



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, August 12, 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

Gilbert Gonzalez, Member
Emily Basse, Member
Joe Salinas, Jr., Member
Amy Slaughter, Member
Shawn Vinklerek, Member

The City of Fredericksburg Historic Review Board will meet in a regular session on August 12, 2025, at 530PM. 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 August 12, 2025.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to jmusgrove@fbgtx.org

Verbal Comments:

Sign up in-person between 5:00 p.m. and 5:30 p.m. at the New City Hall at East Campus 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624.
You will be limited to 3 minutes to speak.

1. **CALL TO ORDER**
2. **SWEARING IN OF NEW BOARD MEMBERS**
3. **ROLL CALL**
4. **CHAIR'S STATEMENT**
5. **APPROVAL OF MINUTES**
 - A. July 8, 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. **2025-734** - 703 S. Adams - Request to change box gutter-style porch roof to a shed-type roof.
- B. **2025-787** - 202 W. Park - Request to replace existing metal roof with another metal roof.
- C. **2025-795** - 306 E. College - Re-rate the home from Medium to Low.
- D. **2025-797** - 203 S. Elk Street- Request to construct a new home on a vacant lot.
- E. **2025-810** - 217 W. Centre- Request to construct an addition and renovation of the existing single family residence.
- F. **2025-811** - 211 W Centre - Request to Re-Rate the primary residence and garage from a Medium-Rating to a Low-Rating to Allow for Demolition.

7. DISCUSSION ITEMS

- A. 402 East Travis
- B. Director's Report
- C. Demo By Neglect Update

8. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM. on August 8, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Jan Musgrove
Planner 1



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: August 12, 2025

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: **2025-734** - 703 S. Adams - Request to change box gutter-style porch roof to a shed-type roof.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to change box gutter-style porch roof to a shed-type roof. All framing and decking will not show as it will not protrude higher than the existing curb wall of the porch. The edge of new metal roofing will be the only visible difference when completed. There have been other houses in the Historical Dist. that have been done in this manner.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Fredericksburg Historic District Design Guidelines and Standards

The property consists of an approximate 17,000 sq. ft lot that houses an approximate 2,300 square-foot structure that was constructed in 1903. The property is identified as a historic landmark and previously housed the Hill Country Urology Clinic.

Application Number: 2025-341

Address: 703 S. Adams

Rating: Medium

Zoning: Commercial, (C2)

Applicant: Karson Smith

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

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

The definition of Medium-rating is as follows:

Resources that may or may not be identified as architecturally significant on an individual basis, but

are nonetheless valuable resources that add to the historic district's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the historic district or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

[Historic District Design Guidelines and Standards](#)

3.2.3 Roof and Roof Features

- (a) Retain the historic roof shape, including pitches, profiles, and eave heights -Required forward from the ridgeling for the front 15 feet
- (b) Preserve and maintain historic roof materials and features unless they are deteriorated beyond repair - Required forward from the ridgeline for the front 15 feet
- (c) Maintain and repair historic roof materials and features according to accepted preservation techniques - Required forward from the ridgeline for the front 15 feet
- (d) Generally, preserve and maintain historic down-spouts and gutters, unless they are not functioning and are promoting deterioration of surrounding historic materials - Recommended
- (e) Do not add new roof features or ornamentation where not historically present - such as dormers, cresting, or ornamental cornices; if adding a lighting rod, select the simplest design possible to avoid creating the false impression that it was present historically - Required for area visible from ROW
- (f) If deteriorated beyond repair, replacement roofing materials should resemble the dimensions, profile, appearance and configuration of the historic material - Recommended
- (g) Original and period-appropriate wood shingles should be maintained; if deteriorated beyond repair, wood shingles should be replaced with matching wood shingles; variation in wood species is acceptable if the profile, dimension, and finish match - Required
- (h) Composite shingles with compatible dimensions and profile may be an acceptable replacement for wood shingles in some instances - Appropriate
- (i) Original or historic-age metal roofs should be maintained; if deteriorated beyond repair, match the original dimensions, turned or crimped joints, and ridge capping - Required
- (j) Original or historic-age clay roof tiles should be maintained; if deteriorated beyond repair, the smallest section possible should be patched with matching clay tiles - Required forward from the ridgeline for the front 15 feet
- (k) Original or historic-age slate roofs should be maintained; if deteriorated beyond repair, the smallest section possible should be patched with matching slate - Required forward from the ridgeline for the front 15 feet
- (l) If roof materials were altered after the end of the period of significance, and if electing to replace the roof, go back to period-appropriate roof materials - Recommended
- (m) Replacing an existing non-historic roof with a standing-seam metal roof also may be acceptable for some roofs, regardless of original roof material, if the original roofing material is not a character defining feature for the building style per Section 2. Where appropriate, the new metal roof should use detailing appropriate to the time of construction - Appropriate
- (n) When replacing failing integrated gutters, using half-round external gutters may help preserve the historic profile of the cornice - Appropriate
- (o) If research documents that historic roof features are missing, such as cupolas or pinnacles, consider replicating and restoring them - Recommended (Restoration)

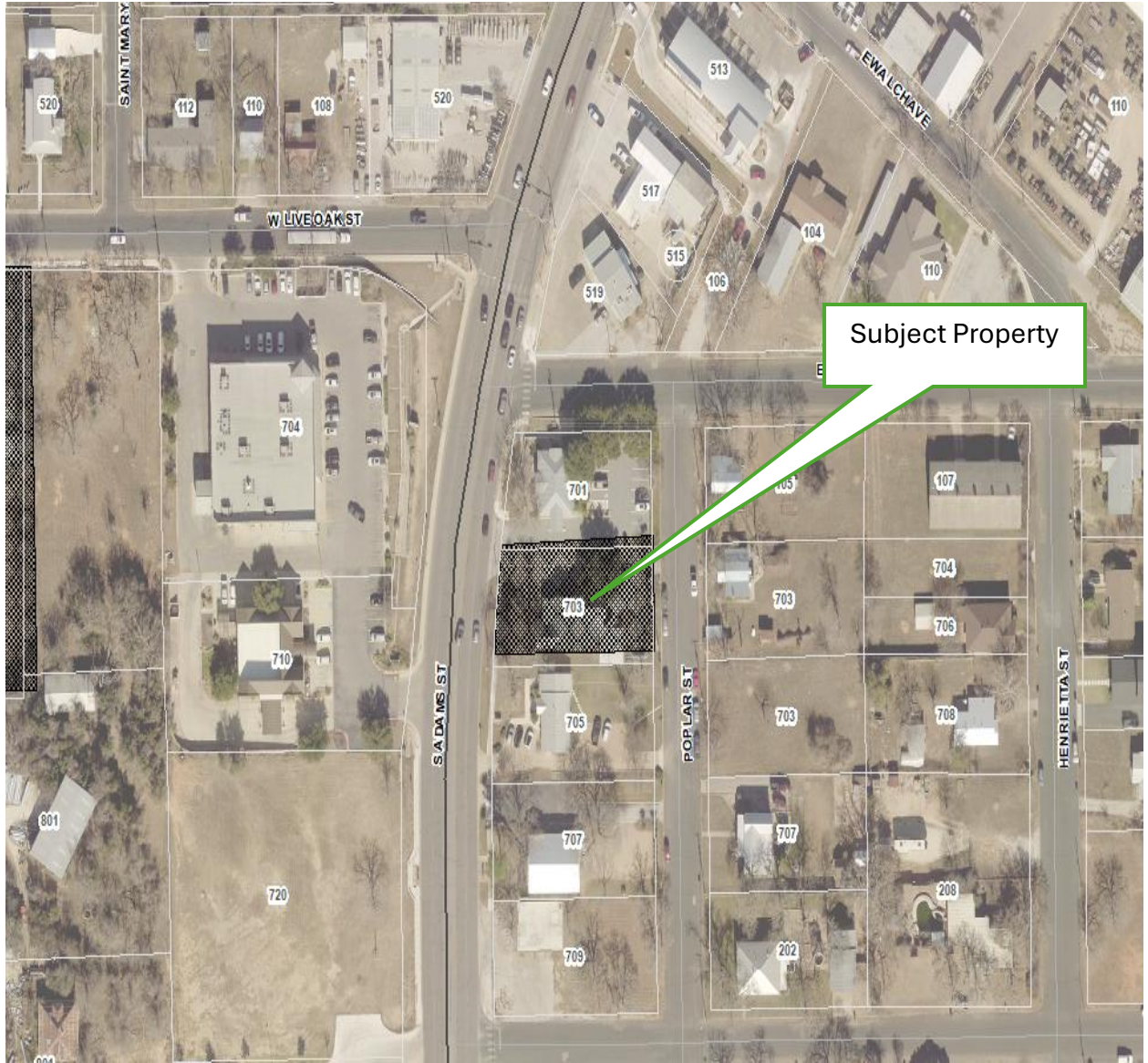
STAFF RECOMMENDATION:

In reviewing the request the location of the work would be visible from public view. However, the gutter-style portion of the roof appears to be deteriorated. The construction of a shed-type roof would be consistent with the existing roof system and does not appear it would detract from the historical significance of the landmark.

Staff recommends approval of the application as presented.

ATTACHMENTS:

1. Location Map
2. Front Pic
3. Scope of Work
4. 2025-734-703 S adams _ historic register
5. 2025-734-703 s adams 2
6. 2025-734-703 s adams roof 3
7. 2025-734-703 s adams roof 5
8. PermitInvoice





Scope of Work

Change box gutter style porch roof to a shed type roof. All framing and decking will not show as it will not protrude higher than the existing curb wall of the porch. The edge of new metal roofing will be the only visible difference when completed. There have been other houses in the Historical Dist. that have been done in this manner. (204 E.Travis)

703 S. Adams



2002 Re-evaluation

High Medium Low

Site ID No. 911

Address 703 S. Adams

Date 1905

Stylistic Influence vernacular

GCAD Hyperlink [R23985](#)

Owner JONES, MICHAEL C & GRETCHEN

Historic District No Local Landmark

Assessment Typical example of a common building form, architectural style, or plan type that has suffered minor or no alterations.

Notes

1983 Historic Resources Survey	
Previous Site No.	<u>47</u>
Previous Ranking	<u>2</u>
Previous Photo References	
Roll	<u>15</u>
Frame	<u>35</u>







Fredericksburg, TX - Permit Invoice

126 W Main Street
Fredericksburg, TX 78624-3708
Phone: (830) 990-2056



Tuesday, July 8, 2025

Invoice for Permit Number 2025-734

Arrowhead Home Improvements - Karson Smith
703 S Adams
Fredericksburg TX 78624

Two Convenient Payment Options Available

Pay Online through the MGO Connect Customer Portal:

1. Log in to your user account at www.mgoconnect.org
2. Click on "Dashboard" in the top banner, locate the project you wish to pay, and click the "Open" button.
3. Click "Pay Fees & Print Receipts" at the bottom left under "I Want To..."
4. Select the fees you want to pay by checking the corresponding checkboxes
5. Choose your payment method and enter your payment details
6. Complete the payment process by following the prompts on the screen.

Plan review process will not begin until fees are paid

Pay In-Person (Cash and Debit/Credit Card):

126 W MAIN STREET
FREDERICKSBURG, TX 78624-3708

Fee Type	Amount Due	Amount Paid
Historic Preservation	\$10.00	\$0.00
Historic Preservation	\$40.00	\$0.00
	\$50.00	\$0.00

Balance to Pay: \$50.00



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: August 12, 2025

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-787 - 202 W. Park - Request to replace existing metal roof with another metal roof.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to replace the existing red metal roof with another metal roof - 26 gauge Galva loom double lock standing steam which will be metallic in color (not red), the ridge will be double lock standing ridge. Replacing roof on the main house only.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Fredericksburg Historic District Design Guidelines and Standards

The property consists of an approximate 28,000 sq. ft lot that houses multiple structures with an approximate 900 square-foot primary structure that was constructed in 1860. The property is identified as a historic landmark.

Application Number: 2025-787

Address: 202 W. Park

Rating: High

Zoning: **Mixed Residential, (R2)**

Applicant: Glen R Dust

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

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

The definition of High-rating is as follows:

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

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

Historic District Design Guidelines and Standards

3.2.3 Roof and Roof Features

- (a) Retain the historic roof shape, including pitches, profiles, and eave heights -Required for entire roof
- (b) Preserve and maintain historic roof materials and features unless they are deteriorated beyond repair - Required for entire roof
- (c) Maintain and repair historic roof materials and features according to accepted preservation techniques - Required for entire roof
- (d) Generally, preserve and maintain historic down-spouts and gutters, unless they are not functioning and are promoting deterioration of surrounding historic materials - Recommended
- (e) Do not add new roof features or ornamentation where not historically present - such as dormers, cresting, or ornamental cornices; if adding a lighting rod, select the simplest design possible to avoid creating the false impression that it was present historically - Required for area visible from ROW
- (f) If deteriorated beyond repair, replacement roofing materials should resemble the dimensions, profile, appearance and configuration of the historic material - Required for area visible from ROW
- (g) Original and period-appropriate wood shingles should be maintained; if deteriorated beyond repair, wood shingles should be replaced with matching wood shingles; variation in wood species is acceptable if the profile, dimension, and finish match - Required
- (h) Composite shingles with compatible dimensions and profile may be an acceptable replacement for wood shingles in some instances - Inappropriate
- (i) Original or historic-age metal roofs should be maintained; if deteriorated beyond repair, match the original dimensions, turned or crimped joints, and ridge capping - Required
- (j) Original or historic-age clay roof tiles should be maintained; if deteriorated beyond repair, the smallest section possible should be patched with matching clay tiles - Required for entire roof
- (k) Original or historic-age slate roofs should be maintained; if deteriorated beyond repair, the smallest section possible should be patched with matching slate - Required for entire roof
- (l) If roof materials were altered after the end of the period of significance, and if electing to replace the roof, go back to period-appropriate roof materials - Recommended
- (m) Replacing an existing non-historic roof with a standing-seam metal roof also may be acceptable for some roofs, regardless of original roof material, if the original roofing material is not a character defining feature for the building style per Section 2. Where appropriate, the new metal roof should use detailing appropriate to the time of construction - Appropriate
- (n) When replacing failing integrated gutters, using half-round external gutters may help preserve the historic profile of the cornice - Appropriate
- (o) If research documents that historic roof features are missing, such as cupolas or pinnacles, consider replicating and restoring them - Recommended (Restoration)

STAFF RECOMMENDATION:

The replacement of the metal roof would be consistent with the existing roof system and does not appear it would detract from the historical significance of the landmark. However, staff would suggest considering a color that would not overwhelm the architectural elements of the structure.

Staff recommends approval of the application as presented based upon careful consideration of the roof color.

ATTACHMENTS:

1. 2025-787-202 w park1
2. Location map
3. 2025-787-202 w park
4. Scope of work
5. 2025-787-Permit_Invoice_250716.100902

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

An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

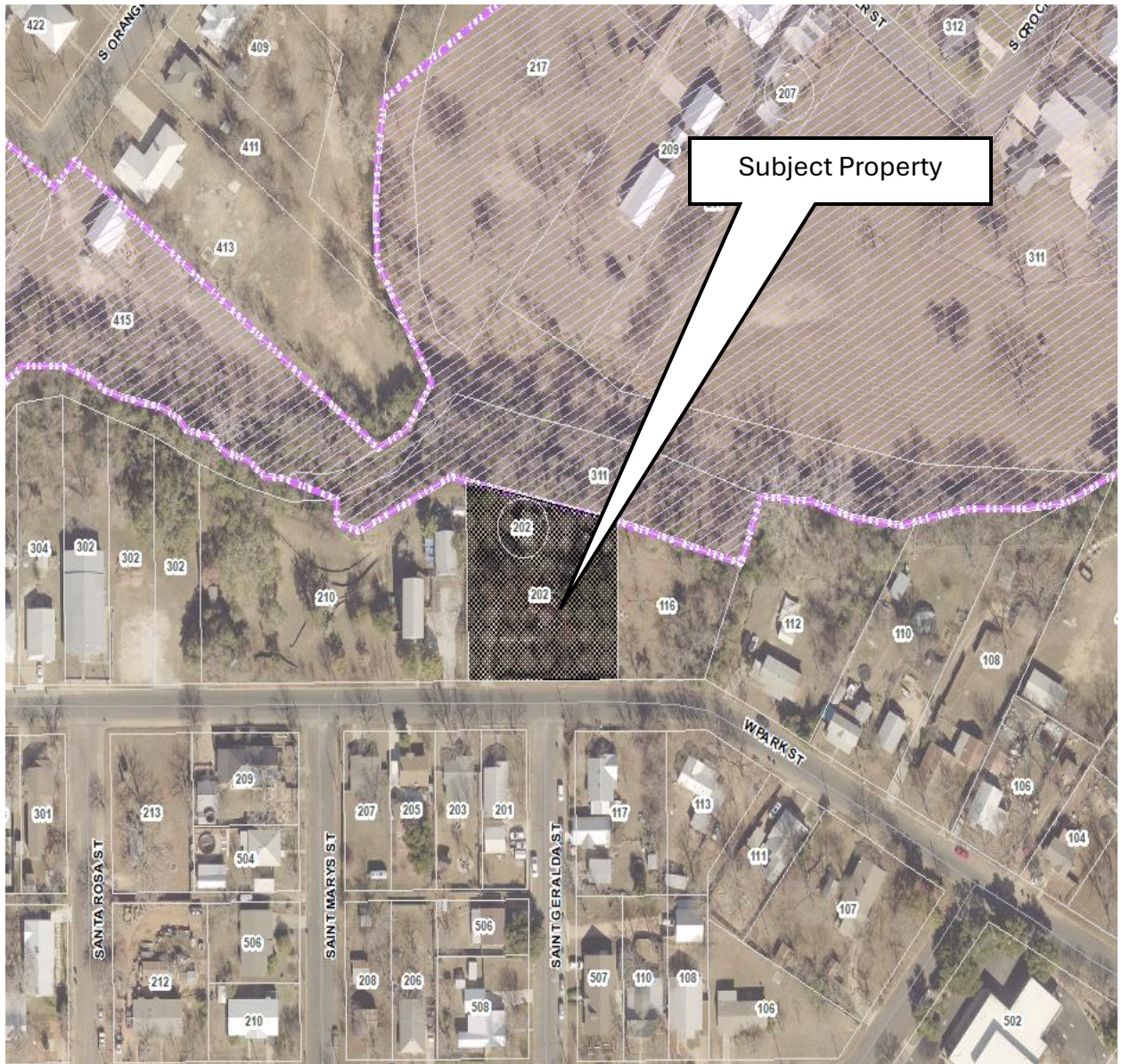
2002 Photo



Photo Information & Notes

Image Name

Photo References





Scope of work

Replace the existing red metal roof with another metal roof - 26-gauge Galva loom double lock standing steam which will be metallic in color (not red), the ridge will be double lock standing ridge. Replacing roof on the main house only.

Fredericksburg, TX - Permit Invoice

126 W Main Street
Fredericksburg, TX 78624-3708
Phone: (830) 990-2056



Wednesday, July 16, 2025

Invoice for Permit Number 2025-787

Durst Sheet Metal and Roofing, Inc. - Glenn R Durst
202 W Park
Fredericksburg TX

Two Convenient Payment Options Available

Pay Online through the MGO Connect Customer Portal:

1. Log in to your user account at www.mgoconnect.org
2. Click on "Dashboard" in the top banner, locate the project you wish to pay, and click the "Open" button.
3. Click "Pay Fees & Print Receipts" at the bottom left under "I Want To..."
4. Select the fees you want to pay by checking the corresponding checkboxes
5. Choose your payment method and enter your payment details
6. Complete the payment process by following the prompts on the screen.

Plan review process will not begin until fees are paid

Pay In-Person (Cash and Debit/Credit Card):

126 W MAIN STREET
FREDERICKSBURG, TX 78624-3708

Fee Type	Amount Due	Amount Paid
Historic Preservation	\$10.00	\$0.00
	\$10.00	\$0.00

Balance to Pay: \$10.00



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: August 12, 2025
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-795 - 306 E. College - Re-rate the home from Medium to Low.

SUMMARY:

The applicant is seeking a Certificate of Appropriateness to change the rating of the home at 306 E College St from a Medium Priority to a Low Priority category to allow for the removal of the home from the property and to sell the lot.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Application Number: 2025-795
Address: 306 E. College
Rating: Medium
Zoning: **Single Family Residential, (R1)**
Applicant: Susan Drab

The property's structure is a Medium-rated structure that was constructed in 1945. The property consists of an approximate 17,900 sq ft lot with an approximate 630 sq ft primary residence. The applicant is requesting permission to re-rate the home from Medium to Low to allow for the removal of the home from the property to sell the lot.

[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 Medium 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 **Medium-rating** is as follows:

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

been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

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

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

STAFF RECOMMENDATION:

In evaluating the home it appears to be poorly maintained and staff has concerns it will continue to deteriorate. Furthermore, future construction on the site will require HRB review and sign off. Clarification of the future purpose of the home should be clarified. Staff recommends the request as presented.

ATTACHMENTS:

1. 2025-795-306 e college 1
2. 2025-795-306 e college 2
3. 2025-795-306 e college 3
4. 2025-795-306 e college 4
5. 2025-795-306 e college 5
6. 2025-795-306 e college 6
7. Location Map
8. PermitInvoice

City of Fredericksburg, Texas | Historic Resources Survey

SURVEY ID# 397

Surveyed by Cox|McLain Environmental Consulting, Inc. 2018

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 306 E COLLEGE ST **LAT/LONG** 30.277077 -98.86398
ALTERNATE ADDRESS N/A **PARCEL #** 27437
LEGAL DESCRIPTION HAHNE BLK D LOT 3
OWNER NAME KLAERNER, SUSAN DARLENE **2017 GCAD VALUATION** \$124,460

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

Not present on 1924 Sanborn or 1938 historic aerial; visible on 1948 and 1963 historic aerials.

PHYSICAL DESCRIPTION

YR. BUILT c.1945 **YR. SOURCE** Estimate

TYPE Building

FORM Rectangular

PRIMARY STYLE Minimal Traditional

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling



YR. BUILT c.1945 **YR. SOURCE** Estimate

TYPE Building

FORM Rectangular

PRIMARY STYLE Minimal Traditional

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling



PHYSICAL DESCRIPTION, CONT.

