



# City of Fredericksburg

Historic Review Board Meeting Agenda  
Tuesday, July 8, 2025 ~ 5:30 PM  
New City Hall at East Campus  
2818 E. U.S. Hwy. 290  
Fredericksburg, Texas 78624

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

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

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The City of Fredericksburg Historic Review Board will meet in a regular session on July 8, 2025 at 5:30PM. Link to City of Fredericksburg to watch video of meeting.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on July 8, 2025.
2. Complete the Citizen Comment Form online at [www.fbgtx.org](http://www.fbgtx.org); or
3. Email your comments to [jmusgrove@fbgtx.org](mailto: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.

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1. **CALL TO ORDER**
2. **ROLL CALL**
3. **INTRODUCTION OF THE NEW DIRECTOR OF DEVELOPEMENT SERVICES**
4. **CHAIR'S STATEMENT**
5. **APPROVAL OF MINUTES**
  - A. June 10, 2025, Regular Meeting Minutes

## **CONSENT AGENDA**

The items under the consent agenda are deemed by the Historic Preservation Officer to be routine innature and will be approved by one motion of the Board adopting the staff findings andrecommendation as part of the approval. The items on the consent

agenda will not be discussed. Any member of the Board or the public that wishes to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

## 6. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. **2025-529** - 416/418 East Main - Brookes Bubble Bar - Request to Construct an Outdoor Bar
- B. **2025-555**- 210 W Travis - Request to build a parking structure.
- C. **2025-590** - 106 S Lincoln - Re-rate the guest house to Low.
- D. **2025-549** - 301 South Adams - Demolition of the entire property with concept plans to replace it.
- E. **2025-656** - 520 E Main - Church door replacement.
- F. **2024 - 532** - 401 E College - Demolish outbuilding and Construct New Accessory Dwelling Unit using Salvaged Materials.
- G. **2025-639** - 109 W Centre - Mary Cunningham - Request to construct a 1,600 sq ft addition to the rear of the building.

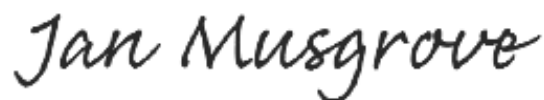
## 7. DISCUSSION ITEMS

- A. Director's Report
- B. **112 E Schubert** - Construction has Revealed Damage Resulting in the Need to Demolish and Reconstruct

## 8. ADJOURN

### CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM on Thursday, July 3, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



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Jan Musgrove  
Planner 1

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

**HISTORIC REVIEW BOARD  
MEETING MINUTES  
June 10, 2025  
5:30 PM**

On this 10th day of June 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  
Joe Salinas, Jr.  
Amy Slaughter  
Cyd Donnell

**ABSENT:** Jessica Mittel

**ALSO PRESENT:** Shelby Collier – Senior Planner  
Jan Musgrove – Planner 1  
Maria Garcia – City Attorney- Virtual

**CALL TO ORDER**

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

**MINUTES**

May 13, 2025, Historic Review Board meeting minutes were unanimously approved.

**CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

2025-547 - 203 E San Antonio - Los Tios - Request to Paint a Sign/Mural on the West Side of the Resource.

**Applicant:** Rebecca Meuter

**Staff Presentation:** Shelby Collier, Senior Planner

A Certificate of Appropriateness (COA) Application has been submitted requesting permission to paint a sign and mural on the west side of the building that says "Los Tios". The property is a Low-rated resource built in 1960 that is the current home to Los Tios. On Friday, April 11th, Code Enforcement visited the business as they identified that a sign had been illegally painted on the west side of the building (the Sign did not obtain the necessary COA or a Sign Permit). Code Enforcement informed the business of the necessary procedures and was then contacted by a representative regarding the necessary steps to come into compliance. On May 14th, Code Enforcement again contacted the business and informed them of the need to come into compliance at which point the applicant submitted a COA and paid all

necessary fees including the \$300 penalty fee for performing work without the approved COA. Staff submitted comments to the applicant on May 21, 2025, requesting additional information such as the size of the sign (height, width, length) as well as the placement of the sign in relation to the building. The applicant has not responded to the comments provided as of June 4, 2025.

**Staff Recommendation:**

The Sign/Mural as proposed is not appropriate per the Historic Design Guidelines and Standards. It is recommended not to add new ornamentation to exterior walls and in the event that a mural is painted, preference should be given to historical or cultural subjects rather than business promotion; 3.2.6(f)(n)

As the image depicted is not a representation of our community's history or local culture and promotes the business, rather than the community or district, Staff recommends denial of the application as presented

**Discussion:**

After a brief discussion on wherever the image was, a sign or a mural, the Board members concluded that it was indeed a sign and that the subject of the image did not represent Fredericksburg.

Cyd Donnell made a motion to deny the item and for the applicant to work with city Staff to come into compliance. Sharon Josphe seconded the motion. All voted Aye and the motion carried.

After the motion carried, David Bullion mentioned that work had been performed on the roof possibly the adding of an Air conditioner and asked the applicant to work with Staff to address that item as well.

**2025-529 - 416/418 East Main - Brookes Bubble Bar - Request to Construct an Outdoor Bar**

**Applicant: Brooke Rogan**

**Staff Presentation:** Shelby Collier, Senior Planner

The applicant has submitted a Certificate of Appropriateness (COA) Application requesting permission to make modifications to the backyard that would include the addition of two outdoor bars, painting of fence pink, painting of the tank house pink, and installation of signage on the tank house.

The property consists of two resources; 418 East Main is the original structure built in 1890 which possesses a Medium-rating that extends to all the property with the exception of the addition to the West (416 E Main) which was constructed in 1965 and possesses a Low-rating. This distinction is important because all applications for the property should be reviewed with a Medium-rate unless it is specific to the Low-rated resource.

The applicant previously submitted a COA, which was reviewed by the Historic Review Board in December 2024, requesting permission to paint the Tank House pink as the work has already been completed. That application was denied, and the applicant has since returned requesting permission to build an outdoor bar and provide additional entertainment space. Like the last application, the outdoor bar was already delivered onsite, although it has not been fully constructed. The Building Official issued a Stop Work Order on May 6th and the applicant was instructed to obtain a Certificate of Appropriateness.

**Staff Recommendation:**

The application consists of several requests, including the addition of 2 new accessory structures, painting and signage. In reviewing the application against the Historic Design Guidelines and Standards Staff found that accessory structures should maintain a minimum distance of 10 - 15 ft from the Low-rated and Medium-rated resources 3.4.1(e).

In addition, the development pattern should reflect that of historic layouts such as appropriate circulation paths and uniform building placement 3.4.1(c).

The new accessory structures should be designed in such a way as to not visually overpower the surrounding historic buildings 3.4.3(b).

As for signage, it is important that signage be thoughtfully added to historic resources to maintain the integrity of the building. The signage should reflect the character of the building 3.2.11(d) and should be attached in a manner that does not damage the exterior wall material; for masonry walls, the attachments should anchor into the mortar rather than the masonry unit 3.2.11(i).

**Discussion:**

Discussion revolved around the number of items in the backyard and whether or not the Board restricted the number of seats as so many other restaurants had outdoor seating to accommodate their customers.

As there were several issues that needed action, several motions were made:

Amy Slaughter made a motion to deny the painting of the Tanks house using an approved paint remover (as it had been denied in December of 2024) and to remove all signage from the Tank house.

Joe Salinas seconded the motion. Motion carried unanimously.

David Bullion asked the Board how they wanted to handle the fence that had been painted.

Cyd Donnell made a motion to approve the painting of the fence.

Joe Salinas seconded the motion. All voted Aye except for Amy Slaughter who voted Nay. Motion carried 4 to 1

A discussion revolved around whether the metal round bars were ancillary structures or temporary structures. The Board members asked how high the bars were and what the trucks were used for

Brooke Rogan responded that the bars are about eight feet tall and that the trucks are used for photo opportunities. The trucks do not work, and they are trailered to Round Rock where they are used to serve from, but they are not used for that purpose at her Main street location.

Because of the number of items in the backyard, Board members discussed lot coverage, impervious cover and setbacks. They worried about protecting the 1890's building.

David Bullion requested that staff perform a site visit to get measurements of the bars and more detail on the placement of the trucks.

Donna Heinen Sanders made a motion to table the two metal bars and the trucks until next Month's meeting (July) and after Staff had conducted a site visit and provided the Board members with more information.

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

David Bullion asked Ms. Rogan what she intended to do with the tarp on the Cadillac Convertible that was parked in front of her building, he mentioned that it cheapened her brand.

Brooke Rogan asked if he had any suggestions.

David Bullion responded that she could get the convertible top repaired.

**2025-542 - 311 E Travis - Michael Perez - Request to Modify the Exterior of the Medium-Rated Resource**

**Applicant:** Michael Perez

**Staff Presentation: Shelby Collier**

The applicant obtained a Certificate of Appropriateness (COA) to relocate and restore the Medium-rated resource on February 13, 2024. This approval came with several conditions, including the requirement to maintain the pressed tin facade on the front of the building and as much original material as possible.

The applicant has since returned with a COA requesting permission to remove the exterior material on all four sides of the resource and replace it with Stucco. This would include removing wood on the east, west and south sides of the building and removing the pressed tin on north side (front facade). In addition, the applicant would like to update the paint colors.

**Staff Recommendation:**

The redevelopment of the site has breathed new life into the property, allowing a previously dilapidated High-rated resource to evolve and shine as a representation of the German Vernacular style. The building was an original Sunday House given its date of construction (1900), building form and style and the requested changes if approved may remove important character defining features. It is required to retain and repair historic exterior wall material 3.2.6(a) and if replacement is necessary due to deterioration, the replacement material should be identical in dimensions, profile, reveal and texture 3.2.6(j). The Historic Review Board previously approved several modifications to the building to assist it with its evolution such as raising the building and installing a limestone skirting. To further remove historic fabric with replacement material that is not identical, is not in keeping with the Historic Design Guidelines and Standards.

**Discussion:**

Most of the discussion revolved around the fact that a tin façade is incredibly unique and that it should be preserved and most definitely not painted.

Amy Slaughter made a motion to deny the addition of stucco to the 3 wood sides and the painting of the tin façade per Sec. 3.2.6 (a) and (g)

Sharon Joseph seconded the motion.

Amy Slaughter amended her motion to allow for the painting of the clap board on the front of the façade and the three (3) wood sides to Feather White.

All voted Aye and the motion carried.

**Discussion Item:**

**Gillespie County Historical Society – Future Maintenance Facility**

**Applicant: Heather McCarver**

**Staff Presentation: Shelby Collier**

Gillespie County Historical Society contacted City Staff regarding the potential addition of a 640 sq ft building with an attached carport that will serve as a maintenance facility for the property. Tentatively, the building placement would be located in the far South-East corner of the property to the East of the Kammlah Barn and Bath House.

Staff recommended visiting with the Historic Review Board regarding building design and placement in the form of a discussion item prior to submitting a formal application.

This is only a discussion and no action will be taken.

**Discussion:**

After a brief discussion, the board members instructed Staff to work with the applicant on the project. There is no need for the Board to grant approval.

Shelby Collier asked the Board members for feedback on their thoughts on seeing this type of discussion item before the applicant submitted a formal application.

Cyd Donnell and David Bullion responded with a resounding yes, the more time to review and make suggestions was greatly appreciated. They were hopeful that this would decrease the number of applicants that did the work without approval.

**Director's Report:**

Evan Williamson, Interim Director of Development Services, was not in attendance.

**Demo By Neglect Update: Shelby Collier**

Shelby Collier stated that even though there has not been much progress in the past month, that overall, some significant progress has been made in the last six months. The three top offending properties were still not compliant and that Code Enforcement had reached out to 513 W Main and that property was currently in the Municipal Court system.

David Bullion asked if 107 W San Antonio and 113 W San Antonio had been noticed by code enforcement?

Shelby Collier replied that she did not believe so.

David Bullion responded that the Board would like that to be done. David Bullion also stated that 216 W Schubert needed to be sited again as there had been no action on this property for several months.

Shelby Collier went through the list of properties that have COA's in place.

She commented on the list of properties with issues list.

David Bullion again stated that these should be sited again.

Shelby Collier mentioned that she would contact Code Enforcement to take these properties to the next level.

The Board members wanted to know about the Temporary fence that was erected for a cat enclosure at 110 N Bowie.

Shelby Collier responded that Evan Williamson would be sending an email to the Board explaining the situation at this property.

Shelby Collier stated that she would follow up with 403 W Schubert in regard to the mural painted on another properties wall.

David Bullion stated that Staff needed to act on that property as they were completely out of compliance.

Amy Slaughter asked for clarification on 105 S Adams, a county owned property within the city limits.

Shelby Collier explained that Garrett Bonn and the County's legal counsel, Daniel Jones had discussed this property and that a space study was being performed. That they were aware of the state of the property. Legal counsel for the City suggested entering into an agreement with the County acknowledging the requirement to adhere to and be compliant with the City Historic Preservation Ordinance. That agreement is in the works.

Amy Slaughter stated that she would encourage them to lead by example.

Shelby Collier mentioned that the spreadsheet would be updated and that it would be added to each month's agenda. She also mentioned that she would email the entire spreadsheet to the board.

Amy Slaughter asked about the historic building located on Albert's property, 210 E Austin known as the Keidel Haus.

Shelby Collier mentioned that she had been working closely with the developer, and she would reach out in regard to this property.

**Historic Preservation, The Arts & Hotel Occupancy Taxes: Shelby Collier**

Shelby Collier explained that this was a rough draft on how the City of Fredericksburg could use HOT (Hotel Occupancy Tax) to fund Art and Historic Preservation. After investigating several other cities that utilize HOT (Hotel Occupancy Tax) for Art and Historic Preservation, she stated that she was excited to talk more about specifically the city of Granbury as she felt it best fit what Fredericksburg and the Historic Board members had voiced to her.

The desire to leverage HOT (Hotel Occupancy Tax) funds to fund preservation programs has been discussed for many years. At one point tax incentives or obtaining grants to help those living in a historic home or in the historic district were discussed but these options were dismissed so here we find ourselves looking at how HOT could be used.

Discussion has for some time revolved around the need for an Art Board but after doing research the most frequently used programs are a combination of Art/Preservation Boards. She drew the board's attention to the City Of Galveston's Arts and Historic Preservation Advisory Board which allocated HOT funds for arts and historic preservation related non-profit organizations. The City of Galveston created a fund that sets aside 6/8 of a penny on the HOT rate for such endeavors that they distribute every two years.

Cyd Donnell suggested establishing a sub-committee to discuss what direction the Board would like to go in and that she really liked the idea of creating something uniquely Fredericksburg, like a historical plaque that each building in the Historic District would have that told the story of its origins.

David Bullion responded that he felt that these were two different things. That the Board needed to decide how to get the money and then decide on what to spend it. He

mentioned that he would like a sub-committee to determine where those funds would come from. A suggestion would be to freeze taxes on owner occupied property in the Historic District as it costs more money to own a historic property.

David Bullion thanked Shelby Collier for her work on getting this information to the Board members.

Sharon Joseph asked how this would affect the Convention and Visitor Bureau.

Shelby Collier responded that she thought that this would be part of a larger conversation, what we would do with the additional funds and how that would affect the Board, would it transition into an Arts and Preservation board, would the board hand out grants every year. That is why staff had provided multiple options to mull over. She mentioned that the city of Granbury impressed her so much that she had taken a road trip to Granbury and that she strongly encouraged the board to visit too. She commented on how every building on their square has a RTHL designation, she stated how impressive it all was. Granbury had multiple districts and multiple but simple fee structures, all allocated through HOT funds.

She stated that she would recommend forming a subcommittee that would not only discuss acquiring and using HOT funds but that it would also consider adding an Art Board and cultural items to the discussion. She felt that it was vital that as most of activities revolve around and in our Historic District. She welcomed the input from Board members to bring their ideas, do their research on how this could/would work.

David Bullion stated that he agreed that this topic needed more research and stated that the Board meetings were getting more complicated and longer. He also asked if Staff could reach out to the Mayor, as he thought he was working on an Art Board. He asked if this could be added to the agenda as a discussion item next month, that way the Board members had some time to think about what they would like to create.

Shelby Collier asked if Mr. Bullion would like it to be presented as an action item or a discussion item.

David Bullion stated that he would like it to be a discussion item.

#### **Historic Preservation Officer Report: Shelby Collier**

Shelby Collier mentioned that she really had not much to report but did mention the struggles that Staff were having with the repeat offenders and that she was going to put together a report to present to the Board of Realtors, to remind and refreshers.

Amy Slaughter asked if there was any thought to continue the conversation on raising the fines.

Shelby Collier responded that certainly, that could be discussed.

David Bullion mentioned that he thought the fines should be increased with each offense.

Shelby Collier reminded the Board that increasing fines would require an Ordinance amendment, that the process was not fast. She stated she would like to go before city council with an extremely specific recommendation. She asked the board members if they would like to gather as a sub-committee or have it on the Agenda.

David Bullion responded that he had spoken with the City Manager, and he thought that subject was being worked on.

**Adjournment:**

With no further business to discuss, the meeting was adjourned at 7:58PM.

PASSED AND APPROVED on the 8h day of July 2025.

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Jan Musgrove, Planner 1

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David Bullion, Chairperson



## HISTORIC REVIEW BOARD AGENDA MEMO

**DEPARTMENT:** Development Services  
**TO:** Historic Review Board  
**MEETING DATE:** July 8, 2025  
**CATEGORY:** CERTIFICATE OF APPROPRIATENESS APPLICATIONS

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**CAPTION:** 2025-529 - 416/418 East Main - Brookes Bubble Bar - Request to Construct an Outdoor Bar

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### **SUMMARY:**

The applicant has submitted a Certificate of Appropriateness (COA) Application requesting permission to make modifications to the backyard that would include the addition of two outdoor bars, painting of the fence pink, painting of the tank house pink, and installation of signage on the tank house.

The property consists of two resources; 418 East Main is the original structure built in 1890 which possesses a Medium-rating that extends to all the property with the exception of the addition to the West (416 E Main) which was constructed in 1965 and possesses a Low-rating. This distinction is important because all applications for the property should be reviewed with a Medium-rating unless it is specific to the Low-rated resource.

The applicant previously submitted a COA, that was reviewed by the Historic Review Board in December 2024, requesting permission to paint the Tank House pink as the work has already been completed. That application was denied, and the applicant has since returned requesting permission to build an outdoor bar and provide additional entertainment space. Similar to the last application, the outdoor bar was already delivered onsite, although it has not been fully constructed. The Building Official issued a Stop Work Order on May 6th and the applicant was instructed to obtain a Certificate of Appropriateness.

The application was considered at the June 10th Historic Review Board Meeting resulting in the Board requesting additional information such as the height of the outdoor bars, the overall building coverage and impervious coverage as well as an onsite meeting that occurred on Tuesday, July 1st.

### **RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:**

**Application Number:** 2025-529

**Address:** 416/418 East Main

**Rating:** Low/Medium

**Zoning:** CBD, Central Business District

**Applicant:** Brooke Rogan

## **Historic Design Guidelines and Standards**

### **3.4.1 Lot Coverage**

Consider the complex types prevalent among contributing properties on the block based on Sec. 2.3 Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex type(s). (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: for new residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning. (Refer to the map in Appendix C.) (d) Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district, unless granted an exception due to small lot size. (See fig. 3-58.) 10 - 15 ft (e)

### **3.4.3 Accessory Buildings**

Avoid impacting significant historic resources or site features when constructing 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 historically designated parcel relates to the preservation priority assigned to the primary building on the parcel. (c) Applied architectural ornament or stylistic detailing of any kind is not appropriate for new accessory buildings. (d) 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 application consists of several requests, including the addition of 2 new accessory structures.

