City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, October 14, 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
Emily Basse, Member
Cyd Donnell, Member
Gilbert Gonzalez, Member
Sharon Joseph, Member
Joe Salinas, Jr., Member
Amy Slaughter, Member
Shawn Vinklarek, Member

The City of Fredericksburg Historic Review Board will meet in a regular session on Tuesday, October 14, 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 October 14, 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.

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1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. APPROVAL OF MINUTES

A. September 9, 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.

A. 2025-939 - 1004 N. Llano St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to replace the existing roof with the same type of material Galvalume 24 gauge standing seam metal roof for property located at 1004 N. Llano St., bearing the legal description of 1.06 acres out of G E CO #292.

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

A. 2025-1045 - 112 N. Acorn St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to add an exterior door, repaint existing structure and construction of fence for the property located at 112 N. Acorn St., bearing the legal description of FBG ADDN BLK 4, LOT-R-PT.

B. 2025-1066 - 308 S. Lee St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new home with a small garage apartment for a property located at 308 S. Lee St., legally described as LANGERHANS BLOCK 2, LOT 19R, REPLAT.

C. 2025-1068 - 310 S. Lee St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new single-family home on property located at 310 S. Lee St., legally described as LANGERHANS BLOCK 2, LOT 19R, REPLAT.

D. 2025-1069 - 110 W. Travis St. and 211 W. College St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to remove an existing building due to a condemned status on property located at 110 W. Travis St. and 211 W. College St. legally described as 16.2151 ACRES, BASSE BLOCK 5, LOTS 1-7 AND KALLENBERG BLOCK 3, LOT 5, 6, GE 282, & GE 283.

E. 2025-1070 - 402 E. Travis St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to remove an existing shed and relocate a new shed on property located at 402 E. Travis St., legally described as WENDEL & ANDEREGG BLOCK 1, LOT 1.

F. 2025-1078 - 202 and 204 S. Adams St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new commercial structure (restaurant) for property located at 202 and 204 S. Adams St., legally described as FBG ADDN BLOCK 37, LOT 349.

6. DISCUSSION ITEMS

A. Discussion item on proposed demolition of existing structure and construction of new home at 606 N. Orange.

B. Director's Report

C. Administratively Approved COA's

D. Demolition By Neglect Spreadsheet

7. ADJOURN

CERTIFICATION

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

Jan Musgrove

Jan Musgrove
Planner 1

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: City Secretary
TO: Historic Review Board
MEETING DATE: October 14, 2025
CATEGORY: APPROVAL OF MINUTES

CAPTION: September 9, 2025, Regular Meeting Minutes

SUMMARY:

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

STAFF RECOMMENDATION:

ATTACHMENTS:
1. Meeting_Minutes _ 9 -9_2025

STATE OF TEXAS	**HISTORIC REVIEW BOARD**
COUNTY OF GILLESPIE	**MEETING MINUTES**
CITY OF FREDERICKSBURG	**September 9, 2025**
	5:30 PM

On this 9th day of September 2025, the Historic Review Board convened in regular session at the New City Hall at East Campus, 2818 E. U.S. Highway 290, Fredericksburg, Texas, with the following members present to constitute a quorum:

PRESENT:	David Bullion Jessica Mittel Sharon Joseph Joe Salinas, Jr. Cyd Donnell Shawn Vinklarek Emily Basse
ABSENT:	Amy Slaughter Gilbert Gonzalez
ALSO PRESENT:	Cliff Cross – Director of Development Services Susana Huerta – Assistant Director of Development Services Jan Musgrove – Planner 1

CALL TO ORDER

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

MINUTES

July 2, 2025, Historic Review Board meeting minutes were unanimously approved.

CERTIFICATE OF APPROPRIATENESS:

Shawn Vinklarek recused himself from the dais.

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

Applicant Presentation:

Graham Fox briefly described the project and the changes that had been made to the roof pitches and moving of the garage. Massing had been addressed.

Staff Review:
In reviewing the returning request, the applicant had submitted revised plans reducing the front façade and garage elements. The revised plans identified two garage features with a front façade garage and Cochre feature totaling approximately thirty-one (31) liner feet. The new proposal identified an approximate 33% front façade for the garage and Cochre. The new proposal would be consistent with the Design requirements of 3.4.2 (j)

Board Discussion:
The board discussed the details of the revised plans and agreed that the reduction of the pitch of the roofs (reduced the Massing) and the moving of the garages made for a more appealing front façade.

Joe Salinas made a motion to approve 2025-797 as presented. Jessica Mittel seconded the motion. All voted Aye and the motion carried.

Shawn Vinklarek returned to the dais at 5:41PM.

2025-828 – 508 W Main – Request to repair Stucco and windows on a Historic Landmarked Property.

Applicant Presentation:
Rachel Cocran gave a brief description of the stucco repairs needed on the 1846 cabin due to water damage and talked about repairing the window sashes and that if they could not be repaired, new appropriate windows would replace the originals. She was very conscious of the importance and significance of this property, being one of the oldest buildings in town.

Staff Review:
Staff found that the property is a High-rated resource, and it is best to maintain original materials whenever possible. The wood windows should be replaced with in-kind materials which would include wooden windows 3.2.8. c, if the Board found that the replacement windows maintain the same spatial relationship as existed historically relative to window frames, exterior wall planes, and other exterior features, substitute materials may be acceptable. The repair of the stucco with appropriate design and color scheme.

Board Discussion: The board discussed the historical significance of the landmarked property and that they were glad to see that the owner would be replacing (if needed) with in-kind materials.

Sharon Joseph made a motion to approve 2025-828 as presented. Jessica Mittel seconded the motion. All voted Aye and the motion carried.

2025-795 – 211 W Creek St – Request to build a 315 Sq. Ft. addition to the Owner's Suite and add an exterior Carport with a walkway.

Applicant Presentation:
Todd Eidson presented his project to the Board.

Staff Review:
Staff reported that the development as proposed is consistent with traditional and historical development patterns 3.4.1 and the proposed materials and modifications are appropriate per Sec. 3.3 and Sec. 3.4. Staff recommend approval of the application as presented.

Board Discussion:
The board thanked Mr. Eidson for his complete application and complimented him on the design.

Jessica Mittel made a motion to approve 2025-795 as presented. Cyd Donnell seconded the motion. All voted Aye and the motion carried.

Director's Report:
Cliff Cross shared with the Board that a special meeting was planned for Planning and Zoning Commission on the 23rd of September in the John Klein room to discuss the UDC (Unified Development Code) and once the RFQ went out it probably would take between eighteen (18) months to twenty-four (24) months for the final product to be completed.

Demolition by Neglect:
The board reviewed the demolition by neglect list, discussing the status of various properties and the necessity for effective enforcement. They asked to have 413 W Creek added to the list and mentioned the need for action on the Keidel House. Sharon Joseph asked if there was any movement on the Mural painted on the side of Los Tios and inquired if any action had been taken on the Keller Property.

Follow-up tasks:

Site Visit and Documentation of Keller Home: Coordinate a site visit to the old Keller home at 1032 S. Llano (behind Burger King) to document its current condition and assess any historic significance before the next board meeting.

Legal to Report on Landmark Designation Legislation: Prepare and present a report at the next meeting on recent Texas legislation affecting the city's ability to landmark properties without owner consent.

Demolition by Neglect Enforcement Process: Meet with legal to discuss pursuing legal action on the properties listed in the Yellow category of the Demolition by Neglect Spreadsheet.

Provide a report on the number of Administratively processed COA's every month.

Adjournment:
With no further business to discuss, the meeting was adjourned at 6:24PM.

PASSED AND APPROVED on the 14th day of October 2025.

Jan Musgrove, Planner 1	David Bullion, Chairperson

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: October 14, 2025
CATEGORY: CONSENT AGENDA

CAPTION: 2025-939 - 1004 N. Llano St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to replace the existing roof with the same type of material Galvalume 24 gauge standing seam metal roof for property located at 1004 N. Llano St., bearing the legal description of 1.06 acres out of G E CO #292.

SUMMARY:
The applicant is requesting a Certificate of Appropriateness to replace the existing roof with the same type of material, which is a Galvalume 24 gauge standing seam metal. The roof was damaged during a recent hail storm. A small portion of the roof is a red color. However, the homeowner would like for the entire roof to be the same color.

The property consists of an approximate 1.6 acre tract that houses a 3,800 square foot residential structure with a 780 square foot detached garage. The structure has a wood-framed, non-historic addition to the north side.

Application Number: 2025-939
Address: 1004 N. Llano St.
Rating: High
Zoning: Neighborhood Commercial, (C1)
Applicant: Brian Sagraves, Hill Country Restoration & Ranch Services

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

Sec. 23-55. - Definitions.

Ordinary repair and maintenance. Repairs, replacement or repainting using the same design and color and the same, or updated similar materials which match the original material as closely as possible, and which does not require structural alteration, and the following exterior alterations:

(8)

Removal of roofing and replacement with original material, changing color of roofing material if within the color guidelines;

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.

<u>Historic District Design Guidelines and Standards</u>

3.2.3 Roof and Roof Features
(a) Retain the historic roof shape, including pitches, profiles, and eve 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:
The proposed replacement of the roof with the same existing material and matching the primary color of the existing roof complies with the Historic District Design Guidelines and Standards.

Staff recommends approval of the application as presented.

ATTACHMENTS:
1. pic 1 (002)
2. pic 2
3. pic 5
4. pic 6
5. 2025-939-1004 N Llano
6. galvalume standing seam with striations - Google Search

Copy Record

New Record
Duplicate Record
Delete Record...

Sort Records...

Save/Send Records As

Send Mail...

Texas | Previous Historic Resources Survey Data

ntal Consulting, Inc. 2018

Address: 1004 N. Llano

GCAD Valuation (as of 2017; where available): $526,300

Year Altered: 0

Area: Outside Historic District

Historic District: No

ecommendation

Priority: High

Assessment: An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Despite alterations or deterioration, resource retains much of its original form and character. Resource is a good example of its type.

002 Photo

hoto Information & Notes

Image Name: 1107_1.JPG

Photo References: 1107_*.jpg

Notes: resource has a wood-frame, non-historic addition to north side

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: October 14, 2025
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-1045 - 112 N. Acorn St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to add an exterior door, repaint existing structure and construction of fence for the property located at 112 N. Acorn St., bearing the legal description of FBG ADDN BLK 4, LOT-R-PT.

SUMMARY:
The applicant is requesting a Certificate of Appropriateness to add an exterior door, repaint one of the existing structures and construct a fence. The property consists of two houses which both face Acorn St. The structure on the northernmost corner of Acorn and Austin St. is a 2,211 square foot house built in 1930 with an addition in 1986. The property owner proposes to use this property as a long-term rental. The smaller 540 square foot cottage on the property which was built in 1993 is proposed to be used as a short-term rental which will require prior approval. The proposed door replacement is for the smaller cottage on its northern side, including an addition of a small courtyard with a hot tub and a six (6) foot cedar stay fence enclosure. The exterior paint is proposed with the color Benjamin Moore White Dove. The applicant is proposing to paint the existing lime green exterior doors a softer blue called Dix Blue by Farrow & Ball.

Application Number: 2025-1045
Address: 112 N. Acorn St.
Rating: Medium
Zoning: Single Family Residential, (R1)
Applicant: Tammy Pack

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

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.*

Sec. 23-62. - Criteria for approval of a certificate of appropriateness.

(2) Paint color and application. Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The Historic Preservation Officer shall determine whether the proposed color is within the approved list of colors, as outlined in the Design Guidelines and Standards for the City Of Fredericksburg. If the Historic Preservation Officer determines the color is inconsistent with said guidelines, then the proposed color application will be referred to the Board for approval or denial. Base colors such as vibrant or "hot" shades, deep dark shades, and black shades are not acceptable. A certificate of appropriateness must be granted in advance of paint application. The painting of existing materials such as unpainted stone or unpainted masonry is prohibited.

3.2.7. Doors and Door Openings Maintenance

Maintenance
(a) Preserve and maintain historic doors, screen doors, door frames, and hardware unless deteriorated beyond repair (SOI Standards 2, 5, 6).
(b) Retain and repair door glazing in its historic configuration unless deteriorated beyond repair (SOI Standards 5, 6).
(c) Clean and treat historic doors, door frames, and hardware using accepted preservation methods (see Appendix G, SOI Standards 5, 7).

Alterations
(d) Do not enlarge historic door openings or create new door openings (SOI Standards 2, 3).
(e) 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).
(f) If a new door or door frame is required, install the new components so that they maintain the spatial relationships (including depth and dimension) and joint patterns as existed historically relative to door frames, exterior wall planes, and other exterior features (SOI Standards 6, 9).
(g) If historic door hardware is deteriorated beyond repair or missing, choose replacements that match the overall style and time period of construction, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standards 3, 6).
(h) If historic door hardware is missing or deteriorated beyond repair, replace with salvaged period-appropriate hardware if feasible (SOI Standards 3, 6).
(i) A new screen door may be added at the main entrance, provided that it generally suits the style and time period of the building, and that it does not damage or obscure historic character-defining features (SOI Standard 9; see fig. 3-27).

3.2.12. Landscape and Site Features

The Importance of Landscaping
Although not regulated by Fredericksburg's Historic Preservation Ordinance, landscaping can play an important role in enhancing a historic property's integrity of setting and feeling. To maximize a historic property's integrity of setting and feeling, avoid removing or damaging any significant tree or

identified significant historic landscape feature. Landscaping also can have an important impact on adjacent historic building fabric. To ensure that landscaping does not accelerate deterioration of historic fabric, avoid directing irrigation and/or runoff toward historic building elements susceptible to water infiltration. Also minimize vegetation touching historic building fabric. Avoid obscuring character-defining features with non-historic landscaping. Consider using landscaping to highlight character-defining features of the historic building.

Maintenance
(a) Preserve and maintain historic fences and walls and treated materials according to accepted preservation Standards (SOI Standards 2, 5, 6,7).

Historic Front Yards:
Open versus Fenced
While there are some historic front-yard fences and walls, they are the exception rather than the norm. For most of Fredericksburg's historic district, continuous, open front yards are a character-defining landscape feature.

Alterations
(b) Do not construct front-yard fences where they were not present historically, unless necessitated by a safety issue or an adjacent noxious use (SOI Standard 3).
(c) If a safety issue or adjacent noxious use necessitates adding a new front-yard fence, it must be period-appropriate, minimize obstruction of views of character-defining features of the building, and be a maximum of 3 feet tall; opaque walls are not appropriate for front yards in residential blocks (SOI Standard 9).

Defining "Front Yard" versus "Back Yard"
Fences For the purpose of these standards, a "front-yard fence" is any fence that extends forward from the front façade of the main building toward the primary public street. A "back-yard fence" is any fence that recedes behind the front façade of a main building. A side fence extending forward from the front façade of the main building toward the public street must follow the standards for a front-yard fence. (See fig. 3-42).
(d) For residential uses/blocks, a new back-yard fence may be added, provided that it is a maximum of 6 feet tall unless additional height is justified by an adjacent noxious use (SOI Standard 9). Heights are measured from the grade plane to the highest point on the fence.
(e) Select the style of fence to be compatible with the style and era of the main building on the property (SOI Standard 9).
(f) Potentially appropriate materials for fences include rough-hewn posts, wood pickets, metal pickets, wood lattice, or wood posts with rails; solid metal siding is never appropriate for fencing (SOI Standard 9).

Fencing Codes and Ordinances
Note also that all new fences and walls for backyards and side yards must comply with other applicable codes and ordinances (see Appendix D)

STAFF RECOMMENDATION:

Staff recommends approval of the proposed paint color because it is consistent with the Historic District Design Guidelines and Standards. Staff has concerns with the proposed door addition and fence without more detailed information/graphics.

ATTACHMENTS:

1. 2025-1045-112 N Acorn -Color of the new door
2. 2025-1045-112 N Acorn Street View
3. 2025-1045-112 n acorn
4. 112 N ACORN - IMPROVMENTS 2.cdr
5. 112 N ACORN - IMPROVMENTS.cdr

Notes Resource has significant non-historic rear additions.

☐ High ☑ Medium ☐ Low

112 N. Acorn

2002 Re-evaluation

☐ High ☑ Medium ☐ Low

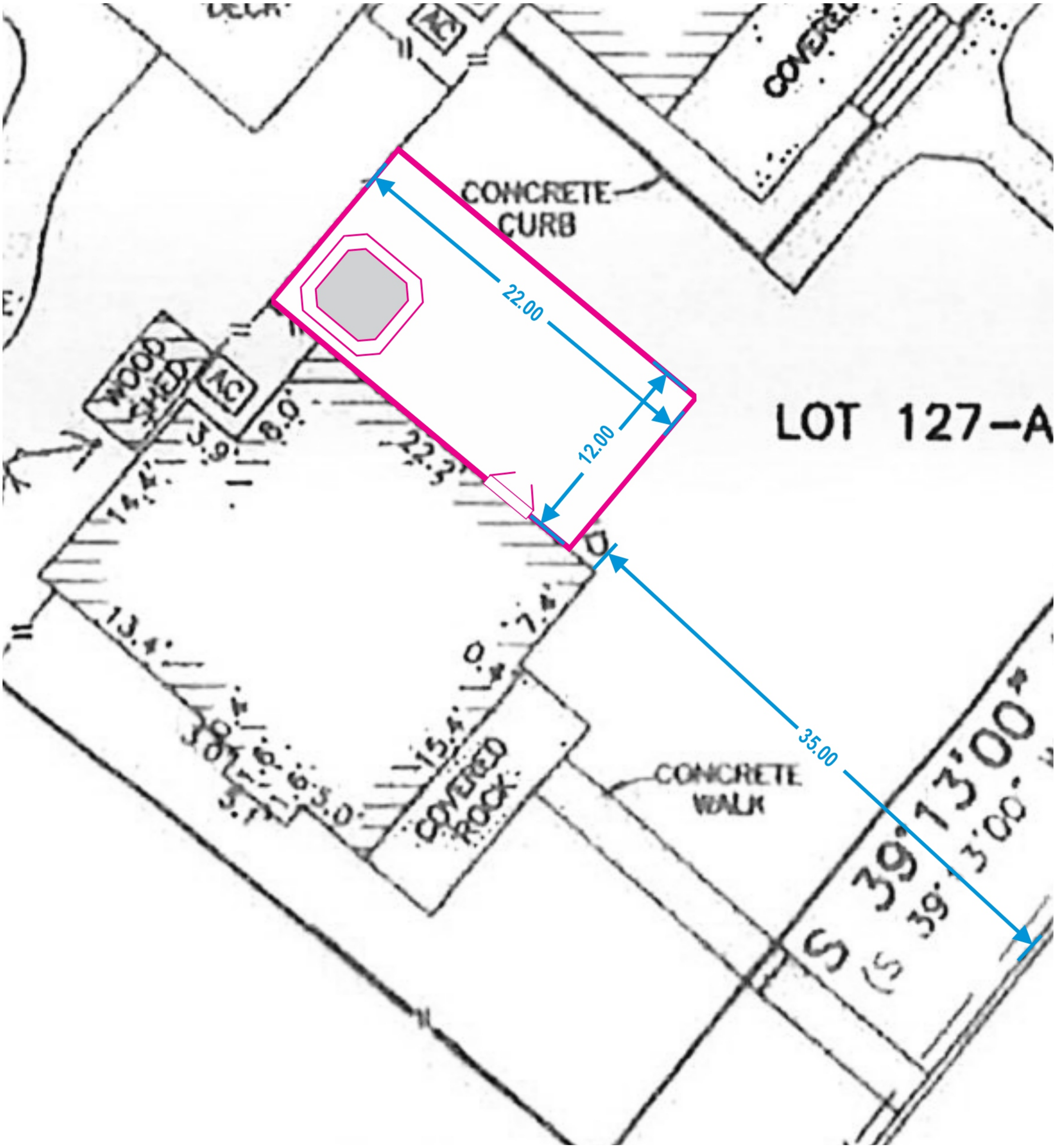
Site ID No.	757
Address	112 N. Acorn
Date	1915
Stylistic Influence	Craftsman
GCAD Hyperlink	R19062
Owner	MOORE, CAROLYN J
Historic District	No Outside Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.
Notes	

1983 Historic Resources Survey

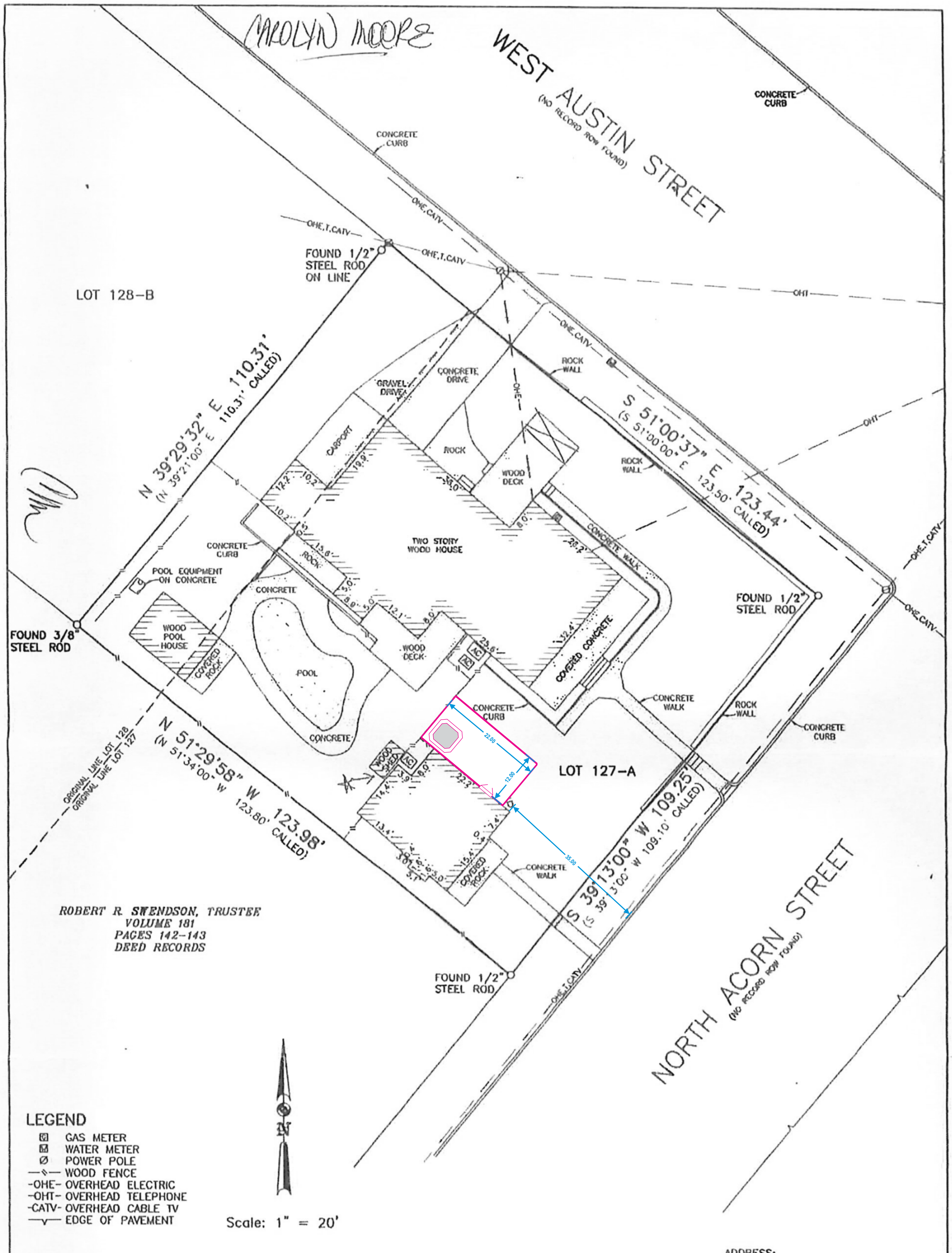
Previous Site No.	3
Previous Ranking	2
Previous Photo References	
Roll	22
Frame	14

Search with Google Lens
Open in reading mode
Send to your devices
Create QR Code for this page
Translate to English
Rotate clockwise

112 N ACORN
(Improvements)



112 N ACORN
(Improvements)



REFERENCES:
VOLUME 153 PAGE 774 O.R.
VOLUME 1 PAGE 118 P.R.

NOTE:
1) BASIS OF BEARING WAS ESTABLISHED FROM THE STREET BEARING ALONG NORTH ACORN STREET ON THE BELOW REFERENCED PLAT.

PLAT SHOWING: LOT NO. 127-A OF A RESUBDIVISION OF PARTS OF ORIGINAL TOWNLOTS 127 AND 128 IN THE CITY OF FREDERICKSBURG RECORDED IN VOLUME 1, PAGE 118, PLAT RECORDS, GILLESPIE COUNTY, TEXAS.

HILL COUNTRY LAND SURVEYING CO.
110 NORTH MILAM, SUITE C
FREDERICKSBURG, TEXAS 78624
PHONE: (830) 990-2665

STATE OF TEXAS REGISTERED BRAD BRYAN SPENRATH 5357 PROFESSIONAL LAND SURVEYOR

ADDRESS:
112 NORTH ACORN

BORROWERS:
CAROLYN J. MOORE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENT OF IMPROVEMENTS EXCEPT AS SHOWN HEREON.

BRAD BRYAN SPENRATH
REGISTERED PROFESSIONAL LAND SURVEYOR
5357
TEXAS REGISTRATION NO.

DATE: OCTOBER 7, 2002 JOB #: 02-5299

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING - 7701 NORTH LAMAR # 400 - AUSTIN, TEXAS 78752

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: October 14, 2025
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-1066 - 308 S. Lee St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new home with a small garage apartment for a property located at 308 S. Lee St., legally described as LANGERHANS BLOCK 2, LOT 19R, REPLAT.

SUMMARY:
The applicant is requesting a Certificate of Appropriateness to construct a new single-family residential structure on a vacant lot located at 308 S. Lee St. The proposed new structure will be a single-story home to have a Timberline HDZ asphalt shingle roof in "Weather Wood", siding of Hardie fiber-cement boards with wood battens painted "Seaweed", Marvin wood clad divided light windows and doors in "Bronze" and Limestone rubble masonry.

The proposed structure is 4,121 square feet of living area and an additional 1,208 square feet to include a garage, and other covered areas for a total covered area of 5,329 square feet.

Application Number: 2025-1066
Address: 308 S. Lee St.
Rating: N/A
Zoning: R2, Mixed Residential
Applicant: Shawn Vinklarek, Guido Hill Country

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

3.4.1 Lot Coverage

The applicant should consider the complex types prevalent almond 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:

The review of the proposed design identifies concerns with the size, scale and height of the proposed structure. Staff recommends approval of this request 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. 2025-1066-308 s lee scope
2. 2025-1066-lot_a 7.15.25

308 South Lee Street

New Construction of single-family home, Scope of Work:

Roof: GAF, Timberline HDZ asphalt shingle roof in “Weather Wood”.

Siding: Hardie® fiber-cement boards with wood battens to – painted “Seaweed”

Windows: Marvin® wood clad divided light in “Bronze”

Doors: Marvin® wood clad divided light in “Bronze”

Trim: Hardie® fiber-cement to match existing – painted “Sand Dune”

Porch Ceilings: Real sofit, in prefinished “Sand Dune”

Porch Posts: Square wood “Fir” – Stained “Dark Oak”

Gutters & Downspouts: Bronze metal

Masonry: Limestone rubble

Exterior Lights: Visual Comfort Studio® Dark Sky Compliant black barn light

GAF Timberline UHDZ®

Ultra High Definition® Shingles

Millions of families have found shelter under a beautiful, durable, Timberline® roof. Timberline UHDZ® shingles offer a combination of beauty and benefits that goes beyond any other Timberline® shingles.

