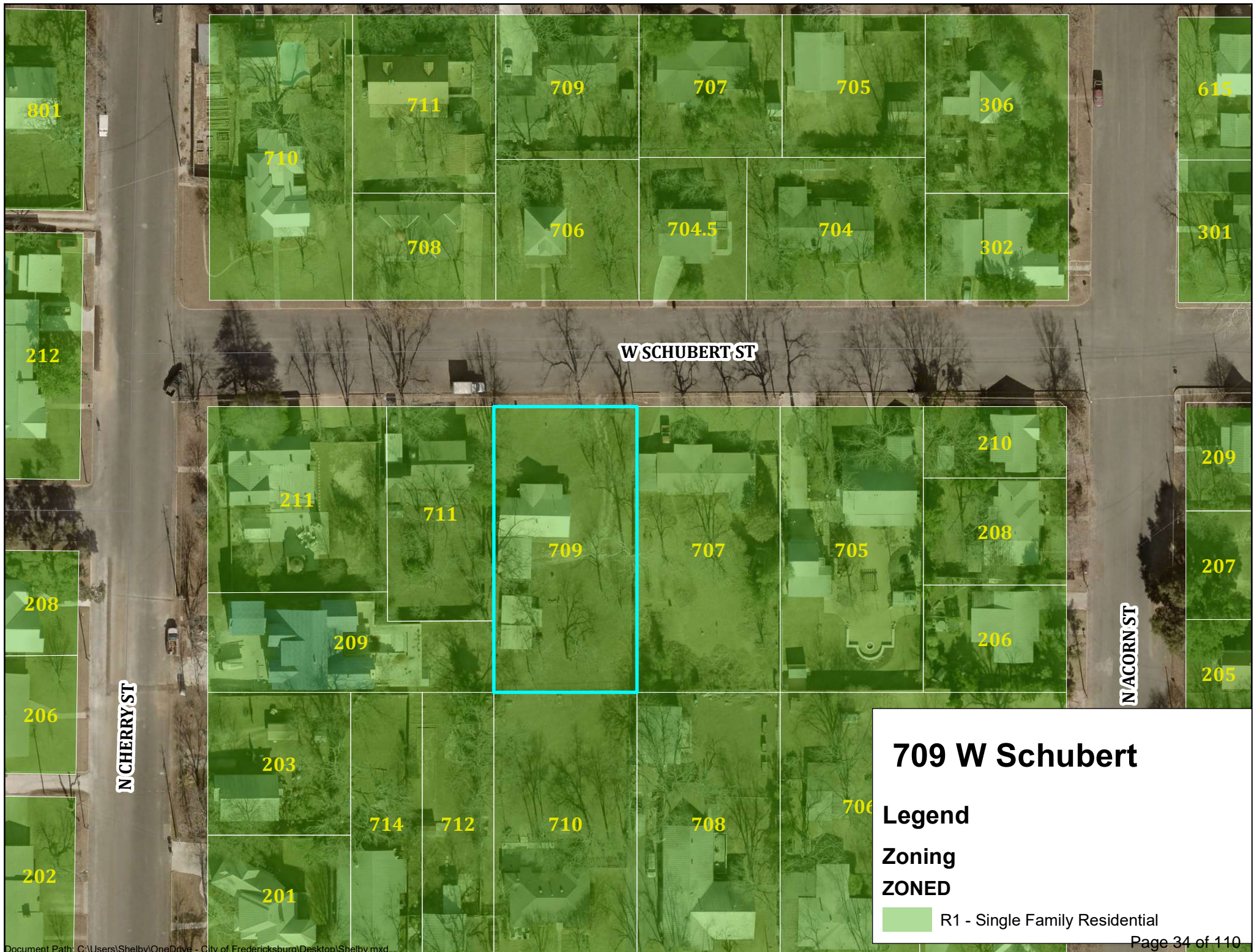
Staff has no issues with the design as presented and believes that the applicants use of materials is appropriate for new construction.

Staffs recommendation is as follows:

1. If the Board finds that the applicant has successfully addressed Sec. 23-63, demolition may be approved.
2. Staff does not recommend approval of the 4,913 sq ft, two-story residence as the site layout is not in compliance with Sec. 3.4.1(b)(c)(d)(j) & 3.4.2(f)
3. Staff does not recommend approval of the 560 sq ft outdoor space as there was not enough information available to review. Staff would recommend conceptual approval.

ATTACHMENTS:

1. 2025-269_Location Map
2. 709 W Schubert Historic Survey
3. 2025-269_Site Plan_Floor Plans_Demo
4. 709 W Schubert Photos of Existing Residence (1)



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 **FORM** Rectangular
TYPE Building **CURRENT FUNCTION** Domestic: Single dwelling
PRIMARY STYLE Minimal Traditional **HISTORIC FUNCTION** Domestic: Single dwelling
SECONDARY STYLE No secondary style



VISIBLE ANCILLARY RESOURCES 1. none

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

GENERAL NOTES

SOURCES USGS aerials



March 2025



TEXAS LIVING
— HOMES

709 W. Schubert

Prepared for
Fredericksburg
Historic Review Board

Presented by
Jennifer Hyde

Summary of Report Contents

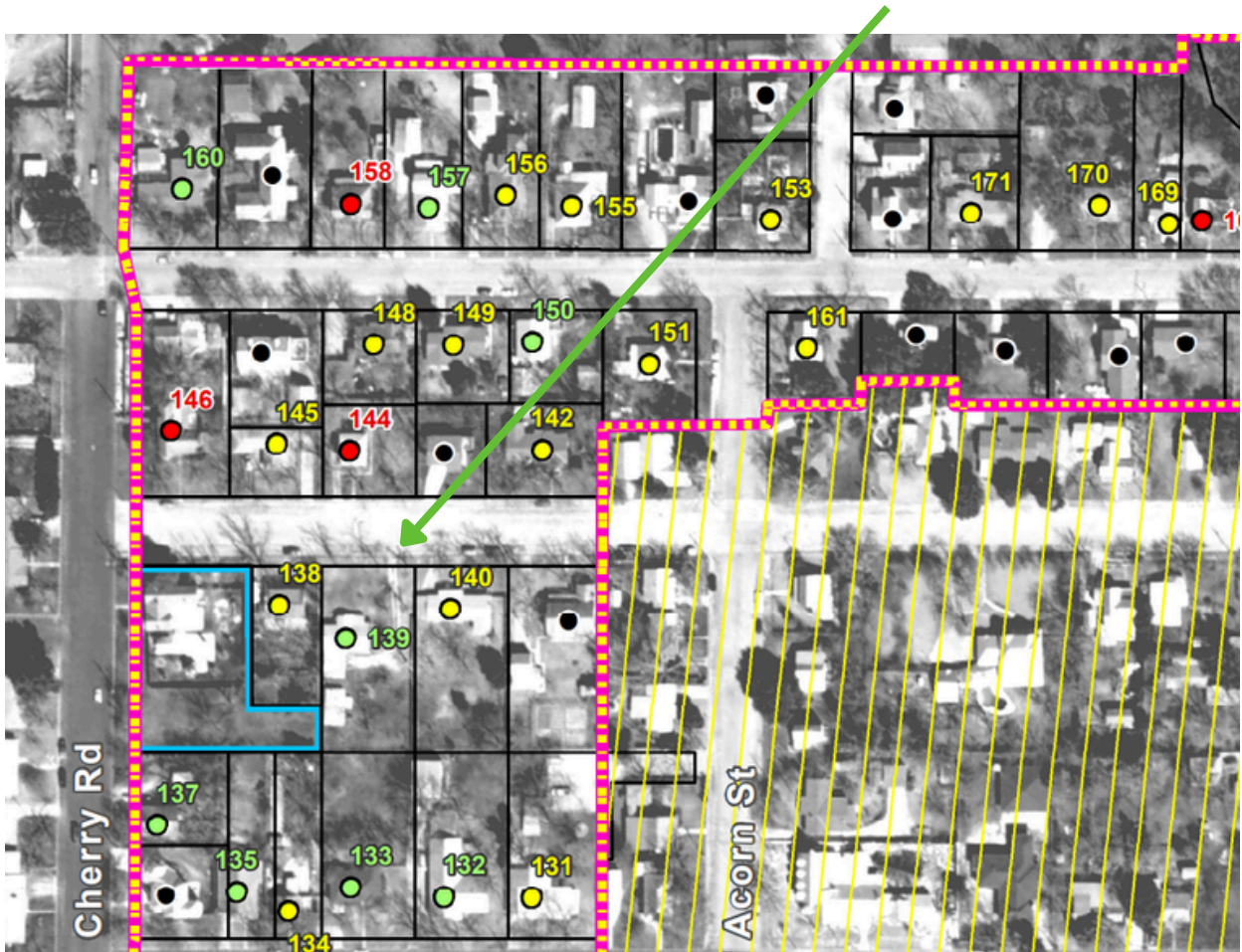
History & Description of Property 3-7

Proposed Scope of Work 8-9

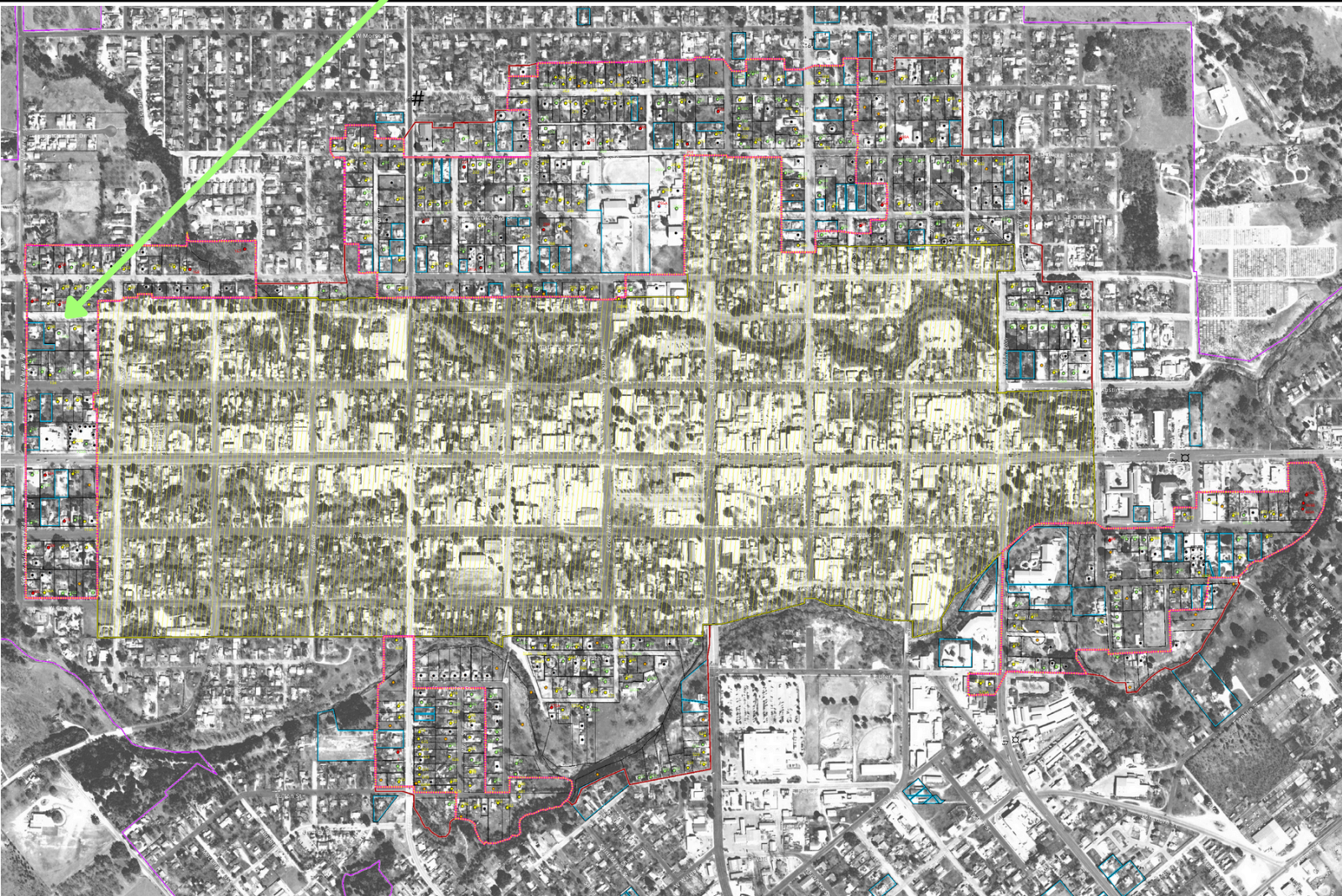
Renderings & Plans 10-13

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.



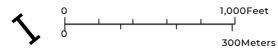
LOW priority



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: 3/16/2019
Data Source:
City of Fredericksburg (2017)
GCAD (2017), CMRC (2018)
Aerial Source: TSMC (2017)

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	CECAD	FORM	Rectangular
TYPE	Building	CURRENT FUNCTION	Domestic: Single dwelling		
PRIMARY STYLE	Minimal Traditional	HISTORIC FUNCTION	Domestic: Single dwelling		
SECONDARY STYLE	No secondary style				



VISIBLE ANCILLARY RESOURCES 1. none

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.

Neighboring Properties



705 W. Schubert
20% impervious to lot



711 W. Austin
26% impervious to lot



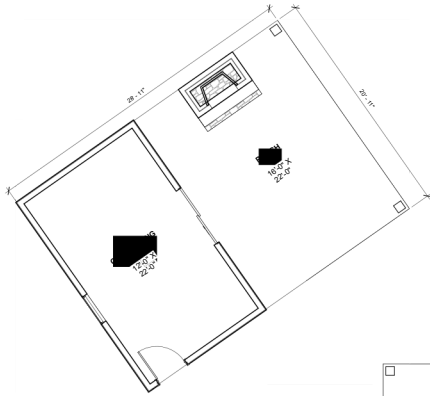
209 N. Cherry
29% impervious to lot

709 W. Schubert





Floor Plan



HYDE RESIDENCE
Floor Plan
 Date: 03-16-2025
 Scale: 1/8" = 1'-0"

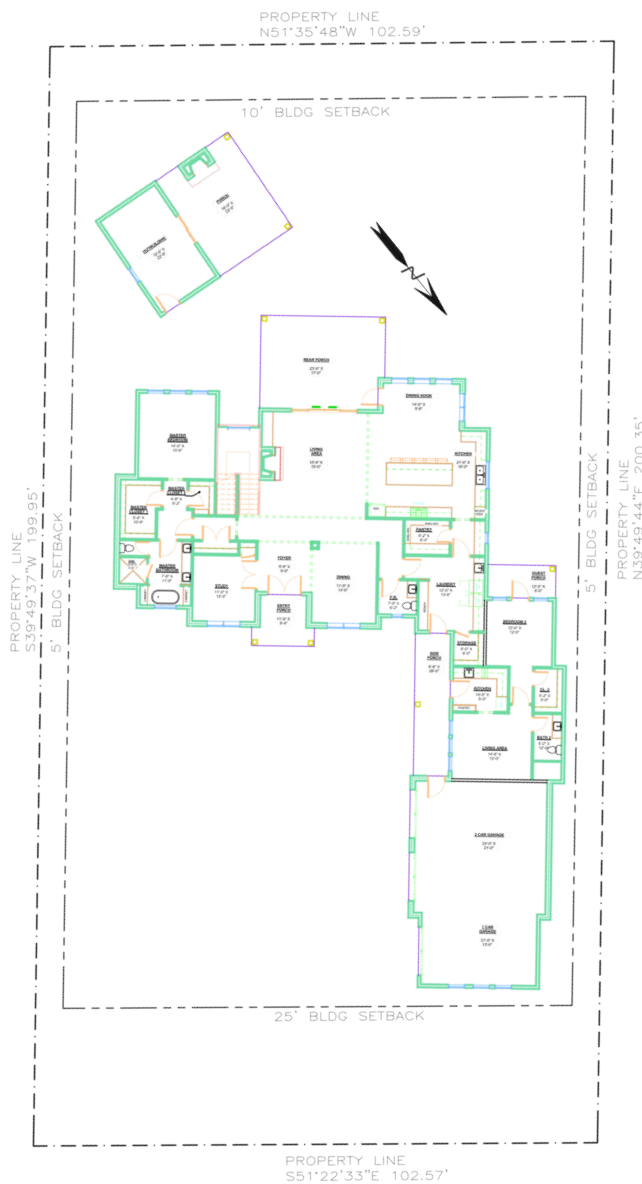
Area Totals:	
1st Floor A/C:	3289 SF
2nd Floor A/C:	~900 SF
Total Area: (Conditioned)	~4189 SF
Garage:	925 SF
Porches:	719 SF
House Total Slab:	4913



Site Plan

20% HVAC impervious
24% Total Slab impervious

HYDE RESIDENCE
DATE: 03-16-2023
SCALE: 1/8" = 1'-0"



709 W Schubert Photos of Existing Residence





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: April 8, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: *411 W Creek - City of Fredericksburg - Request to re-rate 2 accessory buildings from Low to High.*

SUMMARY:

on March 11, 2025 the Historic Review Board met at the regular scheduled meeting to consider a Certificate of Appropriateness (COA) application regarding new construction for a property located at 411 W. Creek. During the meeting Staff presented information regarding the 2 existing ancillary buildings located on the property that were originally constructed as part of the neighboring property to the east, 409 W. Creek.

As 409 W Creek possess a High-rating, Staff believed there could be a possibility that these 2 ancillary buildings may also have a High-rating, therefore, the Historic Review Board directed Staff to perform a site visit and review of these structures.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

On Monday, March 31, 2025 Staff performed a site visit at 411 W Creek to review the potential re-rating of the 2 existing ancillary structures.

[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 currently has Low-rating as the property was recently replated and the lot itself has a Low-rating.

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.

STAFF RECOMMENDATION:

After review of the ancillary buildings, Staff has identified that they appear to be an age of construction similar to 409 W. Creek, which was constructed in 1900 in the Vernacular style and are a clear evolution of that property and are an outstanding example of the German-Texan vernacular form. Staff recommends a re-rating of these 2 structures to High.

ATTACHMENTS:

1. 411 W Creek - Ancillary Buildings

411 W Creek – Ancillary Building Review



Barn Building



Barn Building - Sides



Barn Building - Sides



Barn Building – Inside





Chicken Coop





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: April 8, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-279 - 411 W Creek - Tilson Homes - Request to construct a 2,201 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 2,201 sq ft residence and a 488 sq ft detached garage.

The applicant requests to construct a 2,201 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.

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.