In reviewing the application against the Historic Design Guidelines and Standards Staff found that accessory structures should maintain a minimum distance of 10 - 15 ft from the Low-rated and Medium-rated resources 3.4.1(e). In addition, the development pattern should reflect that of historic layouts such as appropriate circulation paths and uniform building placement 3.4.1(c). The new accessory structures should be designed in such a way as to not visually overpower the surrounding historic buildings 3.4.3(b).

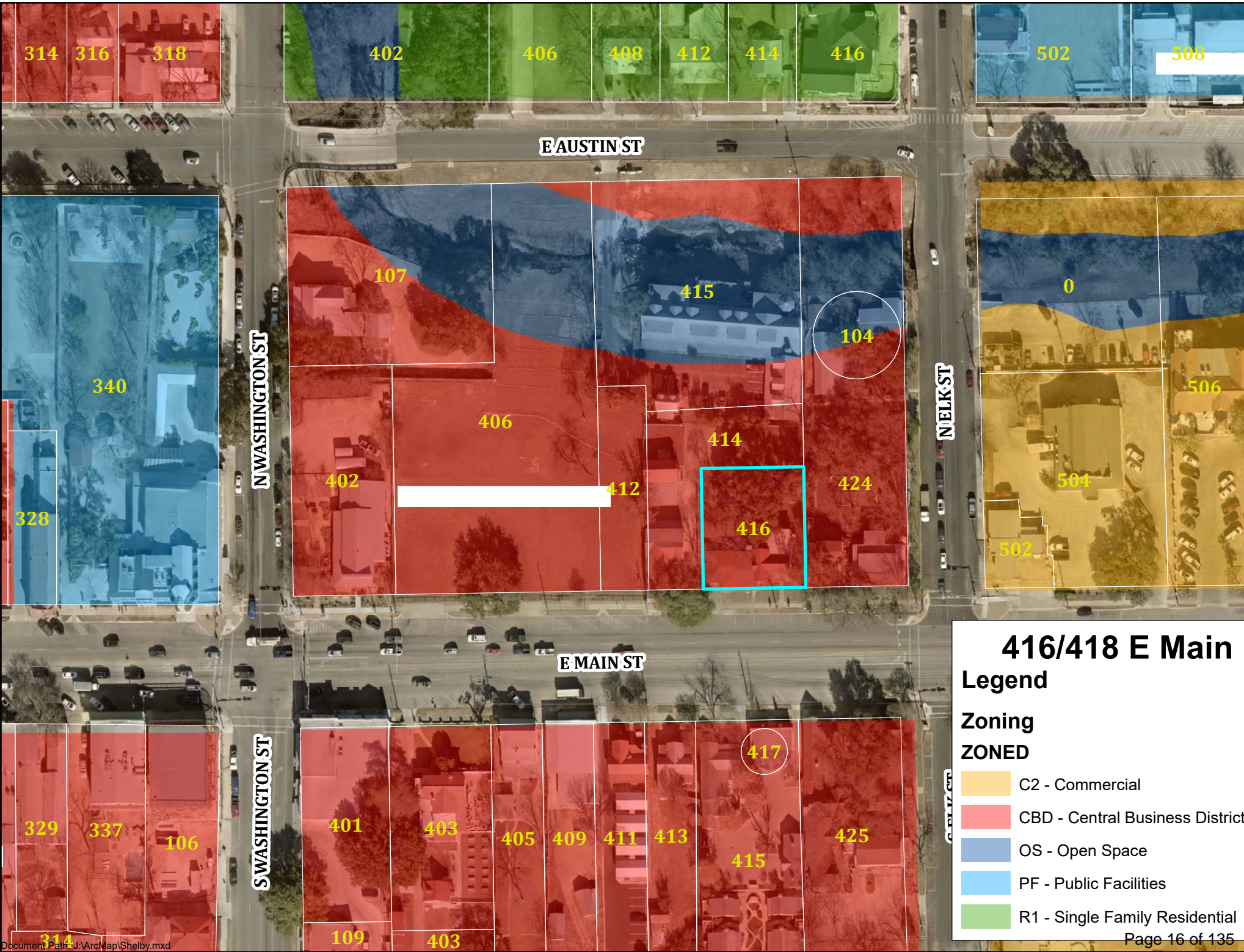
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### **ATTACHMENTS:**

1. 416 418 E Main Location Map
2. 416 E Main Historic Survey

3. 418 E Main Historic Survey
4. 418 E Main\_Site Plan
5. 2024-1001 Photos of Accessory Building
6. Outdoor Bar Seating
7. Photos of the Backyard
8. 2025-529 Review Comment Letter
9. Stop Work Order Email



# 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; Commerce/Trade	No of Stories	1
Style	not provided	Construction	wood-frame
Plan	irregular	Foundation	slab
Exterior Walls	wood siding	Roof	hipped
Porches	inset	Windows	fixed wood sash
Outbuildings	not provided	Doors	single-leaf door
Alterations	exterior materials		

## 1983 SURVEY DATA

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

# 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

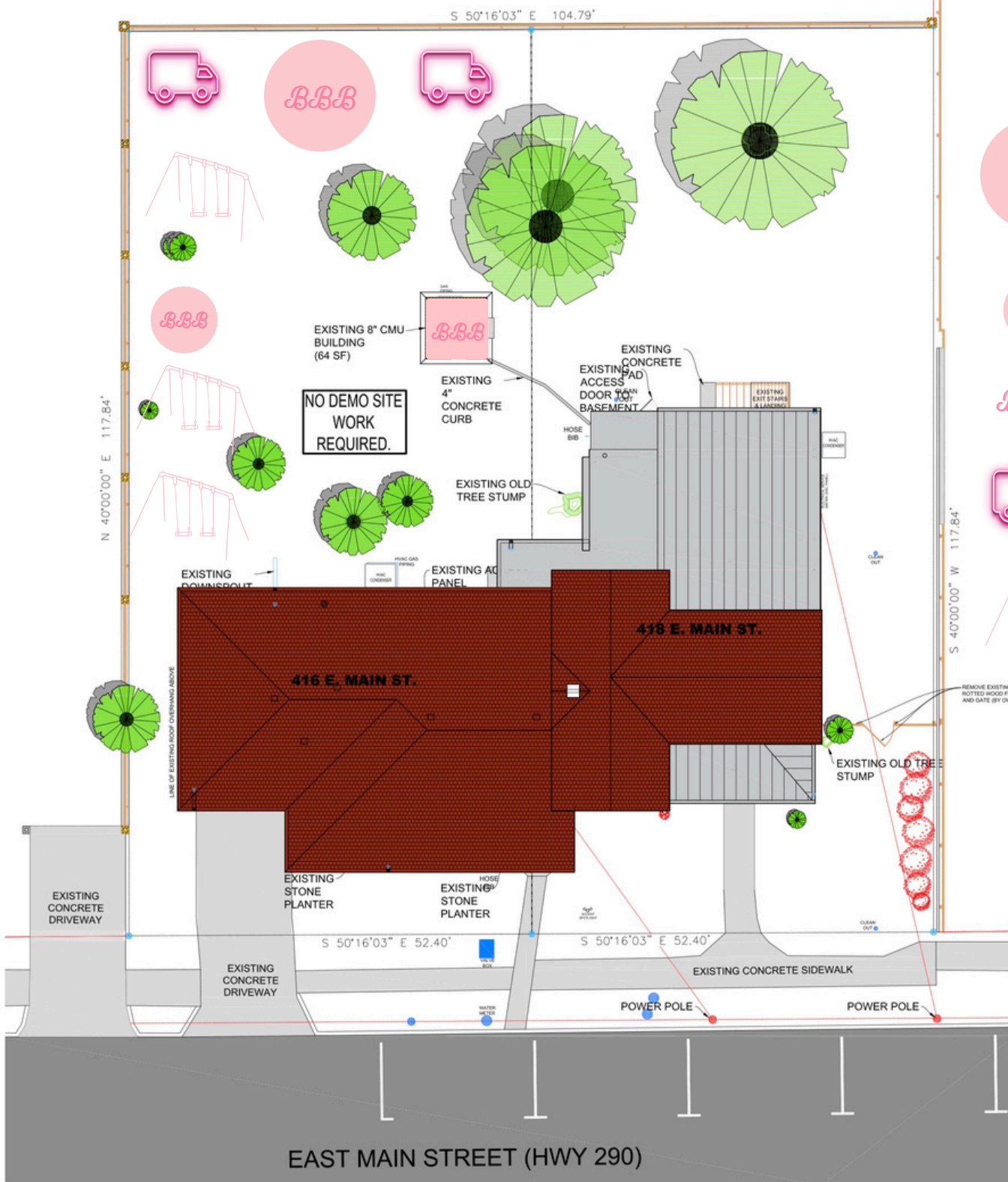
## 2002 SURVEY DATA (continued)

### Property Description

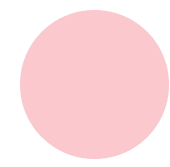
Function	Domestic: Single-Family; Commerce/Trade	No of Stories	1
Style	vernacular	Construction	wood-frame
Plan	wing-and-gable/L-plan	Foundation	pier and beam
Exterior Walls	wood siding	Roof	gable
Porches	hipped	Windows	double-hung wood sash
Outbuildings	not provided	Doors	original
Alterations	addition		

## 1983 SURVEY DATA

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



# KEY:



10 FT X 10 FT  
OUTDOOR BAR  
SEATING



5 FT X 5 FT  
BAR STRUCTURE



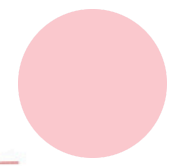
SIGNAGE SAYING BROOKE'S  
BUBBLE BAR



WINE CART USED FOR  
STORAGE



SWING SET  
SEATING



COLOR:  
SW 6581  
VERBENA

SAME PAINT USED ON ALL  
STRUCTURES TO MATCH  
BUILDING APPROVED COLOR

416 – 418 E Main Accessory Building Photos





**THURS MAY 22**

**ADDITIONAL OUTDOOR BAR SEATING**

**BRIDGE'S  
MULTIPLE BAR**

**DEVELOPMENT REVIEW COMMITTEE**

## STRUCTURE



PROPOSED  
USE

METAL CIRCULAR OUTDOOR BAR FOR MORE SEATING  
IN BACKYARD

## INSTALL ROOF

# SCOPE OF PROJECT

THE BOTTOM LAYER IS ALREADY INSTALLED. WE ARE REQUESTING TO ADD THE ROOF TO BE ABLE TO OPERATE ACCORDINGLY WITH THE HEALTH DEPT REGULATIONS. THIS REQUIRES A ROOF/AWNING TO SERVE BEVERAGES. NO FOOD SERVICE WILL TAKE PLACE. THIS IS TO ONLY HAVE ADDITIONAL SEATING IN THE BACKYARD OF THE BAR.

## DESIGN GUIDELINES & STANDARDS

# IMPORTANT INFORMATION

-NOT VISIBLE FROM STREET



-New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Ensure that alterations and additions do not damage, destroy, or obscure character-defining features. Design new construction so that it is compatible with but differentiated from the historic-age property. "Integrity" means that a building retains enough of its historic character or appearance to be recognizable as being from the district's period of significance.

-New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



## ADDITIONS

# ADDITIONS

- Set back new additions from the historic building so that the historic building retains visual emphasis.
- Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building, but differentiated enough so that they are not confused as historic or original to the building.





# CONSTRUCTION

THIS METAL STRUCTURE IS ONLY TO ENSURE  
ADDITIONAL SEATING IN THE BACKYARD OF BAR.  
IT IS NOT GOING TO BE USED FOR ANY OTHER  
PURPOSE.

416 E Main – Backyard Photos

Tank House



Outdoor Bar





## Fredericksburg

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

Date: Wednesday, May 21, 2025

BROOKE ROGAN  
BROOKES BUBBLE BAR LLC

brooke@brookesbubblebus.com

Permit Number 2025-529  
Job Address: 416 E MAIN, FREDERICKSBURG, TX 78624

Dear BROOKE ROGAN,

Staff has completed its review of plans for the 3 tiered bar in the backyard that is to be located at 416 E MAIN, FREDERICKSBURG, TX 78624. Comments from this review follow.

## Historic Preservation Review

### 3.4.1 Lot Coverage

Consider the complex types prevalent among contributing properties on the block based on Section 2.3. Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex type(s).(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: for new residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning. (Refer to the map in Appendix C.)(d)

Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district, unless granted an exception due to small lot size. (See fig. 3-58.) 10 - 15 ft (e)

### 3.4.3 Accessory Buildings

Avoid impacting significant historic resources or site features when constructing 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 historically designated parcel relates to the preservation priority assigned to the primary building on the parcel. (Note that previously empty lots are considered Low-Priority properties.) (c)

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

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

The application will require approval by the Historic Review Board scheduled for Tuesday, June 10th at 5:30 PM. Staff will provide you with a copy of the review and recommendation by Friday, June 6th.

Please provide additional photos of the bar and backyard by Friday, May 30th to ensure consideration by the Historic Review Board on Tuesday, June 10th.

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

## Shelby Collier

---

**From:** Shelby Collier  
**Sent:** Tuesday, May 6, 2025 3:32 PM  
**To:** Brooke Rogan  
**Cc:** Michael Erwin; Evan Williamson; Ted Boyer; Raymond Ubinas; Raymond Ortegon  
**Subject:** RE: Stop work  
**Attachments:** thumbnail\_IMG\_2211.jpg

Good afternoon Brooke,

Michael Erwin, Building Official, forwarded your email to me regarding property development occurring at Brooke's Bubble Bar (416 E Main St)

As you are aware, 416 E Main Street is located in the Historic District and any development occurring on the exterior of the property requires an approved Certificate of Appropriateness (COA) per the Historic Preservation Ordinance ([No. 27-007](#)). In reviewing the property, Staff determined that a COA was not obtained for the work.

In addition, if the structures are "temporary" they are not permitted in the Historic Shopping District per [Sec. 8.100](#) of the Zoning Ordinance.

I welcome the opportunity to visit with you regarding your project and desires for the property. Please know you are welcome to contact me prior to commencing work to ensure compliance with all applicable regulations and requirements.

I welcome your response regarding the unpermitted work currently underway.

**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](mailto:scollier@fbgtx.org)

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

**From:** Brooke Rogan

**Sent:** Tuesday, May 6, 2025 11:52 AM

**To:** Michael Erwin

**Subject:** Stop work

Hi! I received a “stop work” paper on my door of my bar on east main. I am not doing any construction and am confused as to why I received this? I placed a new metal bar in the backyard for more seating and that is all that has taken place? It is a temporary structure as well. No concrete, nothing permanent. Let me know how we can solve this?

♥♥ Brooke Rogan ♥♥

Cell: 830-998-7007

Email: [brooke@brookesbubblebus.com](mailto:brooke@brookesbubblebus.com)

[www.brookesbubblebus.com](http://www.brookesbubblebus.com)

BROOKE’S BUBBLE BUS



## HISTORIC REVIEW BOARD AGENDA MEMO

**DEPARTMENT:** Development Services

**TO:** Historic Review Board

**MEETING DATE:** July 8, 2025

**CATEGORY:** CERTIFICATE OF APPROPRIATENESS APPLICATIONS

---

**CAPTION:** 2025-555- 210 W Travis - Request to build a parking structure.

---

**SUMMARY:**

The applicant is requesting a Certificate of Appropriateness to construct a metal-framed carport structure attached to the existing garage. The proposed structure will have a standing-seam metal roof and be painted to match the existing house. The application indicates the structure will have one LED light and switch and further identifies that there will be no speakers, boom box, mirror balls or giant tv's.

**RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:** Application

**Number:** 2025-555

**Rating:** High

**Zoning:** R2, Single Family Residential

**Applicant:** John Akin

### **Historic Design Guidelines and Standards**

#### **3.4.1 Lot Coverage**

Appropriate setbacks from the property lines must be consistent with the surrounding context: for new residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning.(d).

Maintain appropriate setbacks of exterior materials for new accessory buildings and 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. setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district, unless granted an exception due to small lot size (e).

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

### 3.4.3 Accessory Buildings

Avoid impacting significant historic resources or site features when constructing 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 historically designated parcel relates to the preservation priority assigned to the primary building on the parcel.(c).

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

Exterior walls, roof features, and window or door openings must authentically communicate the structural system of the new construction. Application of false structural elements is prohibited. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system.(f).

Revealing structural elements—like true load-bearing posts and beams—is encouraged.(g).

If a wood-frame structural system is used, wood siding or 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)

#### **STAFF RECOMMENDATION:**

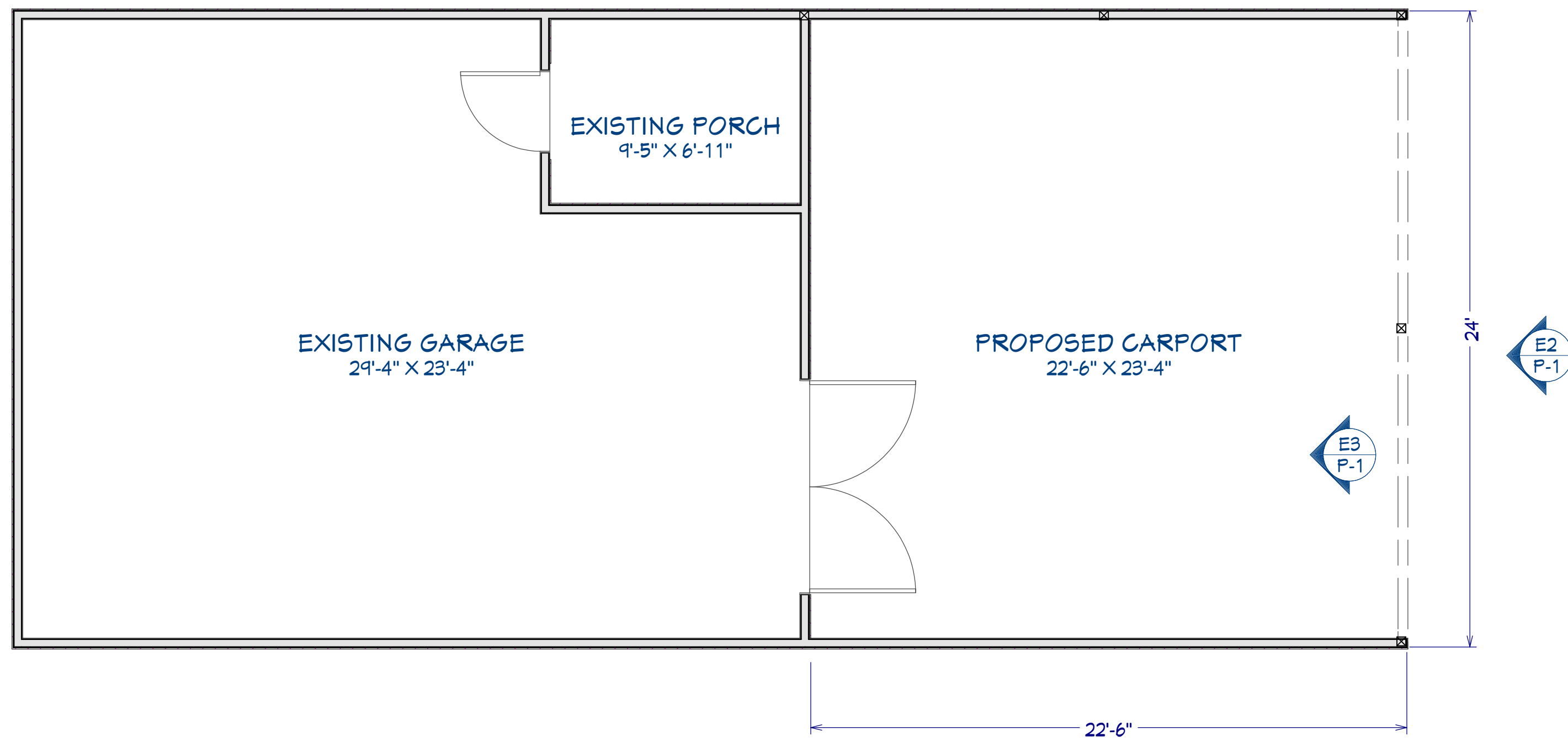
Staff recommends approval based upon the utilization of similar materials and paint to the existing garage.