306 E COLLEGE ST SURVEY ID# 397

VISIBLE 1. garage
ANCILLARY not hist.-age ('69 or later)
RESOURCES

ALTERATIONS Appears to be unaltered

GENERAL NOTES

Q Search

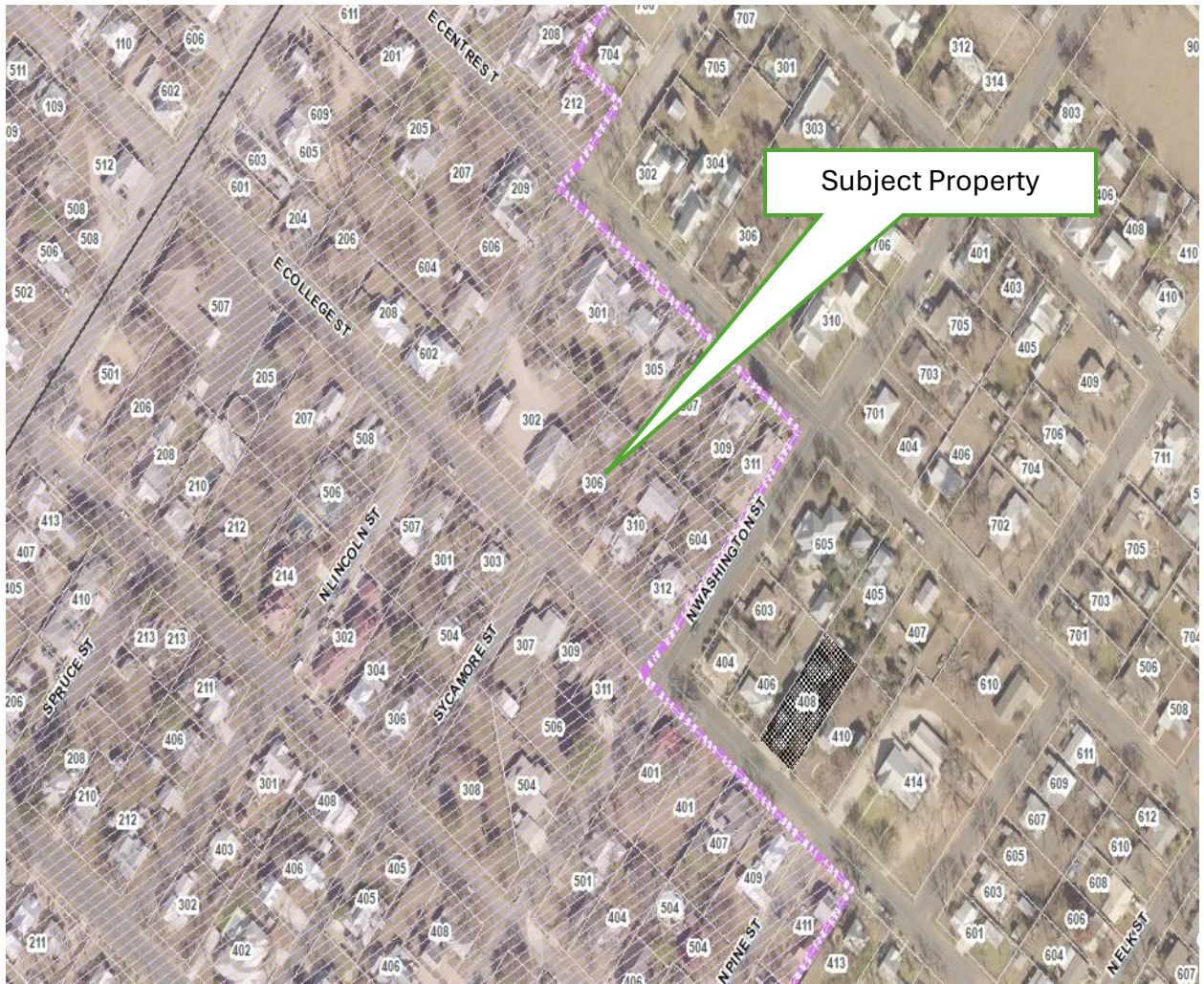












Fredericksburg, TX - Permit Invoice

126 W Main Street
Fredericksburg, TX 78624-3708
Phone: (830) 990-2056



Friday, July 18, 2025

Invoice for Permit Number 2025-795

Susan Drab
306 E College
Fredericksburg TX

Two Convenient Payment Options Available

Pay Online through the MGO Connect Customer Portal:

1. Log in to your user account at www.mgoconnect.org
2. Click on "Dashboard" in the top banner, locate the project you wish to pay, and click the "Open" button.
3. Click "Pay Fees & Print Receipts" at the bottom left under "I Want To..."
4. Select the fees you want to pay by checking the corresponding checkboxes
5. Choose your payment method and enter your payment details
6. Complete the payment process by following the prompts on the screen.

Plan review process will not begin until fees are paid

Pay In-Person (Cash and Debit/Credit Card):

126 W MAIN STREET
FREDERICKSBURG, TX 78624-3708

Fee Type	Amount Due	Amount Paid
Historic Preservation	\$10.00	\$10.00
Historic Preservation	\$40.00	\$40.00
	\$50.00	\$50.00

Balance to Pay: \$0.00



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: August 12, 2025

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-797 - 203 S. Elk Street- Request to construct a new home on a vacant lot.

SUMMARY:

The applicant submitted a Certificate of Appropriateness (COA) application requesting permission to construct an approximate 3,249 sq. ft. residence with an approximate 1,200 sq. ft. attached garage. The two-story structure has a proposed square footage totaling approximately 4,400 square feet and has a height totaling approximately 29 feet. The property fronts Elk Street and the design consists of painted brick, Hardie Artisan Siding, copper gutters, wood-clad windows, a walnut-stained mahogany front door and a shingle roof.

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

The property consists of two vacant lots totaling approximately 12,196 sq. ft lot that has frontage on Elk Street.

Application Number: 2025-797

Address: 203 S. Elk

Rating: NA

Zoning: **Mixed Residential, (R2)**

Applicant: Guido Hill Country - Shawn Vinklarek

[Historic District Design Guidelines and Standards](#)

3.4.1 Lot Coverage

The applicant should consider the complex types prevalent among contributing properties on the block based on Sec. 2.3. Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex types (b). Consider maintaining historic-site development patterns for the relevant complex type discussed in Sec. 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery (c). Appropriate

setbacks from the property lines must be consistent with the surrounding context: for residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning (d). The maximum lot coverage allowable will not exceed the base zoning. Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines Sec. 3.4.1(d) and setbacks from historic primary buildings on the property Sec. 3.4.1(e) (f).

3.4.2 Primary Buildings

Follow residential guidelines for all new construction within historically residential sections of the historic district, regardless of use or zoning (refer to the map in appendix C) (a). New construction must have the same street-front orientation as the contributing buildings on the same block (e). Appropriate setbacks must be consistent with the surrounding context: front-and side-yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; this may allow setbacks that are deeper or shallower than the base zoning (f). Design new buildings to be subordinate and not visually overpower the surrounding historic buildings (h). For new buildings, an attached garage shall not be the focal point of the design and should be located no less than 15 feet from the front wall of the building (excluding the porch) or one-third of the depth of the building from the front wall of the building, whichever is greater. The garage shall not represent more that 1/3 of the front facade (see Sec. 3.4.3 for discussion of detached garages) (j). Front porches are recommended on new primary residential buildings; recommended front porch dimensions are at least 6 feet deep, with an area of at least 60 square feet (k). The palette of materials for new residential construction should not use more than two different primary siding materials; a third material may be added if used for trim only (r). Modern materials, such as fiber-cement siding, are appropriate for residential buildings, provided that the overall design balances compatibility with differentiation (s). If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using true load-bearing masonry walls with stone, brick, or stucco is also encouraged (t).

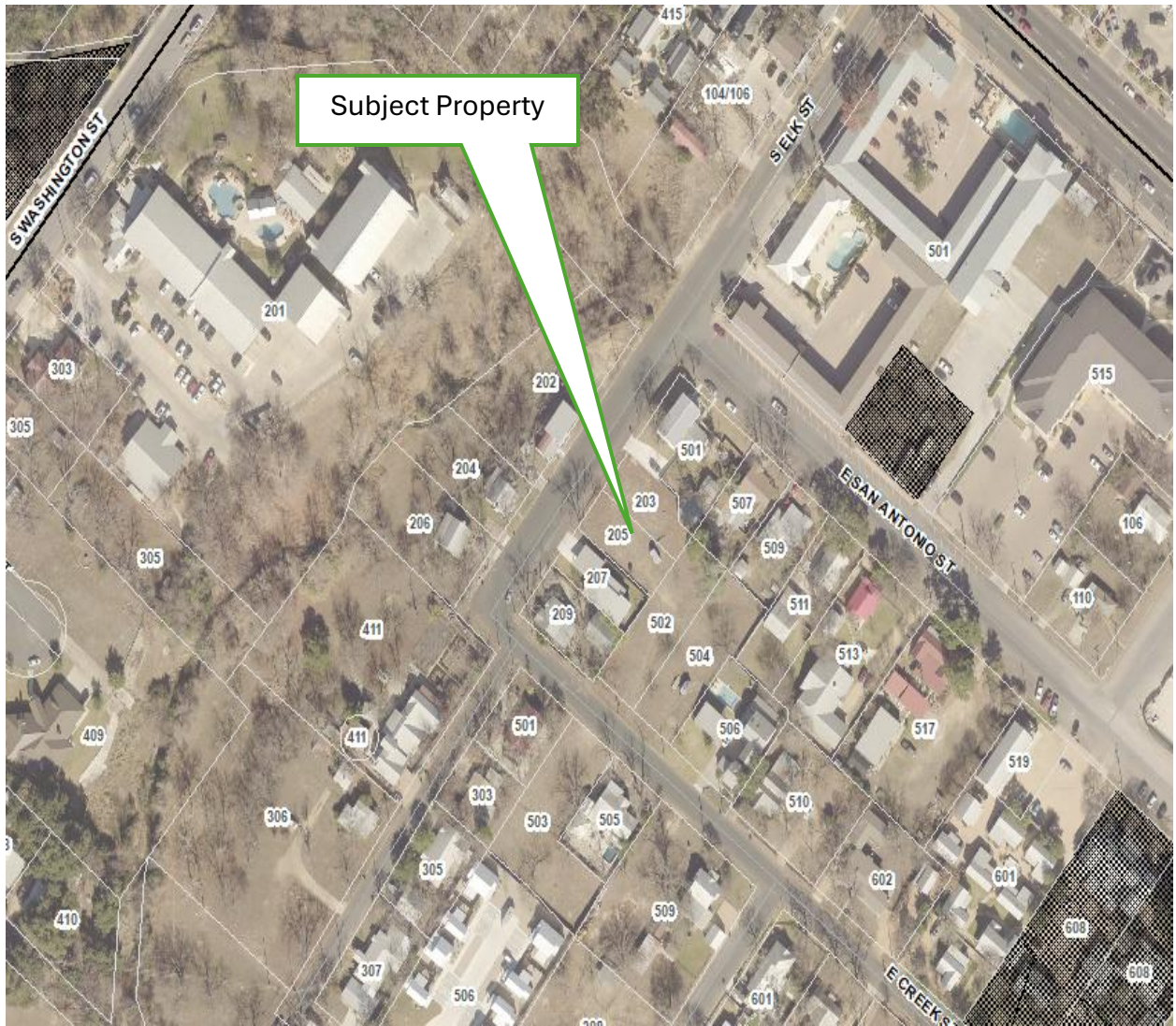
STAFF RECOMMENDATION:

In looking at the proposed design, of the home, it is visually different than the neighboring properties. However, the block has a various range of housing types and designs that contribute to a diverse housing style along Elk Street and throughout the neighborhood. The elements of the structure and style will effectively communicate the date of construction and would not create a false sense of history. A goal should be to ensure that any new construction does not visually empower the surrounding historic buildings. Staff believes this structure will not negatively impact any identified historic landmarks throughout the area. In reviewing this request staff would only recommend approval of this application contingent upon a determination that the home would not overwhelm the existing properties and overpower the surrounding historic landmark properties throughout the general area.

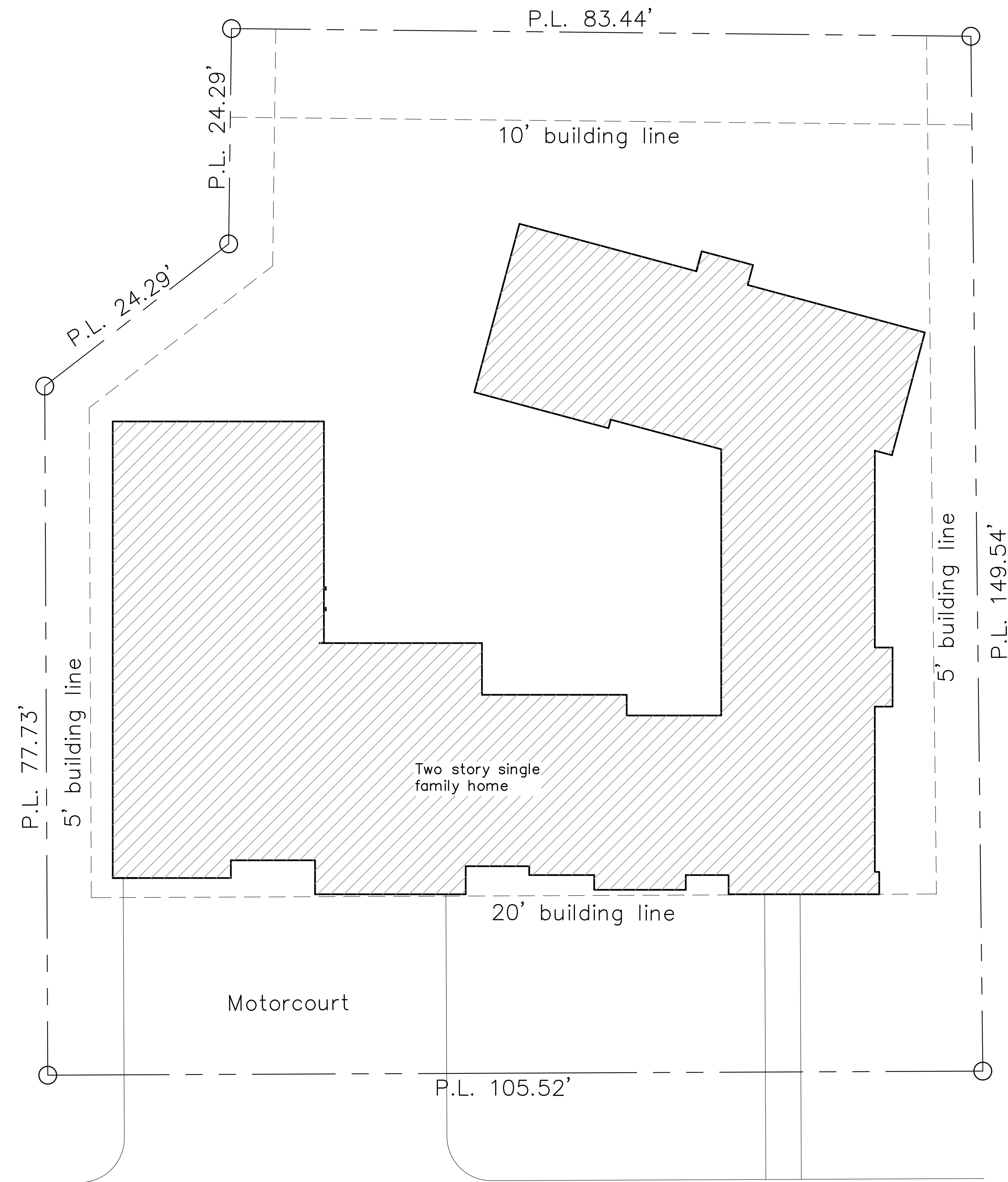
ATTACHMENTS:

1. Location Map

2. Lot Pic
3. 2025-797-elk street 7.15.25





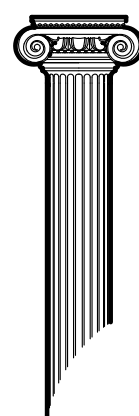


site plan - unless noted otherwise

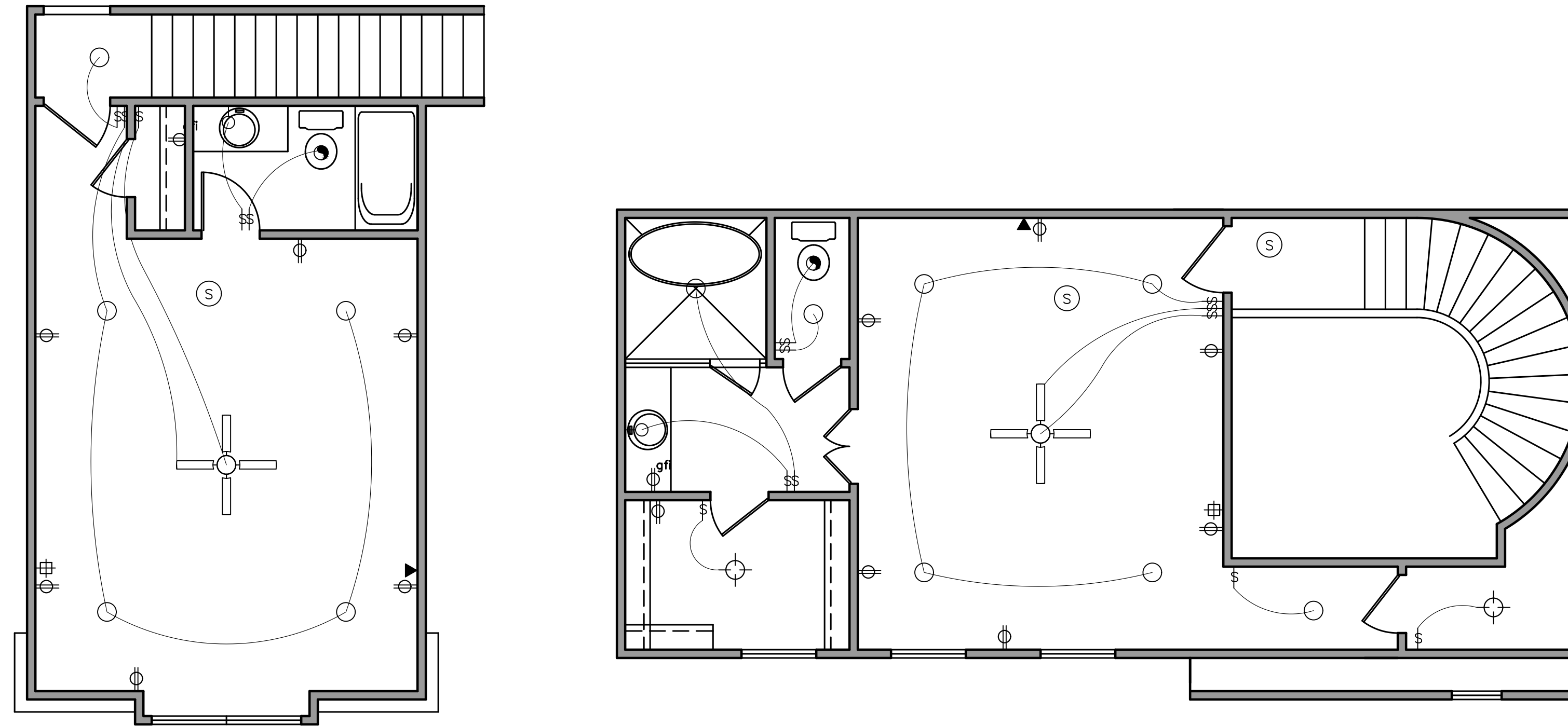
- A1-1 The foundation design shall be predicated upon proper final grading by others to ensure adequate drainage. Provisions shall be made for the control and drainage of all surface water from around the perimeter of the proposed foundation.
- A1-2 Tree locations, if shown, are approximate and should be verified on site. Builder shall tag any trees which are to remain and provide adequate protection against damage.
- A1-3 The builder and/or owner shall be responsible for consulting with a licensed professional engineer regarding the foundation, framing, and site drainage. DERRIK MCKENZIE DESIGNER is a professional building design firm, not an engineering firm and is consequently not qualified or licensed to design structural framing or foundations. Should an engineers seal be present on these drawings, the engineer of record shall bear the responsibility for the structural design. DERRIK MCKENZIE DESIGNER will not be held responsible for the structural design in any way, or with any problems associated with the engineering aspects of the structure.

