



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, May 13, 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 May 13, 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 May 13, 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. April 8, 2025, Regular Meeting Minutes

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. **2025-219 - 109 W Centre** - Mary Cunningham - Request to demolish existing 1,232 sq ft residence and construct a 2,663 sq ft residence and a 452 sq ft detached guesthouse
- B. **2025-425 - 709 W Schubert** - Texas Living Homes - Request to Demolish Existing Residence and Construct a 2 story, 3,524 sq ft Residence with a 632 sq

ft Detached Garage that includes Living Space.

- C. **2025-407** - *202/204 S Adams* - Plan B Group - Request to Demolish Existing 4,092 sq ft Commercial Retail Building and Conceptual Approval for the Construction of a 4,914 sq ft, Single-Story Restaurant Building.
- D. **2025-432/433** - *413 E Main* - Westmill Properties LLC - Request to Repair the Existing Resource, Re-rate a Barn and Storage Building from Medium to Low, Demolish Barn and Storage Building and Construct 8 Short-Term Rental Units
- E. **2025-418** - *107 N Orange* - Signor Vineyards - Request to Construct a 77 sq ft Outdoor Bar.

6. DISCUSSION ITEMS

- A. Senior Planner/Historic Preservation Officer Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM. on May 9, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Jan Musgrove
Planner 1

**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF REDERICKSBURG**

**HISTORIC REVIEW BOARD
MEETING MINUTES
April 8, 2025
5:30 PM**

On this 8th day of April 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
Sharon Joseph
Todd Eidson
Joe Salinas, Jr.
Donna Heinen-Sanders

ABSENT: Amy Slaughter
Cyd Donnell
Jessica Mittel

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 5:43 PM by Chairperson David Bullion.

MINUTES

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

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

2025-277 – 206 S Crockett – Kenny and 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.

Applicant: Donna Mann

Staff Presentation: Shelby Collier, Senior Planner

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

Staff Recommendation:

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 recommend approval of the application as presented.

Discussion:

A brief discussion on which color on the window trim would be use, the representative reported that the white trim would be used.

Sharon Joseph made a motion to approve the item per the new handout and to allow for the demolishment of the pole barn. Todd Eidson seconded the motion. All voted Aye and the motion carried.

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.

Applicant Jennifer Hyde

Staff Presentation: Shelby Collier, Senior Planner

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

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 25 ft setback to the front entry/front porch. Staff have no issues with the design as presented and believe that the applicants' use of materials is appropriate for new construction.

Staff's recommendations are 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 do not recommend approval of the 560 sq ft outdoor space as there was not enough information available to review. Staff would recommend conceptual approval

Discussion:

Discussion revolved around the garage as a visual distraction and the 60-foot setback of the front door and that there would be a need to move the garage to the rear of the property. The Board agreed that this design needed more work.

Joe Salinas made a motion to deny as presented.

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

411 W Creek - City of Fredericksburg - Request to re-rate two (2) accessory buildings from Low to High

Summary:

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 two (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 possesses a High-rating, Staff believed there could be a possibility that these two (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.

STAFF RECOMMENDATION:

After review of the ancillary buildings, Staff has identified that they are of an age as the construction comparable 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.

Discussion:

A very brief discussion occurred around whether or not there could be multiple ratings on one property. Shelby Collier confirmed that there could be.

Todd Eidson made a motion to approve the re-rating from low to high for the two ancillary buildings located at the rear of the property of 411 W Creek.

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

2025-279- 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. The applicant also took feedback from the Board and amended 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.

Discussion:

The Board complimented the applicants on the changes and stated that the home looked great.

Sharon Joseph made a motion to approve with the addition of making sure that the garage was placed at least 15 ft from the two high rated ancillary buildings and that the presented shingle roof be replaced with a metal roof.

Joe Salinas seconded the motion. All voted Aye and the motion passed.

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

Applicant: Kimberlyn Galifaro– Kendnel Kasper Construction

Staff Presentation: Shelby Collier, Senior Planner

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

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 do 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).

Discussion:

David Bullion mentioned that the gingerbread details and the other porch details should be returned to the original.

The applicant's representative asked if crosses were ok for the gingerbread details.

David Bullion reiterated that it would have to be replaced with what had existed prior to removal and must be replaced with the replication of the original details if the original was no longer viable. The topic of the metal posts replacing the original wood posts

revolved around the safety issue. A letter from a structural engineer was included in the packet.

Todd Eidson made a motion to approve the replacement of the wooden structural posts to metal due to safety issues.

Joe Salinas seconded the motion. All voted Aye, except Sharon Joseph who voted Nay.

Motion passed four (4) votes to one (1).

Discussion then focused on the porch details, specifically the gingerbread detail. Joe Salinas wanted to know if the applicant had the original. The applicant responded that they had some and that it could be replicated.

Joe Salinas made a motion to deny the request for the new porch details, to include the new gingerbread designs and to replicate the original details and replace them with replicated ones.

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

Director’s Report:

Evan Williamson, Interim Director of Development Services, gave the Board a brief report on the Legal liability coverage that Board members had discussed in a previous session. He had reached out to Legal counsel and was told that all board members are covered by the City’s policy. There is no document that can be supplied, once you are sworn in as a Board member, coverage is applied.

David Bullion responded that this would cover one for one’s opinion but not if any illegal activity occurs.

Historic Preservation Officer Report: Shelby Collier

Update on the Demo By Neglect items, discussed the meeting that was held between Code Enforcement, Development Services and two historic Review Board Members, Sharon Joseph and David Bullion. The meeting covered procedures and timelines and this resulted in the document provided in the packet outlining the procedures and timelines. Other items of interest was the list of “properties with issues” that had been added to the list. One of the items on list 105 S Adams, is property owned by Gillespie County. The county is in the process of doing a case study to determine what improvements and repairs need to be addressed to county properties. The City has not issued a demo by neglect due to these circumstances.

David Bullion asked if there could be more detail on the spreadsheet so that it is clear which part of the process the property is in.

Shelby Collier went on to alert the Board that she was working on a presentation that would use HOT (Hotel Occupancy Tax) funds to set aside for Historic Preservation. She hoped to present it to the Board in May, as May was historic preservation month. Which if the Board agreed with the presentation, it would then go before City Council for consideration, in next year's budget.

Sharon Joseph asked if there was anyway to reserve the \$30,000.00 historic preservation grant this year, for these properties.

Shelby Collier responded that if that is what the board would like to do, Staff would need to know now because the notice to apply is about ready to be advertised and have already had an applicant ask for an application. The deadline for applications is usually the last Monday in June, and then the Board makes recommendations in July, with awards on the last Monday of July.

David Bullion asked if Staff could do an evaluation/estimate of 113 and 117 W San Antonio and add them to the list of applicants for the Historic Preservation Grant.

Shelby Collier reminded the Board that this would be a very rough estimate but yes, that could be accomplished.

Joe Salinas asked could the City perform work without the property owner's permission.

Evan Williamson responded that Lt. Braxton Roemer had talked about this scenario and that an administrative warrant would be issued through the police department so that Staff or the contractor could conduct an appraisal of the work needed.

The Board asked if this same process would be used to "do the work"

John Domenech, virtual legal council representative, responded that a administrative warrant or a court order would be issued to get access to the property to do repairs.

David Bullion restated that there was a legal step that would need to be accomplished prior to any work being done. That it was not the goal to have to resort to this level of involvement but that the Board and Staff had been very accommodating of these three (3) properties, and that it had worked for most of the other offending properties.

Todd Eidson wanted an update on the blue and white umbrellas located at 116 N Crockett.

Shelby Collier replied that the applicant has refused to take them down and refused to come into compliance, and that Code Enforcement was now involved.

Todd Eidson commented that he had found the applicant's response email rude.

Shelby Collier welcomed any input from the Board on how to deal with applicants like this. Staff try to work with non-compliant properties and their owners and do welcome any suggestions. Shelby Collier mentioned that Staff was going to attempt some educational opportunities with the Historical Society and was hopeful that this would alleviate some of these issues. Perhaps some newspaper articles, or public information notices that highlight the Historic preservation Ordinance and the importance of maintaining the Historic district and its value and character to our community.

David Bullion asked what staff does to a repeat offender (contractor) not the property owner now?

Shelby Collier responded that the only tool available is the \$300 fine, work without a Certificate of Appropriateness fine. She restated that she thought education was important. The ordinance would have to be amended to allow three strikes, and you are out situation for repeat offenders.

Shelby Collier mentioned that terms for some members were up in June of 2025 and those interested in re-upping for another term, please let us know, so that Jan Musgrove can get you the appropriate forms. She stated that Mrs. Robin Cowsar had resigned and that her position would need to be filled, she asked Board members to reach out to friends and our colleagues that may want to serve.

Adjournment:

With no further business to discuss, the meeting was adjourned at 7:17PM.

PASSED AND APPROVED on the 13th day of May 2025.

Jan Musgrove, Planner 1

David Bullion, Chairperson



HISTORIC REVIEW BOARD AGENDA
MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
APPLICATION: [AGENDA_ITEM]
MEETING DATE: May 13, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-219 - 109 W Centre - Mary Cunningham - Request to demolish existing 1,232 sq ft residence and construct a 2,663 sq ft residence and a 452 sq ft detached guesthouse

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

1. Demolish the existing 1,232 sq ft residence
2. Construct a new 2,663 sq ft, one-story residence
3. Construct a 452 sq ft detached guesthouse

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a Low-rated property in the Vernacular style. The 2002 Historic Survey identifies the date of construction as 1890, however, information provided by the applicant, including previous review by Staff, concluded that the construction was probably more recent and made to interpret an older date and time. The property consists of a 12,476 sq-ft lot with a 1,232 sq-ft residence. The applicant is requesting permission to demolish the existing residence and construct a 2,663 sq ft, single-story residence with an attached garage as well as a 452 sq ft guest house at the rear of the lot.

Application Number: 2025-219

Address: 109 W Centre

Rating: Low

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

Applicant: Mary Cunningham

[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 than 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.

3.4.3 Accessory Buildings

Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; the maximum height for a High-rated property is 28 ft (c). Exterior walls, roof features, and window or door openings must authentically communicate the structural system of the new construction. Application of false structural elements is prohibited. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system (f). The exterior color palette for new accessory buildings must generally be in the same range as the primary building on the property (k).

STAFF RECOMMENDATION:

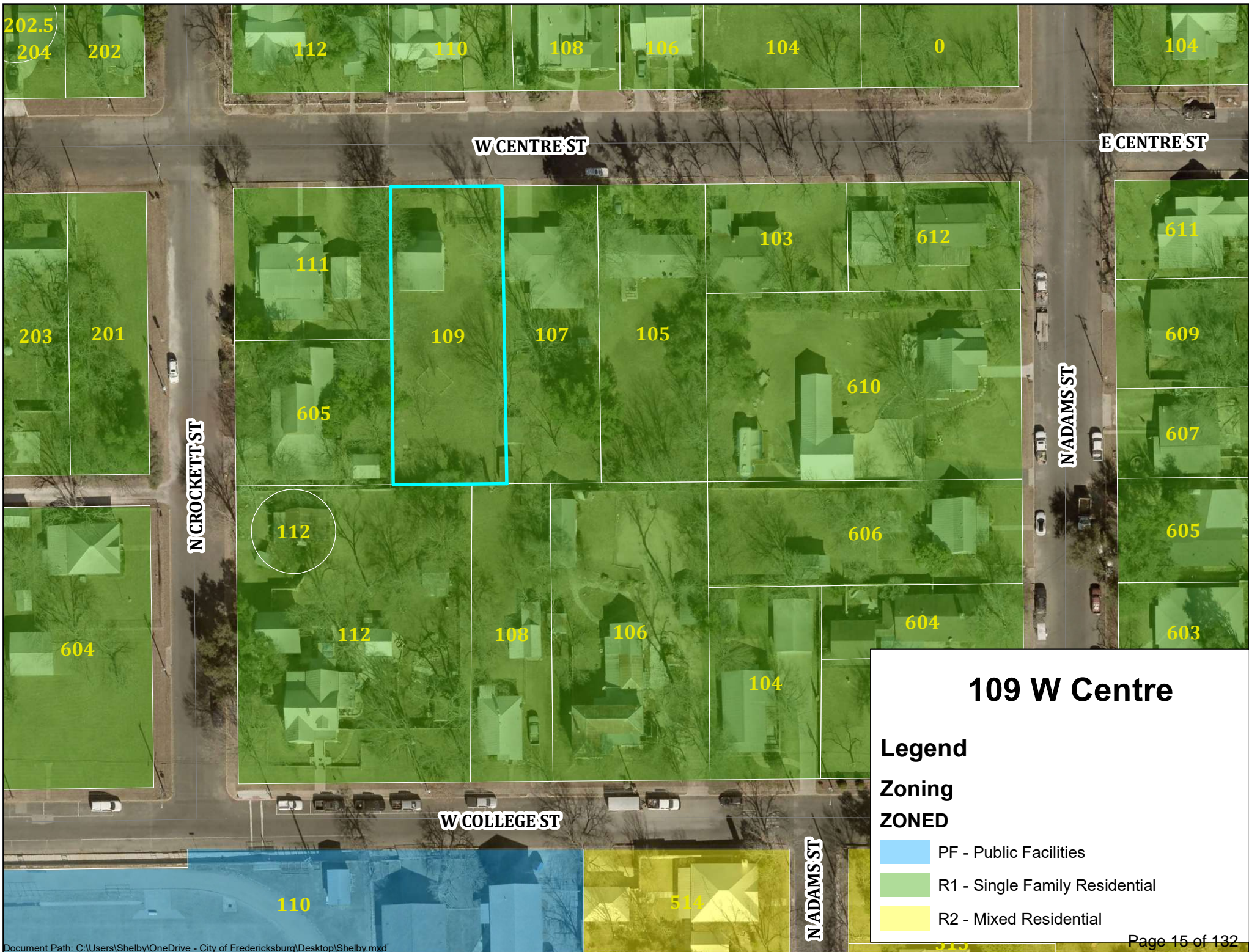
The development as proposed is consistent with traditional and historical development patterns 3.4.1(b)(c) with the layout focusing on the front porch, as well as an attached garage that is recessed from the front entry. In addition, the location of the guest house at the rear is appropriate, but would need to maintain a 10-ft setback from the main building per 3.4.1(e). The use of materials is appropriate and the addition of a stone wainscot along the front which transitions into the chimney is appreciated. 3.4.2 (r)(s).

If the Board were to find the demolition request is appropriate per Sec. 23-63 Demolition/Removal of the Historic Preservation Ordinance, Staff could recommend approval of the new construction as proposed.

ATTACHMENTS:

1. 2025-219 Location Map
2. 109 W Centre Historic Survey
3. 2025-219 Site Plan

4. 2025-219 Floor Plan
5. 2025-219 Renderings
6. 2025-219 - Contractor Letter
7. 2025-219- Age Analysis



LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 109 W CENTRE ST **LAT/LONG** 30.280881 -98.867898
ALTERNATE ADDRESS N/A **PARCEL #** 52609
LEGAL DESCRIPTION COLLEGE BLK C LOT 2-PT
OWNER NAME BUXTON, ROBERT EARL **2017 GCAD VALUATION** \$184,530

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

This parcel is vacant on Sanborn maps and historic aerials; however, this house appears to be historic age. The CAD date is 1984, suggesting it was moved to this location in that year.

PHYSICAL DESCRIPTION

YR. BUILT c.1890 **YR. SOURCE** Estimate **FORM** Rectangular
TYPE Building **CURRENT FUNCTION** Domestic: Single dwelling
PRIMARY STYLE Vernacular **HISTORIC FUNCTION** Domestic: Single dwelling
SECONDARY STYLE No secondary style



**VISIBLE
ANCILLARY
RESOURCES**

1. none

ALTERATIONS

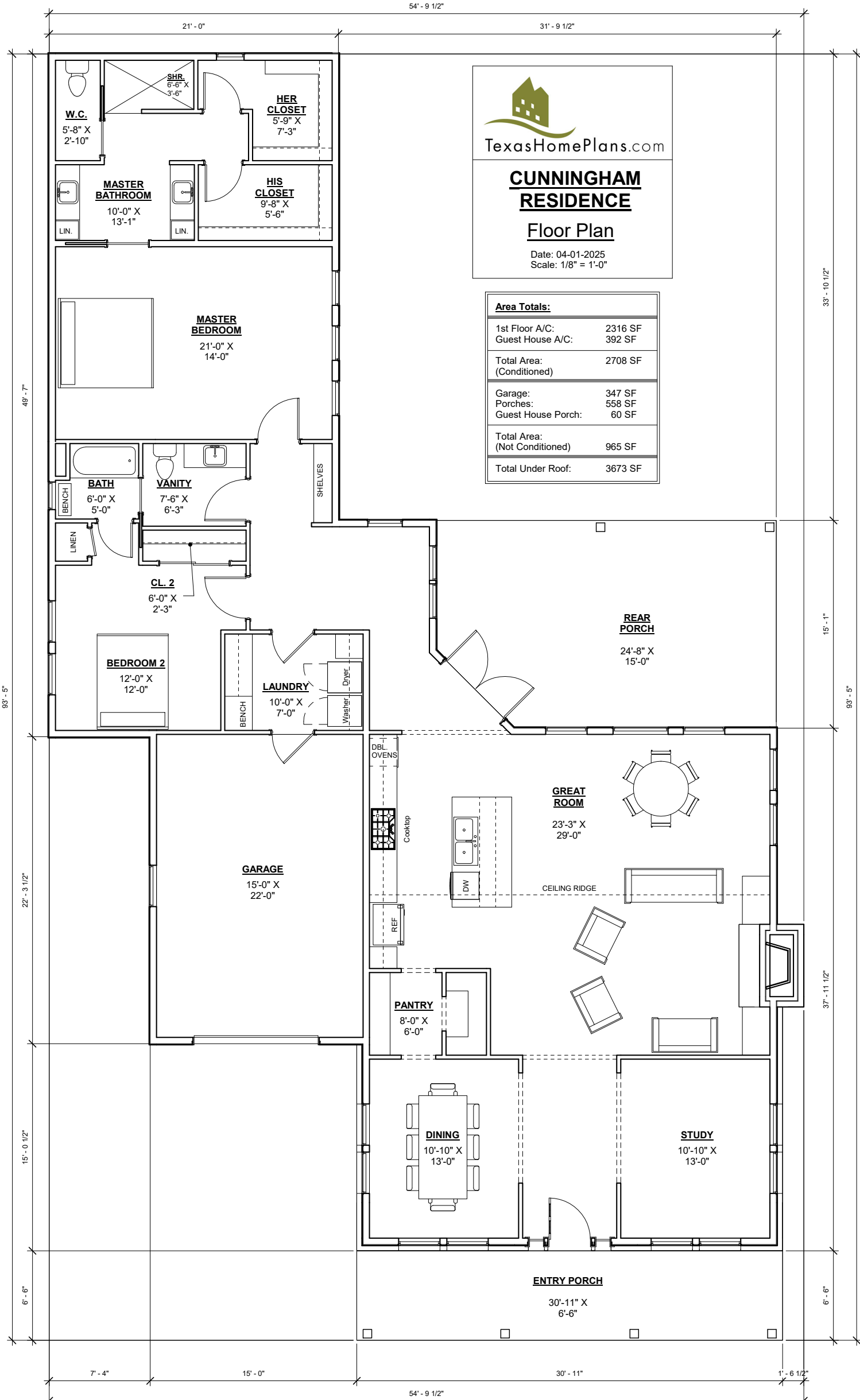
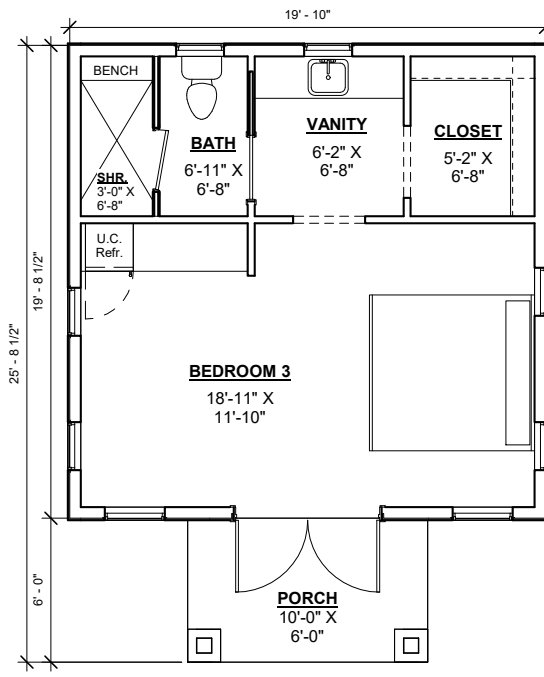
Side door, porch supports, wall cladding, and all windows replaced
Roof replaced w/ incomp. materials
Window opening(s) altered/enclosed
Addition to rear/side elevation

MOVED Yes

**GENERAL
NOTES**

SOURCES Sanborn maps; USGS aerials






 TexasHomePlans.com
**CUNNINGHAM
RESIDENCE**
 Floor Plan
 Date: 04-01-2025
 Scale: 1/8" = 1'-0"

Area Totals:	
1st Floor A/C:	2316 SF
Guest House A/C:	392 SF
Total Area: (Conditioned)	2708 SF
Garage:	347 SF
Porches:	558 SF
Guest House Porch:	60 SF
Total Area: (Not Conditioned)	965 SF
Total Under Roof:	3673 SF