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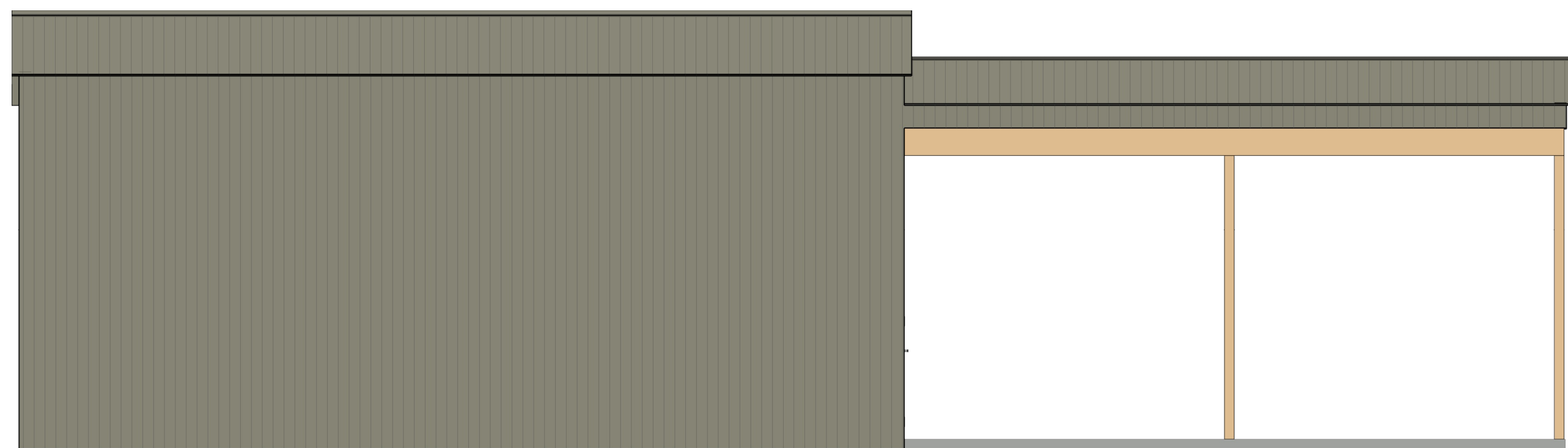
#### **ATTACHMENTS:**

1. 2025-555-proposed carport
2. 2025-555-carport addition color pdf

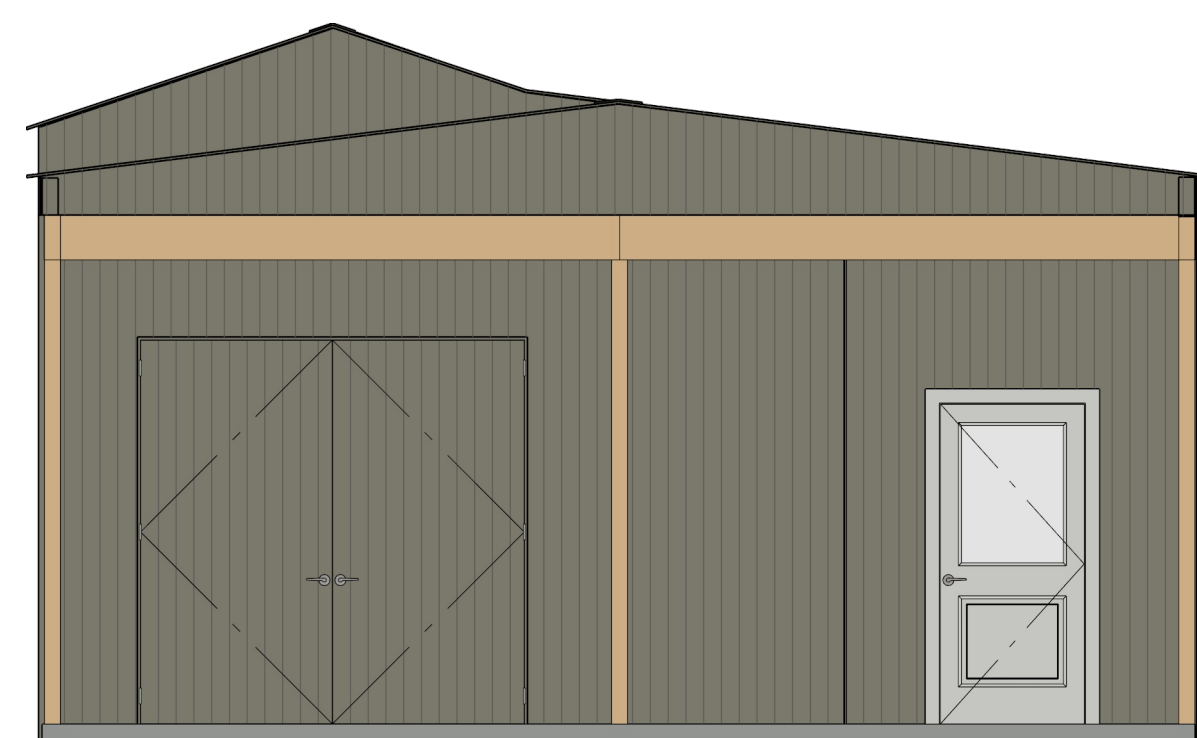




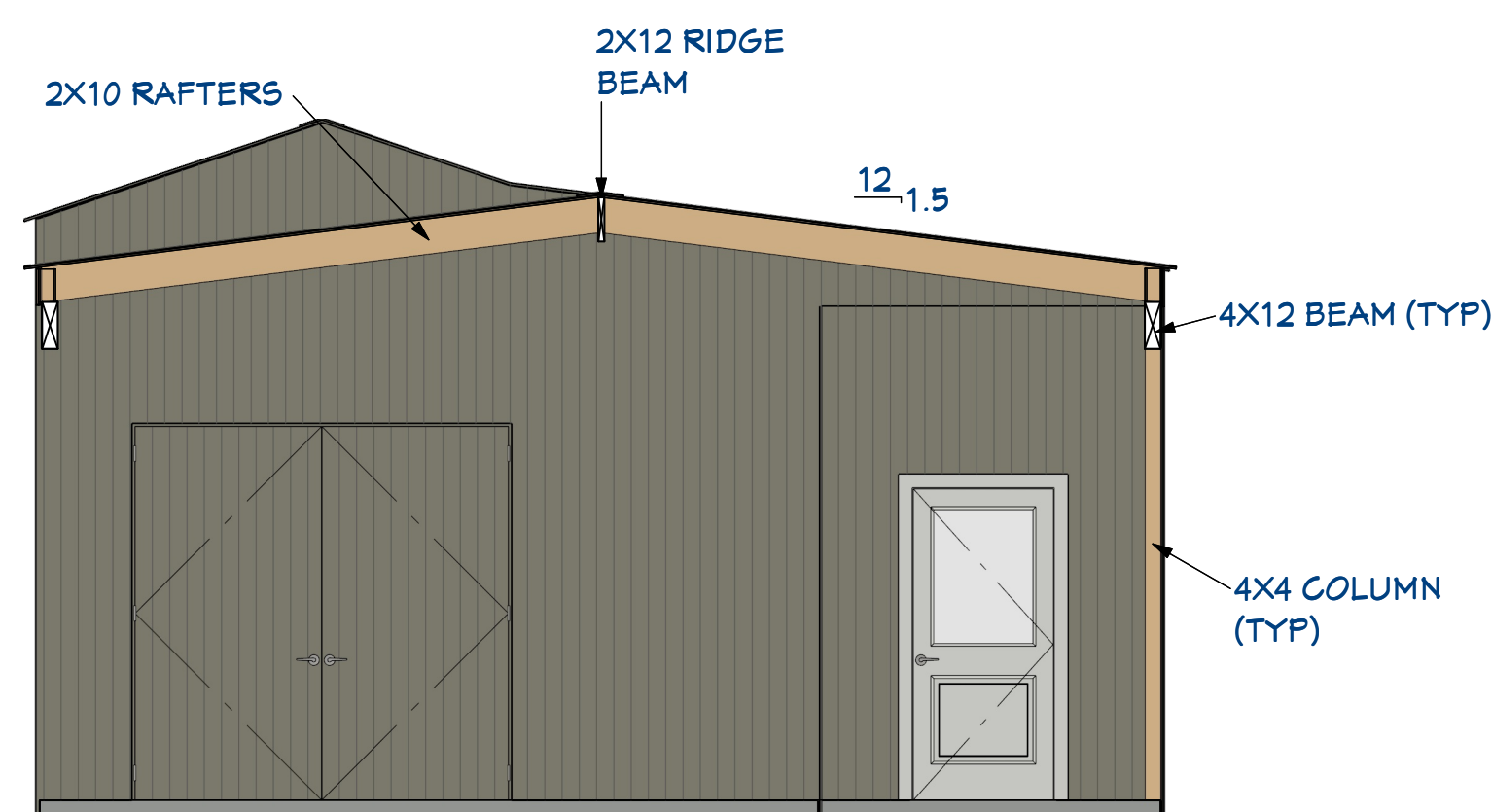
Floor Plan  
1/4" = 1'-0"



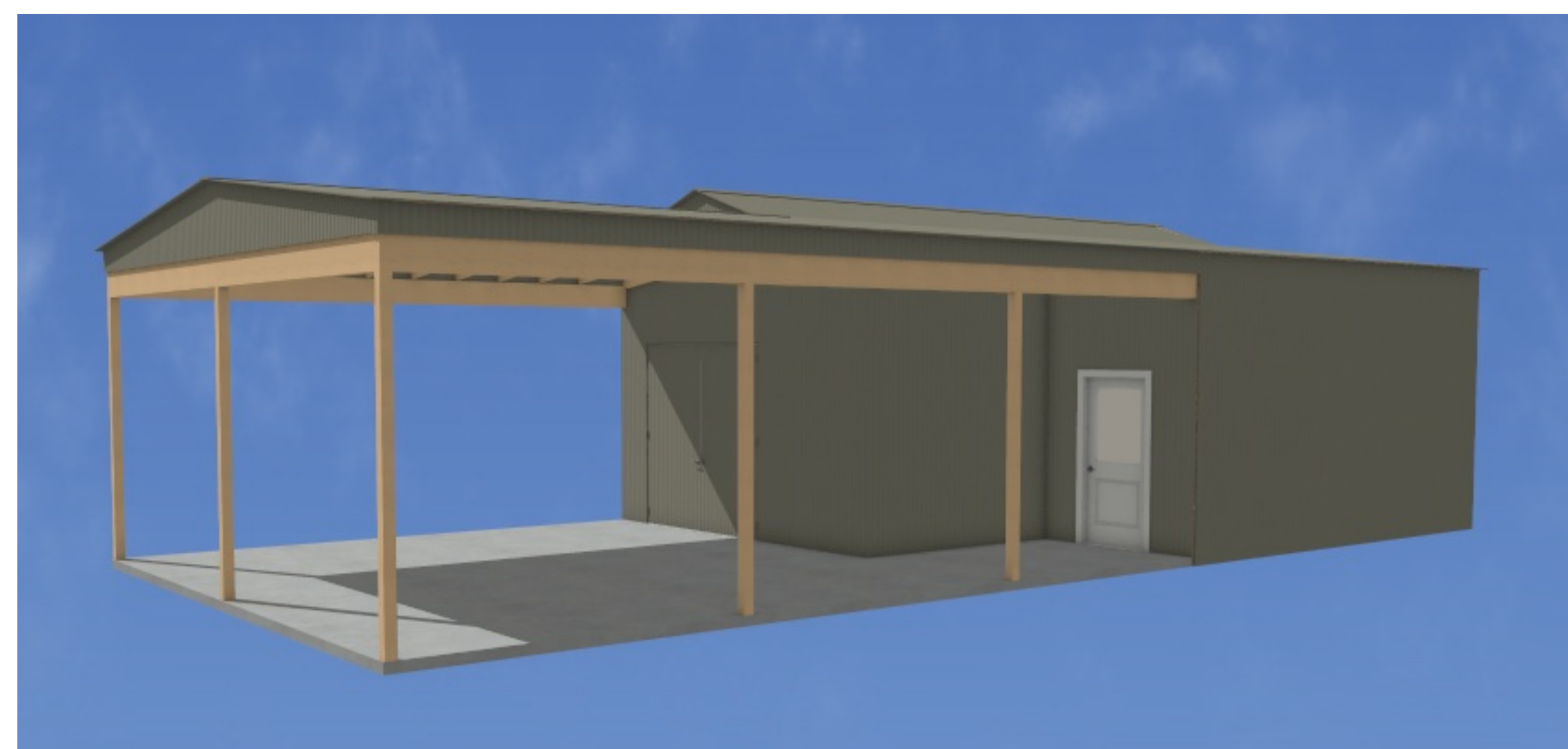
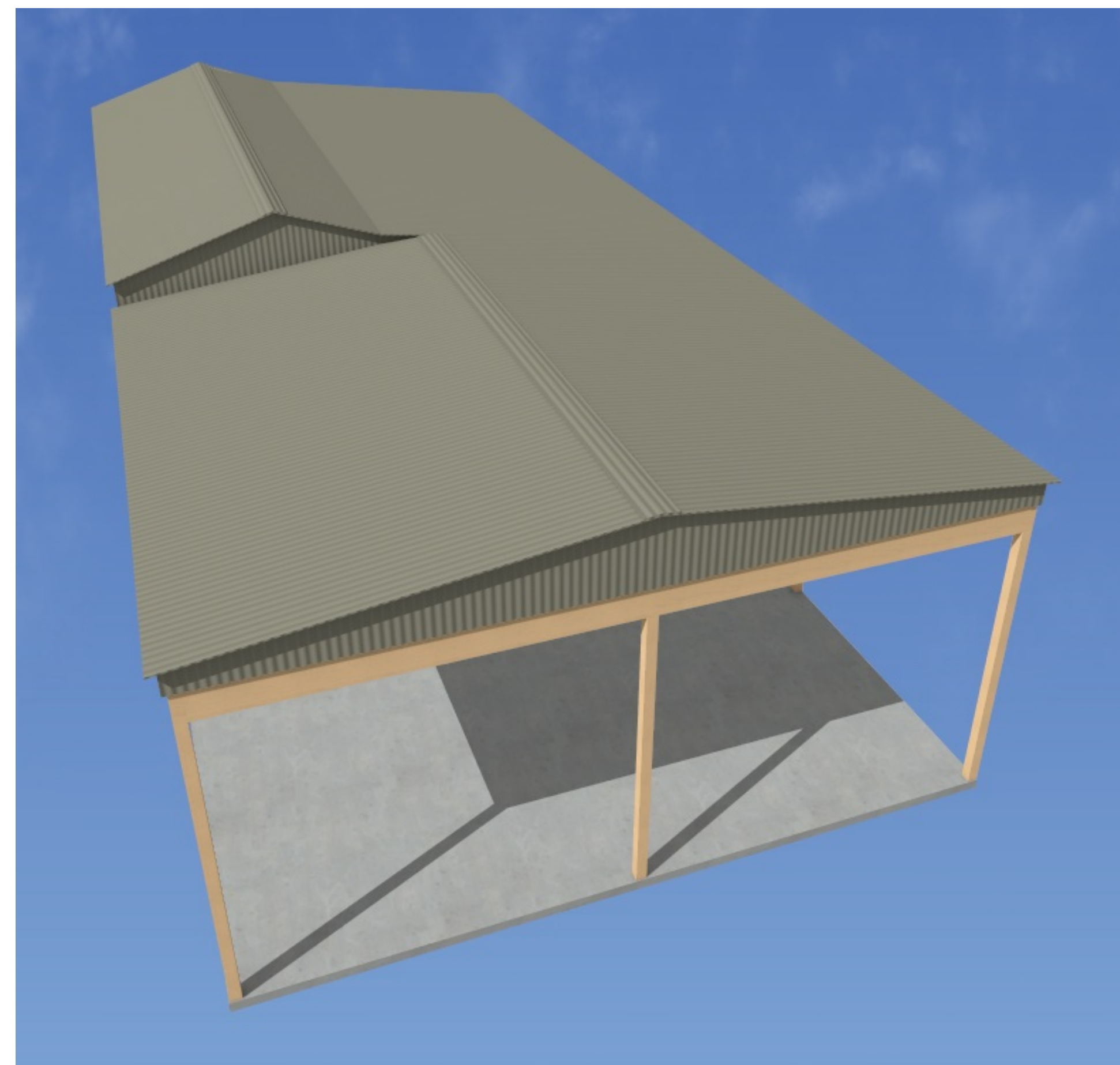
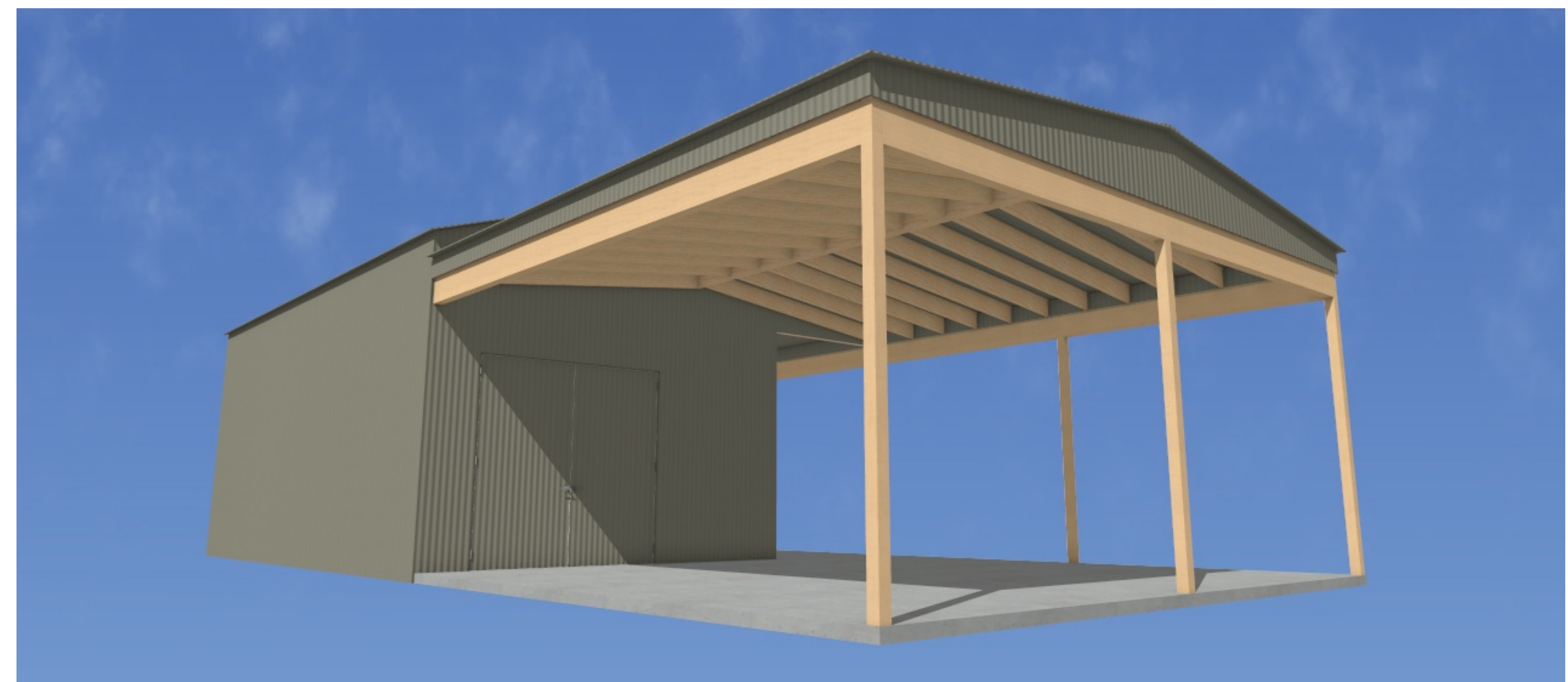
Elevation From Street  
1/4" = 1'-0"



Secondary Elevation Visible from Street  
1/4" = 1'-0"



Building Section  
1/4" = 1'-0"





## HISTORIC REVIEW BOARD AGENDA MEMO

**DEPARTMENT:** Development Services  
**TO:** Historic Review Board  
**MEETING DATE:** July 8, 2025  
**CATEGORY:** CERTIFICATE OF APPROPRIATENESS APPLICATIONS

---

**CAPTION:** 2025-590 - 106 S Lincoln - Re-rate the guest house to Low.

---

### **SUMMARY:**

The applicant is seeking a Certificate of Appropriateness to change the rating of the guest house at 106 S Lincoln St from a High Priority to a Low Priority category and separate it's individual rating category from the main house. Gillespie CAD has the guest house build date recorded as 2016. It sits at the back of the lot, set apart from the main house.