SITE PLAN

scale: 1/8" = 1'-0"


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SHEET NO.
A-1



SECOND FLOOR ELECTRICAL PLAN

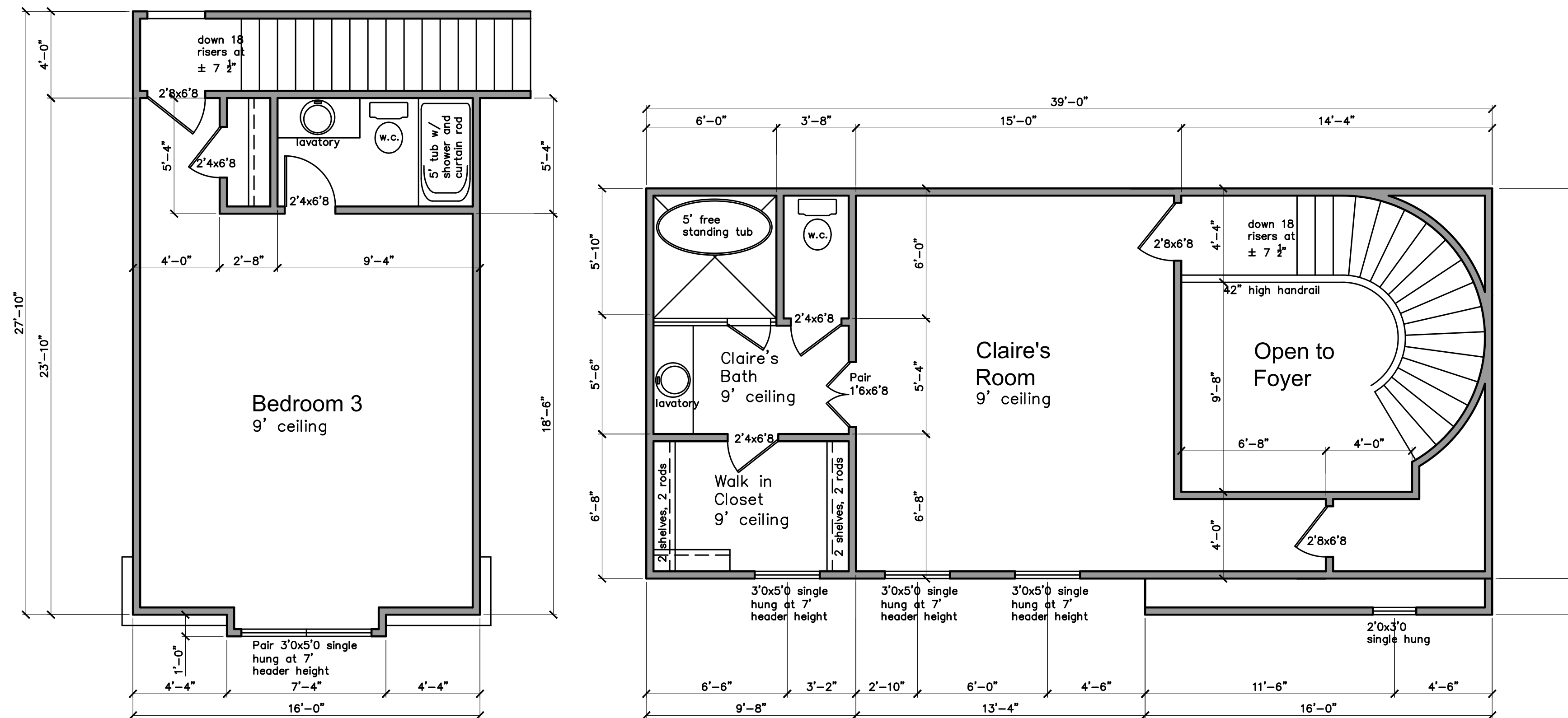
scale: 1/4" = 1'-0"

electrical symbols key

	ceiling mounted fixture		hose bib
	recessed light fixture		telephone outlet
	recessed wall washer		cable t.v. outlet
	ceiling mounted fluorescent		smoke detector
	wall mounted fixture		120 v duplex outlet
	wall mounted sconce		ground fault interrupt
	heat fixture		220v duplex outlet
	vent fixture		switch
	security lights		3-way switch
	water outlet		4-way switch
			ceiling fan

electrical plans - unless noted otherwise

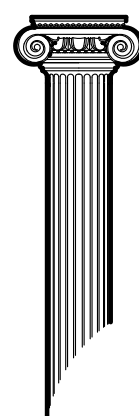
- E1-1 All work performed shall be in accordance with all applicable local codes, regulations, ordinances, and authorities having jurisdiction.
- E1-2 Electrical layout is generally diagrammatic. Location of outlet, lights and equipment is approximate. Exact route of wiring, locations of outlets are to be governed by structural conditions and obstructions. Wiring for equipment requiring maintenance shall be readily accessible.
- E1-3 Bottom of all duplex outlet boxes shall be 12" above finish floor. Bottom of switch box height shall be 50" above finish floor. Bottom of switches at cabinetry shall be 6" above adjacent finished counter top.
- E1-4 Smoke detectors shall have 120 v connection to house wiring and battery back-up.
- E1-5 Provide ground-fault-circuit-interruption (GFCI) as required.
- E1-6 Verify number of air conditioning units with builder or owner. Provide water proof disconnects and 120 volt outlets at each compressor location.
- E1-7 Verify overhead sectional garage door opener locations with manufacturer's specifications.



SECOND FLOOR PLAN

scale: 1/4" = 1'-0"

ELK STREET, VINKLAREK PROJECT


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A-3



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Find your style

Add sophistication to your design with the attractive, streamlined styling of Hardie® Artisan® Siding—primed for your choice of paint color—to create your masterpiece.

Select your texture



Siding

Slateline®

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★★★★ 4.7 (27) WRITE A REVIEW



Shingle Roof

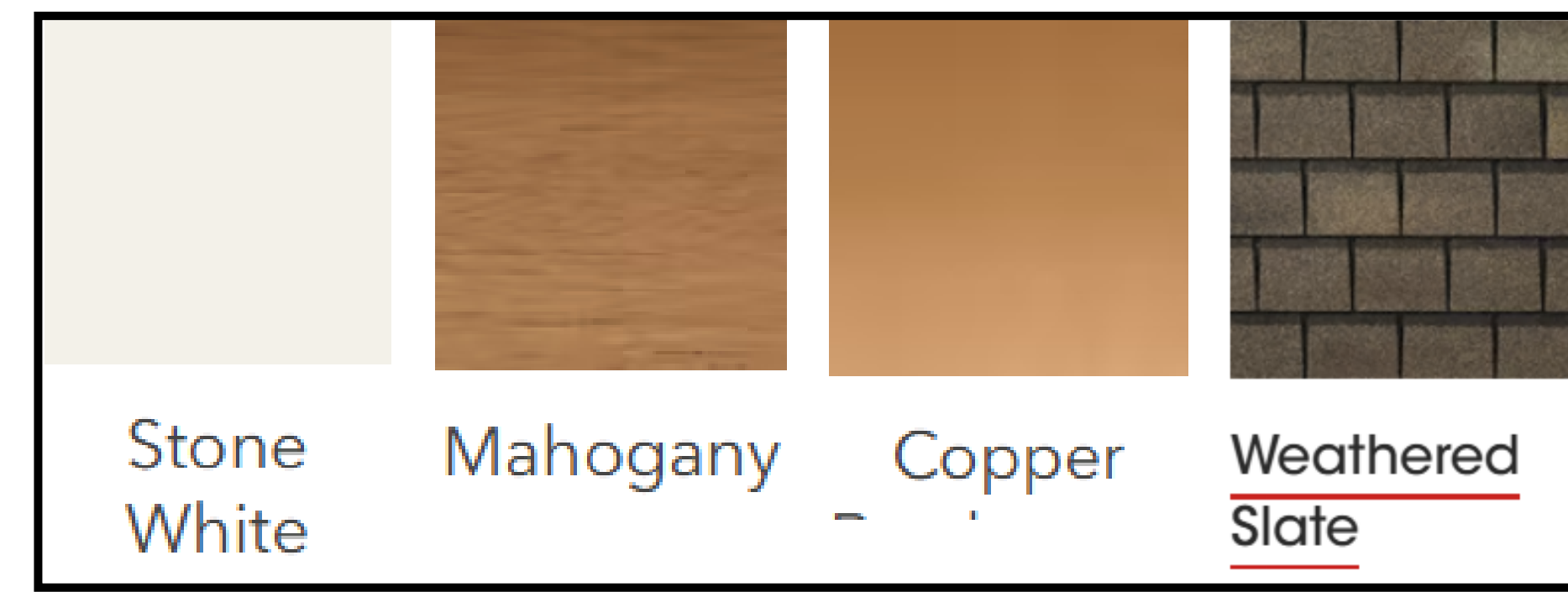
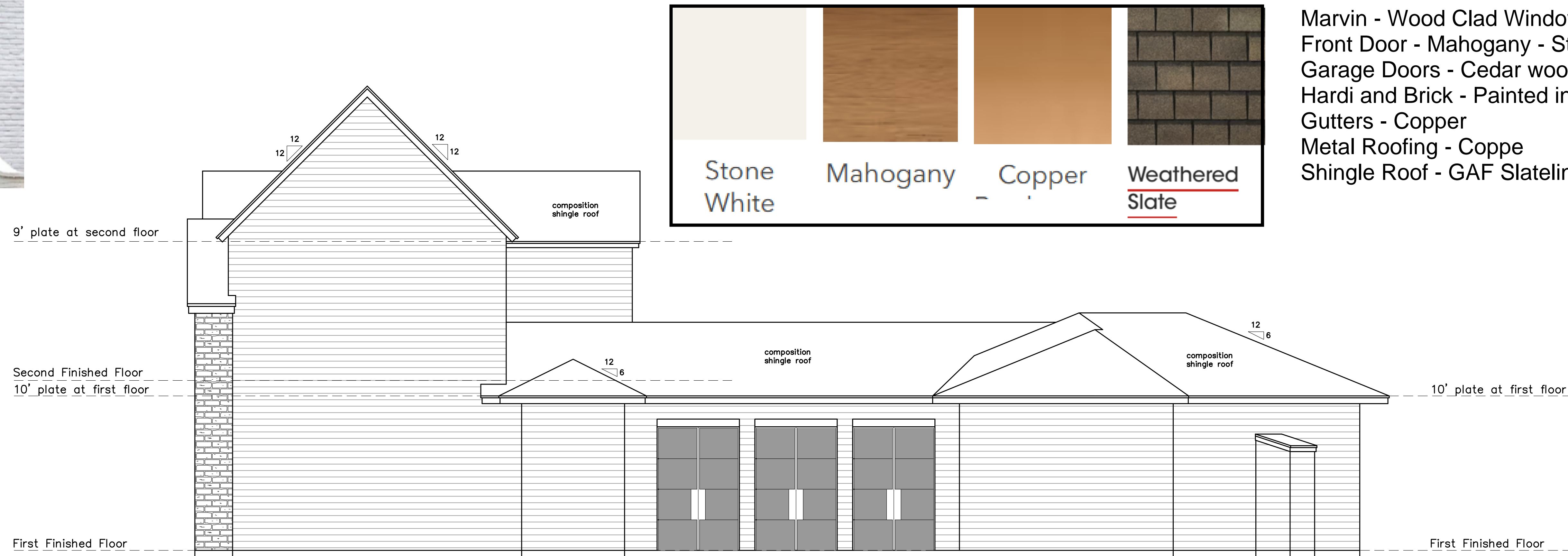


FRONT ELEVATION

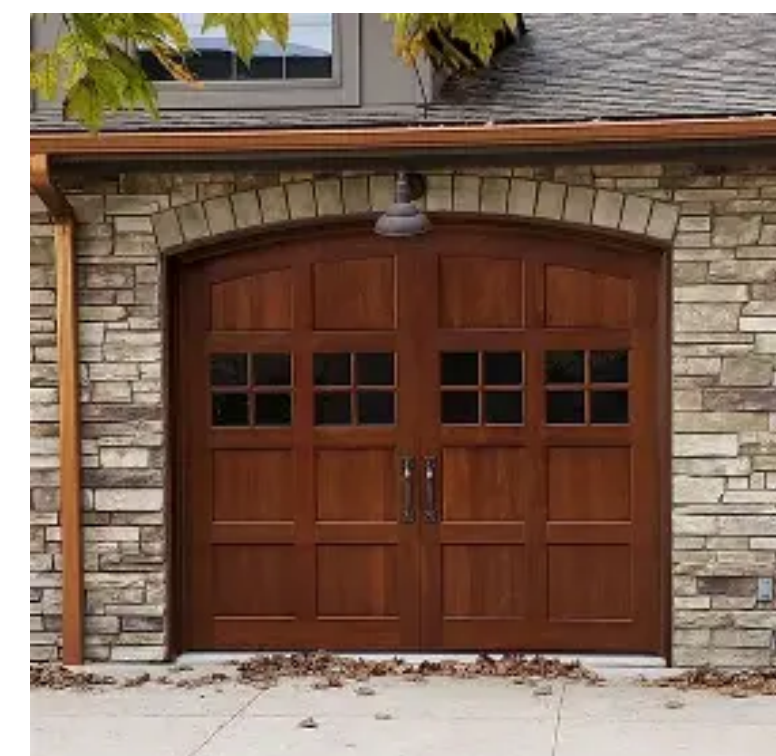
scale: 1/4" = 1'-0"



Painted Brick



Marvin - Wood Clad Windows in Stone White
 Front Door - Mahogany - Stained in Walnut
 Garage Doors - Cedar wood - Stained in Walnut
 Hardi and Brick - Painted in Stone White
 Gutters - Copper
 Metal Roofing - Coppe
 Shingle Roof - GAF Slateline in Weathered Slate



Cedar Garage Doors

RIGHT ELEVATION

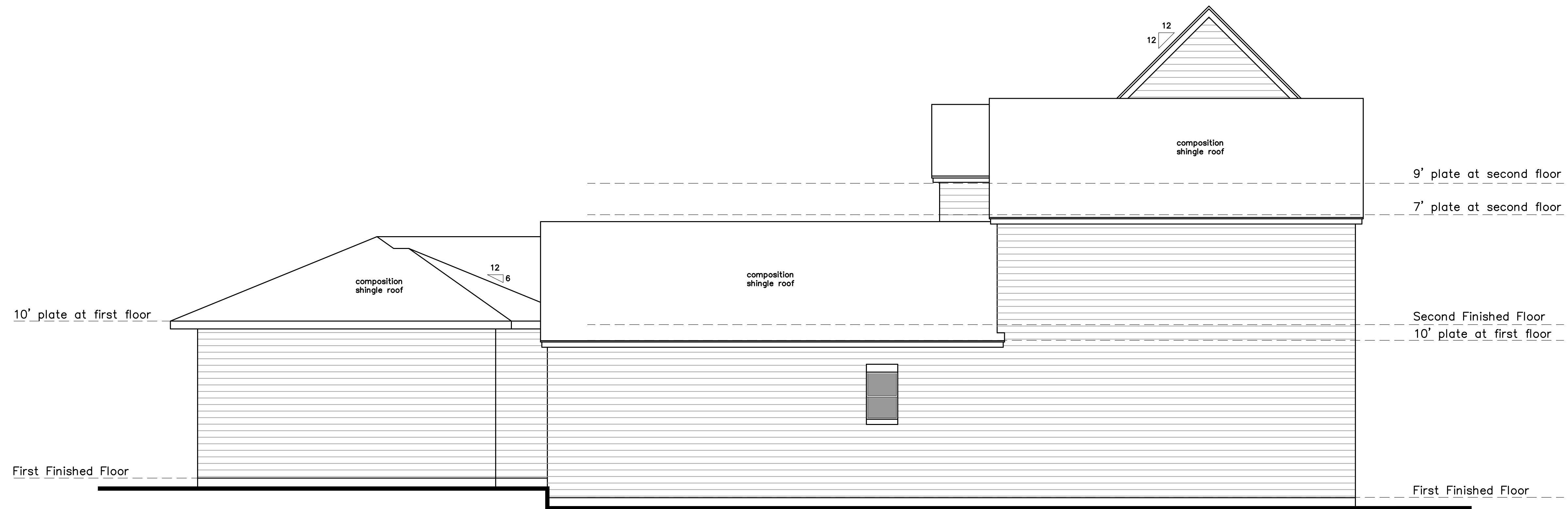
scale: 1/4" = 1'-0"

ELK STREET, VINKLAREK PROJECT



REAR ELEVATION

scale: 1/4" = 1'-0"



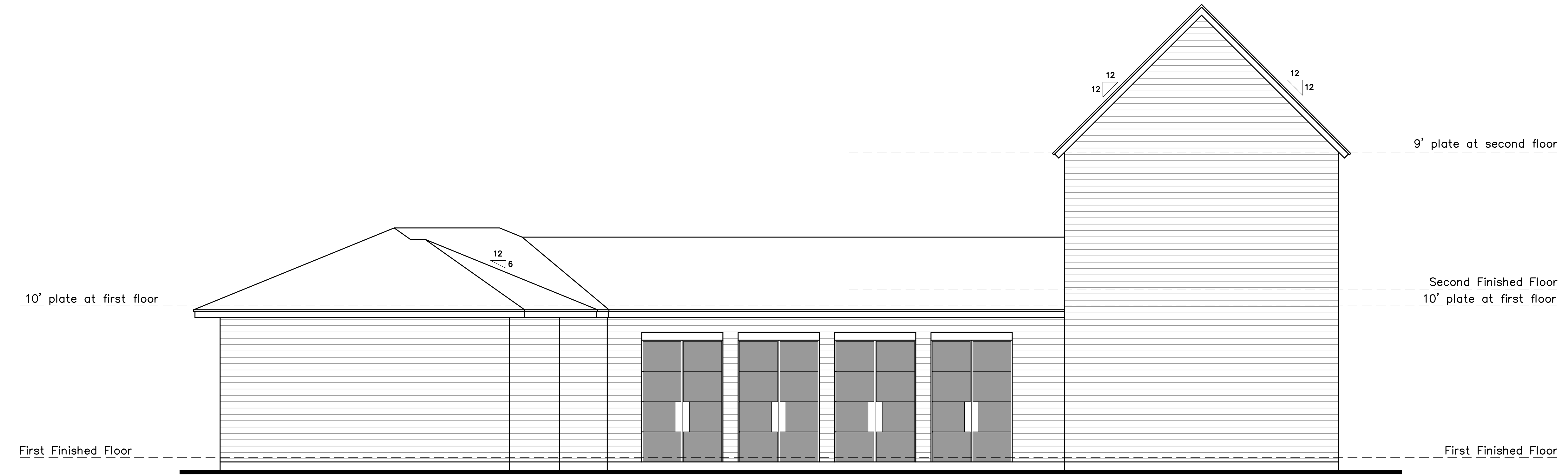
LEFT ELEVATION

scale: 1/4" = 1'-0"



COURTYARD FACING FRONT

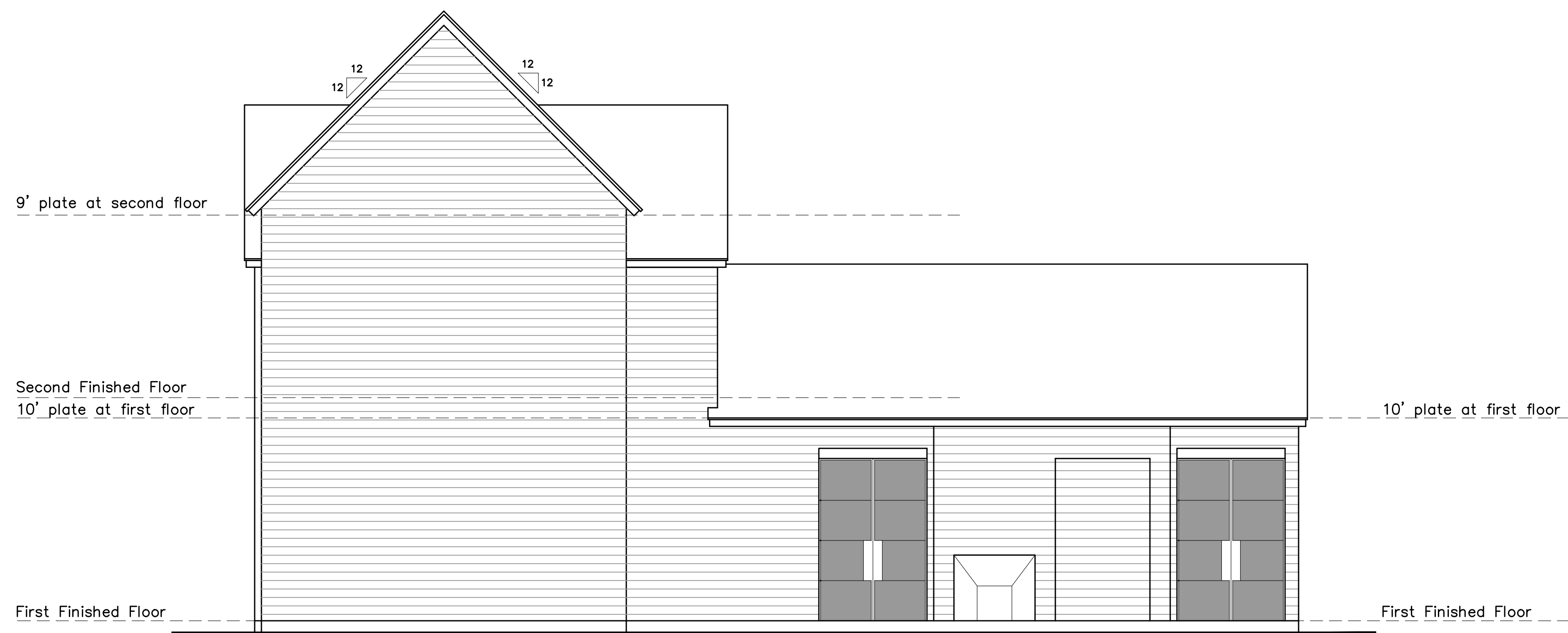
scale: 1/4" = 1'-0"



COURTYARD FACING RIGHT

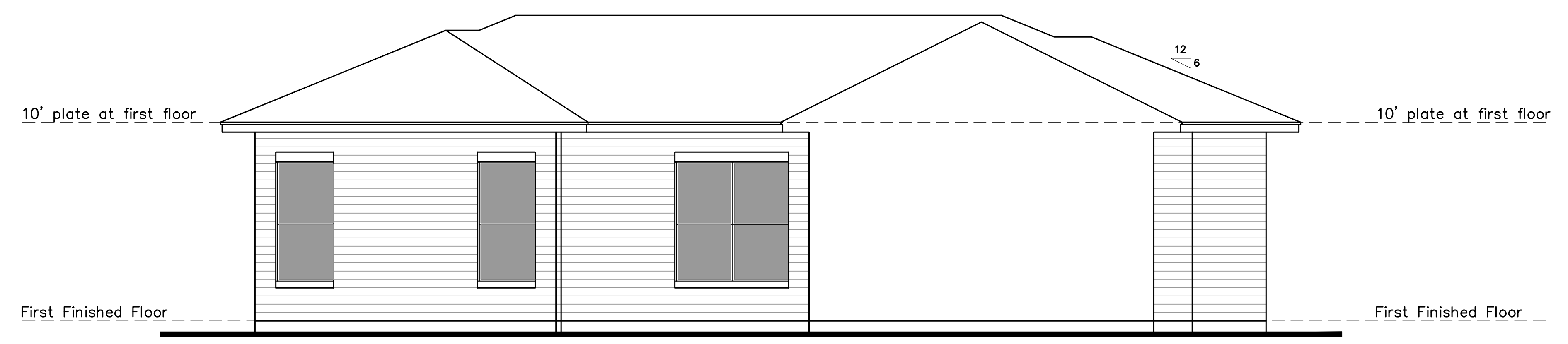
scale: 1/4" = 1'-0"