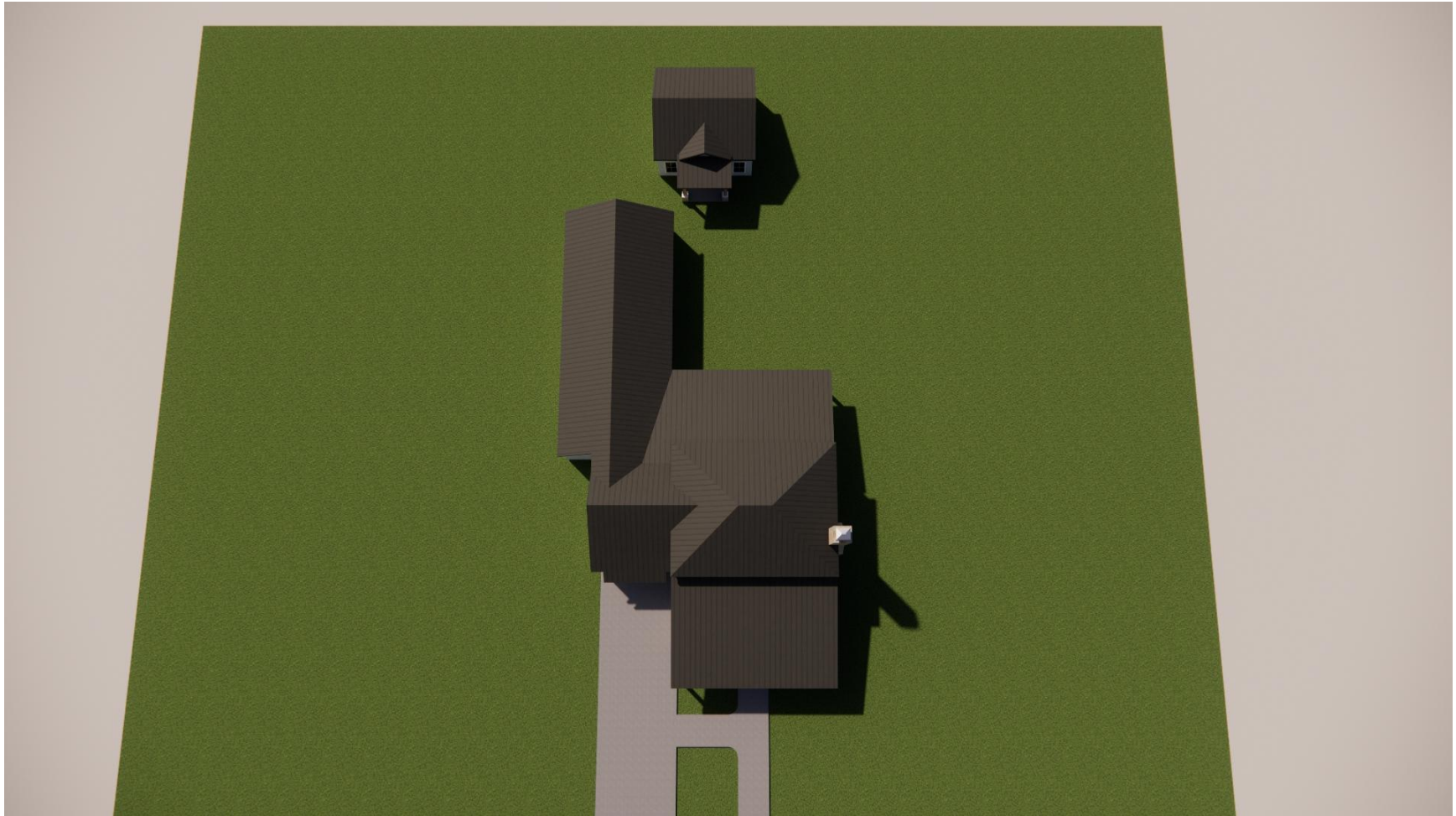
109 W Centre - Renderings





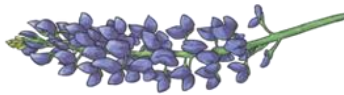












Jeff Scoggins

Bluebonnet Designs

PO BOX 850

Llano, TX 78643

08/23/2024

Historic Review Board

Anna Hudson, AICP-C

126 West Main Street

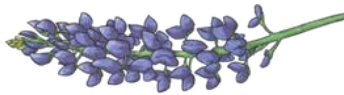
Fredericksburg, TX 78624

Dear Members of the Committee,

I am writing to you regarding the property located at 109 W. Centre Street, Fredericksburg, TX 78624. After conducting a detailed analysis of the structure, it has become evident that this house was built in the 1980s. Below, I summarize the key findings from my analysis that support this conclusion:

1. **Exterior Materials:** The exterior of the house is clad with pressboard smooth face Dutch lap siding. This type of siding was extremely popular from the 1980's to mid-1990's as a low-cost alternative to other existing house sidings, which indicates that the siding is much more recent.
2. **Window Materials:** The windows of the house are aluminum framed. Aluminum windows became popular in the 1970s. This material choice further suggests a more recent construction date.
3. **Lumber Dimensions and Quality:** The lumber used in the house, specifically the 2x6 joists and beams, measures 1.5" x 5.5". This sizing standard was not established until 1964. Additionally, the lumber used is not old (slow) growth lumber, which became less common after the 1960s. This evidence strongly suggests that the house was built or significantly renovated after this period.
4. **Insulation:** The ceiling insulation is dyed pink, a product introduced in 1956. The wall insulation within the exterior walls and between floors dates from the 1960s to 1980s, further corroborating the timeline of construction or renovation well after the early 20th century.
5. **Wiring:** The entire house is wired with modern plastic color-coded wire, often referred to as "Romex," which became widely used in residential construction in the U.S. by 1970.

While the house was built to mimic the Texas Vernacular style, it does so in appearance only. The use of modern materials throughout the structure clearly indicates that it is not an authentic historic building but rather one that is "historic looking" at best. The design choices made were intended to evoke the aesthetics of older Texas architecture, yet the construction itself is firmly rooted in more recent decades.



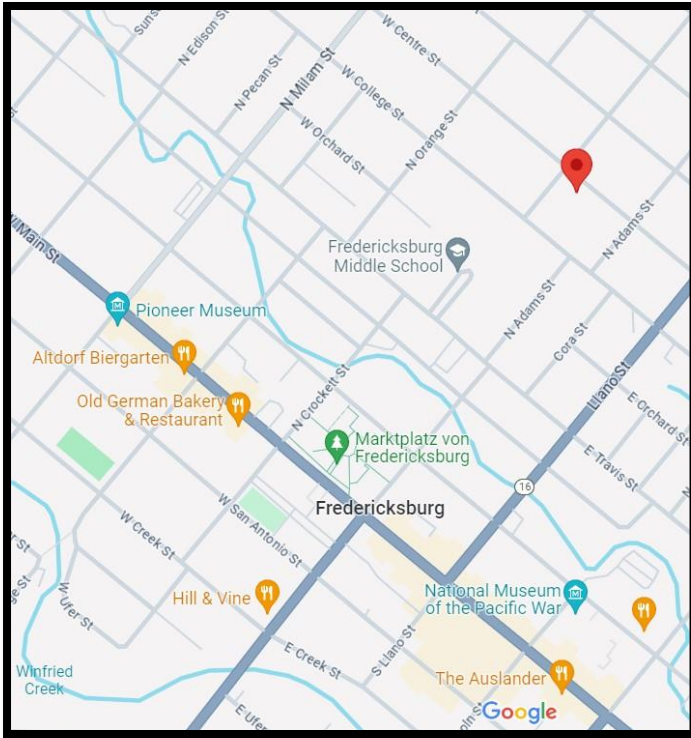
These points collectively demonstrate that the house at 109 W. Centre Street dates back to the mid-1980s. The materials and construction methods employed are indicative of this fact.

I trust this information will be helpful in your considerations regarding the historical status of the property. Should you require any further details or documentation, please feel free to contact me.

Thank you for your attention to this matter.

Sincerely,
Jeff Scoggins

STRUCTURE DATE ANALYSIS FOR BOB & MARY CUNNINGHAM



VICINITY MAP



STREET VIEW

109 W. CENTRE STREET
FREDERICKSBURG, TX 78624

EXTERIOR MATERIALS

EXTERIOR CLADDING STYLE:
SMOOTH FACE DUTCH

ACTUAL EXTERIOR MATERIAL:
PRESSBOARD

THIS TYPE OF SIDING WAS
EXTREMELY POPULAR FROM
THE 1980'S TO MID 1990'S AS A
LOW-COST ALTERNATIVE TO
OTHER EXISTING HOUSE
SIDINGS.

TIN METAL SKIRTING EXISTED
BETWEEN THE 19TH AND 20TH
CENTURY. THIS STYLE OF
SKIRTING IS TYPICALLY FOUND
ON MOBILE HOMES.



PRESSBOARD SMOOTH FACE
DUTCH LAP SIDING

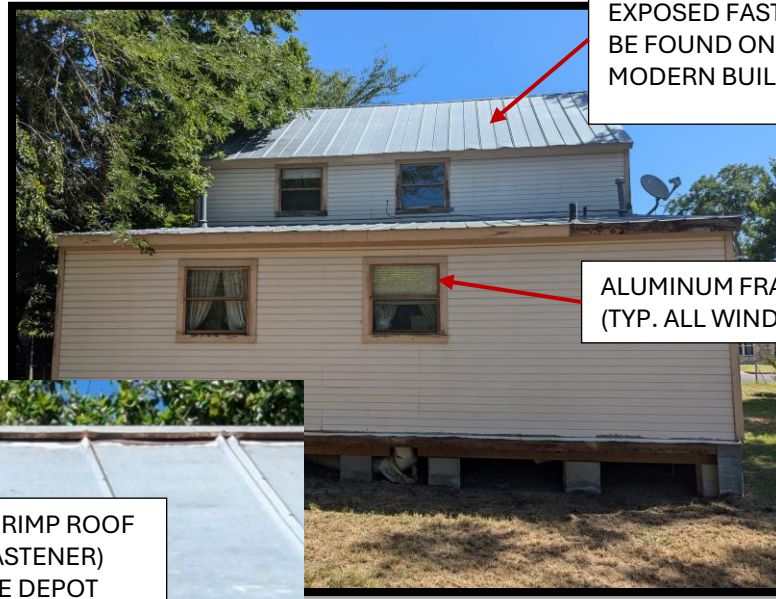
SHEET METAL SKIRTING
EMBOSSSED WITH A STONE
BLOCK FACE

SIDE VIEW

109 W. CENTRE STREET
FREDERICKSBURG, TX 78624

EXTERIOR MATERIALS CONT'D.

ALUMINUM WINDOWS BECAME MORE POPULAR IN THE 1970S AS NEW WINDOW MATERIALS THAT WERE MORE ENERGY EFFICIENT BECAME AVAILABLE. BY THE 1970S, ALUMINUM WINDOWS WERE RIVALING THE WOOD WINDOW INDUSTRY.



THIS ROOFING MATERIAL (AND EXPOSED FASTENERS) CAN STILL BE FOUND ON MUCH MORE MODERN BUILDS.

ALUMINUM FRAMED WINDOW (TYP. ALL WINDOWS)



GALVALUM STEEL 5V CRIMP ROOF PANEL (EXPOSED FASTENER) AVAILABLE AT HOME DEPOT

REAR VIEW

109 W. CENTRE STREET
FREDERICKSBURG, TX 78624

EXTERIOR MATERIALS CONT'D.

LUMBER SIZE NOTE:

IN 1964, SIZE STANDARDS, MAXIMUM MOISTURE CONTENT, AND NOMENCLATURE WERE AGREED UPON, WHICH MADE THE NOMINAL 2X6 THE ACTUAL 1½ X 5½.



109 W. CENTRE STREET
FREDERICKSBURG, TX 78624

STRUCTURAL MATERIALS



LIVING ROOM

LUMBER GRAIN NOTE:

AFTER THE 1960s, SLOW GROWTH LUMBER BECAME HARDER TO FIND. BY THE MID-TO-LATE 1900s, THE MAJORITY OF THE LUMBER PRODUCED CAME FROM TREE FARMS. THERE IS NO SLOW GROWTH LUMBER IN THE ENTIRE STRUCTURE'S WALL FRAMING.

109 W. CENTRE STREET
FREDERICKSBURG, TX 78624

INSULATION

CEILING INSULATION MATERIAL IS PINK DYED PINK INSULATION WAS INTRODUCED IN 1956.



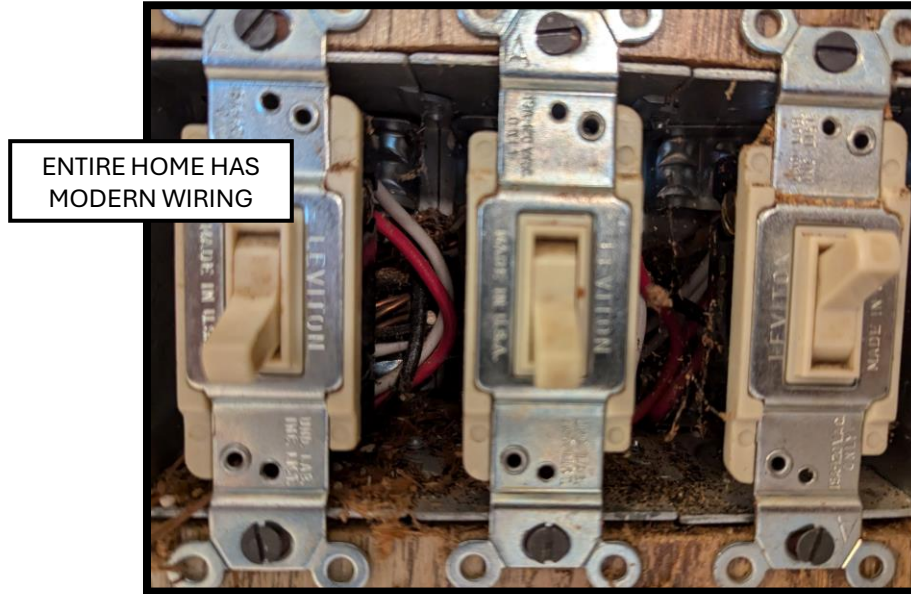
EXTERIOR WALL BATT INSULATION MANUFACTURE DATE

CEILING & WALLS

EXISTING WALL INSULATION WITHIN THE EXTERIOR WALLS AND ORIGINAL CEILING INSULATION BETWEEN THE 1ST AND 2ND FLOORS DATE AROUND THE 1960s-1980s.

109 W. CENTRE STREET
FREDERICKSBURG, TX 78624

WALL WIRING



PLASTIC COLOR CODED WIRE JACKET

PLASTIC OR THERMOPLASTIC NONMETALLIC CABLE STILL REFERRED TO BY MANY ELECTRICIANS AS “ROMEX” CABLE, HAS BEEN IN USE SINCE THE 1960’S. IN THE U.S., ROMEX CABLE BECAME WIDELY USED IN NEW RESIDENTIAL CONSTRUCTION BY 1970. THEREFORE, COMPLETELY REPLACING FABRIC-BASED WIRE INSULATION PRODUCTS.

109 W. CENTRE STREET
FREDERICKSBURG, TX 78624

CONCLUSION

While the house was built to mimic the Texas Vernacular style, it does so in appearance only. The use of modern materials throughout the structure clearly indicates that it is not an authentic historic building but rather one that is "historic looking" at best. The design choices made were intended to evoke the aesthetics of older Texas architecture, yet the construction itself is firmly rooted in more recent decades.

These points collectively demonstrate that the house at 109 W. Centre Street can be dated to the 1980s. The materials and construction methods employed are indicative of a structure built or significantly renovated in the mid-to-late 20th century.

109 W. CENTRE STREET
FREDERICKSBURG, TX 78624



HISTORIC REVIEW BOARD AGENDA
MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
APPLICATION: [AGENDA_ITEM]
MEETING DATE: May 13, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-425 - 709 W Schubert - Texas Living Homes - Request to Demolish Existing Residence and Construct a 2 story, 3,524 sq ft Residence with a 632 sq ft Detached Garage that includes Living 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 3,524 sq ft, 2-story residence
3. Construct a 632 sq ft garage with living space
4. Construct a 900+ sq ft outbuilding with attached outdoor 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 3,524 sq ft, two-story residence as well as a 632 sq ft garage with living space as well as a 900+ sq ft outbuilding with attached outdoor area.

Application Number: 2025-425

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 (maximum of 1,762 sq ft), 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

3.4.3 Accessory Buildings

Follow lot coverage standards as required in Section 3.4.1 (b). Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; The maximum height for an accessory building on a historically designated parcel relates to the preservation priority assigned to the primary building on the parcel (maximum of 2-stories, 28 ft in height)(c). Applied architectural ornament or stylistic detailing of any kind is not appropriate for new accessory buildings (d). Consistent with historical lot-development patterns, new ADU's should be designed to look like a single, consistent dwelling unit - even if there are multiple ADU's on a single property is not consistent with historical development patterns in the district (e). Revealing structural elements - like true load-bearing posts and beams - is encouraged (g) If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Use of true load-bearing masonry walls with stone, brick, or stucco also is encouraged (h). The palette of exterior materials for new accessory buildings should not use more than two different primary siding materials; a third material may be added if used for trim only. At least one exterior material on the accessory building must match the primary building on the property (i). Modern materials, such as fiber-cement siding and corrugated metal, may be appropriate for new accessory buildings (j). 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 development as proposed is consistent with historic development patterns, with the residence being within 25 ft of the street and that garage/adu pushed further into the lot. 3.4.1. The layout places the main residence as the focal point and the 900+ sq ft outbuilding and that garage do not overwhelm the lot layout or the main residence. The design as presented makes appropriate use of materials and places them in a way that highlights the hill-country modern design but is compatible with the district.

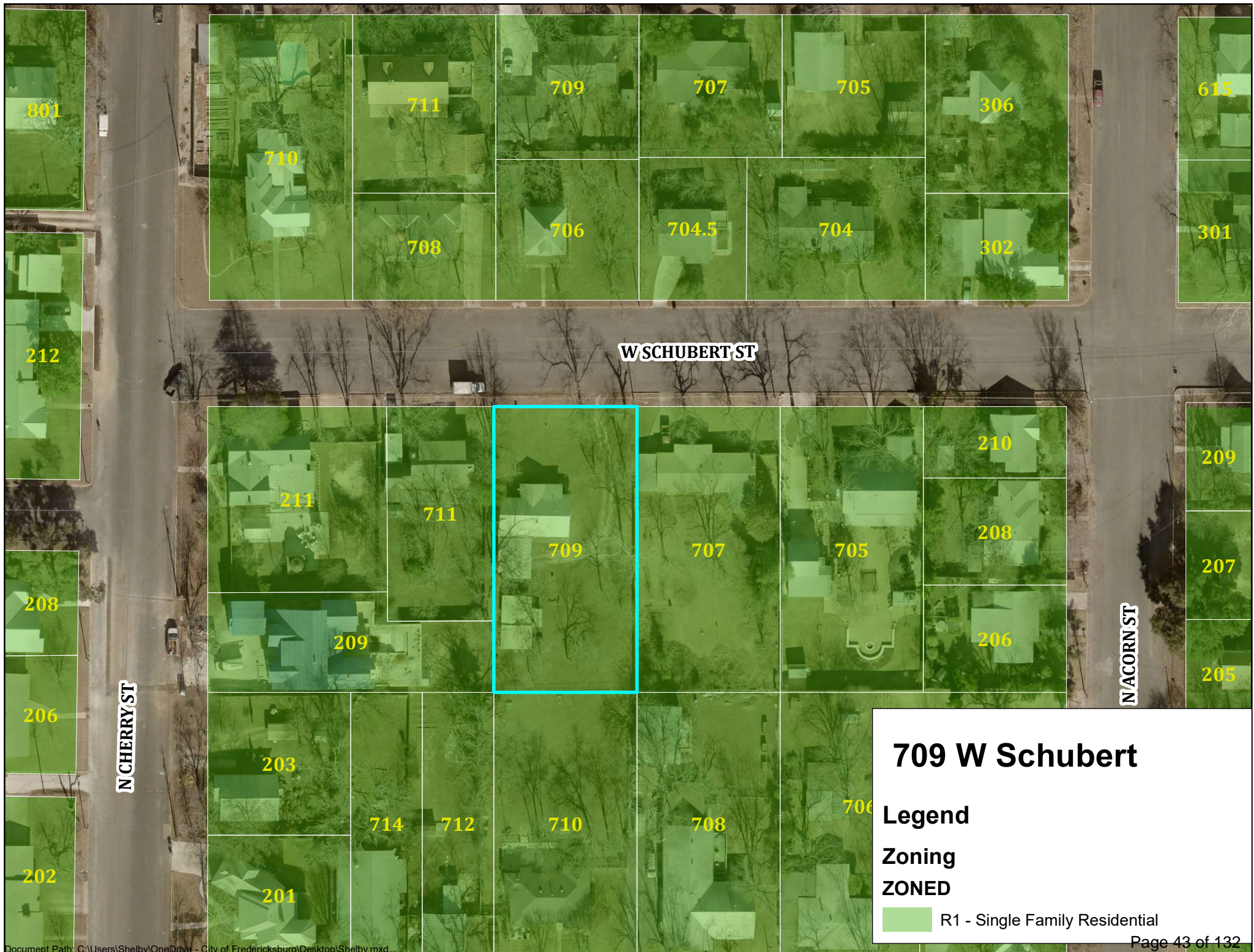
Staff recommendation is as follows:

1. If the Board finds that the applicant has successfully addressed Sec. 23.-63, demolition may be approved.
2. Staff recommends approval of the new construction as presented.

3. While specific colors were not provided for review, the general color palette depicted in the renderings is appropriate for a Low-rated resource.