We protect what matters most™

GAF

Weathered Wood

The perfect neutral color, Weathered Wood complements a broad range of hues and works well with sage, cream, ivory, and beige.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

THE MARVIN MATERIALS DIFFERENCE: ULTREX® FIBERGLASS

Choosing the right materials for windows and doors is important when it comes to long-term appearance and performance. Ultrex, an innovative fiberglass material pioneered by Marvin over 25 years ago, was one of the first premium composites on the market. However, not all composites are created equal.

Some companies use materials with fundamentally different properties and performance values to produce a composite material. But, Ultrex is different. High density woven fibers bound by a thermally-set resin makes Ultrex more resistant to pressure and temperature than vinyl-based composites. With such different materials grouped in the composites category, it becomes important to know what sets them apart.

TEMPERATURES MAY FLUCTUATE, BUT ULTREX FIBERGLASS WON'T

Ultrex expands and contracts at virtually the same rate as glass, so it works with glass rather than against it. This means seals aren't as prone to leaking, and windows aren't subjected to sagging issues like other composites.

This is especially true when compared to vinyl, which can distort in extreme heat and crack in fluctuating temperatures. Ultrex resists distortion even at temperatures up to 285°F. Rapid temperature change doesn't phase Ultrex. From -30°F to 70°F, a 6-foot stile changes less than 1⁄32 inch in length.

EXPANSION MEASUREMENT

Ultrex expands and contracts at virtually the same rate as glass.

INDUSTRY'S BEST FIBERGLASS FINISH FOR LASTING BEAUTY

Ultrex is the first fiberglass finish to be verified to AAMA's 624 voluntary finish specifications for fiber reinforced thermoset profiles (fiberglass).

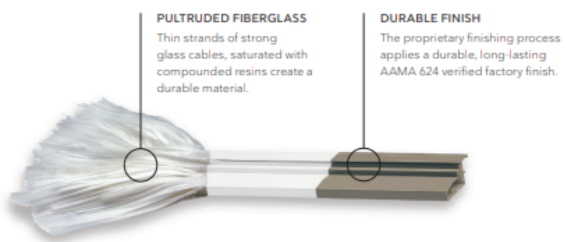
Windows and doors made with Ultrex resist scratches, dings, and marring more than vinyl. Our proprietary, mechanically bonded acrylic finish is up to three times thicker than painted competitive finishes, and it resists UV degradation up to five times longer than vinyl—even on dark colors.

ACRYLIC CAP

STRENGTH AND STABILITY OF ULTREX

Ultrex pultruded fiberglass has a tensile strength 8x stronger than vinyl and 3x stronger than non-fiberglass vinyl/wood composites. Windows and doors made with Ultrex bend and flex less, resist cracking and separating, and stand up better to everyday wear and tear.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true, year after year.



CASEMENT AND DIRECT GLAZE WINDOWS IN STONE WHITE

DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors features rich pine interiors and a durable, strong, and fully paintable Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Elevate Round Tops include the extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking.

WOOD INTERIOR FINISHES

BARE PINE
Wood comes bare and ready to be painted or stained

CLEAR COAT
Wood is finished in the factory with a clear coat

PAINTED WHITE
Factory painted

PAINTED DESIGNER BLACK
Factory painted

FIBERGLASS EXTERIOR COLORS

STONE WHITE

CASHMERE

PEBBLE GRAY

BRONZE

GUNMETAL

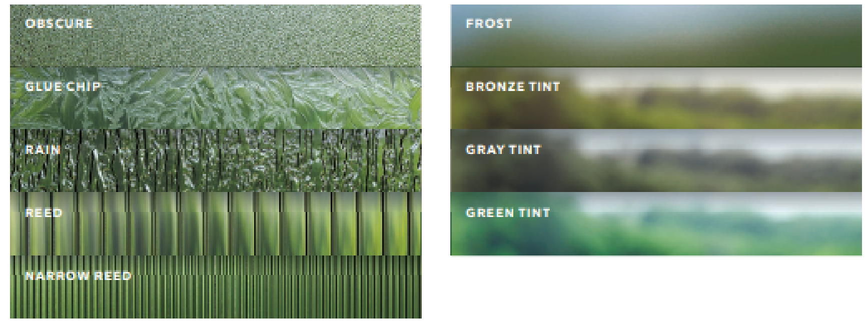
EBONY

GLASS OPTIONS

Glass is available with Standard Dual Pane or optional Triple Pane on select products. Available with Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones.

Laminated glass is also offered in products designed specifically for hurricane zones.

DECORATIVE GLASS



DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)
Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal or Ebony exterior.*

SIMULATED DIVIDED LITE (SDL)
Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.

GRILLES-BETWEEN-THE-GLASS

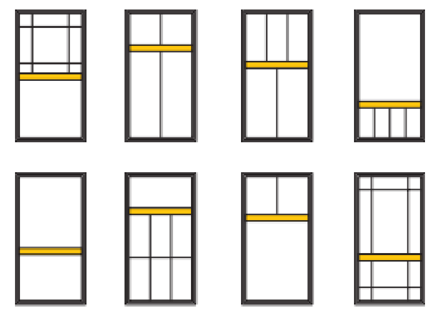
SIMULATED DIVIDED LITE

SIMULATED CHECKRAIL

Simulated Checkrail is the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress, or performance demand another solution.

You specify placement of the horizontal simulated checkrail bar and the lite cut patterns above and below.

These illustrations offer a sampling of 7/8" Simulated Divided Lite (SDL) patterns that can be selected in combination with the 2 11/32" Simulated Checkrail on Casement, Awning, Glider, Direct Glaze Rectangle, Picture windows, and all Elevate doors.



* Not available in polygons except direct glaze rectangles.

* Argon gas not available in high elevations where capillary tubes are required.

Barn Light Outdoor Wall Sconce
By Visual Comfort Studio

LUMENS
Call Us (877) 445-4486

Barn Light Outdoor Wall Sconce
By Visual Comfort Studio

Product Options

Finish: Black,
Size: Medium,
Bulb Requirements: Bulb Included,
Bulb Type: LED

Details

Includes 6 inch extender rod

Dimensions

Medium Option Backplate: Diameter 5"
Medium Option Fixture: Width 12", Height 10.63", Depth Adjustable From 17.13", Adjustable To 23.13", Weight 1.8Lbs

Lighting
Medium

Lamp Type	LED
Total Lumens	1100.0
# of Bulbs	1 (Included)
Bulb Type	9W A19 E26
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	15,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Notes:

Prepared by:

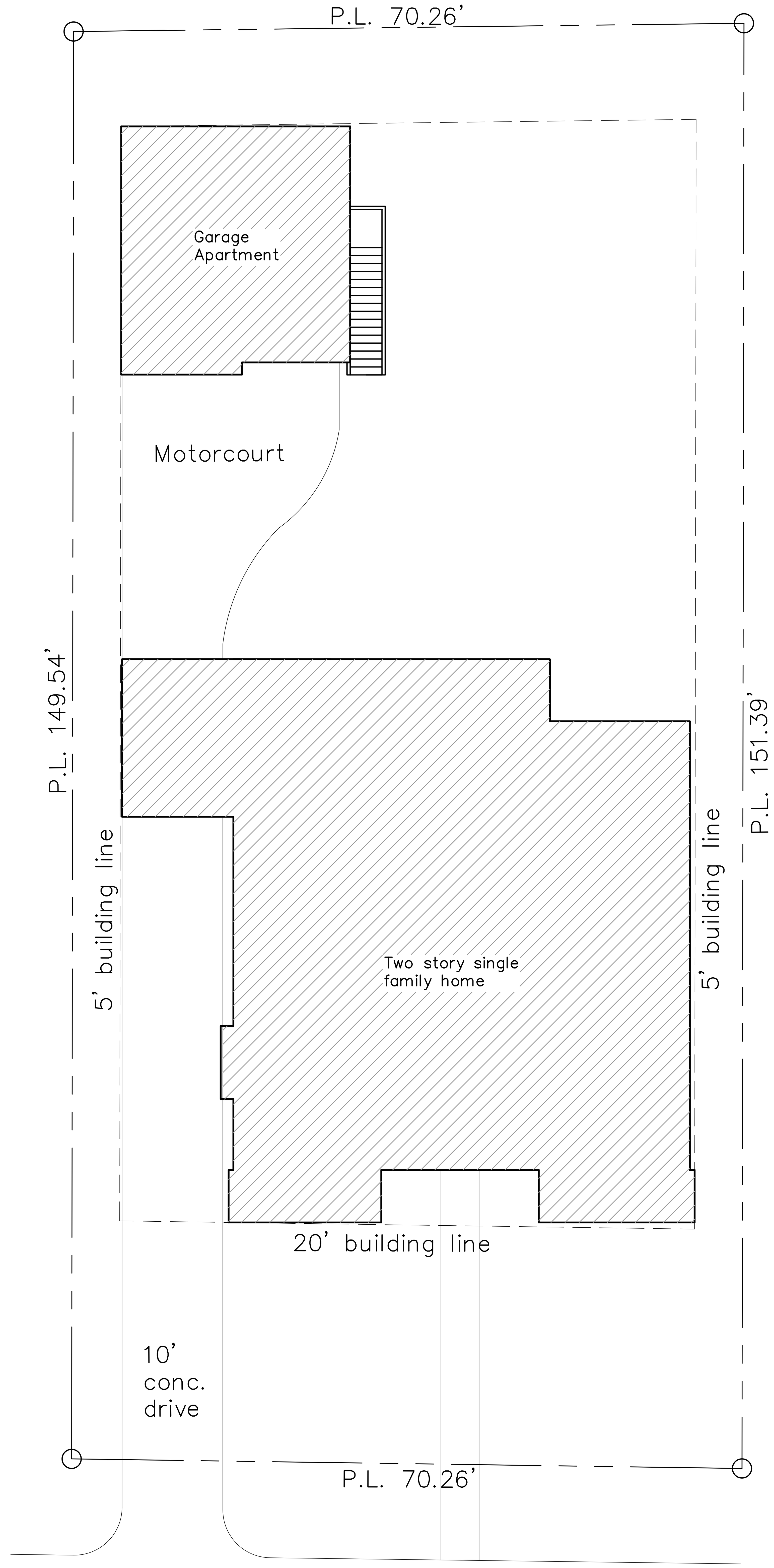
Prepared for:	Sierra Homes
Project:	211 W Creek St
Room:	Rear Covered Patio
Placement:	Dark Sky Compliant
Approval:	

Additional Details

Product URL: https://www.lumens.com/barn-light-outdoor-wall-sconce-by-visual-comfort-studio-STU2636579.html
Rating: ETL Listed Wet

ITEM#: STU2636579

Created August 4th, 2025



SITE PLAN

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

site plan - unless noted otherwise

A1-1 The foundation design shall be predicated upon proper final grading by others to ensure adaquate 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 adaquate protection againts damage.

A1-3 The builder and/or owner shall be responsible for consulting with a licensed professioanl engineer regarding the foundation, framing, and site draiange. 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 engeneers seal be present on these drawings, the engeneer of record shall bear the responsiility for the structural design. DERRIK MCKENZIE DESIGNER will not be held responsible for the structural design in any way, or with any prolems associated with the engineering aspects of the structure.

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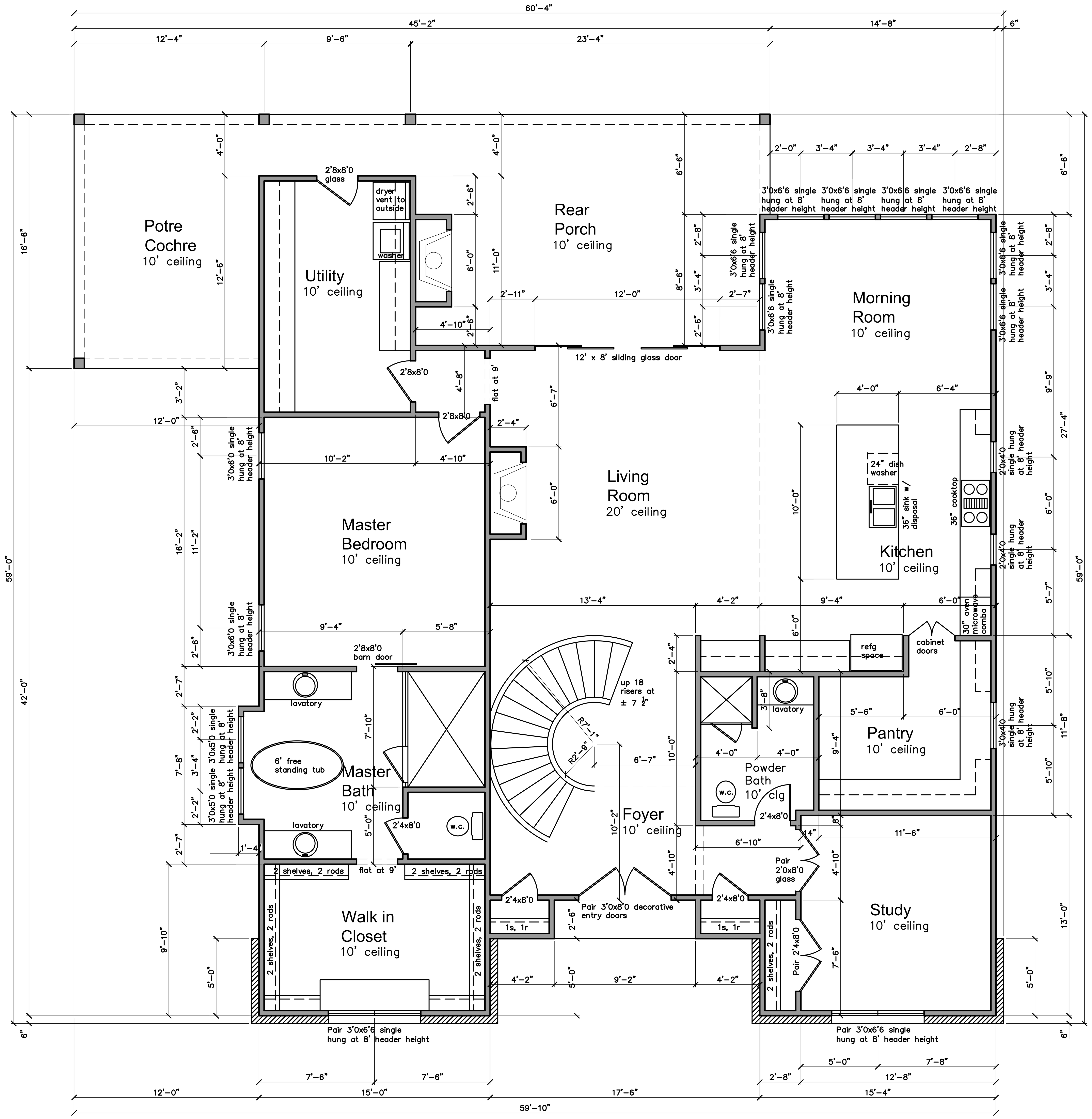
SHEET NO.
A-1



FIRST FLOOR PLAN

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

LOT A, VINKLAREK PROJECT

floor plans - unless noted otherwise

A4–1 First Floor (nominal heights) 10'–0" ceiling height, 8'–0" window header heights, 8'–0" interior door heights (1 3/8" thick hollow core) 8'–0" exterior door heights (1 3/4" solid core)

A4–2 Second Floor (nominal heights) 9'–0" ceiling height, 6'–8" window window header heights, 6'–8" interior door and cased opening heights

A4–3 All height designations shall be measuared from main finished floor at first floor plan, and from second finished floor at second floor plan.

A4–4 Weatherstrip at all exterior doors

A4–5 All angles shown in plan shall be divisible by 45

A4–6 Doors between attached garage and the dwelling shall be minimum 1 3/8" solid core wood and self closing, or be a 20 minute fire–rated assemly.

A4–7 Refer to interior elevations for additional furring and framing information.

A4–8 All bedroom windows shall be max. 44" above finished floor, with a minimum 24" high and 20" wide opening to provide at least 5.7 square feet of opening.

A4–9 Minimum width between handrails shall be 30", height above nose of tread shall be minimum 34", and maximum 38", hand gripping portion of handrails shall not be less than 1 1/2" and not more than 2" in cross–sectional dimension or the shape shall provide an equal amount of gripping surface. Handrails projecting from the wall shall have a space of not less than 1 1/2" between the wall and the handrail. All stairways shall have at least one handrail. Handrails shall be installed on all open sides of the stairs. Handrails shall be continuous for the full lenght of the stair, and shall terminate at a newelpost or saftey terminal.

A4–10 Approved smoke detectors require 120 volt connections to house wiring and battery backup.

A4–11 Provide ventilation at all baths which is connected directly to outside air with a point of discharge at least 3 feet from any opening that allows air entry into occupied portions of the building.

A4–12 Shower stalls and tubs with shower heads shall have walls finished with a non–absorbent surface over waterproof gypsum board (or equal or etter material), to a height of at least 70".

A4–13 Engineering of the foundation, superstructure, and stairs does not fall within the scope of the work performed by DERRIK MCKENZIE DESIGNER. It shall be the responsibility of the owner or builder to have this performed. If an engeneers seal is present apon these drawings, the engeneer of record shall be fully responsible for all engineering matters relating to the foundation, superstructure, or stairs.

square footage calculations

First Floor	2222 sf
Second Floor	1139 sf
Garage Apartment	487 sf
Total Living Area	4121 sf
Garage	609 sf
Entry	22 sf
Rear Porch and Potre Cochre	577 sf
Total Covered Area	5329 sf

Guardrails – max. 4' openings and 36" height, as per IRC 312.1 and 312.2 Handrails – 34" to 38" height, as per IRC r3311.5.6.1. Maximum 7 3/4 rise, 10" run, as per IRC R 311.5.3.1. Enclosed useable space below stair must have 1/2 gypsum board as per IRC R311.2.2. Live load design 200lbs/sq.ft. guardrails, as per R301.5 and table 301.5

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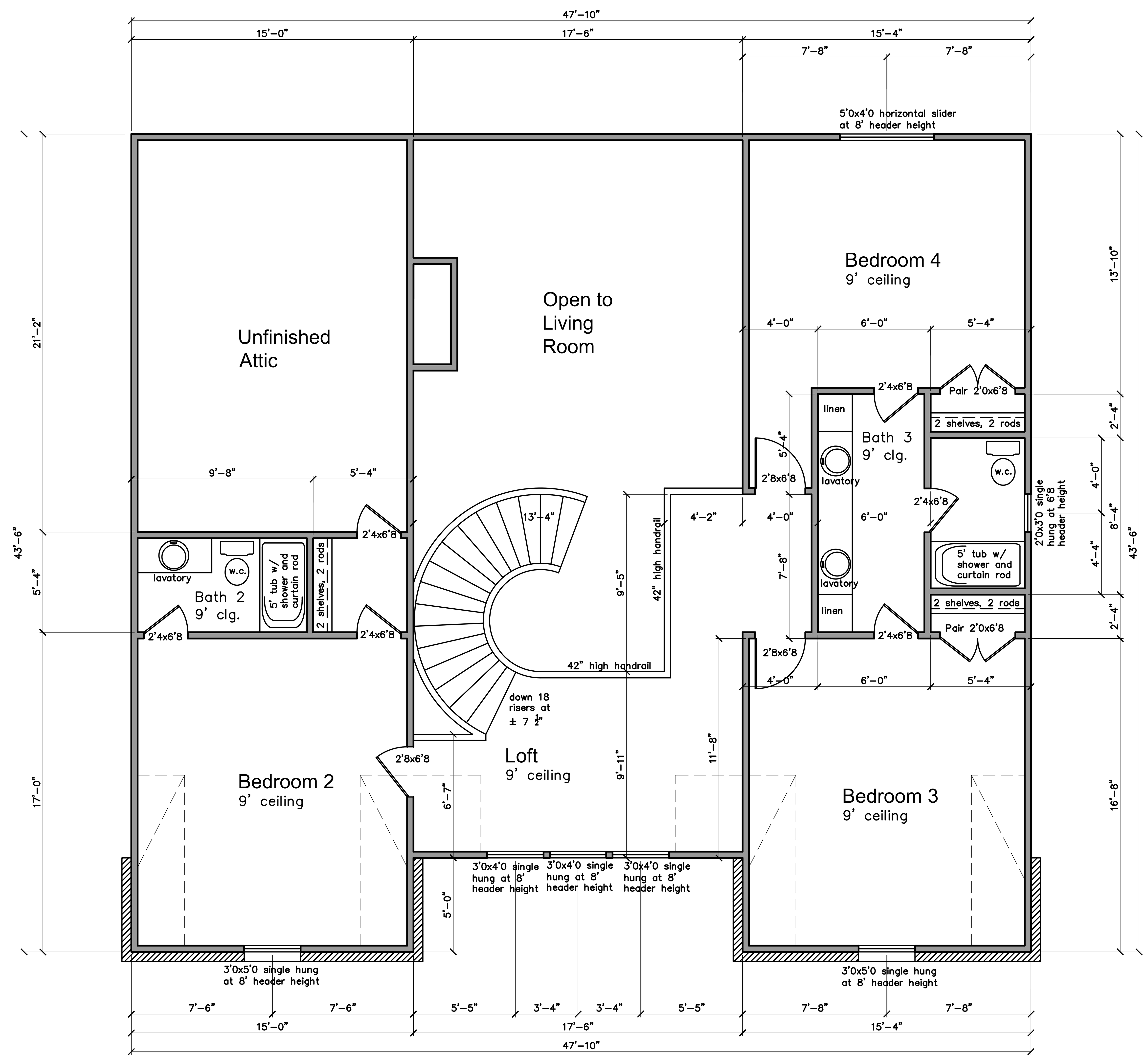
SHEET NO.
A-2



SECOND FLOOR PLAN

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

floor plans - unless noted otherwise

A4-1 First Floor (nominal heights) 10'-0" ceiling height, 8'-0" window header heights, 8'-0" interior door heights (1 ⅜" thick hollow core) 8'-0" exterior door heights (1 ¾" solid core)

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A4-13 Engineering of the foundation, superstructure, and stairs does not fall within the scope of the work performed by DERRIK MCKENZIE DESIGNER. It shall be the responsibility of the owner or builder to have this performed. If an engeneers seal is present apon these drawings, the engeneer of record shall be fully responsible for all engineering matters relating to the foundation, superstructure, or stairs.

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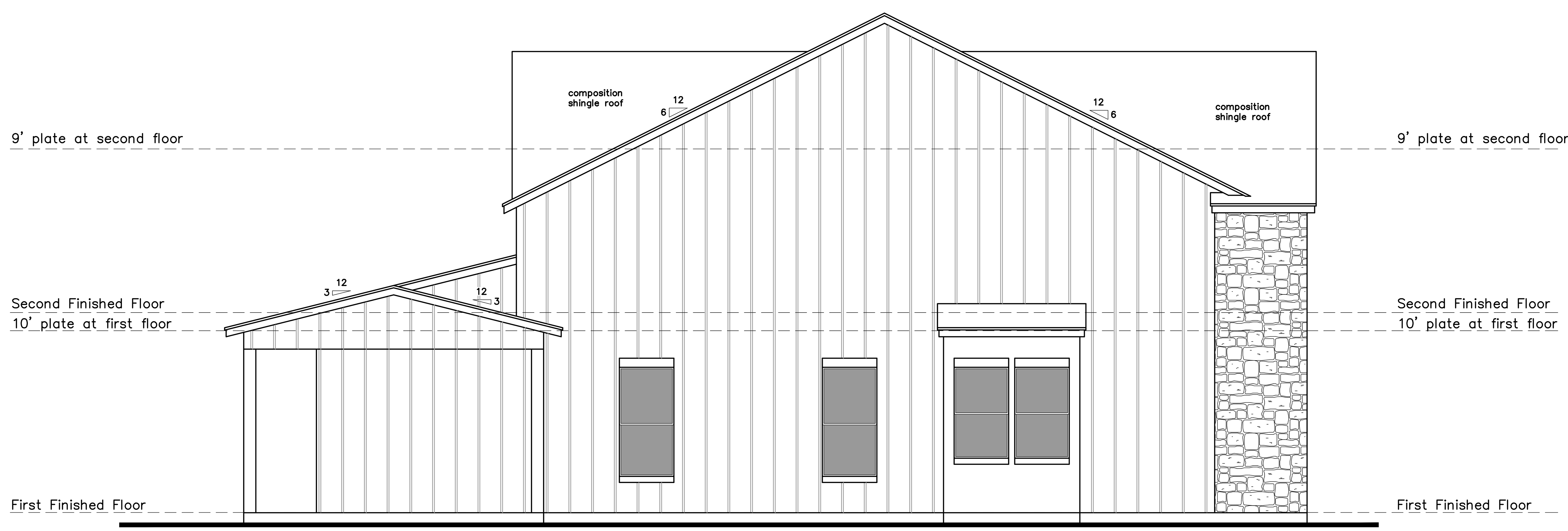
SHEET NO.
A-3

FRONT ELEVATION

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



LEFT ELEVATION

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

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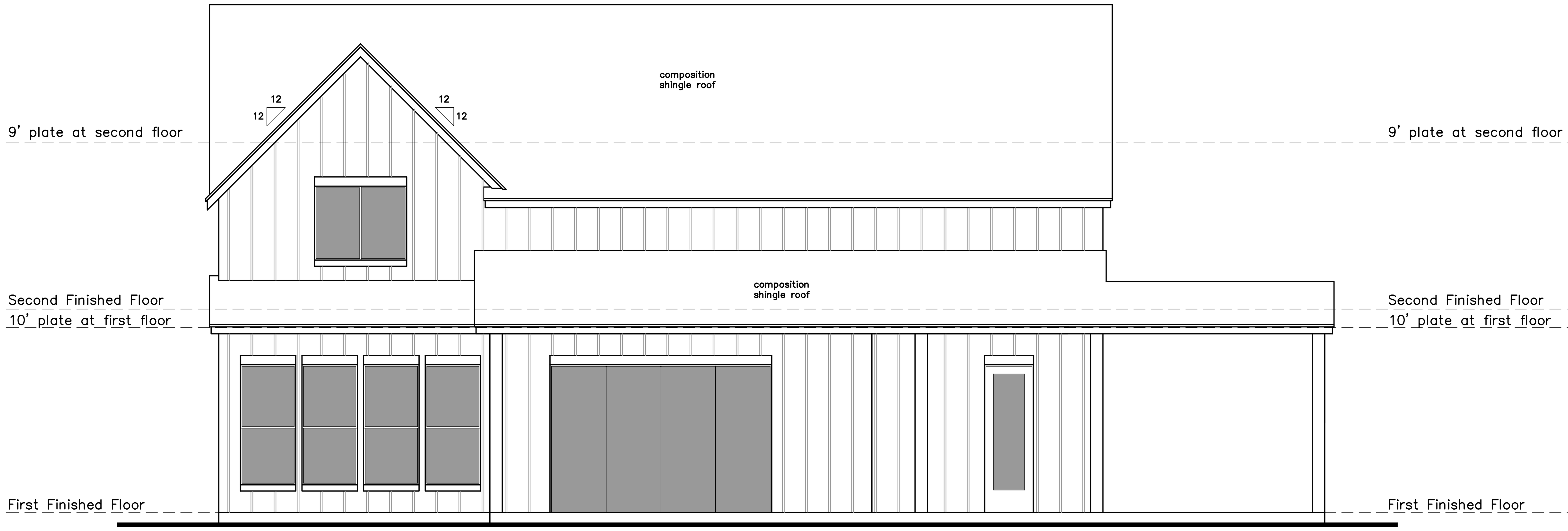
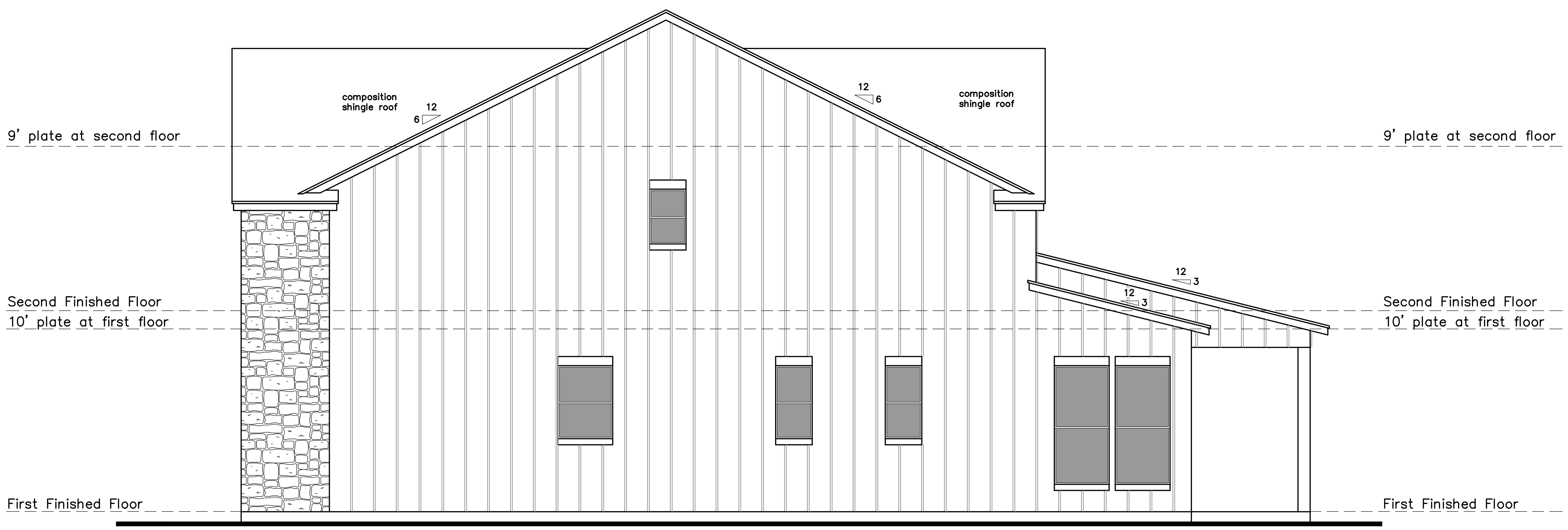
SHEET NO.