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 SHEET NO.
A-6



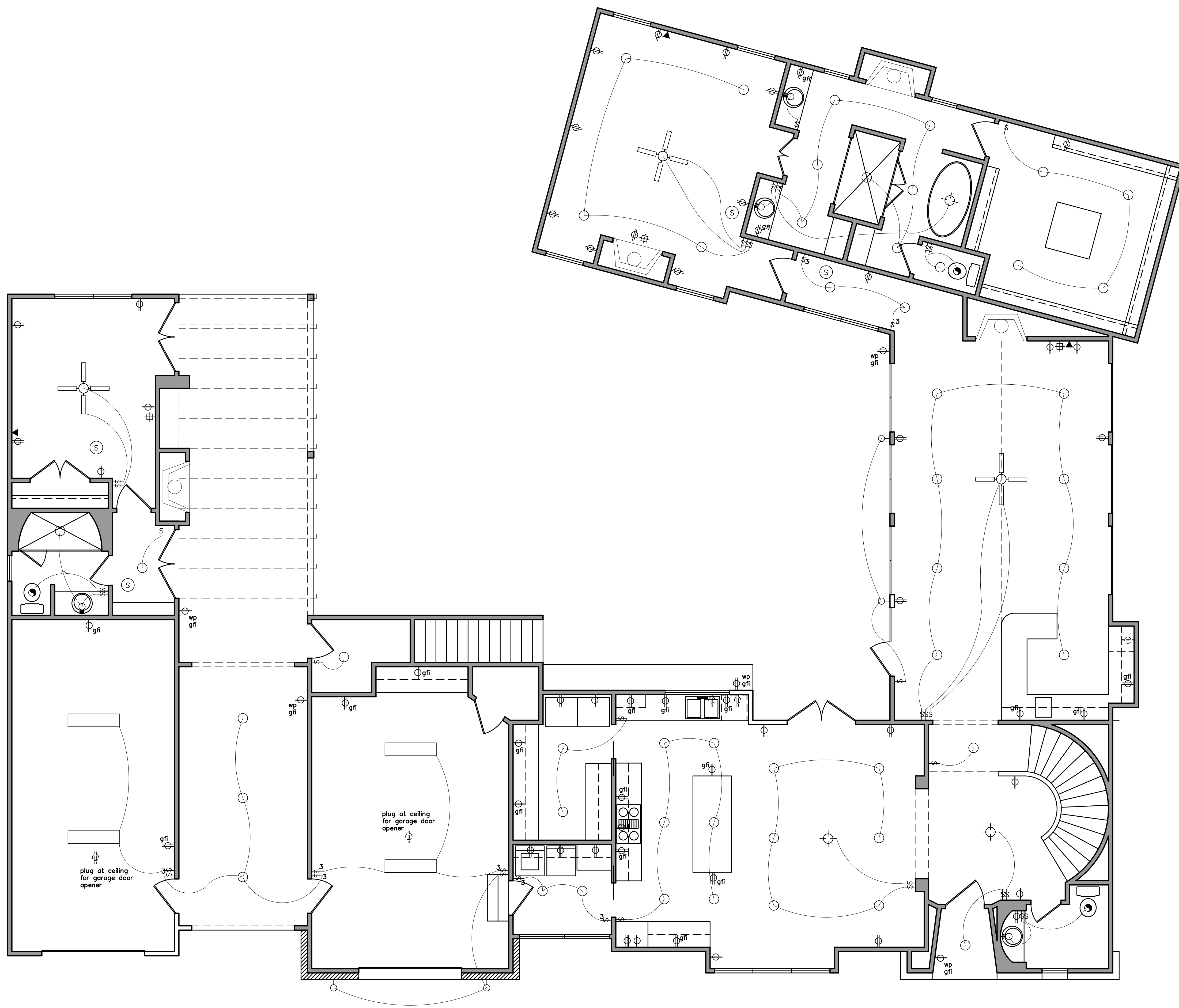
COURTYARD FACING LEFT

scale: 1/4" = 1'-0"



COURTYARD FACING REAR

scale: 1/4" = 1'-0"



electrical symbols key

	ceiling mounted fixture		hose bib
	recessed light fixture		telephone outlet
	recessed wall washer		cable t.v. outlet
	ceiling mounted flurocent		smoke detector
	wall mounted fixture		120 v duplex outlet
	wall mounted sconce		ground fault interrupt
	heat fixture		220v duplex outlet
	vent fixture		switch
	security lights		3-way switch
	water outlet		4-way switch
			ceiling fan

electrical plans - unless noted otherwise

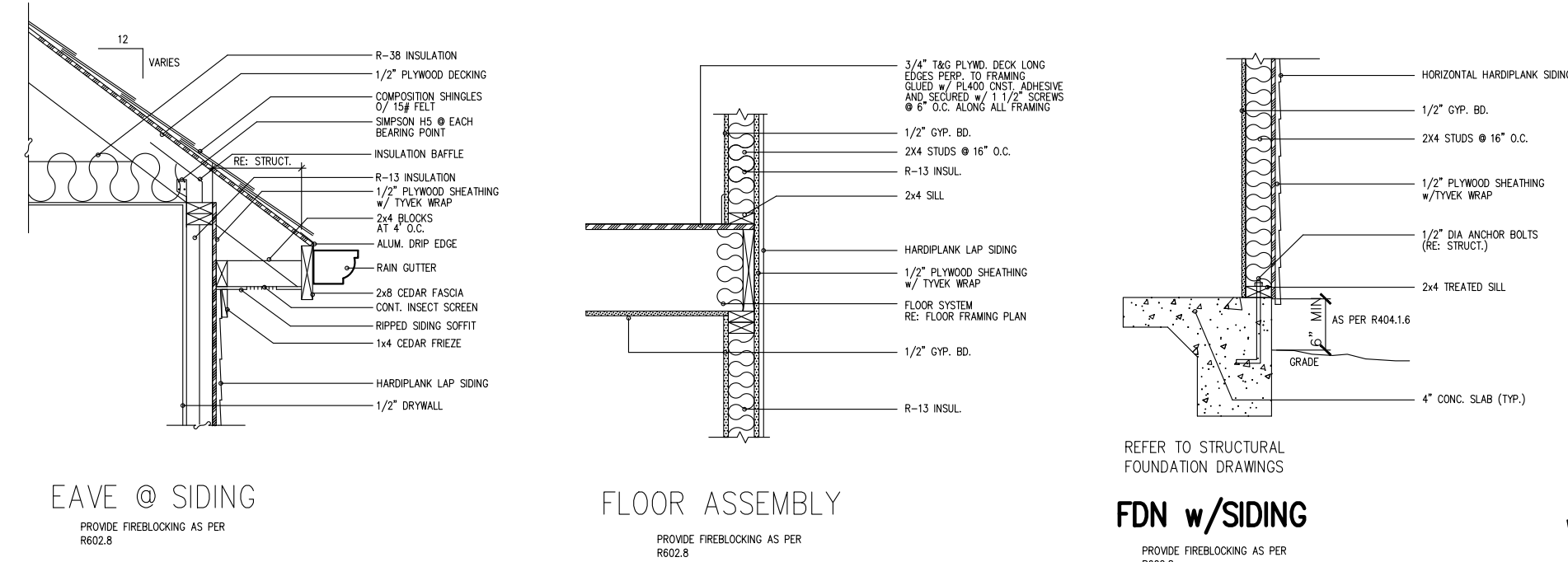
- E1-1 All work performed shall be in accordance with all applicable local codes, regulations, ordinances, and authorities having jurisdiction.
- E1-2 Electrical layout is generally diagrammatic. Location of outlet, lights and equipment is approximate. Exact route of wiring, locations of outlets are to be governed by structural conditions and obstructions. Wiring for equipment requiring maintenance shall be readily accessible
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- E1-7 Verify overhead sectional garage door opener locations with manufacturer's specifications

FIRST FLOOR ELECTRICAL PLAN

scale: 1/4" = 1'-0"

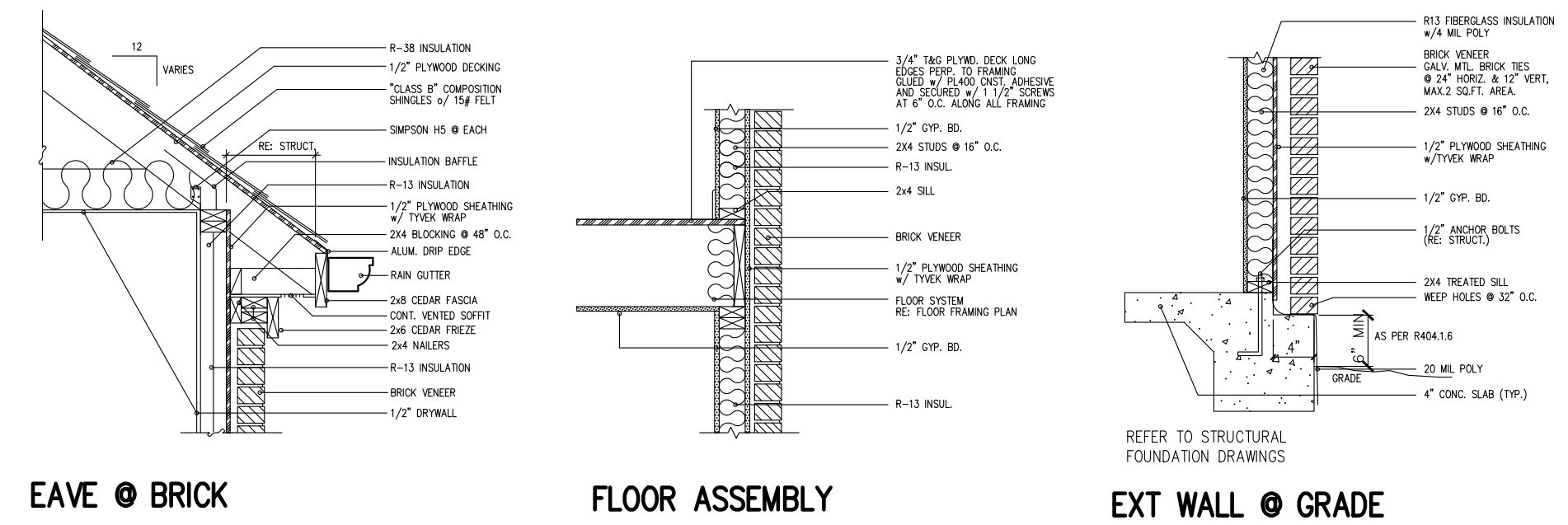
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A-8



HARDI SIDING WALL DETAILS to comply with R602, R703, 2006 IRC

scale: 1/2" = 1'-0"



BRICK / MASONRY WALL DETAILS

scale: 1/2" = 1'-0"

Fireblocking shall be provided to cut off all concealed draft opening (both vertical and horizontal) to form an effective barrier between stories and between a top story and the roof space, as per R602.8

Exterior plaster

General: Plastering with cement plaster shall not be less than three coats where applied over metal lath or wire fabric lath and shall not be less than two coats where applied over masonry, concrete, or gypsum board backing as specified in section 2510.5. If the plaster surface is to be completely concealed by another wall, plaster application need be only two coats, provided the total thickness is as set forth in ASTM C 926.

On-Grade Floor Slab: On wood framed or steel stud construction with an on-grade concrete floor slab system, exterior plaster shall be applied in such a manner as to cover, but not to extend below, the lath and paper. The application of lath, paper, and flashing or drip screeds shall comply with ASTM C 1063.

Weep Screeds: A minimum 0.019 inch (No. 26 galvanized sheet gage) corrosion resistant weep screed with a minimum vertical attachment flange of 3/8" shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4" above the earth or 2" above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

Plasticity agents: Only approved plasticity agents and approved amounts thereof shall be added to portland cement. When plastic cement or masonry cement is used, no additional lime or plasticizers shall be added. Hydrated lime or the equivalent amount of lime putty used as a plaster in an amount not to exceed that set forth in ASTM C 926.

Limitations: Gypsum plaster shall not be used on exterior surfaces.

Cement plaster: Plaster coats shall be protected from freezing for a period of not less than 24 hours after set has occurred. Plaster shall be applied when the ambient temperature is higher than 40°, unless provisions are made to keep cement plaster work above 40° during application and 48 hours thereafter.

Second coat application: The second coat shall be brought out to proper thickness, raked and floated sufficiently rough to provide adequate bond for the finish coat. The second coat shall have no variation greater than 1/8" in any direction under a 6 inch straight edge.

Curing and intervals: First and second coats of cement plaster shall be applied and moist cured as set forth in ASTM C 926 and the table below.

COAT	MINIMUM PERIOD MOIST CURING	MINIMUM INTERVAL BETWEEN COATS
First	48 hours (a)	48 hours (b)
Second	48 hours (a)	7 days (c)
Finish		7 days

(a) The first two coats shall be as required for the first coats of exterior plaster, except that the moist curing time period between the first and second coats shall not be less than 24 hours. Moist curing shall not be required where job and weather conditions are favorable to the retention of moisture in the cement plaster for the required time period.

(b) Twenty four hour minimum interval between coats of interior cement plaster. For alternate method of application, see section on Alternate method of application.

(c) Finish coat plaster is permitted to be applied to interior portland cement base coats after 48 hour period.

Application to solid backings: Where applied over gypsum backing as specified in section 2510.5, or directly to unit masonry surfaces, the second coat is permitted to be applied as soon as the first coat has attained sufficient hardness.

Alternate method of application: The second coat is permitted to be applied as soon as the first coat has attained sufficient rigidity to receive the second coat.

Additional: When using this method of application, calcium aluminate cement up to 15 percent of the weight of the portland cement is permitted to be added to the mix.

Curing: Curing of the first coat is permitted to be omitted and the second coat shall be cured as set forth in ASTM C 926.

Finish Coats: Cement plaster finish coats shall be applied over base coats that have been in place for the time periods set forth in ASTM C 926. The third or finish coat shall be applied with sufficient material and pressure to bond and to cover the brown coat and shall be of sufficient thickness to conceal the brown coat.

Elevated foundation

General: When approved, elevated foundation supporting not more than one story and meeting the provisions of this section may be used. A foundation investigation may be required by the building official.

Materials: All exposed wood framing members shall be treated wood, mull metal connectors and fasteners used in exposed locations shall be corrosion-resistant or non-corrosive steel.

Wood Piles: The spacing of wood piles shall not exceed 8 feet on center. Square piles shall not be less than 10" and tapered piles shall have a tip of not less than 2" Eight inch square piles shall have a minimum embedment length of 5 feet and shall project not more than 6 feet above undisturbed ground surface. Eight inch taper piles shall have a minimum embedment length of 6 feet and shall project not more than 7 feet above undisturbed ground surface.

Orders: Floor girders shall be solid sawn timber, built up 2" thick lumber or trusses. Splices shall occur over wood piles. The floor girders shall span in the direction parallel to the potential floodwater and wave action.

Connections: Wood piles may be notched to provide a shelf for supporting the floor girders. The total notching shall not exceed 50 percent of the pile cross section. Approved bolted connections with 1/2" corrosion resistant or noncorrosive steel plates and 3/4" diameter bolts shall be provided. Each end of the girder shall be connected to the piles using a minimum of two 3/4" diameter bolts.

General mechanical system requirements

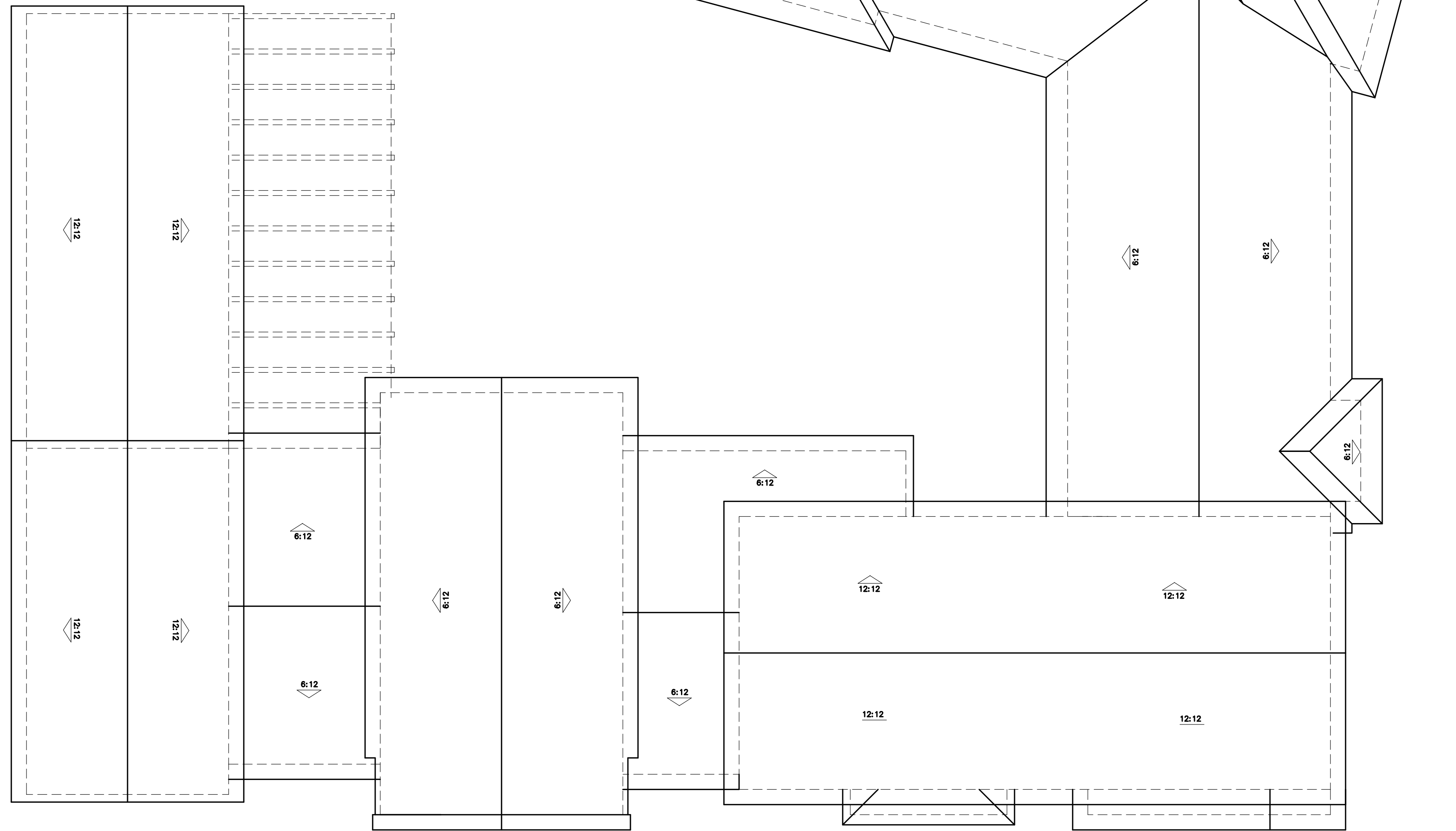
Attics containing appliances requiring access shall be provided with a pull down atticcase with a clear opening not less than 22 inches wide and a load capacity of not less than 300 pounds and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30" high and 22" wide, and not more than 02 feet in length when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring not less than 24" wide. A level service space of least 30" deep and 30" wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20" by 30", where such dimensions are large enough to allow removal of the largest appliance.

Roof notes

Roof sheathing: Solid roof sheathing shall be applied and shall consist of a minimum 1 inch thick nominal lumber applied diagonally or a minimum 1/2" thick wood structural panel or particle board (psb) or other approved sheathing applied with the long dimension perpendicular to support rafters. Sheathing shall be nailed to the roof framing in an approved manner. The end joints of wood structural panels or particle board shall be staggered and shall occur over blocking, rafters, or other supports.

Roof Overhang: Roof overhang shall be approved and shall be installed and fastened in accordance with Ch 9 and with the manufacturer's instructions.

Roof Overhang: The roof eave overhang shall not exceed 3 feet unless an analysis is provided showing that the required resistance is provided to prevent uplift. The roof overhang of gabled ends shall not exceed 2 feet unless an analysis showing that the required resistance to prevent uplift is provided.

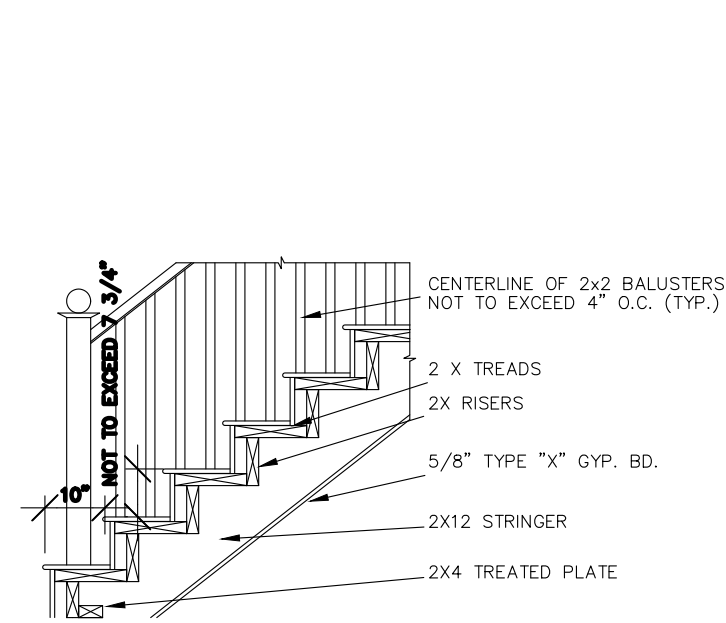


ROOF PLAN

scale: 3/16" = 1'-0"

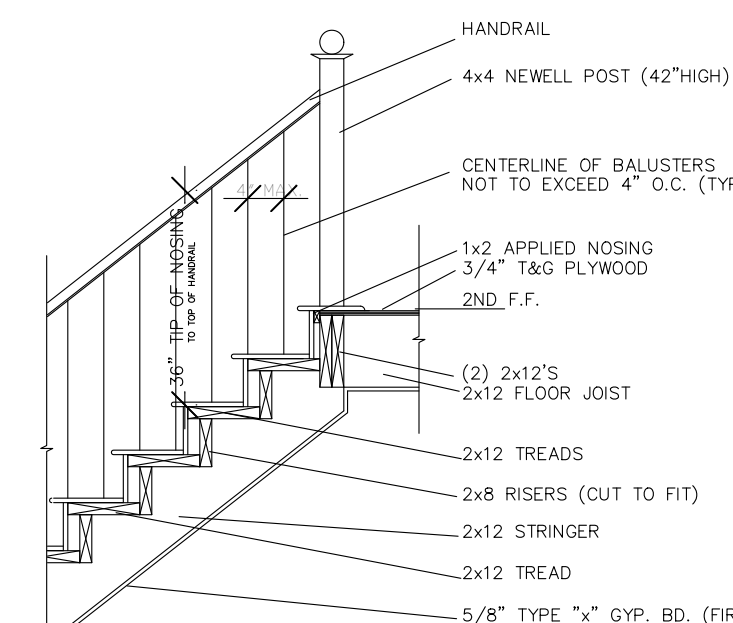
STAIR AT FIRST FLOOR

scale: 1/2" = 1'-0"



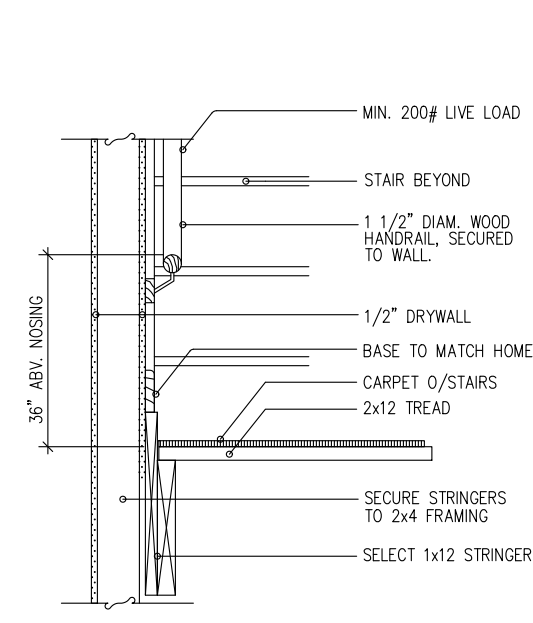
STAIR AT SECOND FLOOR

scale: 1/2" = 1'-0"



HANDRAIL

scale: 1/2" = 1'-0"



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SHEET NO. **A-9**



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: August 12, 2025

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: **2025-810** - 217 W. Centre- Request to construct an addition and renovation of the existing single family residence.