### **RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:**

**Application Number:** 2025-1077

**Address:** 106 S. Lincoln

**Rating:** High

**Zoning:** CBD - Central Business District

**Applicant:** Elisabeth Hay

The property's main structure is a High-rated structure that was constructed in the 1860's. The property consists of an approximate 8,751 sq ft lot with an approximate 3,119 sq ft primary residence and an approximate 1,154 sq. ft ADU. The applicant is requesting permission to re-rate the ADU from High to Low. The ADU in question consists of a stone and wood structure that is roughly 1,154 sq. ft that was constructed in 2016 and is located to the rear of the property.

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

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

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

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

The most significant Resources identified in the 2002 Fredericksburg Historic Resource Survey. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-

Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

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

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

The property in question has a High-rating that extends to all structures located on the parcel. The ADU structure, requesting the re-rating, has architectural features similar to the primary structure.

## **Fredericksburg Historic District Design Guidelines and Standards**

### **Section 23-55 - Definitions.**

#### ***Preservation priority rating.***

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

#### **STAFF RECOMMENDATION:**

Although the ADU has similar architectural elements, to the primary structure, the construction timeline greatly restricts its individual ability to meet the usual 50-year threshold for a possible National Register of Historic Places listing. The proposed re-rating of the ADU from high to low, would not remove the ability of the Historic Preservation Officer to review and make a determination of a insignificant/significant alteration. Staff recommends approval of the request, to re-rate the property from high to low, based upon it not meeting the usual 50-year construction threshold requirement for a National Register Listing and its location within an existing historic district that allows for review prior to alterations.

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**ATTACHMENTS:**

1. 2025-590-106 S LINCOLN COA App Guest House

# 106 S LINCOLN

## REQUEST TO CATEGORIZE GUEST HOUSE AS A LOW PRIORITY HISTORIC BUILDING



View from the street of the Main House and Guest House (back, left).

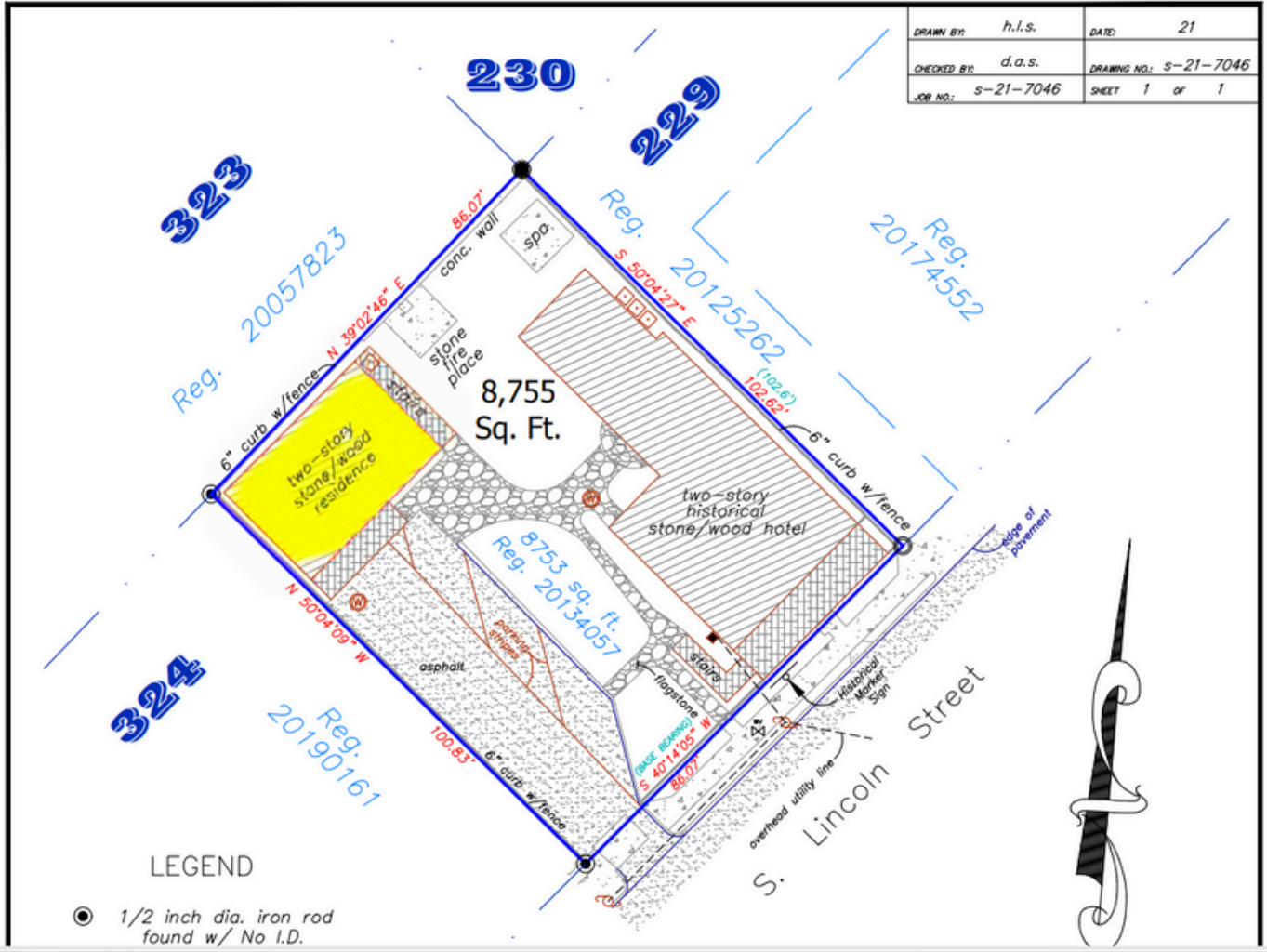
# GUEST HOUSE

The guest house built in 2016 (per GCAD) sits at the rear of the property.



# PROPERTY SURVEY

With Guest House highlighted in Yellow.



DRAWN BY:	<i>h.i.s.</i>	DATE:	21
CHECKED BY:	<i>d.a.s.</i>	DRAWING NO.:	S-21-7046
JOB NO.:	S-21-7046	SHEET	1 of 1



## HISTORIC REVIEW BOARD AGENDA MEMO

**DEPARTMENT:** Development Services

**TO:** Historic Review Board

**MEETING DATE:** July 8, 2025

**CATEGORY:** CERTIFICATE OF APPROPRIATENESS APPLICATIONS

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**CAPTION:** 2025-549 - 301 South Adams - Demolition of the entire property with concept plans to replace it.

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**SUMMARY:**

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

1. Demolish the existing 1,600 sq ft residential building
2. Conceptual approval for the idea of new construction.

**RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:**

The property is a Low-rated property with no particular style, constructed in 1950. The property consists of a 12,675 sq ft lot with a 1,600 sq ft, single-story residential building. The applicant is requesting permission to demolish the existing building and construct a new commercial building.

**Application Number:** 2025-549

**Address:** 301 South Adams

**Rating:** Low

**Zoning:** CBD, Central Business District

**Applicant:** Osceola & Renegade Holdings Inc

**[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**

Consider the complex types prevalent among contributing properties on the block based on Sec. 2.3 Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex type(s). (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: for new residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning. (Refer to the map in Appendix C.) (d) Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district, unless granted an exception due to small lot size. (See fig. 3-58.) (e)

### **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. (Refer to map in Appendix C.) (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 in Appendix G. (b). Protect significant streetscape features from damage during construction, as well as delayed damage due to root compaction or chemical spills during construction activities (d). New construction must have the same street-front orientation as the contributing buildings on the same block. (e) 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 (if allowed by zoning). (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 footprint shape, roof form, and color palette (as shown in Appendix G.6). (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). 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).

### **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 and the Board has had the opportunity to consider two requests in the same block within 2 months of each other (202/204 South Adams). Staff recognizes that this project as proposed would add to the redevelopment of South Adams and be a focal point located along a major corridor in the heart of downtown and would alter the view of the Creek and 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 and contain Asbestos. In addition, the buildings' current condition does not promote the goals of the Historic Preservation Ordinance, whereas the proposed new construction could compliment the district and surrounding properties and be designed so as not to detract from significant historic resources. Sec.23-63/Ordinance No. 27-007.

As for the new construction, those details have not been finalized. However, the applicant is working through the Site Plan process and has engaged a local engineer to determine the best placement for the building given the site constraints, such as ample amounts of flood plain and access onto a TXDot controlled Right-Of-Way.

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.

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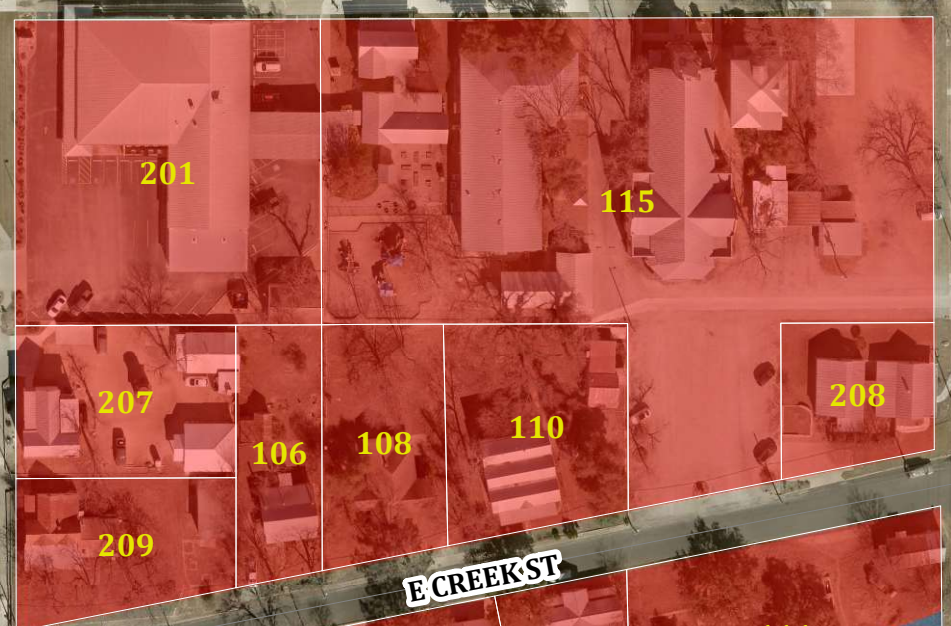
### **ATTACHMENTS:**

1. 2025-549 Location Map

2. 2025-549 Historic Resource Survey
3. 2025-549 Demo Narrative
4. 2025-549 Architect Statement
5. 2025-549-Letter from Engineer
6. 2025-549 Asbestos Survey Report

W SAN ANTONIO ST

E SAN ANTONIO ST

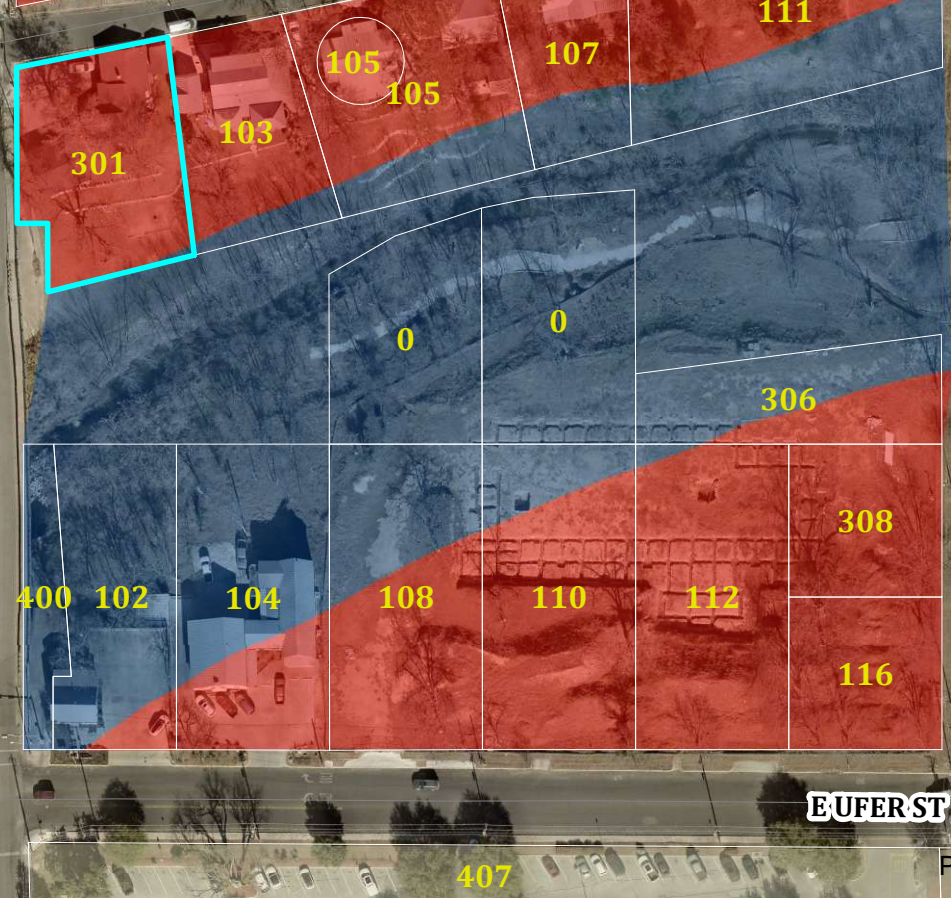
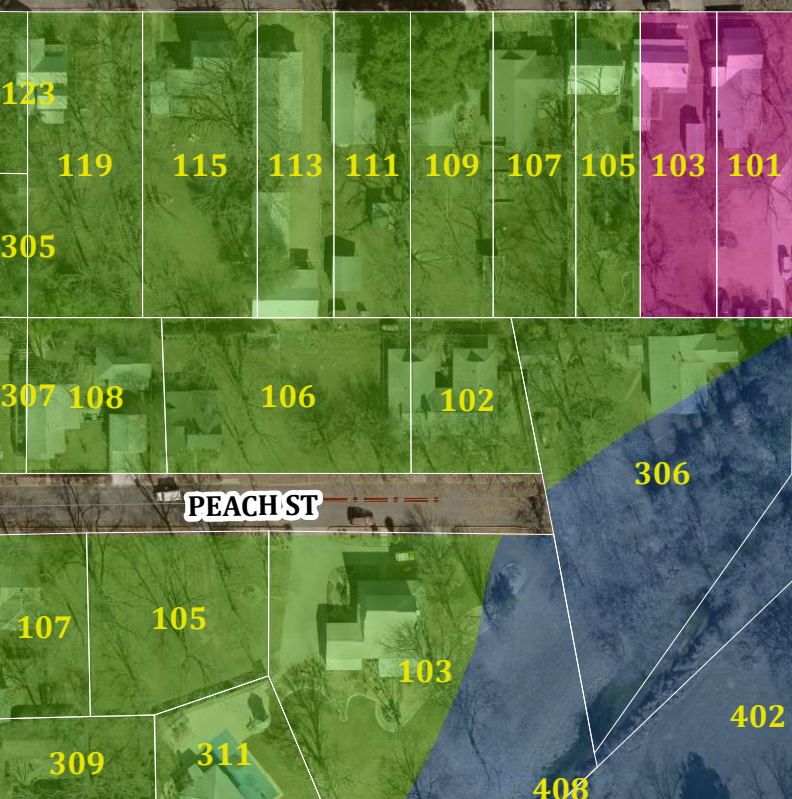


S LLANO ST

W CREEK ST

S ADAMS ST

E CREEK ST



S LLANO ST

E UFER ST

# City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

## 2002 SURVEY DATA

### Property Information

2002 ID

Address

Parcel Number

GCAD Valuation (as of 2017; where available)

Year Built

Year Altered

Area

Historic District

### Recommendation

Priority

Assessment

Example of a more recent common local building form, architectural style or plan type with no known historical associations. Resource has undergone alterations.

### 2002 Photo



### Photo Information & Notes

Image Name

Photo References

Notes

Exterior walls reclad w/vertical plywood siding and brick veneer and original windows replaced on front façade.

## 2002 SURVEY DATA (continued)

### Property Description

Function	<input type="text" value="Domestic: Single-Family"/>	No of Stories	<input type="text" value="1"/>
Style	<input type="text" value="not provided"/>	Construction	<input type="text" value="wood-frame"/>
Plan	<input type="text" value="irregular"/>	Foundation	<input type="text" value="slab"/>
Exterior Walls	<input type="text" value="wood siding"/>	Roof	<input type="text" value="gable"/>
Porches	<input type="text" value="not provided"/>	Windows	<input type="text" value="fixed aluminum sash"/>
Outbuildings	<input type="text" value="garage"/>	Doors	<input type="text" value="single-leaf door"/>
Alterations	<input type="text" value="exterior materials"/>		

## 1983 SURVEY DATA

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

## **Osceola & Renegade Holdings Inc.**

PO Box 2089  
Fredericksburg, TX 78624  
aly@oandrholdings.com

Date: 6-11-25

To:  
Historic Review Board  
City of Fredericksburg  
126 W Main Street  
Fredericksburg, TX 78624

Re: Narrative Response for Historic Review Board – 301 S Adams

Permit No.: 2025-549  
Job Address: 301 South Adams, Fredericksburg, TX 78624

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

The current structure at 301 S Adams presents several logistical and safety concerns that prevent adaptive reuse in any residential or commercial capacity. Among these is the existing driveway access, which poses a significant safety hazard. The only feasible remedy, relocating the driveway to Creek Street, which would directly conflict with the existing building footprint, requiring its removal.

In addition, the building's interior layout and construction are not conducive to modern use or code-compliant renovation. Modifying the structure to meet these standards would result in near-total reconstruction, negating any preservation benefit.

### **2. Reasonable measures have been taken to relocate the structure, and the same cannot be reasonably done.**

Relocation of the structure is not viable due to hazardous materials and construction limitations. A Limited Asbestos Survey dated April 25, 2025, confirmed the presence of regulated asbestos-containing materials (RACM)—including 20% Chrysotile in exterior siding and 2–3% Chrysotile in interior joint compound. These materials pose a significant health and environmental hazard and must be abated before any disturbance, relocation, or structural manipulation.

The cost and complexity of abatement, combined with the building's deteriorated condition, make relocation unsafe, impractical, and financially unreasonable.