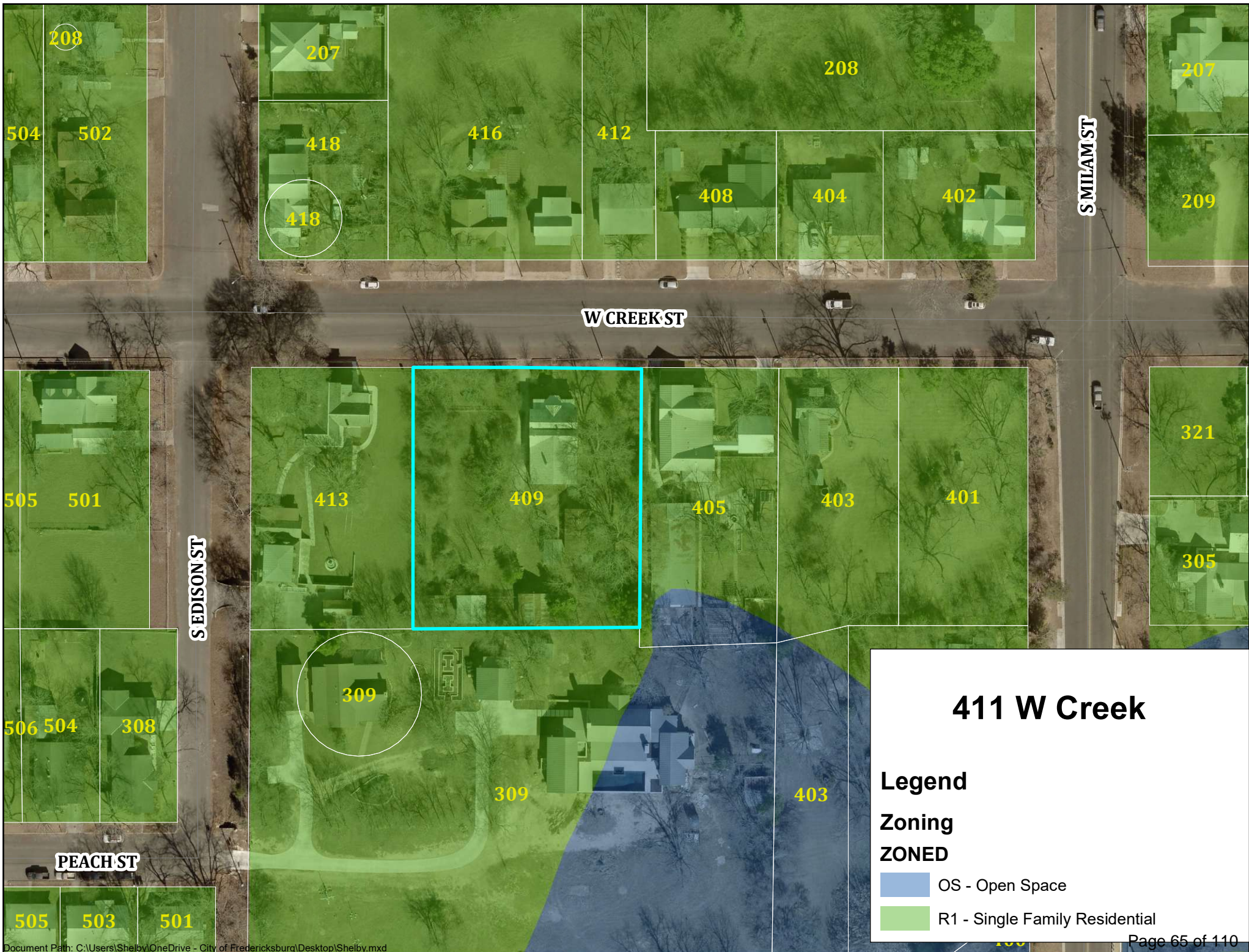
STAFF RECOMMENDATION:

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. The applicant also took feedback from the Board and made changes to the front facade, such as incorporating the stone veneer into one wall, adding another gable into the roof line and making modifications to the front porch.

Staff recommends approval as presented.

ATTACHMENTS:

1. 2025-147 Location Map
2. 2025-279-COA Application
3. 2025-279-site layout
4. 2025-279-updated floorplan (salinas bates)
5. 2025-279-3d renderings - salinas bates residence - front elevation
6. 2025-279-bates exterior samples - updated front door



411 W Creek

Legend

Zoning

ZONED

- OS - Open Space
- R1 - Single Family Residential



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address _____

Date Submitted _____

Owner name: _____

Phone # _____

Owner Address: _____

Authorized Applicant: _____ Phone # _____

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

Applicant E-mail: _____

Desired Start Date: _____

Desired Completion Date: _____

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

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

_____ Staff to complete _____

Application # _____

Year Built: _____

Eligible for Administrative Approval ___ Yes ___ No

Zoning: _____

Historic Review Board Meeting Date _____

Application Fee \$10 COA#

Survey Rating:

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

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

Site Information 1: Site Layout

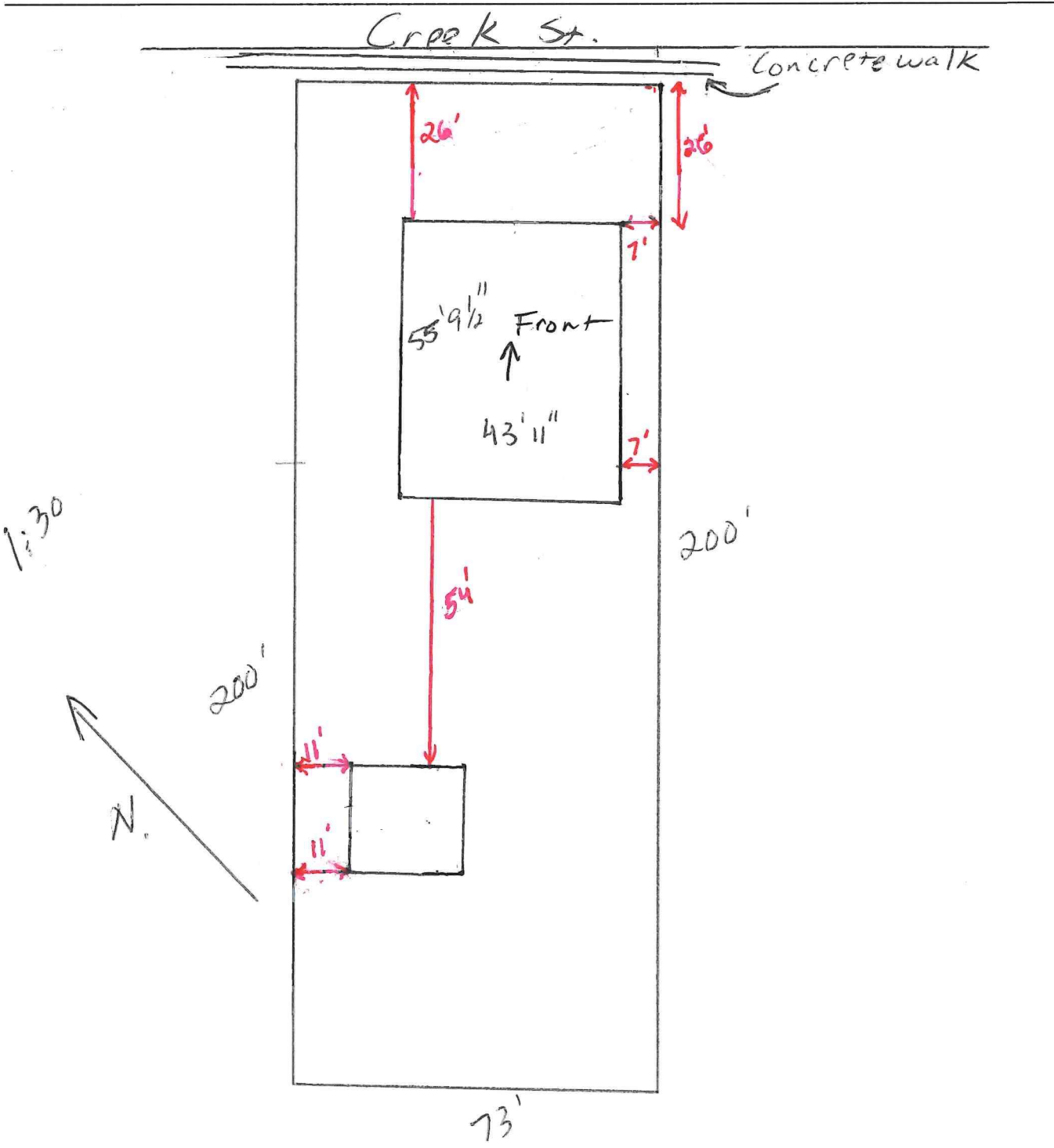
Name: Salinas Job #: 1241411

Direction house faces: 33° NE

Setbacks: Front: 25' Side Street: _____ Rear: _____ Interior: 5

Is the plan reversed? Yes No

If yes, describe landmark locations: _____

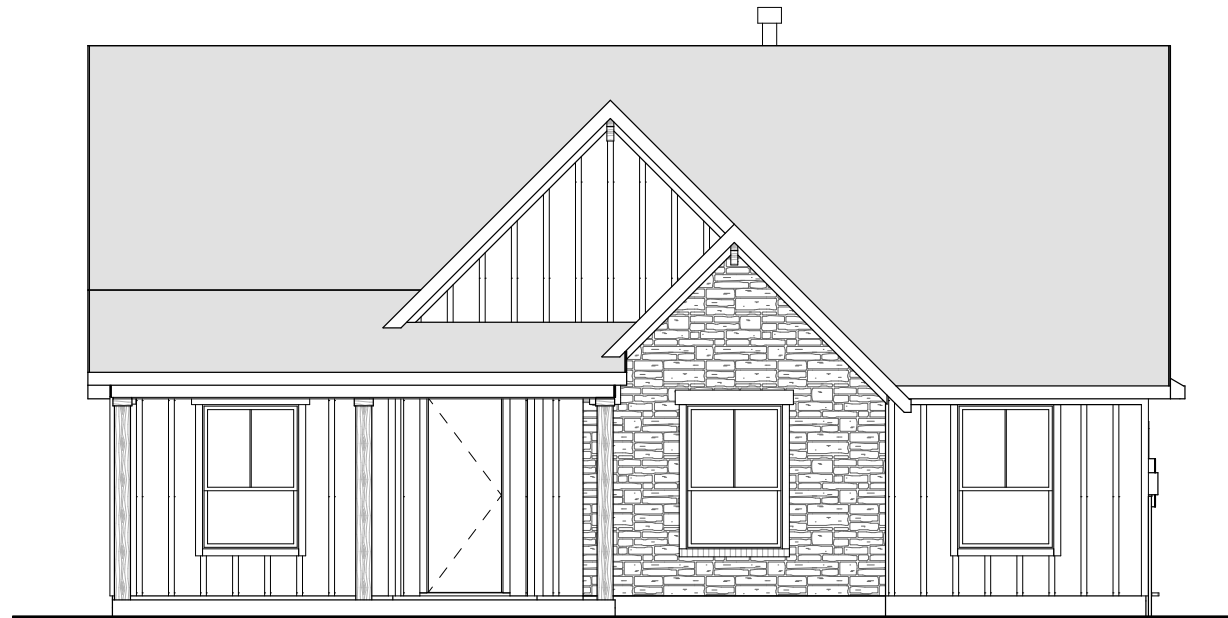


To be shown:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Street & pavement typ | <input type="checkbox"/> Existing pavement | <input type="checkbox"/> Pipelines | <input type="checkbox"/> Distance to property line |
| <input type="checkbox"/> House | <input type="checkbox"/> Proposed pavement | <input type="checkbox"/> Flood Zones | <input type="checkbox"/> Distance to permanent improvements |
| <input type="checkbox"/> Garage | <input type="checkbox"/> Fences & gates | <input type="checkbox"/> Street material | <input type="checkbox"/> Property line measurements |
| <input type="checkbox"/> Existing Structures | <input type="checkbox"/> Easements | <input type="checkbox"/> Ditches | <input type="checkbox"/> Property corners |
| <input type="checkbox"/> Furture Structures | <input type="checkbox"/> Build Lines | <input type="checkbox"/> Culverts | <input type="checkbox"/> Found property pins |
| <input type="checkbox"/> Ponds | <input type="checkbox"/> Setbacks | <input type="checkbox"/> County line (if needed) | <input type="checkbox"/> Name of streets |

Client Signature: Reuben Salinas Signed by: _____ Client Signature: _____

Stakeout Rep. Signature: Alv Vaz Date: 1/26/2025



FRONT ELEVATION

AREAS	
Heated Area	
1st Floor Livable	1720 SF
	1720 SF
Unheated Area	
Front Porch	164 SF
Garage	488 SF
Rear Porch	317 SF
	969 SF
Total	2690 SF

SHEET INDEX	
SHEET NO.	SHEET NAME
0-Cover	
A0-CV	Cover
A-SITE	Site Plan
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
A1.4	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 Framing
F-3.0	Roof Framing Plan

EXTERIOR VENEER PERCENTAGES

Exterior Veneer Type	Area	% of Total Exterior Area
Board and Batt Siding	2491 SF	93%
Stone Veneer	200 SF	7%
Grand total	2691 SF	

FINAL PLANS
4064
LA PORTE D

FC - 10/28/2024 - MH
ACC - 03/14/2015 - MH
SP - 03/07/2025 - MH
CHKOUT - 2/13/2025 MC

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

TILSON
CUSTOM HOME BUILDERS

Tilson Home Corporation 2022, ©

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

A0-CV

NOTATIONS

GENERAL NOTES

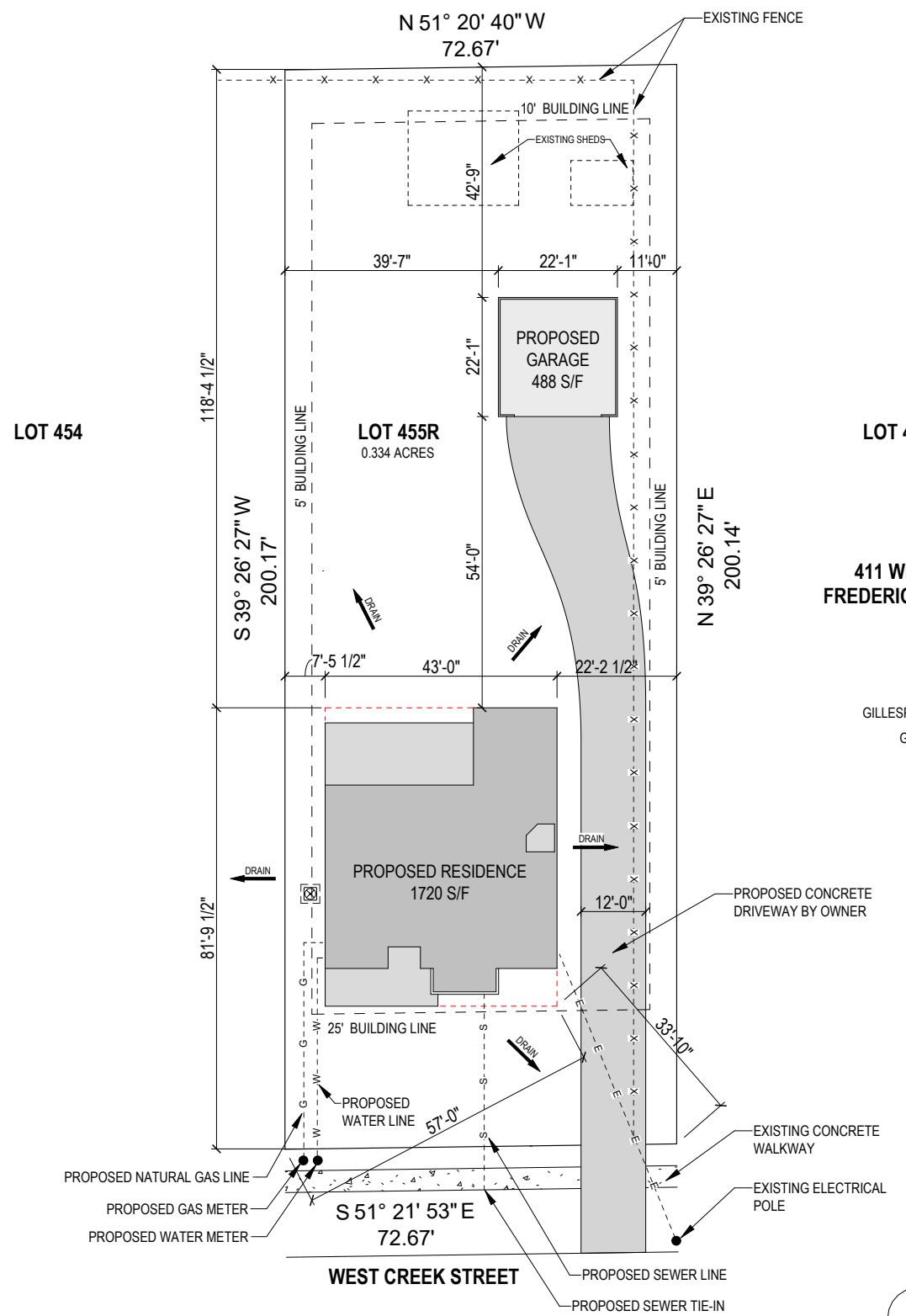
FLOOR PLAN		CABINETS	
SH.	SHELVES	3DB	3 DRAWER BASE
S & R	SHELF & ROD	BAC	BASE ANGLE CABINET
2S & 2R	2 SHELVES & 2 ROD	BEC	BASE END CABINET
LT.	LIGHT	BTC	BASE TRANSITIONAL CABINET
CLG.	CEILING	BC	BROOM CABINET
SLP.	SLOPE	BF	BASE FILLER
SR OPG.	SHEETROCK OPENING	BMWC	BASE MICROWAVE CABINET
REF.	REFRIGERATOR	BVB	BASE VEGETABLE BIN
1 PC. R&O	1 PIECE RANGE & OVEN	CP	CHEF'S PANTRY
DW	DISHWASHER	CDB	CORNER DRAWER BASE
DISP.	GARBAGE DISPOSAL	CTB	COOKTOP BASE w/ DRAWERS
SH	SINGLE HUNG WINDOW	CWCAG	CORNER APPLIANCE GARAGE
HS	HORIZONTAL SLIDER WINDOW	DSB	DIAGONAL SINK BASE
FX	FIXED GLASS	LHC	LINEN HAMPER CABINET
TEMP.	TEMPERED GLASS	LSB	LAZY SUSAN BASE
OBSC.	OBSCURE GLASS	PC	PANTRY CABINET
DL	DIVIDED LIGHT	PB	PENINSULA BASE
S.W.P.	STRUCTURED WIRE PANEL	RBB	REVERSIBLE BLIND BASE
W.D.P.	WATER DISTRIBUTION PANEL	REP	REFRIGERATOR END PANEL
		SB	SINK BASE
		TB	TRAY BASE (no drawer or shelves)
		UC	UTILITY CABINET
		UOC	UNIVERSAL OVEN CABINET

• 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

FRAMING		ELEVATIONS		TILE LAYOUT OPTIONS	
U.F.A.	UNDER FLOOR ABOVE	F.F.	FINISH FLOOR	DIAGONAL	
U.W.A.	UNDER WALL ABOVE	PLT.	PLATE HEIGHT	OFFSET	
F.R.B.	FLOATING ROOF BRACE	T.POST	TURNED POST	STACKED	
O.H.D.	OVERHEAD DOOR	COL.	COLUMN		
P.S.F.	POUNDS PER SQUARE FOOT	DIA.	DIAMETER		
E.W.P.	ENGINEERED WOOD PRODUCT	6x6	6" SQUARE POST		
L.V.L.	LAMINATED VENEER LUMBER	EXP.	EXPANSION		
TJ	I-JOIST FLOOR SYSTEM	ABV.	ABOVE		
		CLG.	CEILING		
		HDR.	HEADER		
		SLP. CLG.	SLOPE CEILING		
		RIDGE VENT	RIDGE MOUNTED ROOF VENT		