ATTACHMENTS:

1. 2025-269_Location Map
2. 709 W Schubert Historic Survey
3. 709 W Schubert Photos of Existing Residence
4. 2025-425_Demolition Review
5. 2025-425_Site Plan_Floor Plans_Renderings



W SCHUBERT ST

N CHERRY ST

N ACORN ST

709 W Schubert

Legend

Zoning

ZONED

R1 - Single Family Residential

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



709 W Schubert Photos of Existing Residence





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

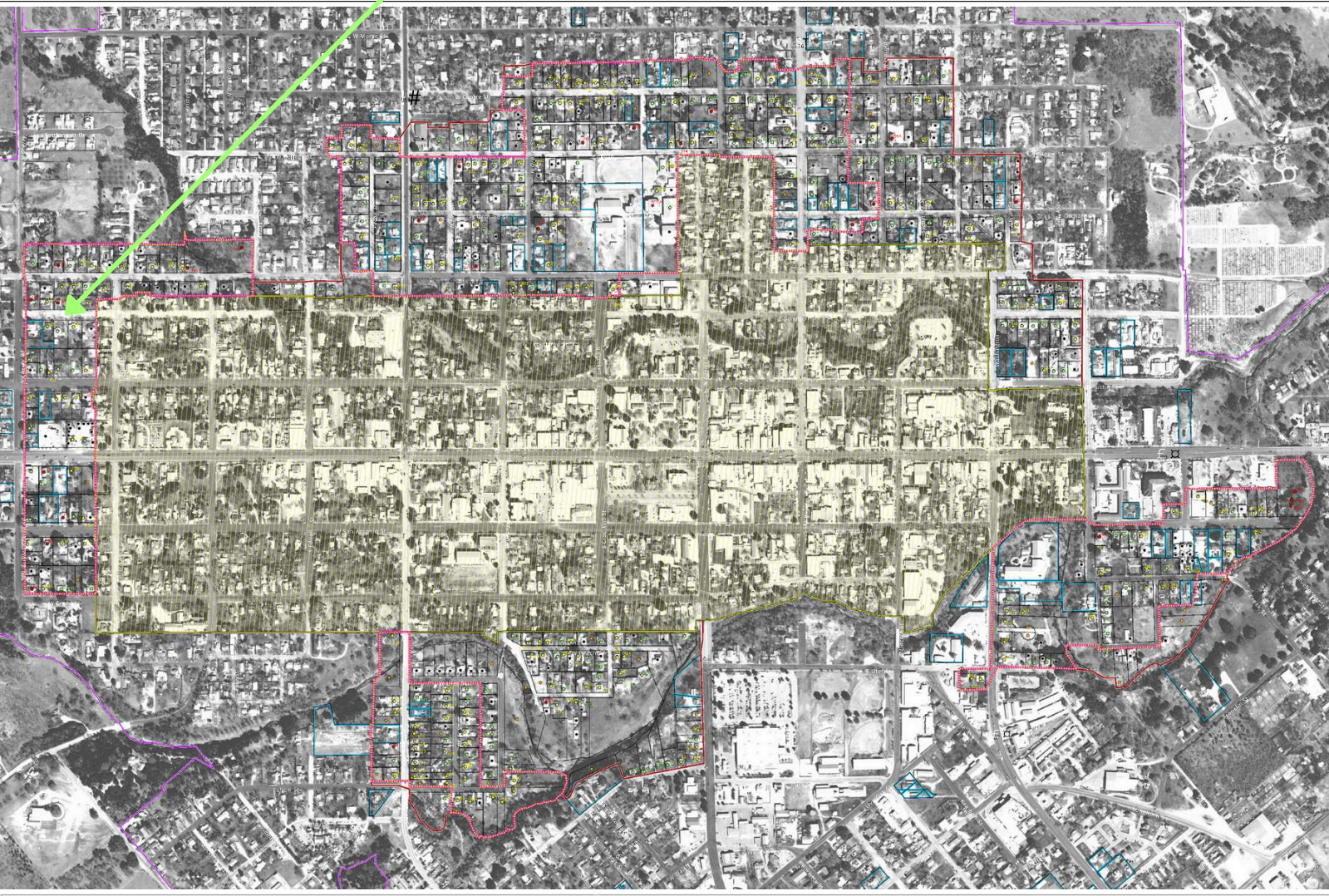
Renderings & Plans 10-13

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: 3/19/2019
Data Source(s):
City of Fredericksburg (DIT)
GC2018175_0415_0118
Aerial Source: 118K (2015)

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



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.



REVISIONS

the Hyde home
 709 W. Schubert Street
 Fredericksburg, Texas

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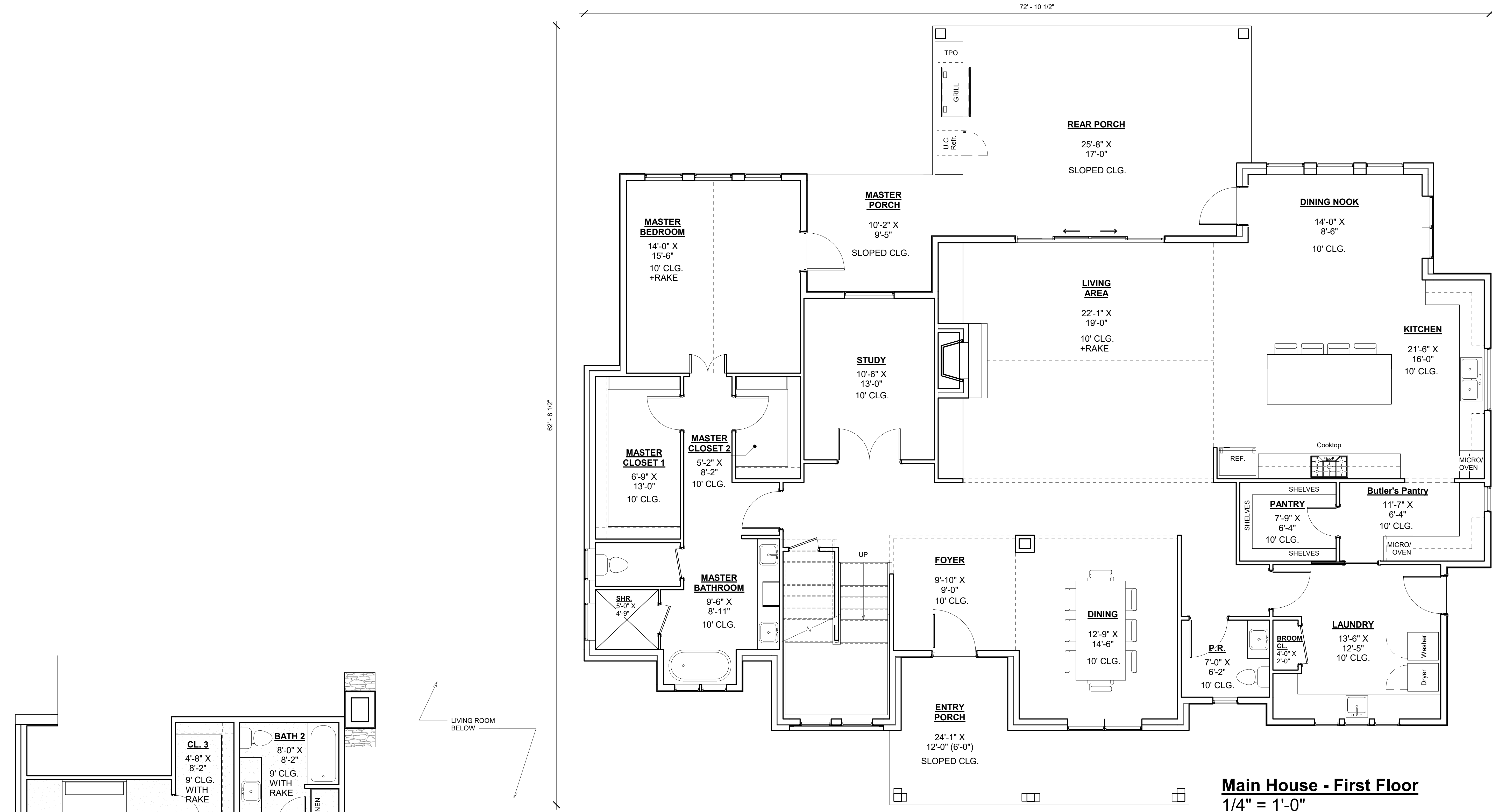
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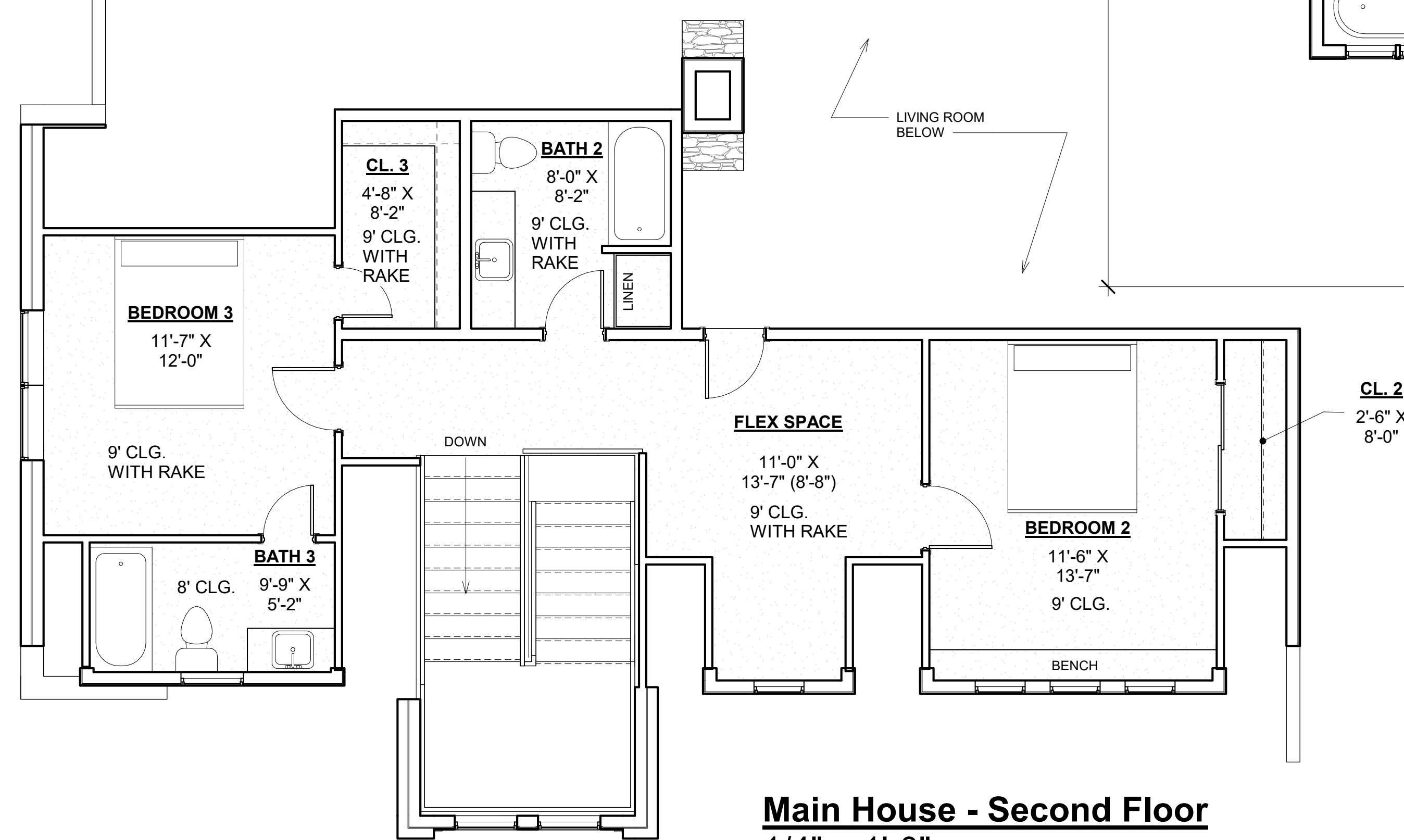
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GENERATION	XV
ISSUE DATE	04-18-2025
JOB NO.	

PAGE:
A1
 OF 6

815 JEFFERSON ST. SUITE 150



Main House - First Floor
1/4" = 1'-0"



Main House - Second Floor
1/4" = 1'-0"

Area Totals:	
Main House:	
1st Floor A/C:	2787 SF
2nd Floor A/C:	737 SF
Guest House:	
1st Floor A/C:	632 SF
2nd Floor A/C:	N/A
Total Area:	4156 SF
(Conditioned)	
Garage:	1018 SF
Porches:	722 SF
Outbuilding/Porch:	827 SF
Total Area:	2567 SF
(Not Conditioned)	
Total Under Roof:	6723 SF

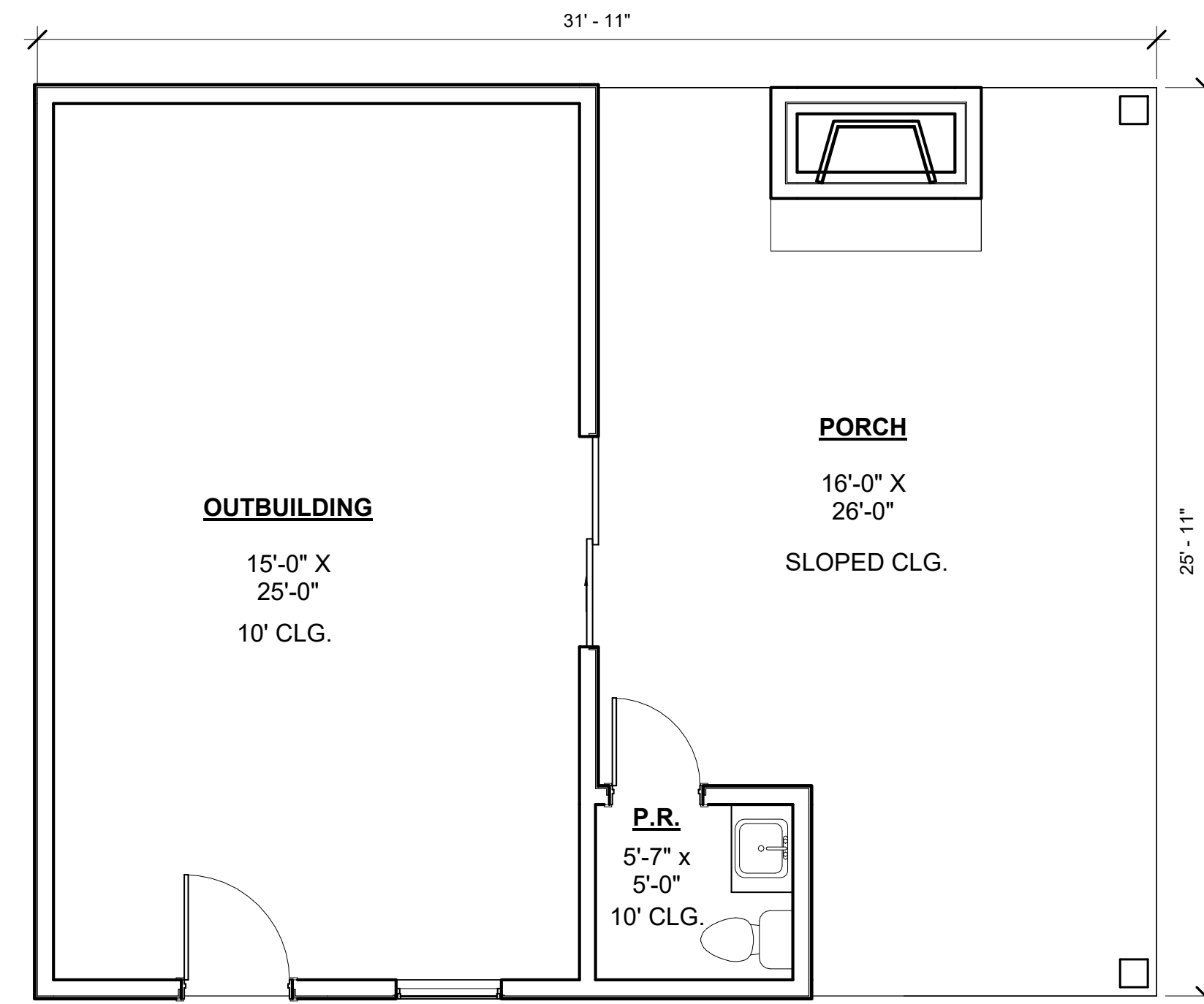
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the Hyde home
709 W. Schubert Street
Fredericksburg, Texas

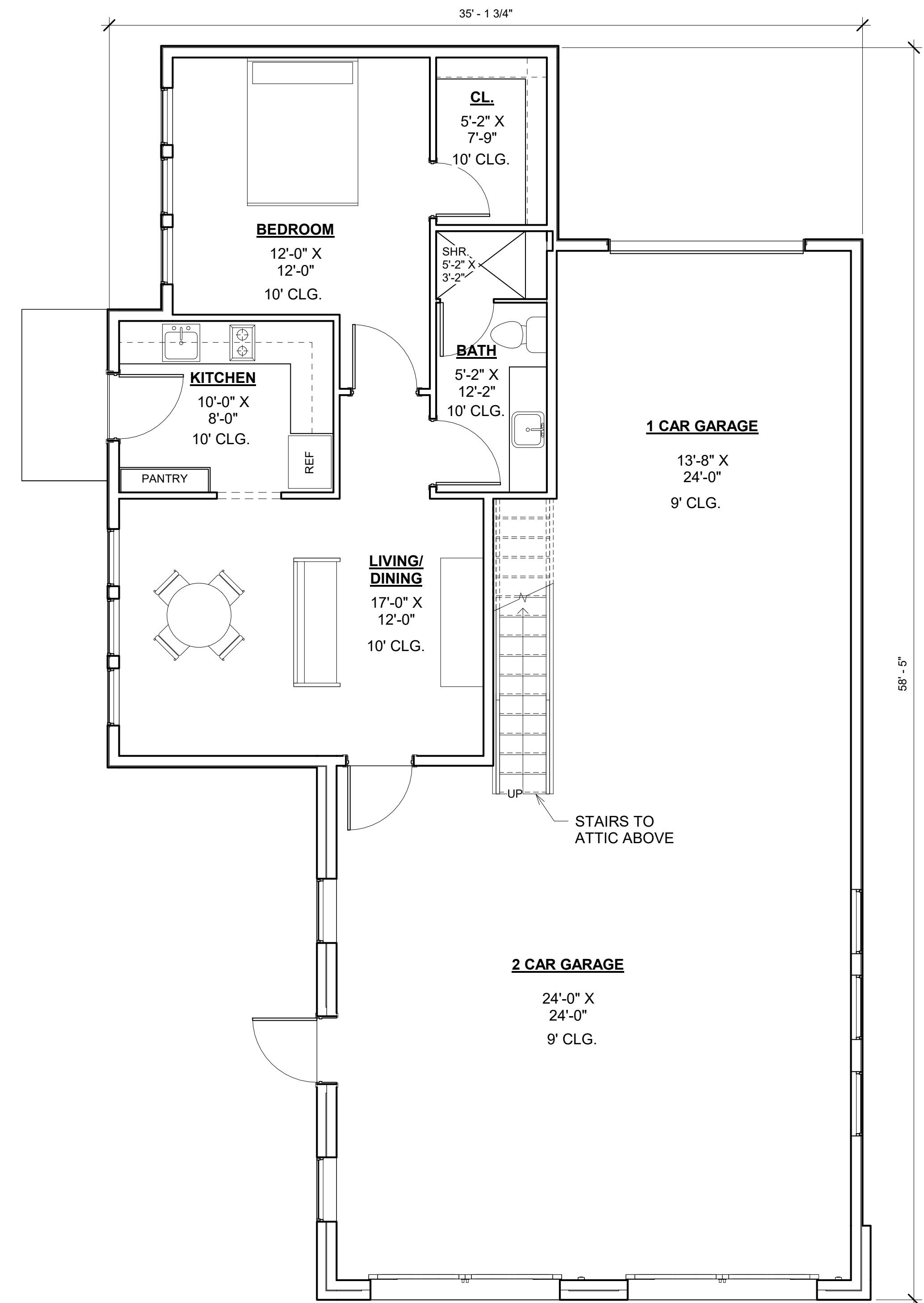
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PAGE:
A2
OF 6



Outbuilding
1/4" = 1'-0"



Garage/Guest House
1/4" = 1'-0"

Area Totals:	
Main House:	
1st Floor A/C:	2787 SF
2nd Floor A/C:	737 SF
Guest House:	
1st Floor A/C:	632 SF
2nd Floor A/C:	N/A
Total Area:	4156 SF
(Conditioned)	
Garage:	1018 SF
Porches:	722 SF
Outbuilding/Porch:	827 SF
Total Area:	1018 SF
(Not Conditioned)	2567 SF
Total Under Roof:	6723 SF