**3. The condition of the structure is such that it has been altered or deteriorated to the point that it no longer holds historical value.**

This building lacks any officially recognized historical significance or architectural distinction. The materials used, transit siding and drywall with asbestos-based joint compound, are modern and do not contribute to Fredericksburg's historic character. Its design and construction do not reflect any particular era or style worth preserving, and its continued presence detracts from this highly visible location's aesthetic and economic potential.

**4. Plans for proposed new construction will positively contribute to the historical and architectural identity of the area.**

We intend to construct an elegant, historically inspired commercial building that elevates the character of this prominent corner. The design will reflect architectural elements more in keeping with Fredericksburg's heritage, offering a visual and economic improvement over the current structure.

We aim to create a space that attracts a long-term commercial tenant, bringing vitality and business to the area while respecting the surrounding landscape, including the nearby creek. Our project is designed not only to improve safety and function but also to create an inviting and complementary addition to the streetscape, one that enhances the historical charm and commercial vibrancy of the neighborhood.

Sincerely,  
Alyssa Andrews  
Osceola & Renegade Holdings Inc.



**pollard•hodgson architects**

an architectural corporation

June 11, 2025

To Whom it May Concern:

As the architect hired by Osceola & Renegade Holdings Inc., I had an opportunity to inspect the building at 301 S. Adams Street a few months ago. From what I understand the original building is estimated to have been built in the late 1940's, with later additions occurring periodically after. These additions include a detached garage in the front yard, expanded bedrooms to the living quarters, and a detached one room "mother-in-law" shed in the backyard. It looks like there may have been a carport attached to the original home that was enclosed as a den or game room at some point. The result is a small home that has been "enveloped" for lack of a better term over the years by a hodge-podge of additions and remodels. Many of the renovations look to be "do it yourself" projects with varying degrees of skill and craftsmanship evident. Any character or architectural detail associated with the original structure has been removed by these various changes. Deferred maintenance over the years has resulted in a lot of siding and trim needing replacement on the exterior and significant deterioration to the interior. The presence of asbestos in areas will make this very challenging to renovate.

From the standpoint of renovating/ refurbishing the existing structure for reuse, it would be very difficult to adapt this building to any commercial uses. The various floor levels inside the main structure would not meet current ADA standards, nor would the bathroom. The various free-standing additions have blocked the ability to add additional parking or improve the current driveway entrance off Adams St. which is very dangerous. In my opinion, this structure does not have any of the historic character needed to make it worth the substantial investment required to bring it up to Code and to be reused as a commercial property or even renovated as a residential occupancy.

Sincerely,

Gene Hodgson, Architect  
AIA, NCARB  
Texas License #25052

855 Pierremont Rd • Towne Oak Square • Suite 201 • Shreveport, La 71106

Ph: 318.868.3635 • Fax: 318.868.1265 • [www.pollardhodgson.com](http://www.pollardhodgson.com)



# VEI Consulting Engineers

Graylaur Corporation Inc. d/b/a

507 E. Highway Street, Suite D ♦ Fredericksburg, TX 78624

Tel (830) 997-4744 ♦ <http://vei-tx.com>

Texas (Firm No. F-165) ♦ Arkansas ♦ Oklahoma ♦ Colorado ♦ Louisiana ♦ New Mexico

June 13, 2025

**Historic Review Board**  
**City of Fredericksburg**  
**City Hall**  
126 W. Main Street  
Fredericksburg, Texas 78624  
Tel: 830-997-7521

Re: Engineer's Letter to the Historic Review Board, re: Project: 2025-549 at 301 South Adams, Fredericksburg, Texas 78624

Dear Historic Review Staff,

The existing structure at 301 South Adams Street needs to be removed or demolished for the following reasons:

## 1. Driveway Realignment and Traffic Safety

A new driveway is proposed off of East Creek Street to replace the existing access point from South Adams Street. The removal of the current driveway is necessary due to:

- Traffic safety concerns, particularly for vehicles entering and exiting a future commercial development.
- Proximity to the intersection of South Adams and East Creek, which creates a visibility and congestion hazard.
- The current driveway does not meet TxDOT or City of Fredericksburg intersection spacing requirements.
- Relocating the driveway to East Creek Street allows for a safer site access and enables proper integration of on-site parking in compliance with City of Fredericksburg subdivision and site development standards.

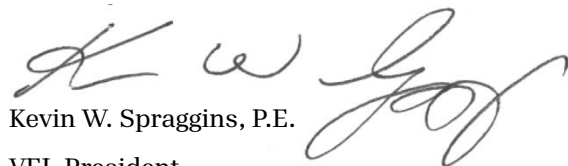
## 2. Site Utilization and Project Access

Demolition of the existing structure is also necessary to:

- Provide adequate space for a code-compliant parking lot and driveway circulation system to support the proposed commercial use.
- Allow for a more efficient and functional use of the property in accordance with local development regulations and design goals.

Should you have any questions or concerns, please contact us at the above address or by email at [kspraggins@vei-tx.com](mailto:kspraggins@vei-tx.com).

Sincerely,

  
Kevin W. Spraggins, P.E.  
VEI, President



"THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KEVIN W. SPRAGGINS, P.E. 84823 ON

06-13-2025

Texas Firm No. F-165

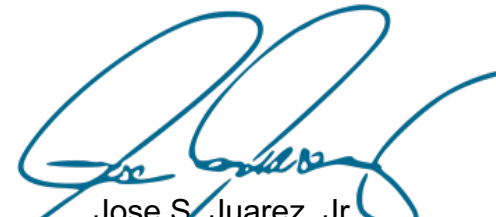
# LIMITED ASBESTOS SURVEY REPORT

Vacant Commercial Building  
301 S Adams St  
Fredericksburg, TX 78624

Prepared for:  
Mr. Josh Townsend  
301 S Adams St  
Fredericksburg, TX 78624  
[josh@oandrholdings.com](mailto:josh@oandrholdings.com)

Prepared by:

 **TEXAS STATE**  
ENVIRONMENTAL CONSULTING  
2028 E Ben White Blvd., Suite 240-2757  
Austin, TX 78741  
512.952.2757

  
Jose S. Juarez, Jr.  
Individual Asbestos Consultant  
TDSHS No. 10-5775

May 6, 2025

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## INTRODUCTION

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Texas State Environmental Consulting (TSEC) conducted an asbestos inspection at:

Vacant Commercial Building  
301 S Adams St  
Fredericksburg, TX 78624

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## ASBESTOS SCOPE OF SERVICES

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Samples were collected, and analytical tests were performed for determining whether ACM were present within the building and/or ACM were present from the exterior of the building. The survey follows applicable state and federal regulations governing asbestos work and can be relied on for demolition activities.

TSEC conducted a visual inspection of the building materials. During the walk-through, suspect asbestos materials were noted. Their condition and friability were also noted.

Regarding asbestos, a homogeneous area (an area of material that is uniform in color and texture) shall be determined to contain asbestos if the results of at least one sample collected from it indicate that asbestos is present in an amount greater than one percent (>1%). Once a material has been found to contain asbestos, all such materials in the defined homogenous area are considered to contain asbestos.

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## ASBESTOS SAMPLING

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Mr. Jose S. Juarez, Jr., an individual asbestos consultant licensed by the Texas Department of State Health Services (TDSHS License #10-5775) conducted the site sampling survey on **April 25, 2025**. This survey was conducted in general accordance with the Federal NESHAP and State regulations for the presence of ACMs. The survey was characterized by a visual inspection and sampling of suspect structure components at the subject property to be impacted by demolition or renovation activities. A total of **16** bulk samples of suspect asbestos materials were collected.

Suspect asbestos materials, which are alike in appearance and application, were sampled as a homogeneous area. Suspect homogeneous areas are divided into three classifications:

1. Surfacing materials: Spray-applied or troweled on material.
2. Thermal Systems Insulation: Pipe, boiler, tank, or flue insulation.
3. Miscellaneous: Other suspect material, including floor tile and mastic, sheet vinyl flooring, ceiling tiles, insulation mastics, cove base mastic, window caulking, and exterior siding.

Suspect materials sampled and analyzed should be considered homogeneous area if:

- They exhibit similar physical characteristics.
- The application of the sampled material can be correlated to the application of un-sampled material.

Representative sampling was based on:

- Distribution of the suspect materials throughout the homogeneous area.
- The suspect material's physical characteristics and application.
- Random sampling patterns determined for each homogeneous area.

**ASBESTOS ANALYTICAL PROCEDURES**

Bulk samples were analyzed under polarized light microscopy (PLM), by Southeast Environmental Microbiology Laboratories, Katy, Texas, utilizing the Environmental Protection Agency's Method for the Detection of Asbestos in Bulk Insulation Samples, (Method EPA 600/R-93/116, July 1993).

Southeast Environmental Microbiology Laboratories, Katy, Texas, is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP# 600385-0), participates in the NVLAP and AIHA Bulk Asbestos Sample Quality Assurance Programs and is licensed to analyze bulk asbestos samples collected in the State of Texas (TDSHS License #30-0273).

**ASBESTOS ANALYTICAL RESULTS**

HA	Sample Description	Location	Asbestos Content
T1	Transite Siding	Exterior	20% Chrysotile
CT1-1	Ceiling Tile	Living Room	None Detected
CT1-2	Ceiling Tile	Living Room	
CT1-3	Ceiling Tile	Living Room	
DW1-1	Sheetrock, Texture Joint Compound Walls/Ceiling	Bedroom #1 – Main Bldg	2% Chrysotile Joint Compound Texture
DW1-2	Sheetrock, Texture Joint Compound Walls/Ceiling	Bedroom #2 - Main Bldg	
DW1-3	Sheetrock, Texture Joint Compound Walls/Ceiling	Water Heater Closet - Main Bldg	
DW2-1	Sheetrock, Texture Joint Compound Walls/Ceiling	Addition	
DW2-2	Sheetrock, Texture Joint Compound Walls/Ceiling	Addition Front	
DW2-3	Sheetrock, Texture Joint Compound Walls/Ceiling	Addition Pantry	
DW3-1	Sheetrock, Texture Joint Compound Walls/Ceiling	Rear Shed	None Detected
DW3-2	Sheetrock, Texture Joint Compound Walls/Ceiling	Rear Shed	
DW3-3	Sheetrock, Texture Joint Compound Walls/Ceiling	Rear Shed	
DW4-1	Sheetrock, Texture Joint Compound Walls/Ceiling	Garage	None Detected
DW4-2	Sheetrock, Texture Joint Compound Walls/Ceiling	Garage	
DW4-3	Sheetrock, Texture Joint Compound Walls/Ceiling	Garage	

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## ASBESTOS CONCLUSIONS AND RECOMMENDATIONS

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### Asbestos-Containing Materials (ACM) Identified:

The analysis identified several materials with asbestos content exceeding 1%, which are considered **regulated asbestos-containing materials (RACM)** under Texas DSHS rules. These include:

### Asbestos-Containing Materials (ACM) Identified:

- The analysis identified several materials with asbestos content exceeding 1%, which are considered regulated asbestos-containing materials (RACM) under Texas DSHS rules. These include:
  - Walls and ceiling located in the main dwelling - Joint Compound (2% to 3% Chrysotile): Several joint compound samples from sheetrock texture and ceiling areas contained asbestos levels between 2% and 3%, making them RACM.
  - Exterior siding on the main dwelling contains 20% Chrysotile

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## REGULATORY OVERVIEW

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In the State of Texas has established the TAHPR, which requires any asbestos-related activity to be performed by an individual licensed by the State of Texas, through the TDSHS. An asbestos related activity consists of the disturbance, whether intentional or unintentional, removal, encapsulation, or enclosure of asbestos, including preparations or final clearance, the performance of asbestos surveys, the development of management plans and response actions, asbestos project design, the collection or analysis of asbestos samples, monitoring for airborne asbestos, bidding for a contract for any of these activities, or any other activity required to be licensed under TAHPR.

Abatement must be performed by a State of Texas licensed asbestos abatement contractor in accordance with a project design prepared by a State of Texas licensed asbestos consultant. In addition, third party air monitoring must be conducted during the abatement activities.

The asbestos NESHAP (40 CFR Part 61 Subpart M) regulates asbestos fiber emission and asbestos waste disposal practices. It also requires the identification and classification of existing building materials prior to demolition or renovation activity. Under NESHAP, asbestos containing building materials are classified as either friable, Category I non-friable or Category II non-friable ACM. Friable materials are those that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure.

Category I non-friable ACM includes packing, gaskets, resilient floor coverings and asphalt roofing products containing more than 1% asbestos.

Category II non-friable ACM are any materials other than Category I materials that contain more than 1% asbestos. Friable ACM, Category I and II non-friable ACM which is in poor condition and has become friable or which will be subject to drilling, sanding, grinding, cutting, or abrading and which could be crushed or pulverized during anticipated renovation or demolition activities are considered.

Regulated Asbestos-Containing Material (RACM). RACM must be removed prior to renovation or demolition activities.

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## WARRANTY

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The information contained in this report is based upon the data furnished by the Client, observations, and test results provided by Southeast Environmental Microbiology Laboratories, Katy, Texas. These observations and results are time dependent, are subject to changing site conditions, and revisions to Federal, State, and local regulations. TSEC warrants that these findings have been promulgated after being prepared in general accordance with generally accepted practices in the asbestos testing and abatement industries. TSEC also recognizes that raw laboratory test data are not usually enough to make all abatement and management decisions. No other warranties are implied or expressed.

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## USE BY THIRD PARTIES

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This report was prepared pursuant to the contract TSEC has with Client. That contractual relationship and included an exchange of information about the subject property that was unique and between TSEC and its Client and serves as the basis upon which this report was prepared. Because of the importance of the communication between TSEC and its Client, reliance, or any use of this report by anyone other than Client, for whom it was prepared, is prohibited and therefore not foreseeable to TSEC. Reliance or use by any such third party without explicit authorization in the report does not make said third party a third-party beneficiary to TSEC's contract with Client. Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at third party's risk. For the same reasons, no warranties, or representations, expressed or implied in this report, are made to any such third party. Third party reliance letters may be issued on request and upon payment of the, then current fee for such letters. All third parties relying on TSEC's reports, by such reliance, agree to be bound by the proposal and TSEC's General Conditions. No reliance by any party is permitted without such agreement, regardless of the content of the reliance letter itself.

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## UNIDENTIFIABLE CONDITIONS

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This report is necessarily limited to the conditions observed and to the information available at the time of the work. Due to the nature of the work, there is a possibility that there may exist conditions which could not be identified within the scope of work or which were not apparent at the time of our site work. This report is also limited to information available from the Client at the time it was conducted. The report may not represent all conditions at the subject site as it only reflects the information gathered from specific locations.

APPENDIX A:  
ASBESTOS LABORATORY ANALYTICAL REPORT

**Southeast Environmental Microbiology Laboratories**

410 W Grand Pkwy S, Suite 250

Katy, TX. 77494

Phone: 832-437-2667

**Asbestos Analytical Report By: Polarized Light Microscopy**

This report has been prepared for **Texas State Environmental Consulting** the information and data has been checked for thoroughness and accuracy. The results reported apply only to the materials as received. The documents(s) contained herein are confidential and privileged information intended for the exclusive use of the individual or entity named above. This report shall not be reproduced except in full without SEEML's approval.

Client Project Name: -

The Following report was prepared using this test method(s) contained within this document.

- EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
- PLM 400 Point Count (<0.25%) EPA 600/R-93/116
- PLM 1000 Point Count (<0.1%) EPA 600/R-93/116
- PLM Carb 435 Level A Reporting Limit (<0.25%)
- PLM Carb 435 Level B (Reporting limit <0.1%)
- PLM by EPA/600/R-93/116 with Milling Prep 400 Point Count
- PLM Vermiculite Initial Screening EPA 600R-93/116
- PLM Cincinnati Method 600/R-04/004 (Amphibole Only)
- PLM Vermiculite Method SOF-V 198.8 (Step 1 Chrysotile & Prep)
- PLM Vermiculite Method SOF-V 198.8 (Step 2 (Amphibole))

Approved By : *Emily Hancock*

Thank you for choosing SEEML Labs. We strive to provide superior quality testing, analytical data and customer service. SEEML is accredited through the National Institute of Standards and Technology (NIST) National Voluntary Accreditation Program (NVLAP) for bulk asbestos analysis NVLAP # 600385-0. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the US government.



**Southeast Environmental Microbiology Laboratories - Asbestos Division**

410 W Grand Pkwy S, Suite 250 , Katy, TX. 77494

Phone: 832-437-2667, www.seeml.com

**PLM Asbestos Bulk Sample Summary**

Texas State Environmental Consulting 2028 E. Ben White Blvd #240-2757 Austin, TX, 78741 (512) 952-2757		Date Sampled:	04/25/2025	
		Date Received:	04/28/2025	
		Date Analyzed:	05/02/2025	
		Date Reported:	05/02/2025	
		Date Revised:		
		Project Name:	-	
		Project No:	-	
Analyzed by:	Aubree Jean-Gilles	Project Address:	301 S Adams	
		City, State, ZIP:	Fredricksburg, TX	
Methodology:	EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples	SEEML Ref#:	H-250428021	
<b>Client No.:</b>	<b>Description / Location</b>	<b>% Asbestos Type</b>	<b>% Fibrous Non-Asbestos Material Type</b>	<b>% Non-Fibrous Material</b>
Lab No.:				
<b>T1</b> H-250428021-086A	(Gray) Transite/Transite	<b>20% Chrysotile</b>	None Detected	80% Binder/Filler
<b>DW1-1</b> H-250428021-087A	(White) Texture/Sheetrock Texture Joint Compound Wall - Ceiling Original Bd #1	<b>2% Chrysotile</b>	None Detected	98% Binder/Filler
<b>DW1-1</b> H-250428021-087B	(White) Joint Compound/Sheetrock Texture Joint Compound Wall - Ceiling Original Bd #1	<b>2% Chrysotile</b>	None Detected	98% Binder/Filler
<b>DW1-1</b> H-250428021-087C	(White) Drywall/Sheetrock Texture Joint Compound Wall - Ceiling Original Bd #1	<b>% None Detected</b>	10% Cellulose	90% Gypsum
<b>DW1-2</b> H-250428021-088A	(White) Texture/Sheetrock Texture Joint Compound Wall - Ceiling Original Bd #2	<b>2% Chrysotile</b>	None Detected	98% Binder/Filler
<b>DW1-2</b> H-250428021-088B	(White) Joint Compound/Sheetrock Texture Joint Compound Wall - Ceiling Original Bd #2	<b>2% Chrysotile</b>	None Detected	98% Binder/Filler
<b>DW1-2</b> H-250428021-088C	(White) Drywall/Sheetrock Texture Joint Compound Wall - Ceiling Original Bd #2	<b>% None Detected</b>	10% Cellulose	90% Gypsum
<b>DW1-3</b> H-250428021-089A	(White) Texture/Sheetrock Texture Joint Compound Wall - Ceiling Original Bathroom	<b>2% Chrysotile</b>	None Detected	98% Binder/Filler
<b>DW1-3</b> H-250428021-089B	(White) Joint Compound/Sheetrock Texture Joint Compound Wall - Ceiling Original Bathroom	<b>2% Chrysotile</b>	None Detected	98% Binder/Filler

**Approved By: Emily Hancock**

**Disclaimer:**

The results in this report only apply to the samples as received.

NOB samples are tested as a preliminary analysis. We highly recommend for Negative NOB samples resulting in less than 1% Asbestos to be verified by TEM or Point Analysis.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. NAD means no asbestos fibers were detected. When detected the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

**Guidelines for Interpretation:**

Any opinions/interpretations expressed in this report are outside the scope of this laboratory's accreditation. Interpretation of the data and information within this document is left to the company, consultant, and/or persons who conducted the fieldwork. A material is considered regulated asbestos containing material (ACM) where the asbestos content is determined to be one percent or greater. Several organizations, including the American Conference of Government Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA); the Centers for Disease Control (CDC) as well as the California Department of Health Services (CADHS) have published guidelines for assessment and interpretation of analytical data indicating a tested material is ACM.