SUMMARY:

The applicant is seeking a Certificate of Appropriateness to renovate and add an addition to the existing residence. The addition and renovation work is to be complimentary in form and material to the existing 'Minimal Traditional' style home. The existing covered front porch will be enclosed; infilled with siding on the Plan-South side to establish symmetry and a window will be installed at the Plan-West side for transparency. The existing lap siding is to remain and will replace existing cedar shake cladding. White stucco, board & batten siding, and minimal stone veneer cladding will also be used to compliment the existing siding.

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

The approximate 1,721 square foot single-family residence was constructed in 1949 and is located on an approximate 17,900 square foot lot. The applicant is looking to add an approximate 300 square-foot addition and renovate the entire residence.

Application Number: 2025-810

Address: 217 W. Centre

Rating: Medium

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

Applicant: Matt Jarosz

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

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

When a property is incorporated into the Historic District, the Historic Review Board assigns a rating; Low, Medium, or High, to that property. At any time, an applicant may request a change to the rating

of a specific property, and it is up to the Board to determine the appropriate rating for the structure. The property in question is a High-rated resource and the applicant is requesting a rating of Low to allow for demolition of the resource.

The definition of Medium-rating is as follows:

Resources that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the historic district's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the historic district or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

[Historic Design Guidelines and Standards](#)

3.3 Additions to Historic Properties

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

3.4.1 Lot Coverage

Consider maintaining historic-site development patterns for the relevant complex type discussed in section 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery (c). Appropriate setbacks from the property lines must be consistent with the surrounding context; This may allow setbacks that are deeper or shallower than the base zoning (d). Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district - minimum of 15 ft for High rated property (e). The maximum lot coverage allowable will not exceed the base zoning (R1) Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines and setbacks from the historic primary buildings on the property (f).

STAFF RECOMMENDATION:

The development as proposed is consistent with traditional and historical development patterns 3.4.1. The proposed materials and modifications are appropriate per 3.3 and 3.4.

Staff recommends approval of the application as presented.

ATTACHMENTS:

1. Location Map
2. Scope of Work
3. 2025-810-217 w centre1
4. 2025-810-217 w centre 2
5. 2025-810-217 w centre 3
6. 2025-810-217 w centre 4
7. 2025-810-2025 07 21 - 217 west centre street - coa drawings
8. PermitInvoice



Scope of Work – 217 W Centre

The scope includes a renovation and addition to the existing residence. The addition and renovation work is to be complimentary in form and material to the existing 'Minimal Traditional' style home. The existing covered front porch will be enclosed; infilled with siding on the Plan-South side to establish symmetry and a window will be installed at the Plan-West side for transparency. The existing lap siding is to remain and will replace existing cedar shake cladding. White stucco, board & batten siding, and minimal stone veneer cladding will also be used to compliment the existing siding.

City of Fredericksburg, Texas | Historic Resources Survey

SURVEY ID# 280A

Surveyed by Cox|McLain Environmental Consulting, Inc. 2018

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 217 W CENTRE ST **LAT/LONG** 30.281892 -98.869343
ALTERNATE ADDRESS N/A **PARCEL #** 20680
LEGAL DESCRIPTION BASSE BLK 4 LOT 22 & 23
OWNER NAME MCDONNELL, GARY L & BELINDA K **2017 GCAD VALUATION** \$249,880

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

Per aerial review, this resource was constructed between 1948 and 1963. Previous owner was contractor J. Nichols.

PHYSICAL DESCRIPTION

YR. BUILT 1949 **YR. SOURCE** CAD
TYPE Building **FORM** L-plan
PRIMARY STYLE Minimal Traditional **CURRENT FUNCTION** Domestic: Single dwelling
SECONDARY STYLE No secondary style **HISTORIC FUNCTION** Domestic: Single dwelling



Search











SPORT&COUNTRY



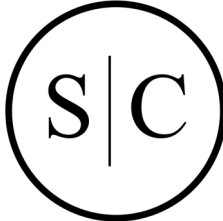
EXISTING RESIDENCE



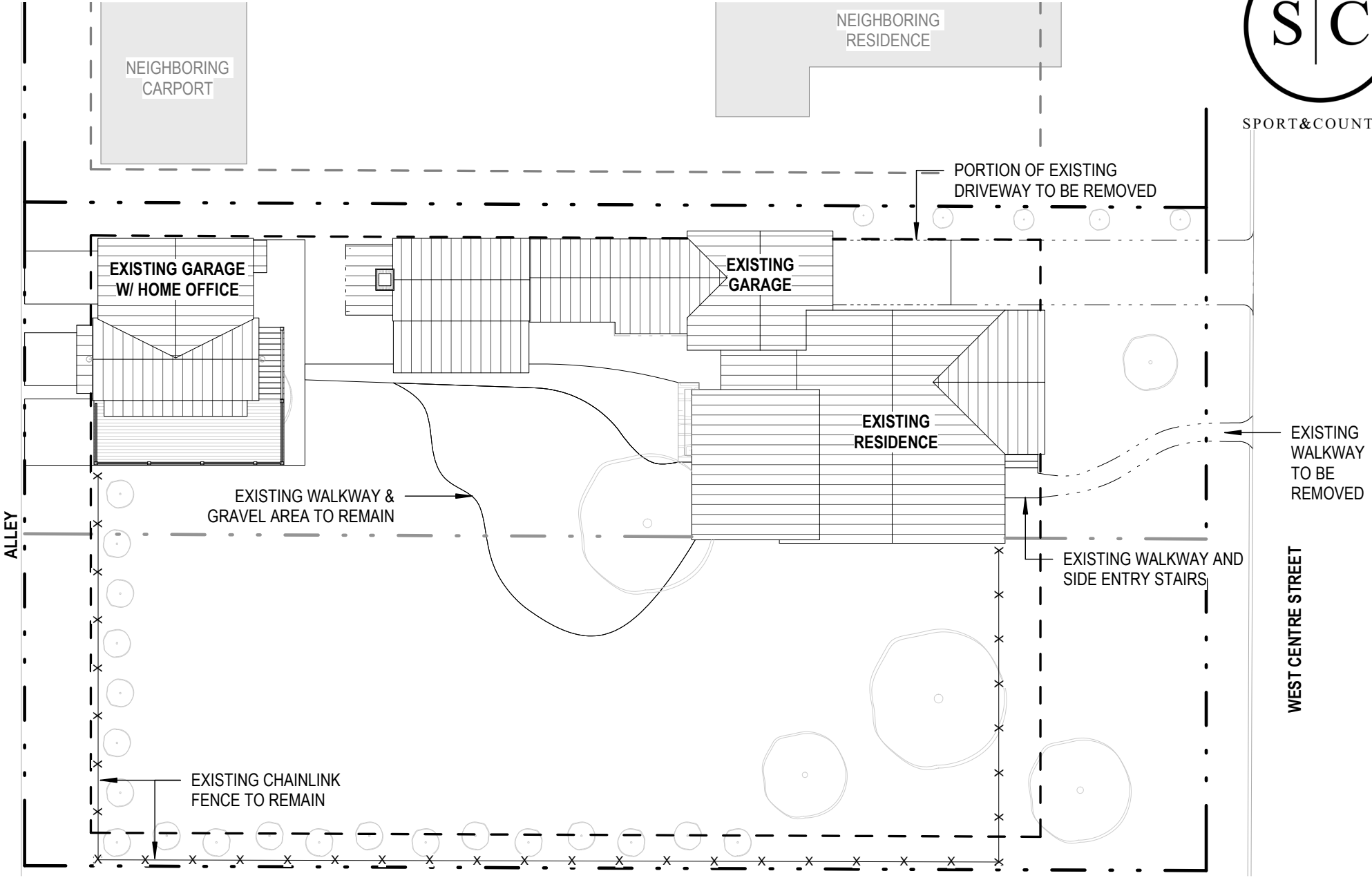
NEIGHBORING RESIDENCE TO EAST



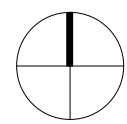
NEIGHBORING RESIDENCE TO WEST



SPORT & COUNTRY



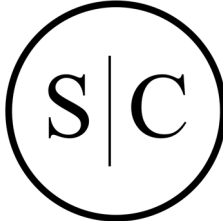
EXISTING SITE PLAN
SCALE: 1" = 20'-0"



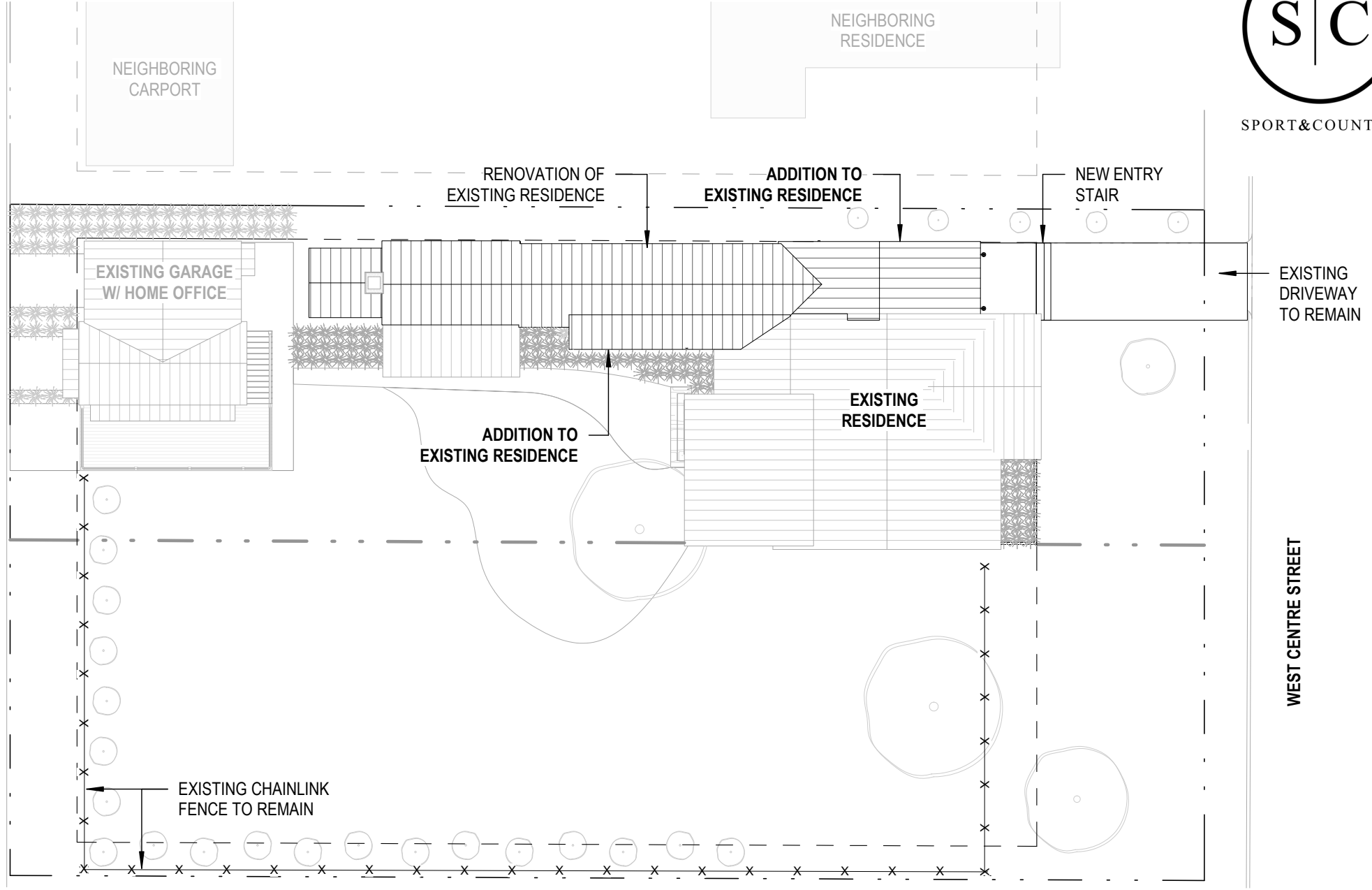
PLAN NORTH



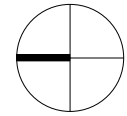
TRUE NORTH



SPORT & COUNTRY



EXISTING SITE PLAN
SCALE: 1" = 20'-0"



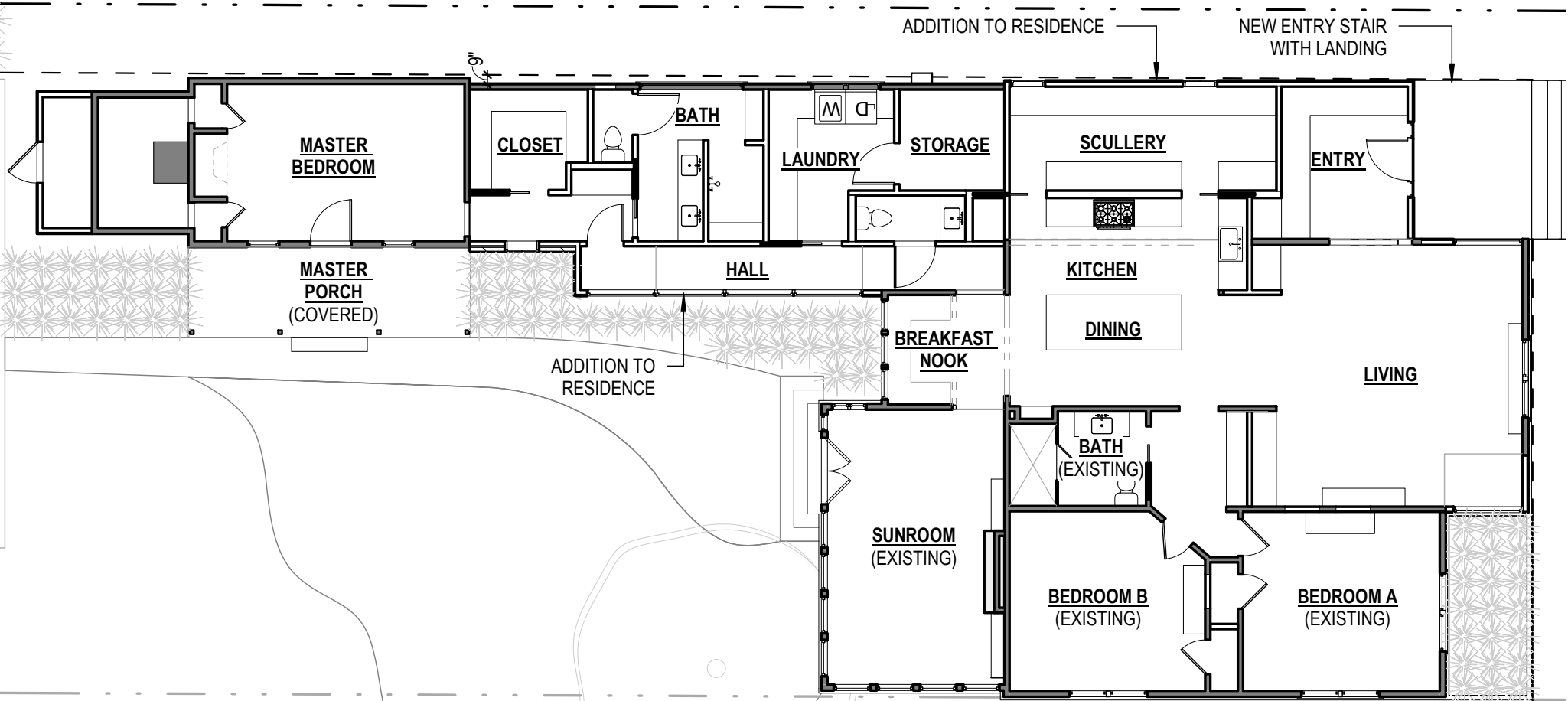
PLAN NORTH



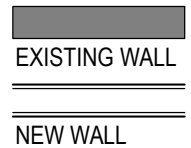
TRUE NORTH



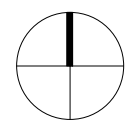
SPORT & COUNTRY



WALL LEGEND



FLOOR PLAN
SCALE: 3/32" = 1'-0"

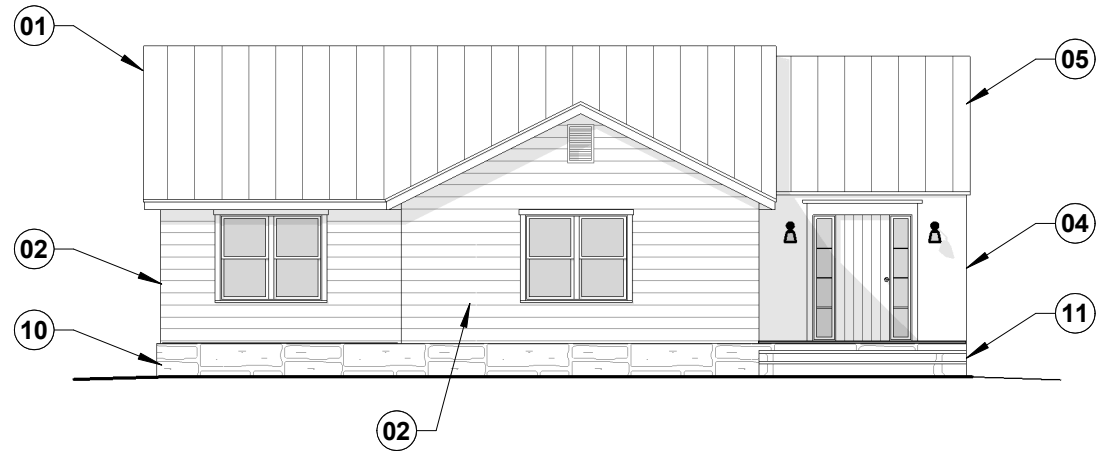


PLAN NORTH
TRUE NORTH



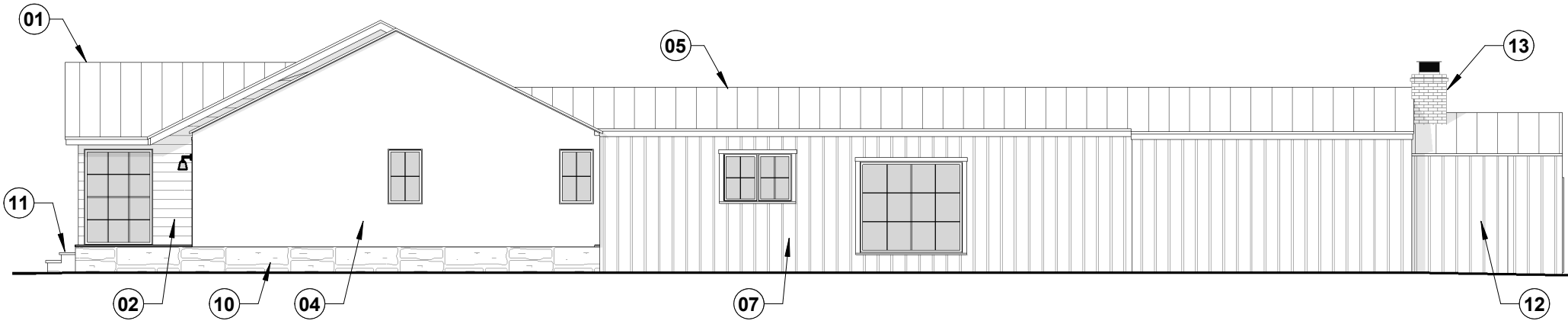
ELEVATION NOTES

- 01 EXISTING COMPOSITE SHINGLE ROOF REPLACED WITH NEW FLAT PAN STANDING SEAM METAL ROOF, TYPICAL.
- 02 EXISTING LAP SIDING TO REMAIN.
- 03 NEW, SIDING CLAD EXTERIOR WALL.
- 04 NEW, STUCCO CLAD EXTERIOR WALL.
- 05 NEW, FLAT PAN STANDING SEAM ROOF.
- 06 NEW, LIMESTONE VENEER CLAD EXTERIOR WALL.
- 07 EXISTING CORRUGATED METAL PANEL CLADDING TO BE REPLACED WITH BOARD AND BATTEN SIDING TO MATCH EXISTING GUEST HOUSE. PAINT WHITE.
- 08 EXISTING CEDAR SHAKE CLADDING TO BE REPLACED WITH STUCCO CLADDING.
- 09 EXISTING BOARD AND BATTEN SIDING TO REMAIN. PAINT WHITE.
- 10 LIMESTONE CLAD PERIMETER GRADE BEAM.
- 11 LIMESTONE CLAD STAIR.
- 12 EXISTING SHED TO REMAIN. MODIFY ROOF FRAMING & CLAD WALLS WITH CEDAR SIDING TO MATCH GARAGE.
- 13 EXISTING CHIMNEY TO REMAIN.
- 14 EXISTING CEDAR SHAKE SIDING TO BE REMOVED AND REPLACED WITH LAP SIDING TO MATCH EXISTING SIDING.