REVISIONS

the Hyde home
709 W. Schubert Street
Fredericksburg, Texas

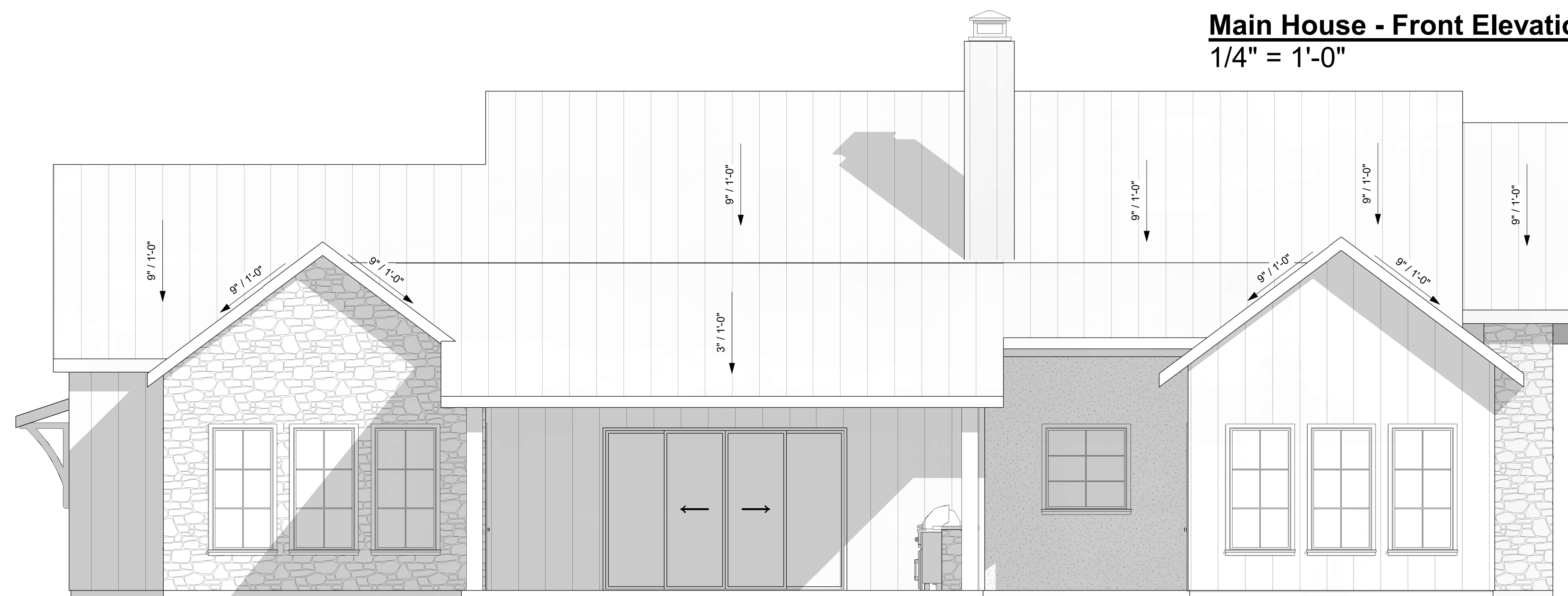
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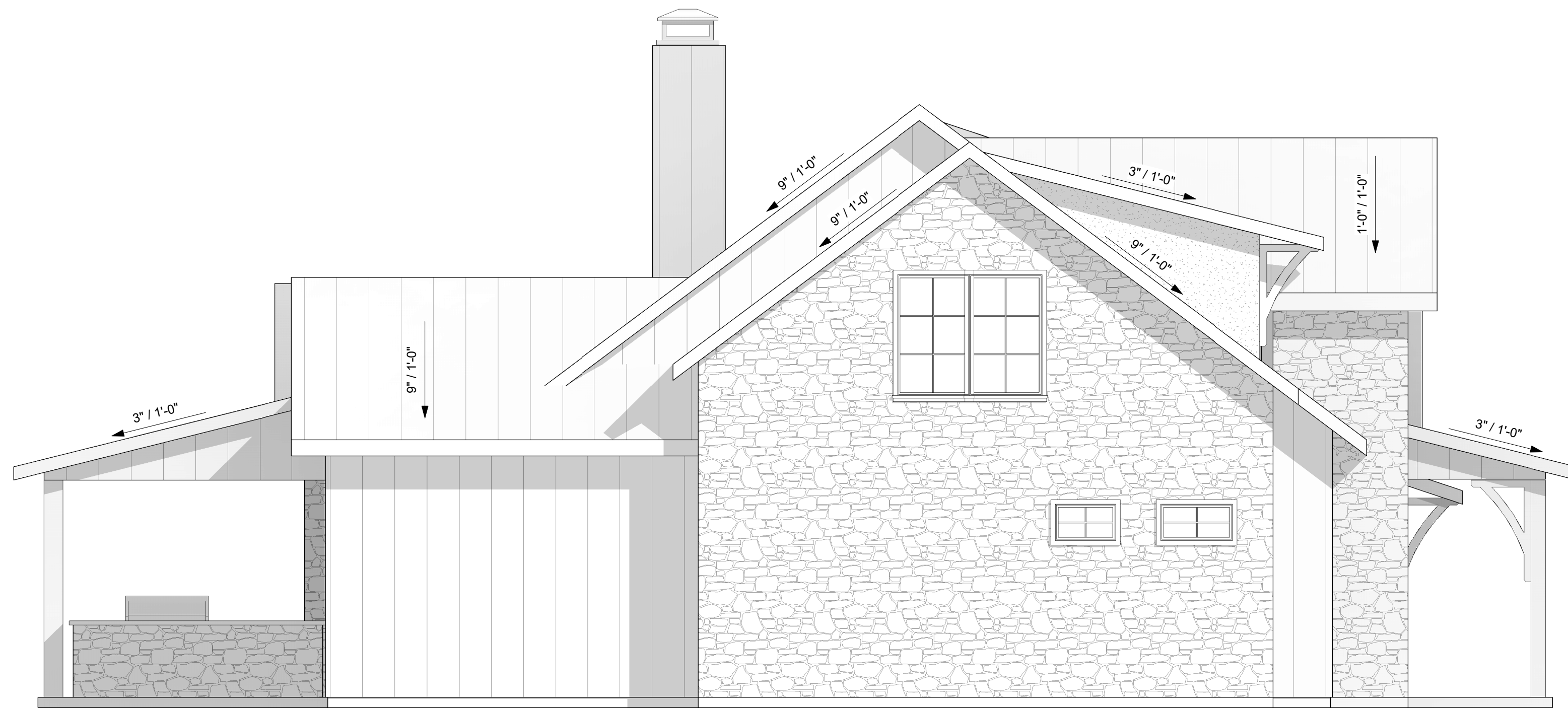
PAGE:
A2a
OF 6



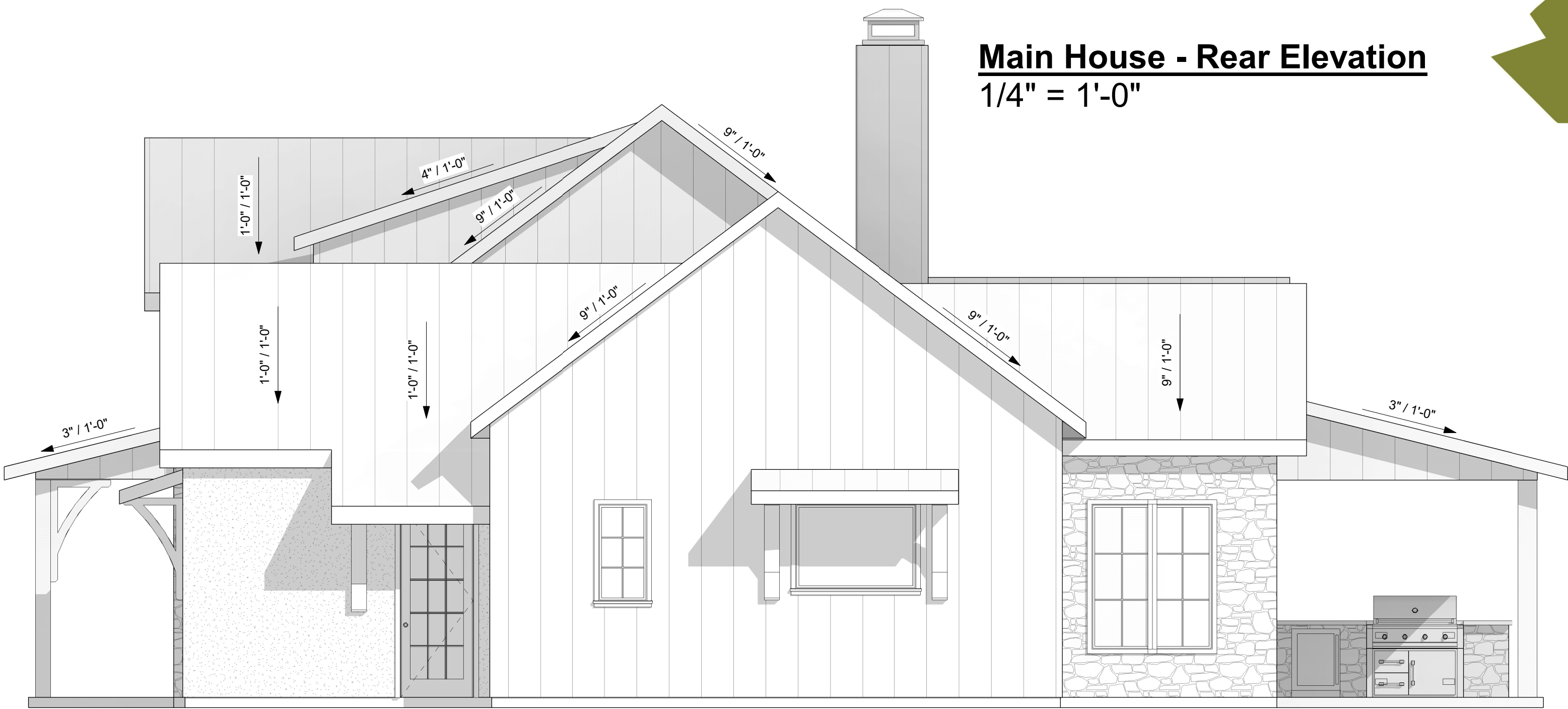
Main House - Front Elevation
1/4" = 1'-0"



Main House - Rear Elevation
1/4" = 1'-0"



Main House - Left Elevation
1/4" = 1'-0"



Main House - Right Elevation
1/4" = 1'-0"

Area Totals:	
Main House:	
1st Floor A/C:	2787 SF
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Guest House:	
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REVISIONS

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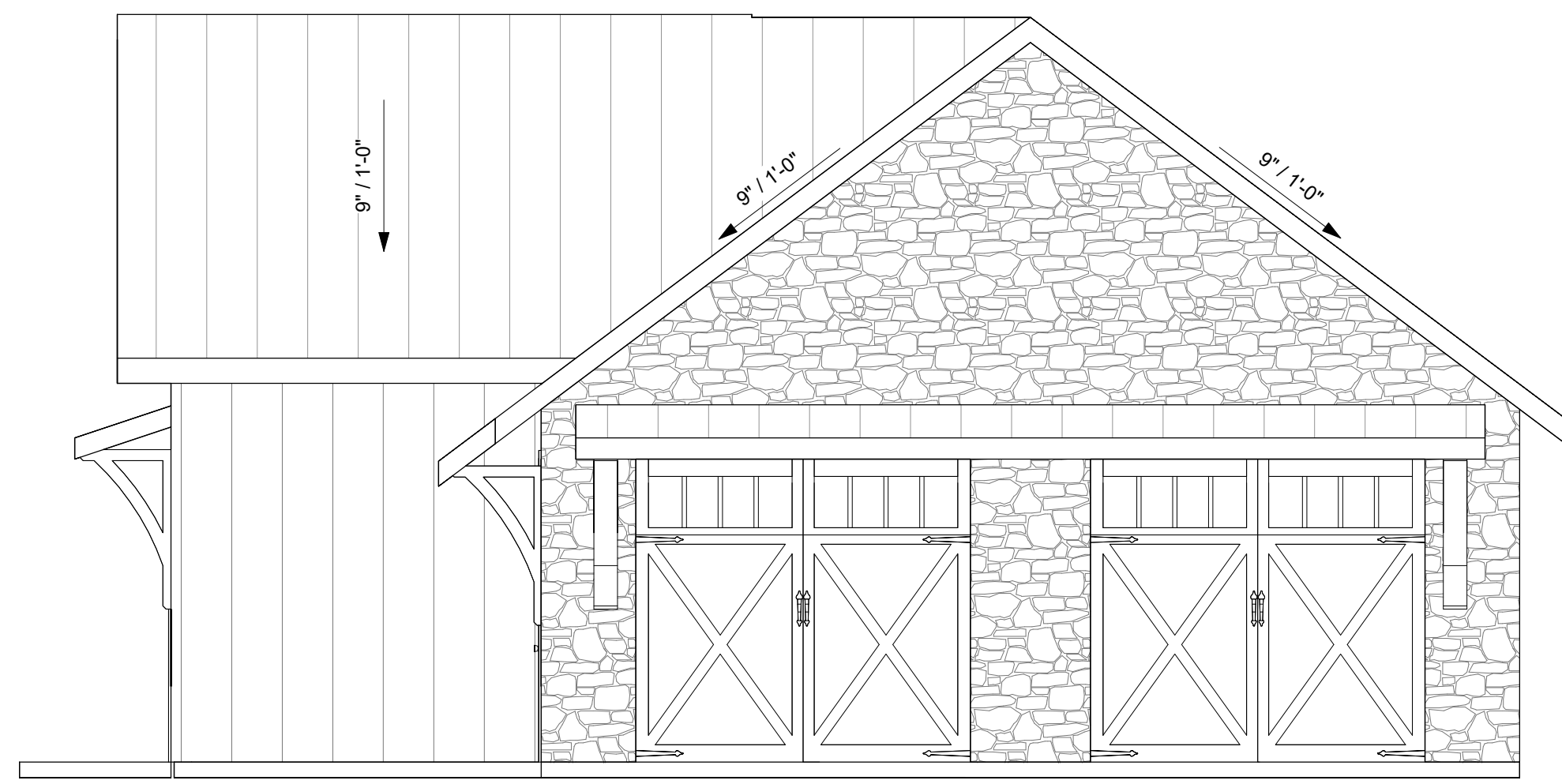
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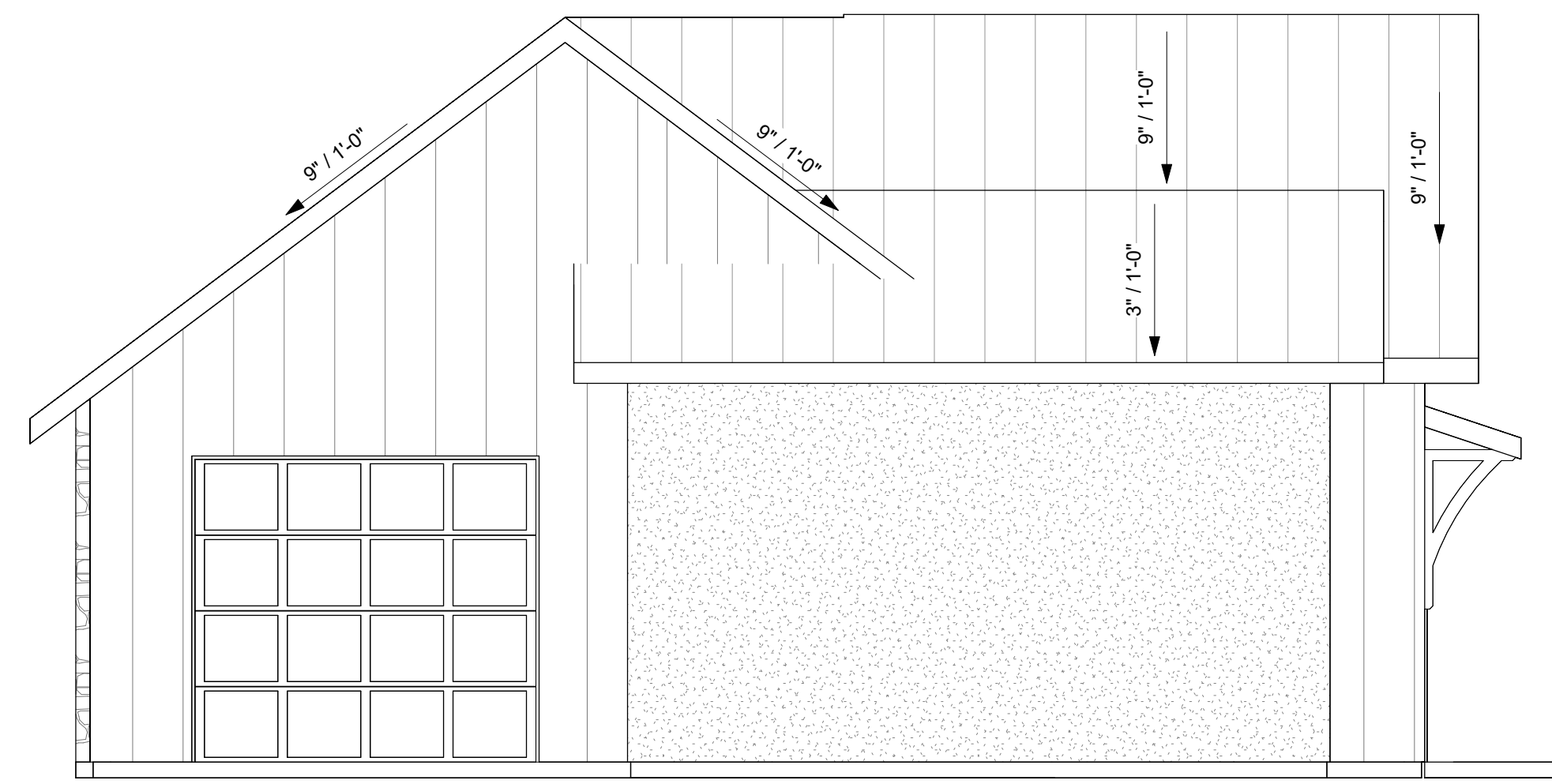
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GENERATION	XV
ISSUE DATE	04-18-2025
JOB NO.	

PAGE:
A3
OF 6

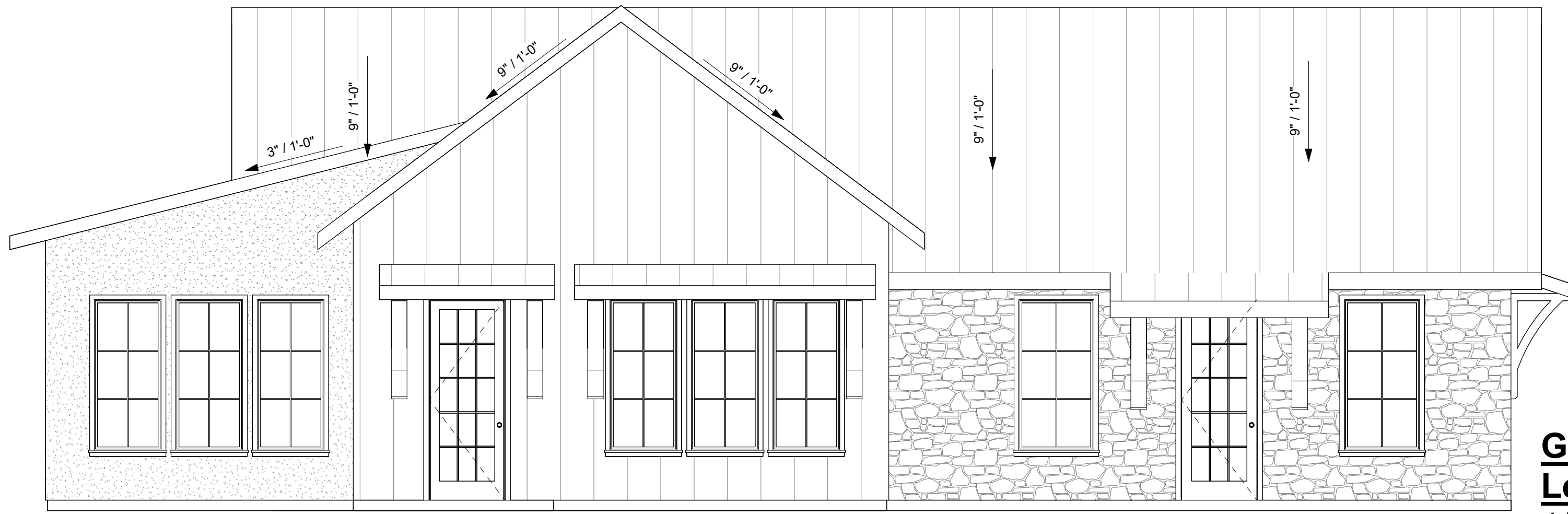
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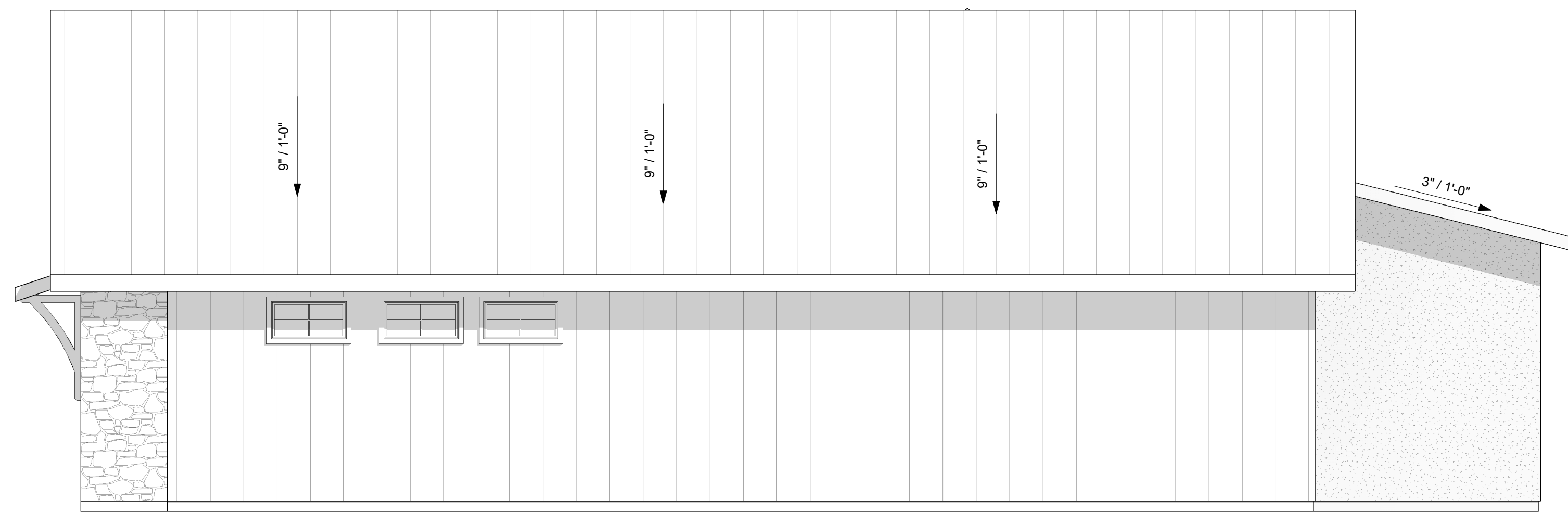
Garage/Guest House - Front Elevation
1/4" = 1'-0"