**Southeast Environmental Microbiology Laboratories - Asbestos Division**

410 W Grand Pkwy S, Suite 250 , Katy, TX. 77494

Phone: 832-437-2667, www.seeml.com

**PLM Asbestos Bulk Sample Summary**

Texas State Environmental Consulting 2028 E. Ben White Blvd #240-2757 Austin, TX, 78741 (512) 952-2757		Date Sampled:	04/25/2025	
		Date Received:	04/28/2025	
		Date Analyzed:	05/02/2025	
		Date Reported:	05/02/2025	
		Date Revised:		
		Project Name:	-	
		Project No:	-	
Analyzed by:	Aubree Jean-Gilles	Project Address:	301 S Adams	
		City, State, ZIP:	Fredricksburg, TX	
Methodology:	EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples	SEEML Ref#:	H-250428021	
Client No.:	Description / Location	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material
Lab No.:				
<b>DW1-3</b> H-250428021-089C	(White) Drywall/Sheetrock Texture Joint Compound Wall - Ceiling Original Bathroom	<b>% None Detected</b>	20% Cellulose	80% Gypsum
<b>DW2-1</b> H-250428021-090A	(White) Texture/Sheetrock Texture Joint Compound Wall - Addition	<b>2% Chrysotile</b>	None Detected	98% Binder/Filler
<b>DW2-1</b> H-250428021-090B	(White) Joint Compound/Sheetrock Texture Joint Compound Wall - Addition	<b>2% Chrysotile</b>	None Detected	98% Binder/Filler
<b>DW2-1</b> H-250428021-090C	(White) Drywall/Sheetrock Texture Joint Compound Wall - Addition	<b>% None Detected</b>	30% Cellulose	70% Gypsum
<b>DW2-2</b> H-250428021-091A	(White) Texture/Sheetrock Texture Joint Compound Wall - Addition	<b>% None Detected</b>	None Detected	100% Binder/Filler
<b>DW2-2</b> H-250428021-091B	(White) Joint Compound/Sheetrock Texture Joint Compound Wall - Addition	<b>% None Detected</b>	None Detected	100% Binder/Filler
<b>DW2-2</b> H-250428021-091C	(White) Drywall/Sheetrock Texture Joint Compound Wall - Addition	<b>% None Detected</b>	10% Cellulose	90% Gypsum
<b>DW2-3</b> H-250428021-092A	(White) Texture/Sheetrock Texture Joint Compound Wall - Addition	<b>% None Detected</b>	None Detected	100% Binder/Filler
<b>DW2-3</b> H-250428021-092B	(White) Joint Compound/Sheetrock Texture Joint Compound Wall - Addition	<b>% None Detected</b>	None Detected	100% Binder/Filler

**Approved By: Emily Hancock**

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**PLM Asbestos Bulk Sample Summary**

Texas State Environmental Consulting 2028 E. Ben White Blvd #240-2757 Austin, TX, 78741 (512) 952-2757		Date Sampled:	04/25/2025	
		Date Received:	04/28/2025	
		Date Analyzed:	05/02/2025	
		Date Reported:	05/02/2025	
		Date Revised:		
		Project Name:	-	
		Project No:	-	
Analyzed by:	Aubree Jean-Gilles	Project Address:	301 S Adams	
		City, State, ZIP:	Fredricksburg, TX	
Methodology:	EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples	SEEML Ref#:	H-250428021	
<b>Client No.:</b>	<b>Description / Location</b>	<b>% Asbestos Type</b>	<b>% Fibrous Non-Asbestos Material Type</b>	<b>% Non-Fibrous Material</b>
Lab No.:				
DW2-3 H-250428021-092C	(White) Drywall/Sheetrock Texture Joint Compound Wall - Addition	<b>% None Detected</b>	40% Cellulose	60% Gypsum
DW3-1 H-250428021-093A	(White) Texture/Sheetrock Texture Joint Compound Wall - Shed	<b>% None Detected</b>	None Detected	100% Binder/Filler
DW3-1 H-250428021-093B	(White) Joint Compound/Sheetrock Texture Joint Compound Wall - Shed	<b>% None Detected</b>	None Detected	100% Binder/Filler
DW3-1 H-250428021-093C	(White) Drywall/Sheetrock Texture Joint Compound Wall - Shed	<b>% None Detected</b>	30% Cellulose	70% Gypsum
DW3-2 H-250428021-094A	(White) Texture/Sheetrock Texture Joint Compound Wall - Shed	<b>% None Detected</b>	None Detected	100% Binder/Filler
DW3-2 H-250428021-094B	(White) Joint Compound/Sheetrock Texture Joint Compound Wall - Shed	<b>% None Detected</b>	None Detected	100% Binder/Filler
DW3-2 H-250428021-094C	(White) Drywall/Sheetrock Texture Joint Compound Wall - Shed	<b>% None Detected</b>	10% Cellulose	90% Gypsum
DW3-3 H-250428021-095A	(White) Texture/Sheetrock Texture Joint Compound Wall - Shed	<b>% None Detected</b>	None Detected	100% Binder/Filler
DW3-3 H-250428021-095B	(White) Joint Compound/Sheetrock Texture Joint Compound Wall - Shed	<b>% None Detected</b>	None Detected	100% Binder/Filler

**Approved By: Emily Hancock**

**Disclaimer:**

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Phone: 832-437-2667, www.seeml.com

**PLM Asbestos Bulk Sample Summary**

Texas State Environmental Consulting 2028 E. Ben White Blvd #240-2757 Austin, TX, 78741 (512) 952-2757		Date Sampled:	04/25/2025	
		Date Received:	04/28/2025	
		Date Analyzed:	05/02/2025	
		Date Reported:	05/02/2025	
		Date Revised:		
		Project Name:	-	
		Project No:	-	
Analyzed by:	Aubree Jean-Gilles	Project Address:	301 S Adams	
		City, State, ZIP:	Fredricksburg, TX	
Methodology:	EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples	SEEML Ref#:	H-250428021	
Client No.:	Description / Location	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material
Lab No.:				
DW3-3 H-250428021-095C	(White) Drywall/Sheetrock Texture Joint Compound Wall - Shed	<b>% None Detected</b>	10% Cellulose	90% Gypsum
DW4-1 H-250428021-096A	(White) Texture/Sheetrock Texture Joint Compound Wall - Garage	<b>% None Detected</b>	None Detected	100% Binder/Filler
DW4-1 H-250428021-096B	(White) Joint Compound/Sheetrock Texture Joint Compound Wall - Garage	<b>% None Detected</b>	None Detected	100% Binder/Filler
DW4-1 H-250428021-096C	(White) Drywall/Sheetrock Texture Joint Compound Wall - Garage	<b>% None Detected</b>	10% Cellulose	90% Gypsum
DW4-2 H-250428021-097A	(White) Texture/Sheetrock Texture Joint Compound Wall - Garage	<b>% None Detected</b>	None Detected	100% Binder/Filler
DW4-2 H-250428021-097B	(White) Joint Compound/Sheetrock Texture Joint Compound Wall - Garage	<b>% None Detected</b>	None Detected	100% Binder/Filler
DW4-2 H-250428021-097C	(White) Drywall/Sheetrock Texture Joint Compound Wall - Garage	<b>% None Detected</b>	10% Cellulose	90% Gypsum
DW4-3 H-250428021-098A	(White) Texture/Sheetrock Texture Joint Compound Wall - Garage	<b>% None Detected</b>	None Detected	100% Binder/Filler
DW4-3 H-250428021-098B	(White) Joint Compound/Sheetrock Texture Joint Compound Wall - Garage	<b>% None Detected</b>	None Detected	100% Binder/Filler

**Approved By: Emily Hancock**

**Disclaimer:**

The results in this report only apply to the samples as received.

NOB samples are tested as a preliminary analysis. We highly recommend for Negative NOB samples resulting in less than 1% Asbestos to be verified by TEM or Point Analysis.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. NAD means no asbestos fibers were detected. When detected the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

**Guidelines for Interpretation:**

Any opinions/interpretations expressed in this report are outside the scope of this laboratory's accreditation. Interpretation of the data and information within this document is left to the company, consultant, and/or persons who conducted the fieldwork. A material is considered regulated asbestos containing material (ACM) where the asbestos content is determined to be one percent or greater. Several organizations, including the American Conference of Government Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA); the Centers for Disease Control (CDC) as well as the California Department of Health Services (CADHS) have published guidelines for assessment and interpretation of analytical data indicating a tested material is ACM.



**Southeast Environmental Microbiology Laboratories - Asbestos Division**

410 W Grand Pkwy S, Suite 250 , Katy, TX. 77494

Phone: 832-437-2667, www.seeml.com

**PLM Asbestos Bulk Sample Summary**

Texas State Environmental Consulting 2028 E. Ben White Blvd #240-2757 Austin, TX, 78741 (512) 952-2757		Date Sampled:	04/25/2025	
		Date Received:	04/28/2025	
		Date Analyzed:	05/02/2025	
		Date Reported:	05/02/2025	
		Date Revised:		
		Project Name:	-	
		Project No:	-	
Analyzed by:	Aubree Jean-Gilles	Project Address:	301 S Adams	
		City, State, ZIP:	Fredricksburg, TX	
Methodology:	EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples	SEEML Ref#:	H-250428021	
<b>Client No.:</b>	<b>Description/Location</b>	<b>% Asbestos Type</b>	<b>% Fibrous Non-Asbestos Material Type</b>	<b>% Non-Fibrous Material</b>
Lab No.:				
<b>DW4-3</b> H-250428021-098C	(White) Drywall/Sheetrock Texture Joint Compound Wall - Garage	<b>% None Detected</b>	10% Cellulose	90% Gypsum
<b>CT1-1</b> H-250428021-099A	(Gray) Ceiling Tile/1x1 Ceiling Tile - Living Room	<b>% None Detected</b>	20% Min Wool,40% Cellulose	40% Organic Matrix
<b>CT1-2</b> H-250428021-100A	(Gray) Ceiling Tile/1x1 Ceiling Tile - Living Room	<b>% None Detected</b>	20% Min Wool,40% Cellulose	35% Organic Matrix,5% Binder/Filler
<b>CT1-3</b> H-250428021-101A	(Gray) Ceiling Tile/1x1 Ceiling Tile - Living Room	<b>% None Detected</b>	20% Min Wool,40% Cellulose	40% Organic Matrix

**Approved By: Emily Hancock**

**Disclaimer:**

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# SEEML Asbestos Chain-of-Custody Form

410 W. Grand Pkwy S. #250, Katy, Texas 77494

Ph: (832) 437-2667

WWW.SEEML.COM

NVLAP Lab ID: 600385-0

Page 1 of 1

SEEML Ref# <u>H-250420021</u>		Lab ID: <u>090-101</u>	
Company:	<u>Texas State Environmental</u>	Date Sample:	<u>04/25/25</u>
Project Manager:		Project Name:	
Address:		Project Location:	<u>301 S Adams</u>
City, State, Zip:			<u>Fredericksburg TX</u>
Phone:		Project No:	
Email:			

PLM TAT: RUSH    SAME DAY    NEXT DAY    2DAY    3 DAY    **4 DAY**    5 DAY

<b>PLM-Bulk:</b> Positive Stop    Yes ___ No ___  <input type="checkbox"/> PLM EPA Method 600/R-93/116 -Appendix E to Subpart E of 40 CFR Part 763; Interim Method for the Determination of Asbestos in Bulk Insulation Samples. <input type="checkbox"/> PLM NOB (<1%) Gravimetric	<b>PCM-AIR</b>  <input type="checkbox"/> NIOSH 7400  <b>SOIL/ROCK/VERMICULITE</b>  <input type="checkbox"/> PLM CARB 435- Level A (400 Point Count <0.25%) <input type="checkbox"/> PLM CARB 435- Level B (1000 Point Count <0.1%) <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 by PLM
<b>Point Count</b> Positive Stop    Yes ___ No ___  <input type="checkbox"/> 400 w/o Gravimetric (<0.25%) <input type="checkbox"/> 1000 w/o Gravimetric (0.1%) <input type="checkbox"/> 400 with Gravimetric (0.25%) <input type="checkbox"/> 1000 with Gravimetric (<0.1%)	

TEM: SAME DAY    NEXT DAY    2DAY    3DAY    4DAY    5DAY    \*TEM Analysis is subcontracted. TAT starts after PLM results have been submitted by SEEML, unless otherwise requested.

Sample ID	Description/Location	Analysis Type	Comments
T1	Transite		
Dw1-1	Sheetrock texture Joint Compound wall/ceiling	Original	Bd #1
Dw1-2			Bd #2
Dw1-3			Batching Bath
Dw2-1		addition	
Dw2-2			
Dw2-3			
Dw3-1		shed	
Dw3-2			
Dw3-3			
Dw4-1 (Dw4-2) (Dw4-3)	St Garage		

Relinquished by: <u>[Signature]</u>	Time/Date: _____	Received by: <u>AJU</u>	Time/Date: <u>4/20/25 10:41am</u>
-------------------------------------	------------------	-------------------------	-----------------------------------

→ G1-1  
G1-2  
G1-3  
Put Ceiling Tile Living room

APPENDIX B:  
PERSONNEL AND LABORATORY CERTIFICATIONS



Texas Department of State Health Services

TEXAS STATE ENVIRONMENTAL CONSULTING LLC

*is certified to perform as an*

Asbestos Consultant Agency

*in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1954 and Title 12, Texas Administrative Code, Chapter 295 relating to Texas Asbestos Health Protection, as long as this license is not suspended or revoked.*



*License Number: 100512*

*Expiration Date: 08/08/2026*

*Control Number: 97684*

*Jennifer Shuford, MD, MPH,  
Commissioner of Health*

*(Void After Expiration Date)*

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK



Texas Department of State Health Services

SOUTHEAST ENVIRONMENTAL MICROBIOLOGY LABORATORIES  
DBA  
SEEML

*is certified to perform as an*

Asbestos Laboratory  
PLM

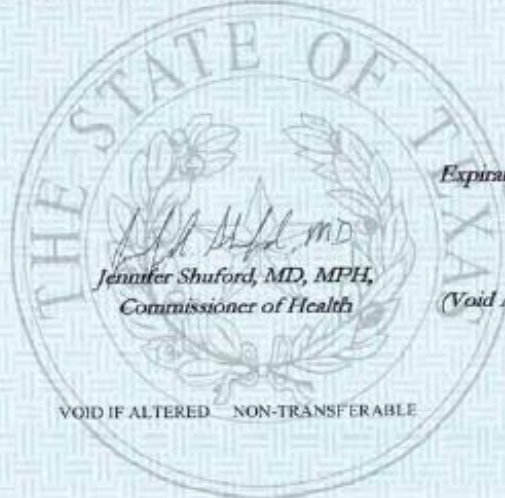
*in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1954 and Title 12, Texas Administrative Code, Chapter 295 relating to Texas Asbestos Health Protection, as long as this license is not suspended or revoked*



*License Number: 300474*

*Expiration Date: 03/13/2025*

*Control Number: 96700*



*(Void After Expiration Date)*

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK



**TEXAS**

Health and Human  
Services

Texas Department of State  
Health Services

**Asbestos Individual Consultant**

**JOSE S JUAREZ JR**

**License Number: 105775**

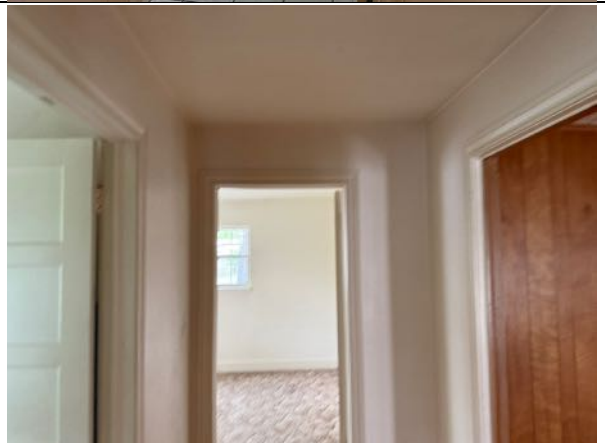
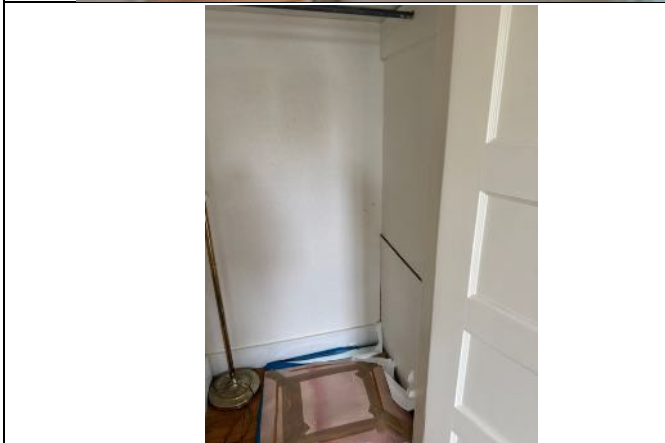
**Control Number: 98442**

**Expiration Date: 17-Aug-2026**



Asbestos Containing Materials Photos

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## HISTORIC REVIEW BOARD AGENDA MEMO

**DEPARTMENT:** Development Services

**TO:** Historic Review Board

**MEETING DATE:** July 8, 2025

**CATEGORY:** CERTIFICATE OF APPROPRIATENESS APPLICATIONS

---

**CAPTION:** 2025-656 - 520 E Main - Church door replacement.

---

**SUMMARY:**

The applicant is requesting a Certificate of Appropriateness to modify and shift the existing doors of the historic Christian Methodist Episcopal Church and move them to the interior of the building. The applicant is also looking to install new, more sturdy, outer doors of similar design to the Verines Kirche building. The proposed project would include new double doors constructed of aged wood with a similar finish that would reflect the design of the existing doors.

**RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:**

**Application Number:** 2025-656

**Address:** 520 E. Main

**Zoning:** C-2

**Owner:** Paul Phillips III, President, CCPG, Inc./CMEC

**Rating:** High & Recorded Texas Historic Landmark

**Proposal:** The applicant is requesting a Certificate of Appropriateness to modify and shift the existing doors of the historic Christian Methodist Episcopal Church and move them to the interior of the building. The applicant is also looking to install new, more sturdy, outer doors of similar design to the Verines Kirche building located at Market Platz. The proposed project would include new double doors constructed of aged wood with a similar finish that would reflect the design of the existing doors.

**Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:**

**3.2.7 Doors and Door Openings - Maintenance/Alterations**

As the property is High rated, it is required that the historic doors be maintained unless deteriorated beyond repair, however, if the door is unable to be repaired, a replicated door with the same design and appearance is appropriate.

If the new door is required, it must maintain the spatial relationships (including depth and dimension) and joint patterns as existed historically.

**STAFF RECOMMENDATION:**

After review of the application, it is Staff's recommendation that the doors have deteriorated and will continue to deteriorate beyond repair and could be replaced with a similar material and design without detrimentally impacting the historical significance of the structure. [Sec. 3.2.7\(e\) - Doors and Door Openings](#). If the historic main entry door is deteriorated beyond repair, replicate the design and look of the new door exactly as the original historic door (SOI Standards 3, 6).

---

---

**ATTACHMENTS:**

1. 2025-656-fredericksburg historical review board2
2. 2025-656-Christian Methodist Church
3. 2025-656-1000012128
4. 2025-656-1000012129
5. 2025-656-1000012130
6. 2025-656-1000012131
7. 2025-656-1000012134
8. 2025-656-example of doors 1
9. 2025-656-example of doors 2
10. 2025-656-example of doors 3
11. 2025-656-example of doors 4

Fredericksburg Historical Review Board

From: Paul Phillips III, President, CCPGC, Inc./CMEC

Re: Proposal to modify the doors of the historic Christian Methodist Episcopal Church

Dear Members of the Fredericksburg Historical Review Board (HRB)

I am writing this letter asking for the HRB to consider our 501 (C)(3) non-profit organization's request to modify the doors of the historic Church of the Colored People of Gillespie County, Inc./Christian Methodist Episcopal Church.