02 PLAN SOUTH ELEVATION

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



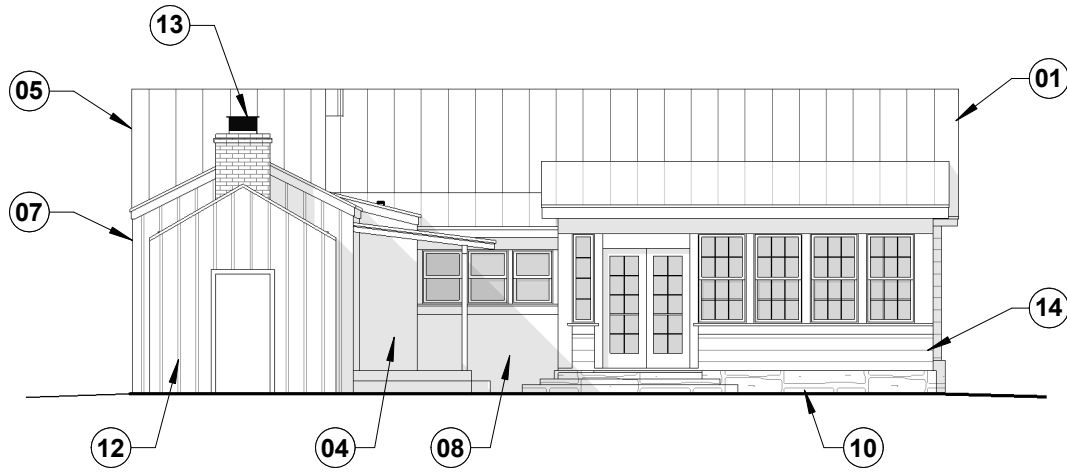
01 PLAN EAST ELEVATION

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



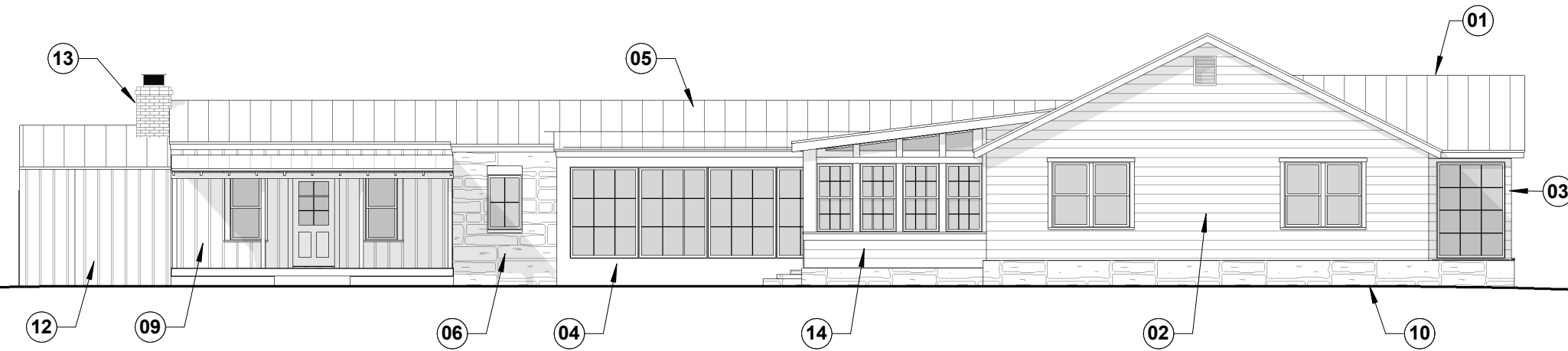
ELEVATION NOTES

- 01 EXISTING COMPOSITE SHINGLE ROOF REPLACED WITH NEW FLAT PAN STANDING SEAM METAL ROOF, TYPICAL.
- 02 EXISTING LAP SIDING TO REMAIN.
- 03 NEW, SIDING CLAD EXTERIOR WALL.
- 04 NEW, STUCCO CLAD EXTERIOR WALL.
- 05 NEW, FLAT PAN STANDING SEAM ROOF.
- 06 NEW, LIMESTONE VENEER CLAD EXTERIOR WALL.
- 07 EXISTING CORRUGATED METAL PANEL CLADDING TO BE REPLACED WITH BOARD AND BATTEN SIDING TO MATCH EXISTING GUEST HOUSE. PAINT WHITE.
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- 13 EXISTING CHIMNEY TO REMAIN.
- 14 EXISTING CEDAR SHAKE SIDING TO BE REMOVED AND REPLACED WITH LAP SIDING TO MATCH EXISTING SIDING.



02 PLAN NORTH ELEVATION

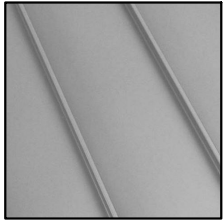
SCALE: 3/32" = 1'-0"



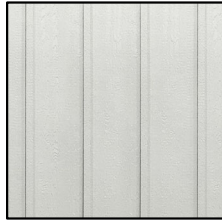
01 PLAN WEST ELEVATION

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

MATERIALS LEGEND



METAL ROOF - GALVALUME
(FLAT PAN STANDING SEAM)



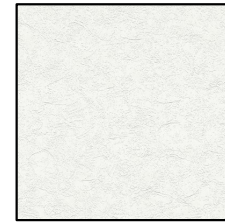
BOARD & BATTEN SIDING
(TO MATCH EXISTING)



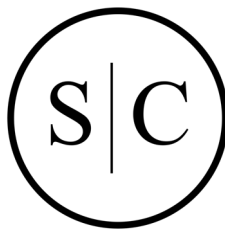
BOARD & BATTEN SIDING
(TO MATCH GARAGE)



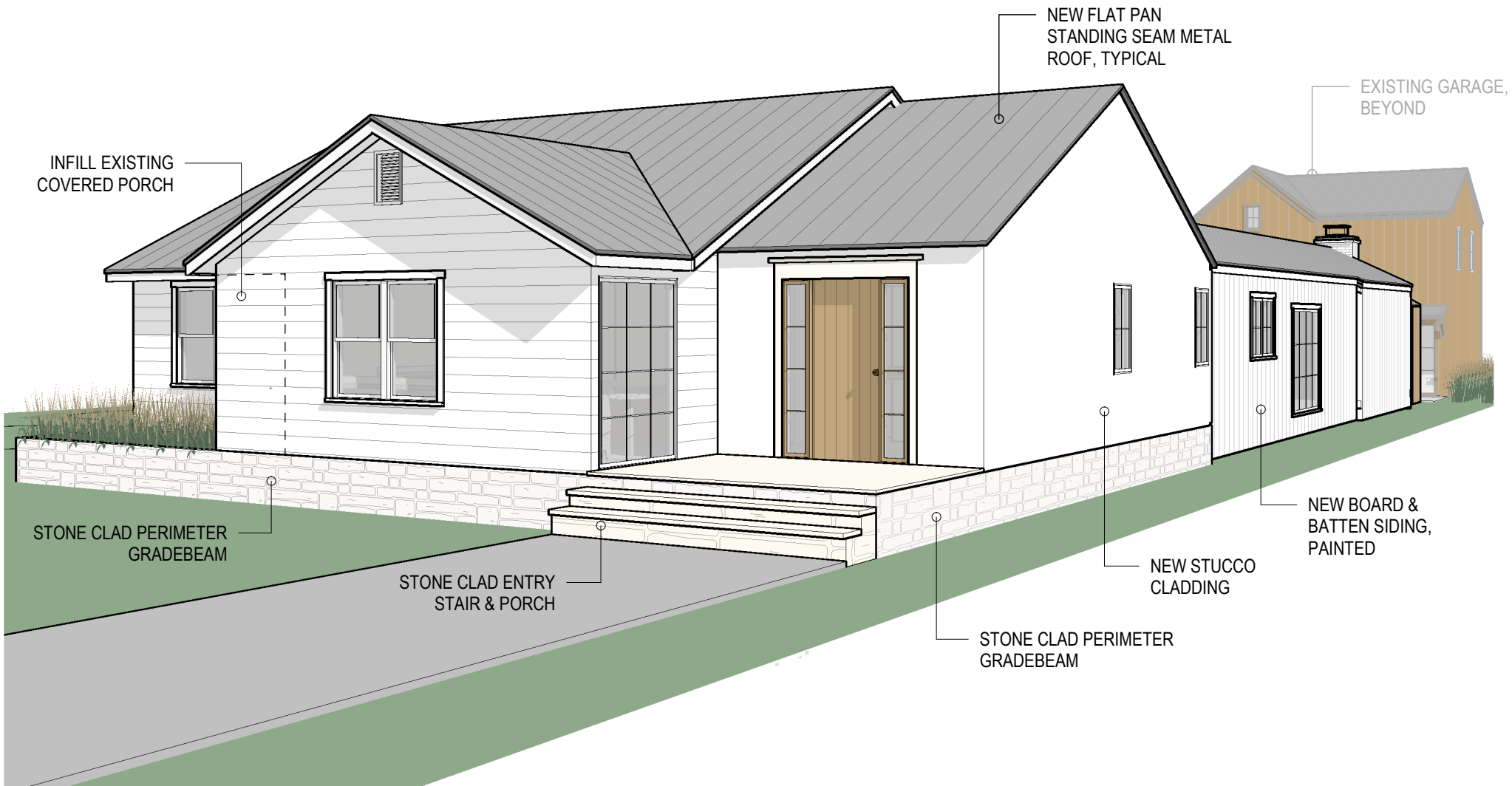
STONE VENEER
(CREAM & LIGHT GREY)



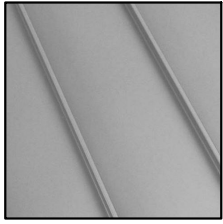
STUCCO - WHITE
(INTEGRAL COLOR)



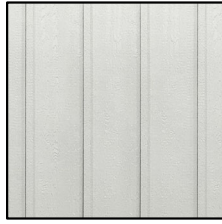
SPORT & COUNTRY



MATERIALS LEGEND



METAL ROOF - GALVALUME
(FLAT PAN STANDING SEAM)



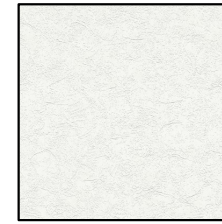
BOARD & BATTEN SIDING
(TO MATCH EXISTING)



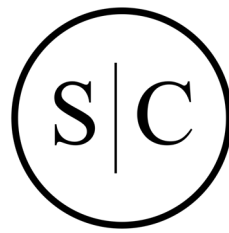
BOARD & BATTEN SIDING
(TO MATCH GARAGE)



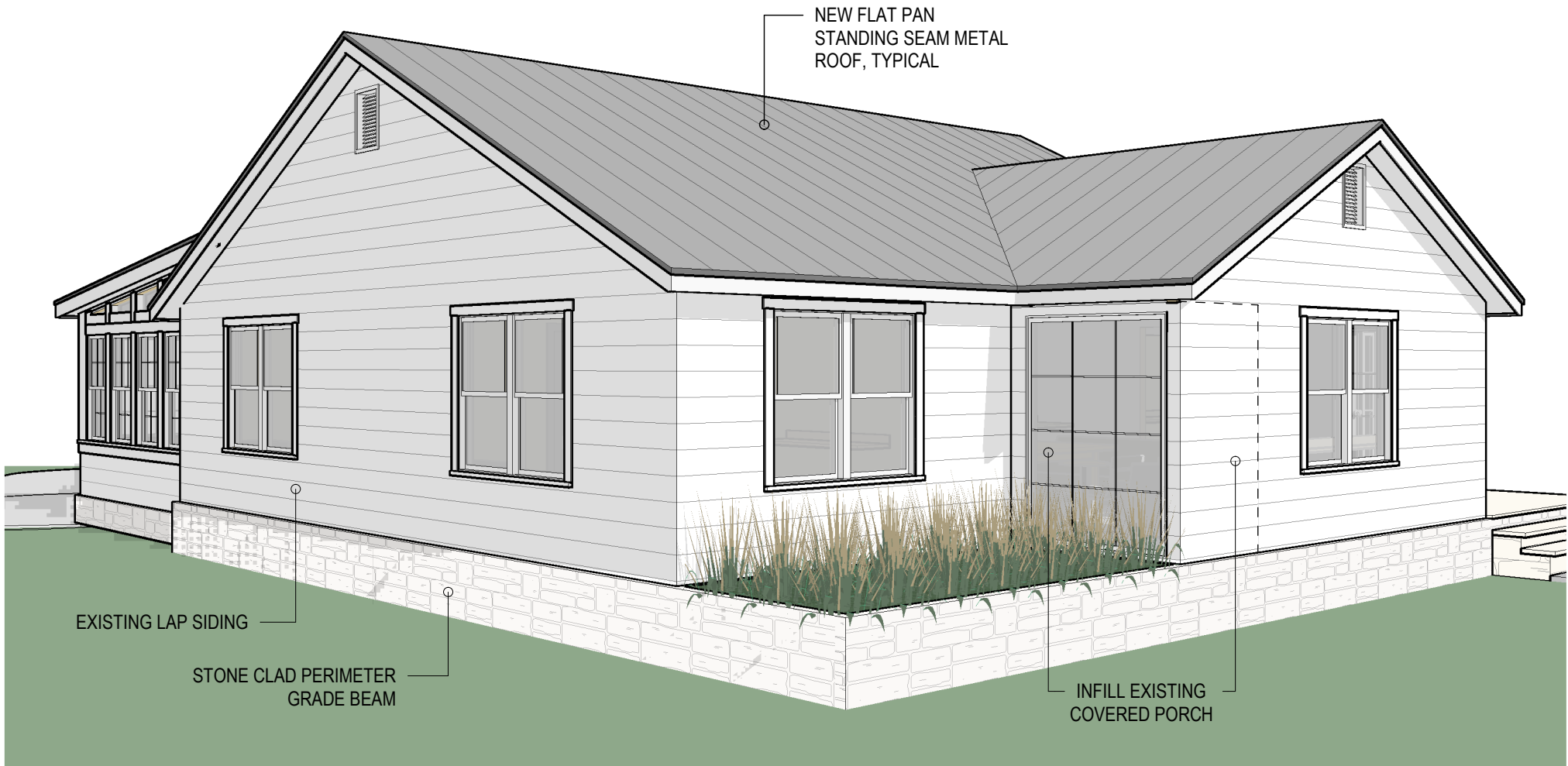
STONE VENEER
(CREAM & LIGHT GREY)



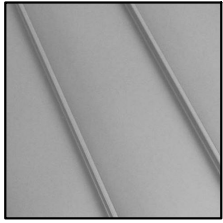
STUCCO - WHITE
(INTEGRAL COLOR)



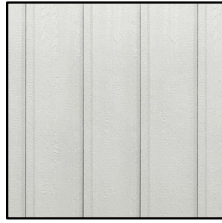
SPORT & COUNTRY



MATERIALS LEGEND



METAL ROOF - GALVALUME
(FLAT PAN STANDING SEAM)



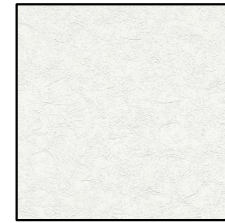
BOARD & BATTEN SIDING
(TO MATCH EXISTING)



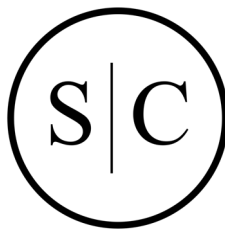
BOARD & BATTEN SIDING
(TO MATCH GARAGE)



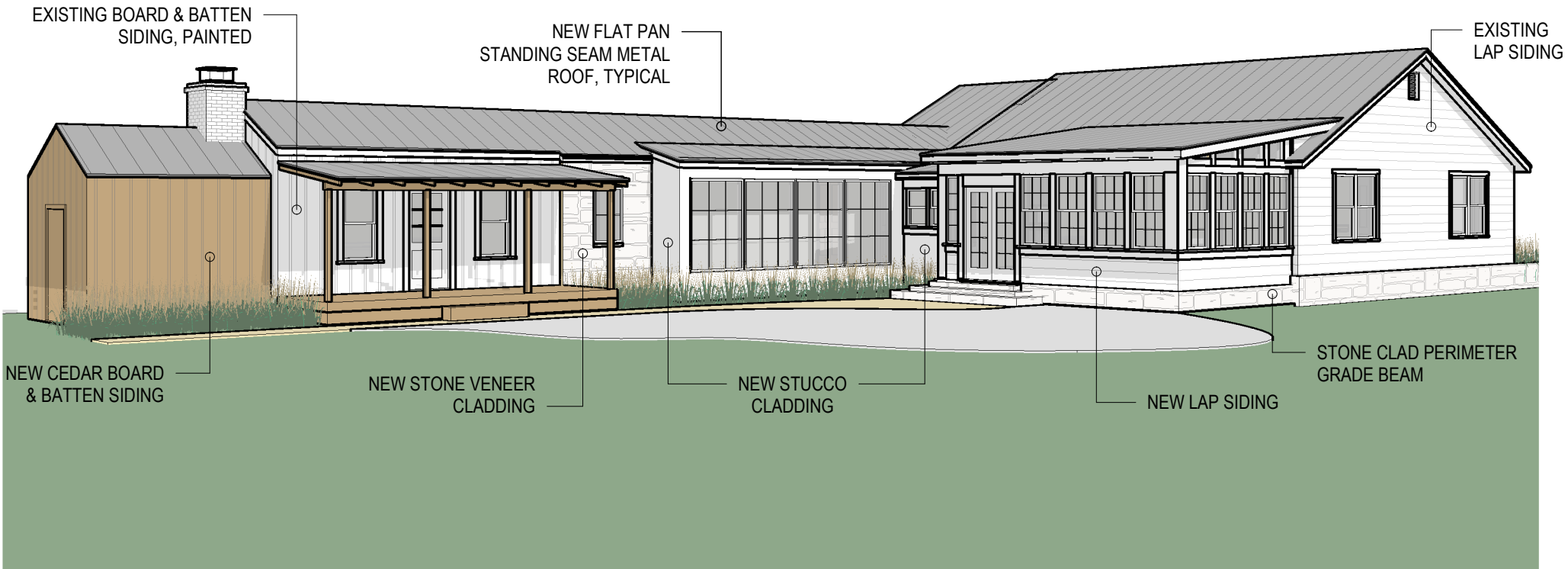
STONE VENEER
(CREAM & LIGHT GREY)



STUCCO - WHITE
(INTEGRAL COLOR)



SPORT & COUNTRY



Fredericksburg, TX - Permit Invoice

126 W Main Street
Fredericksburg, TX 78624-3708
Phone: (830) 990-2056



Monday, July 21, 2025

Invoice for Permit Number 2025-810

Sport & Country - Matt Jarosz
217 West Centre Street
Fredericksburg TX 78624

Two Convenient Payment Options Available

Pay Online through the MGO Connect Customer Portal:

1. Log in to your user account at www.mgoconnect.org
2. Click on "Dashboard" in the top banner, locate the project you wish to pay, and click the "Open" button.
3. Click "Pay Fees & Print Receipts" at the bottom left under "I Want To..."
4. Select the fees you want to pay by checking the corresponding checkboxes
5. Choose your payment method and enter your payment details
6. Complete the payment process by following the prompts on the screen.

Plan review process will not begin until fees are paid

Pay In-Person (Cash and Debit/Credit Card):

126 W MAIN STREET
FREDERICKSBURG, TX 78624-3708

Fee Type	Amount Due	Amount Paid
Historic Preservation	\$10.00	\$0.00
Historic Preservation	\$40.00	\$0.00
	\$50.00	\$0.00

Balance to Pay: \$50.00



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: August 12, 2025

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: **2025-811 - 211 W Centre** - Request to Re-Rate the primary residence and garage from a Medium-Rating to a Low-Rating to Allow for Demolition.

SUMMARY:

The applicant has submitted a Certificate of Appropriateness application requesting permission to re-rate the primary residence and garage from Medium to Low and demolish the structures on the property. The applicant is requesting the re-rating and demolition due to their belief they no longer add to the value of the historic district.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Application Number: 2025-811

Address: 211 W. Centre

Rating: Medium

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

Applicant: Shelby Collier

[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 the rating for a specific property, and it is up to the Board to determine the appropriate rating for the structure. The property in question is a Medium-rated resource and the applicant is requesting a rating of Low to allow for demolition of the resource.

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

Resources that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the historic district's overall character, and may be so

ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the historic district or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

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

Resources that minimally enhance the district's ability to convey a sense of time and places. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual 50-year threshold for possible National Register of Historic Places listing and do not appear to meet the 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 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 Medium-rating that extends to all structures located on the property. The approximate 1,340-square-foot primary residence was constructed in 1945 and is located on two lots totaling approximately 17,859 square-feet. In addition to the primary residence, there is an approximate 600 square-foot garage that was constructed at a later date.

Sec. 23-63 - Demolition/Removal

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

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

STAFF RECOMMENDATION:

In reviewing the request staff has not obtained enough information supporting the applicant's position that the property no longer adds value to the district or has reached a condition of disrepair. Unfortunately, due to the inability to verify that the property has reached a point of alteration or deterioration that the property has lost its value for promoting the goals of the district "article", staff would need additional information prior to recommending a re-rate and demolition of the property.

Based upon the need for additional information, staff cannot recommend a re-rate of the property from Medium to Low or the demolition of the structures as presented in the application.

ATTACHMENTS:

1. Location Map
2. 2025-811-211 w centre1
3. 2025-811-211 w centre 2
4. 2025-811-211 w centre 3
5. Request Packet
6. Scope of Work
7. PermitInvoice



City of Fredericksburg, Texas | Historic Resources Survey

SURVEY ID# 282

Surveyed by Cox|McLain Environmental Consulting, Inc. 2018

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 211 W CENTRE ST

LAT/LONG 30.281664 -98.869008

ALTERNATE ADDRESS N/A

PARCEL # 17227

LEGAL DESCRIPTION BASSE BLK 4 LOT 24 & 25

OWNER NAME REEH, LARRY & DIANE -LIFE ESTATE-

2017 GCAD VALUATION \$191,080

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

Per aerial and Sanborn map review, this resource was constructed between 1938 and 1948. The garage is a later addition.

PHYSICAL DESCRIPTION

YR. BUILT 1945 YR. SOURCE CAD

TYPE Building

FORM Rectangular

PRIMARY STYLE Minimal Traditional

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling



Search







211 W Centre – Demolition Request



North Side of House (Front Yard)



West Side of House (Including Garage)



West Side (Garage/Asbestos Siding)



South Side (Back Yard)

Ordinance No. 27-007

The definition of a Medium-rating and Low-rating are as follows:

(2) Medium rating . Resources that may or may not be identified as architecturally significant on an individual basis , but are nonetheless valuable resources that add to the historic district's overall character , and may be so ranked due to their or its proximity or contribution to the cultural , historic , architectural , or archeological character of the historic district or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form , but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

(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 .

While researching the property, it was discovered that the property was built (or moved, as there is evidence the resource might not be original to the site) in 1945 and was constructed in a Minimal Traditional Style common during this time period.

However, over time many changes have occurred eliminating the value found in the style as well as the integrity in the construction. Originally, there was a porch on the East side of the building that was closed in resulting in changes to the front façade. In addition, the use of materials did not aid in the buildings evolution rather they added to its deterioration resulting in a hodgepodge use of materials found on the garage, front façade (east and west side) as well as the rear of the building.

There is evidence of deterioration in the roof form and materials as the roof is now sagging towards the center of the resource .

All in all, it has been determined that the resource does not add to the district in form or style and has been significantly altered. We request that the property be re-rated from Medium to Low to allow for demolition.