411 WEST CREEK STREET
 FREDERICKSBURG, TEXAS 78624

SURVEY PLAT OF:
 TOWNLOT 455R
 VOLUME 7 - PAGE 60
 GILLESPIE COUNTY PLAT RECORDS
 GILLESPIE COUNTY, TX

1 SITE PLAN
 1" = 30'-0"

FINAL PLANS
 4064
 LA PORTE D

FC - 10/28/2024 - MH
 ACC - 03/14/2015 - MH
 SP - 03/07/2025 - MH
 CHKOUT - 2/13/2025 MC

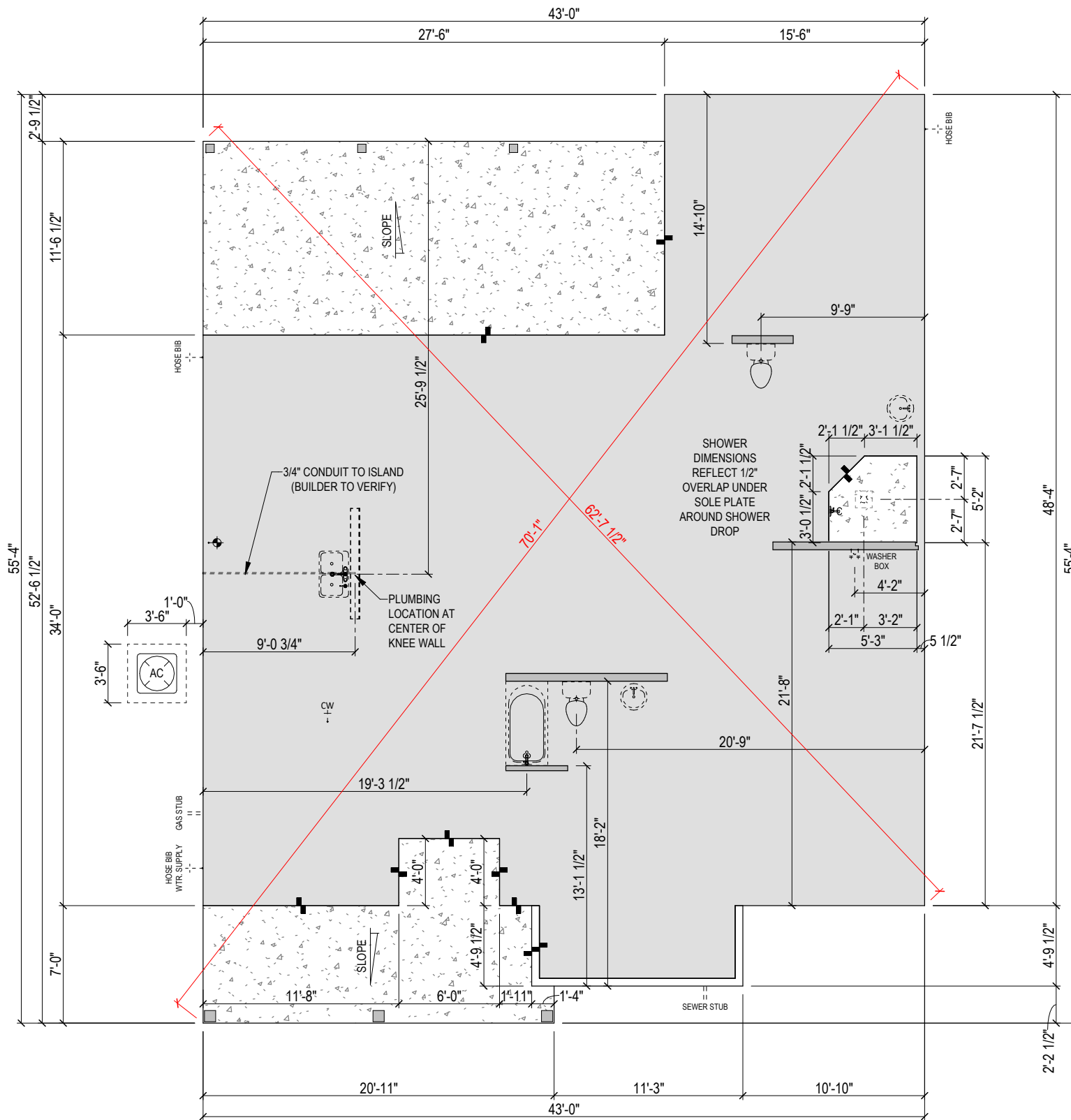
The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

TILSON
 CUSTOM HOME BUILDERS

Tilson Home Corporation, 2022 ©

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

A-SITE



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

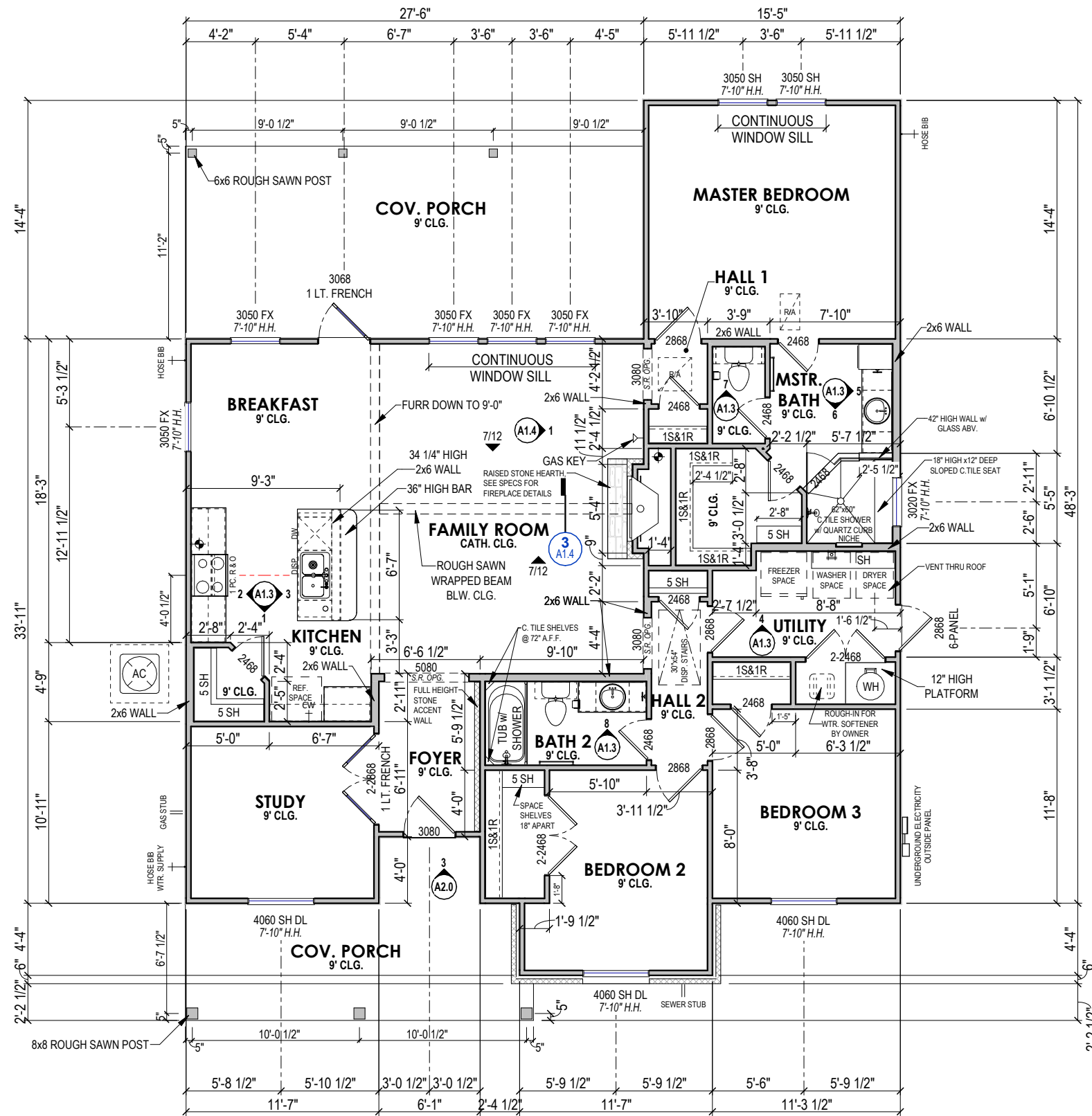
FC - 10/28/2024 - MH
ACC - 03/14/2015 - MH
SP - 03/07/2025 - MH
CHKOUT - 2/13/2025 MC

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.



Tilson Home Corporation, 2022 ©

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



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

- 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

FINAL PLANS
4064
LA PORTE D

FC - 10/28/2024 - MH
ACC - 03/14/2015 - MH
SP - 03/07/2025 - MH
CHKOUT - 2/13/2025 MC

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

TILSON
CUSTOM HOME BUILDERS

Tilson Home Corporation, 2022 ©

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

A1.1

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	306 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	44 SF
Pantry	VINYL PLANK	17 SF
Study	VINYL PLANK	112 SF
		1280 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"

FINAL PLANS
4064
LA PORTED

FC - 10/28/2024 - MH
ACC - 03/14/2015 - MH
SP - 03/07/2025 - MH
CHKOUT - 2/13/2025 MC

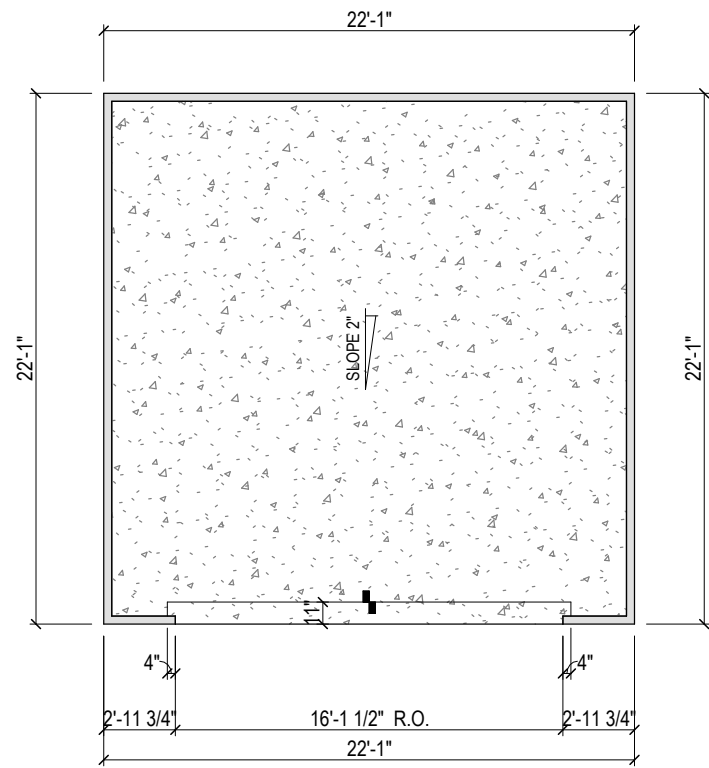
The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

TILSON
CUSTOM HOME BUILDERS

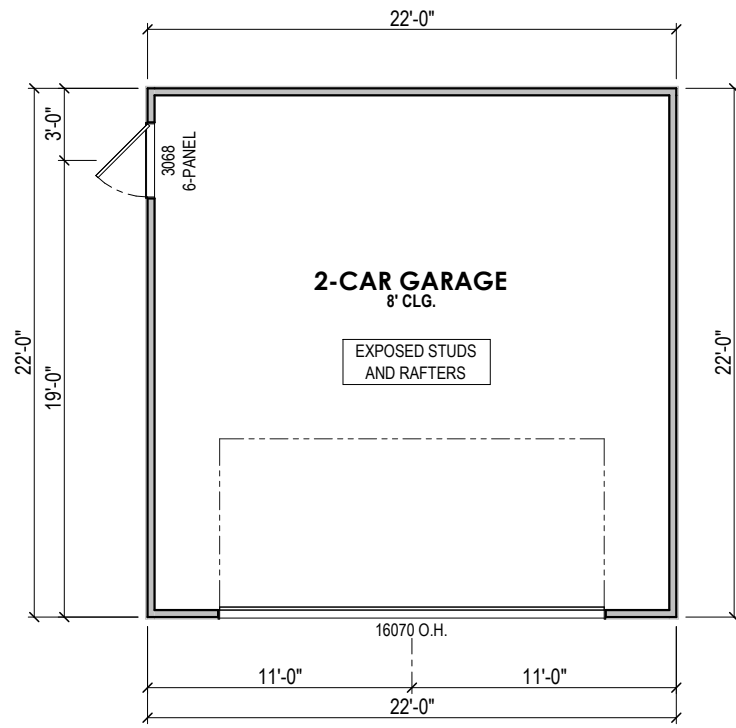
Tilson Home Corporation, 2022 ©

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

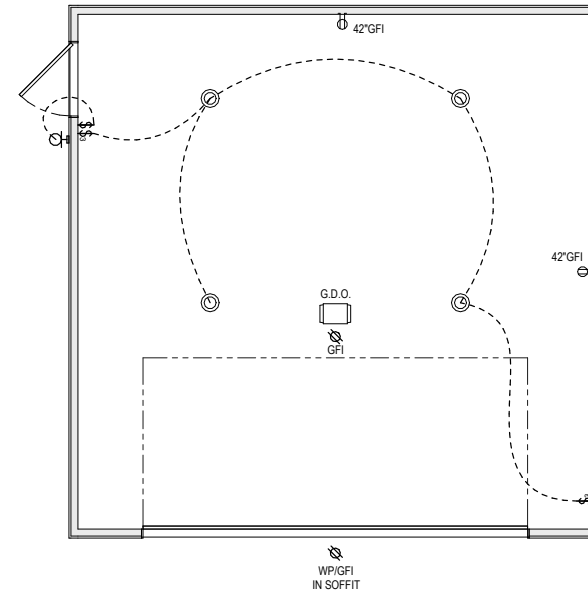
A1.1a



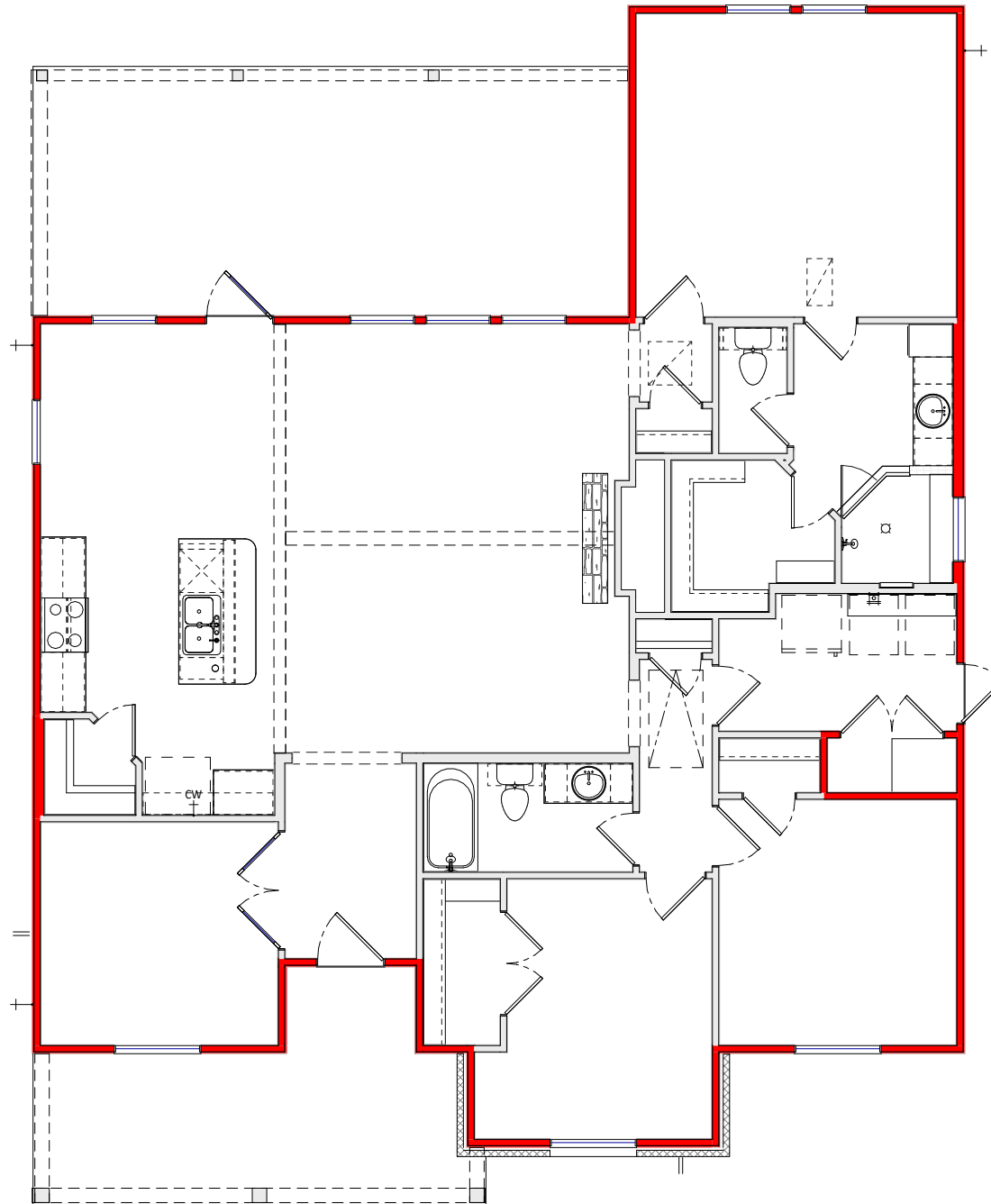
1 SLAB PLAN
1/8" = 1'-0"



2 1ST FLOOR PLAN
1/8" = 1'-0"

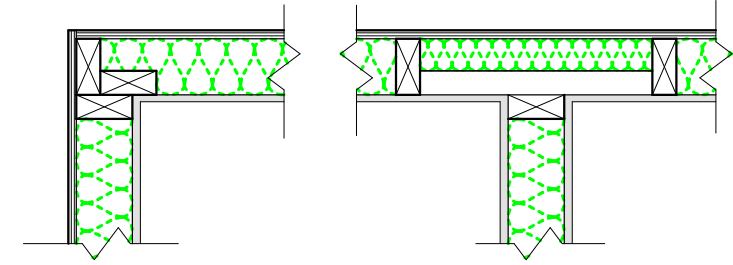


3 1ST FLOOR ELECTRICAL PLAN
1/8" = 1'-0"



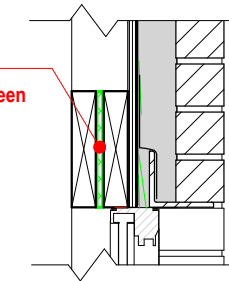
THERMAL ENVELOPE - 1ST FLOOR

INSULATED WALLS	
■	EXTERIOR
■	SOUND DAMPENING



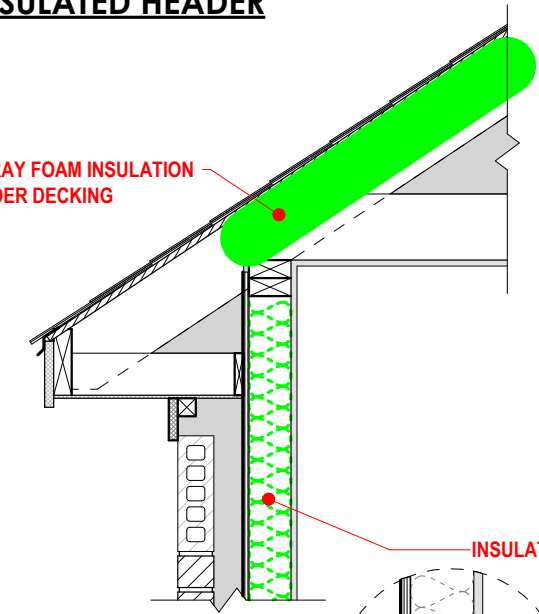
CORNER & TEE WALL FRAMING

INSULATED HEADER
1/2" foam board between

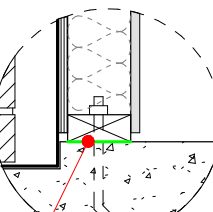


INSULATED HEADER

SPRAY FOAM INSULATION
UNDER DECKING

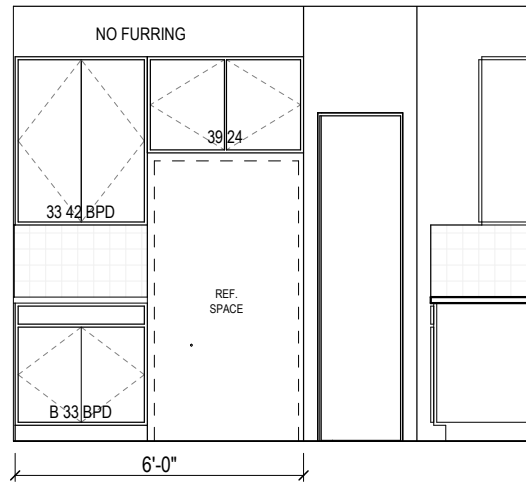


INSULATION

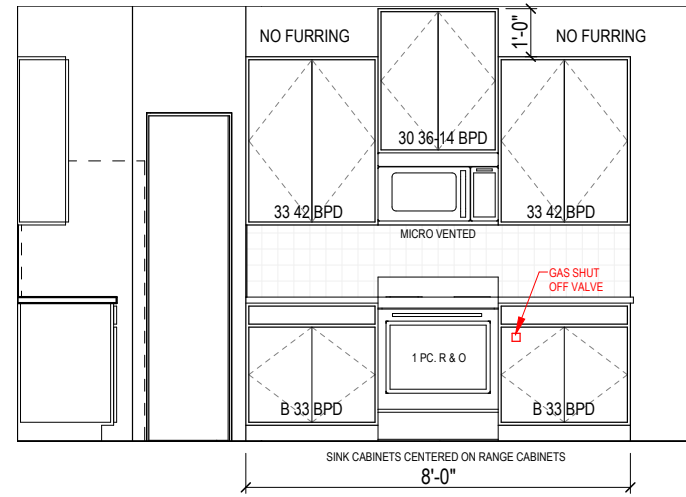


SILL SEAL

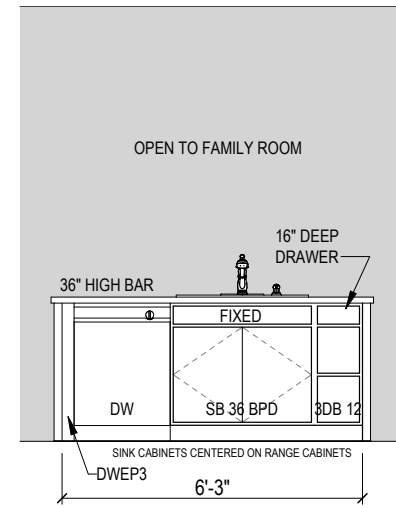
INSULATION SECTION



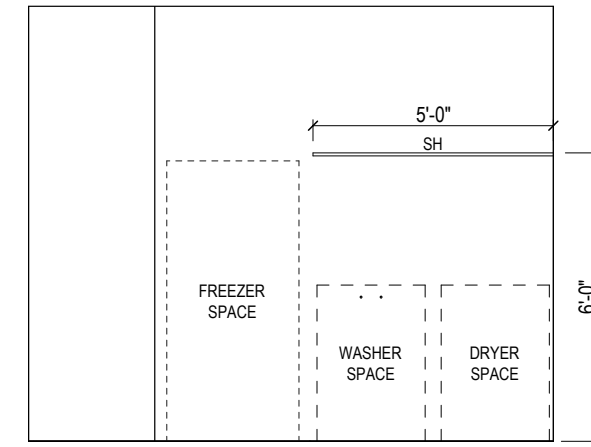
1 KITCHEN - REF. WALL
1/4" = 1'-0"