A-4



REAR ELEVATION

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



RIGHT ELEVATION

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

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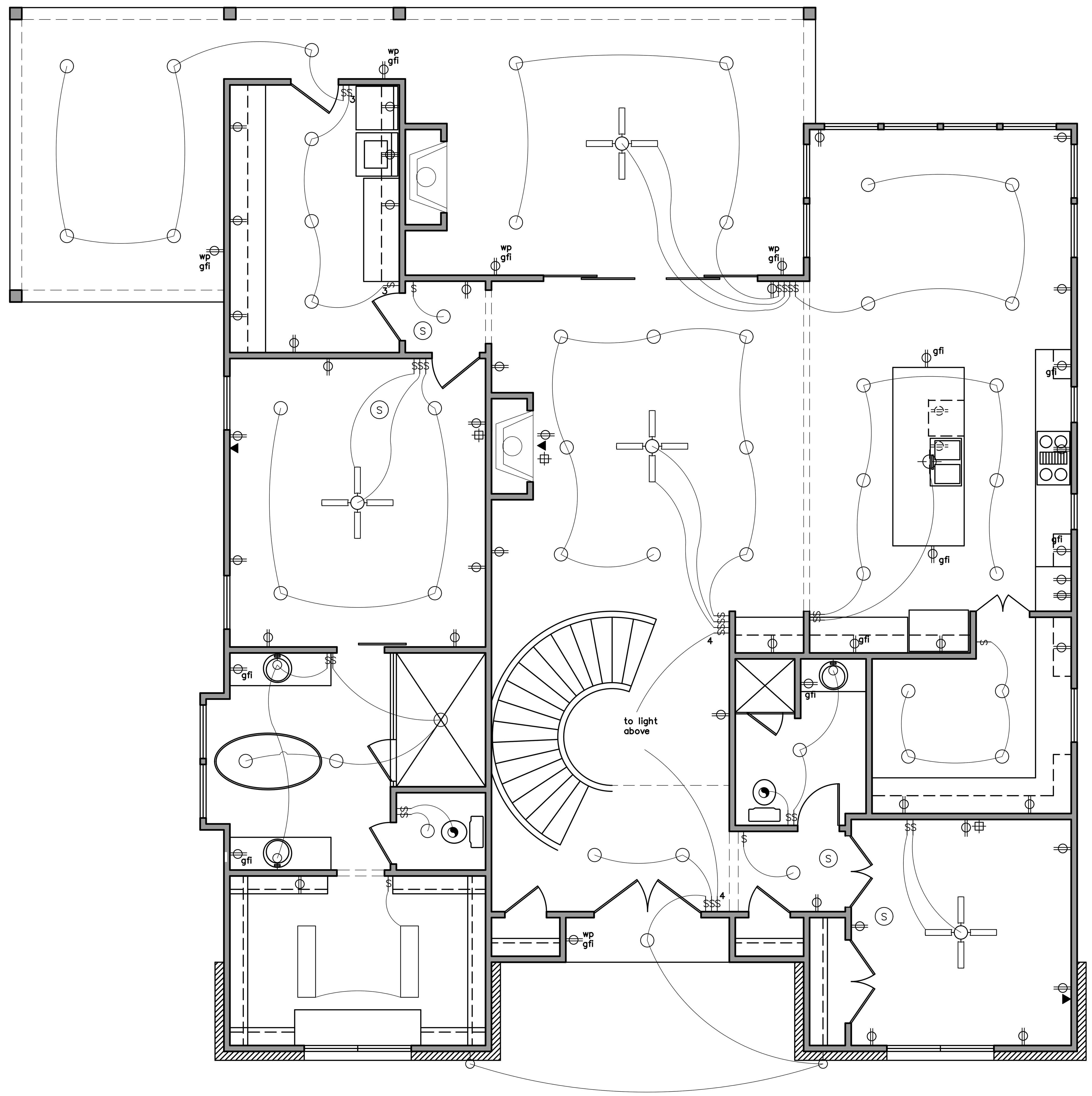
SHEET NO.
A-5



FIRST FLOOR ELECTRICAL PLAN

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

electrical symbols key

- ceiling mounted fixture
- recessed light fixture
- recessed wall washer
- ceiling mounted flurocent
- wall mounted fixture
- wall mounted sconce
- heat fixture (heat)
- vent fixture
- security lights
- water outlet (h20)
- hose bib
- telephone outlet
- cable t.v. outlet
- smoke detector
- 120 v duplex outlet
- ground fault interrupt (gfi)
- 220v duplex outlet
- switch
- 3-way switch
- 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 diagrammic. 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 maintence shall be readily accessable

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

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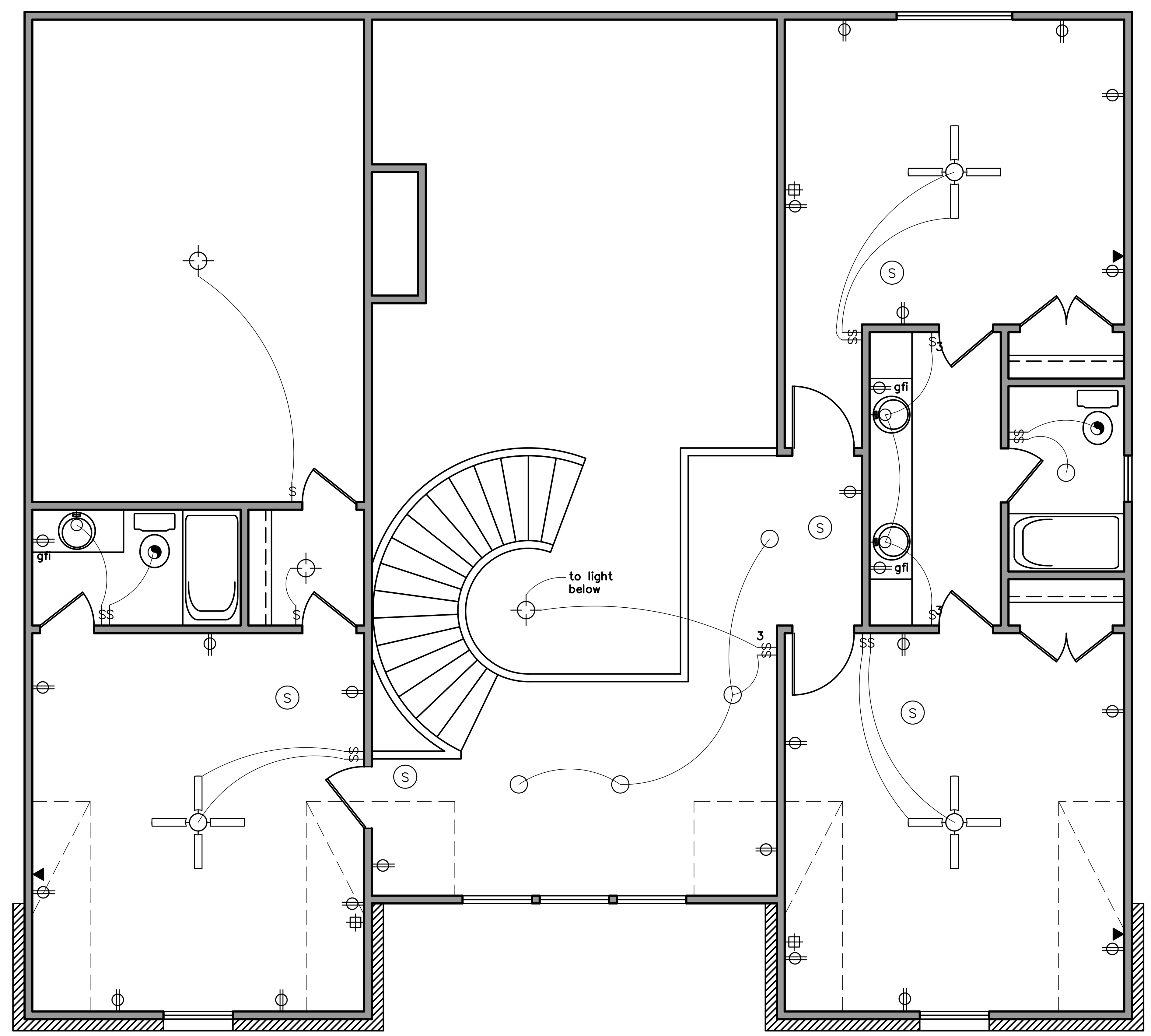
SHEET NO.
A-6



SECOND FLOOR ELECTRICAL PLAN

scale: 1/4" = 1'–0"

electrical symbols key

- ceiling mounted fixture
- recessed light fixture
- recessed wall washer
- ceiling mounted flurocent
- wall mounted fixture
- wall mounted sconce
- heat fixture (heat)
- vent fixture
- security lights
- water outlet (h20)
- hose bib
- telephone outlet
- cable t.v. outlet
- smoke detector
- 120 v duplex outlet
- ground fault interrupt (gfi)
- 220v duplex outlet
- switch
- 3–way switch
- 4–way switch
- ceiling fan

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LOT A, VINKLAREK PROJECT

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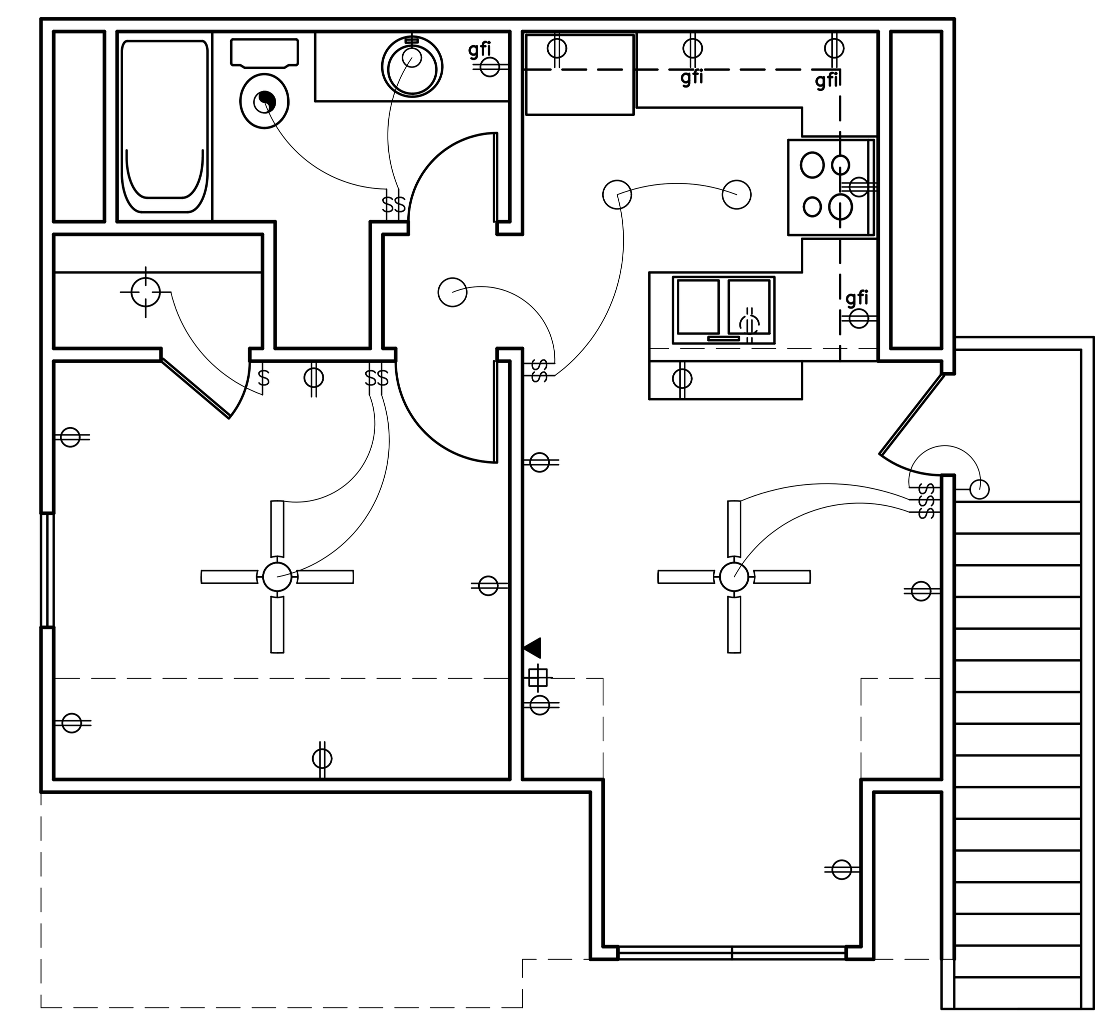
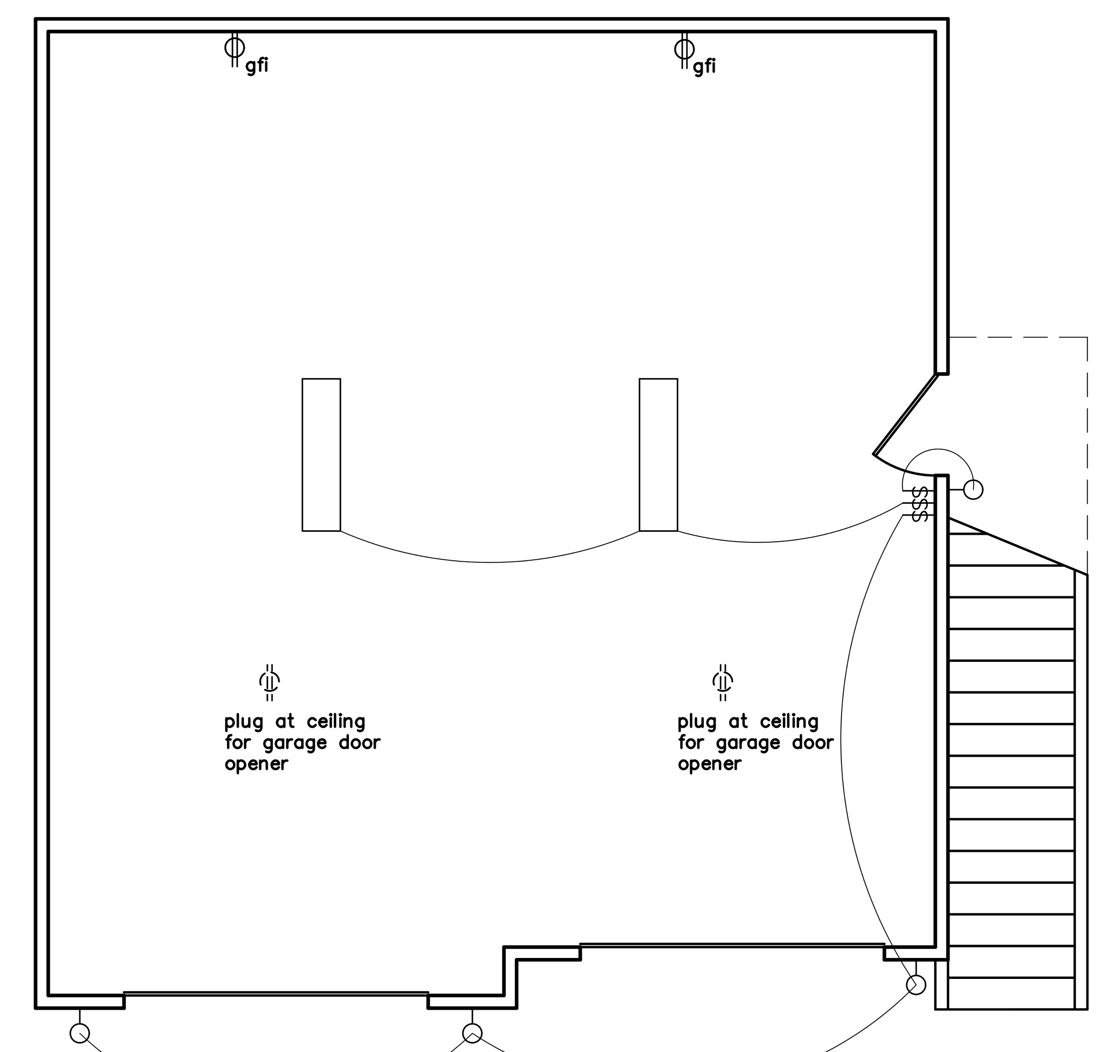
SHEET NO.