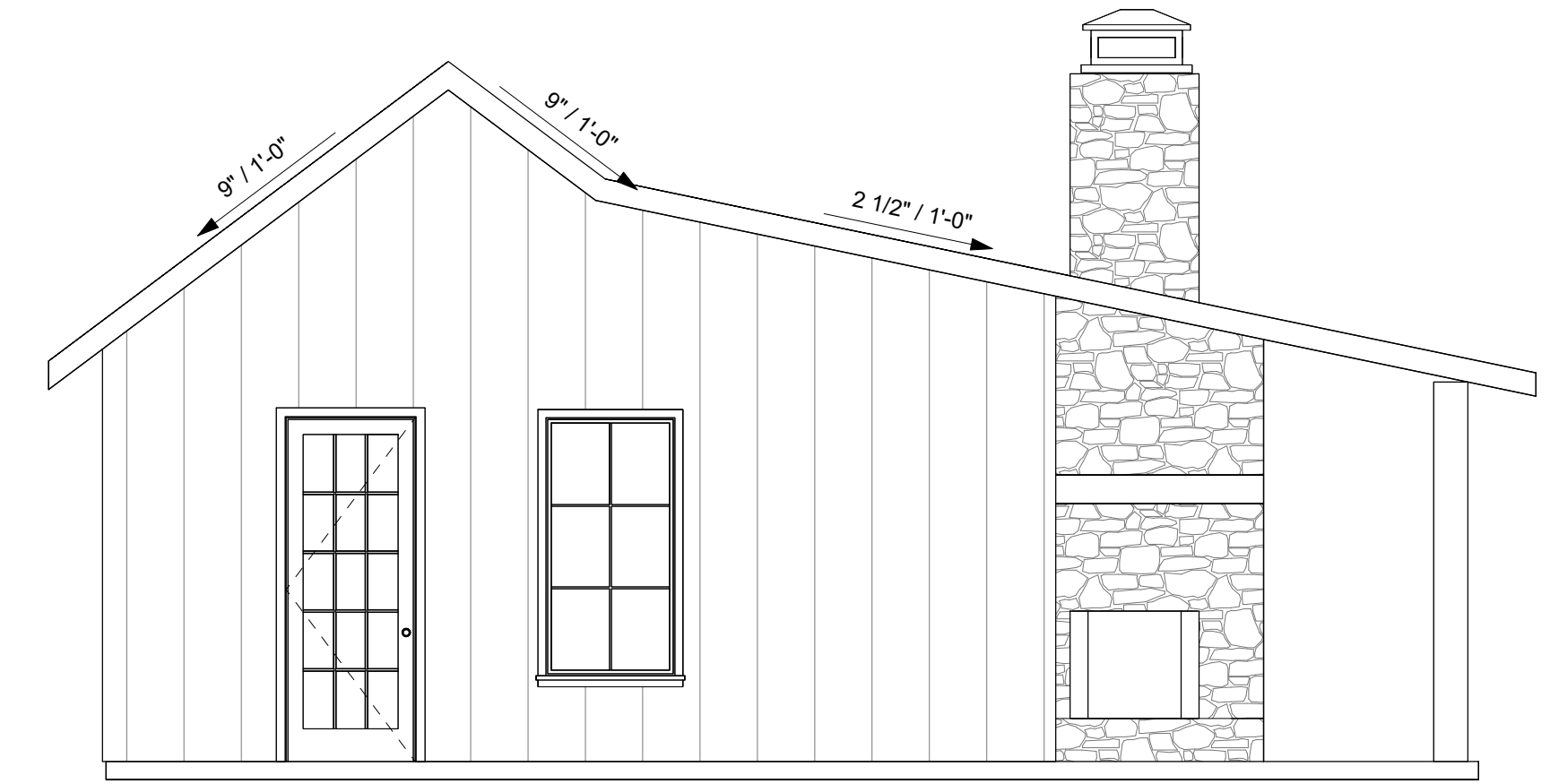
Garage/ Guest House - Rear Elevation
1/4" = 1'-0"



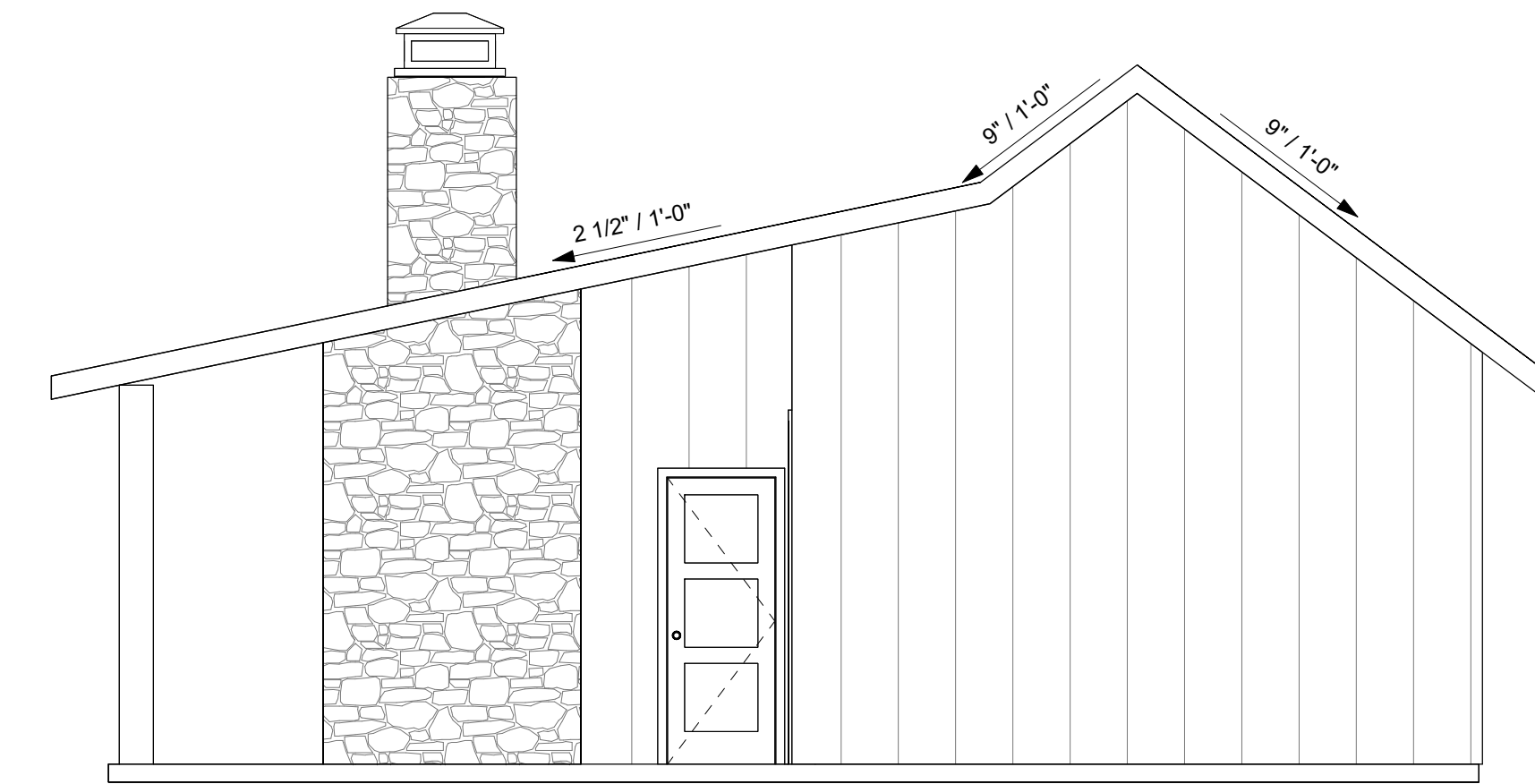
Garage/Guest House - Left Side Elevation
1/4" = 1'-0"



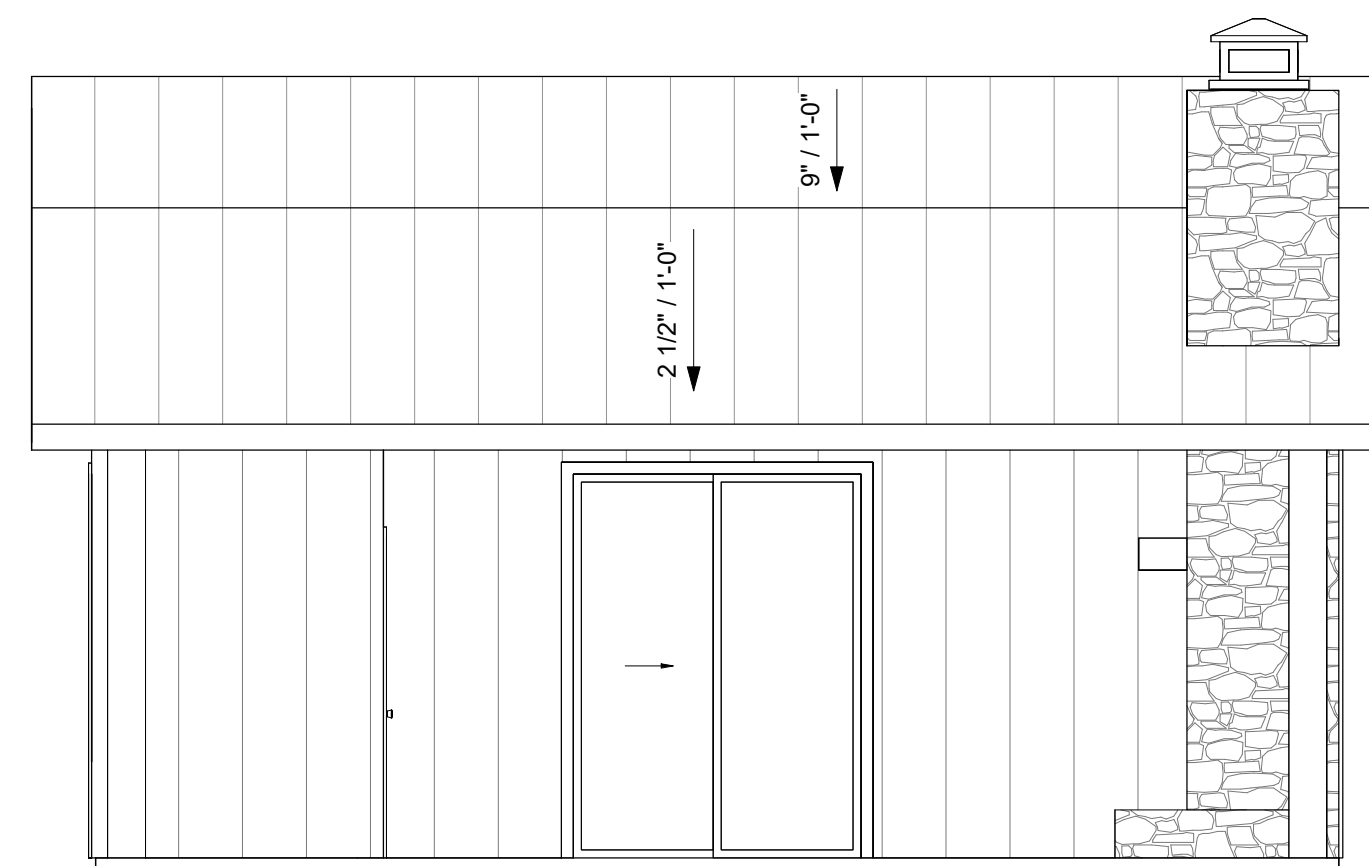
Garage/Guest House - Left Side Elevation
1/4" = 1'-0"



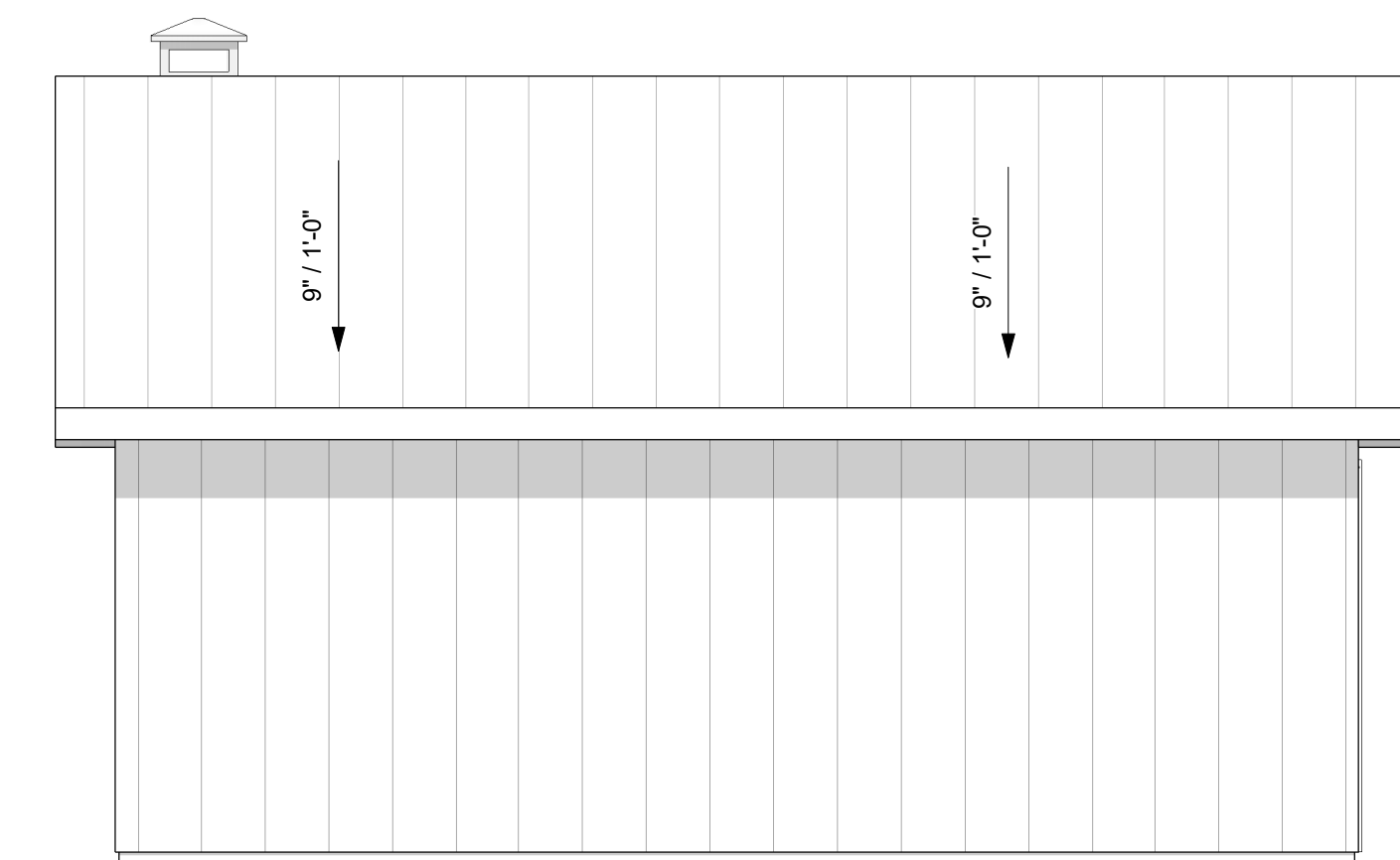
Outbuilding - Front Elevation
1/4" = 1'-0"



Outbuilding - Rear Elevation
1/4" = 1'-0"



Outbuilding - Right Side Elevation
1/4" = 1'-0"



Outbuilding - Left Side Elevation
1/4" = 1'-0"

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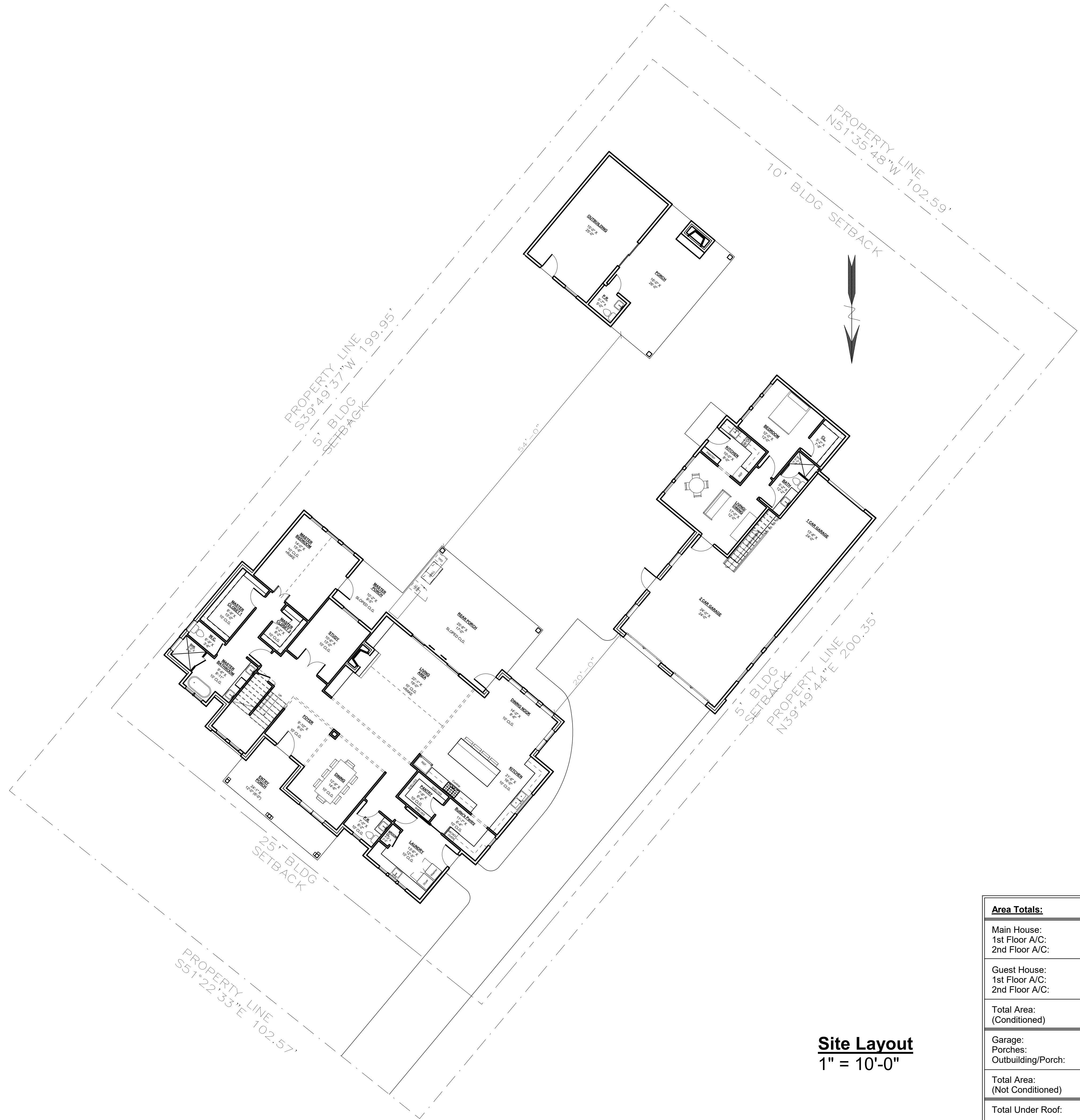
REVISIONS

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GENERATION	XV
ISSUE DATE	04-18-2025
JOB NO.	

PAGE:
A3a
OF 6



Site Layout
1" = 10'-0"

Area Totals:	
Main House:	
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2nd Floor A/C:	737 SF
Guest House:	
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REVISIONS

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GENERATION
XV
ISSUE DATE
04-18-2025
JOB NO.

PAGE:
A4
OF 6



HISTORIC REVIEW BOARD AGENDA
MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
APPLICATION: [AGENDA_ITEM]
MEETING DATE: May 13, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-407 - 202/204 S Adams - Plan B Group - Request to Demolish Existing 4,092 sq ft Commercial Retail Building and Conceptual Approval for the Construction of a 4,914 sq ft, Single-Story Restaurant Building.

SUMMARY:

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

1. Demolish the existing 4,092 sq ft commercial building
2. Conceptual approval for the construction of a 4,914 sq ft, single-story restaurant building.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a Low-rated property with no particular style, constructed in 1970. The property consists of a 20,000 sq ft lot with a 4,092 sq ft, single-story commercial building. The applicant is requesting permission to demolish the existing building and construct a 4,914 sq ft, single-story restaurant building.

Application Number: 2025-407

Address: 202/204 S Adams

Rating: Low

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

Applicant: Plan B Group

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). 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).

3.4.2.2 New Commercial Construction

Avoid demolishing a historic building to accommodate new construction; the limited circumstances where demolition is permitted are set forth in the Historic Preservation Ordinance (b). Protect significant streetscape features from damage during construction, as well as delayed damage due to root compaction or chemical spills during construction (d). 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 (f). Appropriate heights for new infill construction depend on the surrounding context; for the from 15 feet of the building, the height must be within 5 feet of the average height of contributing buildings on the block (g). New construction must have floor-to-floor

heights similar to those of contributing buildings on the block (h). Design new buildings to be subordinate and not visually overpower the surrounding contributing historic buildings (i). Balance compatibility with differentiation among the following aspects of the new building's design; roof form, footprint shape, fenestration pattern, materials, stylistic elements and color palette (k). Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have contemporary materials, fenestration pattern, and style, if it maintains a compatible footprint shape, roof form, and color palette (m). Canopies are recommended on new primary commercial buildings where possible; recommended dimensions are at least 6 feet deep extending across at least 25 percent of the front facade (p). The palette of materials for new commercial construction should not use more than two different primary siding materials; a third material may be added if used for trim only (q). Modern materials such as steel and glass, are appropriate for new commercial buildings, provided that the overall design balances compatibility with differentiation (r). Storefronts on the ground floors of primary commercial buildings must devote at least 50 percent of the surface area to glass (t).

STAFF RECOMMENDATION:

It is not often that a request to demolish a Commercial Building located within the Historic Shopping District is submitted and it is equally rare that a request for new infill construction is reviewed. Staff recognizes that this project as proposed would be a true legacy project located along a major corridor in the heart of downtown and would alter the view of West San Antonio and the 200 Block of South Adams.

With that said, the resource in question has little historical significance. The building possesses no formal style and was not designed or constructed by notable local artisans. In addition, the resource has fallen into disrepair and the materials used are not of high quality. The building has a cast concrete block foundation that would make relocating the resource challenging. The buildings' current condition does not promote the goals of the Historic Preservation Ordinance, whereas the proposed new construction compliments the district and surrounding properties and does not detract from significant historic resources. Sec.23-63/Ordinance No. 27-007.