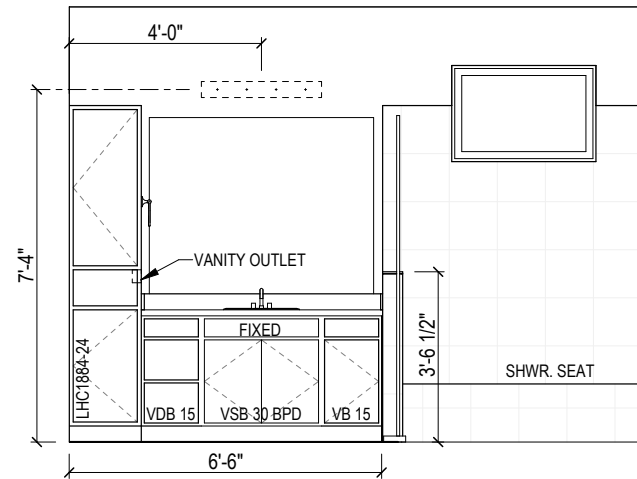
2 KITCHEN - RANGE WALL
1/4" = 1'-0"



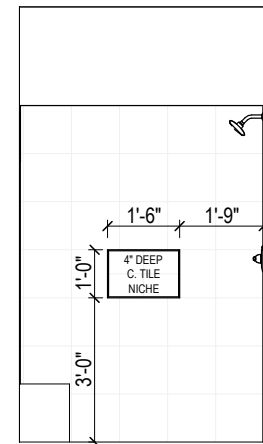
3 KITCHEN - ISLAND
1/4" = 1'-0"



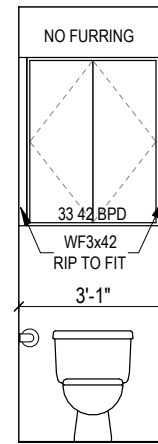
4 UTILITY
1/4" = 1'-0"



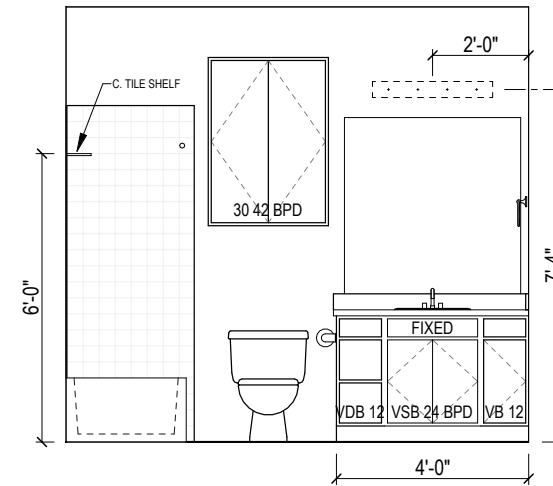
5 MASTER BATH
1/4" = 1'-0"



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



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



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

WALL TILE	
Bathroom Wall Tile Only	59 SF
Kitchen Wall Tile Only	22 SF
Master Bath Wall Tile Only	94 SF

FINAL PLANS
4064
LA PORTE D

FC - 10/28/2024 - MH
ACC - 03/14/2015 - MH
SP - 03/07/2025 - MH
CHKOUT - 2/13/2025 MC

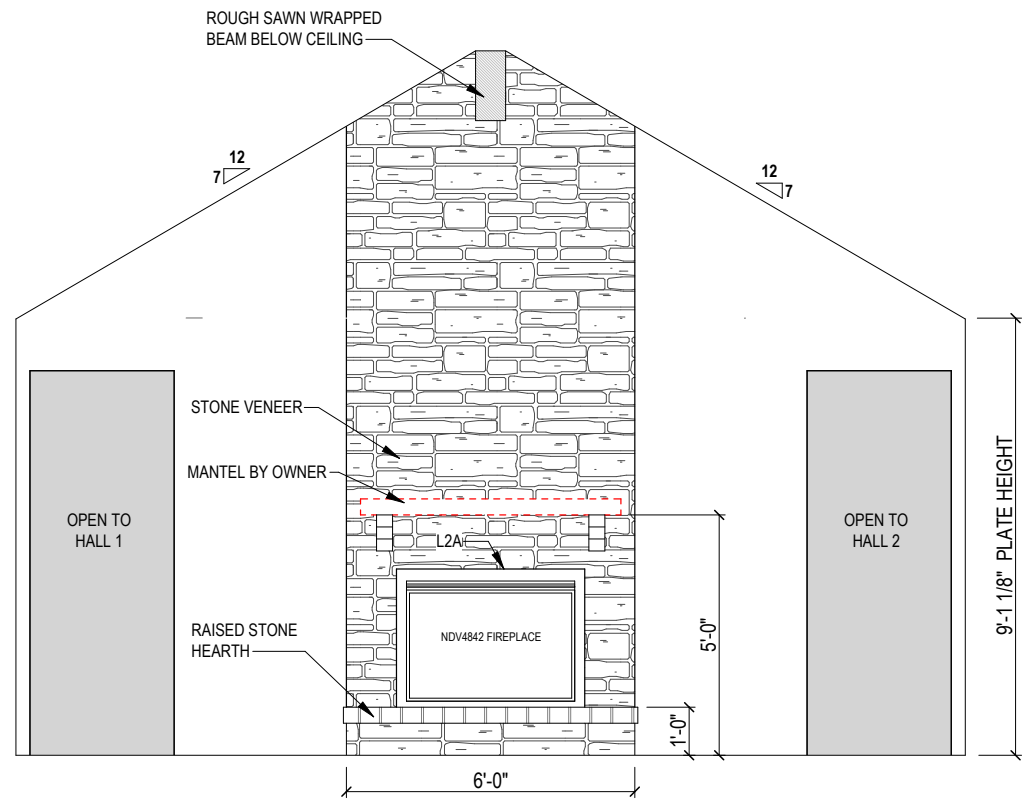
The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

TILSON
CUSTOM HOME BUILDERS

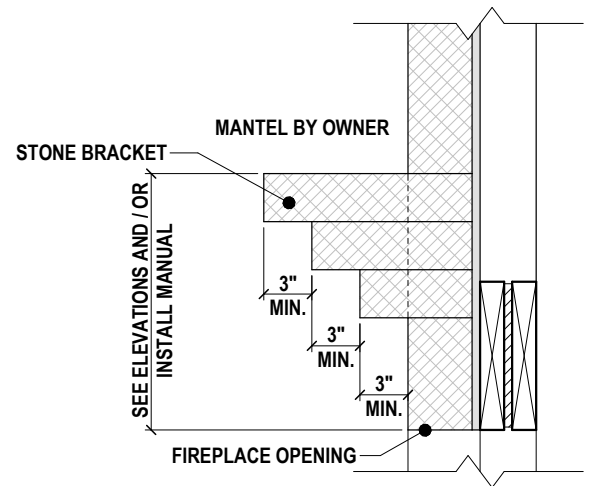
Tilson Home Corporation, 2022, ©

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

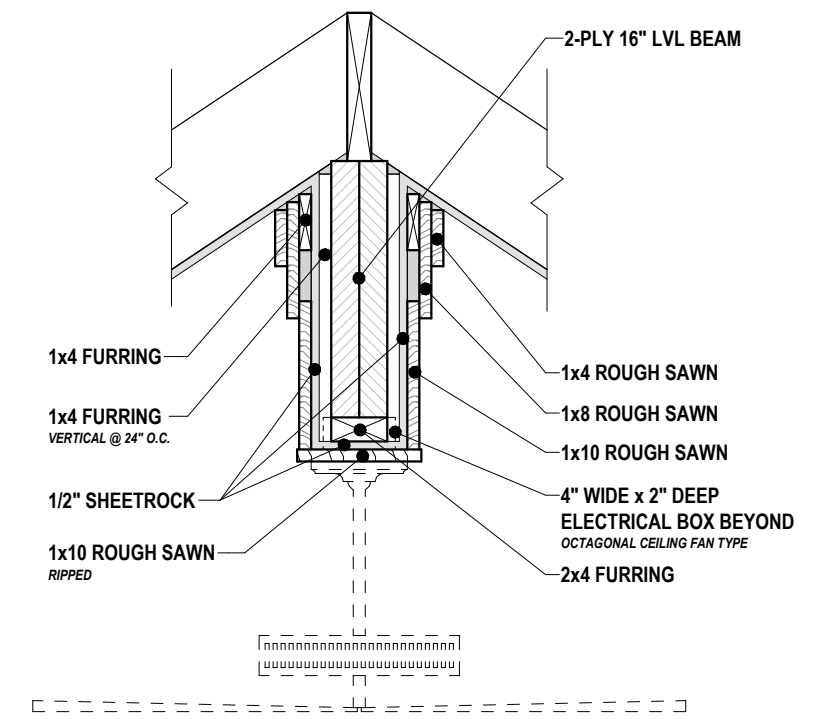
A1.3



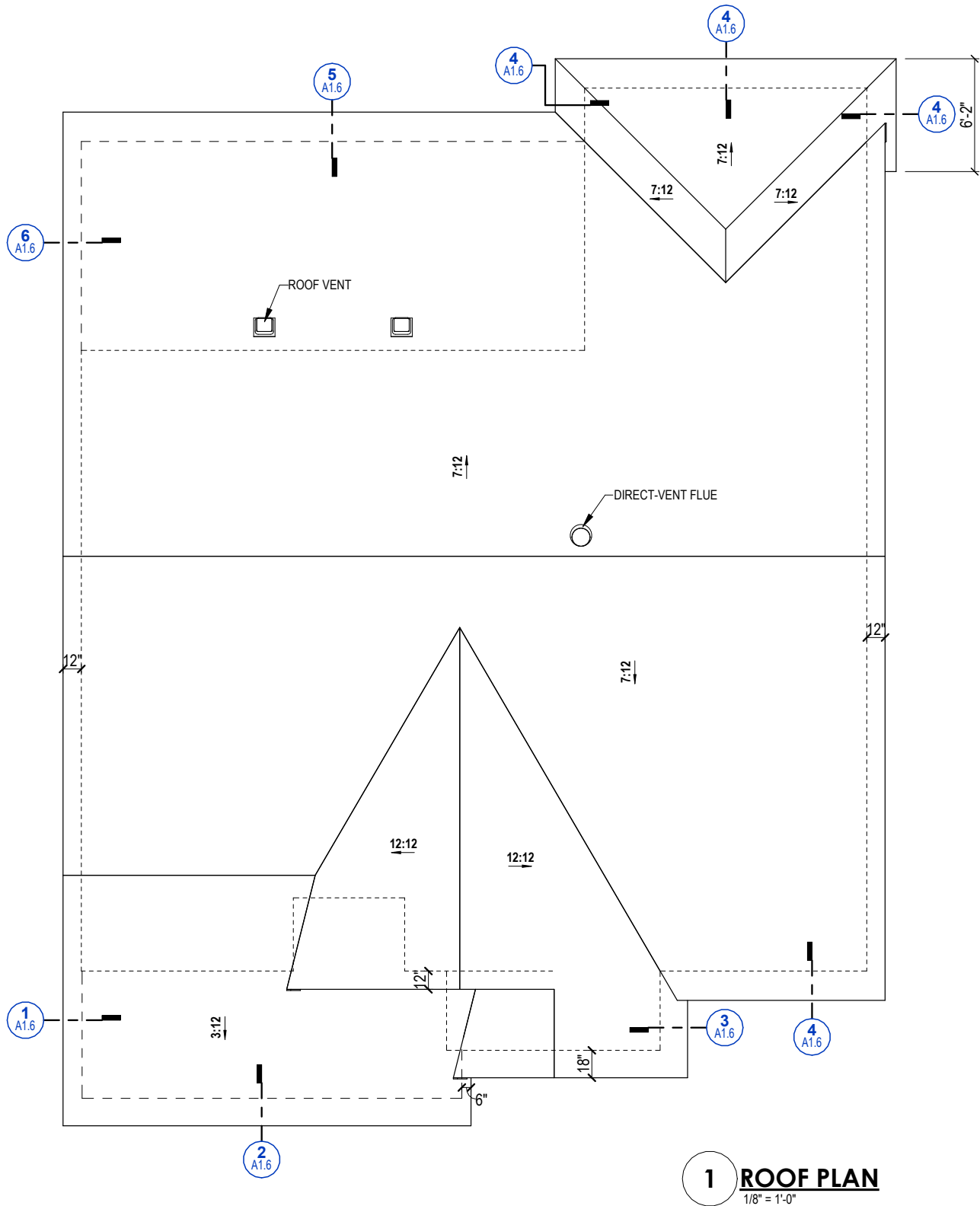
1 FIREPLACE
1/4" = 1'-0"



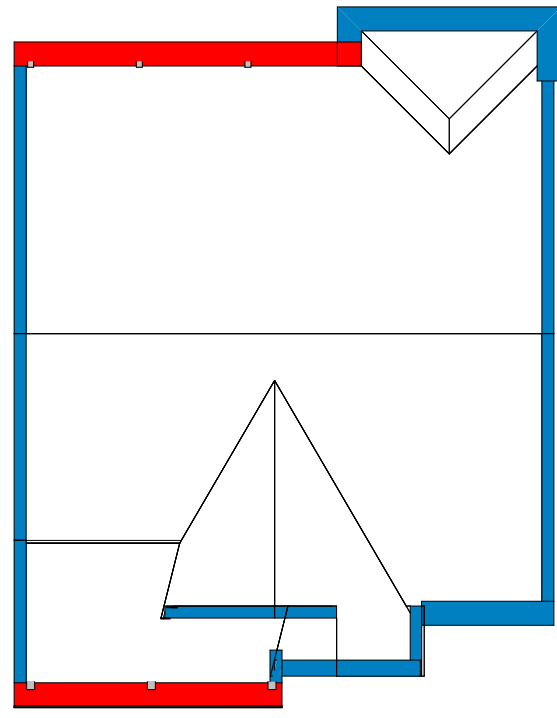
2 STONE BRACKETS @ FIREPLACE
1" = 1'-0"



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

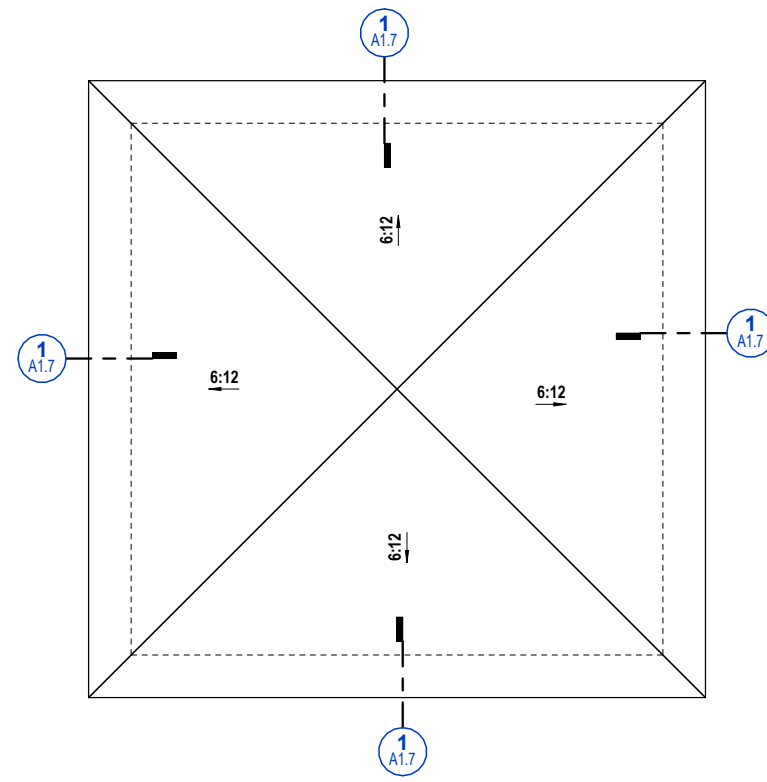


1 ROOF PLAN
1/8" = 1'-0"

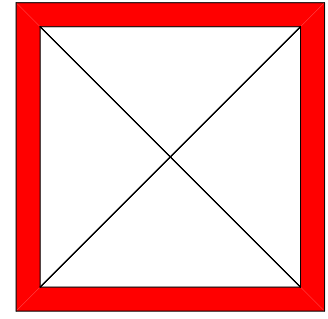


2 SOFFIT PLAN
1/16" = 1'-0"

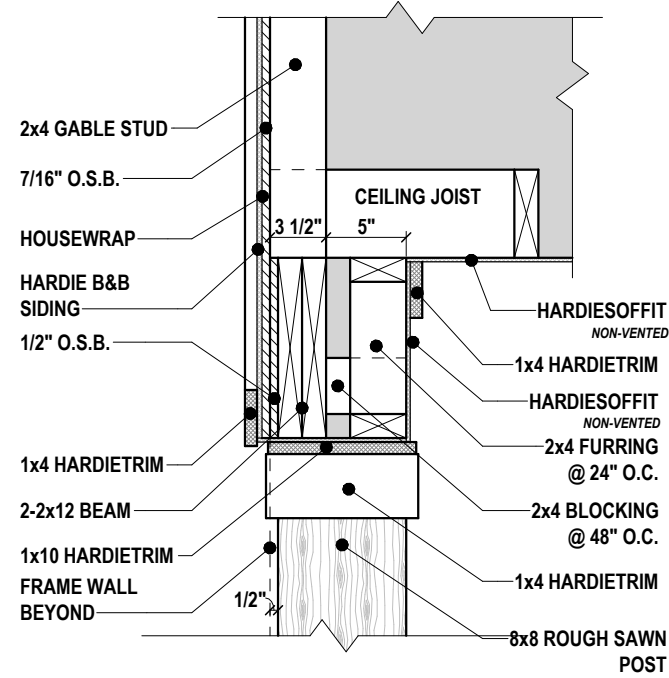
SOFFIT LEGEND	
	VENTED SOFFIT
	NON VENTED SOFFIT



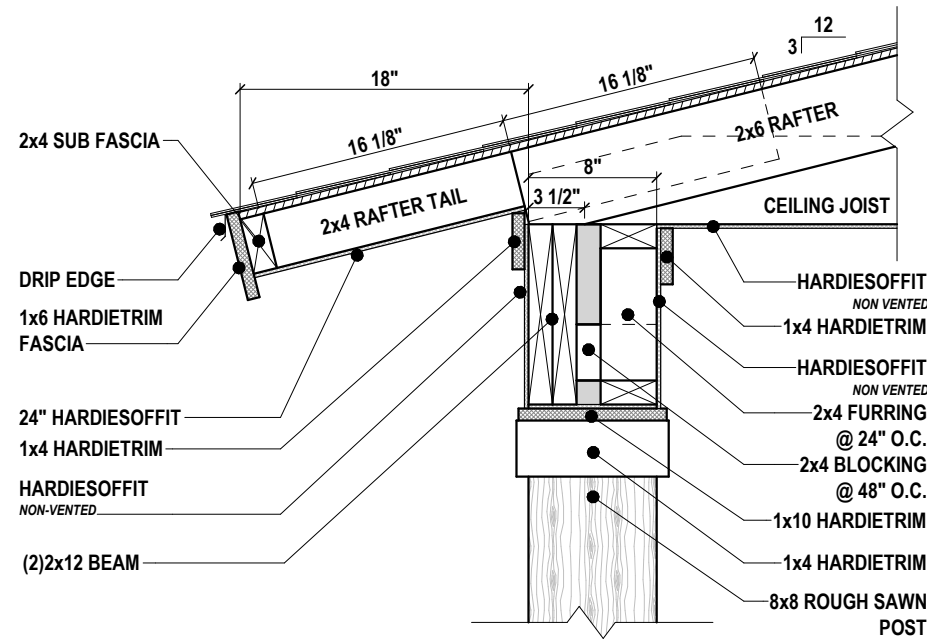
3 ROOF PLAN - GARAGE
1/8" = 1'-0"