A-7



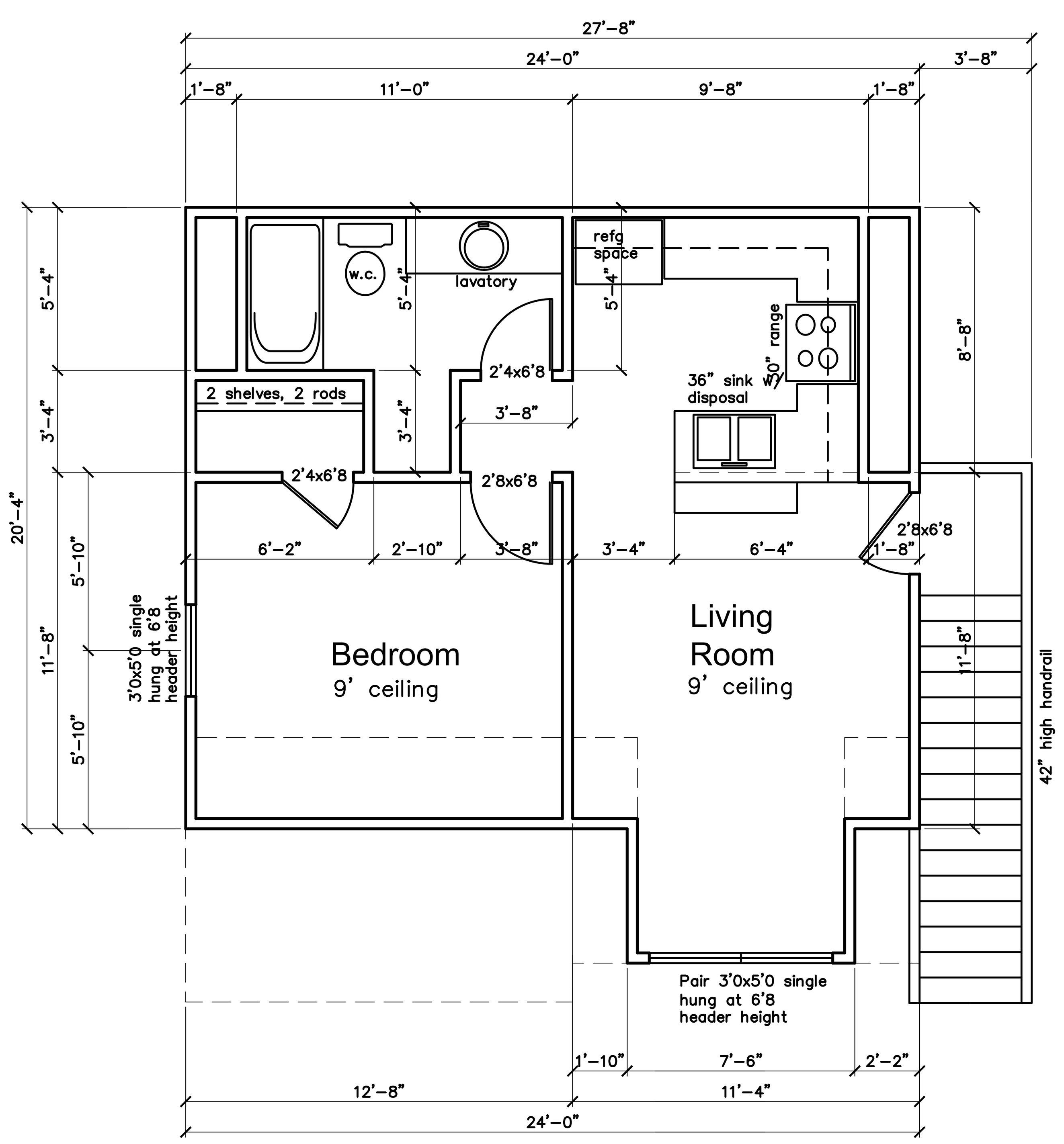
GARAGE SECOND FLOOR ELECTRICAL

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



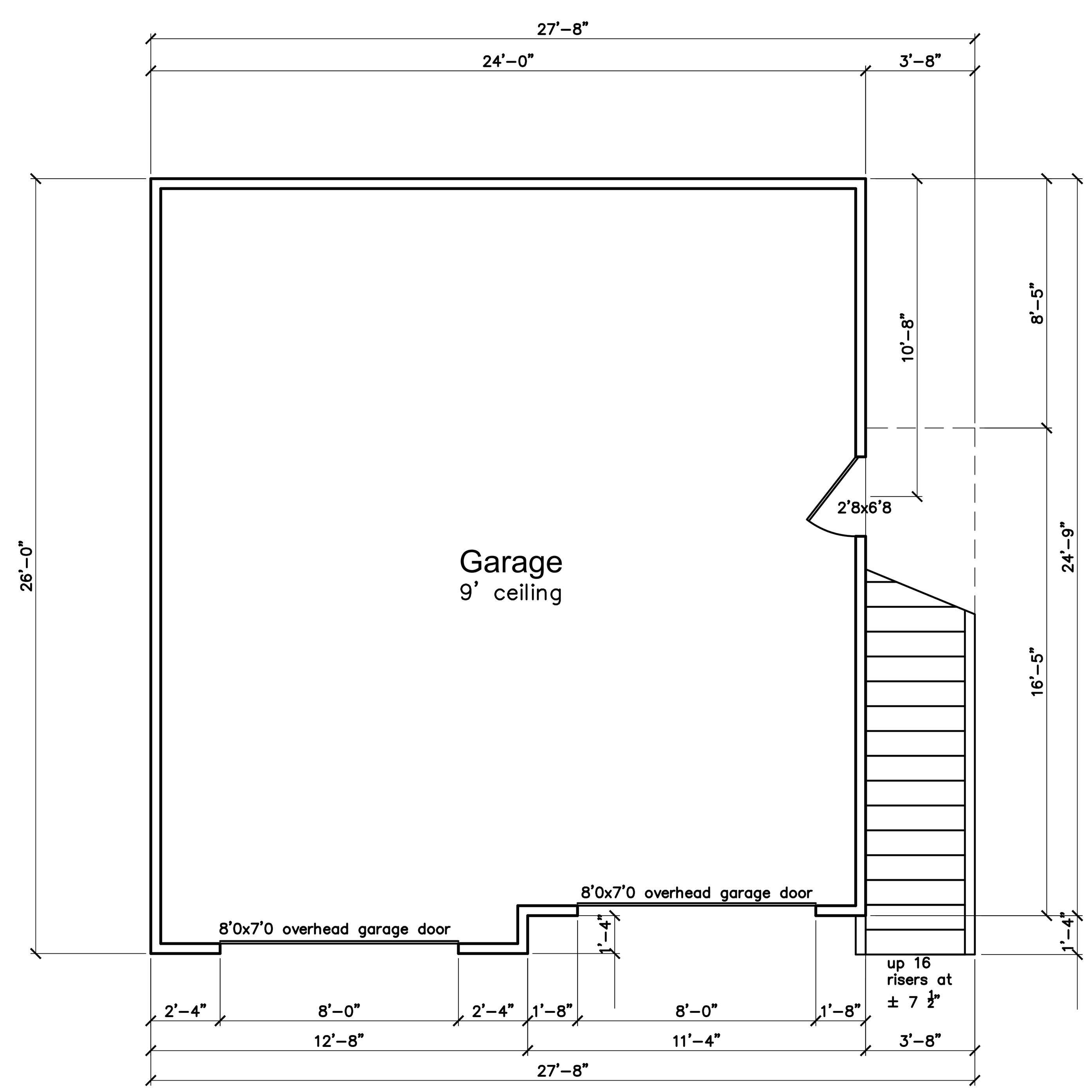
GARAGE FIRST FLOOR ELECTRICAL

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



GARAGE SECOND FLOOR

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



GARAGE FIRST FLOOR

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

LOT A, VINKLAREK PROJECT

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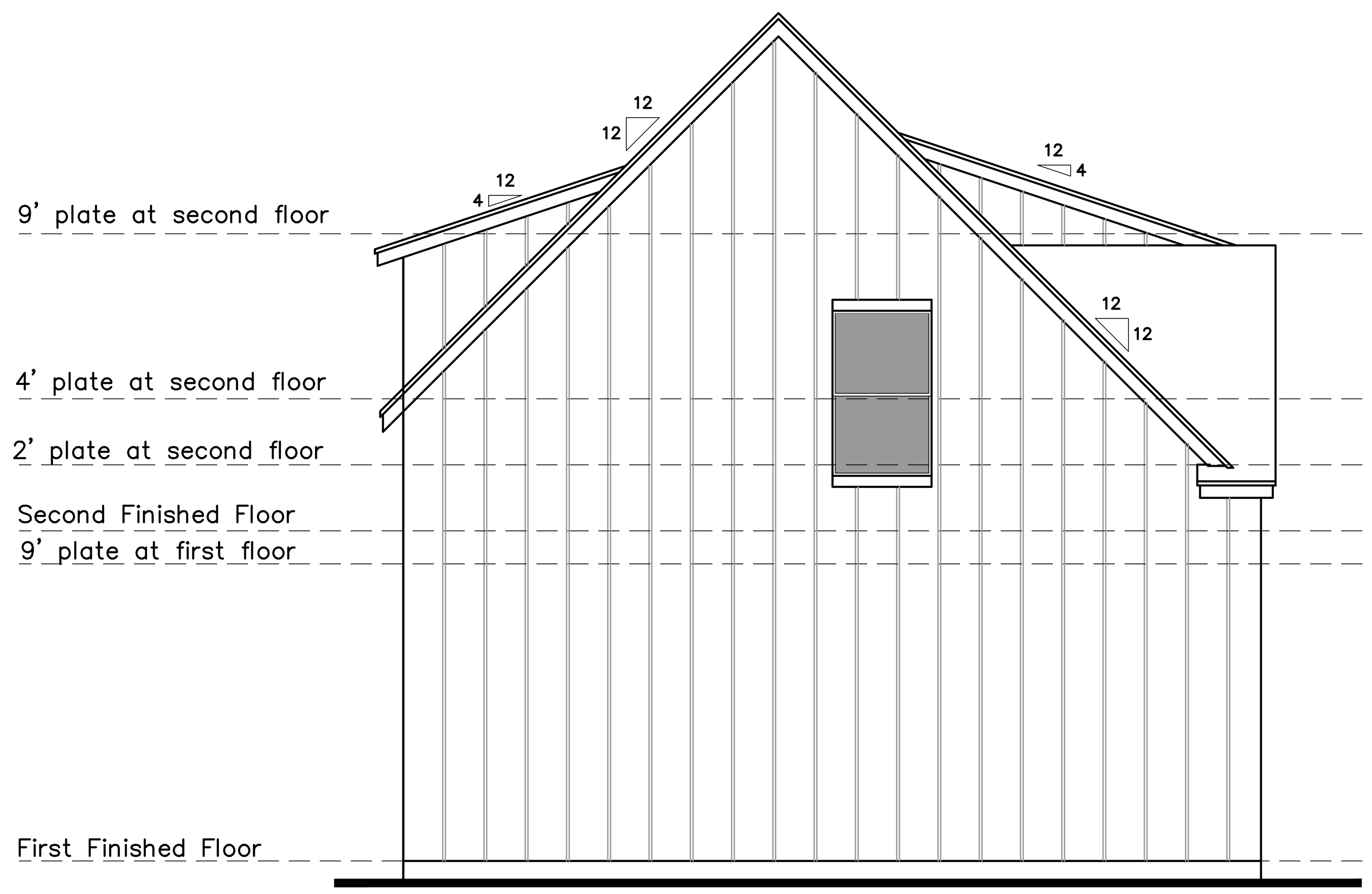
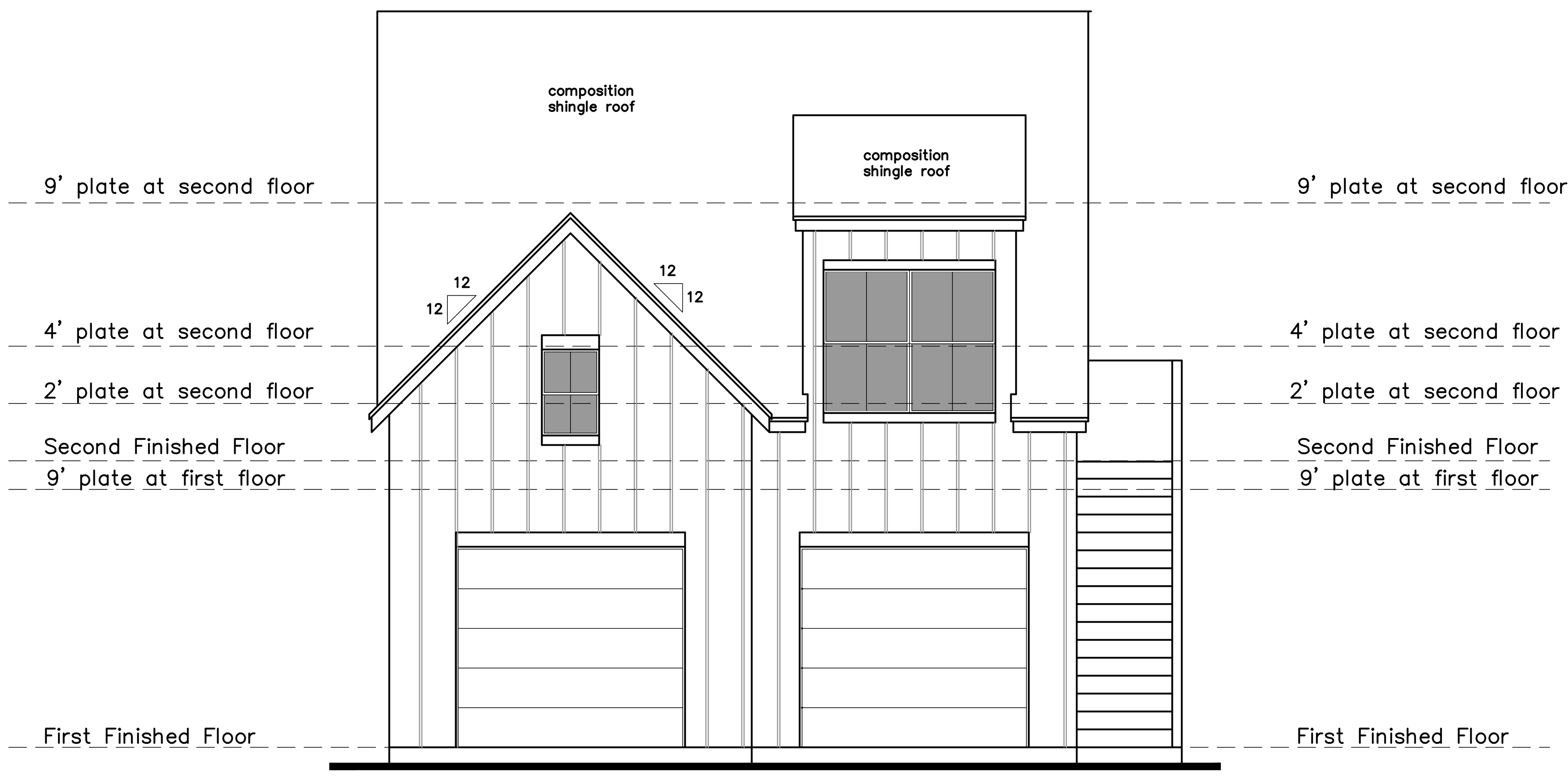
SHEET NO.
A-8



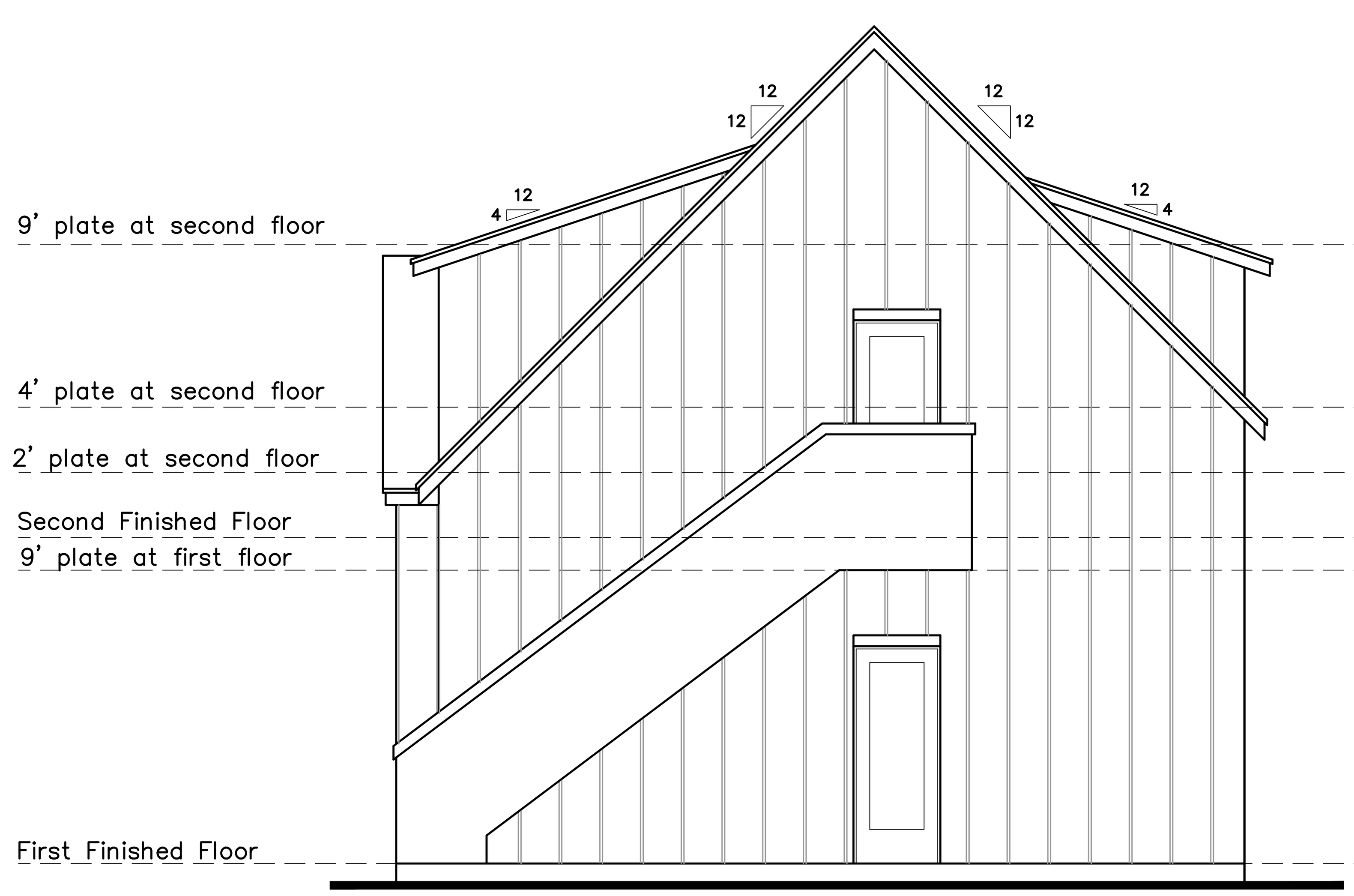
GARAGE LEFT

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



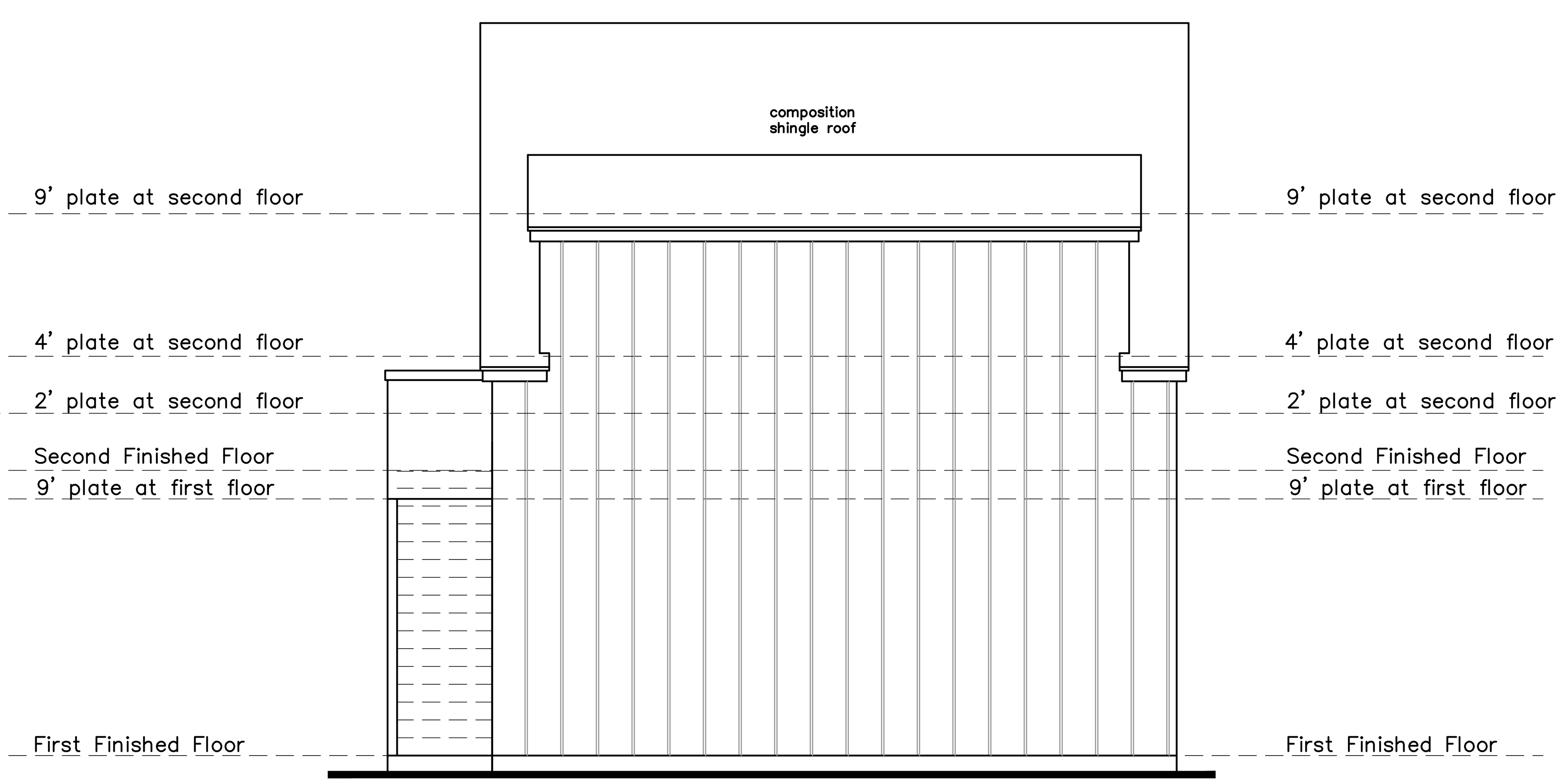
GARAGE FRONT

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



GARAGE RIGHT

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



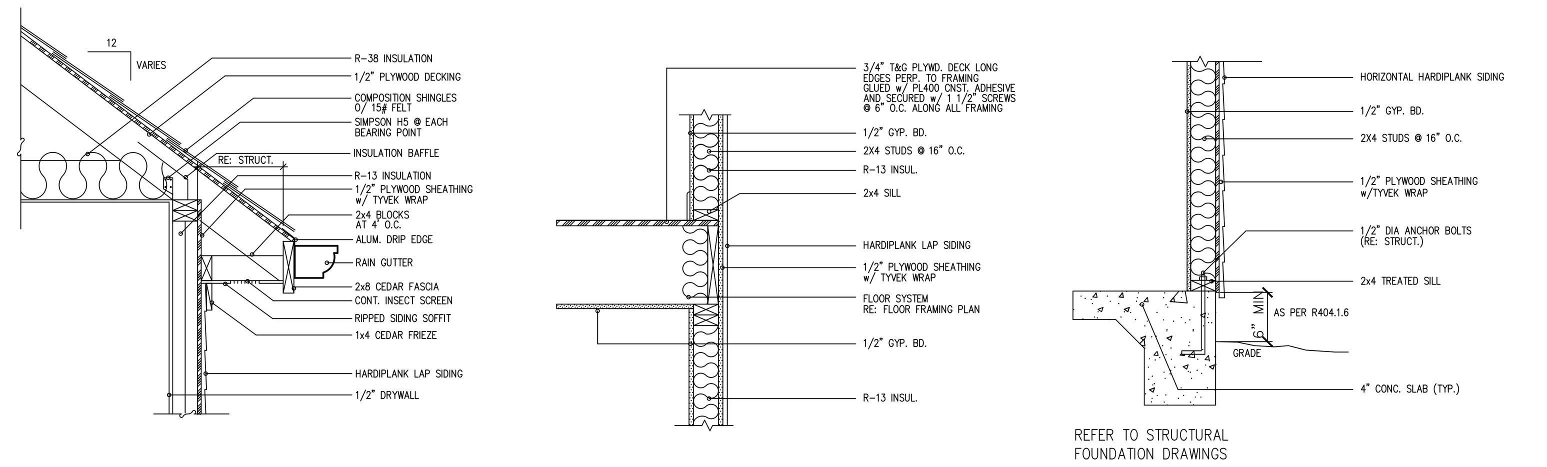
GARAGE REAR

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

LOT A, VINKLAREK PROJECT

MCKENZIE
DRAFTING AND
DESIGN
OFFICE: 832-814-4945
EMAIL: MCKENZIEDESIGN@OUTLOOK.COM
WEBSITE: MCKENZIEDRAFTINGANDDESIGN.COM

SHEET NO.
A-9



EAVE @ SIDING

PROVIDE FIREBLOCKING AS PER R602.8

FLOOR ASSEMBLY

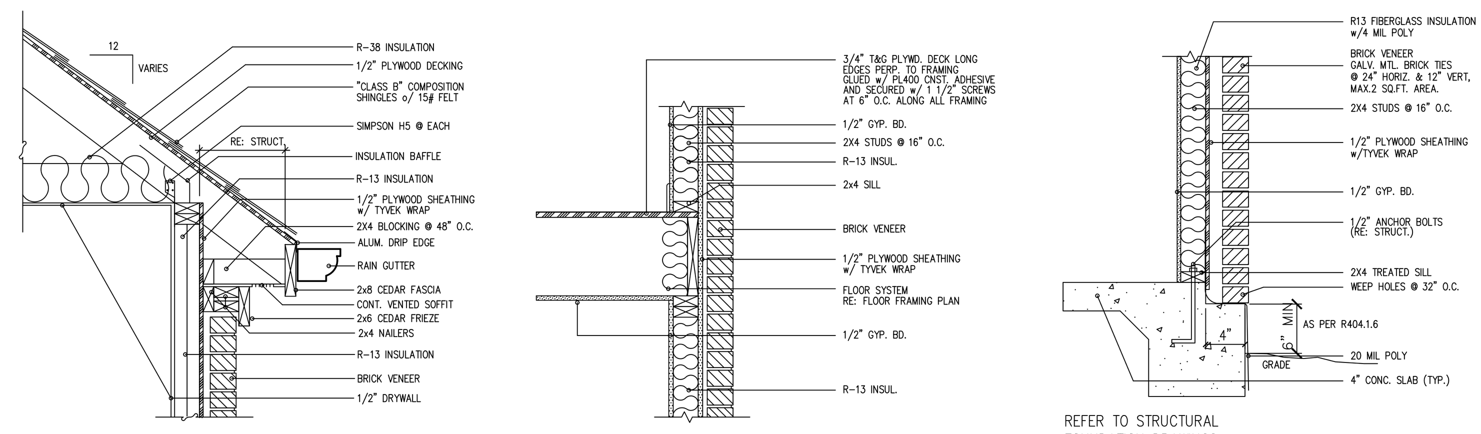
PROVIDE FIREBLOCKING AS PER R602.8

FDN w/SIDING

PROVIDE FIREBLOCKING AS PER R602.8

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

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



EAVE @ BRICK

FLOOR ASSEMBLY

EXT WALL @ GRADE

BRICK / MASONRY WALL DETAILS

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

HANDRAIL

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 mansonry, 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 Slabs: 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 glavanized sheet gage) corrosion risistant weep screed with a minimum vertical attachment flange of 3 ½" 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 mansonry cement is used, no additional lime or plasticizers shall be added. Hydrated lime or the equilavent 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 occured. 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, rodded and floated suffiently rough to provide adequate bond for the finish coat. The second coat shall have no variation greater than ¼" in any direction under a 5 foot straight edge
Curing and interval: 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	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 westher conditions are faborable to the retension 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 suffient hardness
Alternate method of application: The second coat is permitted to be applied as soon as the first coat has attained sufficient rigidity to recieve the second coat.
Admixtures: 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

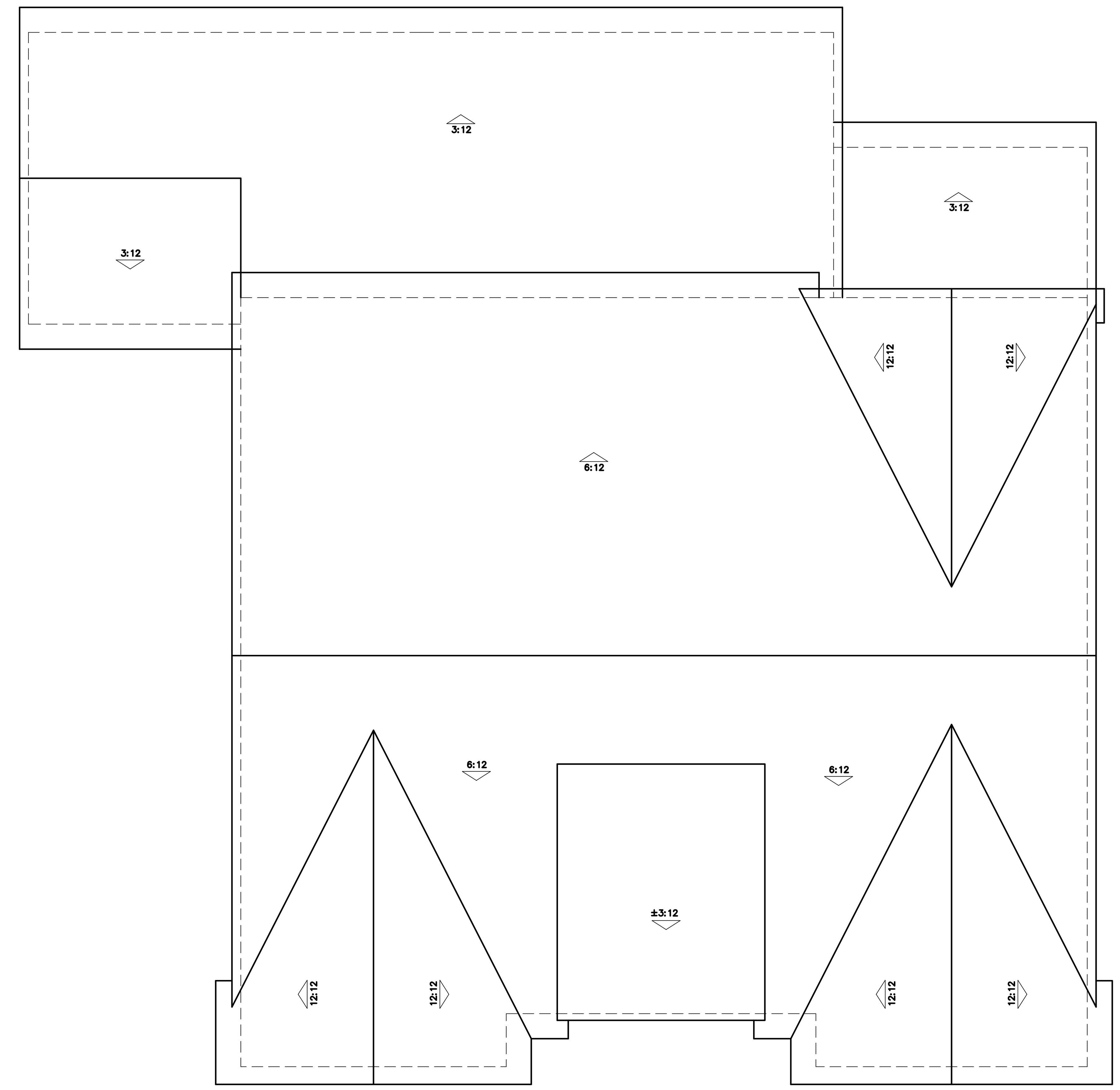
General: When approved, elevated foundatiosn supporting not more than one story and meeting the provisions of this section may be used. A foundation investigation may be required by the building offical.
Material: All exposed wood framing members shall be treated wood. mAll metal connectors and fasteners used in exposed locations shall be corrosion-resistant or non-corrosice 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 8" Eight inch square piles shall have a minimum embediment lenght of 5 feet and shall project not more than 8 feet above undisturbed ground surface. Eight inch taper piles shall have a minimum embediment lenght of 6 feet and shall project not more than 7 feet above undisturbed ground surface.
Girders: 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 parralell 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 ofht epile cross section. Approved bolted connections with ¼" corrosion resistant or noncorrosive steel plates and ¾" diameter bolts shall be provided. Each end of the girder shall be connected to the piles using a minimum of two ¾" diameter bolts.

General mechanical system requirements

Attics containing appliances requiring access shall be provided with a pull down staircase with a clear opening not less than 22 inches wide and a load capacity of not less than 350 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 lenght 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 at leadt 30" deep and 30" wide shall be present along all sides of the appliance where access is required. The clear access opening dimentions shall be a minimum of 20" by 30" , where such dimensions are large enough to allow removal of the largest appliance.

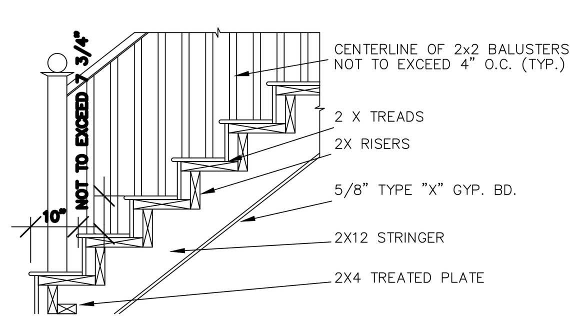
Roof notes

Roof sheathing: solid roof sheathing shall be applied and shall consist of a minimum 1 inch thick nominal lumber applied diagonally or a minimum 15/32" thick wood structural panel or particle board (osb) or other approved sheathing applied with the long dimention perpendicular to support rafters. Sheathing shall be nailed ot 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 covering: Roof coverings 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 at gabeled ends shall not exced 2 feet unless an analysis showing that the required resistance to prevent uplift is provided.