The church was originally constructed in 1887 and served as a place for African Americans to gather and worship. The church site has had a Texas Historical Marker since 1976 when the church was rehabilitated by local Fredericksburg youth as part of Youth Organization United. Over the last 10 years the church has been restored to its former glory. It has the original wooden structure and doors. However, doors are well worn from exposure to the sun and weather and are difficult to secure, leaving the church vulnerable to break-ins and vandalism.

The CCPGC, Inc./CMEC board has authorized me to approach the HRB to seek permission to shift the current original doors to the inside of the church structure for future protection and install new, more sturdy and secure outer doors of similar design used at the Vereins Kirche or other design. The presence of the new outer doors will provide a more secure and protective set of doors on the outside of the church for years to come. The doors would be constructed of aged wood that would be appropriate for this period and continue to give the appearance of the original doors.

I am in the process of getting a bid(s) from local door craftsmen who would perform the work to complete the project. We are planning to apply for the Historical Preservation Grant to help fund the project. This change will ensure the preservation of this significant historical building and its history of the African American presence in Fredericksburg and Gillespie County.

I will provide photos of the current doors to document the current condition of the doors. I will also provide photos of the Vereins Kirche doors that were placed about 3-4 years ago in that restoration project. We believe that a similar construction of doors would be needed at our church. This construction would be a long-term answer to preserve and protect the church property and not detract from the beauty of this historical building.

Thank you for your consideration of our request,

In Selfless Service,

Paul Phillips III

user - paul@r3pp@gmail

pass Cmec

Organization Christian Methodist Episcopal Church

Application for Certificate of Appropriateness Application

start date - July 9, 2025

shown project # 2025656

Actn 2B

**BUILDERS FIRSTSOURCE -**

Address: FREDERICKSBURG TX RETAIL

FREDERICKSBURG, TX

Phone: 830-997-2106

Email: murray.lord@bldr.com

**Customer Information**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone 1: \_\_\_\_\_  
 Phone 2: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Contact: \_\_\_\_\_

Job Name: \_\_\_\_\_

**Specifications**

U.D. = 66-3/16" x 81-3/16"; R.O. = 66-15/16" x 81-11/16"  
 O.M. of Exterior Trim = 69-3/16" x 82-11/16"

Lead Time: Non-Stock



**Boise Cascade**  
 Building Materials Distribution

**Quote**

Page 1 of 1

Quote Number: 85

Date: 6/9/2025

Sales Person: murray lord

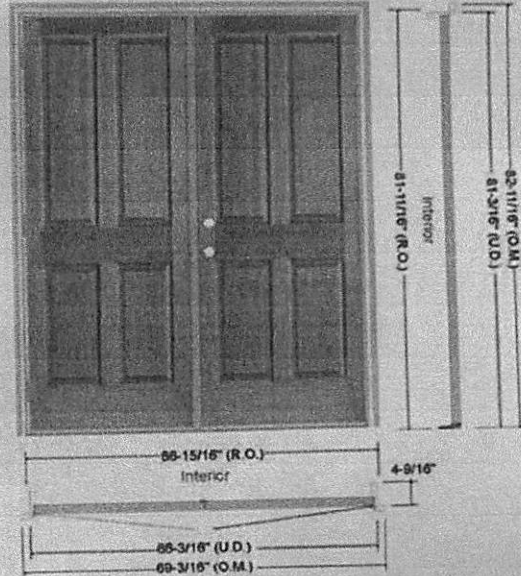


Image is viewed from Exterior!

Item Description	Qty	Price	Extended
5' 4" x 6' 8" - 1-3/4" 7344 32x80 Hemlock 1-7/16 DHRP 4-Panel UB Traditional Hemlock UltraBlock Raised Panel Wood Double Door w/Wood w/Satin Nickel Flush Bolts Astragal - Left Hand Outswing **IMAGE COULD VARY FROM ACTUAL PRODUCT: NOT SET TO SCALE!	1	2,000.06	\$2,000.06
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Recessed Latch Preps	1	0.00	\$0.00
Set of Spring - Brushed Nickel Hinges	1	66.32	\$66.32
Primed Dura-Frame - 4-9/16" Jamb w/Dura-Frame Brickmould Exterior Trim (Applied)	1	225.86	\$225.86
Bronze Compression Weatherstrip	1	0.00	\$0.00
Composite Outswing - Mill Finish w/Dark Cap Sill	1	132.64	\$132.64
<b>Item Total</b>			<b>\$2,424.88</b>

**ALL SPECIAL ORDERS ARE NON-REFUNDABLE. CUSTOMER MUST APPROVE AND SIGN FOR APPROVAL OF ORDER. QUOTE IS GOOD FOR 30 DAYS FROM DATE OF ORIGINAL QUOTE.**

Order Sub Total: \$2,424.88

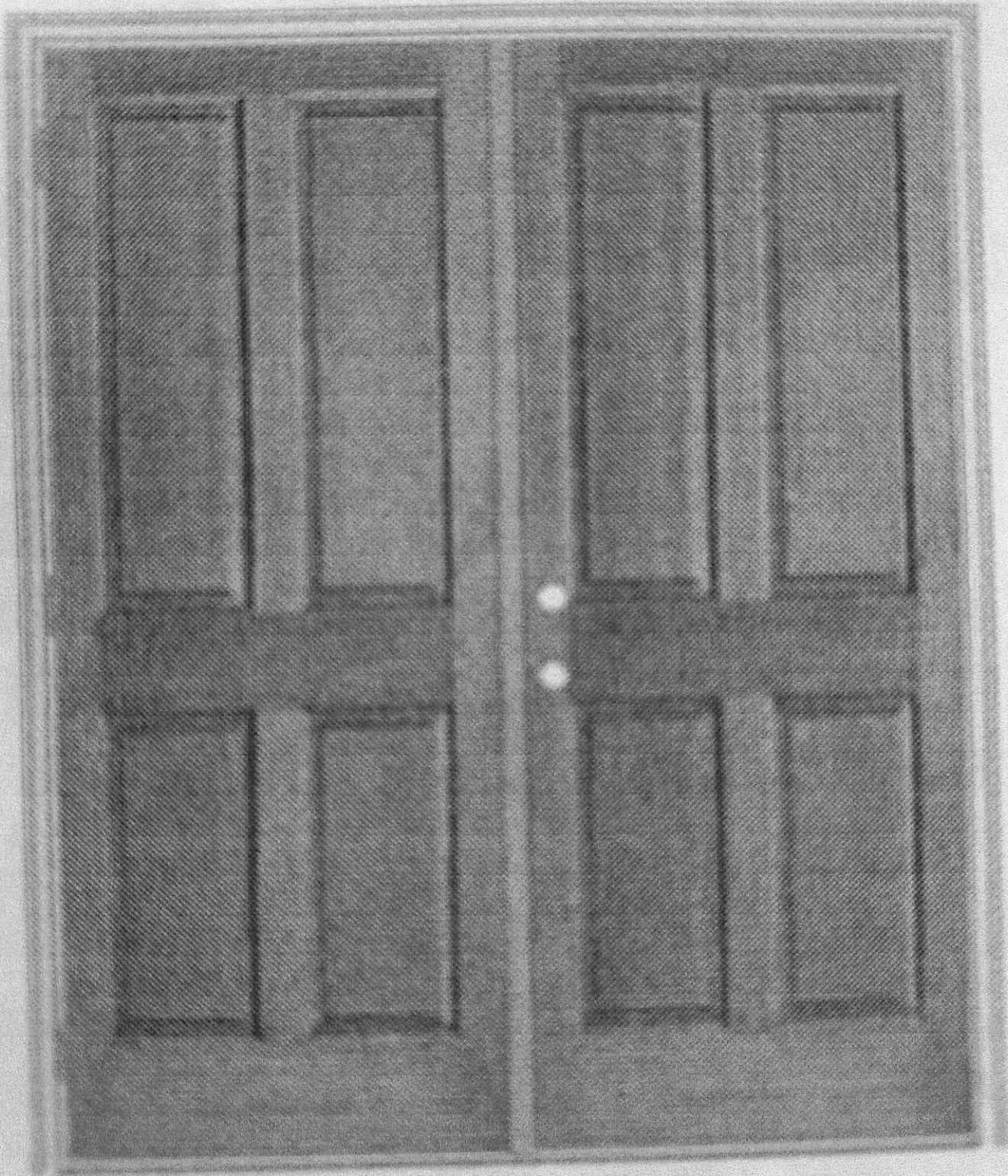
Tax: \$200.05

Order Total: \$2,624.93

Version #: 1.38-O

Version Date: 6/2/2025

**Sales Person:** murray lord



66-15/16" (R.O.)

Interior













Vereins Kirche  
Museum  
&  
Gift Shop

HOURS  
Monday - Saturday  
10 am - 5 pm  
Closed Sunday

Wilkommen  
OPEN

**PIONEER MUSEUM**  
No Cash on Premises  
This is a cashless location  
**PIONEER MUSEUM**  
NO CASH PLEASE







Vereins  
Musik  
&  
Gift

HOURS  
Monday - 5  
10 am -  
Closed S

WILDCRIMMIN  
OPEN

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## HISTORIC REVIEW BOARD AGENDA MEMO

**DEPARTMENT:** Development Services

**TO:** Historic Review Board

**MEETING DATE:** July 8, 2025

**CATEGORY:** CERTIFICATE OF APPROPRIATENESS APPLICATIONS

---

**CAPTION:** 2024 - 532 - 401 E College - Demolish outbuilding and Construct New Accessory Dwelling Unit using Salvaged Materials.

---

**SUMMARY:**

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

1. Demolish the existing 378 sq ft outbuilding
2. Construct a new Accessory Building with salvage and reclaimed materials.

**RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:**

The property is a Medium-rated property in the Colonial Revival style. The property consists of a 29,760 sq ft, corner lot with a 2,071 sq ft main residence and a 378 sq ft outbuilding located along North Washington. In researching the property, it was confirmed that the main residence and the outbuilding both appear on the 1938 Sanborn maps.

**Application Number:** 2025-592

**Address:** 401 E College

**Rating:** Medium

**Zoning:** R1, Single Family Residential

**Owner:** D4 Fbg Holdings, LLC

**Applicant:** Krista Duderstadt

**Historic Preservation Ordinance**

**Sec 23-63 - Historic Preservation Ordinance**

Specifically forbids the demolition of a Medium-rated structure (b)(1). The Ordinance does allow for the Medium rated structure to be relocated on the property (c). If the building is found to be dangerous or hazardous it may be demolished or removed (d).

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

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

#### **3.4.3 Accessory Buildings**

Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; the maximum height for a Medium-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:**

Staff recommends complying with the Historic Preservation Ordinance and the Historic Design Guidelines and Standards

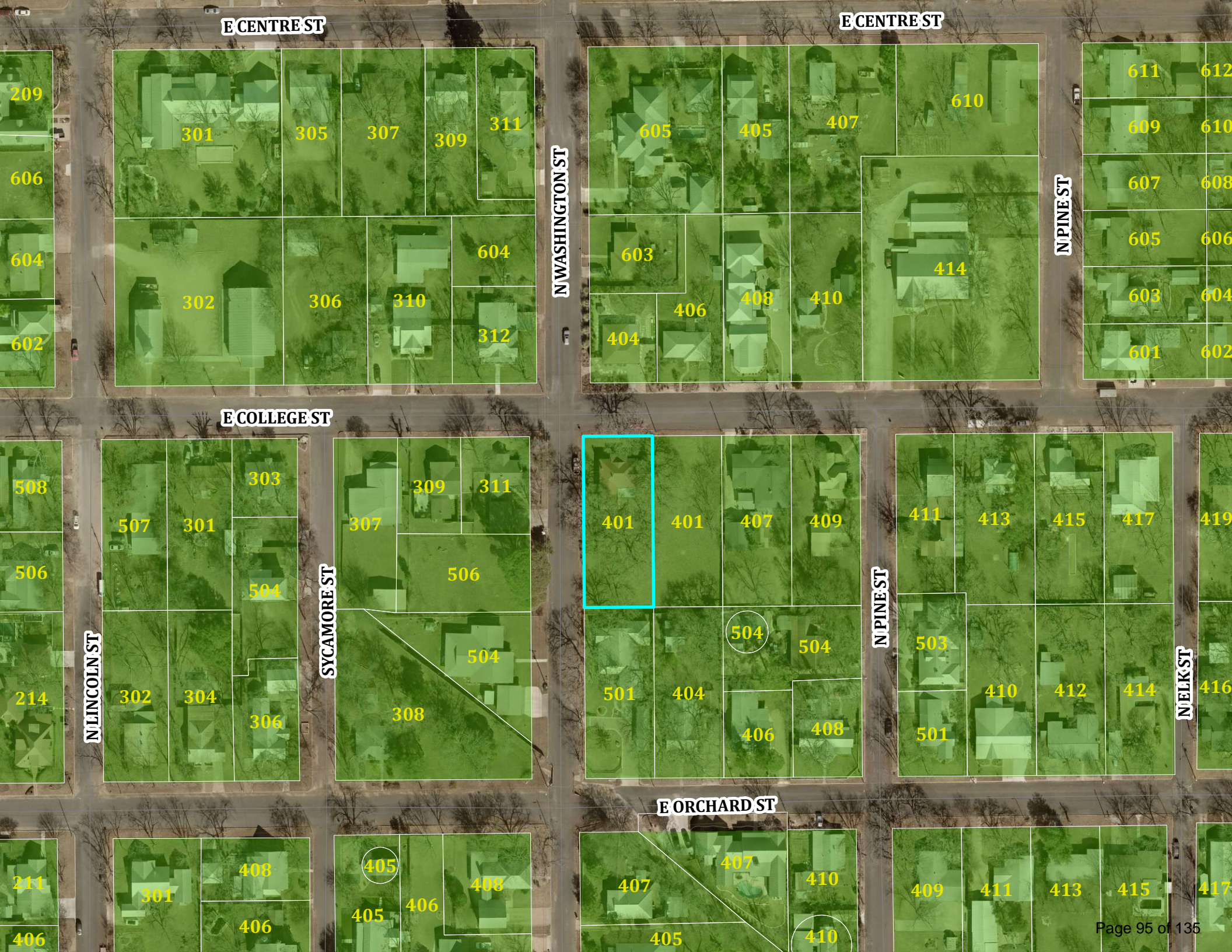
If demolition were approved, the building should be well documented for possible reconstruction in the future.

---

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**ATTACHMENTS:**

1. 2025-592 Location Map
2. Historic Resource Survey
3. Photos Existing Outbuilding
4. 2025-592-Cover\_letter\_to\_HRB
5. 2025-592-engineer letter
6. 2025-592-builder letter
7. 2025-592-roof inspection
8. New Construction Renderings
9. Fredericksburg 1938 update-11



E CENTRE ST

E CENTRE ST

N WASHINGTON ST

N PINE ST

E COLLEGE ST

N LINCOLN ST

N SYCAMORE ST

N PINE ST

N YORK ST

E ORCHARD ST

**LOCATION AND GEOGRAPHIC INFORMATION**

**ADDRESS** 401 E COLLEGE ST **LAT/LONG** 30.27625 -98.863519  
**ALTERNATE ADDRESS** N/A **PARCEL #** 20158  
**LEGAL DESCRIPTION** WENDEL & ANDEREGG BLK 3 LOT 5  
**OWNER NAME** KLETT, MICHAEL PETER **2017 GCAD VALUATION** \$246,080

**PROPERTY INFORMATION AND SIGNIFICANCE**

**PREVIOUS DOCUMENTATION / DETERMINATION** None  
**2018 RECOMMENDATION**  Local landmark  NRHP indiv. eligible  High  Medium  Low  within rec. district expansion  
**If recommended eligible:** **CRITERIA (local)** N/a **CRITERIA (NRHP)** N/a

**HISTORICAL INFORMATION**

Outside survey area for earlier Sanborns; present on 1924 Sanborn and 1938 Sanborn update; visible on 1938, 1948, and 1963 historic aerials.

**PHYSICAL DESCRIPTION**

**YR. BUILT** 1916 **YR. SOURCE** CAD **FORM** Irregular  
**TYPE** Building **CURRENT FUNCTION** Domestic: Single dwelling  
**PRIMARY STYLE** Colonial Revival **HISTORIC FUNCTION** Domestic: Single dwelling  
**SECONDARY STYLE** No secondary style



<b>VISIBLE ANCILLARY RESOURCES</b>	1. shed	2. carport
	hist.-age ('68 or earlier)	hist.-age ('68 or earlier)

**ALTERATIONS** Addition to side elevation (historic-age)  
 Door (primary) replaced  
 Roof replaced w/ incomp. materials  
 Windows replaced – some

**GENERAL  
NOTES**

**SOURCES** Sanborns; historic aerials.







**401 East College – Photos Existing Outbuilding**











IN RESPONSE TO STAFF LETTER RECEIVED JUNE 12, 2025 WITH THE FOLLOWING REQUEST: Please provide a response to each of the sections of code to the best of your ability to assist the Board in understanding how your request complies with the Ordinance and Design Guidelines and Standards.

It appears that the May 27<sup>th</sup>, 2025 cover letter comprehensively addressing each section of the code as requested did not complete the upload into MGO. I apologize – and have now uploaded it again to MGO for your review.

### **401 E. College Street – Project # 2025-592**

Request to change historic rating of dilapidated accessory building from medium to low, and allow disassembly of existing structure due to its deteriorated, dangerous, and hazardous condition. Request to obtain approval to construct a replacement building in same location (with approval of a setback variance) within current code requirements, recreating the appearance and heritage of the existing structure, using any reasonably salvageable materials from original structure.

\* Prior to our original presentation to HRB in August 2024, only one member of HRB (abstained from vote) and NO Staff visited the site prior to the Staff recommendation and HRB vote. Owners feel it is truly impossible to fully grasp the building's deteriorated condition from photos & reports alone and request that a quorum of members from the Historic Review Board convene on-site for an in-person viewing of the accessory building prior to the hearing/meeting regarding this revised request. \* UPDATE: HRB site visit scheduled for Wednesday, June 18<sup>th</sup> at 8:30am.

For this application, Staff recommended that owners address Sec 23-63 of the Historic Preservation Ordinance, paragraphs (c) and (f), and 3.4.1 and 3.4.3 of the Historic District Design Guidelines and Standards. Stated verbiage of Ordinance and DG&S removed due to space limitations but owner responses to subsections are noted.

(c). The building is structurally dangerous and hazardous to public safety. Please see attached stamped letter from Civil Engineer Andrew Belton. To summarize his findings, the building is “deteriorating and beyond repair”, the condition

creates an “unsafe situation”, and that, due to its deteriorated condition, the “structure would collapse” if manipulated.

Please also refer to the attached letters regarding the unsalvageable condition from local builder Todd Stephens of Hills of Texas Homes and roofing company Hill Country Roofing Inc.

In addition, the building condition is attractive to rodents and varmints, creating a further public safety threat. A skunk family recently took up residence inside the building, sprayed our dogs in the face, and entered the crawlspace under our home causing an odor that still hasn’t resolved.

(f) 1. The only reusable building materials in the structure are one interior barnwood wall and a portion of the rear wall facing the backyard. Less than 20% of the existing barnwood cladding is useable as full-length boards. The remaining structural components, roofing, and barnwood cladding are deteriorated beyond use.

(f) 2. Due to the deteriorated condition of the building, and as confirmed by the Licensed Professional Engineer, any attempt to move or reposition the building would result in collapse of the structure.