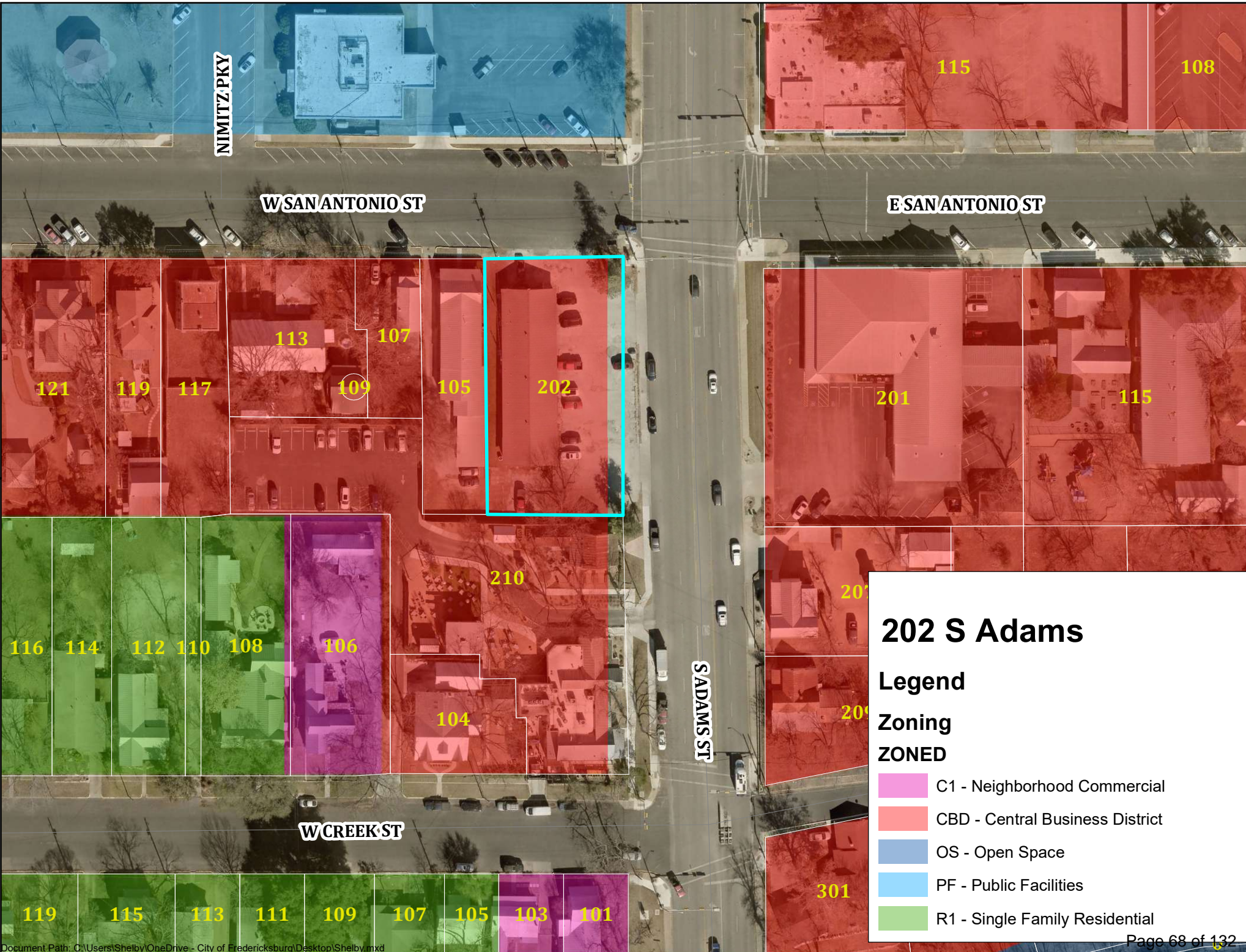
As for the new construction, the proposal maintains the same street front orientation as contributing buildings on the same block (3.4.2.2.e) and proposes appropriate heights (3.4.2.2.g/h). The design does not visually overpower the surround buildings (3.4.2.2.i) rather, it is made to compliment as the intent of the project is to be an extension of the neighboring development at 210 S Adams (Hill & Vine).

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 recommends conceptual approval of the proposed new construction. More information will be needed regarding the proposed materials and their placement as well as color selections and landscaping. However, the overall design and form are appropriate per Sec. 3.4.2.2.

ATTACHMENTS:

1. 2025-407 Location Map
2. 204 S Adams Historic Resource Survey
3. 2025-407 Photos
4. 2025-407 Review Comment Letter
5. Henhaus response letter
6. 2025-407 Site Plan
7. 2025-407-Sketch
8. Sec. 3.4.2.2 Commercial Construction



202 S Adams

Legend

Zoning

ZONED

- C1 - Neighborhood Commercial
- CBD - Central Business District
- OS - Open Space
- PF - Public Facilities
- R1 - Single Family Residential

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="Commerce/Trade"/>	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="irregular"/>	Foundation	<input type="text" value="cast concrete block"/>
Exterior Walls	<input type="text" value="wood siding"/>	Roof	<input type="text" value="gable"/>
Porches	<input type="text" value="inset"/>	Windows	<input type="text" value="fixed aluminum sash"/>
Outbuildings	<input type="text" value="not provided"/>	Doors	<input type="text" value="original"/>
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"/>		

202 South Adams



Intersection of West San Antonio and South Adams







Fredericksburg

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

Date: Tuesday, April 15, 2025

Thomas Weber
Plan B Group
3710 Commerce St, suite 130
Dallas TX 75226
tom@planbgroup.net

Permit Number 2025-407
Job Address: 202 South Adams, Fredricksburg, TX 78624

Dear Thomas Weber,

Staff has completed its review of plans for the HenHaus Resturant that is to be located at 202 South Adams, Fredricksburg, TX 78624. Comments from this review follow.

Historic Preservation Review

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(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 CBD (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 (CBD) 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). 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).

Historic Design Guidelines and Standards

3.4.2.2 New Commercial Construction

Follow Commercial guidelines for all new construction within historically commercial sections of the historic district regardless of use or zoning (a). Avoid demolishing a historic building to accommodate new construction; the limited circumstances where demolition is permitted are set forth in the Historic Preservation Ordinance (b). 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 (f). Appropriate heights for new infill construction depend on the surrounding context: for the front 15 feet of the building, the height must be within 5 feet of the average height of contributing buildings on block; after a setback of 15 feet; the building's height can rise to a maximum of 28 feet; after a setback of 30 feet, the building can rise to a maximum of 30 feet (g). New construction must have floor-to-floor heights similar to those of contributing buildings on the block (h). Design new buildings to be subordinate and not visually overpower the surrounding contributing historic buildings (i). Design new buildings to be compatible with the surrounding contributing historic buildings but differentiated enough so that they communicate their actual date of construction and do not create a false sense of history (j). Balance compatibility with differentiation among the following aspects of the new building's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette (k). Avoid using a historical style not found among the contributing primary buildings in the district (l). Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have contemporary materials, fenestration pattern, and style, if it maintains a compatible City of Fredericksburg | Historic District Design Guidelines and Standards 3 | Standards & Guidelines Page 3-58 footprint shape, roof form, and color palette (m). Exterior walls, roof features, and window and 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 (n). Revealing structural elements—like true load-bearing posts and beams—is encouraged (o). Canopies are recommended on new primary commercial buildings where possible; recommended dimensions are at least 6 feet deep, extending across at least 25 percent of the front façade (p). The palette of materials for new commercial construction should not use more than two different primary siding materials; a third material may be added if used for trim only (q). Modern materials, such as steel and glass, are appropriate for new commercial buildings, provided that the overall design balances compatibility with differentiation (r). Storefronts on the ground floors of primary commercial buildings must devote at least 50 percent of the surface area to glass (t).

Historic Preservation Ordinance Sec. 23-61

(h)

Special time period for demolition. Anything in this article to the contrary notwithstanding, the Board shall make its determination within 120 days after receipt of a completed application for a permit to demolish a historic Resource, landmark or building within the historic district, a historic landmark or Resource outside the historic district, or to move a historic landmark, or to move a building (Resource) into or out of a historic district.

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

Thank you,

The City of Fredericksburg



3710 Commerce St. #130 | Dallas, Texas 75226
planBgroup.net

Shelby Collier
Historic Preservation
Fredericksburg, TX 78624

April 18, 2025

Permit Number 2025-407
Job Address: 202 S. Adams, Fredericksburg, TX 78624

RE: Comment letter dated April 14, 2025

Shelby, please see below our responses to Ord. Sec. 23-63 Demolition/Removal

1. Reasonable measures could not be taken to adaptively reuse, rehabilitate or restore the resource building or structure at its existing site;

Existing building is formatted as a strip mall for multiple, small tenants. The building is quite narrow and modifications into a single tenant use will be very intensive. There is so much deferred maintenance on the building that re-using or re-building would require removing and replacing most of the exterior improvements.

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;

Relocating this building is not feasible. It sits on a concrete slab (not historic crawl space). We also suspect there is also significant amounts of asbestos in the drywall walls and ceilings and needs to be completely remediated.

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;

This building appears to be built in the 1970's and is very run down with little to no maintenance being done over a significant time period. The roof is a basic long gable with no massing articulation with a low sloping roof. Fake timbering details are on one end that don't seem to tie into any other details. The existing property is completely covered with building and pavement with no significant landscaping. The existing parking lot in front is uneven with broken asphalt and will be completely re built with the new proposal.



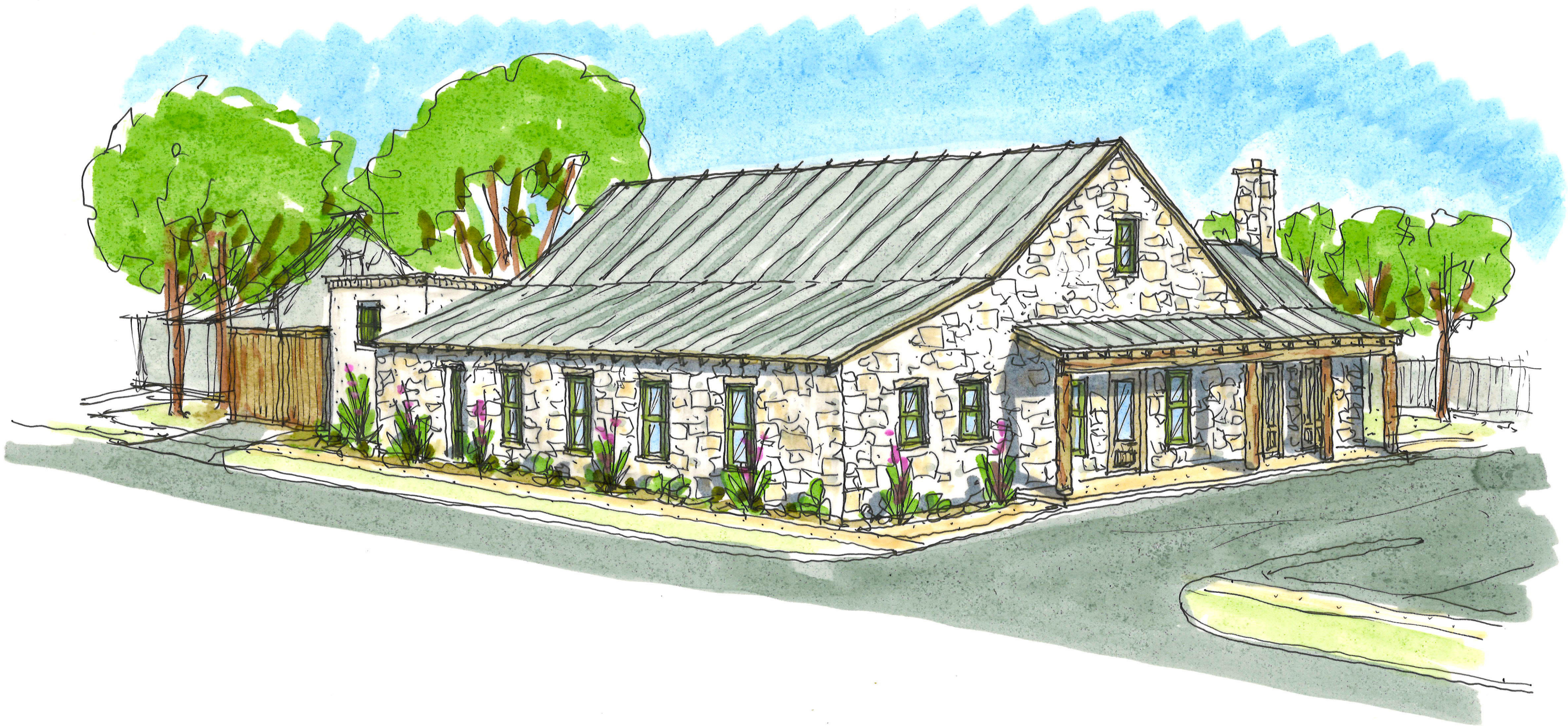
3710 Commerce St. #130 | Dallas, Texas 75226
planBgroup.net

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.

New design proposal will be street facing and proportional to the neighboring structure occupied by Sunday Supply. New exterior design elements will include rough hewn posts and beams, limestone veneer, metal seam roofing, and single hung wood windows. There is also a new landscape park area designed behind the new building which will add more trees and green space to the site.

Thank you for your time on the project and I look forward to working with you and the Board on designing and creating a new and compelling project that adds to the rich history of the area.

Thomas Weber
Architect / Partner
TX License 17601
NCARB 54163



HEI HAUS
FREDRICKSBURG PLAN B GROUP

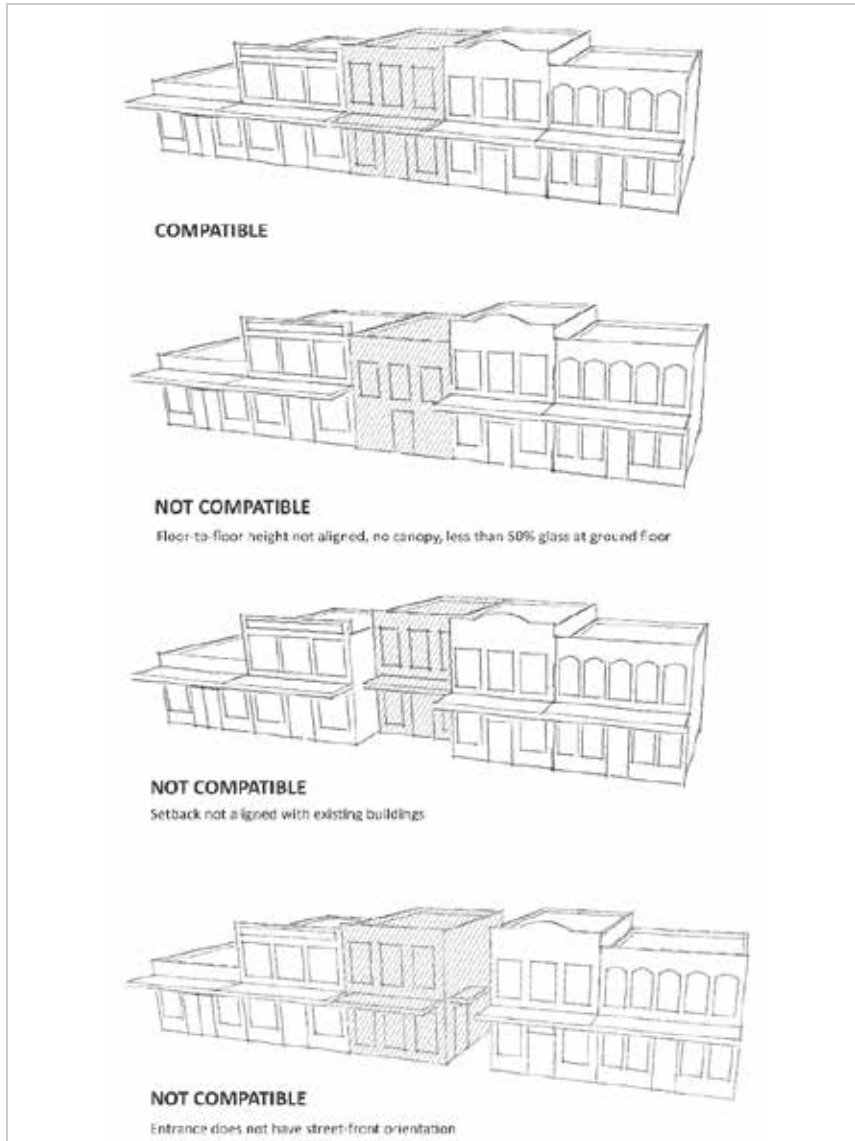


Figure 3-63. Illustration of appropriate and inappropriate setbacks for new commercial construction on the portion of Main Street within the Fredericksburg Historic District and east of Milam Street. Source: HHM archives.



Figure 3-64. Example of an **appropriate** new commercial infill building at 127 E. Main Street, constructed with the front wall flush to the sidewalk – consistent with the adjacent historic buildings on Main Street east of Milam Street. Source: City of Fredericksburg Historic Preservation Office.



Figure 3-65. Example of an **inappropriate** ca. 1980 commercial building at 116 E. Main Street; its setback from the sidewalk interrupts the consistent line of storefronts. Source: HHM 2002 survey.



HISTORIC REVIEW BOARD AGENDA
MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
APPLICATION: [AGENDA_ITEM]
MEETING DATE: May 13, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-432/433 - 413 E Main - Westmill Properties LLC - Request to Repair the Existing Resource, Re-rate a Barn and Storage Building from Medium to Low, Demolish Barn and Storage Building and Construct 8 Short-Term Rental Units

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

1. Request to Repair, Repaint and Overall Rehab the Existing Resource
2. Request to Re-rate existing Barn and Storage Building from Medium to Low
3. Request to Demolish the Barn and Storage Building
4. Request to Construct 8 Short-Term Rental Units

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a Medium-rated property constructed in 1895 in the Queen Anne style. The property consists of a 17,000 sq ft lot with a 1,236 sq ft, single-story commercial building and several small outbuildings. The applicant is requesting permission to construct 8, Short-Term Rental Units behind the existing commercial building. This project previously obtained conceptual approval in 2022 and since then, the applicant has made a few small changes to the plan and has returned seeking permission for the project from the Board.

Application Number: 2025-433

Address: 413 E Main

Rating: Medium

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

Applicant: Westmill Properties LLC

[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. A 10-foot setback must be maintained from the existing resource and the proposed new construction (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). 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).

3.4.2.2 New Commercial Construction

Protect significant streetscape features from damage during construction, as well as delayed damage due to root compaction or chemical spills during construction (d). 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 (f). Appropriate heights for new infill construction depend on the surrounding context; for the front 15 feet of the building, the height must be within 5 feet of the average height of contributing buildings on the block (g). New construction must have floor-to-floor heights similar to those of contributing buildings on the block (h). Design new buildings to be subordinate and not visually overpower the surrounding contributing historic buildings (i). Balance compatibility with differentiation among the following aspects of the new building's design; roof form, footprint shape, fenestration pattern, materials, stylistic elements and color palette (k). Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have contemporary materials, fenestration pattern, and style, if it maintains a compatible footprint shape, roof form, and color palette (m). Canopies are recommended on new primary commercial buildings where possible; recommended dimensions are at least 6 feet deep extending across at least 25 percent of the front facade (p). The palette of materials for new commercial construction should not use more than two different primary siding materials; a third material may be added if used for trim only (q). Modern materials such as steel and glass, are appropriate for new commercial buildings, provided that the overall design balances compatibility with differentiation (r). Storefronts on the ground floors of primary commercial buildings must devote at least 50 percent of the surface area to glass (t).

3.4.3 Accessory Buildings

Avoid impacting significant historic resources or site features when construction new accessory buildings (a). Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; the maximum height for an accessory building on a Medium-rated parcel is 28 feet (c). Applied architectural ornament or stylistic detailing of any kind is not appropriate (required)(d). Consistent with historical lot-development patterns, new ADU's should be designed to look like a single, consistent dwelling unit - even if there are multiple units in the interior (e). 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). If a wood-frame structural system is used, wood siding or fibercement siding is encouraged. Use of true load-bearing masonry walls with stone, brick, or stucco also is encouraged (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 (j). The exterior color palette for new accessory buildings must generally be in the same range as the primary building on the property (k).

Appendix G - Colors

Although Victorian resources can be categorized by different eras and styles, all have similar distinct exterior features including vibrant, pastel colors. This is an important detail synonymous with the Queen Anne style as the Victorian palette is the most varied of the historic palettes. It is the birth of the Queen Anne style that led to the advent of synthetic pigments allowed for vivid blues, greens, purples and yellows. Also common, were multi-hued schemes that celebrated the style's diverse architectural details, such as turned porch spindles and fish-scale shingles under eaves. (citation from Dunn Edwards Paints) While specific colors have not been requested in this application, Staff wanted to ensure that the Board was taking the colors for the project into consideration.

STAFF RECOMMENDATION:

The resource in question, while fallen into disrepair, has a great deal of historical significance. Fredericksburg has a limited number of Victorian resources and even fewer of the distinctive Queen Anne style. The development as proposed, makes the focal point the existing resource and provides adequate setbacks from the existing and new construction as required per Sec. 3.4.1. In addition, the proposed parking is located behind the main building and does not detract from the overall development.

The new construction attempts to minimize the mass and scale by combining multiple units into single buildings as required by Sec. 3.4.3 and the clustering of the units creates a walkable and comfortable environment for guests to gather and congregate. With that said, in researching the 1915 Sandborn maps, there is evidence of an outbuilding on the property that may or may not be the barn in question. Staff is not comfortable with the idea of demolition of the resource until further research is conducted.