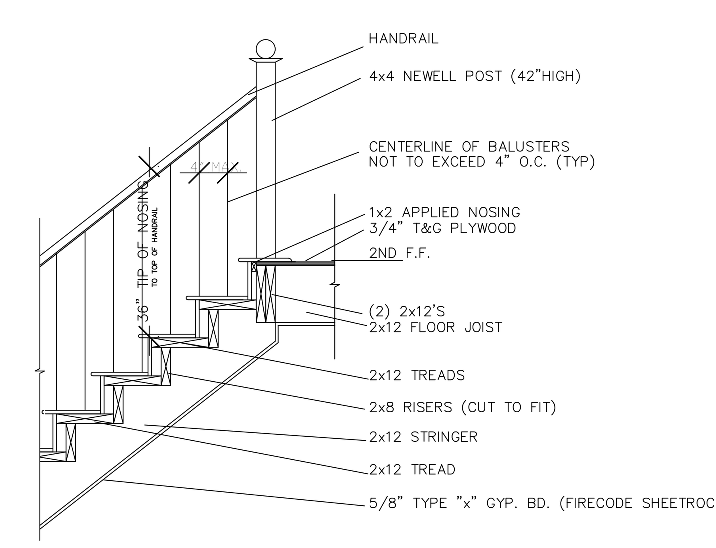
ROOF PLAN

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



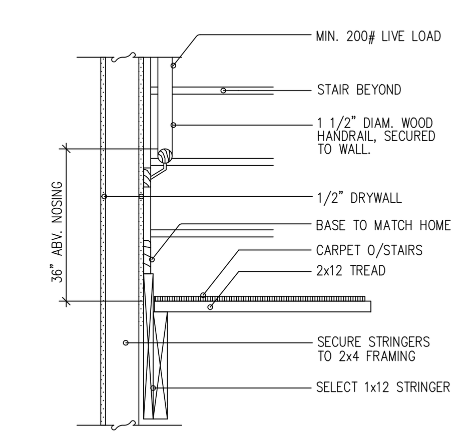
STAIR AT FIRST FLOOR

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-10

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: October 14, 2025
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-1068 - 310 S. Lee St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new single-family home on property located at 310 S. Lee St., legally described as LANGERHANS BLOCK 2, LOT 19R, REPLAT.

SUMMARY:
The applicant is requesting a Certificate of Appropriateness to construct a new single-family residential structure on a vacant lot located at 310 S. Lee St. The proposed new structure will be a single-story home to have a Timberline HDZ asphalt shingle roof in "Charcoal", siding of Hardie fiber-cement boards with wood battens painted "White", Marvin wood-clad divided light windows and doors and masonry brick painted "White".

The proposed structure is 2,756 square feet of living area and an additional 1,475 square feet to include garage/storage, and porches for a total covered area of 4,231 square feet.

Application Number: 2025-1068
Address: 310 S. Lee St.
Rating: N/A
Zoning: R2, Mixed Residential
Applicant: Shawn Vinklarek, Guido Hill Country

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

3.4.1 Lot Coverage

The applicant should consider the complex types prevalent almond 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:

The review of the proposed design identifies concerns with the size, scale and height of the proposed structure. Staff recommends approval of this request 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. 2025-1068-310 s lee scope
2. J__Base - 2911 - 70_Vinklarek Front & Side Elevation (1)

310 South Lee Street

New Construction of single-family home, Scope of Work:

Roof: GAF, Timberline HDZ asphalt shingle roof in “Charcoal”.

Siding: Hardie® fiber-cement boards with wood battens to – painted “White”

Windows: Marvin® wood clad divided light in “Black”

Doors: Marvin® wood clad divided light in “Black”

Trim: Hardie® fiber-cement to match existing – painted “White”

Porch Ceilings: Real sofit, in prefinished “White”

Porch Posts: Square wood “Fir” – Stained “Dark Oak”

Gutters & Downspouts: Black metal

Masonry: Brick – painted “White”

Exterior Lights: Visual Comfort Studio® Dark Sky Compliant black barn light

GAF Timberline UHDZ®
Ultra High Definition® Shingles

Millions of families have found shelter under a beautiful, durable, Timberline® roof. Timberline UHDZ® shingles offer a combination of beauty and benefits that goes beyond any other Timberline® shingles.

We protect what matters most™

Charcoal

Charcoal is the most neutral of shades, and works wonderfully with blues, grays, whites, yellow, gold, sage, and green.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

THE MARVIN MATERIALS DIFFERENCE: ULTREX® FIBERGLASS

Choosing the right materials for windows and doors is important when it comes to long-term appearance and performance. Ultrex, an innovative fiberglass material pioneered by Marvin over 25 years ago, was one of the first premium composites on the market. However, not all composites are created equal.

Some companies use materials with fundamentally different properties and performance values to produce a composite material. But, Ultrex is different. High density woven fibers bound by a thermally-set resin makes Ultrex more resistant to pressure and temperature than vinyl-based composites. With such different materials grouped in the composites category, it becomes important to know what sets them apart.

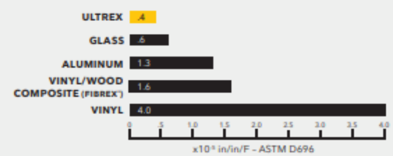
TEMPERATURES MAY FLUCTUATE, BUT ULTREX FIBERGLASS WON'T

Ultrex expands and contracts at virtually the same rate as glass, so it works with glass rather than against it. This means seals aren't as prone to leaking, and windows aren't subjected to sagging issues like other composites.

This is especially true when compared to vinyl, which can distort in extreme heat and crack in fluctuating temperatures. Ultrex resists distortion even at temperatures up to 285°F. Rapid temperature change doesn't phase Ultrex. From -30°F to 70°F, a 6-foot stile changes less than 1/32 inch in length.

EXPANSION MEASUREMENT

Ultrex expands and contracts at virtually the same rate as glass.



INDUSTRY'S BEST FIBERGLASS FINISH FOR LASTING BEAUTY

Ultrex is the first fiberglass finish to be verified to AAMA's 624 voluntary finish specifications for fiber reinforced thermoset profiles (fiberglass).

Windows and doors made with Ultrex resist scratches, dings, and marring more than vinyl. Our proprietary, mechanically bonded acrylic finish is up to three times thicker than painted competitive finishes, and it resists UV degradation up to five times longer than vinyl—even on dark colors.

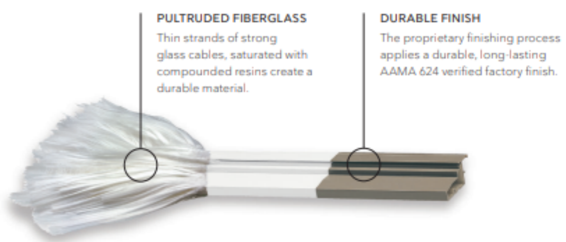
ACRYLIC CAP

ULTREX COMPOSITES ULTREX COMPOSITES

STRENGTH AND STABILITY OF ULTREX

Ultrex pultruded fiberglass has a tensile strength 8x stronger than vinyl and 3x stronger than non-fiberglass vinyl/wood composites. Windows and doors made with Ultrex bend and flex less, resist cracking and separating, and stand up better to everyday wear and tear.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true, year after year.



CASEMENT AND DIRECT GLAZE WINDOWS IN STONE WHITE

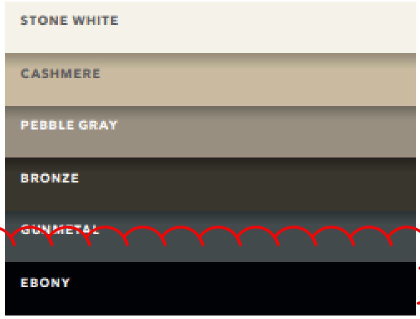
DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors features rich pine interiors and a durable, strong, and fully paintable Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Elevate Round Tops include the extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking.

WOOD INTERIOR FINISHES

FIBERGLASS EXTERIOR COLORS

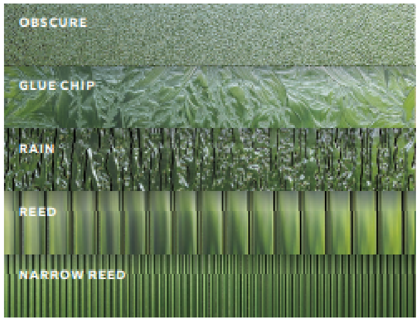


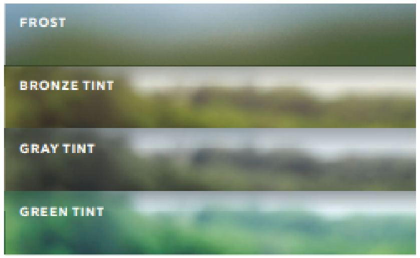
GLASS OPTIONS

Glass is available with Standard Dual Pane or optional Triple Pane on select products. Available with Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones.

Laminated glass is also offered in products designed specifically for hurricane zones.

DECORATIVE GLASS



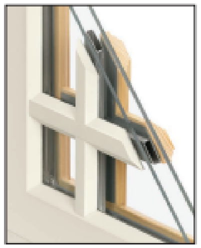


DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)
Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal or Ebony exterior.*

SIMULATED DIVIDED LITE (SDL)
Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.

GRILLES-BETWEEN-THE-GLASS



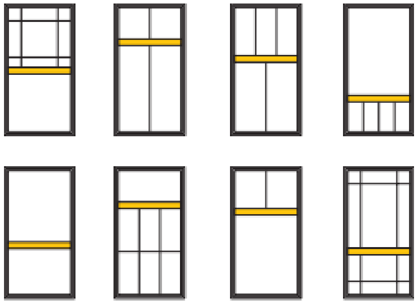
SIMULATED DIVIDED LITE

SIMULATED CHECKRAIL

Simulated Checkrail is the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress, or performance demand another solution.

You specify placement of the horizontal simulated checkrail bar and the lite cut patterns above and below.

These illustrations offer a sampling of $\frac{7}{8}$" Simulated Divided Lite (SDL) patterns that can be selected in combination with the 2 $\frac{11}{32}$" Simulated Checkrail on Casement, Awning, Glider, Direct Glaze Rectangle, Picture windows, and all Elevate doors.



* Not available in polygons except direct glaze rectangles.

* Argon gas not available in high elevations where capillary tubes are required.

Barn Light Outdoor Wall Sconce
By Visual Comfort Studio

LUMENS
Call Us (877) 445-4486

Barn Light Outdoor Wall Sconce
By Visual Comfort Studio

Product Options

Finish: Black,
Size: Medium,
Bulb Requirements: Bulb Included,
Bulb Type: LED

Details

Includes 6 inch extender rod

Dimensions

Medium Option Backplate: Diameter 5"
Medium Option Fixture: Width 12", Height 10.63", Depth Adjustable From 17.13", Adjustable To 23.13", Weight 1.8Lbs

Lighting

Medium

Lamp Type	LED
Total Lumens	1100.0
# of Bulbs	1 (Included)
Bulb Type	9W A19 E26
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	15,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Notes:

Prepared by:

Prepared for:	Sierra Homes
Project:	211 W Creek St
Room:	Rear Covered Patio
Placement:	Dark Sky Compliant
Approval:	

Additional Details

Product URL: https://www.lumens.com/barn-light-outdoor-wall-sconce-by-visual-comfort-studio-STU2636579.html
Rating: ETL Listed Wet

ITEM#: STU2636579

Created August 4th, 2025

Plan 2911 - 70

SHEET INDEX

2911
70

Owner's Name:

Building Address:

City, State, Zip:

Disclaimer Note:

Michael Campbell Design, LC authorizes the use of its house plans on the express condition that its customers strictly comply with the current International Residential Code (IRC), all local building codes, zoning requirements and other applicable laws, regulations, and ordinances. Because Michael Campbell Design, LC cannot provide on-site consultation, supervision, or control over actual construction, and because of great variance in local building requirements and practices, in addition to soil, seismic, weather and other conditions, Michael Campbell Design, LC cannot make any warranty, express or implied, with respect to the content or use of its house plans, including but not limited to any warranty of merchantability or fitness for a particular purpose. We strongly recommend that the owner/builder have these drawings thoroughly reviewed by a licensed architect, professional engineer, certified residential designer or general contractor licensed to practice in your area, in addition to your local building officials, prior to beginning construction.

Important Note:

Michael Campbell Design, LC has made every reasonable effort to insure the accuracy of these drawings. However, owner/contractor must verify all dimensions and information in these drawings prior to commencement of construction. In addition, owner/contractor must verify all existing conditions, including buildings, site condition and soil bearing pressure. All errors, omissions, and/or inconsistencies perceived by owner/contractor must be notified in writing to Michael Campbell Design, LC prior to commencement of construction. Failure to do so will release Michael Campbell Design, LC of all responsibility arising from said perceived errors, omissions, and/or inconsistencies. Any change from or alteration to these drawings is the responsibility of the owner/contractor. These drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

Michael Campbell Design, LC

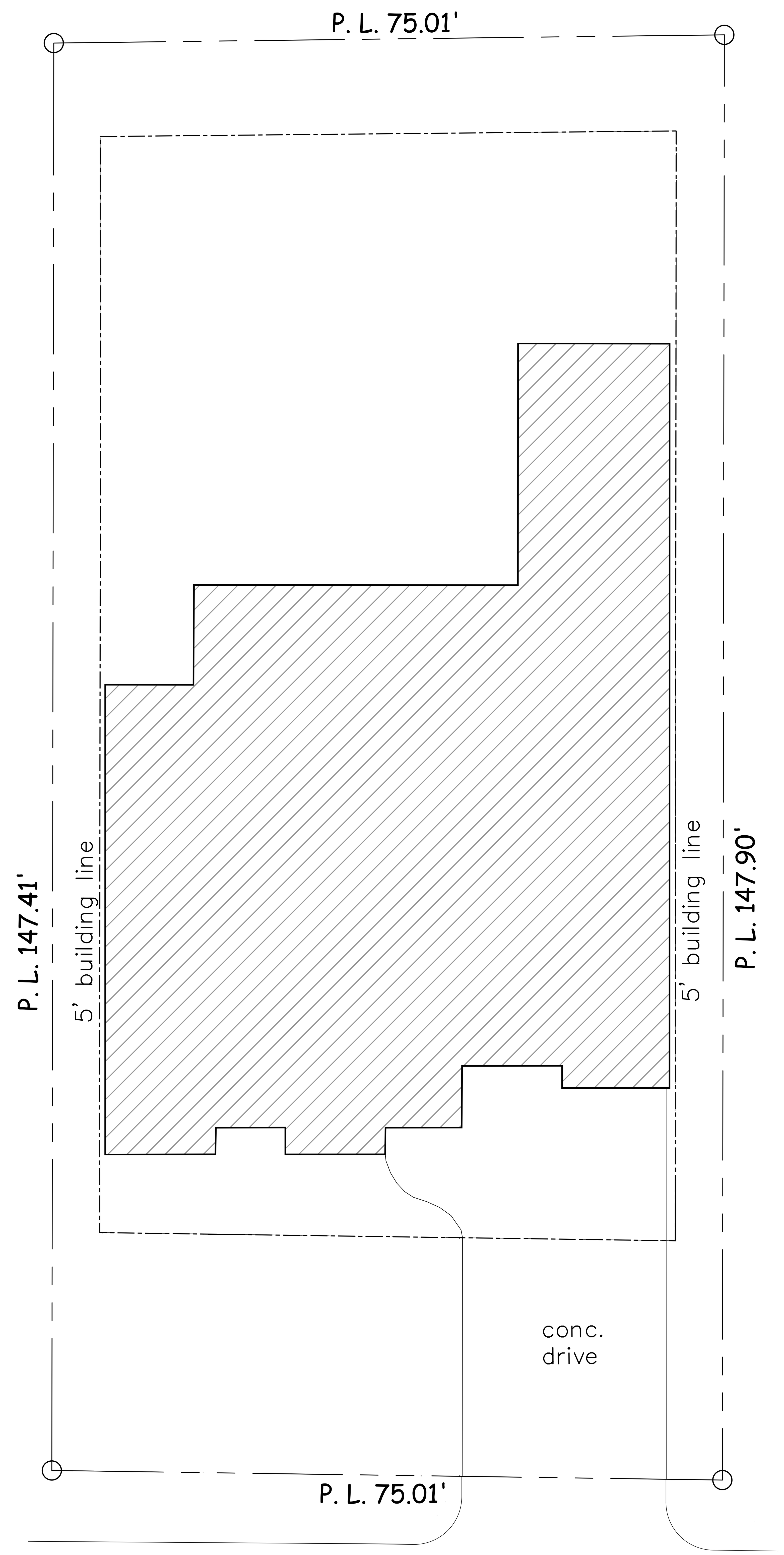
210 Magnate Drive
Suite 204
Lafayette, LA 70508

(337) 504-4566

web:
mcdhouseplans.com

1
OF 9

310 South Lee St
Fredericksburg TX 78624



SITE PLAN

scale: 1/8" = 1'–0"

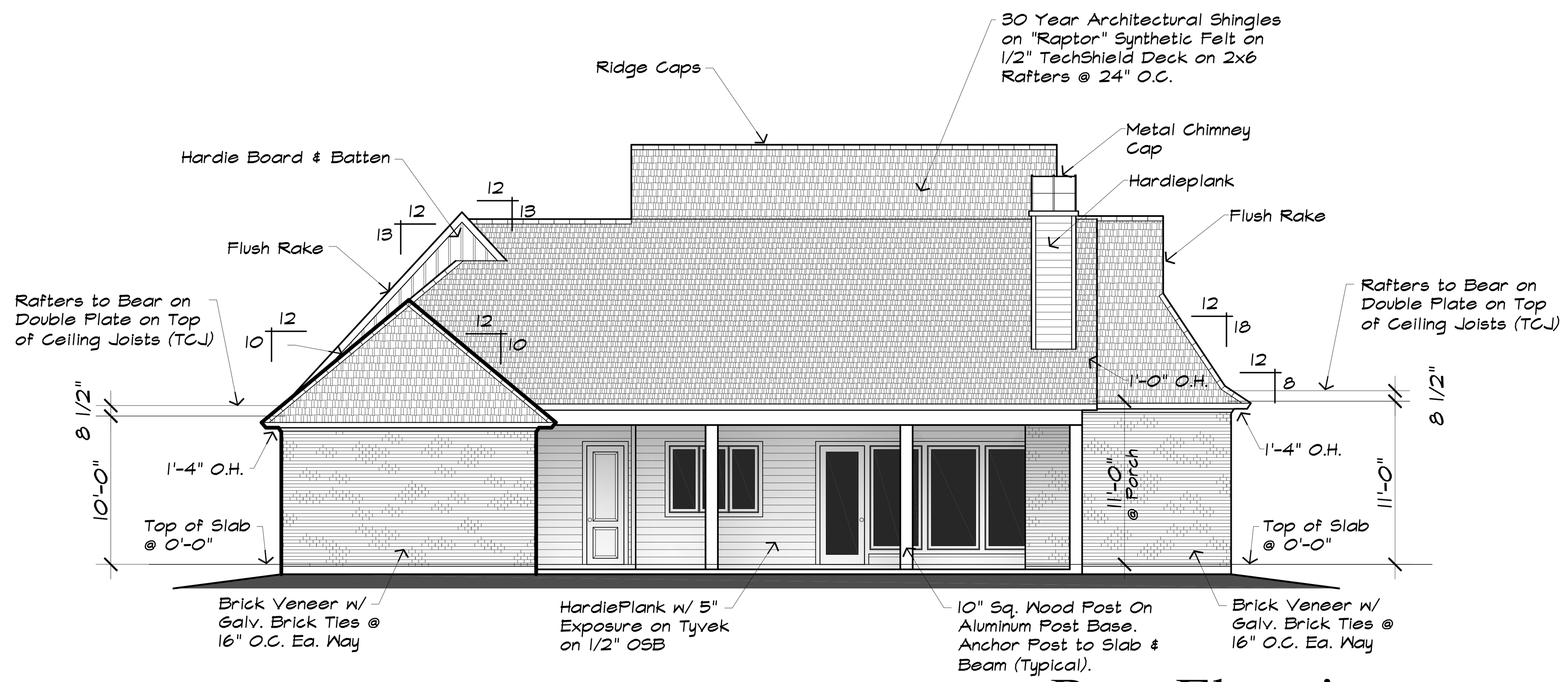
site plan - unless noted otherwise

A1–1 The foundation design shall be predicated upon proper final grading by others to ensure adaquate drainage. Provisions shall be made for the control and drainage of all surface water from around the perimeter of the proposed foundation.

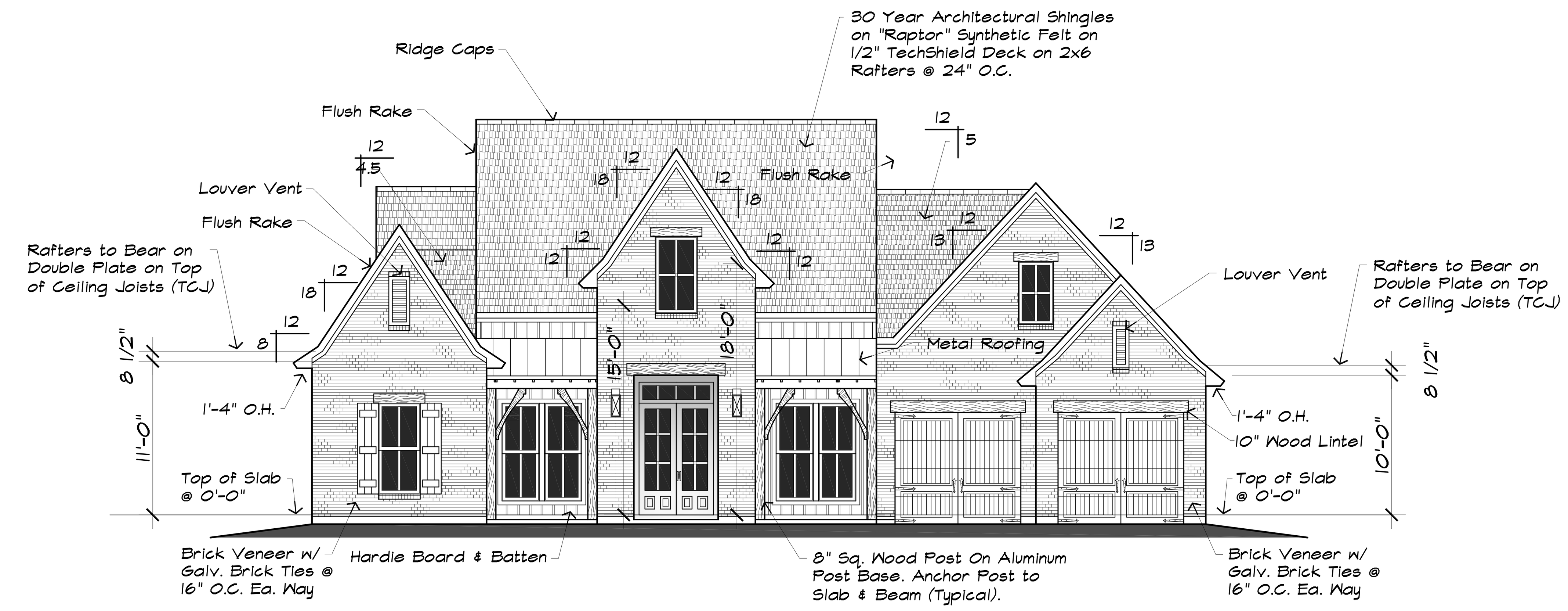
A1–2 Tree locations, if shown, are approximate and should be verified on site. Builder shall tag any trees which are to remain and provide adaquate protection againts damage.

A1–3 The builder and/or owner shall be responsible for consulting with a licensed professioanl engineer regarding the foundation, framing, and site draiange. 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 engeneers seal be present on these drawings, the engeneer of record shall bear the responsiility for the structural design. DERRIK MCKENZIE DESIGNER will not be held responsible for the structural design in any way, or with any prolems associated with the engineering aspects of the structure.

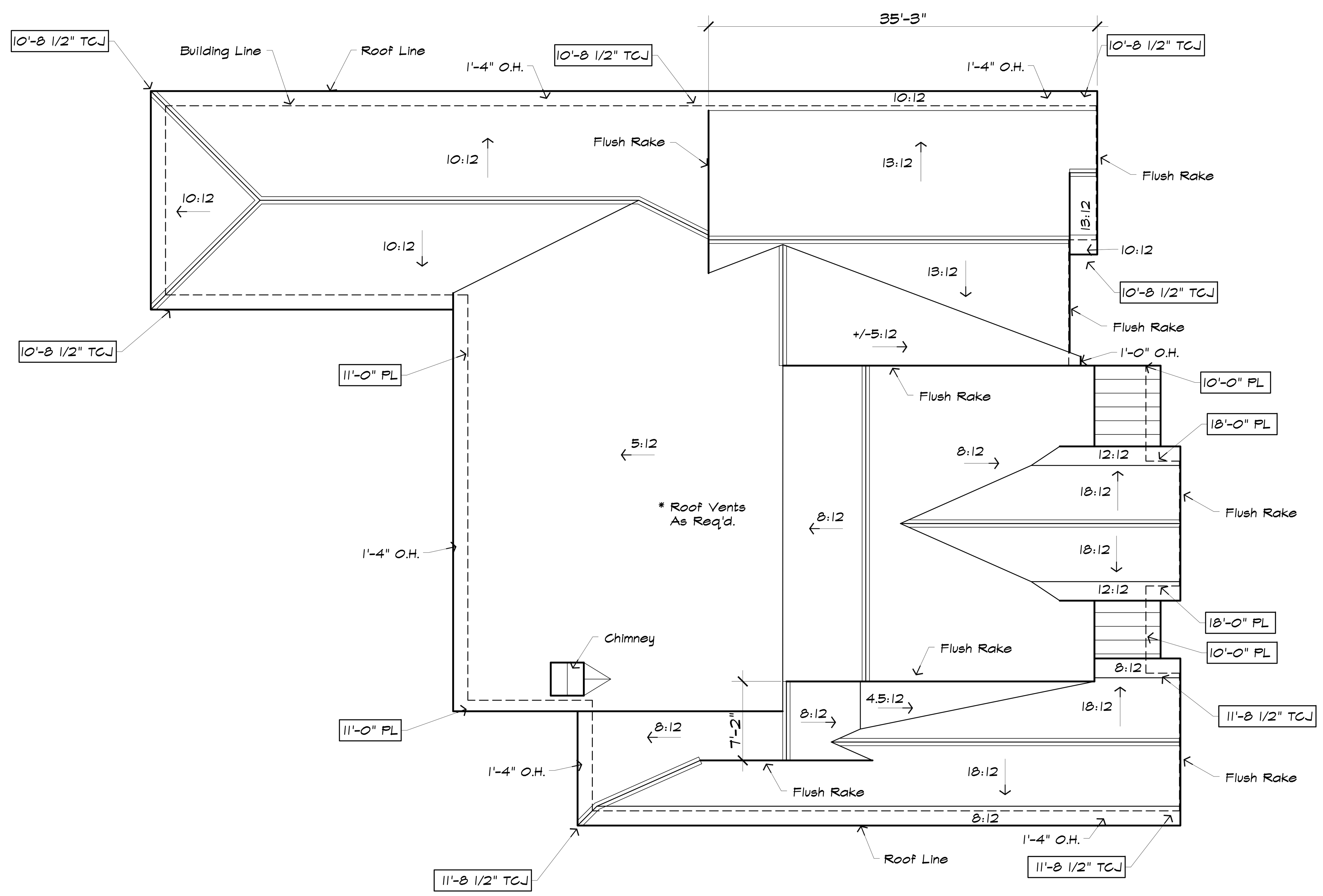
Guido
BUILDING VISIONS



Rear Elevation
SCALE 1/8" = 1'-0"