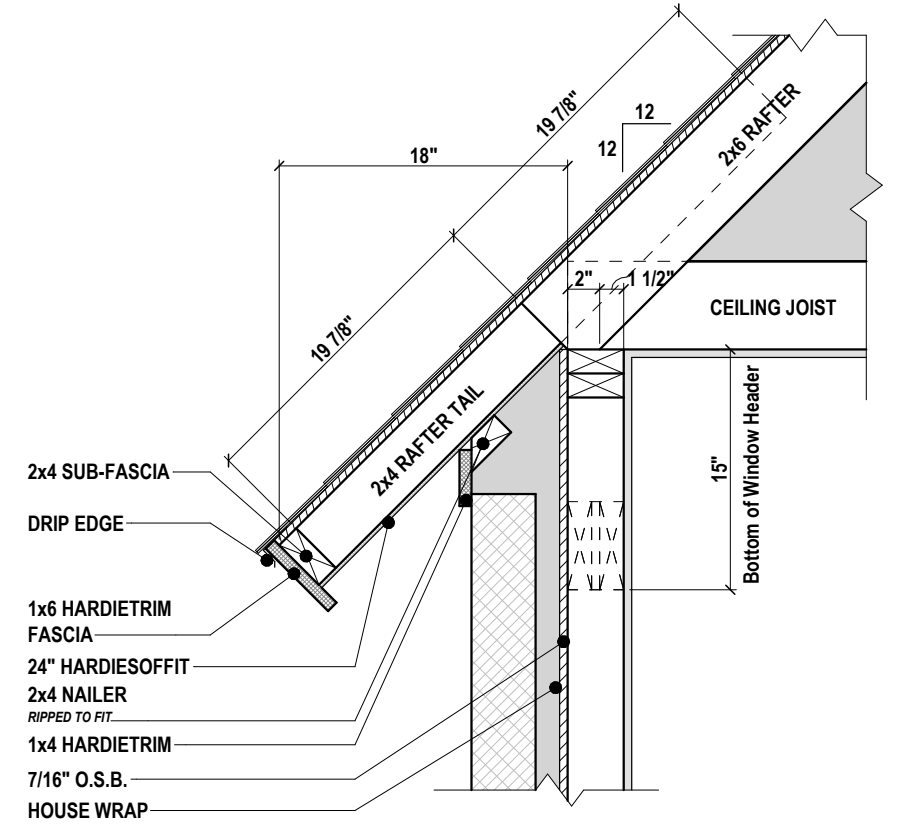
4 SOFFIT PLAN - GARAGE
1/16" = 1'-0"



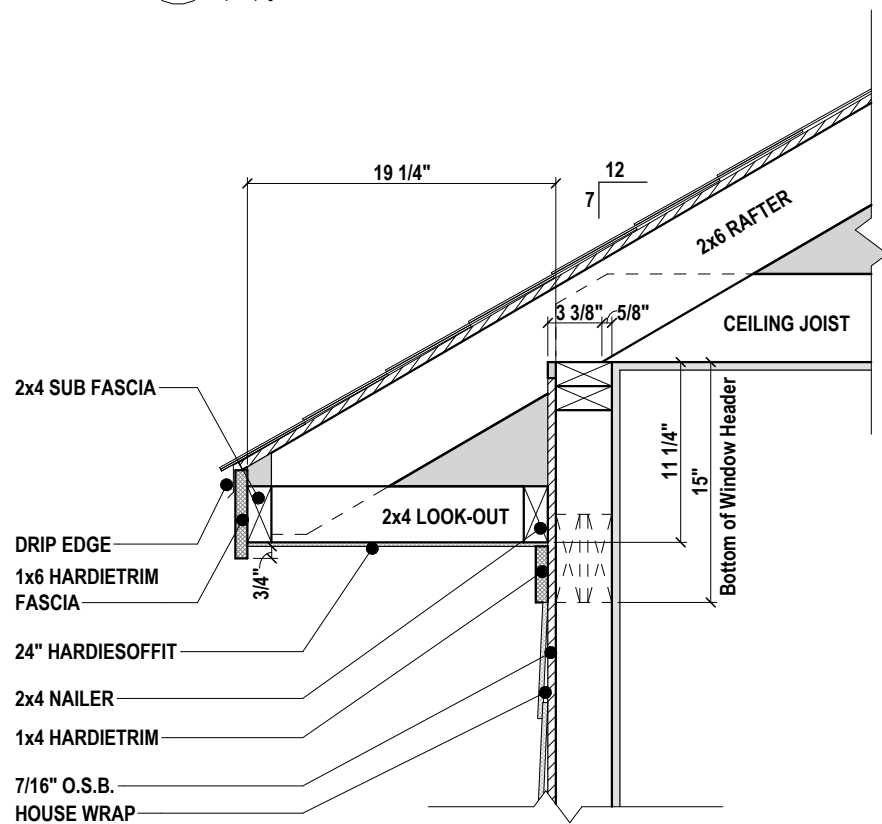
1 FRONT PORCH GABLE END
1" = 1'-0"



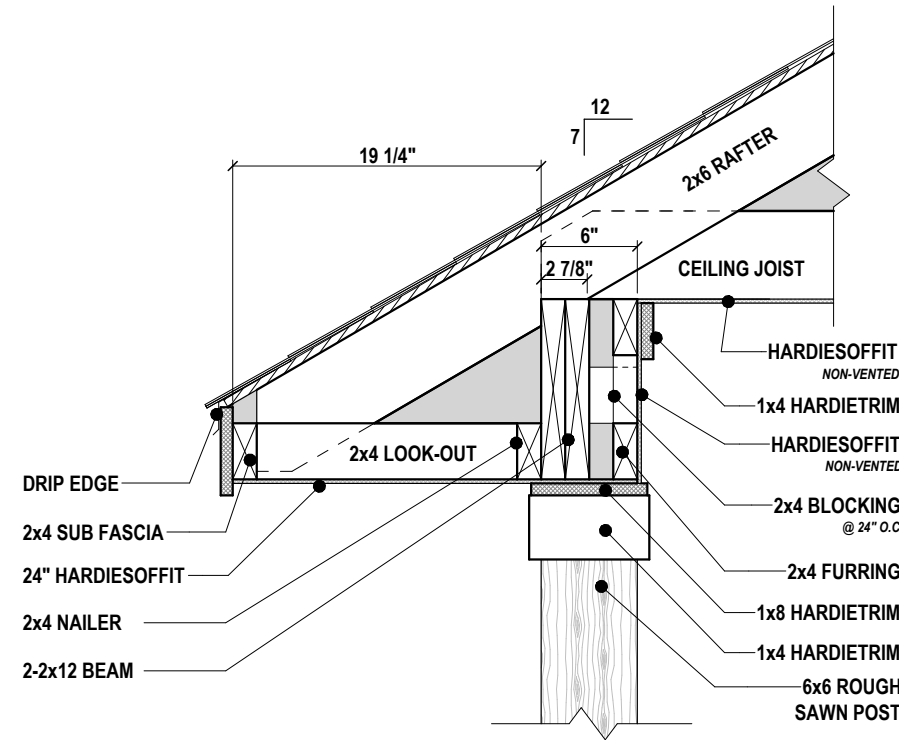
2 3-12 FRONT PORCH CORNICE - RAKED
1" = 1'-0"



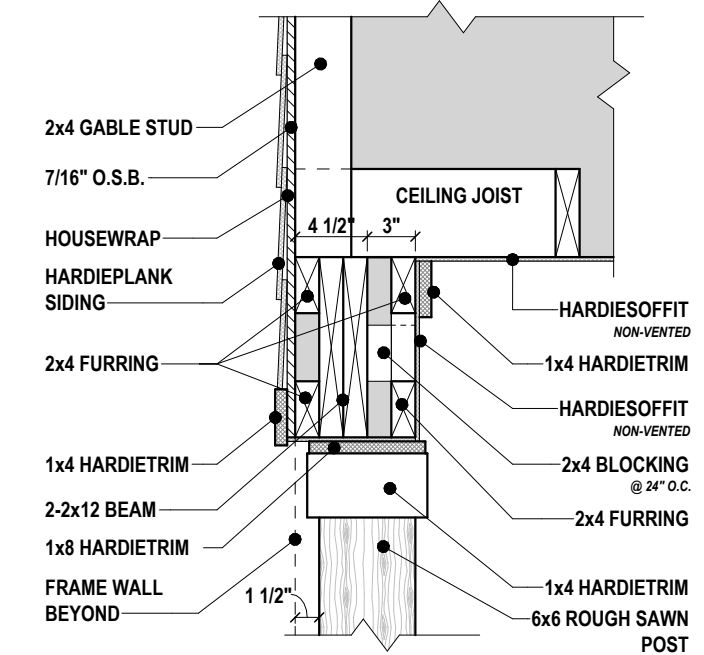
3 12-12 MASONRY CORNICE - RAKED
1" = 1'-0"



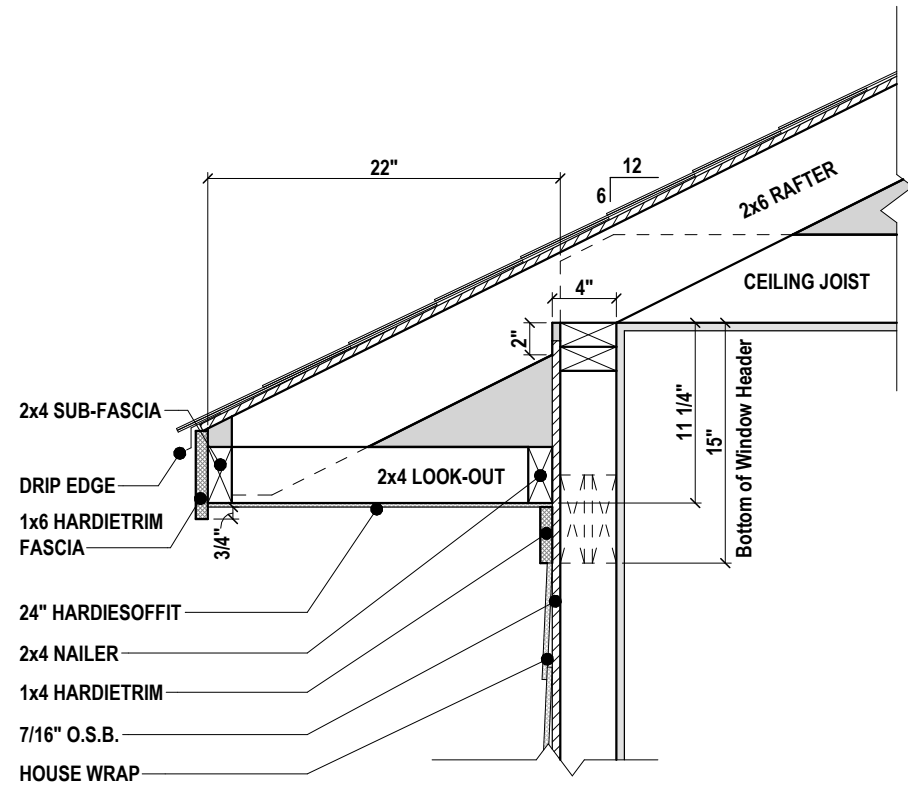
4 7-12 CORNICE
1" = 1'-0"



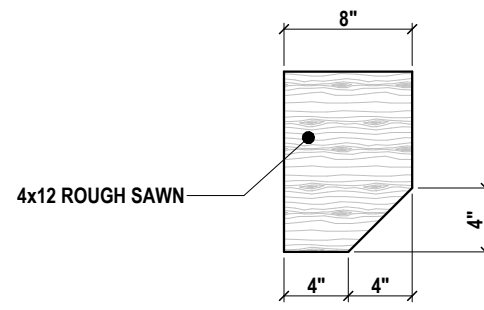
5 7-12 REAR PORCH CORNICE
1" = 1'-0"



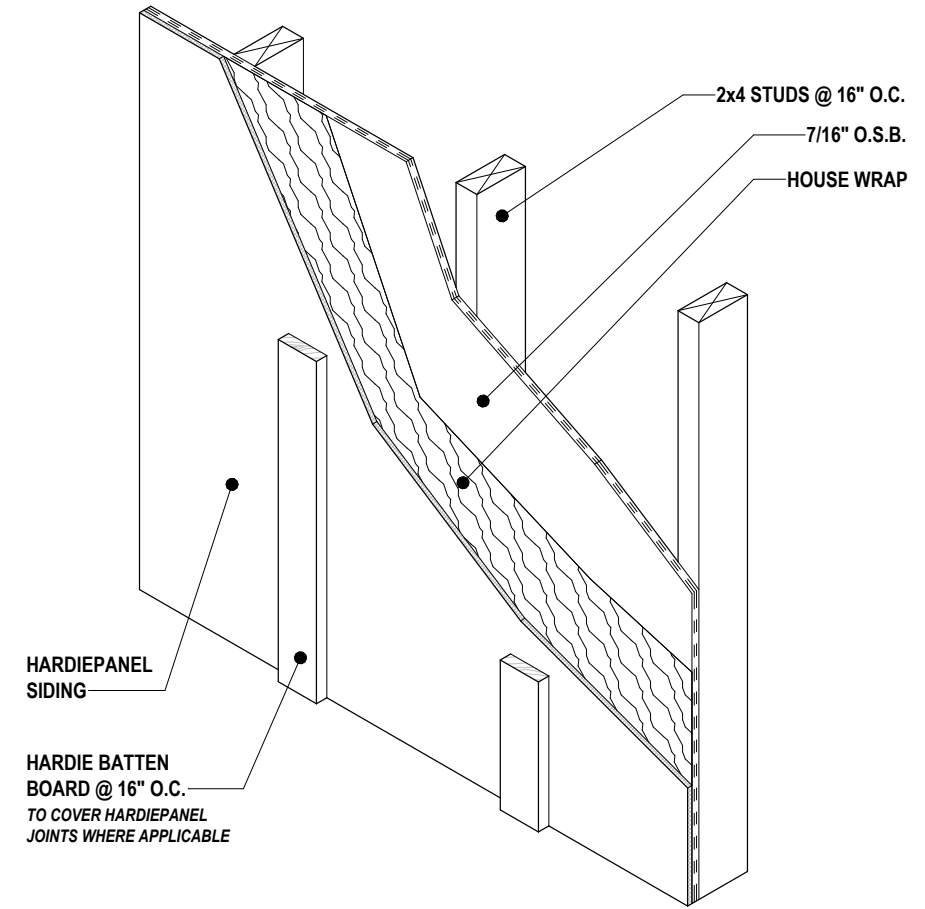
6 REAR PORCH GABLE END
1" = 1'-0"



1 6-12 CORNICE
1" = 1'-0"