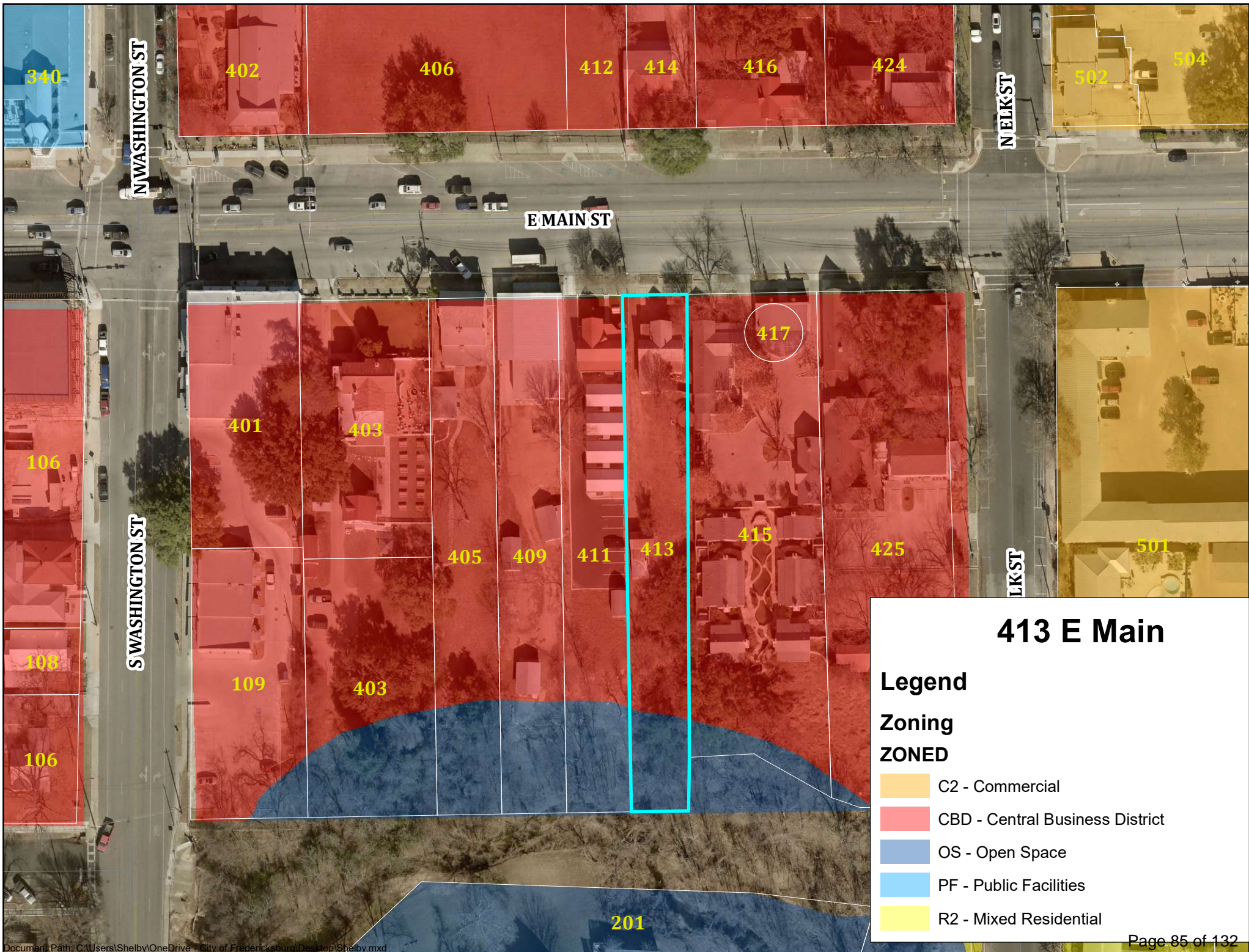
As for the style of development, paint is an important feature of a Queen Anne and Staff does not believe that the colors proposed are appropriate for the style or age of construction.

Staffs recommendation is as follows:

1. Staff recommends approval of the request to repair and rehab the existing resource, however, Staff does not recommend approval of the colors as requested.
 2. Staff does not recommend approval of the request to re-rate the Barn and Storage building and believes the age of construction needs to be evaluated.
 3. Staff does not recommend approval of the request to demolish the Barn and Storage building.
 4. Staff does not recommend approval of the request to construct 8 Short-Term Rental Units. Staff has no issue with the layout and design (short of the colors) however, the question of the Barn and Storage building should be resolved prior to approving the new construction to take its place.
-

ATTACHMENTS:

1. 2025-433 Location Map
2. 2025-433_Survey_Photos
3. 2025-433_COA Application
4. 2025-433_Letter to the Board
5. 2025-433_Site Plan_Floor Plan_Project Outline
6. Queen Anne Style
7. Sand_Map_1915-01



413 E Main

Legend

Zoning

ZONED

- C2 - Commercial
- CBD - Central Business District
- OS - Open Space
- PF - Public Facilities
- R2 - Mixed Residential

413 E Main – Survey/Street Photos

413 E Main



<i>Site ID No.</i>	435
<i>Address</i>	413 E. Main
<i>Date</i>	1895
<i>Stylistic Influence</i>	Queen Anne
<i>GCAD Hyperlink</i>	R20789
<i>Owner</i>	CHUDE, JAMES W ETUX
<i>Historic District</i>	Yes Historic District
<i>Assessment</i>	Example of a distinctive building type or architectural style that has undergone alterations or deterioration. Outstanding decorative features contribute to the resource's significance.

1983 Historic Resources Survey	
Previous Site No.	439
Previous Ranking	3
Previous Photo References	
Roll	34
Frame	5

2002 Re-evaluation

High
 Medium
 Low

Notes Exterior walls redad with asbestos shingles.





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 permits@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)

Phase 2: Build 8 short term rental units and a owners/mangers quarters. Install storm drains, water, sewer, electricity, gas to rear of property. Create a parking lot between STR and main house.

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

Staff to complete

Application #

Eligible for Administrative Approval ___Yes ___ No

Historic Review Board Meeting Date

Survey Rating:

Year Built:

Zoning:

Application Fee \$10 COA#

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

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

Becki Hudson
1089 Mountain Laurel Dr.
New Braunfels, TX
becki_chude@hotmail.com
713-204-3998

4/21/2025

Historic Review Board
City of Fredericksburg

Dear Members of the Historic Review Board,

We are writing to inform you of our plans to proceed with the project at 413 E Main St. The circa 1910 house holds medium historic value to the City of Fredericksburg, with its period of significance closest to the Victorian Folk Era. According to the Sanborn maps, the structure was built over a five-year period, during which a Basse block section was added to the back of the pier-and-beam house by 1915. In approximately the 1950s, electricity and indoor plumbing were added, and the back porch was enclosed around the Basse block.

This project will be executed in multiple phases:

Phase 1: We will continue the construction for the repair, rehabilitation, and painting of the main house, which will be opened as retail. Due to the narrow driveway issue (9.5 feet), the location of the Basse block house section (9.5 feet from the property line), and the significant amount of repair work needed, we will relocate the driveway from the west side of the property to the east side. The house move was briefly discussed at the HRB meeting in December 2022 and the site visit in January 2023. Although challenges were identified, we believe that moving the house is the best solution to protect the Basse block section while improving accessibility and safety by widening the driveway. This relocation will involve moving the original pier-and-beam portion of the house 6.5 feet to the west, positioning the house 3 feet from the property line. Adding this 6.5 feet to the east side of the property, where the house is currently 7.6 feet from the east property line, will create a more accessible ~14-foot-wide driveway. The 1950s enclosed porch part of the house will be removed and rebuilt around the Basse block to help protect it. The Basse walls will continue to serve as an interior feature wall material, as they have for 75 years. The exterior Basse facing the rear of the property will remain as the exterior wall facing the future parking lot and short-term rentals (STRs).

Phase 2: This phase will involve the construction of eight short-term rentals at the back of the property, along with a manager/owner's quarters. We will install storm drainage and extend electrical, sewer, water, and gas lines to the rear of the property to support the STRs. The area between the STRs and the main house will be used for parking, with plans for 13 parking spaces including ADA parking.

There are elements of the previous Certificate of Appropriateness (CoA) that still apply, but we have made some corrections and changes based on feedback from the board. The height of six of the

STRs has been reduced, the two units adjacent to the parking lot have been rotated to face the parking lot, and the walkway has been widened to create a more open and inviting look. The rear units facing Barons Creek will be separated from the first six units, with a breezeway between the units to provide a walking path and access to Barons Creek. The owner/manager unit will be located on the second story of the last two units. A gable roof façade element has been added to the roofline to visually enhance the roofline and match the gable roof of the main house.

We appreciate your consideration of our project and look forward to your feedback.

Sincerely,

Becki Hudson
President
Sticks and Stones FBG

Notes about CoA form:

Architectural Style: Folk Victorian

Form: Post-Railroad National Folk Residential Form - Hipped-Roof Square-Plan

Complex Type: Residential complex (originally)

Appendix: Previous comments from the board

Phase 1: Rehabilitation of the main house at 413 E. Main

Items previously approved by the board:

- a. With photo evidence the board approved only 1 window on the East porch to be replaced with a door.
- b. Replace rotten posts and railing with new wood decorative posts and railings
 - Board approved replacement of posts and railings.
 - Note that the current railings were rebuilt in the early 1990's and would be replaced with appropriate materials and style of the period of significance.
- c. Repaint all exterior features
 - Board approved the painting of the building with Victorian era color palate
- d. Removal of front metal fence and archway
 - Board approved removal of the fence and arch
 - Note that while rehabilitation is ongoing, the fence may be necessary to remain in place, and can be removed afterwards

There were additional items approved at the Dec 2022 HRB meeting and a site visit by the board members in Jan 2023. Many of those items (e.g. replacement of the roof) were approved, but may not be necessary if it's possible to rehabilitate instead.

Phase 2: Construction of STR's in back portion of property at 413 E. Main

Revision of CoA

HRB approval of the following on 12.13.2022 as reference.

- e. With photo evidence the board approved only 1 window on the East porch to be replaced with a door.
- f. Replace rotten posts and railing with new wood decorative posts and railings
 - Board approved replacement of posts and railings.
 - Note that the current railings were rebuilt in the early 1990's and would be replaced with appropriate materials and style of the period of significance.
- g. Repaint all exterior features
 - Board approved the painting of the building with Victorian era color palate
- h. Removal of front metal fence and archway
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 - Note that while rehabilitation is ongoing, the fence may be necessary to remain in place, and can be removed afterwards

There were additional items approved at the Dec 2022 HRB meeting and a site visit by the board members in Jan 2023. Many of those items (e.g. replacement of the roof) were approved, but may not be necessary if it's possible to rehabilitate instead.

Sticks & Stones FBG

Retail & Short-Term Rentals



413 E Main

Proposed Renovations & Phased Plan

April 2025

For Historical Review Board

413 E Main Vision

- Phase 1 CoA:
 - Main house rehabilitation
 - Purpose: Retail
 - Start: May 2025
- Phase 2 CoA:
 - New construction
 - Beautiful rental options in Historical Business District
 - Start: Within 1 year

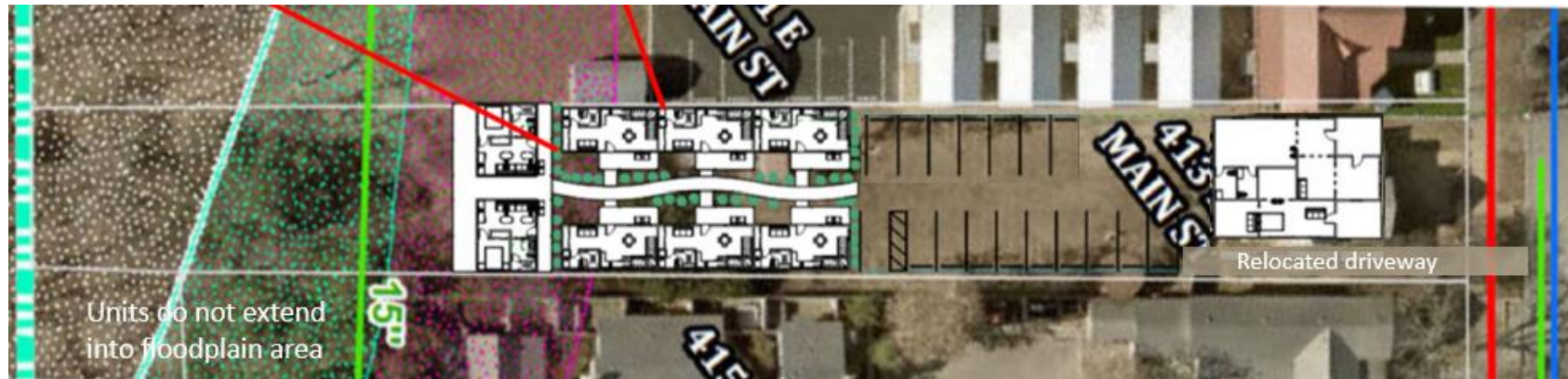
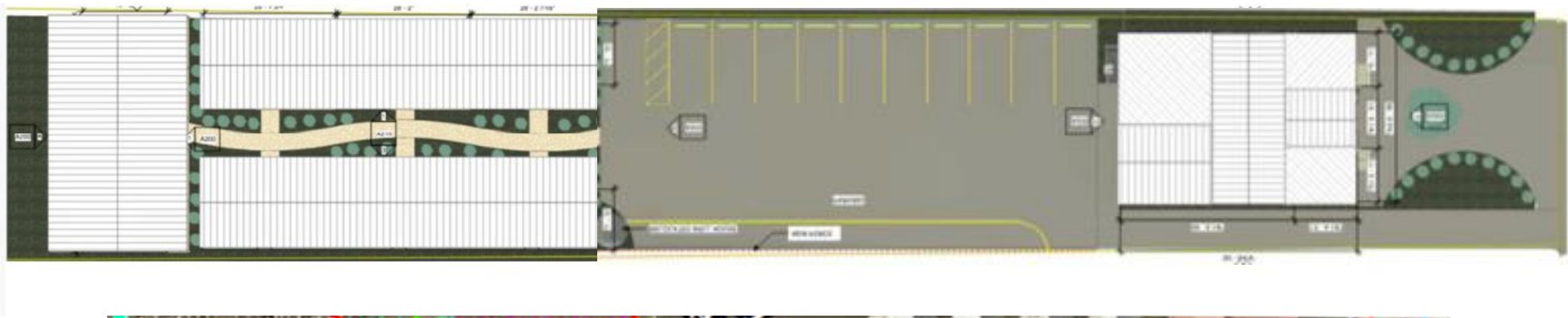


Note: Artistic Rendition

Project Outline

Overall Project Scope and Site Plan

- Restoration and renovation for existing house structure at the front of the property
- Widening of driveway to allow for safe vehicle passage
- 8 Short Term Rental units to be built at the back of the property
- New parking area for STR visitors and retail tenants
- New landscaping for entire property



Project Outline: Phase 1 Overview

House Restoration of ca 1910 Victorian Folk Cottage

- Proposed Main House finishes
- Widen existing driveway to allow for safe vehicle passage
- Relocation of house
 - **Option 1 (preferred):** Relocate pier & beam portion of house West, Basse block portion of house to remain in place
 - Option 2 (previous option): Relocate house 3' East (does not solve narrow safety issue & impacts Basse block)
- Repair source of leak into existing basement
- Rebuild enclosed room on the back of the house
- Removal and salvage of existing wood barn
- Removal and salvage of existing well house on property
- Build new fence on West side of property



Project Outline: Phase 1

Proposed Finishes

- Rehabilitation of windows, railings, siding, add door back to original position on east porch
- Use similar, period-like materials where wood is not able to be rehabilitated



Field Paint
 Sherwin Williams
Sandbar #SW7547

Metal Roof
 Musket Gray

Trim, Railing, Post Paint
 Sherwin Williams
Snowbound #SW7004

Scalloped Siding, Post Paint
 Sherwin Williams
Autumn Orchid #SW9157

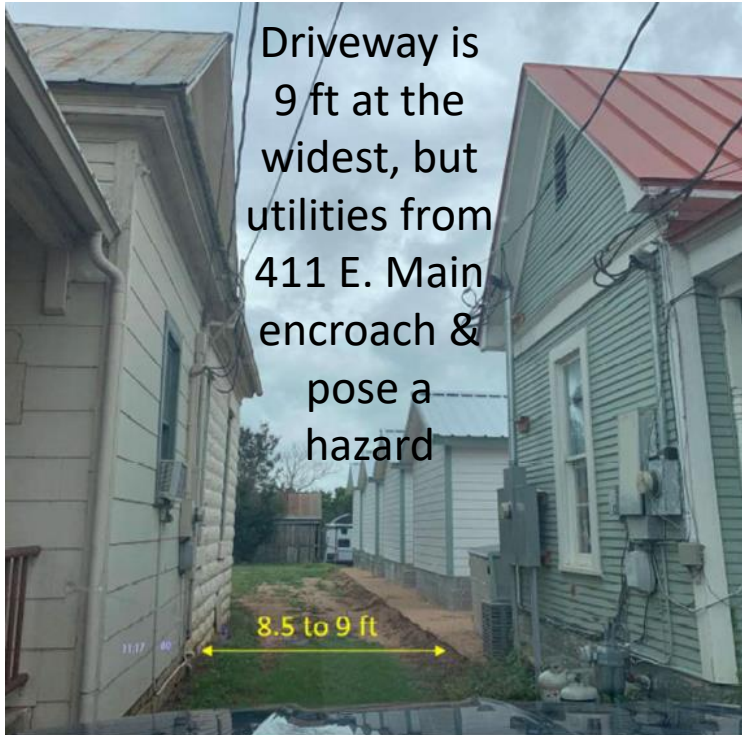
Scalloped Siding, Post Paint
 Sherwin Williams
Autumn Orchid #SW9157

Scalloped Siding, Window Trim, Post Paint
 Valspar
Nature Love #VR075B

Project Outline: Phase 1

Driveway Issue

- Issue: Neighboring fence on 0 lot line and electrical/gas & creates a pinch point for vehicles
- Safety and Preservation Concerns:
 - Life safety
 - Clearance for vehicles
 - Damage to Basse block
 - Inadvertent damage to electrical equipment and panel by vehicles
- Goal: a safe and usable drive, which could also enable emergency vehicle access



Project Outline: Phase 1

Relocate House West

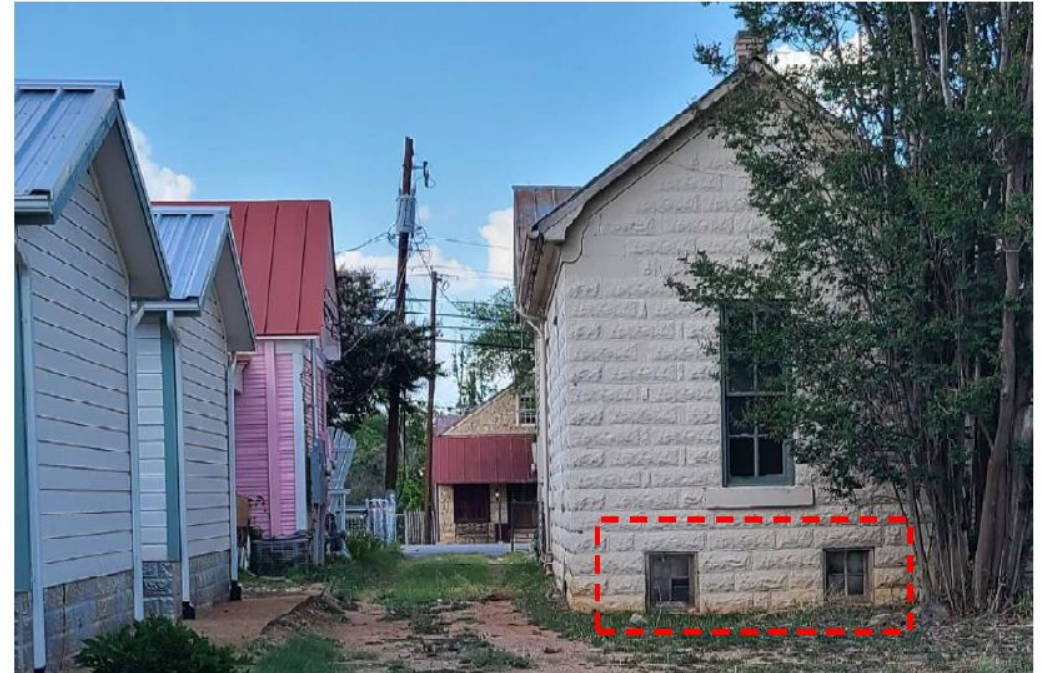
- Relocate only pier-and-beam portion of the house to the West
- Relocate driveway to East side of house
- Results in ~14 ft wide driveway
- Allows for a safe and usable drive, could also enable emergency vehicle access
- “Symmetrical” driveways on either side of 413 E. Main and 411 E. Main



Project Outline: Phase 1

Basement leak repair

- Existing basement currently has flooding issues due to adjacent properties being built-up and raised
- Existing basement was originally a root cellar and has only been used to store paints and cleaners.
- Current state of the basement is flooding and mud buildup.
- Rehabilitation consists of fixing source of the leak to try and preserve the original look



Project Outline: Phase 1

Rebuilding of Enclosed back room

- Restoration of Exterior Cont.
 - Existing enclosed room was approved by HRB to be removed (December 2022 board meeting, January 2023 site visit to confirm state)
- Project intent to rebuild enclosed room addition to square off this portion of the house
- Materials for new enclosed room to be wood slat siding to align and match existing



Basse block portion remains in place



Shift main pier-and-beam house 6.5 ft West

Project Outline: Phase 1

Removal and Salvage of Existing Barn

- Barn built approx. 1960's with smaller storage barn addition added on the back built in 1990
- Wood to be salvaged to be reused inside STR units



Project Outline: Phase 1

Fence Options for West Fence

- Option 1 (preferred)
 - Thinner fence profile
 - More greenery
 - Request variance height to match Blacksmith quarters fence (privacy)

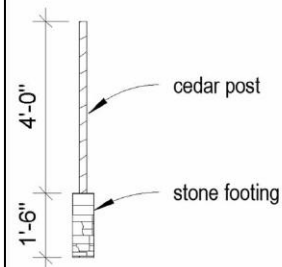


- Option 2 (previous CoA)

Project Outline

New Fence

- Build new wood fence on West side of property
- New fence to have stone footing to match East fence with 12" of stone and 4' of cedar posts and metal supports
 - Stone footing will keep runoff of West adjacent property granite gravel
 - Match heights of fence from East side of property to provide consistency



Cedar Posts



Limestone
White Regular Chopped



Project Outline: Phase 2

New Construction - Short Term Rental Units



*Note: Artistic Rendition
(materials described in subsequent slides)*

Project Outline: Phase 2

Short Term Rental Units

- Build 8 Short Term Rental Units
 - 6 one story
 - 2 in two story
- 1 non-rentable owner unit
- Shared walking path with landscaping to beautify the area
- STR's to be in period style