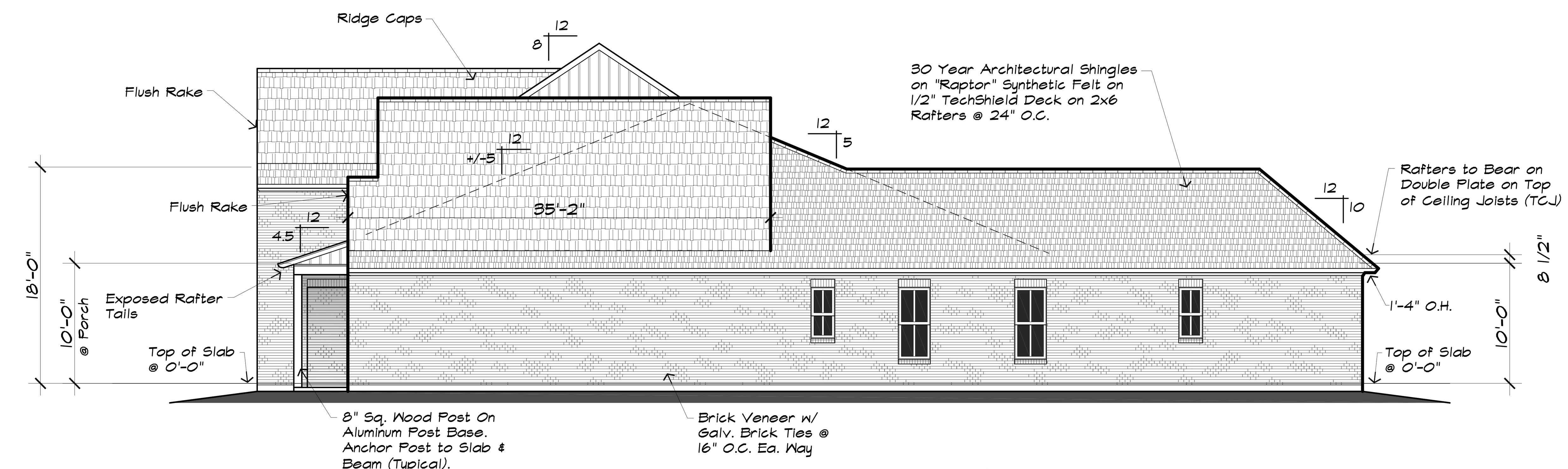


Front Elevation
SCALE 1/8" = 1'-0"

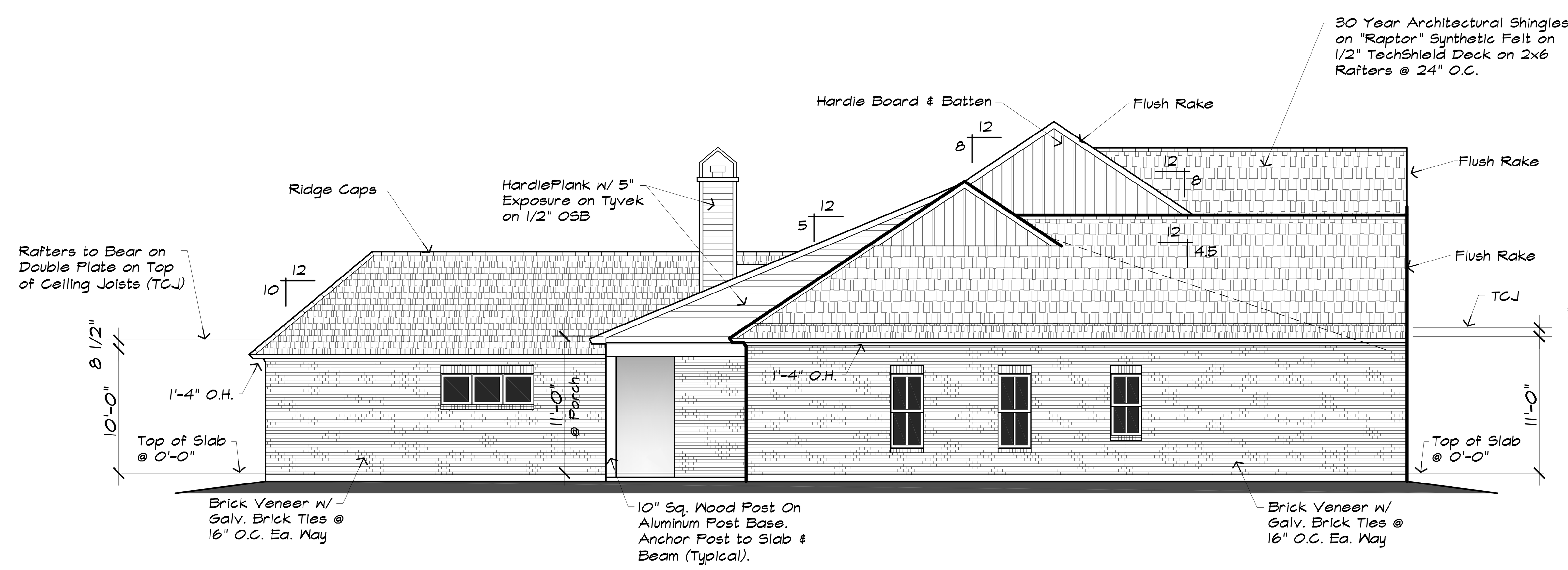


NOTE:
Roof Vents and Penetrations Shall be Located to the Rear Roof Slope and Painted to Match Shingle Color. Roof Vents Required Per Code.

Roof Plan
SCALE 1/8" = 1'-0"



Right Side Elevation
SCALE 1/8" = 1'-0"



Left Side Elevation
SCALE 1/8" = 1'-0"

NOTE:
TCJ = Rafter Bearing on Double Plate on Top of Ceiling Joist at Height Indicated

PL = Rafter Bearing on Top of Wall Plates at Height Indicated

Owner's Name:
Building Address:
City, State, Zip:

Disclaimer Note:

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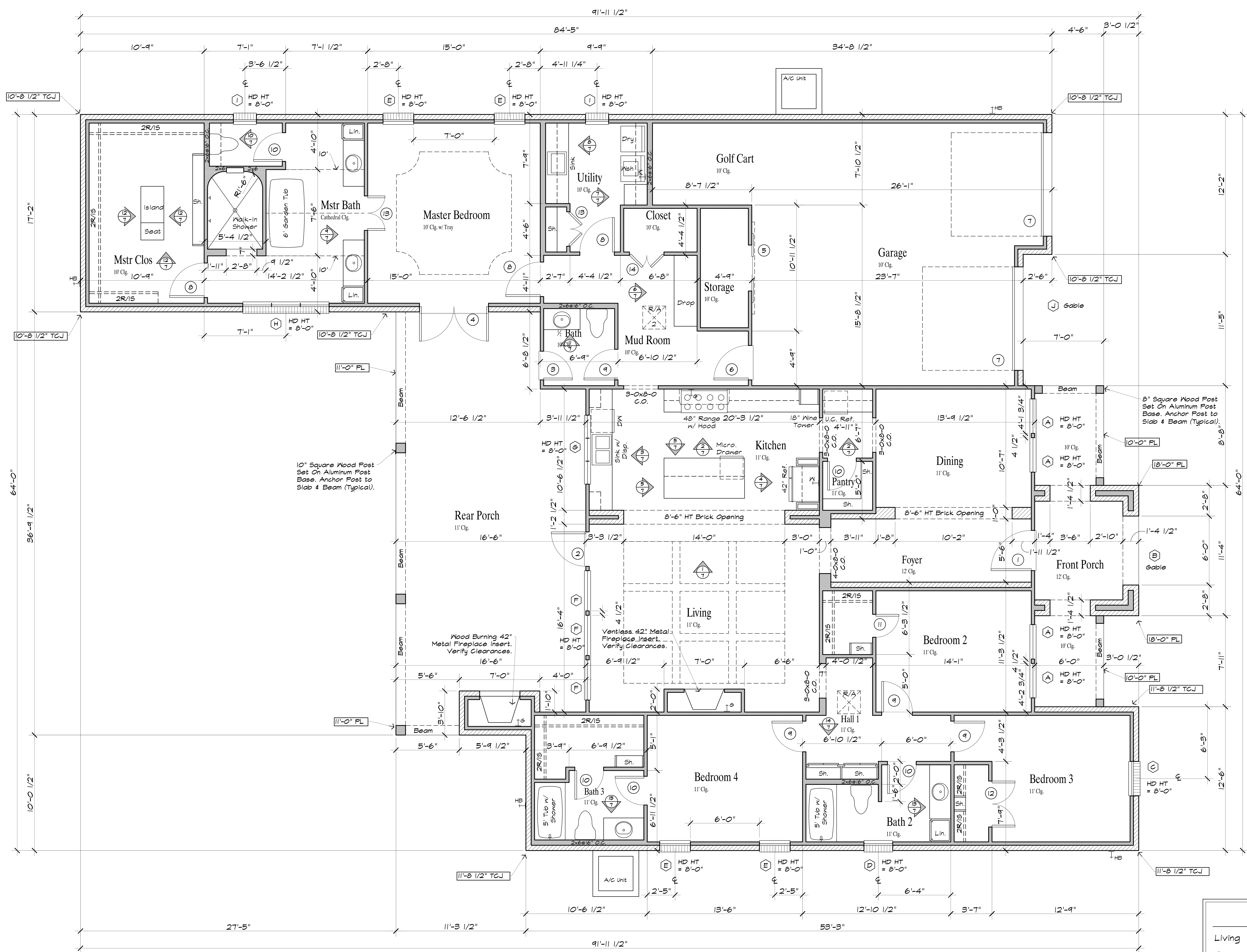

ABBREVIATIONS:

Abv.	Above
AC	Air Conditioner
Bdrm	Bedroom
Bldg.	Building
Bm.	Beam
B.O.	Bottom Of
Bro Clo	Broom Closet
C.O.	Cased Opening
C.T.	Ceramic Tile
Cer. Tile	Ceramic Tile
℄	Center Line
Clg.	Ceiling
Conc.	Concrete
Cont.	Continuous
Dia.	Diameter
DW	Dish Washer
Disp	Disposal
Dn	Down
Dbl.	Double
Dry	Dryer
DV	Dryer Vent
Fin. Flr.	Finished Floor
FD	Floor Drain
Frz.	Freezer
G	Gas
Gyp Bd	Gypsum Board
HD. HT.	Head Height
Hdr.	Header
HB	Hose Bib
I.M.	Ice Maker
Jst	Joist
KS	Knee Space
Lant.	Lantern
Lin.	Linen
MC	Medicine Cabinet
Micro	Microwave
Mtl.	Metal
NTS	Not To Scale
OC	On Center
O.H.	Over Hang
PL	Plate
Prop.	Property
R	Risers
R/A	Return Air
Ref.	Refrigerator
Req'd.	Required
Rsd.	Raised
2R/S	2 Clothes Rods 1 Shelf
Sh.	Shelves
S.O.D.	Stack Of Drawers
Sp Jst	Space Joist
TCJ	Top Of Ceiling Joist
T.O.S.	Top Of Slab
Trt'd	Treated
Typ.	Typical
U.C.	Under Counter
V.O.J.	Verify On Job
W	Water
Wd	Wood
Wsh	Washer

NOTE:

TCJ = Rafter Bearing on Double Plate on Top of Ceiling Joist at Height Indicated

PL = Rafter Bearing on Top of Wall Plates at Height Indicated

NOTE:

Stud Walls to be 2x4's @ 16"OC - See Plans for Stud Walls Other Than This Minimum.

AREAS

Living	2,756 sf
Garage & Storage	702 sf
Porches	773 sf
Total Under Roof	4,231 sf

Floor Plan

SCALE 1/4" = 1'-0"

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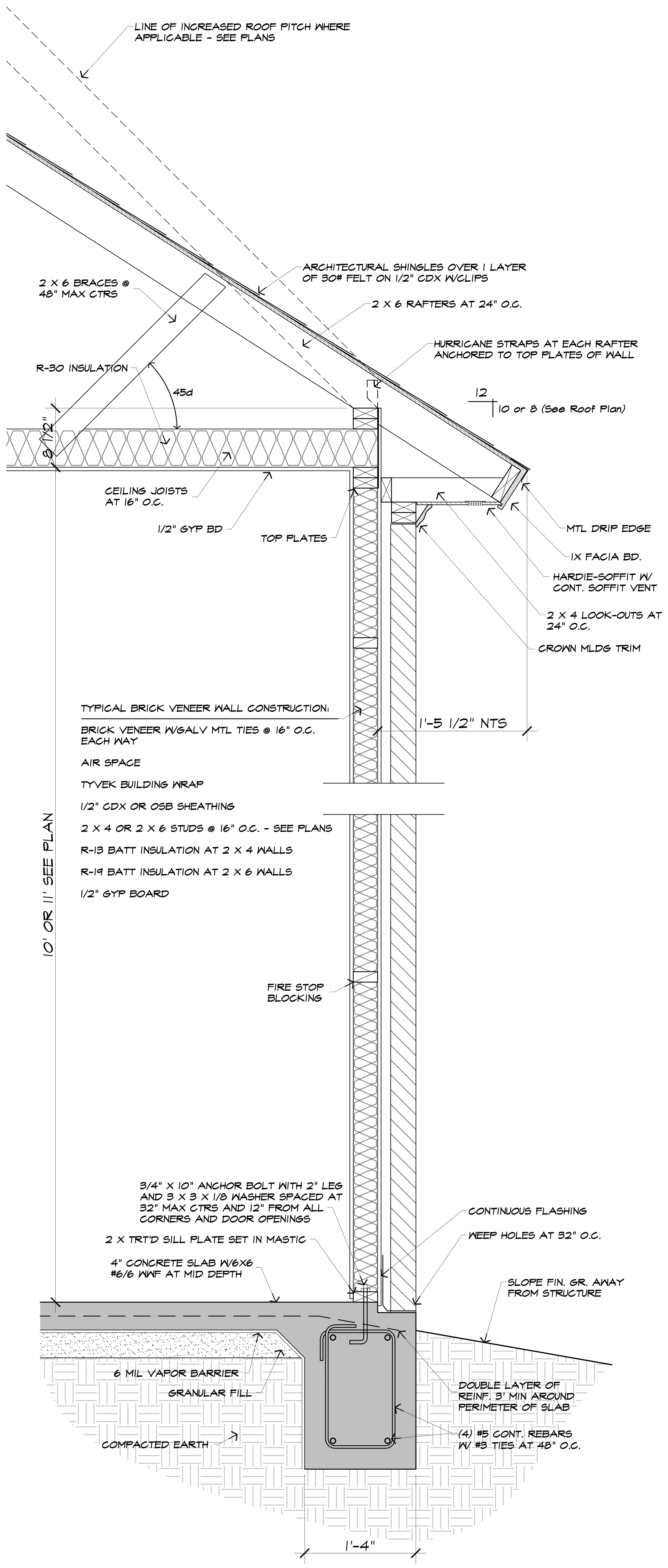
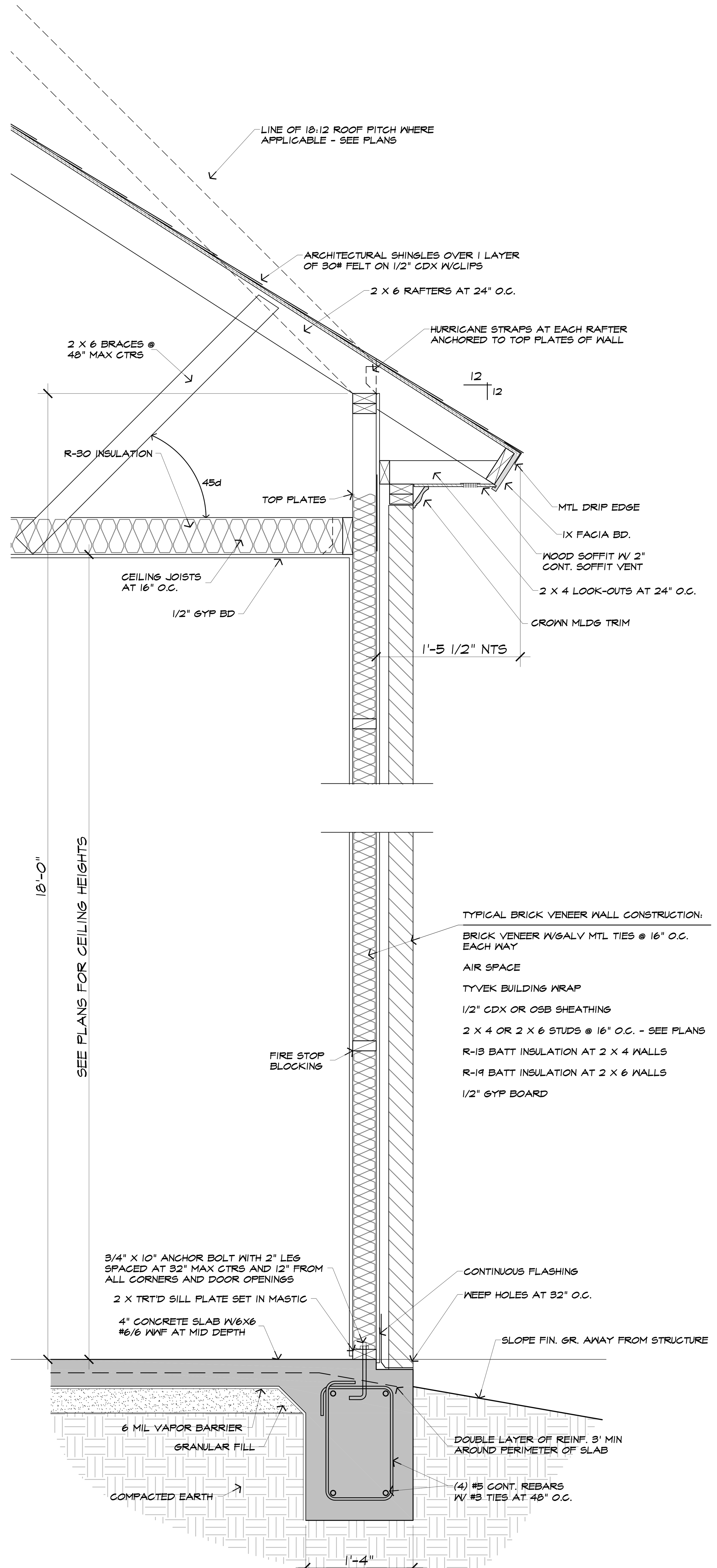


Brick Veneer Wall Section at TCJ

SCALE 1" = 1'-0"



Brick Veneer Wall Section at 18' PL

SCALE 1" = 1'-0"

Window Schedule

*SEE EXTERIOR ELEVATIONS FOR WINDOW CONFIGURATIONS

MK		SIZE WIDTH X HEIGHT	LIGHTS	DESCRIPTION
A		2'- 8" x 7'- 0"	2/2	Vinyl, Insulated Glass, Single Hung, Egress Window
B		3'- 0" x 5'- 6"	4	Vinyl, Insulated Glass, Fixed
C		3'- 0" x 6'- 6"	2/2	Vinyl, Insulated Glass, Single Hung, Egress Window
D		2'- 6" x 5'- 0"	2/2	Vinyl, Insulated Glass, Single Hung
E		2'- 8" x 6'- 0"	2/2	Vinyl, Insulated Glass, Single Hung, Egress Window
F		3'- 6" x 7'- 0"	1	Vinyl, Insulated Glass, Fixed
G	(3)	2'- 0" x 4'- 6"	1	Vinyl, Insulated Glass, Fixed
H	(3)	2'- 6" x 2'- 6"	1	Vinyl, Insulated Glass, Fixed
I		2'- 0" x 4'- 0"	2/2	Vinyl, Insulated Glass, Single Hung
J		2'- 6" x 4'- 6"	4	Vinyl, Insulated Glass, Fixed

NOTE: Verify that Clearances at Egress Windows Meet or Exceed Applicable Codes

Door Schedule

MK		SIZE WIDTH X HEIGHT X THICK	DESCRIPTION
1	(2)	2'- 8" x 8'- 0" x 1-3/4"	Exterior, Wood, Raised Panel, Insulated Glass, 6 Lights, w/ 5'- 4" x 1'- 6" 4 Light Transom
2		3'- 0" x 8'- 0" x 1-3/4"	Exterior, Wood, Insulated Glass, 1 Light
3		2'- 8" x 8'- 0" x 1-3/4"	Exterior, Wood, Raised Panel
4	(2)	3'- 0" x 8'- 0" x 1-3/4"	Exterior, Wood, 1 Light
5	(2)	2'- 0" x 8'- 0" x 1-3/4"	Exterior, Wood, Barn Door
6		3'- 0" x 8'- 0" x 1-3/4"	Exterior, Wood, Raised Panel, 20 Min. Fire Rated
7		9'- 0" x 8'- 0"	Exterior, Overhead Garage Door
8		3'- 0" x 8'- 0" x 1-3/8"	Interior, Raised Panel
9		2'- 8" x 8'- 0" x 1-3/8"	Interior, Raised Panel
10		2'- 6" x 8'- 0" x 1-3/8"	Interior, Raised Panel
11		2'- 0" x 8'- 0" x 1-3/8"	Interior, Raised Panel
12	(2)	2'- 4" x 8'- 0" x 1-3/8"	Interior, Raised Panel
13	(2)	1'- 6" x 8'- 0" x 1-3/8"	Interior, Raised Panel
14	(2)	1'- 6" x 8'- 0" x 1-3/8"	See Owner

Room Finish Schedule

ROOM NAME	FLOOR	WALLS	CEILING	CLG. HT.	NOTES
Foyer	Wood	1/2" Gyp. Bd.	1/2" Gyp. Bd.	12'- 0"	
Living	Wood	1/2" Gyp. Bd.	1/2" Gyp. Bd.	11'- 0"	With Coffered Ceiling
Kitchen	Wood	1/2" Gyp. Bd.	1/2" Gyp. Bd.	11'- 0"	
Dining	Wood	1/2" Gyp. Bd.	1/2" Gyp. Bd.	11'- 0"	
Pantry	Wood	1/2" Gyp. Bd.	1/2" Gyp. Bd.	11'- 0"	
Mud Room	Wood	1/2" Gyp. Bd.	1/2" Gyp. Bd.	10'- 0"	
1/2 Bath	Cer. Tile	1/2" M.R. Gyp. Bd.	1/2" Gyp. Bd.	10'- 0"	
Utility	Cer. Tile	1/2" M.R. Gyp. Bd.	1/2" Gyp. Bd.	10'- 0"	
Master Bedroom	Wood	1/2" Gyp. Bd.	1/2" Gyp. Bd.	10'- 0"	With Tray Ceiling Up to 11'-0"
Master Bath	Cer. Tile	1/2" M. R. Gyp. Bd	1/2" M. R. Gyp. Bd.	10'- 0"	With Cathedral Ceiling
Master Closet	Cer. Tile	1/2" Gyp. Bd.	1/2" Gyp. Bd.	10'- 0"	
Hall 1	Wood	1/2" Gyp. Bd.	1/2" Gyp. Bd.	11'- 0"	
Bedroom 2	Wood	1/2" Gyp. Bd.	1/2" Gyp. Bd.	11'- 0"	
Bedroom 3	Wood	1/2" Gyp. Bd.	1/2" Gyp. Bd.	11'- 0"	
Bath 2	Cer. Tile	1/2" M. R. Gyp. Bd.	1/2" M. R. Gyp. Bd.	11'- 0"	
Bedroom 4	Wood	1/2" Gyp. Bd.	1/2" Gyp. Bd.	11'- 0"	
Bath 3	Cer. Tile	1/2" M. R. Gyp. Bd.	1/2" M. R. Gyp. Bd.	11'- 0"	
Garage	Fin. Conc.	1/2" M. R. Gyp. Bd.	1/2" M. R. Gyp. Bd.	10'- 0"	
Storage	Fin. Conc.	1/2" M. R. Gyp. Bd.	1/2" M. R. Gyp. Bd.	10'- 0"	
Front Porch	Fin. Conc.	Brick & Bd/Batten	1x6 T&G Wood	12'- 0"	10'- 0" Ceilings at Side Porches
Rear Porch	Fin. Conc.	Brick & Hardie	1x6 T&G Wood	11'- 0"	

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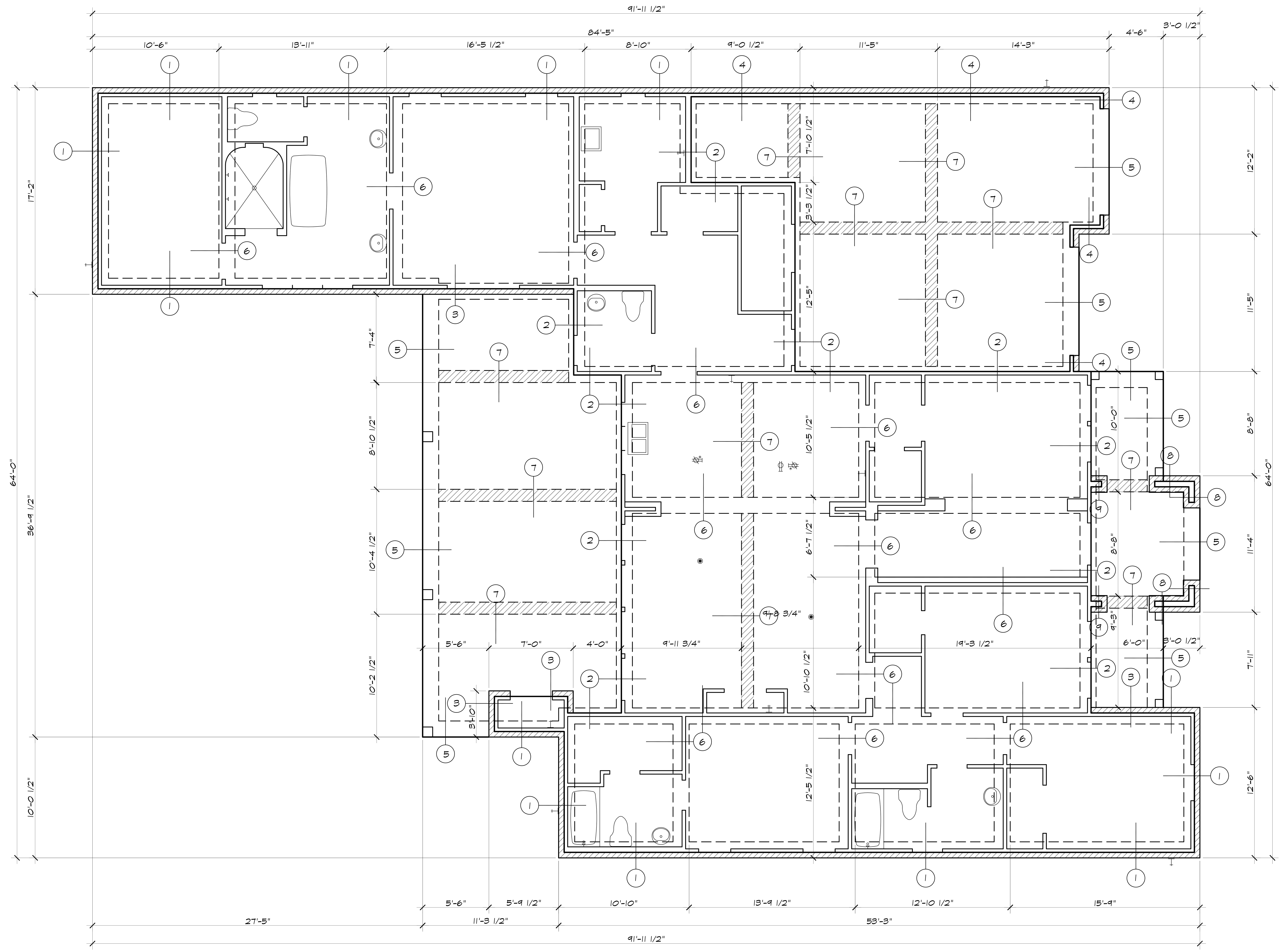

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Foundation Plan

SCALE 1/4" = 1'-0"

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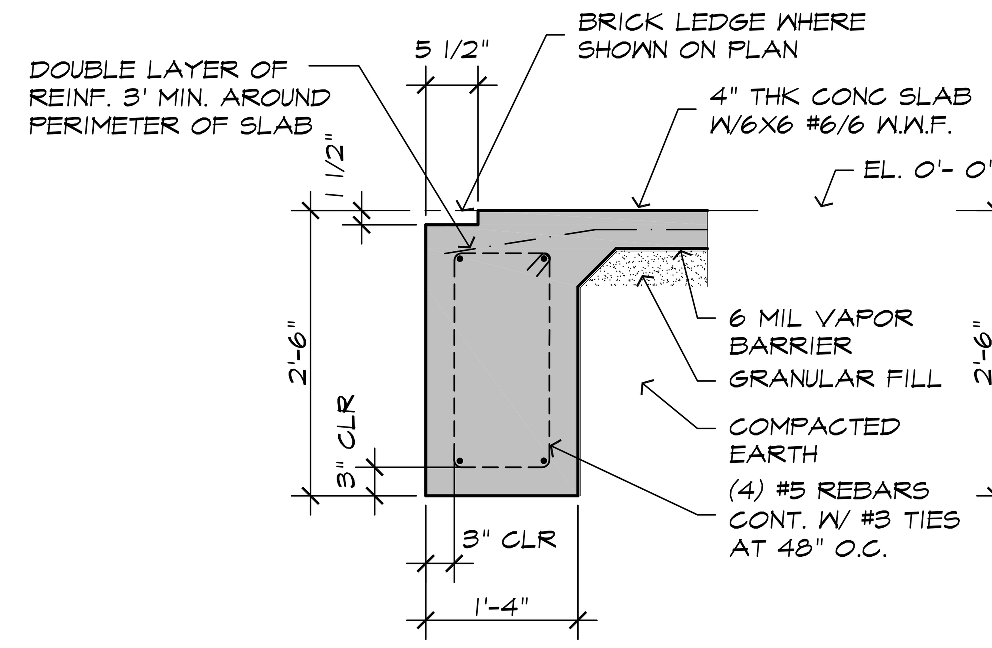
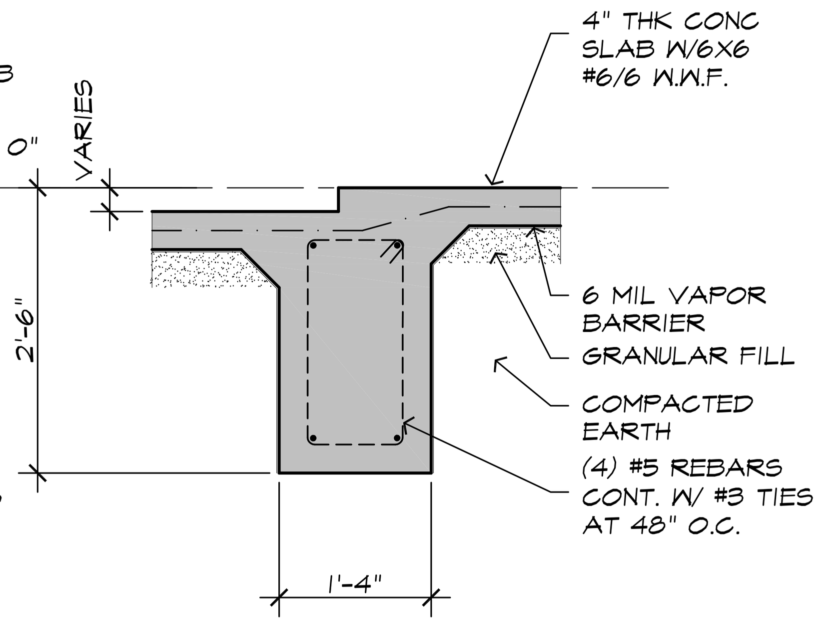
*SEE FLOOR PLAN FOR ADDITIONAL DIMENSIONS.