2 ROUGH SAWN BRACKET
1" = 1'-0"

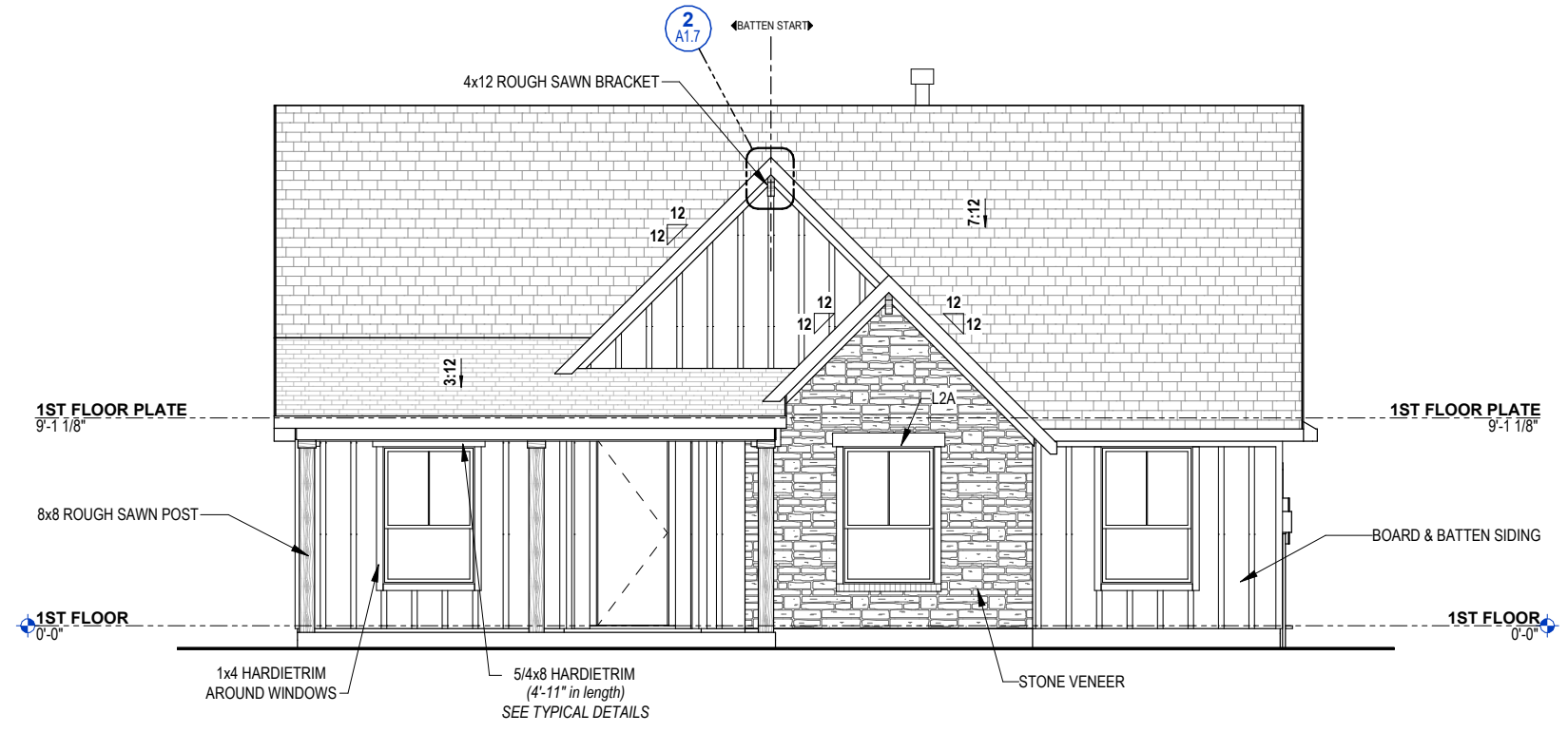


NOTE: USE 1/2" x 5/16" x 1-3/16" Z-FLASHING BETWEEN HARDIEPANEL SHEETS @ HORIZONTAL JOINTS

3 BOARD & BATTEN SIDING DETAIL
1" = 1'-0"

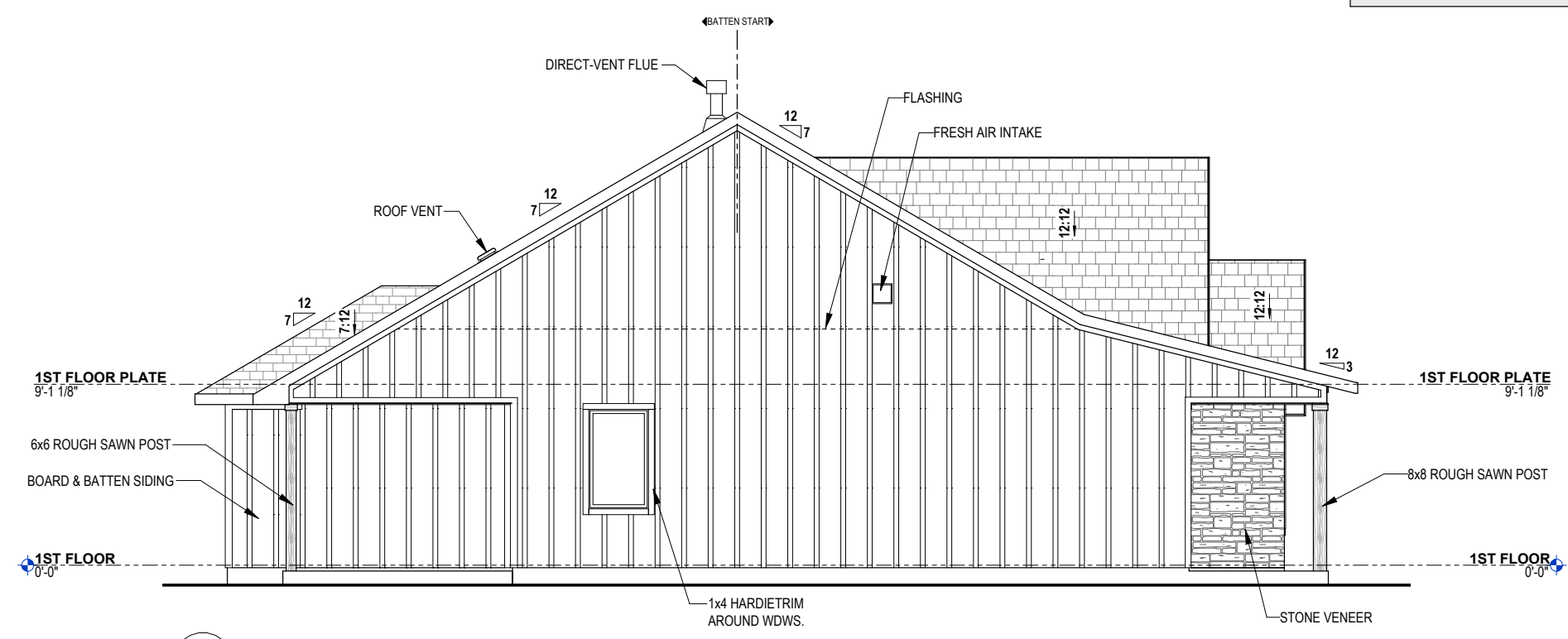
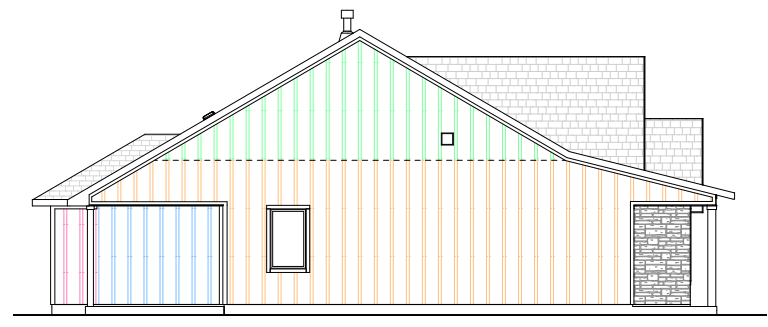
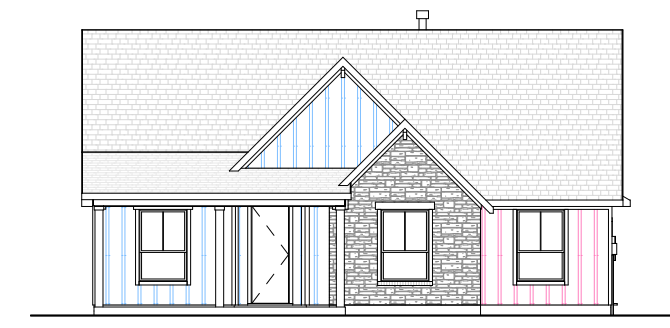
STEEL LINTEL SELECTION					
Type	Size	HEIGHT OF MASONRY ABOVE LINTEL			NOTES
		Up to 5'-0"	5'-1" to 12'	12'-1" to 20'	
MAXIMUM CLEAR SPAN OF LINTELS					
L1	3x3x1/4"	6'-0"	4'-6"	3'-0"	
L2	4x3x1/4"	8'-0"	6'-0"	4'-6"	
L2A	3x4x1/4"	6'-0"	4'-6"	3'-0"	Wide flange installed horizontally
L3	6x4x5/16"	14'-0"	9'-6"	7'-0"	18'-10" (for slopes less than 7:12)
L4	6x4x5/16" <small>(drilled for 1/2"x4-1/2" bolts @ 16"o.c.)</small>	18'-2"	18'-2"	18'-2"	
L5	6x4x5/16"	14'-0"	9'-6"	7'-0"	18'-10" (stops required on slopes 7:12 or greater)

Length of bearing shall not be less than 4"

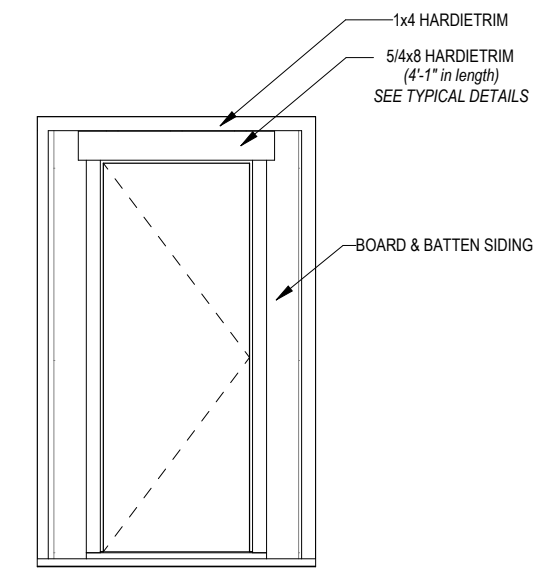


1 FRONT ELEVATION
1/8" = 1'-0"

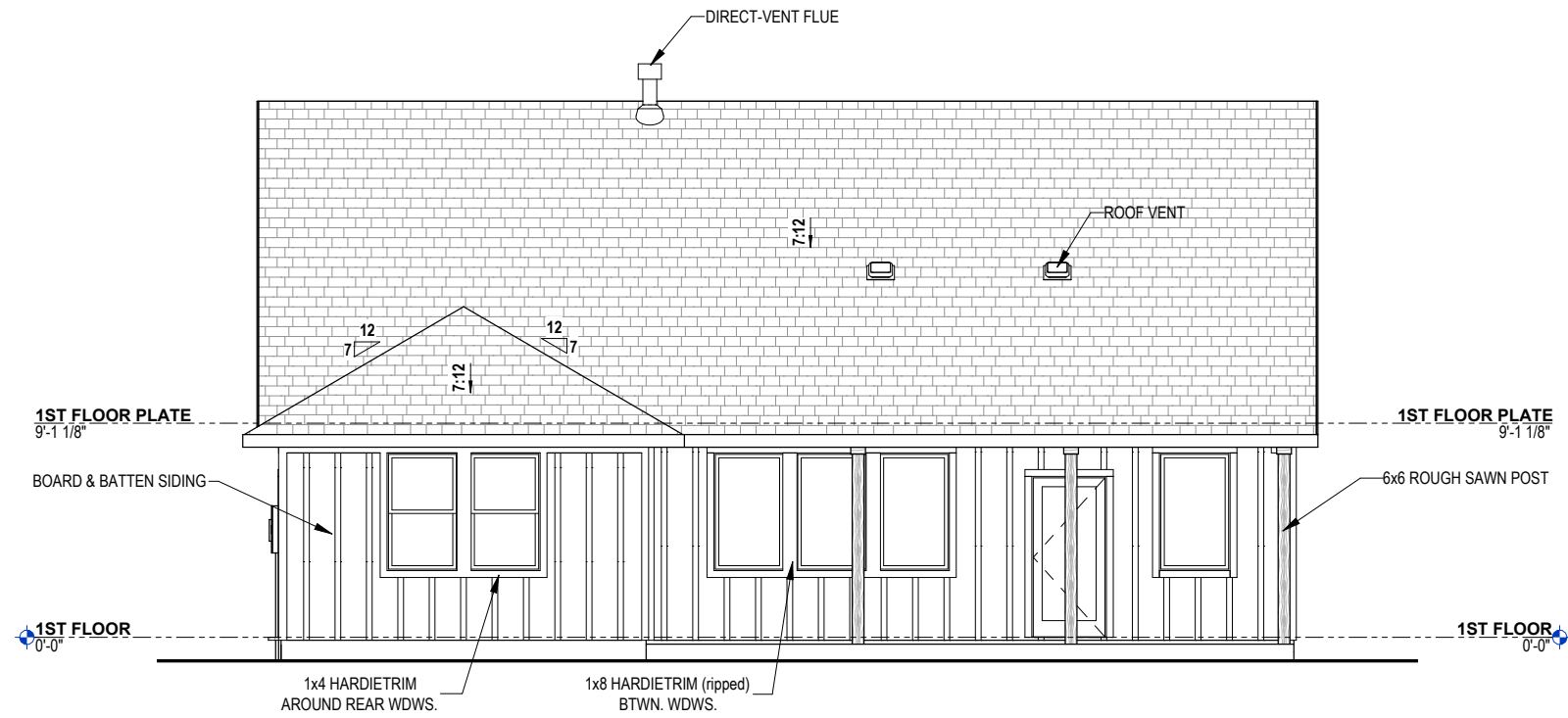
B&B PANEL HEIGHT LEGEND	
■	4'x8' PANEL
■	4'x9' PANEL
■	4'x10' PANEL
■	16'x12' PANEL



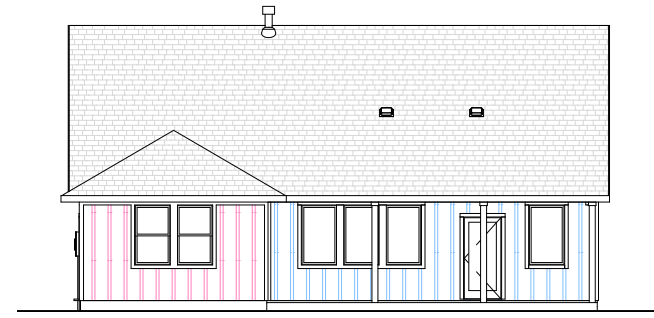
2 LEFT ELEVATION
1/8" = 1'-0"



3 FRONT DOOR
1/4" = 1'-0"

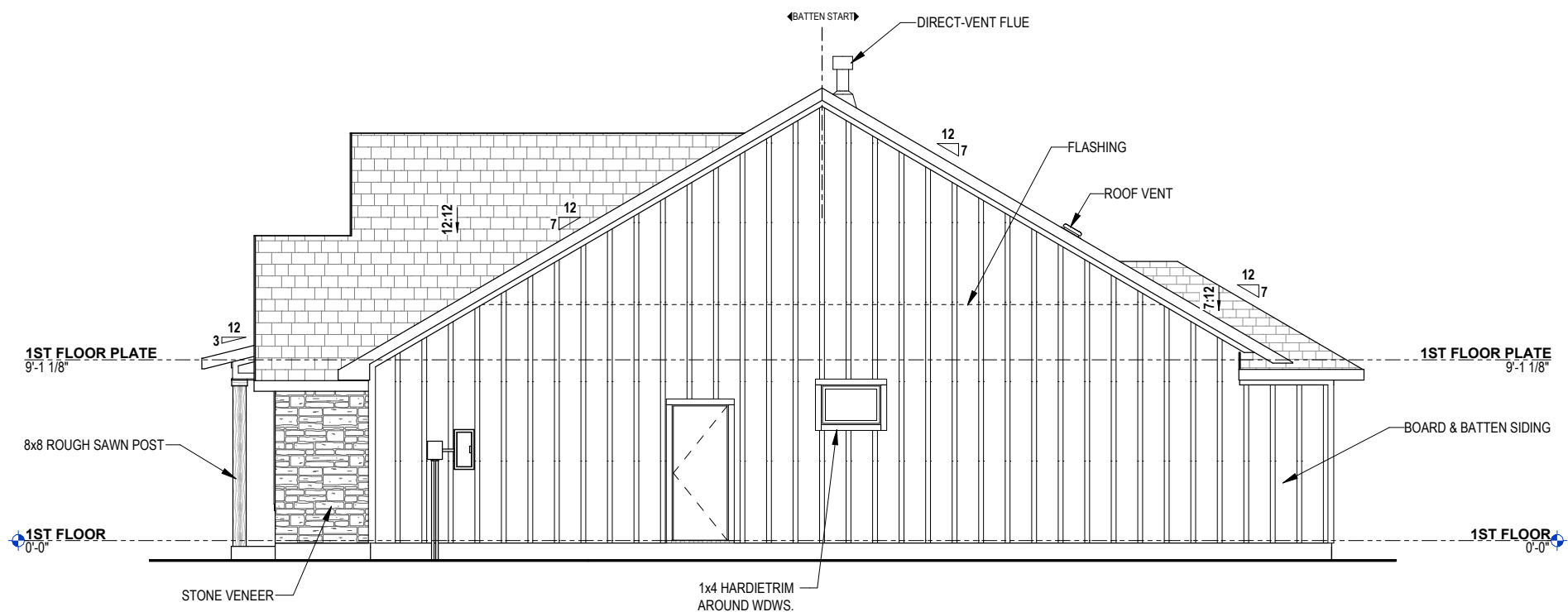


1 REAR ELEVATION
1/8" = 1'-0"

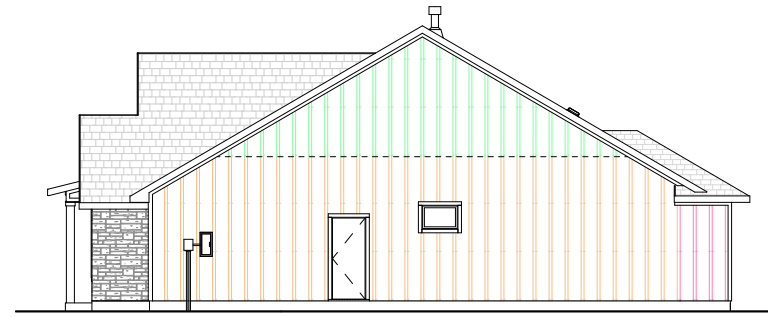


B&B PANEL HEIGHT LEGEND

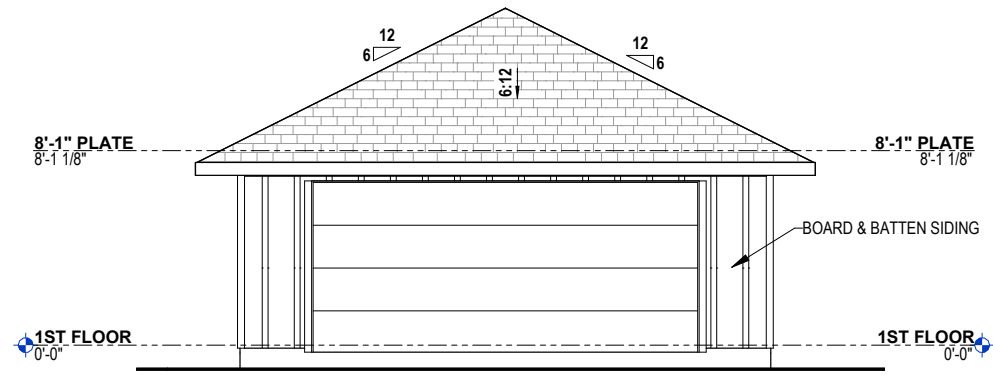
4'x8' PANEL
4'x9' PANEL
4'x10' PANEL
16'x12' PANEL



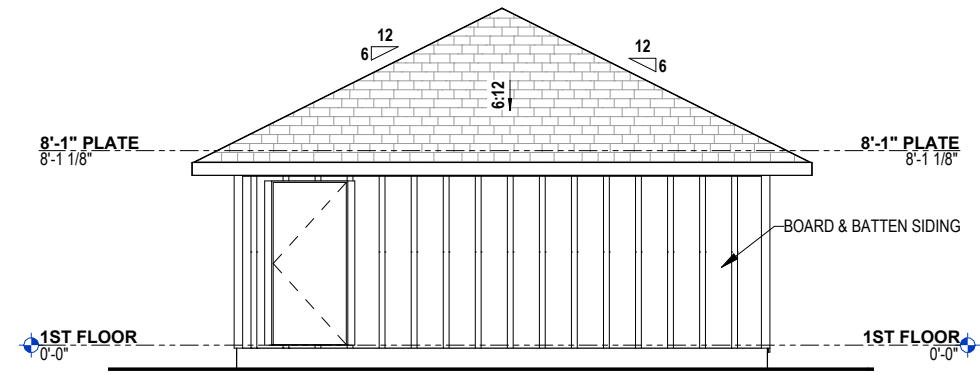
2 RIGHT ELEVATION
1/8" = 1'-0"



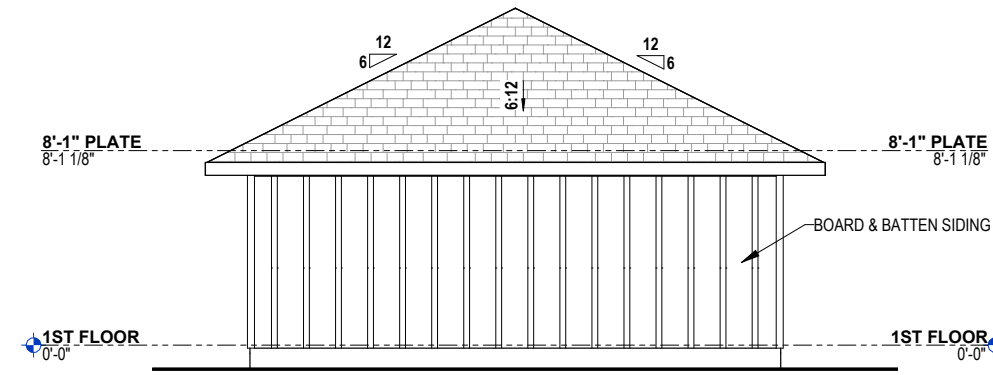
The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.