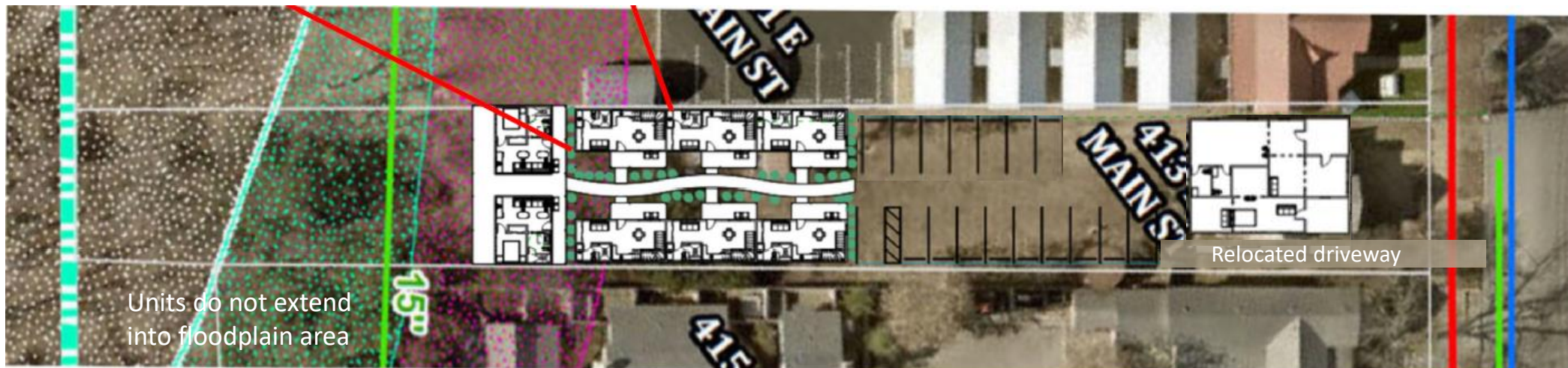
***Note: Artistic Rendition
(materials described in
subsequent slides)***



Project Outline: Phase 2

Short Term Rental Units

- Area in the back of the property to be developed into 8 Short Term Rental Units, 1 non-rentable owner unit
 - Includes parking for both retail tenant and STR guests
 - Shared walking path with landscaping to beautify the area
 - STR's to be in period style
 - Units do not extend into floodplain area (see figure below)



Project Outline: Phase 2

Short Term Rental Units – Exterior Finishes

- Standard Units (6 units)

Materials will be mix of era-appropriate siding and limestone / faux limestone



Front View, without awnings shown

- Two-story in rear (2 units) towards Barons's Creek
 - Owner unit in two-story



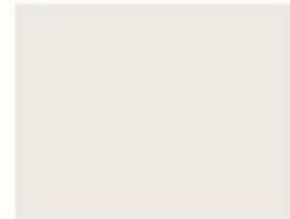
Side View, awning type



Limestone / Faux limestone
White Regular Chopped



Siding
Sherwin Williams
Rockwood Jade #SW2812



Gingerbread Trim, Railing, Posts Paint
Sherwin Williams
Snowbound #SW7004



Porch Light Fixture Style
Carriage Style Wall Mntd
Frosted Glass



Wood Door Stain
Sherwin Williams

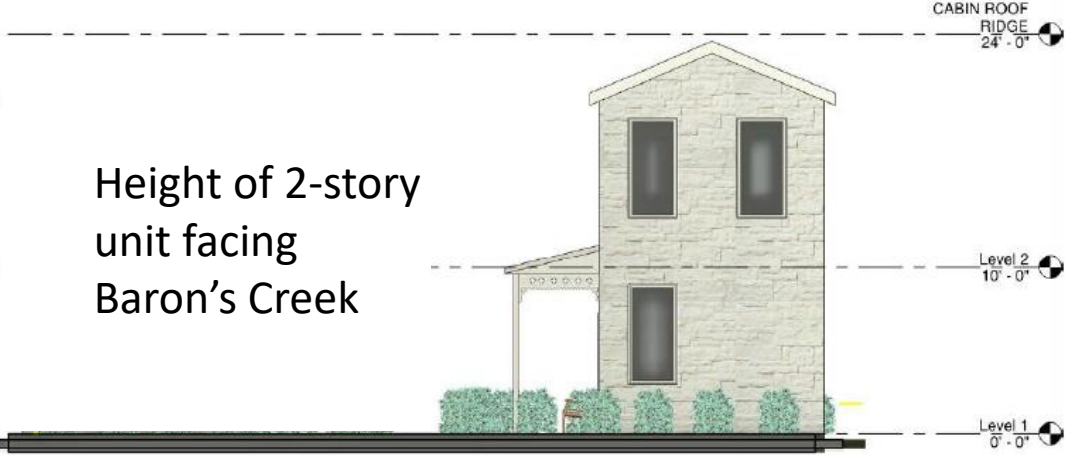
Project Outline: Phase 2

Height of Buildings – Existing vs New

413 E Main St



View from Main Street



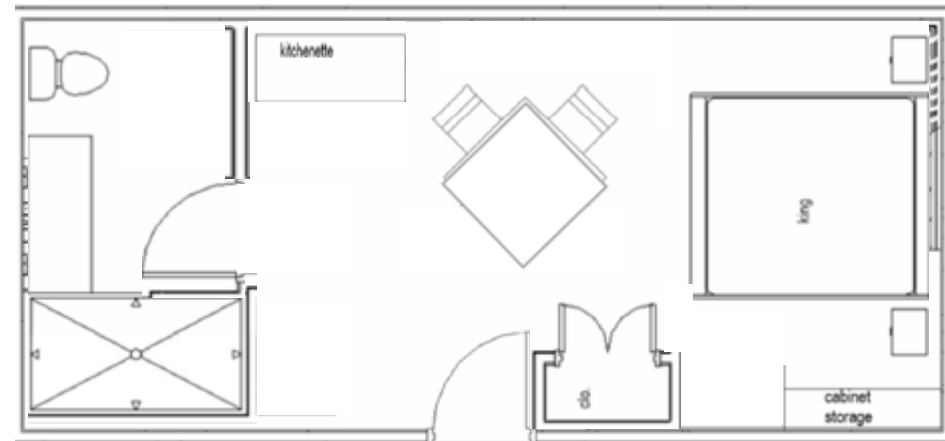
Height of six 1-story units



Project Outline: Phase 2

Short Term Rental Units – Example Floorplan

- One Story Units - 6
 - King bed
 - Kitchenette
 - Closet
 - Bathroom with large vanity and shower
 - Vaulted ceiling
- One unit will be ADA compliant



Project Outline

Photos of neighboring properties behind house



Blacksmith Quarters – 415 E. Main



Serrano Wine - 411 E. Main



411 E Main
B&B #4

Back up

Previous CoA Application

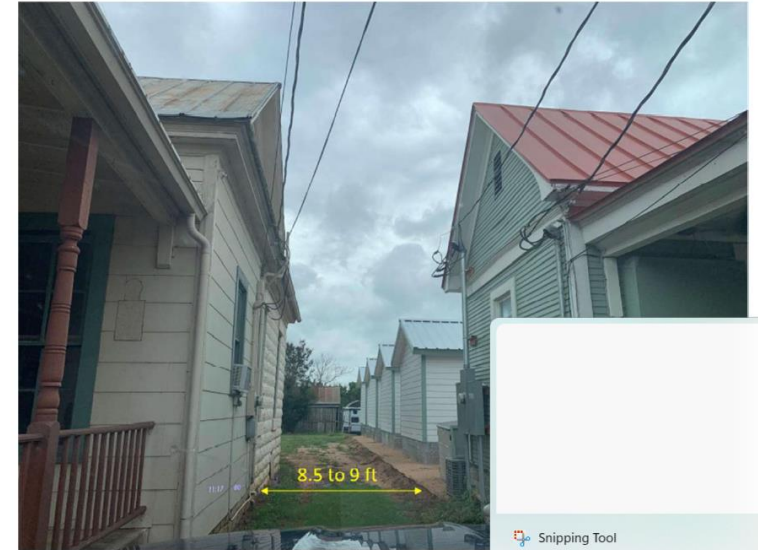
Option to move house to the East (instead of West)

- Issue: to move the entire house to the East to widen the driveway
 - Moving only the pier and beam portion still does not address the issue of the narrow portion next to the Basse block
 - In order to move the entire house to widen the driveway would require relocation of both the pier and beam section and the Basse block (which includes a basement)
 - Propose to move house west and relocate the driveway to the east side, which gives ~14 ft clearance.

Project Outline Driveway Widening

- Existing drive ranges from 8'-5" wide to 9'- wide
 - New driveway width would be approx. 11'-6"
 - Curbs will be installed to protect the house structure and adjacent property electrical panels, gas meter and propane located in the drive

Previous CoA



Queen Anne Style (1880 - 1910)

[Victorian Architecture Color Palette & History | Dunn-Edwards Paints](#)

The Queen Anne style is considered the most recognizable of the Victorian-era homes. These homes were popular from the 1870s through the 1900s and were greatly influenced by British architect Richard Norman Shaw. The style is often characterized by ornamentation and excess — steep rooflines and porches with decorative gables, circular towers, decorative windows and entry doors, bay windows and a wide variety of colors and differing wall textures, such as patterned wood shingles shaped into varying designs, including a mimicry of fish scales.



Winchester Mystery House. Photo courtesy Winchester Mystery House

One of the most famous examples of Queen Anne style architecture is the Winchester Mystery House, an extravagant maze of Victorian craftsmanship located in San Jose, California. Built over a period of almost 40 years, this home is renowned for its size, its architectural curiosities, its utter lack of any master building plan and ghostly history. However, the exterior facade is quintessential Queen Anne, with turrets, cupolas and balconies, all outlined with finely detailed trimwork. Other well known examples of Queen Anne are the Hale House, located at the Heritage Square Museum, and the Haskins House, located on Carroll Ave in Angelino Heights.



Haskins House. Photo by Grace Lennon



Hale House. Photo courtesy Heritage Square Museum

Appropriate Paint Colors for a Queen Anne

 <p>DEA158 Northern Territory</p>	 <p>DEA150 Scarlet Past</p>	 <p>DE6007 Old-Fashioned Purple</p>
 <p>DE5095 Victorian Rouge</p>	 <p>DE5093 Rose Reminder</p>	 <p>DE5961 Tinted Iris</p>
 <p>DE5773 Stone Silver</p>	 <p>DE5654 Fresh Thyme</p>	 <p>DE5486 Tropical Moss</p>
 <p>DE5454 Sullen Gold</p>	 <p>DE5572 Sage Leaves</p>	 <p>DE6271 Elemental Green</p>
 <p>DE5271 Ginger Spice</p>	 <p>DE5397 Radiant Sunrise</p>	 <p>DE5450 Sugar Cookie</p>
 <p>DE5452 Gold Gleam</p>	 <p>DE5253 Macaroon Cream</p>	 <p>DE6029 Mother of Pearl</p>



DE5745 Barrier Reef



DE5795 Spirit
Mountain



DE5867 Blue Chip



DE5907 Twilight
Twinkle



DEA136 Beautiful
Blue



DEA135 Deep Ocean



HISTORIC REVIEW BOARD AGENDA
MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
APPLICATION: [AGENDA_ITEM]
MEETING DATE: May 13, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2025-418 - 107 N Orange - Signor Vineyards - Request to Construct a 77 sq ft Outdoor Bar.

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

1. Construct a 77 sq ft outdoor bar

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

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

A Stop Work Order was issued in 2024 regarding un-permitted work on the garage/bar building. The applicant obtained an approved COA from the Board in December of 2024. In April of 2025, the applicant contacted the Senior Planner/Historic Preservation Officer to schedule a final inspection to obtain a Certificate of Occupancy (CO). During the inspection Staff identified that a bar with a permanent roof had been constructed adjacent to the Low-rated garage/bar and High-rated main resource. Staff informed the applicant of the need for a COA and Building Permit in order to obtain a CO. The applicant chose to remove the structure to obtain the CO and has since requested

permission to construct the bar/roof structure.

Application Number: 2025-418

Address: 107 N Orange

Rating: High

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

Applicant: Nancy Lalumia

[Historic District Design Guidelines and Standards](#)

3.4.1 Lot Coverage

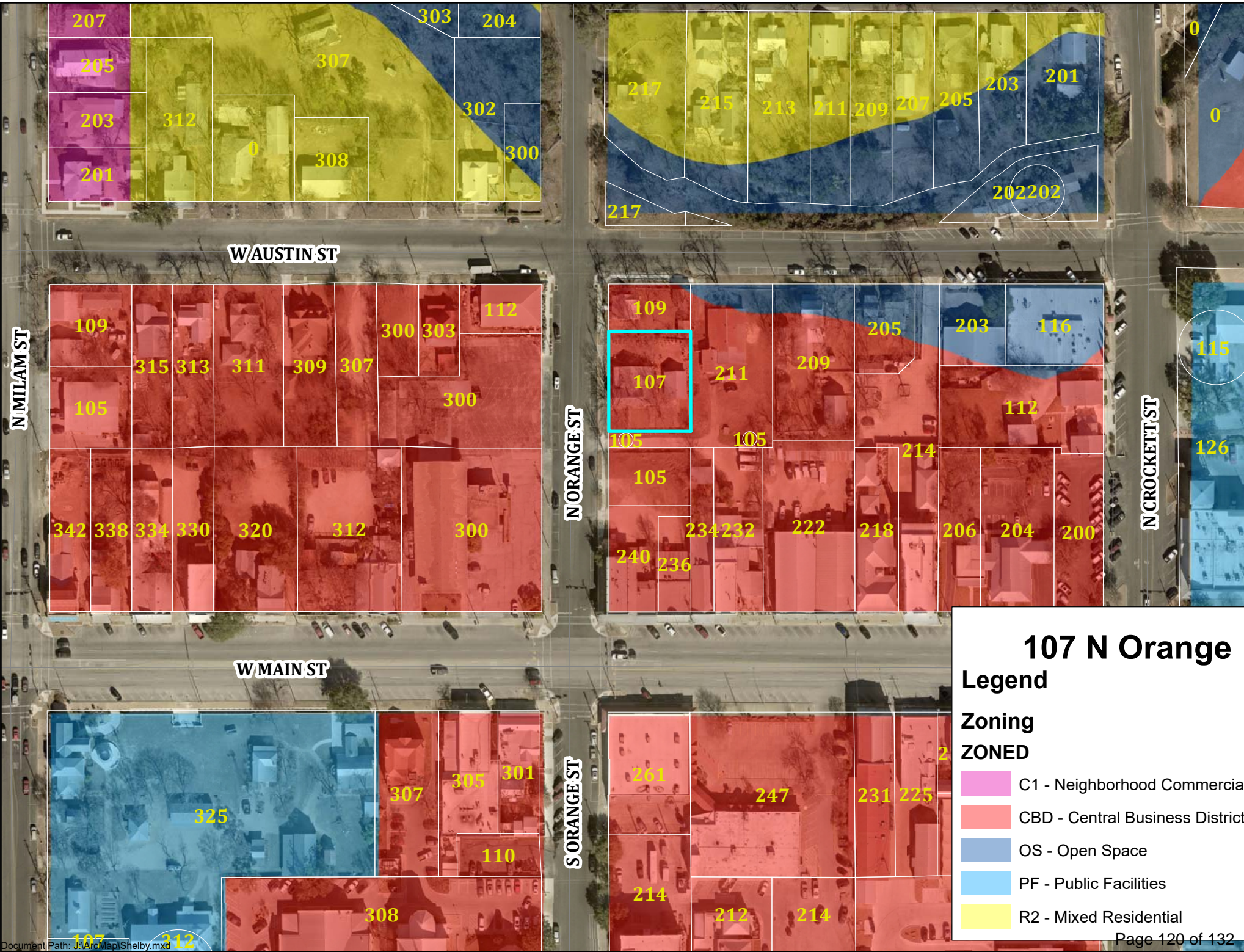
Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property. Maintain at least 15 ft from the High-rated resource and 10 ft from the Low rated resource (garage/bar) (e). All accessory buildings, shall not exceed 800 sq ft OR 50 % of the primary building square footage, whichever is greater (h). Locate service areas at 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 (i).

STAFF RECOMMENDATION:

Staff is unable to determine the distance from the Low-rated resource and the High-rated resource to ensure compliance with Sec. 3.4.1.e, which requires a 10 ft setback from the Low-rated building and 15 ft from the High-rated building.

ATTACHMENTS:

1. 107 N Orange Location Map
2. 107 N Orange Historic Survey
3. Emails regarding Violation
4. 2025-418_ Photos and Materials



City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID

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

1983 SURVEY DATA

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

Shelby Collier

From: Shelby Collier
Sent: Monday, April 21, 2025 2:30 PM
To: Clay
Cc: Nancy Lalumia; Kelli Olfers; Reagan Rabke; Michael Erwin; Evan Williamson; Jan Musgrove; Mellisa Estes
Subject: RE: 107 N. Orange

Good afternoon Clay,

Thank you for your email.

To be clear, you are going to remove the unpermitted work and provide photos depicting the projects compliance. Staff will then have the option to reinspect the property.

Once all Staff members sign off (or email stating they do not need to inspect) I will perform an inspection and finalize the CO.

In addition, you are requesting that the Historic Review Board consider the pending COA application for placement of the roof & bar in its current location. The Historic Review Board will consider this request on May 13th.

Shelby Collier
Senior Planner/Historic Preservation Officer



126 W. Main Street
Fredericksburg, TX 78624

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

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

From: Clay <clay@signorvineyards.com>
Sent: Monday, April 21, 2025 12:55 PM
To: Shelby Collier <scollier@fbgtx.org>
Cc: Nancy Lalumia <nancy@signorvineyards.com>; Kelli Olfers <kolfers@fbgtx.org>; Reagan Rabke <rrabke@fbgtx.org>; Michael Erwin <merwin@fbgtx.org>; Evan Williamson <ewilliamson@fbgtx.org>; Jan Musgrove <jmusgrove@fbgtx.org>; Mellisa Estes <melkestes5@aol.com>
Subject: Re: 107 N. Orange

Good afternoon all, we are going with option 3 today.
We will send pictures of the bar and roof removal today.

We would also like to resubmit for option 1. today to go in front of the board on May 13th.

Thank you,
Clay



Clay Signor CEO / Founder
SIGNOR VINEYARDS
t. 512.435.1204
e. clay@signorvineyards.com w. www.signorvineyards.com
a. 362 Livesay Ln. Fredericksburg, TX

On Apr 21, 2025, at 12:00 PM, Shelby Collier <scollier@fbgtx.org> wrote:

Good morning Clay,

It was a pleasure visiting with you and Mrs. Melissa this morning regarding 107 N. Orange.

As discussed, Staff is awaiting your response regarding which option you plan to pursue.

You have 3 options to move forward

Option 1-

You can keep the application as submitted with the existing structure in its current placement BUT I cannot approve that administratively and it would need board approval scheduled for May 13th.

Once the board approves, then the building permit may be reviewed and issued.

All Staff members would perform a final inspection.

CO would be issued.

Option 2 –

You can update the existing application with the appropriate setbacks (10 ft from low rated building, 15 ft from high rated building).

I can approve that administratively.

Then the Building Permit could be approved.

All Staff members would perform a final inspection.

CO would be issued.

Option 3 –

You can remove the unpermitted work.

All Staff members would perform a final inspection.
CO would be issued.

All necessary Staff members needed to sign off on the CO are copied in this correspondence.

Please feel free to pose any questions to this group for clarity and transparency.

Have a blessed day!

Shelby Collier

Senior Planner/Historic Preservation Officer



126 W. Main Street
Fredericksburg, TX 78624

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

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From: Shelby Collier

Sent: Thursday, April 17, 2025 10:44 AM

To: Clay <clay@signorvineyards.com>; Nancy Lalumia <nancy@signorvineyards.com>

Cc: Kelli Olfers <kolfers@fbgtx.org>; Reagan Rabke <rrabke@fbgtx.org>; Michael Erwin <merwin@fbgtx.org>; Evan Williamson <ewilliamson@fbgtx.org>; Jan Musgrove

<jmusgrove@fbgtx.org>

Subject: 107 N. Orange

Good morning Clay,

Thank you for taking my call regarding the unpermitted building/bar at 107 N. Orange.

As discussed, Staff cannot approve a Certificate of Occupancy for a property that is out of compliance with ordinances and codes.

You have 3 options to move forward

Option 1-

You can keep the application as submitted with the existing structure in its current placement BUT I cannot approve that administratively and it would need board approval scheduled for May 13th.

Once the board approves, then the building permit may be reviewed and issued.

All Staff members would perform a final inspection.

CO would be issued.

Option 2 –

You can update the existing application with the appropriate setbacks (10 ft from low rated building, 15 ft from high rated building).

I can approve that administratively.

Then the Building Permit could be approved.

All Staff members would perform a final inspection.

CO would be issued.

Option 3 –

You can remove the unpermitted work.

All Staff members would perform a final inspection.

CO would be issued.

It was previously mentioned that the bar was approved in the previous COA application (2024-1166) this is not entirely correct, as the placement of a bar ONLY was approved but not the permanent roof structure. Please see the image of the approved site plan below.

Please let me know your desired path forward.

To be clear, I am aware that invitations were sent out for a party this evening even though I stated that you should wait to send invitations until the CO was issued.

As the property does not have a CO the party cannot occur.

Please contact me if you have any questions.

Have a blessed day!

☰ 2024-1166-107 n orange street.pdf



1

Shelby Collier
Senior Planner/Historic Preservation Officer



126 W. Main Street
Fredericksburg, TX 78624

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

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107 N Orange Photos and Materials





Exterior of Bar

7 ft high (including roof)
8 ft deep
11 ft wide

Inside of Bar

Serving height - 48 inches
Inside work height - 36 inches
width - 9 ft.
Depth - 37 inches

Materials

6 by 6 treated pine posts
4 by 6 treated upright pine
4 by 4 roof rafters
2 by 6 fascia
galvanized roof
plywood
nickel gap
1 stainless sink & faucet
open storage cabinet under bar