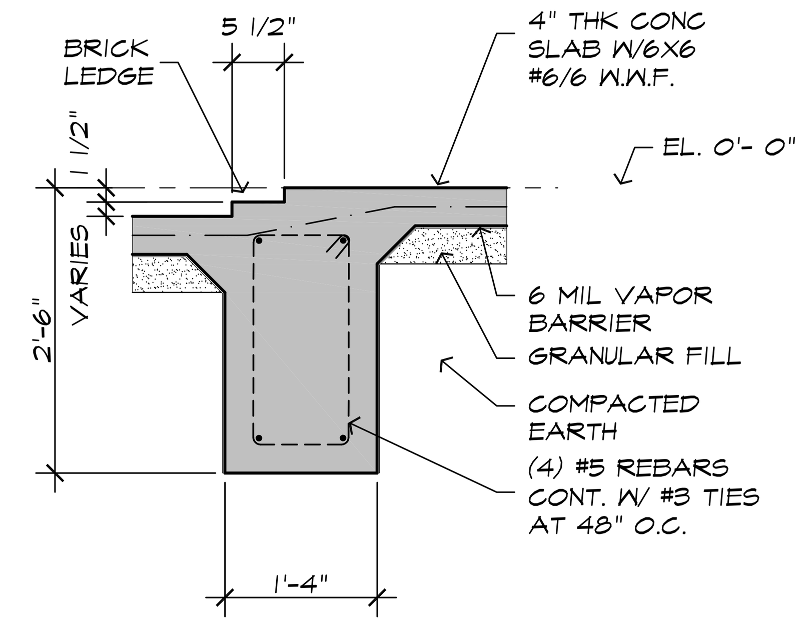
1 Typical Perimeter Grade Beam

SCALE 3/4" = 1'-0"



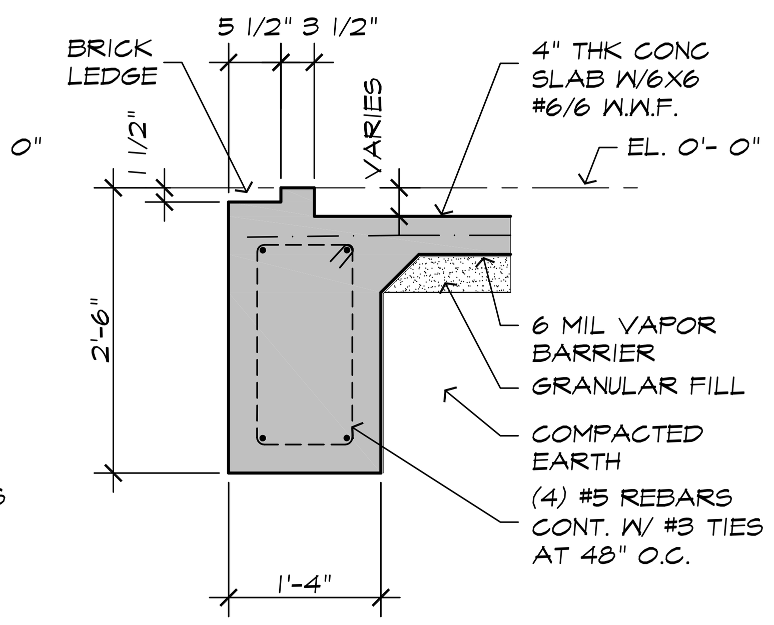
2 Grade Beam at Slab Offset

SCALE 3/4" = 1'-0"



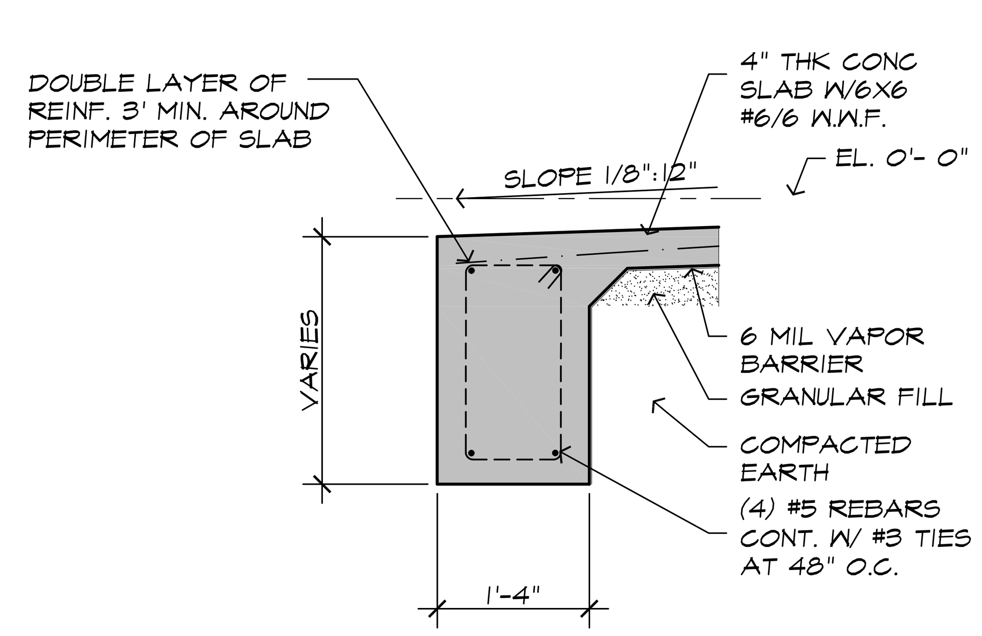
3 Grade Beam at Slab Offset w/ Brick Ledge

SCALE 3/4" = 1'-0"



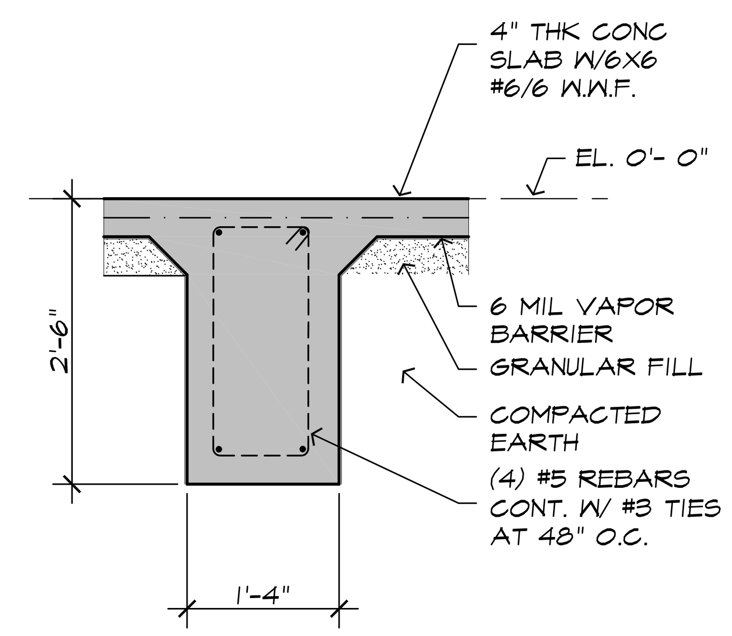
4 Perimeter Grade Beam w/ Brick Ledge at Garage

SCALE 3/4" = 1'-0"



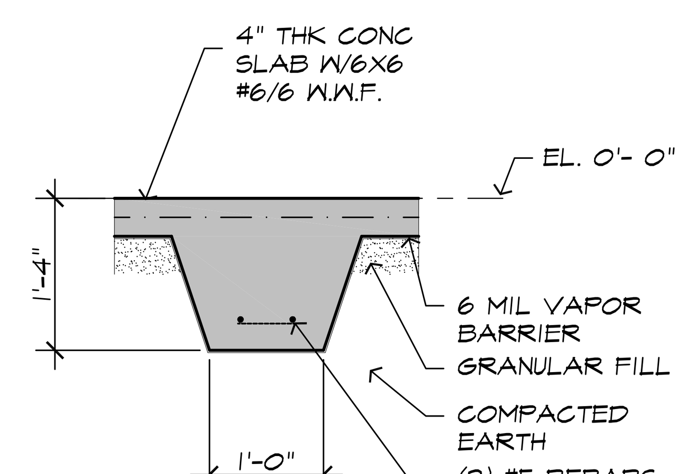
5 Perimeter Grade Beam at Garage or Porch

SCALE 3/4" = 1'-0"



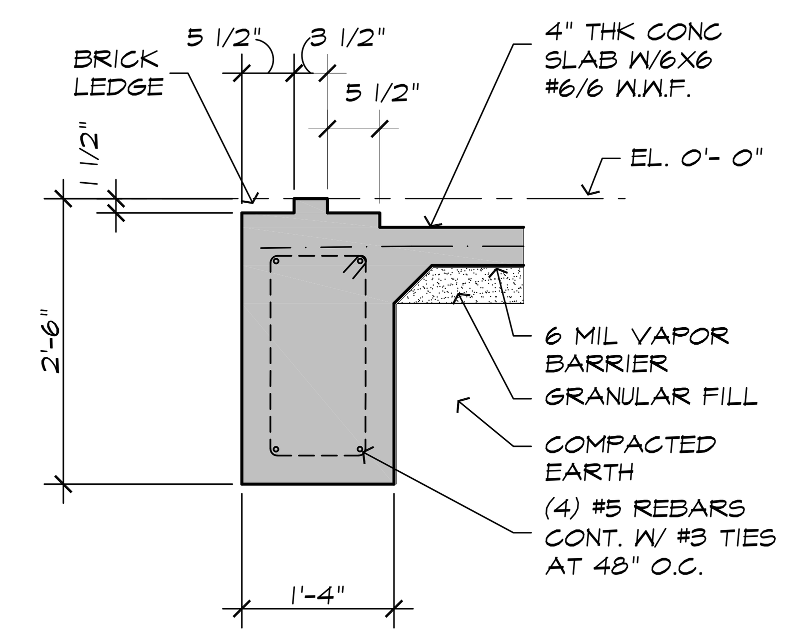
6 Typical Interior Grade Beam

SCALE 3/4" = 1'-0"



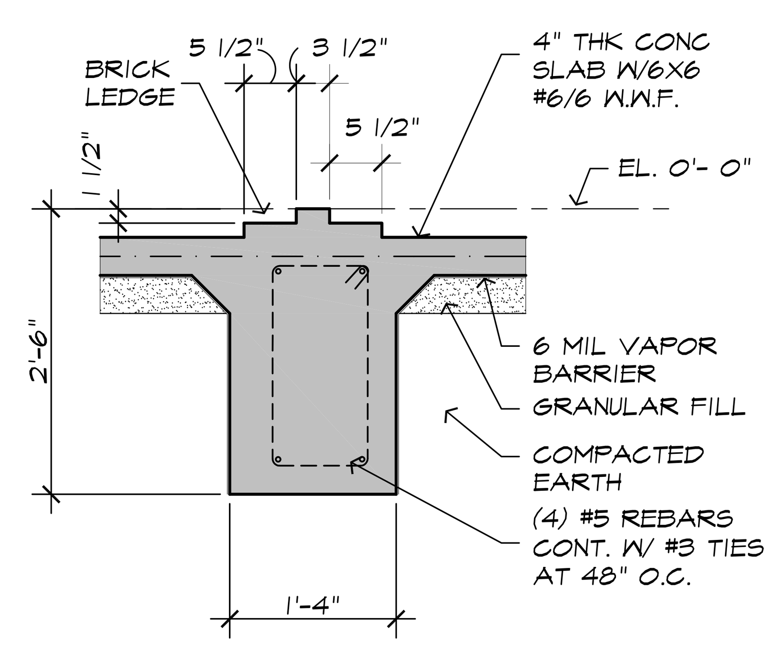
7 Typical Slab Rib

SCALE 3/4" = 1'-0"



8 Perimeter Grade Beam at Porch w/Brick

SCALE 3/4" = 1'-0"



9 Interior Grade Beam @ Front Porch w/Brick

SCALE 3/4" = 1'-0"

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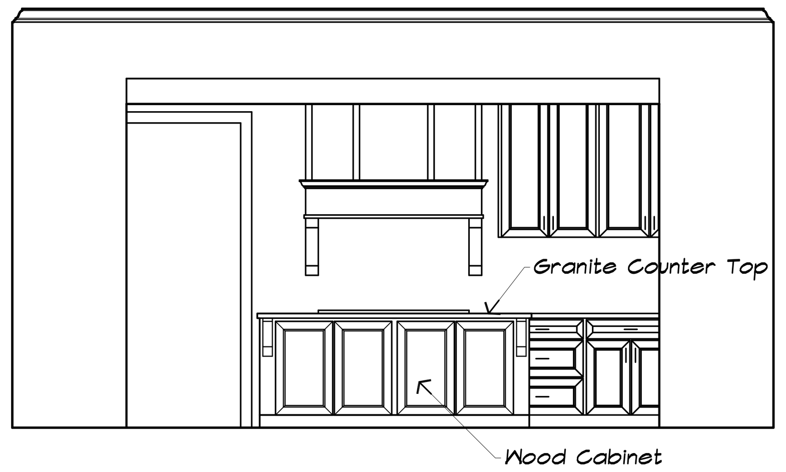
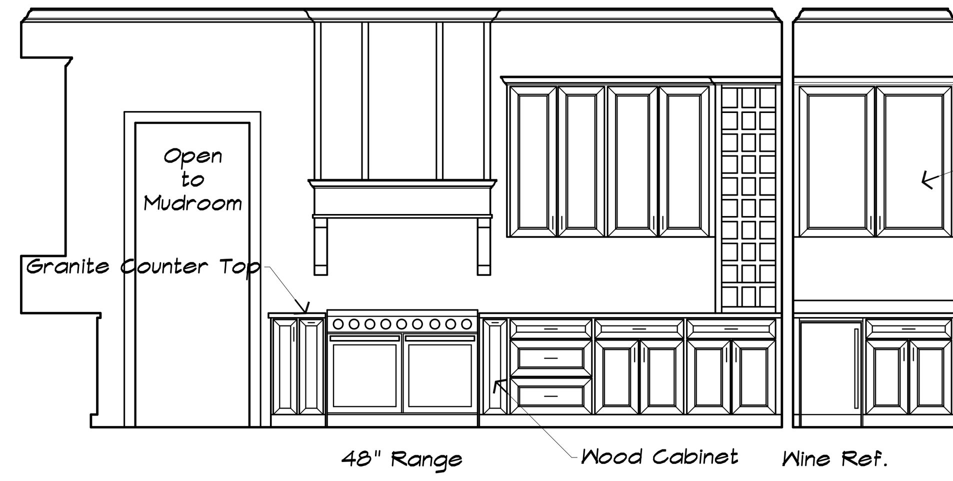
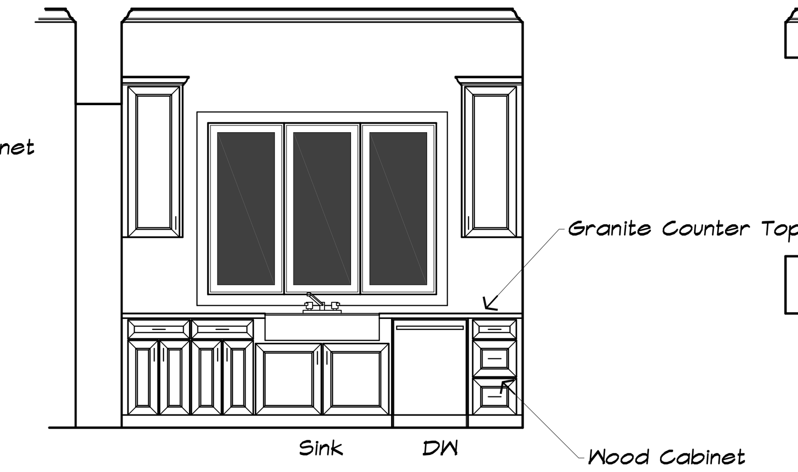


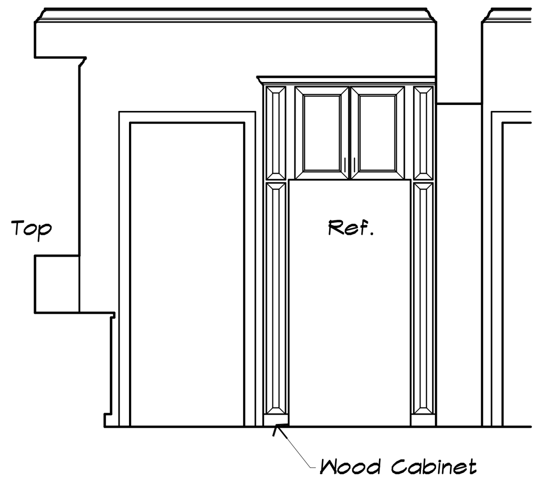
1 Kitchen
SCALE 1/4" = 1'-0"



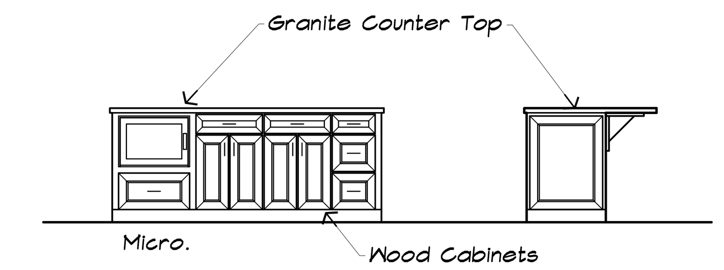
2 Kitchen
SCALE 1/4" = 1'-0"



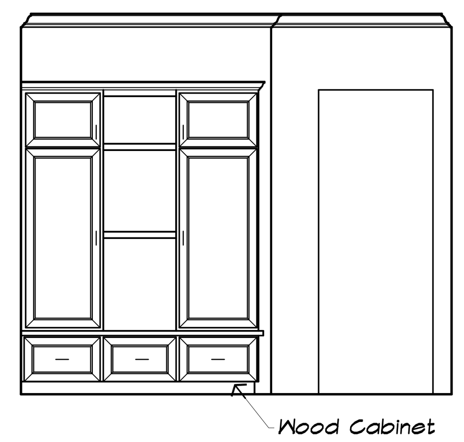
3 Kitchen
SCALE 1/4" = 1'-0"



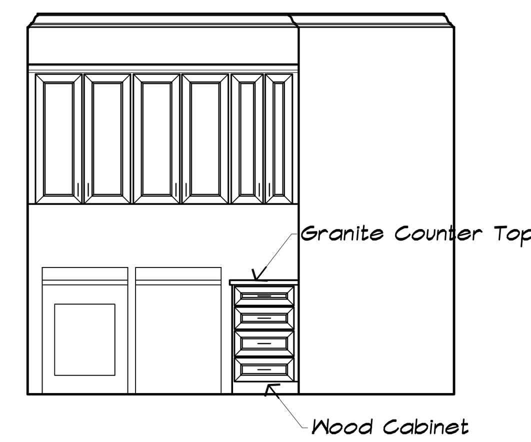
4 Kitchen
SCALE 1/4" = 1'-0"



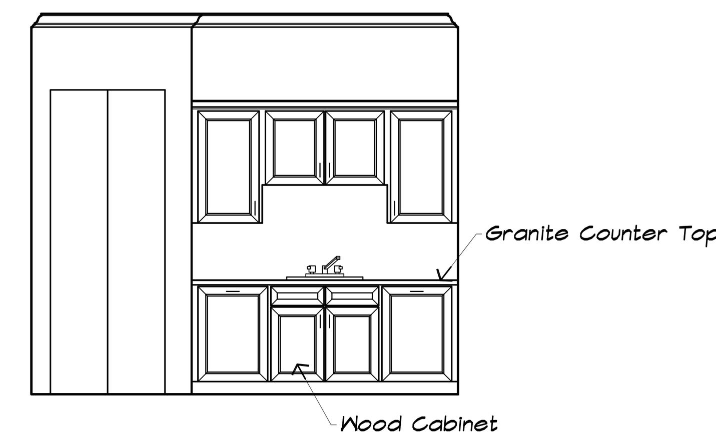
5 Kitchen Island
SCALE 1/4" = 1'-0"



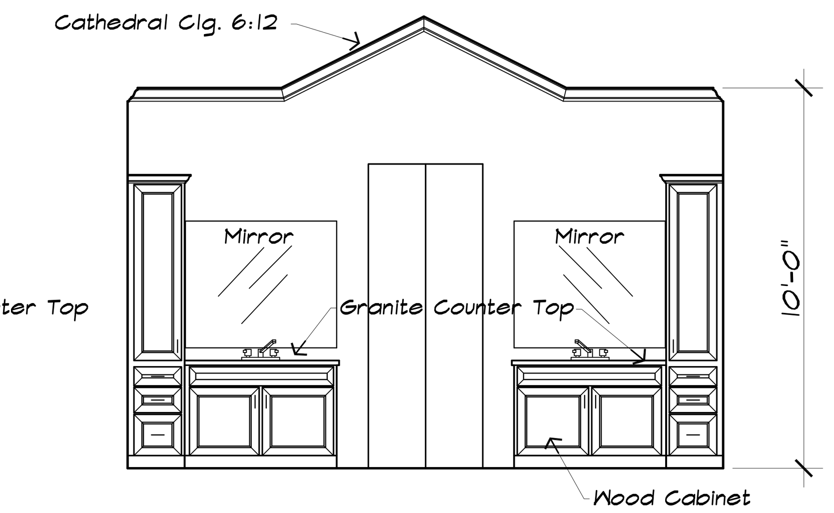
6 Mudroom
SCALE 1/4" = 1'-0"



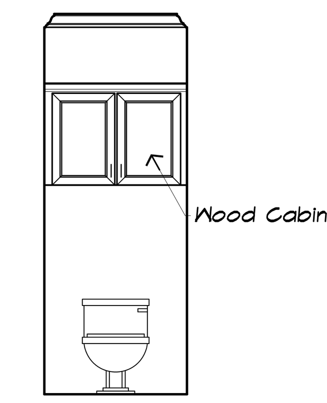
7 Utility
SCALE 1/4" = 1'-0"



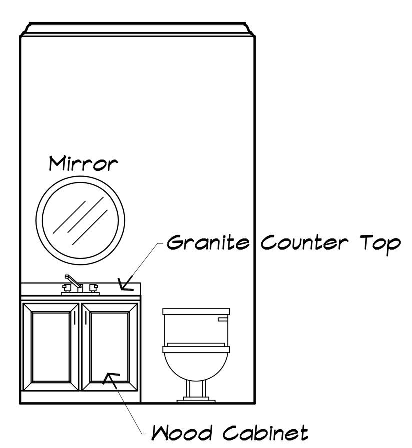
8 Utility
SCALE 1/4" = 1'-0"



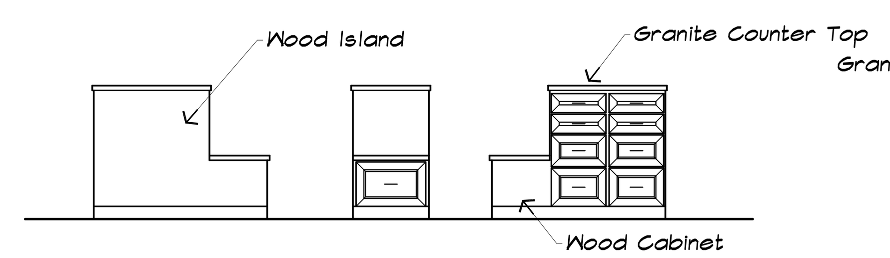
9 Master Bath
SCALE 1/4" = 1'-0"