Sec. 23-63 Demolition Removal

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

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

(2) Reasonable measures have been taken to relocate the Resource to a new site first within the same property, secondly within the historic district (if applicable), or thirdly to an area that will be enhanced by the Resource or where the goals of this article will be furthered and that the same cannot reasonably be done;

(3) The condition of the Resource building or structure is such that it has been so altered or deteriorated that it has lost its value for promoting the goals of this article, and is no longer significant, and in such event that the condition is not due to demolition by neglect or action of the owner or another related person or entity ;

(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 .

The property actually consists of 2 historic lots, that were built across. The applicant would like to remove the non-contributing structures and build new with the goal of adding to the historical cultural and architectural identity of the district.

This block of West Centre is currently undergoing renovation as the Avery property (208 W Center) is evolving to include a substantial addition that will also add to the district.





209 W Centre



210 W Centre



212 W Centre

Scope of Work

The applicant desires to demolish the main residence and the garage building as the buildings no longer add to the value of the Historic District. As the property possesses a Medium-rating, we respectfully request that the property be re-rated from Medium to Low to allow for demolish of the Main residence and the Garage building.

Fredericksburg, TX - Permit Invoice

126 W Main Street
Fredericksburg, TX 78624-3708
Phone: (830) 990-2056



Tuesday, July 22, 2025

Invoice for Permit Number 2025-811

C3 Development Services - Shelby Collier
211 W Centre
Fredericksburg TX 78624

Two Convenient Payment Options Available

Pay Online through the MGO Connect Customer Portal:

1. Log in to your user account at www.mgoconnect.org
2. Click on "Dashboard" in the top banner, locate the project you wish to pay, and click the "Open" button.
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126 W MAIN STREET
FREDERICKSBURG, TX 78624-3708

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Historic Preservation	\$40.00	\$0.00
	\$50.00	\$0.00

Balance to Pay: \$50.00



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: August 12, 2025

CATEGORY: DISCUSSION ITEMS

CAPTION: 402 East Travis

SUMMARY:

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Fredericksburg Historic District Design Guidelines and Standards

STAFF RECOMMENDATION:

ATTACHMENTS:

1. 402 E Travis Proj Brief
2. Gruenwald Proj for HRB Feedback 402 E Travis Compressed
3. Claire's Haus Design for Historic Review
4. sanborn maps - 402 E Travis



Project Overview for Historic Review Board

Gruenwald Residence (Claire's Haus) – 402 E Travis St

We are seeking your valued input on a series of proposed improvements to Claire's Haus, a well-loved late Victorian farmhouse built in 1911 and located in the heart of Fredericksburg. This property has been in the Gruenwald family since 2012 and holds deep personal and historical significance, serving as a connection to their Fredericksburg roots. As part of enhancing their living space to meet modern needs, the Gruenwalds are proposing three key improvements that align with the home's architectural legacy while addressing practical accessibility and lifestyle requirements.

One of the owners, who has cerebral palsy, faces increasing difficulty navigating the small stoop at the back porch. In response, the family seeks approval to enlarge the back porch, adding a ramp for accessibility and improving the stair approach. The new design will maintain the Queen Anne style of the home while ensuring safer, more comfortable access. Secondly, a small plunge pool (7 x 15 feet) is proposed, which would enhance the outdoor living space while maintaining the property's historical charm through thoughtful landscaping, featuring drought-resistant plantings and incorporating existing blue stone paving. Finally, the current shed, which dates back to 1924, is in severe disrepair and is hindering the creation of a functional back porch that accommodates wheelchair access. We are seeking permission to remove this structure and incorporate elements of its legacy into the new backyard design in a way that honors both its history and the evolving needs of modern outdoor living.

We believe these proposed changes will maintain the spirit of Fredericksburg's architectural heritage while providing the Gruenwalds with an accessible, functional outdoor space. Before moving forward with the full set of design plans, we ask for the Historic Review Board's input to ensure these improvements meet the town's guidelines while also respecting the home's historic value. We look forward to your feedback and guidance as we continue refining the design concept.

HAVENstudio

Gruenwald Project
SITE STUDY

FOR HISTORIC REVIEW BOARD DESIGN INPUT
August 12, 2025





About Claire's Haus

BUILT AROUND 1911 - LATE QUEEN ANNE STYLE

NAMED FOR OWNER'S GREAT GRANDMOTHER, THE FIRST GERMAN IMMIGRANT IN THEIR FAMILY

PURCHASED BY CURRENT OWNERS IN 2012

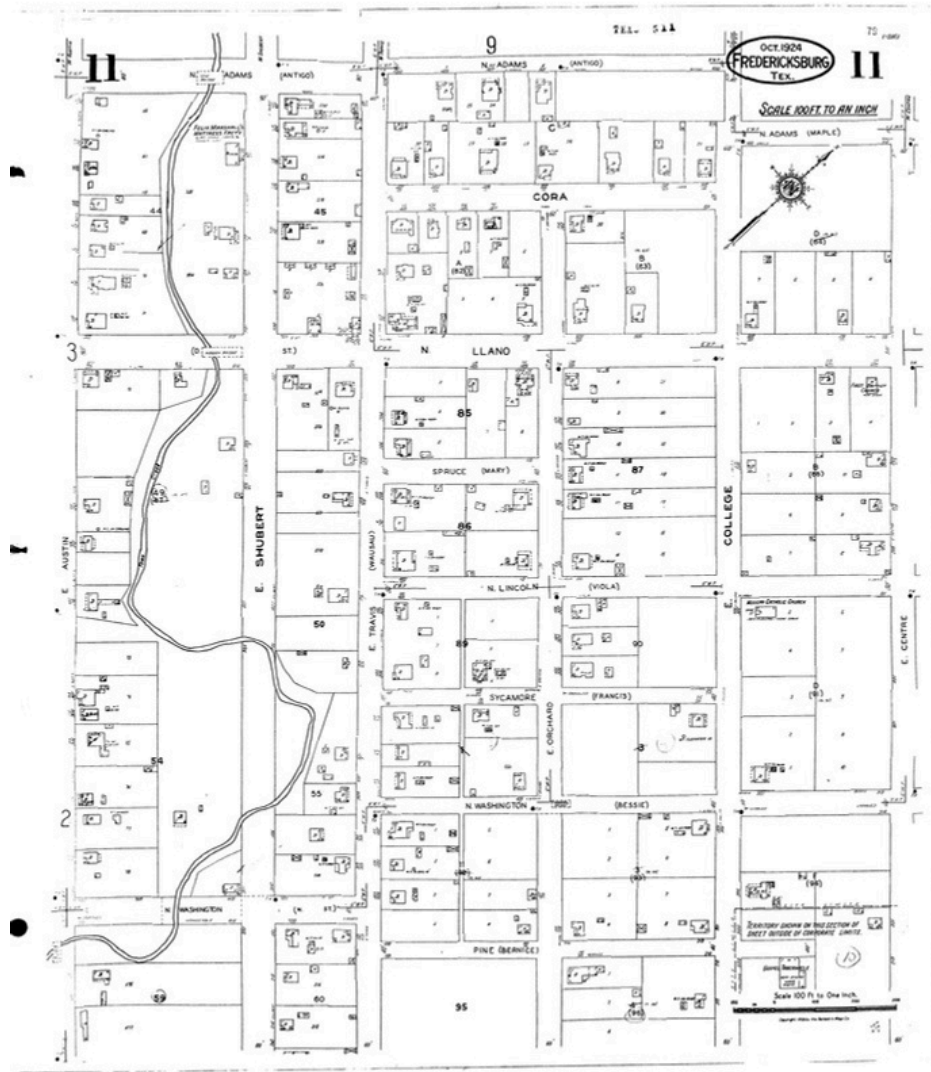
Project Goals:

ADD LANDSCAPING TO ENHANCE THE ARCHITECTURE AND CURB APPEAL

CREATE AN ACCESSIBLE BACK PORCH THAT RELATES TO THE ARCHITECTURE AND ALLOWS FOR EASE OF ENTRY - OWNER HAS CEREBRAL PALSY

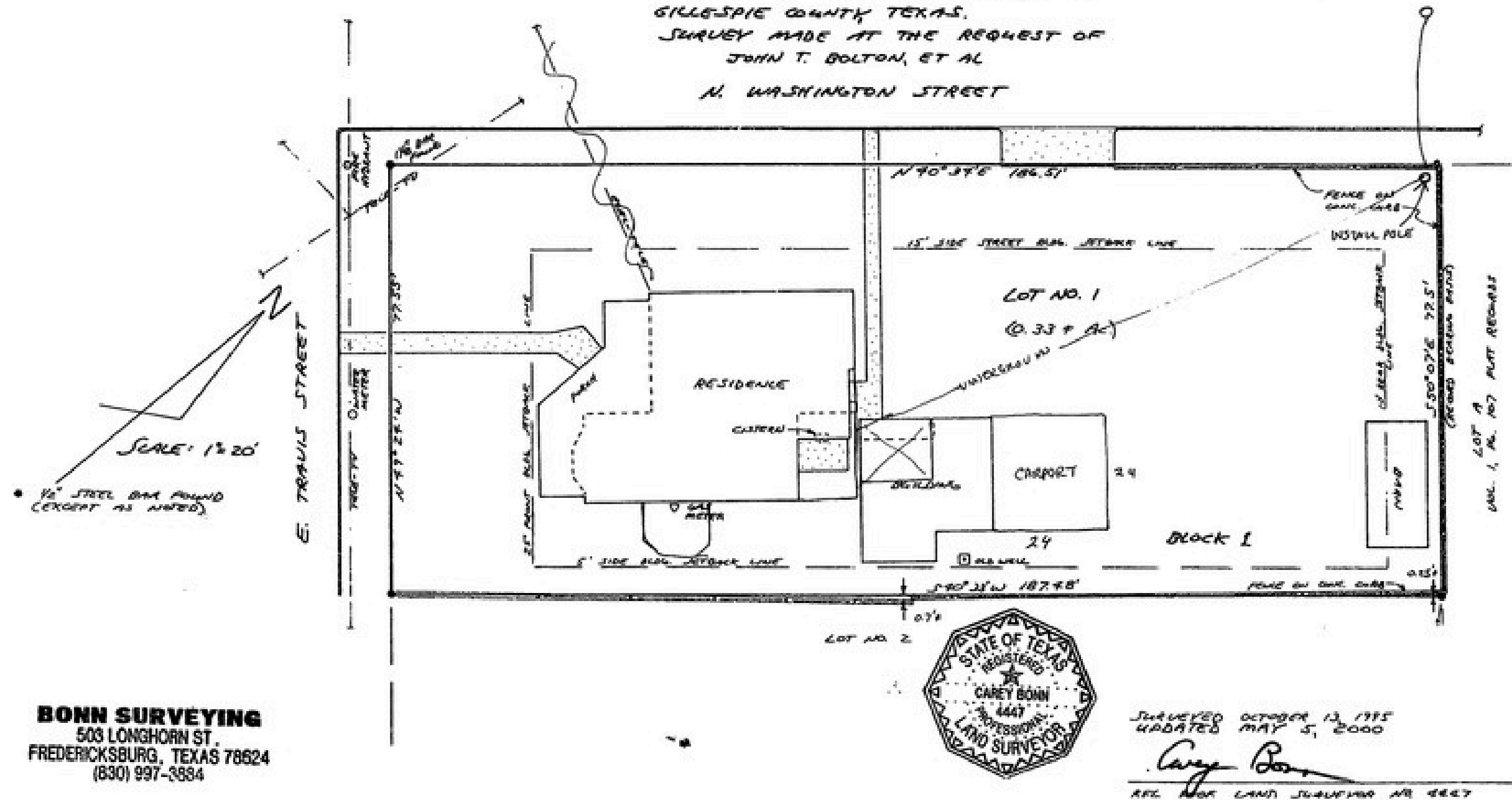
ADD BACKYARD AMMENITIES THAT RELATE TO THE EXISTING ARCHITECTURE AND INCLUDES A SMALL PLUNGE POOL (7' X 15')

Sanborn Map 1924



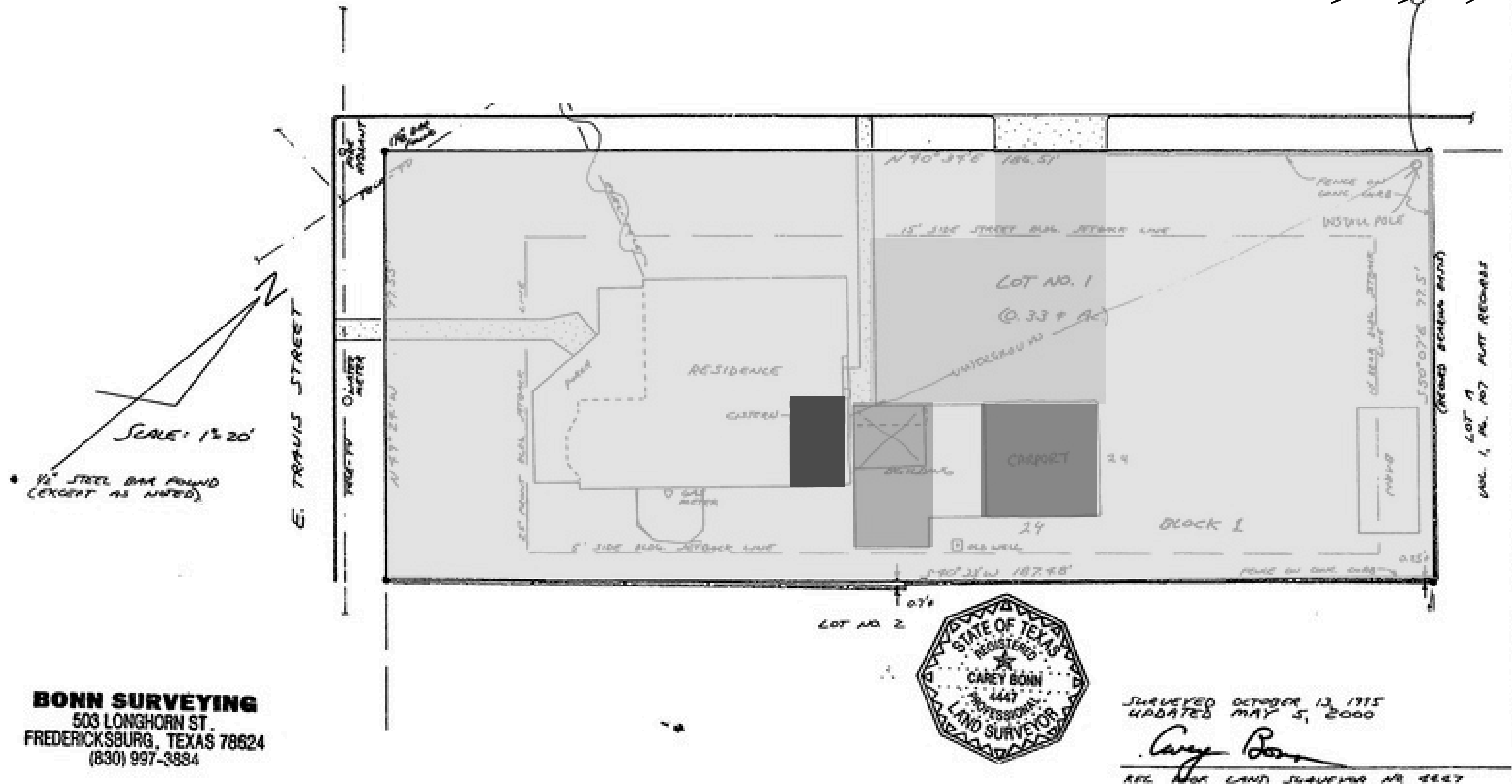
Survey from 1995 & 2000

SURVEY MAP SHOWING
 LOT NO. 1, BLOCK I, WENDEL AND ANDREWS
 ADDITION TO THE TOWN OF FREDERICKSBURG,
 TEXAS, PLAT FOUND OF RECORD IN VOL. 18,
 PAGE 495 OF THE DEED RECORDS OF
 GILLESPIE COUNTY TEXAS.
 SURVEY MADE AT THE REQUEST OF
 JOHN T. BOLTON, ET AL
 N. WASHINGTON STREET



BONN SURVEYING
 503 LONGHORN ST.
 FREDERICKSBURG, TEXAS 78624
 (830) 997-3884

Lot Alterations since 1995



Exterior



FRONT VIEW FROM E. TRAVIS



SIDE VIEW FROM N. WASHINGTON

Exterior



CURRENT DRIVE - FROM N. WASHINGTON



VIEW BETWEEN BACK OF HOME AND SHED
(TOWARDS N. WASHINGTON)



VIEW FROM BACKYARD TOWARDS
HOUSE

Shed Exterior



VIEW OF SHED FROM N WASHINGTON



SHED FROM BACK YARD



VIEW OF SHED FROM THE HOME

Shed Exterior

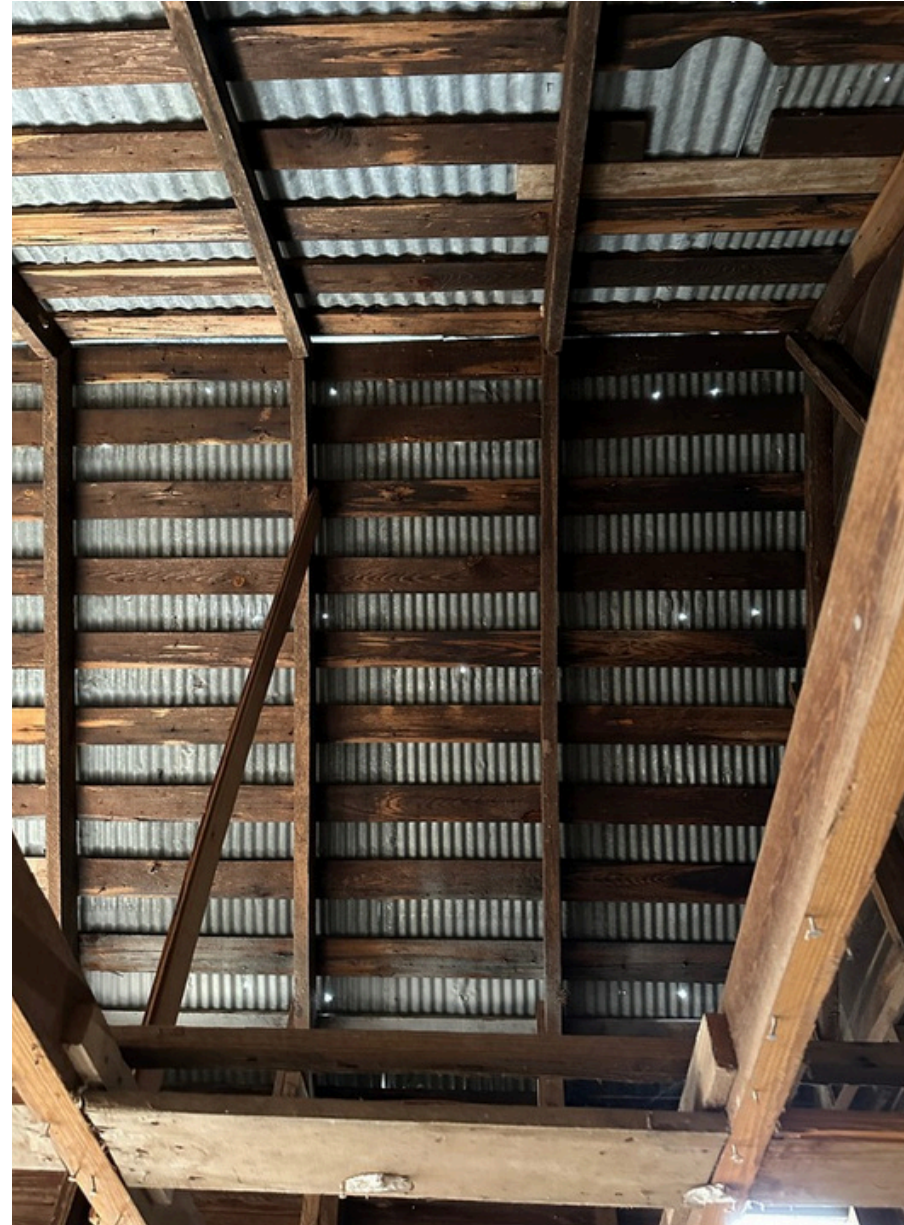


FULL VIEW OF SHED FROM THE HOUSE



VIEW OF BACK PORCH

Shed Interior Conditions





Exterior CONCEPT IMAGES

“

Quiet and relaxing with a theme of subdued elegance. The aesthetic should evoke calmness with subtle luxury, drawing inspiration from the home's architecture.