(f) 3. We purchased this property in July of 2022. At that time, the building was already in its current deteriorated and dangerous condition.

(f) 4. Please see attached architectural renderings of the proposed project, which beautifies the property while respecting the historical and architectural identity of the surrounding area. Our intention has always been to reconstruct and recreate the spirit and heritage of the existing structure within current code ordinances, using as much salvageable materials as possible, and obtaining appropriate historically-consistent materials from other sources.

3.4.1. There are several 100+ year old shade trees in close proximity to the existing building. If the reconstructed building must be moved from its current location and placed outside of the setback, there is a significant risk of damage to or death of one or more beautiful trees. We understand that this request will require application for and approval of a setback variance as a next step.

The accessory building will not exceed 50% of the primary building's square footage.

3.4.3. The construction of the replacement building will not further impact any significant historic resources.

April 29, 2025  
Todd Stephens  
Hills of Texas Homes

Re: Duderstadt Renovation of Existing Carriage House  
Civil Engineering Analysis

Dear Mr. Stephens:

The purpose of this letter is to summarize our findings regarding the condition of the existing storage building adjacent to 401 E. College St.

On March 29, 2025, a representative from Pape-Dawson visited the property and examined the structure. The following conclusions were made after the site visit:

- The existing structure is deteriorating and is beyond repair. To effectively reuse the structure, a full rebuild would be recommended
- The deteriorating condition of the structure is creating an unsafe situation due to proximity to the public ROW. If the structure were to collapse it would fall into the adjacent street, which is a safety hazard. A full rebuild is recommended to protect public safety
- It is our understanding that the recommended solution from City of Fredericksburg is to “pour a foundation around existing walls and leave exterior walls standing”. This approach is not feasible, and we strongly recommend against it. The existing walls would be lower than the top of slab and the condition of the existing roof allows rainwater to enter the structure. The impermeable concrete slab would cause rainwater to concentrate at the edges of the structure and would be trapped by the existing walls. The pooling rainwater would accelerate the deterioration of the wood walls and further worsen the hazardous condition posed by the structure.
- It is our understanding that another possible solution proposed by City of Fredericksburg is to lift the existing structure into the air while a foundation is poured. This approach is also not feasible due to the deteriorating condition of the existing building materials. It is likely that the structure would collapse if this approach was attempted.

It is our recommendation that the City of Fredericksburg revise their rating of the existing carriage house from a medium rating to a low rating to allow for a comprehensive, code compliant rebuilding of the structure. Please reach out to our office with any questions regarding the above findings.

Sincerely,  
Pape-Dawson Consulting Engineers, LLC

  
Andrew Belton, P.E.  
Vice President



4/29/25

# HILLS OF TEXAS HOMES, Inc.

304 N. Adams St.  
Fredericksburg, Texas 78624

Phone: 830-889-7900  
mail@hillsoftexashomes.com

April 29, 2005

City of Fredericksburg  
126 W. Main St.  
Fredericksburg, TX. 78624

Attn: Shelby Collier  
City of Fredericksburg Historical Officer

Ref: Duderstadt renovation of existing carriage house  
401 E. College St.  
Fredericksburg, TX. 78624

Dear Ms. Collier,

I have been hired to renovate/update the existing carriage house for Krista and Marc Duderstadt, owners of 401 E. College St. It has been brought to my attention that Mrs. Duderstadt has already presented a proposed plan to the Historic Commission that was met with some resistance and the response was to work with the existing structure because it was rated "medium". Mrs. Duderstadt requested to have the rating changed to "low" and it was dismissed.

I have thoroughly inspected the structure and it is not in a condition that can be utilized for restoration. I have also met with a Professional Engineer and a roofer at the property and they have both submitted letters about their findings.

In order to build a safe and code compliant outbuilding, we need to have the rating lowered to a low status to allow us to disassemble what is necessary and building an exact replica of the existing style in the same location. We have full intentions of using whatever material is usable from existing siding on the final project, but the structure (or lack thereof) is completely unusable and unsafe.

If you cannot authorize the change of status based on the recommendations of the Professional Engineer and roofer, I would propose to set up a meeting on site with you and several members of the historic review board prior to the next historical review board meeting so they we can discuss the actual condition of the existing structure. It would best if we could involve the members that were against this when Mrs. Duderstadt presented it so they can make an educated decision.

I have also included several photos of the existing structure for your review and consideration to allow the Duderstadts to revitalize this structure and contribute to the neighborhood instead of having a run-down carriage house that is currently at the residence. The Duderstadts have expressed to me that they want to maintain the original look and character of the building, if at all possible.

Please find attached the proposed floor plan as well as renderings of the proposed structure style and finishes. I have already been in contact with Antique Timberworks and we have located reclaimed 12” wide barn siding that will be a perfect complement to the project. I can provide more information on this, if necessary.

Please call if you have any questions and let me know if an on site meeting is a possibility.

Sincerely,

Todd Stephens  
President  
Hills of Texas Homes

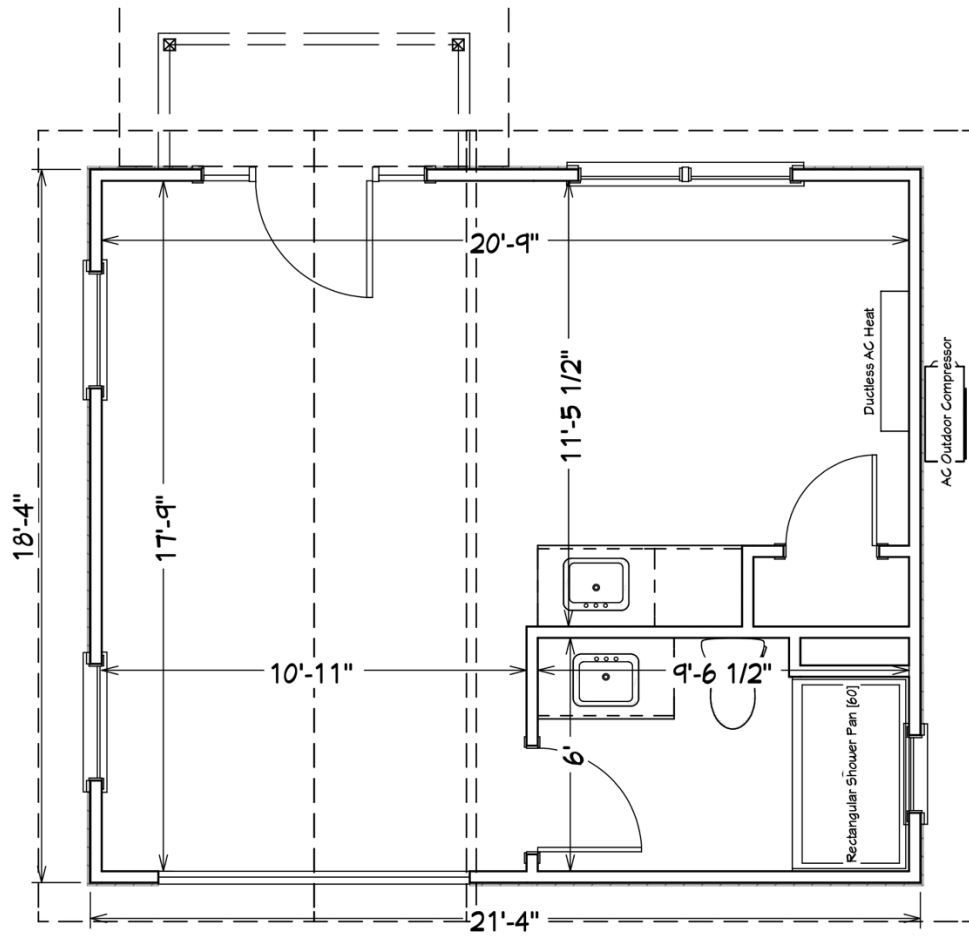












# **HILL COUNTRY ROOFING INC**

April 2, 2025

## **401 E College St, Fredericksburg Tx 78624**

- Overall, at time of inspection, the current 29 gauge metal roof and building framing is in very poor condition and unusable
- Age of roof was not able to be determined at time of inspection
- At time of inspection, existing metal roof has wind damage and is creasing and creating holes in the panels
- Current roof panels are installed with ring shank nails and are backing out of the substrate
- Due to age of roof, if nails are to be attempted to be removed, the metal panels will tear and create further leak spots
- Existing framing of the structure is in poor condition and has rotten wood that a new roof cannot be properly attached to.
- It is of the opinion of Hill Country Roofing Inc. that the storage building roof is unrepairable and will need to be replaced. It is unusable for any future roofing.









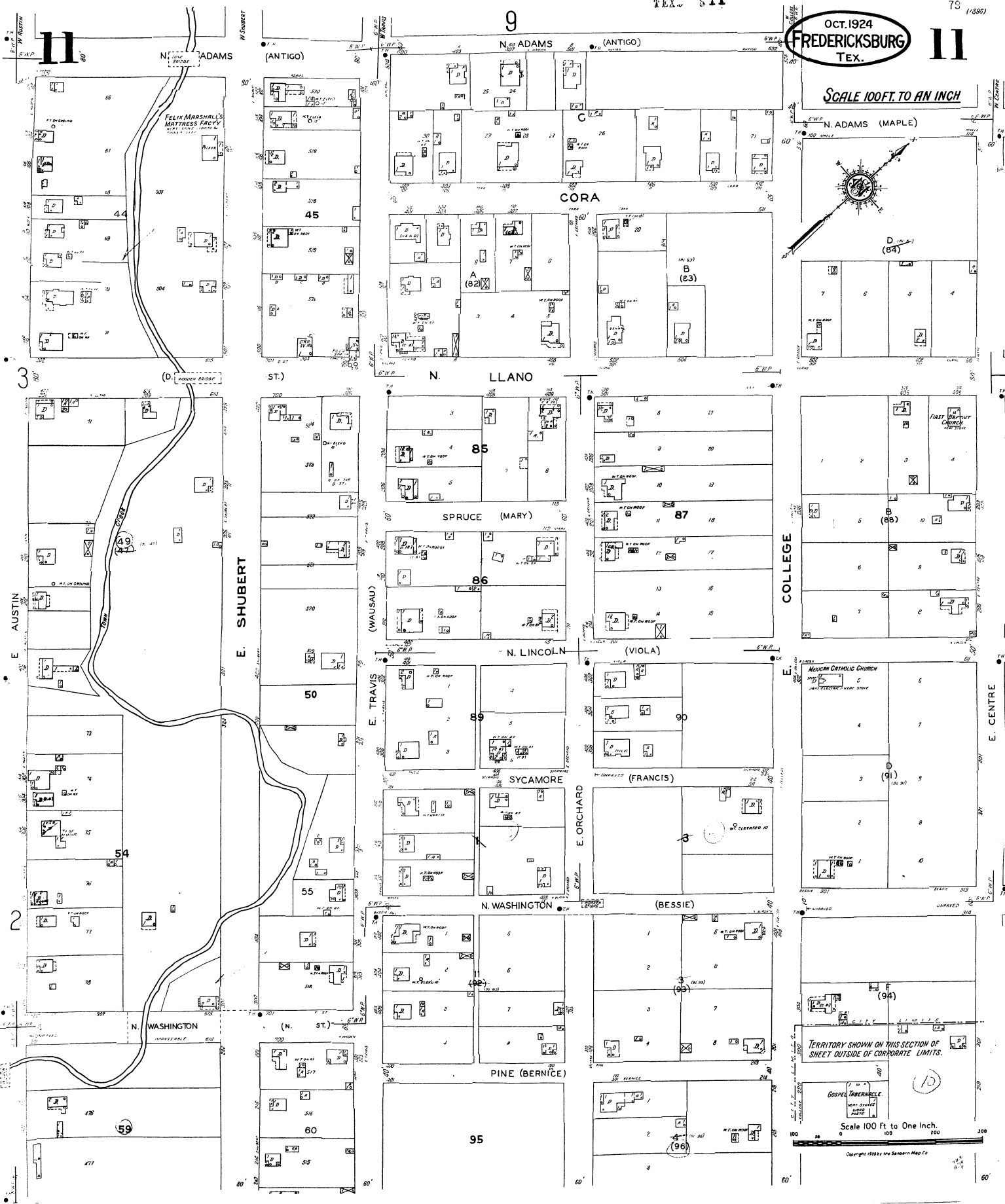
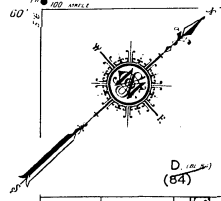
**401 East College – New Construction Renderings**





OCT. 1924  
FREDERICKSBURG  
TEX.

SCALE 100 FT. TO AN INCH



TERRITORY SHOWN ON THIS SECTION OF SHEET OUTSIDE OF CORPORATE LIMITS.

GOSPEL TABERNACLE  
1000 S. WASHINGTON  
FREDERICKSBURG, TEXAS

Scale 100 Ft. to One Inch.

Copyright 1924 by the Standard Map Co.



## HISTORIC REVIEW BOARD AGENDA MEMO

**DEPARTMENT:** Development Services

**TO:** Historic Review Board

**MEETING DATE:** July 8, 2025

**CATEGORY:** CERTIFICATE OF APPROPRIATENESS APPLICATIONS

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**CAPTION:** 2025-639 - 109 W Centre - Mary Cunningham - Request to construct a 1,600 sq ft addition to the rear of the building.

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

1. Add an addition onto the existing structure

### **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.

In May, the applicant obtained 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. The applicant has since returned and is asking to preserve the original resource and construct a 1,600 sq ft addition to the rear of the resource.

The previously approved garage and guest house would remain.

**Application Number:** 2025-639

**Address:** 109 W Centre

**Rating:** Low

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

**Applicant:** Mary Cunningham

### **Historic Design Guidelines and Standards**

#### **3.3 Additions to Historic Properties**

For rear additions, consider using hyphens, breezeways, insets, or offsets to connect the addition to the historic building differentiating the massing from the original main house. (See fig. 3-48.) (d). Set back new additions from the historic building so that the historic building retains visual emphasis. (e). Where possible, align the floor plates of additions with the historic building. (i). Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building. (k). Design new additions to be compatible with the historic building but differentiated enough so that they are not confused as historic or original to the building. (Refer to the “Additions: Compatible but Differentiated” sidebar above.) (l). Balance compatibility with differentiation among the following aspects of the addition’s design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette. (m). The addition should be visually cohesive as a unit; the different parts of the addition should clearly communicate a unified, contemporary date of construction. Consider using one consistent roof form for the entire addition. (p). Design exterior walls, roof features, and window/door openings to authentically communicate the structural system of the addition. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system. Application of false structural elements is prohibited. (q). Modern materials, such as fiber-cement siding, are appropriate for additions, provided that the overall design balances compatibility with differentiation. (s).

### **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).

#### **STAFF RECOMMENDATION:**

The development as proposed is consistent with traditional and historical development patterns 3.4.1(b)(c). The transition from demolition to preservation is always welcome, and the proposed modifications are appropriate per 3.3 which allows for a rear addition that is visually cohesive and clearly communicates the different dates of construction. 3.3.p.

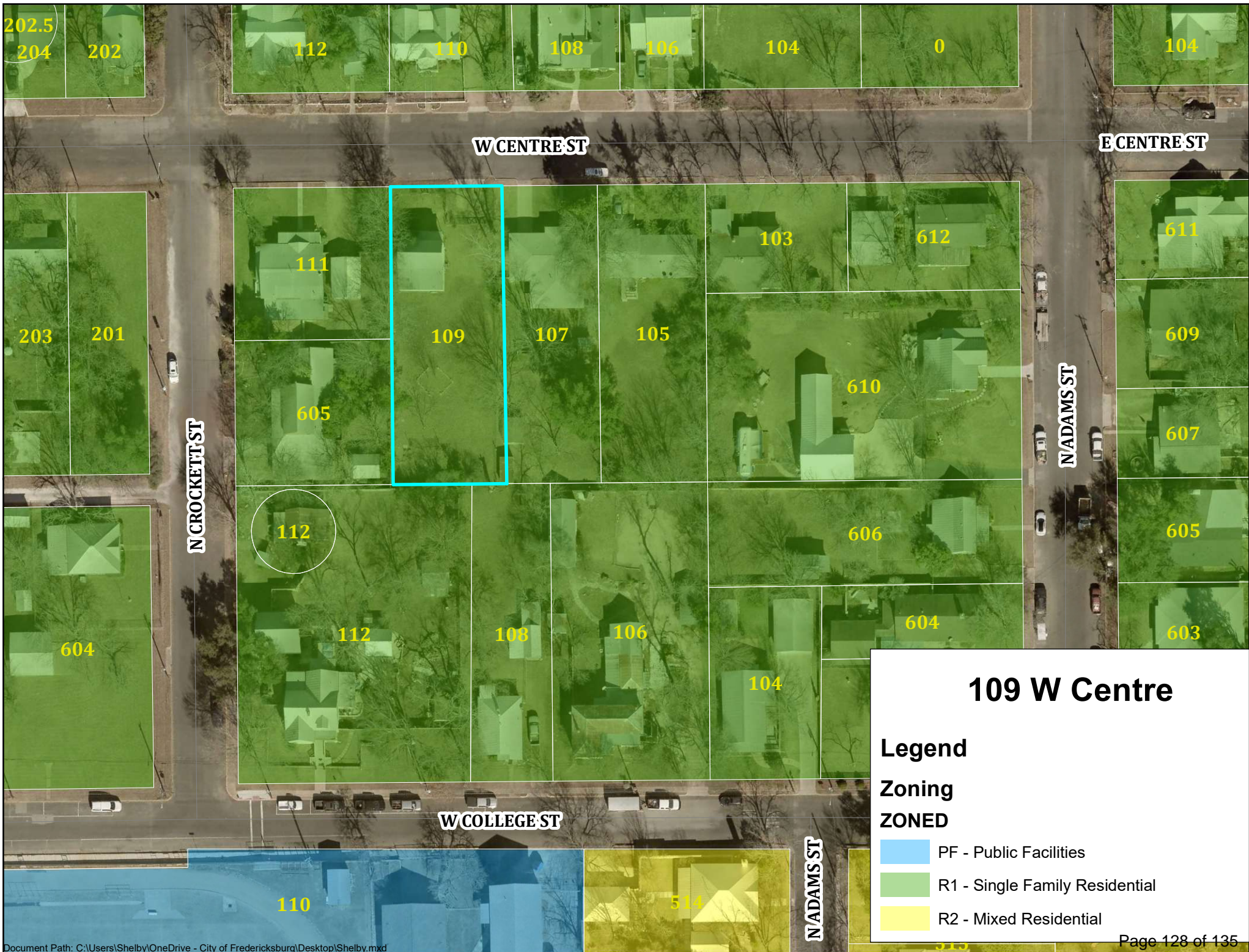
The use of materials is appropriate and the addition of a stone wainscot along the front which transitions into the chimney is appreciated. 3.4.2 (r)(s).

Staff recommends approval of the application as presented.

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**ATTACHMENTS:**

1. 2025-219 Location Map
2. 109 W Centre Historic Survey
3. 109 w centre - new plans



**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







Elevation Cunningham Residence, 109 W. Centre St – Approved by Historical Board, May 13, 2025



New Elevation Cunningham Residence, 109 W. Centre St – Approval requested; inset shows current house





## HISTORIC REVIEW BOARD AGENDA MEMO

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**DEPARTMENT:** Development Services

**TO:** Historic Review Board

**MEETING DATE:** July 8, 2025

**CATEGORY:** DISCUSSION ITEMS

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**CAPTION:** 112 E Schubert - Construction has Revealed Damage Resulting in the Need to Demolish and Reconstruct

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**SUMMARY:**

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

**STAFF RECOMMENDATION:**

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**ATTACHMENTS:**

None