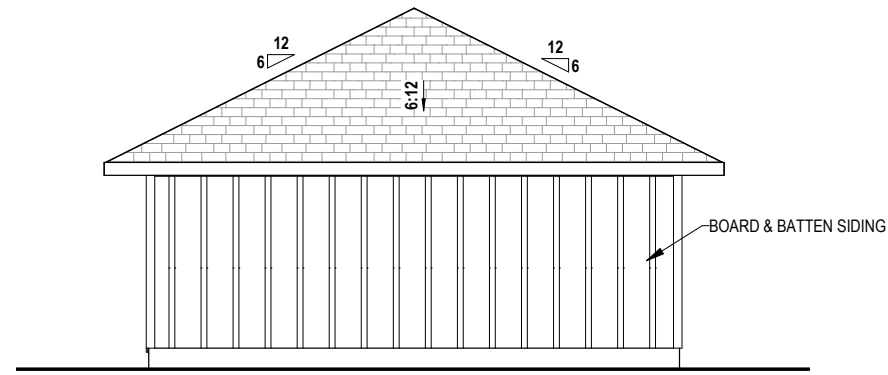
1 FRONT ELEVATION
1/8" = 1'-0"



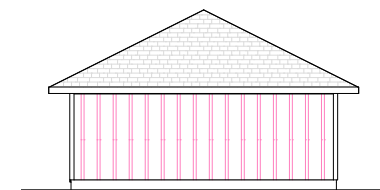
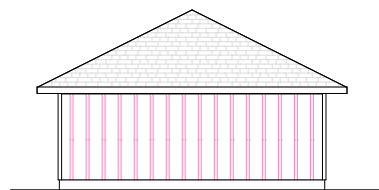
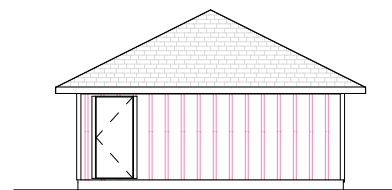
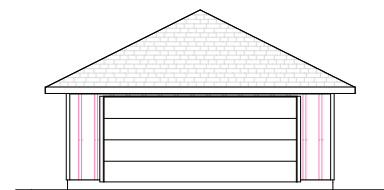
2 LEFT ELEVATION
1/8" = 1'-0"



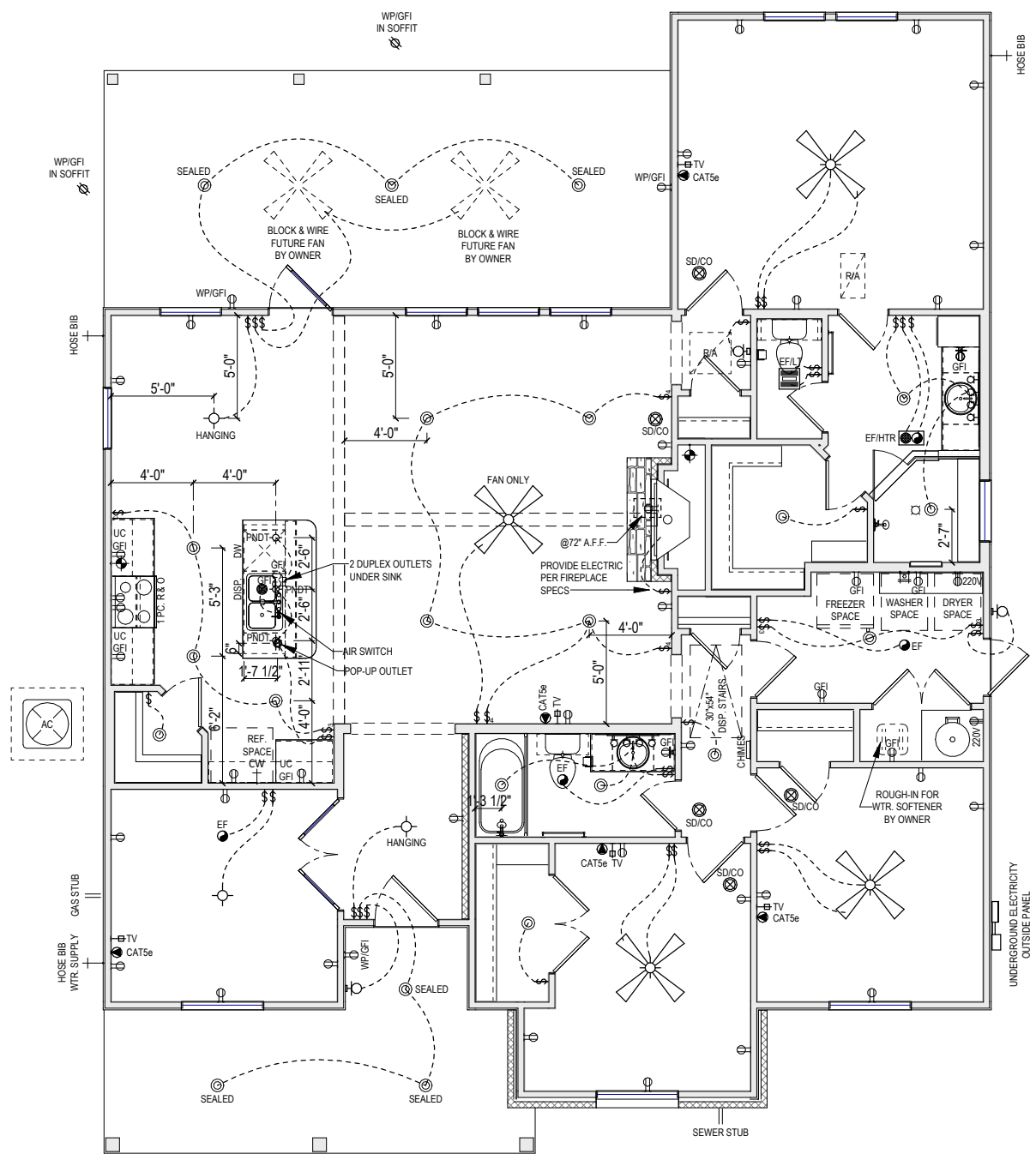
3 REAR ELEVATION
1/8" = 1'-0"



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



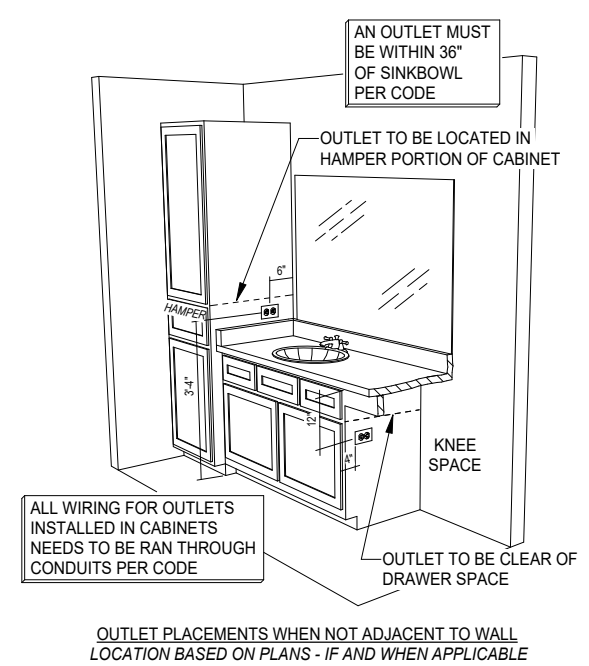
B&B PANEL HEIGHT LEGEND	
	4'x8' PANEL
	4'x9' PANEL
	4'x10' PANEL
	16"x12' PANEL



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

ELECTRICAL LEGEND			
\$	SINGLE POLE SWITCH	S.W.P.	STRUCTURED WIRE PANEL
\$	3-WAY SWITCH	CHIMES	DOOR BELL CHIME
\$	4-WAY SWITCH	EDO	GARAGE DOOR OPENER
\$	DIMMER SWITCH		GARBAGE DISPOSAL
\$ms	MOTION SENSOR SWITCH	UC	UNDER CABINET LIGHT
\$c	FAN CONTROL SWITCH	UC	UNDER-CABINET OUTLET
220	220 VOLT OUTLET	POP-UP	POP-UP OUTLET IN COUNTERTOP
D	DUPLEX OUTLET	WP/GFI	WEATHERPROOF OUTLET
GFI	GROUND FAULT OUTLET	SOFFIT WP/GFI	SOFFIT/EAVE OUTLET
IC	UNDER-COUNTER DUPLEX OUTLET	CLG	CEILING OUTLET
SD/CO	CARBON MONOXIDE & SMOKE DETECTOR	FLR	FLOOR OUTLET
SD/CO	WALL MOUNTED SD/CO	CAT5e	NETWORK OUTLET
	WALL MOUNT LIGHT	PH	TELEPHONE OUTLET
FLOOD	FLOOD LIGHT	TV	TELEVISION OUTLET
VS	VANITY STRIP LIGHT - 2 BULB		BATH FAN
VS	VANITY STRIP LIGHT - 3 BULB		BATH HEATER
VS	VANITY STRIP LIGHT - 4 BULB		BATH FAN & LIGHT COMBO
SM	SURFACE MOUNT LIGHT		BATH FAN & HEATER COMBO
HANGING	HANGING LIGHT		BATH FAN HEATER & LIGHT COMBO
PC	PULL CHAIN LIGHT		LOW-PROFILE DISK LIGHT
PNDT	HANGING PENDANT LIGHT	MINI	SMALL LOW-PROFILE DISK LIGHT
K	KEYLESS LIGHT		PUCK LIGHT
		2-4" TUBE FLUOR.	CLOSET FLUORESCENT
WALL	AIR SEALED ELECTRICAL BOX	FLUOR. LT. STRIP	GARAGE FLUORESCENT
			ROUGH-IN CEILING FAN
			CEILING FAN w/ LIGHT

- ELECTRICAL PLAN NOTES**
- PROVIDE 110V ELECTRICAL BOX, INSTALLED HORIZONTAL 12" FROM CEILING BEHIND CHIME BOX.
- OUTLETS IN FOLLOWING ROOMS TO BE INSTALLED SIDWAYS. MEASUREMENTS ARE TO THE BOTTOM OF THE OUTLETS.
- BATHS**
- 39" FROM FLOOR, 33" HIGH VANITIES
 - 42" FROM FLOOR, 36" HIGH VANITIES
- KITCHEN**
- 38" 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**
- 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 RG6 TO BE TRIMMED IN DESIGNATED AREAS
 - (2) CAT5e RUNS FROM THE ATTIC OR PANEL (IF PURCHASED) TO EXTERIOR OF HOME
 - (2) RG6 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



VANITY OUTLET DETAIL - TYP

FINAL PLANS
4064
LA PORTED

FC - 10/28/2024 - MH
ACC - 03/14/2015 - MH
SP - 03/07/2025 - MH
CHKOUT - 2/13/2025 MC

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

TILSON
CUSTOM HOME BUILDERS

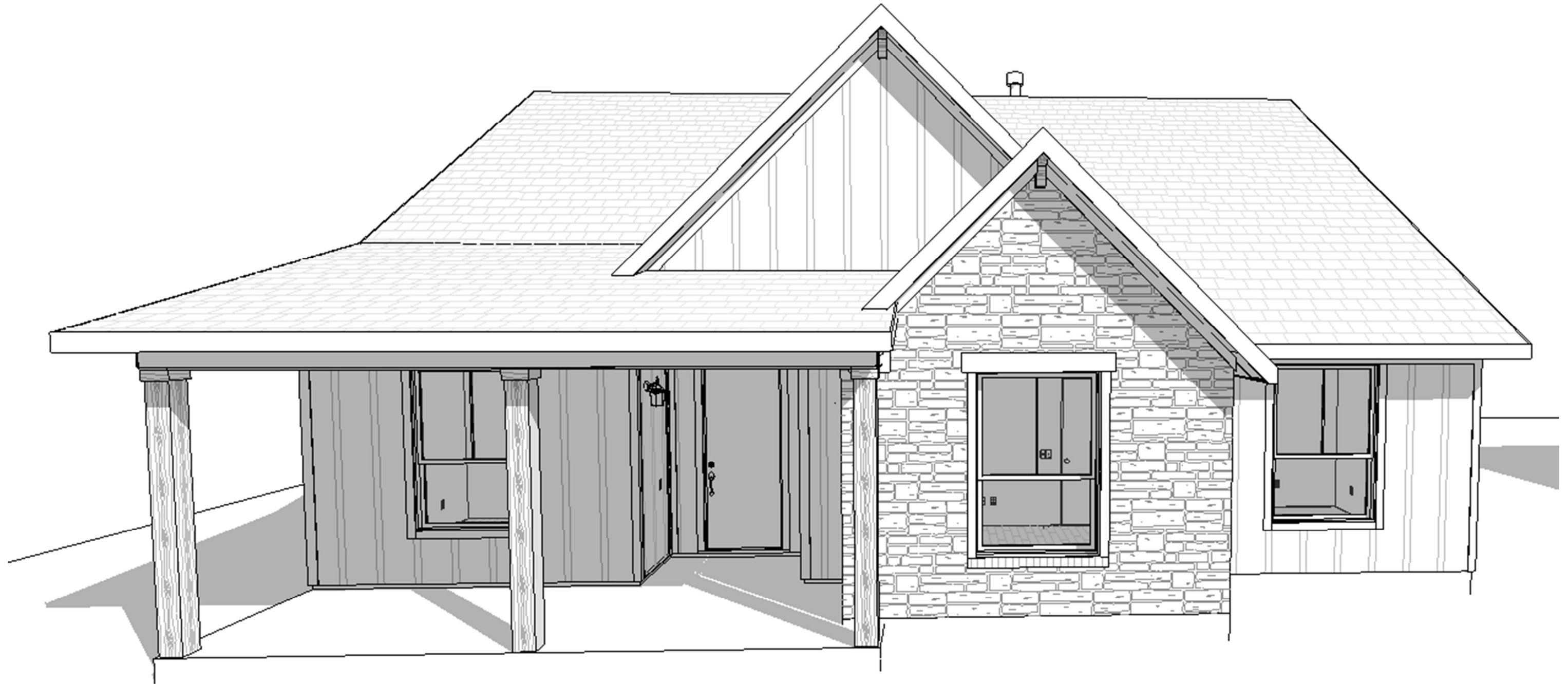
Tilson Home Corporation, 2022 ©

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

E-1.0







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)

SW 7570
Egret White

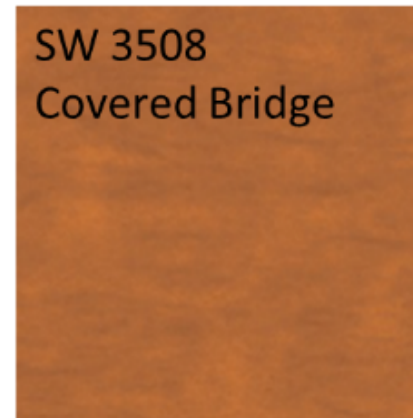
SW 7037
Balanced Beige
Interior / Exterior
Location Number: 249-C2

Stain and Front Door

- Front Door
 - Knotty Alder –English Chestnut 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: April 8, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-341 - 101 N Lincoln - Kendnel Kasper Construction, Inc - Request to modify the front porch, including changes to trim and gingerbread and porch posts.

SUMMARY: The applicant is requesting a Certificate of Appropriateness (COA) Application for the following:

1. Replacement of porch posts with a different design and material
2. Replacement of porch detailing with a different design and material

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a High-rated resource constructed in 1901 in the Victorian Italianate style with Craftsman influences. The property received a Demolition by Neglect letter from Staff on 07/16/2024 and was contacted by the Owner, Mr. Edward Stroehrer later that summer regarding the repairs that needed to occur on the porch. In January of 2025, Staff identified that work was being performed on the property without the required Certificate of Appropriateness (COA). A Stop Work Order was issued resulting in the owner visiting with Staff and submitting a COA application and paying all fees, including the \$300.00 penalty fee, and the COA was approved on 02/10/2025 and included the following condition:

"Approval to make repairs to porch with in-kind materials and to replicate existing style and form."

On March 18, 2025, Staff was alerted to inappropriate work occurring on the property, such as changes to the porch posts. After review, Staff identified that the work performed was inappropriate as it was not in keeping with the approved COA resulting in the loss of historic material. In addition, the property did not obtain the necessary building permit.

Staff requested that a Stop Work Order be issued and followed up with onsite visits and phone calls to assist the applicant with the process.

Ultimately, the applicant is requesting permission for work that has already commenced, including a change to the porch details, such as new designs in the trim and a heavier porch post. The applicant

consulted an engineer who recommended 8x8x1/4 columns for the front porch posts due to the upper exterior deck.

Application Number: 2025-341

Address: 101 N. Lincoln

Rating: High

Zoning: [CBD, Central Business District](#)

Applicant: Kendnel Kasper Construction, Inc.

Historic Preservation Ordinance

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 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.

Historic Design Guidelines and Standards

3.2.5 Porches and Exterior Stairs

It is required that all High rated properties preserve, maintain, and clean historic porch and exterior stair materials and features according to acceptable preservation techniques, unless deteriorated beyond repair (a). It is not appropriate to add new porch features or ornamentation where not historically present (b) and if replacement is required for deteriorated materials or features, patch the smallest area possible, matching the materials, dimensions, profile, texture, and configuration of existing historic porch features (c). This is required for all High rated properties. If historic porch, balcony, or exterior stair railings do not meet current building codes, work with building code officials to determine if an exception may be possible, especially if the front porch or balcony is seldom used. For porches and balconies that remain in use, maintain the historic railing and supplement it with a visually unobtrusive higher rail (d). Synthetic replacement materials, such as composite lumber or synthetic materials, may be considered appropriate for replacing deteriorated porch floors or exterior stair treads in some cases, such as when the porch floor has been previously replaced or when the porch floor is minimally visible (e).

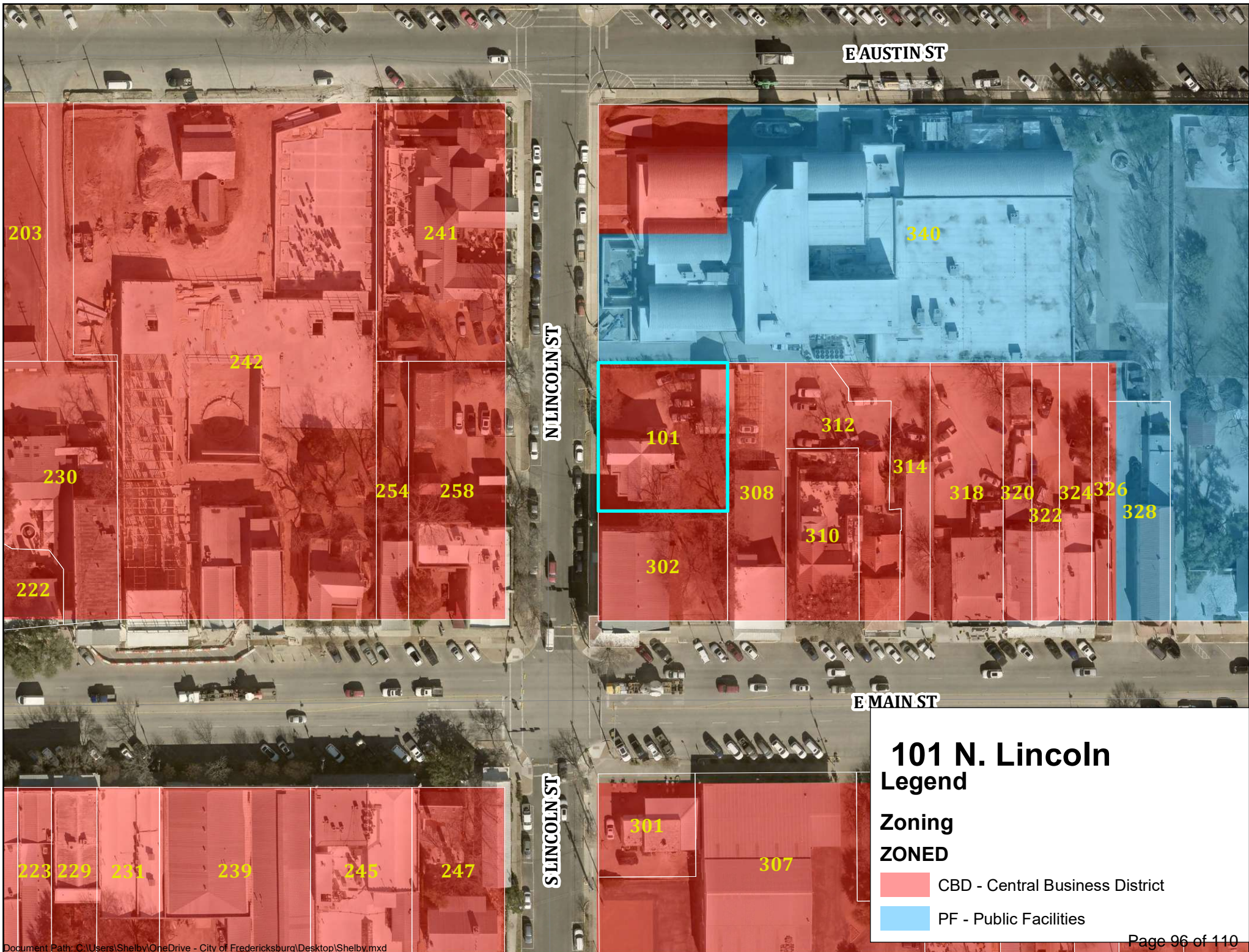
STAFF RECOMMENDATION:

The property is a High-rated resource used as an example of appropriate porch details in Sec. 3.2.5 of the Historic Design Guidelines and Standards (figure 3-16). Staff does not recommend approval of the changes to the porch details such as the changes to the trim which include, longhorns and crosses. This recommendation is in keeping with Sec. 3.2.5(b)(c).