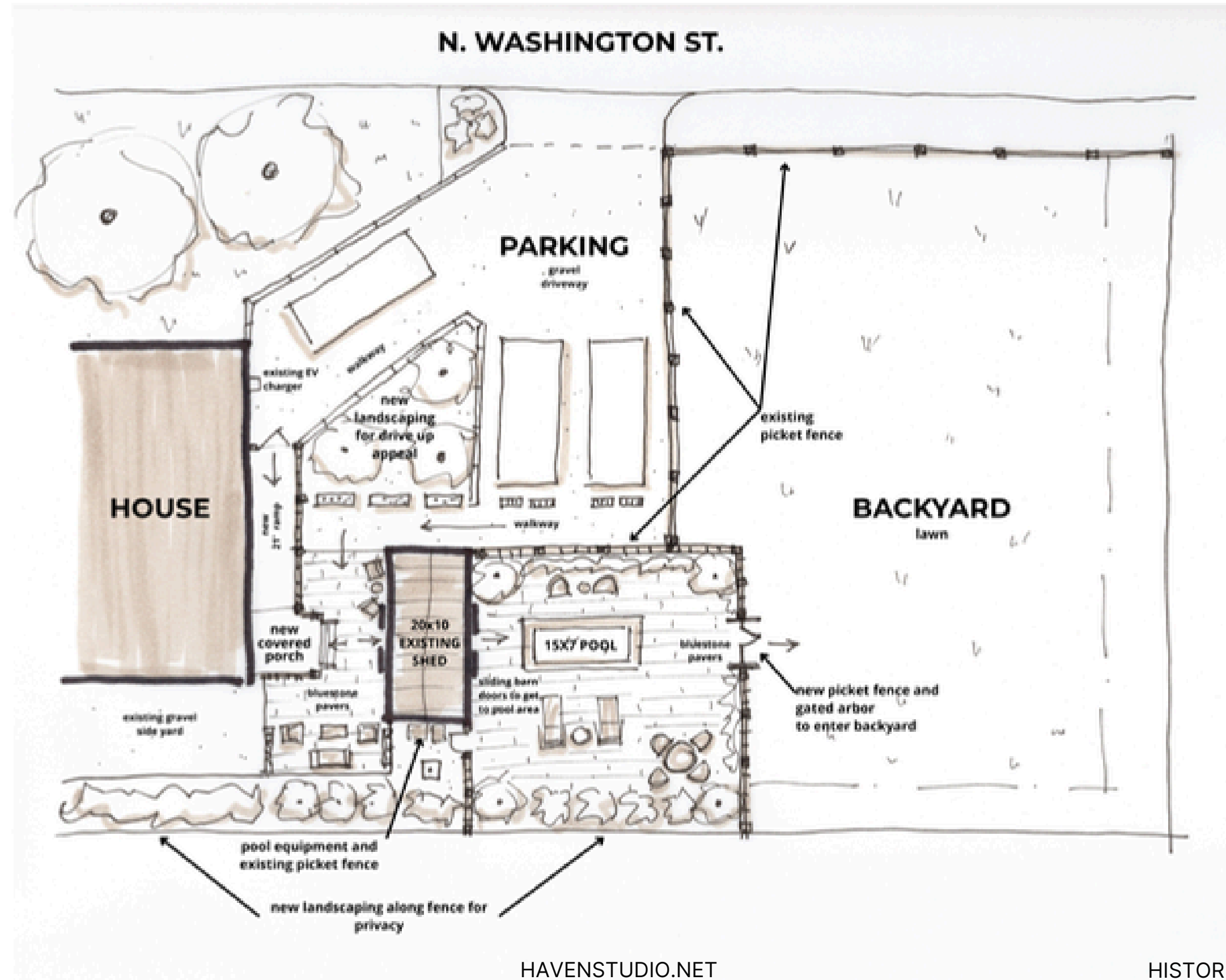
Planting CONCEPT



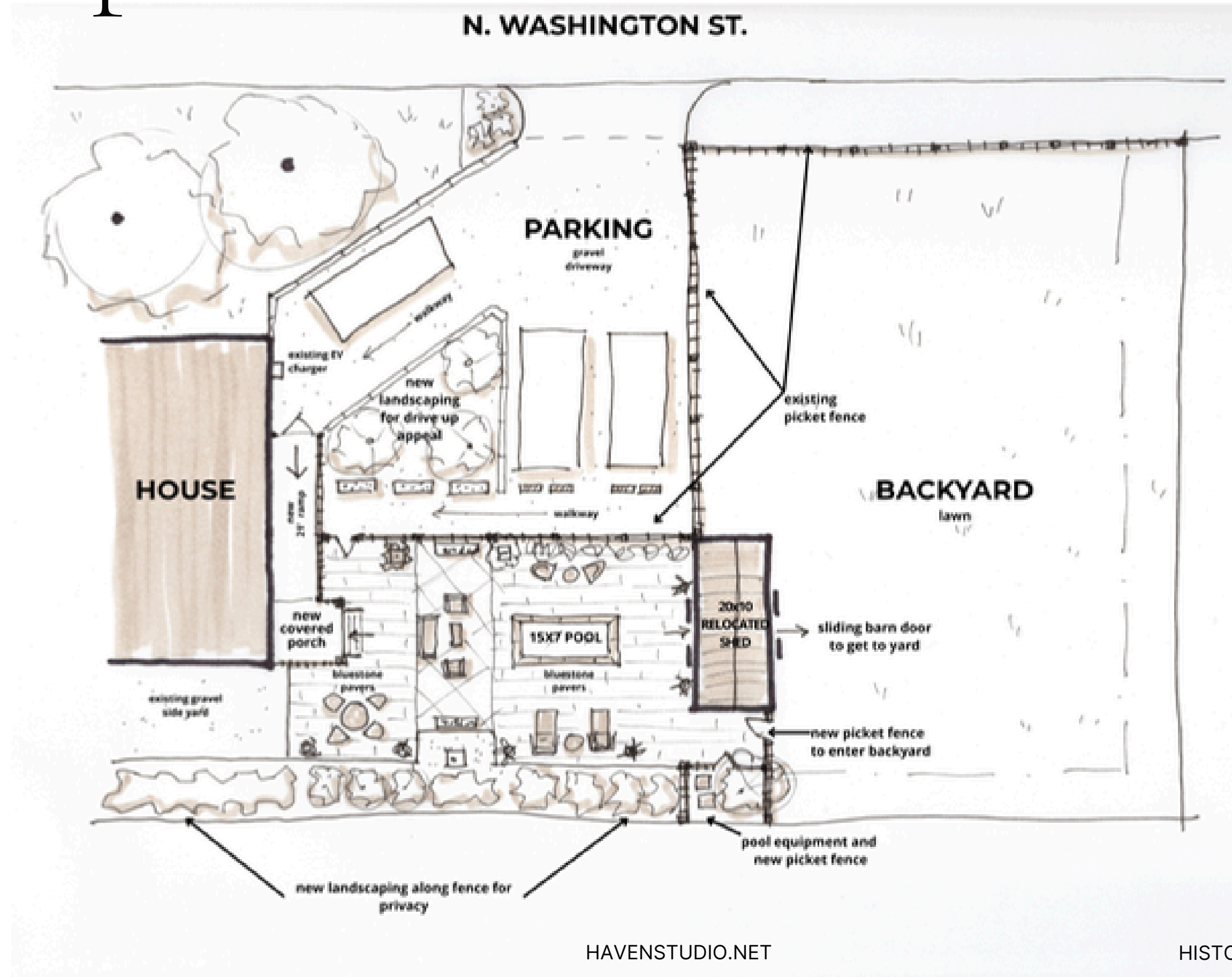
Create a Moonlight Garden to with a quiet and secluded with subtle elegance. Including a variety of low maintenance plants using shades of green to soft grey green to shades of white & cream flowers.



Concept 1 - Exist. Shed Location



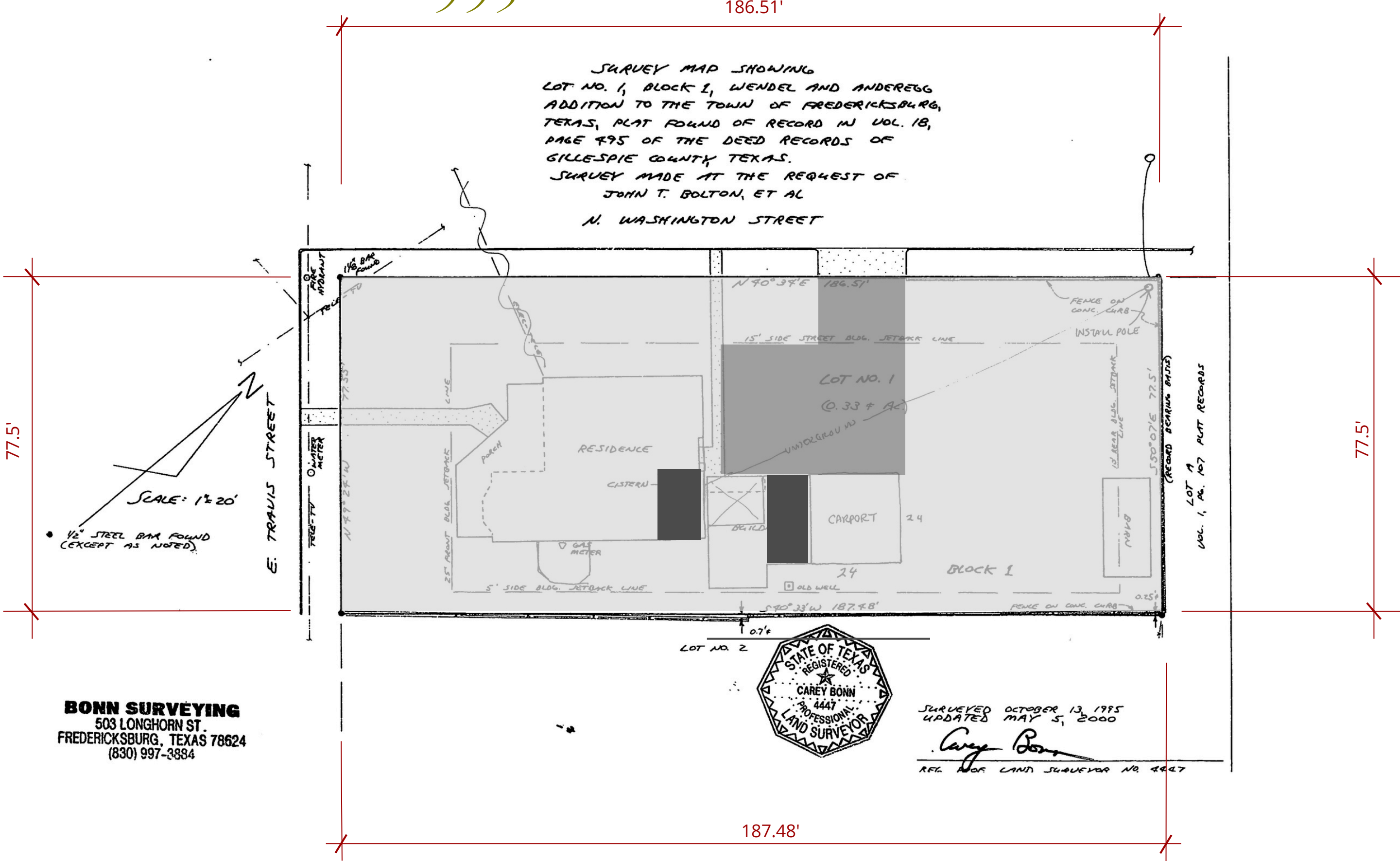
Concept 2 - Alternate Shed Location



THANK YOU

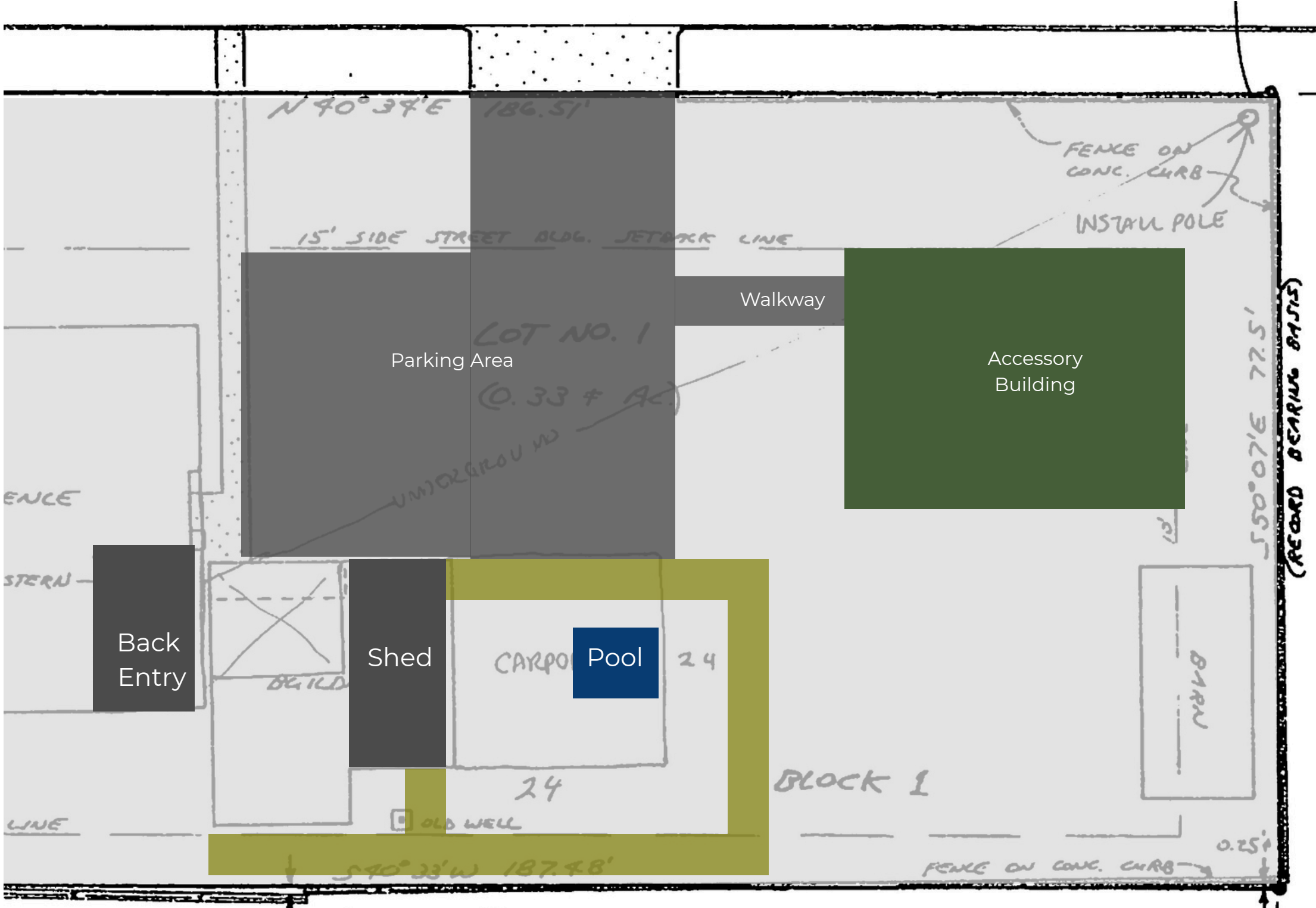
Discussion

Lot Alterations since 1995



BONN SURVEYING
 503 LONGHORN ST.
 FREDERICKSBURG, TEXAS 78624
 (830) 997-3884

Outdoor Living Diagram

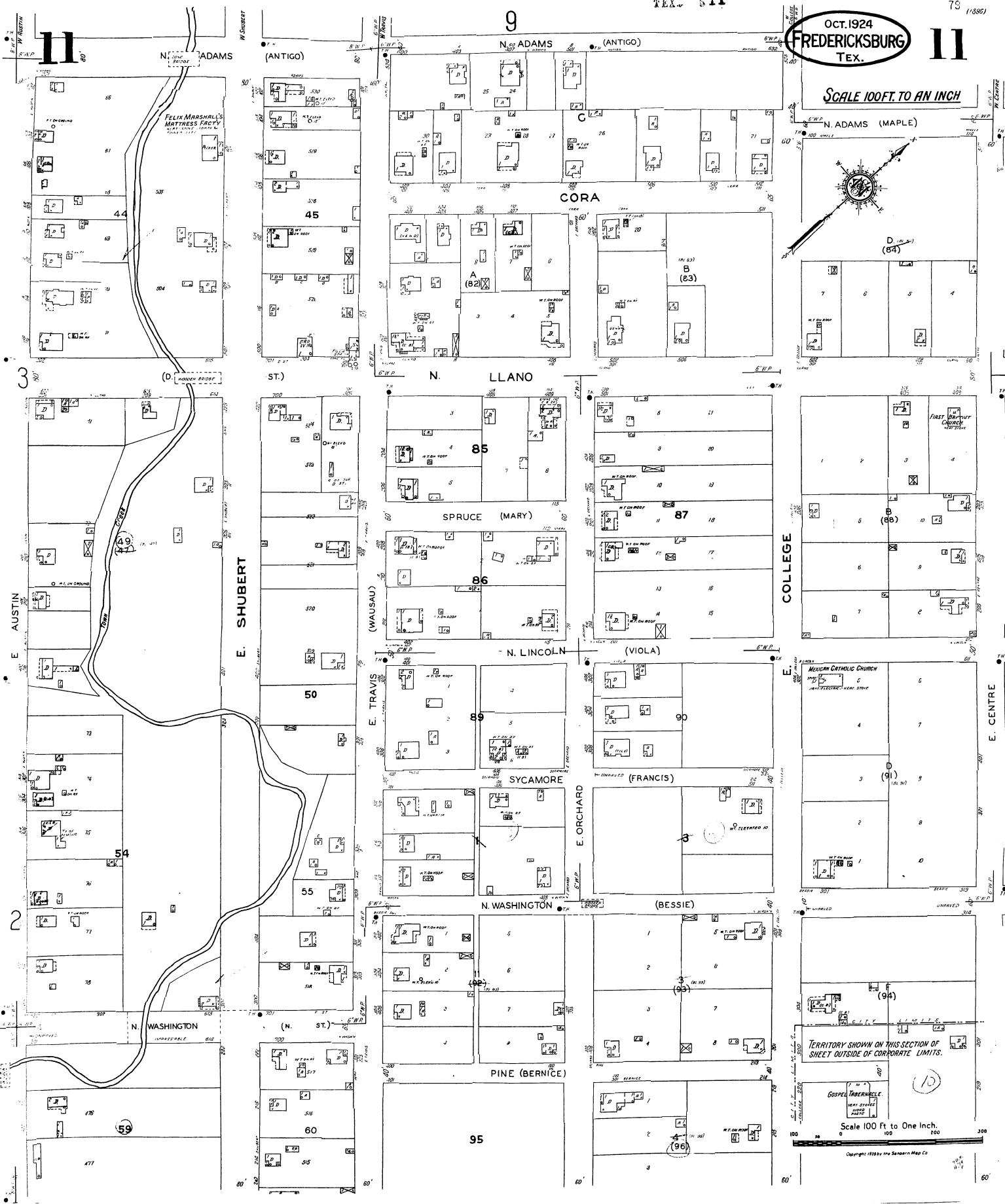
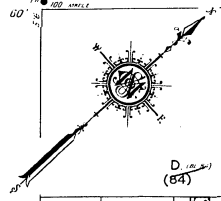


Current SITE PHOTOS



OCT. 1924
FREDERICKSBURG
TEX.

SCALE 100 FT. TO AN INCH



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

GOSPEL TABERNACLE
WAS BUILT BY THE
MEXICAN CATHOLIC CHURCH

Scale 100 Ft. to One Inch.

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HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: August 12, 2025

CATEGORY: DISCUSSION ITEMS

CAPTION: Demo By Neglect Update

SUMMARY:

Update on the Demo By Neglect Spreadsheet

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Fredericksburg Historic District Design Guidelines and Standards

STAFF RECOMMENDATION:

ATTACHMENTS:

1. Demolition By Neglect Spreadsheet (4)

Yellow properies still in violation		Municipal Court Action required		30 days to respond	Code issues Noitce of Violation	90 days to respond	no response after the 90 days - code may pursue municipal court action			HRB may direct HPO to stabilize the property - expences recouped as a lien againsted the property
513 W Main	foundation	no action	Brickner		4/15/2025					
107 W San Antonio	Paint Failure, Wood Decay, General Deterioration	July - Court Case Filed and returned by prosecutor for more detailed information - 6/13/25 - code filled in municipal court - 1/6/25 - Code is going to make contact	Don Nagel	1/22/2024	Don Nagel	08/27/2024 hand delivered				
113 W San Antonio	Paint Failure, Wood Decay, General Deterioration	1/6/25 - Code is going to make contact	Don Nagel	7/17/2024	Don Nagel					
216 W Schubert	Paint Failure, Wood Decay, General Deterioration	3/17/25- site visit with Board members, applicant wil submit COA when ready for a rehab not demo and some new build.	Aggie Construction - Robert Canales	7/17/2024	Aggie Construction - Robert Canales					
Blue Properties										
DSD to follow up										
105 S Adams	Windows broken, general disrepair	6/12 - S. COLLIER TO WORK WITH JEFF MCHALEK WITH THE COUNTY TO ADDRESS ISSUES - 4/10 - County Judge spoke with Garrett Bonn, applying for a grant to do major repairs, but would address the broken windows and plywood in windows and other smaller repair items.	Gillespie County	none sent	Gillespie County					
203 E San Antonio	Mural/sign painted - Los Tios	July - Michael Erwin to work with the applicant - JUNE HRB - INSTRUCTED STAFF TO WORK WITH THE APPLICANT - June 2025 - On agenda with HRB 4/17/25 - code noticed Owner of noncompliance	Rebecca Meuter(representsntative)							
Green Properties										
Active COA in place										
315 W Austin		6/30/25 Submitted for a HPG - 7/18/25 Grant \$ allotted to help with repairs 6/17/25 - letter sent to owners - code enforcement copied - General disrepair	Joan Jenschke							
207 W San Antonio	Wood Decay, General Deterioration	5/16 - COA granted 4/1 - COA submitted - paint and repair all damaged wood -- 3/31/25 - Ms.Parker 3/21/25 - Sent a follow up email to Mrs. Parker in regard to submitting a COA -- JM 2/4/25 - Ms. Parker will be subitting a COA in March - 12/31/24 - Code left message for the owner	Claudia Parker	9/10/2024	Claudia Parker	08/27/2024 staked & Mailed				
413 E Main	Paint Failure, Wood Decay, General Deterioration	4/22/25 - COA sumitted - 4/1/25 - email sent to Ms. Hudson re status of submission - 3/24/25 Sent email to Becky Hudson - she is wanting to resubmit A COA for the rehab of the house. 3/21/25 - Left phone message for Becky Hudson - JM (1/6/25 - Code posted a citation on 1/6/25.	Becki Hudson	4/23/2024						
History Of Previous Demo By Neglect Properties										
Completed COA's										
206 S Crockett - Garage Building	Paint Failure, Wood Decay, General Deterioration		Leah Clodfelter	7/17/2024	Leah Clodfelter	08/27/2024 staked & Mailed				
101 N Lincoln	Paint Failure, Wood Decay, General Deterioration		Ed Strayer	7/16/2024	Ed Strayer					
258 E Main - 2 Story Building Rear	Paint Failure, Wood Decay, General Deterioration		1/6/24 - Painted - photo's provided	7/17/2024	1/6/24 - Painted - photo's provided					
612 N Llano	Paint Failure, Wood Decay, General Deterioration			Property was demo'd and new house built in its place						
204 S Crockett - Accesory Building	Wood Decay, General Deterioration, Stovepipe failure		Suzanne Doughty	8/15/2024	Suzanne Doughty					
Properties with Issues	Sited for work without a permit	Status Update	Resolution	Court Date	Resolution					

102 W Austin	Temp Fence	August - Paid over \$1100 in fees and court costs - July - Court Action initiated - 6/16/25 - received email from 102 W Austin owner, re submitting a COA - 6/13/25 - notice of violation filed in municipal court - 6/6/25 Sent another email - 5/16/25 - sent email a to progress - 6/6 - no response - 4/2/25 sent email asking for an update - 3/18 - attempted to submit a COA - working on resubmission									
211 W Main	Unpermitted Painting of facade black	4/3/24 Court Case deferred to May 2025 - 3/21 - email into Municipal court - requesting update	6/16/25 - SC followed up with an email re COA and fine - 6/12/25 - Municipal court states applicant paid court costs/fines- \$1000 and \$111 in court costs								
116 N Crockett	Blue/white stripped umbrellas on patio										
110 N Bowie	Marque tents for "cats"										
403 W Schubert	Mural painted on Grand Central's wall										