Staff does recommend approval of the replacement porch posts based on the Engineer's determination. This recommendation is in keeping with Sec. 3.2.5(d)

ATTACHMENTS:

1. 2025-341 Location Map
2. 2025-341 Historic Survey
3. 2025-341 Photos
4. 2025-341-Railing Details
5. 2025-341-Structural Engineer Letter
6. Sec. 3.2.5 Figure 3-16
7. 2025-52 COA



City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID

Address

Parcel Number

GCAD Valuation (as of 2017; where available)

Year Built

Year Altered

Area

Historic District

Recommendation

Priority

Assessment

2002 Photo



Photo Information & Notes

Image Name

Photo References

Notes

2002 SURVEY DATA (continued)

Property Description

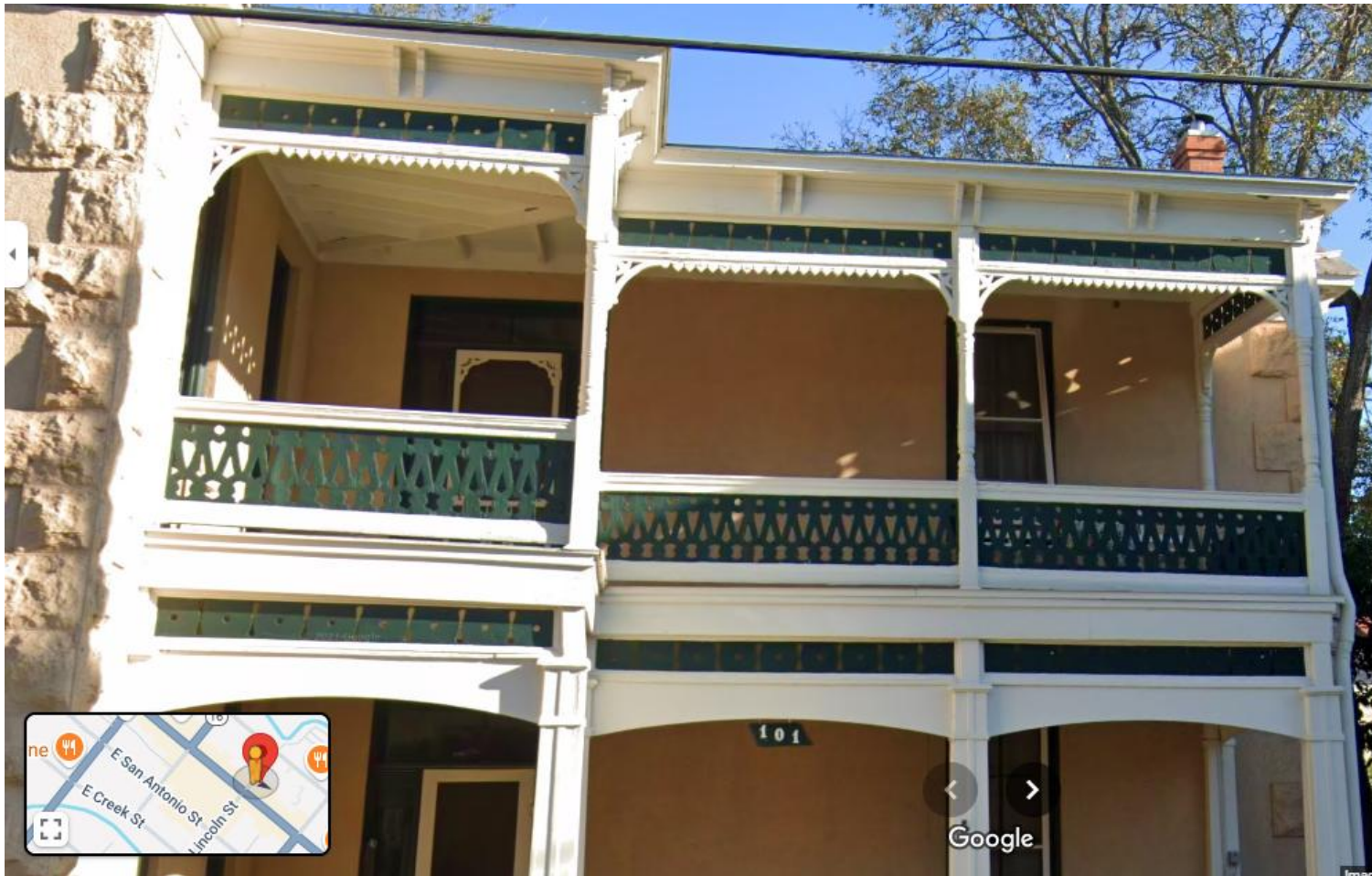
Function	<input type="text" value="Domestic: Single-Family"/>	No of Stories	<input type="text" value="2"/>
Style	<input type="text" value="Victorian Italianate; Craftsman"/>	Construction	<input type="text" value="load-bearing masonry"/>
Plan	<input type="text" value="wing-and-gable/L-plan"/>	Foundation	<input type="text" value="stone"/>
Exterior Walls	<input type="text" value="wood siding"/>	Roof	<input type="text" value="gable"/>
Porches	<input type="text" value="flat"/>	Windows	<input type="text" value="double-hung wood sash"/>
Outbuildings	<input type="text" value="garage"/>	Doors	<input type="text" value="original"/>
Alterations	<input type="text" value="addition"/>		

1983 SURVEY DATA

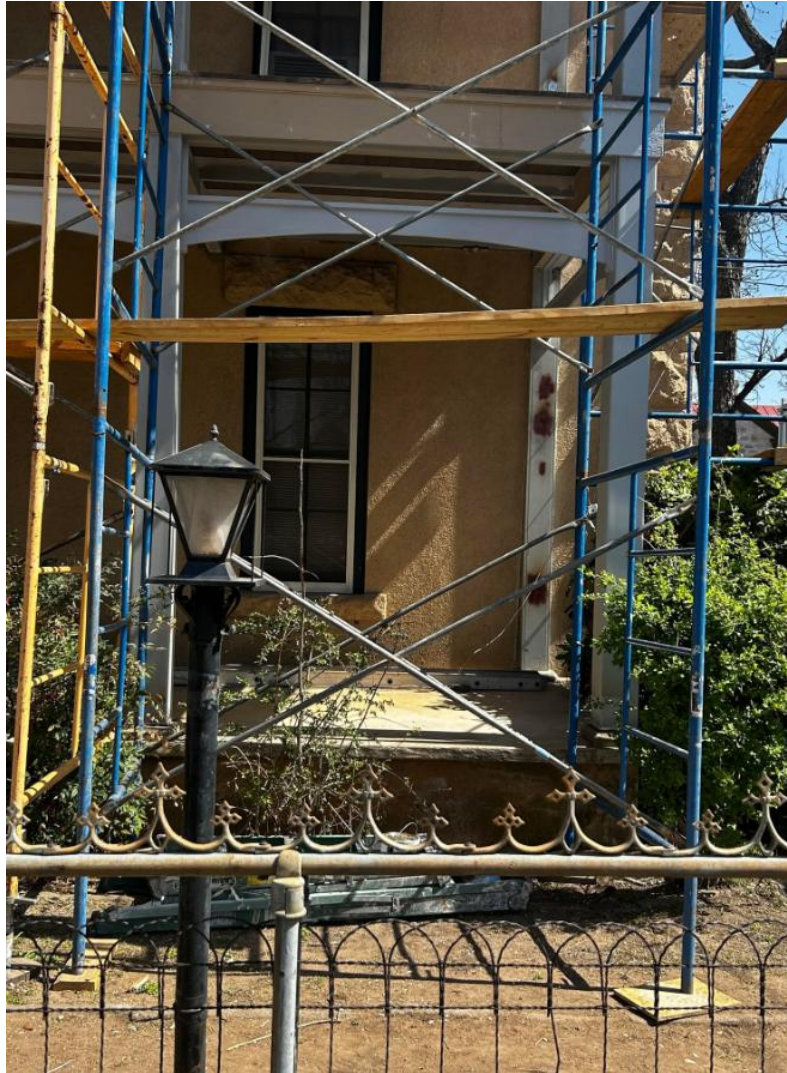
1983 Survey Site No	<input type="text" value="341"/>	1983 Survey Ranking	<input type="text" value="1"/>
1983 Photo References	<input type="text"/>		

101 N. Lincoln

Historic Porch Details as of 2024



Porch Posts as of 04/01/2025

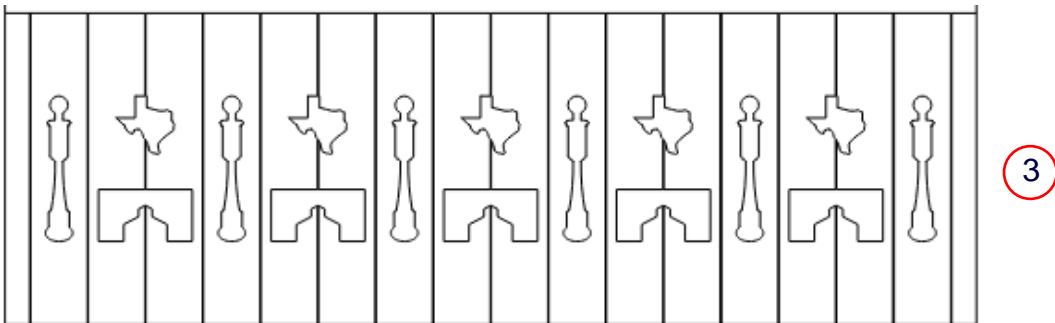
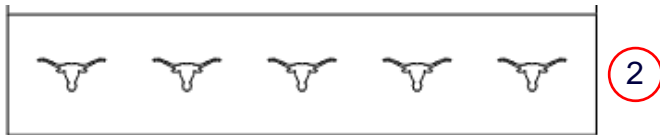


Porch Details as of 04/01/2025





Proposed Gingerbread/Railing Details



Hill Country Structural, Inc.

Structural Engineering Consultants

March 31, 2025

Re:

Kimberlyn R. Galifaro
Kendal Kasper Construction
101 N Lincoln St.
Fredericksburg, TX

Dear Kimberlyn,

My recommendation for the mentioned project is a HSS 8x8x1/4" column for the porch posts. I am recommending the steel column for two reasons. The first reason is longevity and rot resistance. The second reason is due to the project having an upper exterior deck. The configuration of an exterior upper deck with roof support is a potentially dangerous situation when you have weathering of a wood porch column over time. The base of the post usually rots with time and weather allowing the structure to become unstable. If you have any other questions or concerns, please feel free to contact me.

Sincerely,
Wess Lipka, P.E.

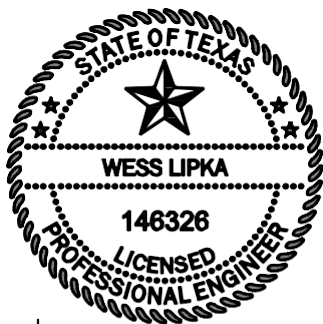
(830) 377-7177

wess@hillcountrystructural.com

President

Hill Country Structural, Inc.

Texas Registered Engineering Firm #F-7838



Wess Lipka



Figure 3-14. Example of original Folk Victorian porch detailing at 421 W. Main. Note how the turned porch posts are integrated into the masonry with attention to detail seldom replicated in non-historic examples. Source: HHM 2002 Survey.



Figure 3-15. Example of original character-defining Craftsman-style porch detailing on a ca. 1920 bungalow at 308 E. San Antonio. Source: National Register Nomination, Fredericksburg Historic District, 1983.



Figure 3-16. Example of an **appropriate** supplemental railing added above a historic balcony railing at 252 E. Main Street. Source: Google Street View.



Figure 3-17. Example of a reversible porch screening that does not damage or obscure historic character-defining features, **appropriate for Low or Medium priorities only**. Source: HHM archives.



Certificate of Appropriateness

Required for all exterior modifications of historic properties.

Fredericksburg, TX

Development Services~Building Inspections Division

Permit Number: 2025-52

Designation: _____

Address: 101 North Lincoln, Fredericksburg , TX 78624

Property Owner: EDWARD STROEHER

Email: _____

Phone: _____

Applicant: Kendnel Kasper Construction, Inc - Kimberlyn Galifaro

Email: kimberlyng@kkasperconstruction.com

Phone: (830) 370-4809


Survey Rating: High Medium Low

Year Built: 1901 Zoning: CBD

The certificate issued pursuant to the requirements of the 2015 International Building Code certifying that at the time of issuance, this structure or portions thereof was in compliance with the ordinances of the Fredericksburg, Texas, regulating building construction or use.

Staff comments regarding administration approval:

Approval to make repairs to porch with in-kind materials and to replicate existing style and form.

Historic Preservation Officer: 
Shelby Collier

Issued Date: 2/10/2025

Certificate of Appropriateness must be displayed on site along with building permits and do not take the place of building permits.



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: April 8, 2025

CATEGORY: DISCUSSION ITEMS

CAPTION: Demo By Neglect

SUMMARY:

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:
Fredericksburg Historic District Design Guidelines and Standards

STAFF RECOMMENDATION:

ATTACHMENTS:

1. Demolition By Neglect Spreadsheet (1)

Address	Items of Neglect	Comments/ Updates from Staff	Determination of Neglect	Owner	Notice of Violation	City Stabilization	Court Date
Yellow properties still in violation							
105 S Adams	Windows broken, general disrepair	Municipal Court Action required Hold on letter submission		Gillespie County			
513 W Main	foundation			Brickner			
107 W San Antonio	Paint Failure, Wood Decay, General Deterioration	1/6/25 - Code is going to make contact	1/22/2024	Don Nagel	08/27/2024 hand delivered		
113 W San Antonio	Paint Failure, Wood Decay, General Deterioration	1/6/25 - Code is going to make contact	7/17/2024	Don Nagel			
Blue Properties							
		DSD to follow up					
207 W San Antonio	Wood Decay, General Deterioration	4/1 - COA submitted - paint and repair all damaged wood -- 3/31/25 - Ms.Parker 3/21/25 - Sent a follow up email to Mrs. Parker in regard to submitting a COA -- JM 2/4/25 - Ms. Parker will be subitting a COA in March - 12/31/24 - Code left message for the owner	9/10/2024	Claudia Parker			
413 E Main	Paint Failure, Wood Decay, General Deterioration	4/1/25 - email sent to Ms. Hudson re status of subission - 3/24/25 Sent email to Becky Hudson - she is wanting to resubmit A COA for the rehab of the house. 3/21/25 - Left phone message for Becky Hudson - JM (1/6/25 - Code posted a citation on 1/6/25.	4/23/2024	Becky sister Nicki Heiner	08/27/2024 staked & Mailed		
Green Properties							
		Active COA in place					
206 S Crockett - Garage Building	Paint Failure, Wood Decay, General Deterioration	3/17 - Submitted another COA, HRB in April 2025 - 1/25 COA subitted on February HRB Agenda COA was rejected due to lack of requested information	7/17/2024	Leah Clodfelter			
216 W Schubert	Paint Failure, Wood Decay, General Deterioration	3/17/25- site visit with Boar members, applicant wil submit COA when ready for a rehab not demo and some new build.	7/17/2024	Aggie Construction - Robert Canales	08/27/2024 staked & Mailed		
101 N Lincoln	Paint Failure, Wood Decay, General Deterioration	4/2 - COA submitted for change to ginderbread decoration - 4/1 - COA submitted for window repair, COA subitted for Porch gingerbread change request - 3/24/25 - stop work order issued - due to metal posts being installed versus Wood pillars and gingerbread details not as submitted - 1/21 - COA APPLIED FOR - work without a COA - Fne Paid - 1/16/25 - active work being done on the homes deck, stop work order issued, Mr. Stroeher called and asked to come in to get the required COA. 12/31/24 - Ray Ortegon spoke to Mr. Stroeher in person, said he would contact staff, wood has been scrapped - no COA in MGO (1/6/25)	7/16/2024	Ed Strayer			

Completed COA's		History Of Previous Demo By Neglect Properties		
258 E Main - 2 Story Building Rear	Paint Failure, Wood Decay, General Deterioration	COA issued to Akin on 10/31/2024 but work not begun as of 12/31/2024	7/17/2024	1/6/24 - Painted - photo's provided
612 N Llano 204 S Crockett - Accesory Building	Paint Failure, Wood Decay, General Deterioration Wood Decay, General Deterioration, Stovepipe failure	Approved COA issued on 01/06/25	Property was demo'd and new house built in its place 8/15/2024	Suzanne Doughty

Properties with Issues	Sited for work without a permit	Status Update	Court Date	Resolution
102 W Austin	Temp Fence	4/2/25 sent email asking for an update - 3/18 - attempted to submit a COA - working on resubmission 4/3/24 Court Case deferred to may 2025 - 3/21 - email into Municipal court - requesting update		
211 W Main	Unpermitted Painting of facade black			
416-418 W Main	Brooks Bubblebar - Tank house painted			
116 N Crockett	Blue/white stripped umbrellas on patio			
110 N Bowie	Marque tents for "cats"			
403 W Schubert	Mural painted on Grand Central's wall			

Demolition by Neglect Procedure

The Historic Preservation Ordinance (No.27-007) was adopted on July 5, 2017, with the intent of protecting, enhancing and perpetuating historic landmarks and gave authority to a Historic Preservation Officer to implement the goals of the Historic Review Board which is appointed by City Council.

One of the duties of the Historic Review Board is to prevent Demolition by Neglect and direct the Historic Preservation Officer (HPO) to initiate that process, which is as follows:

Sec. 23-65 – Prevention of Demolition by Neglect

Step One – Determination of Neglect – The Board identifies a property that has fallen into disrepair and directs the HPO to issue a preliminary determination letter to the property owner. Which provides the property owner 30 days from the date of the notice to correct the defects or present the Board with a Plan.

Step Two – Code Enforcement – The HPO is to notify Code Enforcement of the Determination of Neglect on Day One so that they may issue a Notice of Violation.

Step Three – Subsequent Determination – If within 30 days following Step One, the owner does not respond, the HPO shall send a subsequent determination letter to the owner of the property. Which provides the property owner 90 days from the date of the notice to correct defects or present the Board with a plan.

Step Four – Code Enforcement Citation – If after 90 days, the owner of the property fails to respond to the two letters provided by the HPO, Code Enforcement may take action which could result in a case being filed in Municipal Court.

Step Five – City Stabilization – The Historic Review Board may direct the HPO to accomplish the necessary repairs to stabilize the property and prevent further deterioration. The City shall pay for the repairs and the expenses will be assessed as a lien on the real estate.

Step Six – Lien Establishment – The City of Fredericksburg will establish a lien for the work performed to stabilize the historic property.