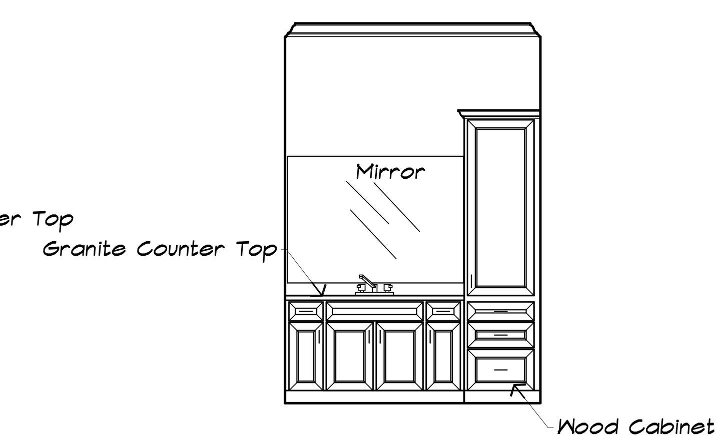
10 Toilet Rm
SCALE 1/4" = 1'-0"



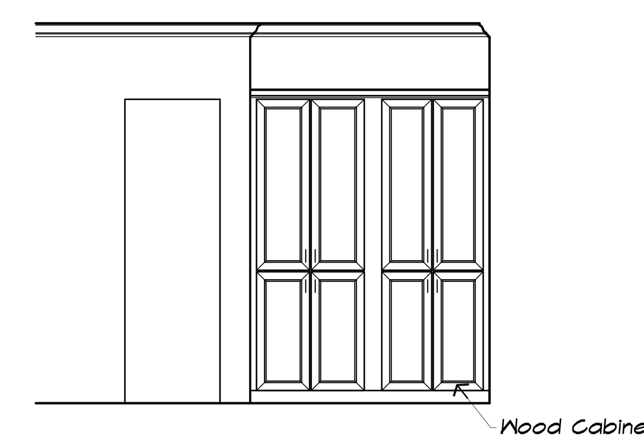
11 1/2 Bath
SCALE 1/4" = 1'-0"



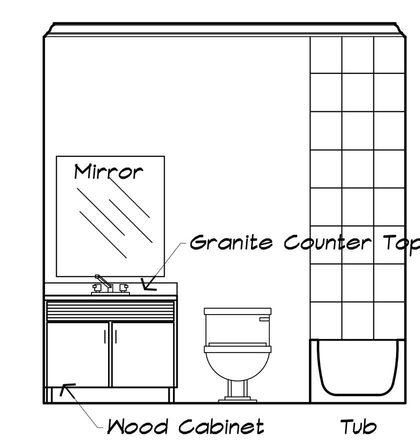
12 Master Closet
SCALE 1/4" = 1'-0"



13 Bath 2
SCALE 1/4" = 1'-0"



14 Hall 1
SCALE 1/4" = 1'-0"



15 Bath 3
SCALE 1/4" = 1'-0"

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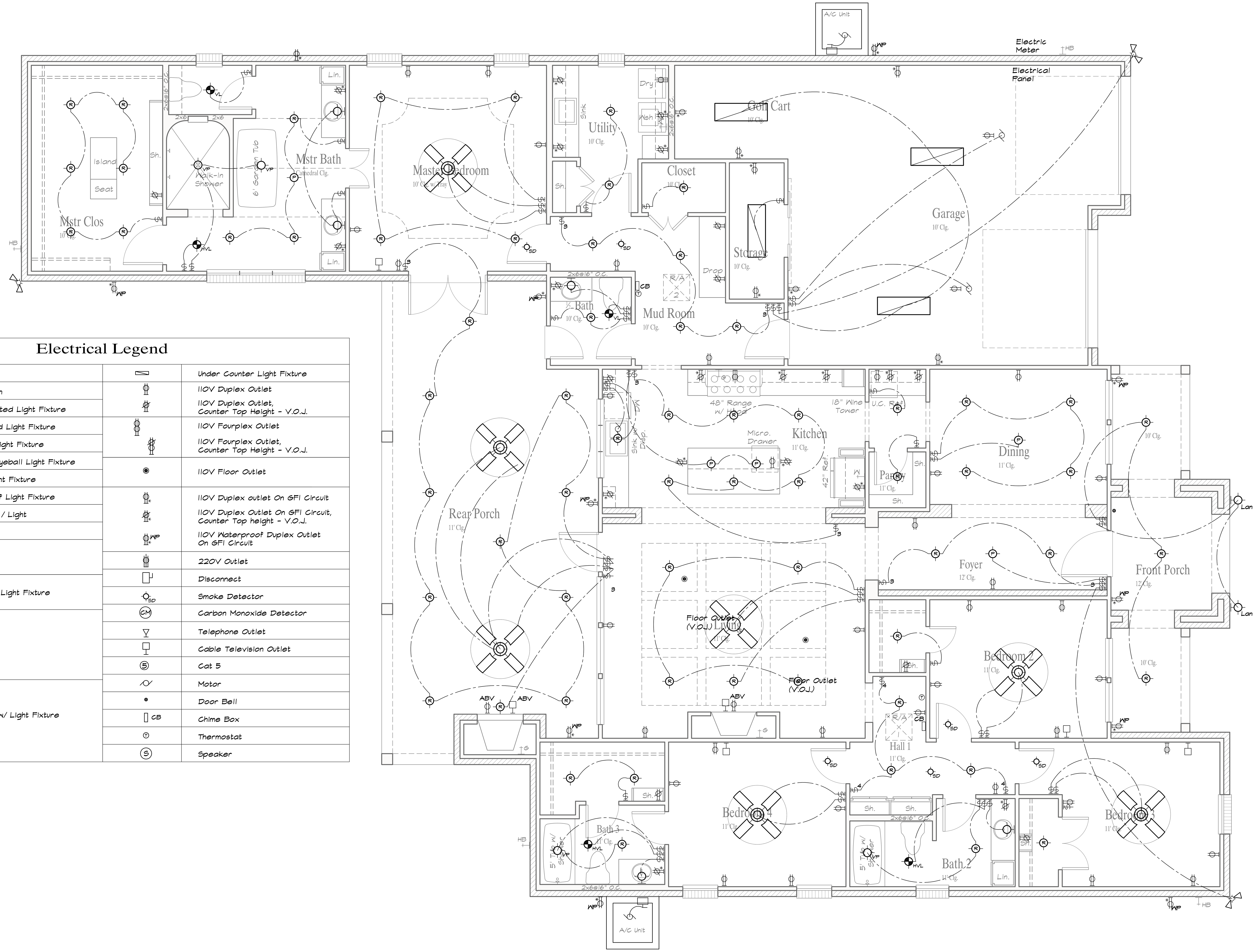

Electrical Legend

Switch	Under Counter Light Fixture
3-Way Switch	110V Duplex Outlet
Ceiling Mounted Light Fixture	110V Duplex Outlet, Counter Top Height - V.O.J.
Wall Mounted Light Fixture	110V Fourplex Outlet
Recessed Light Fixture	110V Fourplex Outlet, Counter Top Height - V.O.J.
Recessed Eyeball Light Fixture	110V Floor Outlet
Pendant Light Fixture	110V Duplex outlet On GFI Circuit
Vapor Proof Light Fixture	110V Duplex Outlet On GFI Circuit, Counter Top height - V.O.J.
Heat / Vent / Light	110V Waterproof Duplex Outlet On GFI Circuit
Vent / Light	220V Outlet
Flood Lights	Disconnect
Fluorescent Light Fixture	Smoke Detector
Ceiling Fan	Carbon Monoxide Detector
Ceiling Fan w/ Light Fixture	Telephone Outlet
	Cable Television Outlet
	Cat 5
	Motor
	Door Bell
	Chime Box
	Thermostat
	Speaker

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Electrical Plan

SCALE 1/4" = 1'-0"

* Provide Power or Gas to Water Heaters & Verify Water Heater Type: Tank or Tankless. (Coordinate with Builder or Owner)

General

1. All site work and landscaping is to be established and designed by others than Michael Campbell Design, LC. Unless shown on these drawings, all mechanical work such as, but not limited to, electrical, plumbing, heating, air conditioning, ventilation, etc., are to be established and designed by others than Michael Campbell Design, LC.
2. Contractor to verify all dimensions and information in these drawings. Contractor to verify all existing conditions, including buildings, site condition and soil bearing pressure. All errors, omissions, and inconsistencies are to be notified in writing to Michael Campbell Design, LC before proceeding with the work. Failure to do so will release Michael Campbell Design, LC of all responsibility. Any change from or alteration to these documents are the responsibility of the Contractor. If insufficient information exists, contact the Michael Campbell Design, LC for clarification before proceeding with the work. These drawings are not to be scaled.
3. Contractor is to comply with all state and local building codes and safety regulations.
4. Michael Campbell Design, LC is in no way responsible for inspection or field inspection or field installations nor quality of construction.
5. Contractor to install all required flashing, caulking, sealants, coatings, etc., to assure a complete weather tight, waterproof structure.
6. Full light doors to have tempered glass. All glazing window panels having a glazed area in excess of (9) square feet with lowest edge less than 18" above the finished floor level to have tempered glazing.
7. Windows to have insulated glass. All bedroom windows to have minimum 20" wide and 24" high clear opening (5.7 square feet clear opening minimum) with maximum sill height = 44" above finished floor. Exception: Grade floor bedroom windows shall have a minimum net clear opening of 5 square feet.
8. Contractor shall visit the premise and familiarize himself with existing conditions prior to placing a bid.
9. All construction, carpentry, plumbing and wiring to be done in a workmanlike manner & conform to local and state building codes.
10. Contractor shall brace entire structure as required to maintain stability until complete and function as the designed unit.
11. Michael Campbell Design, LC shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by contractor.
12. When on the site, the Michael Campbell Design, LC is responsible for his own safety but has no responsibility for the safety of other personnel or safety conditions at the site.
13. Check and verify all dimensions and relationship to property lines and notify Michael Campbell Design, LC of any discrepancies before beginning the work.
14. All material and products shall be installed according to manufacturer's specifications and requirements. Include all necessary parts, accessories, support and material to provide a complete, safe and functioning product or material.
15. All roof vents and penetrations to be at rear of roof.
16. Building materials need to be protected from weather by individual contractor.
17. Contractor shall coordinate work with other trades.
18. Contractor is to provide fill as required to bring house to proper grade elevation. Verify on site during construction.
19. Provide hurricane strapping as required by local code authorities.
20. Verify type and location of utilities serving site.
21. Fireplaces: Verify Fireplace clearances, sizes, including hearth extensions required by code. When called for Provide outside make-up air inlet with screened louver and damper, per manufacturer's specifications and code requirements. Install Fireplace per manufacturer's specifications and code requirements. Michael Campbell Design, LC will have no supervision to the installation of any fireplace, and thus is in no way responsible for any malfunction or improper installment.
22. Vent clothes dryer to outside per code.
23. All finish hardware and other fixture items shall be installed plumb, straight and level.

Site

1. Open excavations during construction shall be protected from adverse weather. Drainage shall be maintained away from foundation slabs, both during and after construction.
2. Top of fill adjacent to walks and driveway to be 2" below top of walk and uniformly sloped to drain.
3. A/C condenser pad dimensions given for bid purposes only. Contractor is to verify size and clearance requirements with equipment supplier prior to commencement of construction.
4. Contractor is to provide back fill as required to dress site at completion of project.
5. Refer to civil and landscape drawings designed by others than Michael Campbell Design, LC for grading and drainage requirements.
6. Contractor Shall Exercise Caution And Provide Adequate Protection Of Existing Vegetation During The Construction Period. Existing Vegetation To Remain And Shall Be Adequately Protected During Construction Unless Removal Is Required For Parking, Drives, Walks, Or Building Excavation.
7. Contractor Shall Verify Finish Slab Height In Field Prior To Forming.
8. Contractor Shall Verify All All Utility Connection Locations In Field Prior To Construction.
9. Contractor Shall Remove All Soils From Site Immediately After De-Forming The Slab And Shall Grade The Site To Within +/- 2" Of What Final Grades Will Be.
10. Landscaping Shall Not Be Built Up Along Front Porch Nor At Any Part Of The Home So As To Block Any Positive Drainage.
11. Contractor Shall Install All Silt Barriers At Alley Sides And At Streets. Site Shall Be Kept Neat And Orderly For The Duration Of Construction. Contractor Shall Be Responsible For Alley And/Or Street Cleaning When The When The Streets And Alleys Adjacent To The Construction Lot Are Soiled From The Construction Lot.
12. Owner Shall Supply FEMA's Current 100 Year Flood Elevation Certificate To Contractor Prior To Construction. Finished Floor Elevation Shall Be A Minimum Of 1'-0" Above Flood elevation Or 8" Above Existing Grade, Whichever is Greater. (Verify Final Slab Elevation With Owner & Authority Having Jurisdiction. Local Governmental Authorities Shall Have Final Minimum F.F.E. Elevation And Shall Override These Documents)
13. Contractor Shall Re-Grade Site To Positively Drain Away From Building To The Nearest Adjacent Street Storm Drainage. At No Point Shall The Site Drain Onto Adjacent Properties.
14. Contractor Shall Verify Final Location Of House And Drive Prior To Construction. Stake House Out On Property For Owners Approval.
15. Contractor Shall Verify All Existing Site Conditions And Existing Services And Adjust House Location As Required to Avoid Conflicts.
16. Contractor shall exercise caution and provide adequate protection of existing vegetation during the construction period. Existing vegetation to remain and shall be adequately protected during construction unless removal is required for parking, drives, walks, or building excavation.

Electrical

1. All electrical installation shall meet or exceed the requirements of the National Electrical Code and all state and local codes. All material and equipment shall be new and bear the label or approval of the Underwriters Laboratories, Inc.
2. Electrical contractor shall, before construction, verify space required for meter installation and shall notify the owner and general contractor of any problem.
3. All convenience outlets with switches to be switched at top only.
4. All switches to be 4'-6" above finish floor to centerline of switch unless otherwise noted.
5. All convenience outlets are 1'-0" above finish floor to center of box except at garage, kitchen, bathrooms, utility, and as noted otherwise.
6. All interior wall bracket fixtures to be at 6'-6" above finish floor to centerline of fixture (6'-8" at bathroom mirrors).
7. All exterior wall bracket fixtures to be at 6'-6" above finish floor to center line of fixture.
8. Verify location of all receptacles for appliances with manufacturer's specifications.
9. Ground fault interceptors shall be provided at all receptacles located in bathrooms, exterior, garage, or within 5'-0" of any sink or tub.
10. Cable television service shall be wired to every television receptacle.
11. Install an electric fan in each bath or toilet room capable of producing one air change every 12 minutes.
12. Smoke detectors shall be located within 12" of ceiling and UL approved. Primary power from AC 110 V house current, backup supplied by batteries. Smoke detectors are to be interconnected. Install at every floor, sleeping areas and stair areas (excluding crawl spaces and unfinished attics.
13. Each bathroom to be wired to dedicated circuit.
14. Aluminum wire will not be accepted; only copper wire shall be approved.
15. Evaluate electrical demand on drawings and advise on bid what type of service to be supplied, allowing for additional demand in the future. Do not undersize nor underestimate electrical demand.
16. No wire shall be less than No.12 except No.14 copper wire shall be used for switch legs only.
17. Identify all panel boards, cabinets, safety switches and other apparatus used for operation and control of circuits, appliances and equipment.
18. All trenching and conduit shall be responsibility of electrician, also backfilling of trenches.
19. Balance all loads on system.
20. Electrician to notify owner immediately of any problems in fixture choke or switch location before rough in.
21. See Owner whether or not to Provide rheostat for each ceiling fan.
22. Consult with owner for final locations of all telephone jacks, TV outlets, and ceiling fixtures.
23. Exhaust fans to vent directly to exterior through non-combustible ducts. All exhaust vents, roof vents and plumbing stacks shall run to rear plane of the roof.
24. Electrical, telephone, television, and other connections and installations of wire and cables to building shall be made underground from the nearest available source.
25. Provide 220V Junction Box and Other Required Wiring for HVAC Units. Verify Location with Contractor.
26. Verify Range Vent Power with the Supplier.
27. All Exterior Outlets to be Water Proof and on a Ground Fault Circuit.
28. Verify Voltage Requirements and Receptacle Location for All Appliances Before Installation of Outlets.

Foundation

1. Foundation elevations shown are for bidding purposes and may vary to suit sub-surface soil condition. Elevation and bearing strata shall be approved by a geotechnical engineer prior to placing concrete.
2. All footings shall bear on level (within 1 in 12) undisturbed soil. Design allowable soil bearing pressure below footings = 2,000 psf. Prepare sub grade below slabs and footings per the soil consultants report.
3. Termite Treatment Required Under Entire Slab (Including Formosa Termites) Then Covered by 6 MIL Minimum Thickness Polyethylene Vapor Barrier With Joints Lapped 12" and Taped.
4. Top of slab to be 12" minimum above existing grade.
5. Slab area to receive 6x6x6/6 W.M.M.
6. All footings to receive rebar as per details.
7. Provide 5/8" diameter x 10" steel anchor j-bolts at 48" o.c. (12" maximum from corners) at all exterior wall plates with a minimum 7" embedment.
8. Provide 1/2" steel rods 2' long at 2' o.c. to tie slab areas together.
9. All sand and fill dirt to be free of debris. A-4 soil compacted to 95% density.
10. All footings to be 12" minimum into undisturbed soil.
11. Provide cast in place concrete as indicated on drawings.
12. Concrete shall be free from defects and honeycombs.
13. Wet all forms before pouring concrete.
14. Re-bar with excessive rust is not to be used.
15. Forming crew shall wreck forms and stack in a neat fashion; all nails shall be removed from form material.
16. Main House Slab Shall Have a Smooth Trowelled Finish w/ Limited "Burning" of Finish. See Foundation Plan For All Slab Recesses. All Areas Recessed For Full Thick Brick Pavers Shall Receive a Trowelled Finish.
17. Trowel finish all slab surfaces to receive resilient flooring, carpeting, painting or other thin film finish.
18. It is recommended that a soil analysis test be made prior to beginning of construction.
19. It is recommended that the foundation and footing design to be verified by a licensed structural engineer.
20. The slab is to be sprinkled with water immediately after finishing and/or is to be covered entirely with visqueen for the duration of a minimum of 5 days. This prevents premature evaporation of water and allows the concrete to cure properly.
21. Contractor to visit job site prior to bidding and construction.
22. Concrete to be 3000 pounds per square inch at 28 days and a minimum of 4" thick.
23. When the temperature is less than 40° F, the temperature of the concrete shall be maintained between 50° and 70° F for 7 days.
24. During hot weather, when necessary, provide for protective measures in advance of placement.
25. At corners and intersections of footings, wall and grade beams, provide bent bars of equal size and at same spacing as typical reinforcing around corner and/or into abutting wall or grade beam. Bars shall have embedment of 30 diameters (18" minimum).
26. Lap splice reinforcing bars 48 diameters unless otherwise noted. Lap welded wire fabric mesh 12".
27. Control joints in slabs-on-grade shall be hand troweled or saw cut within 6 hours of placing concrete or when concrete is strong enough to withstand cutting without raveling at the edges.
28. Grade Beam Trenches Shall be Clean, Shall Have Straight Edges, and Shall Not be Holding Water at Time of Concrete Placement.
29. Fill Sand to be on De-Grassed Natural Ground or Compacted Fill Over De-Grassed Undisturbed Soil.
30. The Footing Sizes Shown are for Estimating Purposes and Shall be Verified in Field With Soil Testing Upon Contractors Request.

Masonry

1. 4" masonry veneer (brick or stone) shall have 18 gage corrugated, galvanized steel wall ties spaced at 16" o.c. vertically and horizontally with a 1" air space between brick and exterior face of sheathing. Provide continuous base flashing with weep holes at 32" o.c.
2. Running bond pattern shall be used for all masonry work unless otherwise noted.
3. Steel angle lintels in masonry veneer frame construction opening (unless otherwise noted on plans):
   - 3-1/2" x 3-1/2" x 3/8" at spans to 4'-0"
   - 4" x 3-1/2" x 3/8" at spans to 6'-0"
   - 6" x 3-1/2" x 3/8" at spans to 8'-0"
   - 7" x 4" x 3/8" at spans to 9'-0"
4. Under lintels, bearing plates, beams, etc. fill cells with grout, 3 courses minimum below bearing.
5. Brick mortar to be sufficiently damp so that mortar shall be plastic enough to permit the brick to be leveled and plumed immediately after being laid without destroying the bond.
6. Unless otherwise noted on the drawings, make brickwork plumb, level, and true to line with square angles and corners.
7. Take care to prevent grout or mortar staining the face of masonry to be left exposed.
8. Repoint all defective joints.
9. Tool all joints exposed to weather.
10. Inspect work at completion of the portion of work and point or cut out and repoint if necessary, all holes and defective joints.
11. Thoroughly clean all brick surfaces to be left exposed, removing all traces of mortar, grout, and foreign matter.
12. All brick pieces and debris to be placed in one spot on site. Mason to leave site clean of all other debris such as empty mortar sack or personal debris.

Gypsum Board

1. Provide corner beads with wings not less than ⅞"wide and perforated for nailing and joint treatment.
2. Fasten gypsum board to studs with C514 nails, annular ring type and length required by governmental agencies having jurisdiction.
3. Install all gypsum board on walls in a horizontal position.
4. Install gypsum board to ceilings with long dimension of the board at right angles to supporting members.
5. Spread joint compound not less than 3"wide at joints, center the reinforcing tape in the joint, and embed the tape in the in the compound, the spread thin layer over tape.
6. Apply second treatment after first has been dried. Thin coat not less than 6"wide at joints and feather edges.
7. Sand between coats as required. Remove all ridges and high points.
8. Apply finishing coat of compound feather out and sand smooth.
9. Use necessary care to prevent scattering gypsum board scraps and dust to prevent tracking gypsum and joint finishing compound onto floor surfaces.

Plumbing

1. All water pipe to be copper in sizes recommended by code that will provide maximum water pressure to fixture in sizes as shown by plumber or larger if required by code.
2. All sewer and vent pipe shall be code approved.
3. All fixtures to be caulked or grouted when installed, also all fittings to be installed by plumber.
4. Install all fixtures level and in proper alignment with walls and floors and with each other.
5. Provide cleanouts where required by code and where shown by plumber on plan.
6. Clean up all debris and related material and remove from site.
7. All hose bibs to be frost proof and use unconditioned water.
8. All roof penetrating plumbing vents to be located at rear of roof and roof penetration sealed.

Insulation

1. Insulation: Fiberglass batt insulation and foil-faced, flame resistant, batt insulation as follows: Attic = R-30 or greater, Exterior Walls = R-13 or greater, Interior Walls = Sound Batt insulation only baths and utility room insulate around all doors and windows.

Framing

1. Framing Lumber
   - 2x8 and larger: No. 2 grade or better
   - 2x4 and 2x6: Stud grade or better
   - CCA or CZC pressure treat pieces in contact with foundation or exposed to weather.
2. Sheathing and sub flooring:
   1 ⅛" APA rated tongue and grove sub floor exposure 1.
   ½" APA rated roof sheathing exposure 1.
   ½" APA rated structural wall sheathing exposure 1.
   All sheathing to be nailed with 8d nails at 6" o.c. at panel edges and 12" o.c. at intermediate supports unless noted otherwise.
3. Adhesive for plywood sheathing: shall conform to performance specification AFG-01 developed by APA.
4. Unless otherwise noted, wood stud walls to be 2x4's @ 16" o.c.
5. Unless otherwise noted, wood ceiling joists to be 2x6's @16" o.c.
6. Unless otherwise noted, wood rafters to be 2x6's @ 24" o.c.
7. Notches in exterior wall or interior bearing wall studs are not to exceed one-fourth of the stud width, and no holes are to be bored greater than 40% of the stud width.
8. Notches in floor joists and roof rafters shall be located in the middle one-third of the span. Notches in the top or bottom of the member are not to exceed one-sixth of the member depth. Holes shall not be bored larger than one-third of the member depth, or within two inches of the top or bottom of the member, or within two feet of bearing. No holes or notches are allowed in beams unless approved by structural engineer.
9. All bearing points shall be continuously blocked thru floor framing down to solid bearing on foundation wall or interior steel beam.
10. All bearing points under concentrated loads, at the support points of beams and headers, and where indicated in a wall on the drawings, shall be at least the width of the bearing, structural member, and/or a minimum of (1) one 2x stud cripple nailed together with 8d nails at 16" o.c. to (1) full height stud for spans up to 6'-0", and (2) 2x cripples for spans greater than 6'-0", unless otherwise noted.
11. All composite beams with steel flitch plates shall be through-bolted together with ½" diameter bolts at 12" o.c. staggered top to bottom, with (4) bolts minimum at each end, unless noted otherwise on plans.
12. All multiple 2x headers and multiple Micro-Lam beams shall be fastened together at top and bottom into each adjacent member with (minimum) two rows of 16d nails at 12" o.c. for beam depths less than 12 inches. For depths grater than 12 inches, through-bolt with ½" diameter bolts at 12" o.c. staggered top and bottom.
13. Four foot wide APA rated structural wall sheathing shall be located at each end of each exterior wall and at least every 25 feet of wall length.
14. All bearing studs to have double top plate.
15. Exterior dimensions are to outside face of foundation, interior dimension are to face of studs. Partition dimensions not shown are 3 ½" wide.
16. Solid bearing requirements to transfer loading down to foundation system and shall be at least the width of bearing or structural member and a minimum of (3) 2x4 studs nailed together with 10d nails at 16" o.c.
17. Fire stopping of 2x nominal lumber to be provided to form an effective fire barrier between all concealed draft opening, both vertically and horizontally.
18. The contractor shall carefully lay out and erect all structural members of rough carpentry, framing, sheathing, bridging, and other items of work as necessary to install the finished work. All members shall be properly braced. Plumbed and leveled. A sufficient number of nails, screws and bots shall be used to insure the rigidity of the construction.
19. All framing shall be installed closely fitted and accurately set in place to the required lines and levels.
20. Lintels and beams shall have ½" air space at ends and sides. Joints in beams shall be over supports.
21. Framing joist into side of wood beams shall be done with ledger strip and toe-nailed to beam.
22. Install all plywood sheathing with face grain perpendicular to supports, staggered between panels and locate over supports. Allow ⅛" space between joints. Install clips as required between structural supports.
23. Frame as indicated on drawings in compliance with the International Building Code.
24. Walls with stucco finish to receive ⅝" CDX plywood and #15 felt with Styrofoam insulation between studs.
25. Ceiling joists and rafters to be #2 grade or better and bracing to be #3 grade or better.
26. All exterior doors and windows to receive flashing and caulking to prevent moisture infiltration.
27. Load bearing headers to be 2-2x12's.
28. Provide 2x12 blocking to secure curtain rods, cabinets, towel bars, etc. (verify with owner).
29. Provide 2x12 blocking between floor joists.
30. Joints need to be tight, true and well nailed, in accordance with pertinent codes and regulations.
31. All framing members to receive finish material align the framing so as to not vary more than ⅛".
32. Premises shall be kept neat, safe, and orderly at all times during execution of any particular trade. All cut ends and debris shall be place in a designated spot on the site. Nails shall not be discarded at random.
33. All base plates shall be set in mastic and plywood floors shall be set in mastic continuously.
34. Provide plywood platform under and around water heaters and A/C units in attic. Also provide a 24" wide walkway to units.
35. Provide double joists under A/C units and water heaters in attic.
36. Widows: Verify window rough openings sizes with selected manufacturer. Refer to plans for head heights.
37. Consider during framing placement of R/A grilles, ceiling diffusers, and other outlets to be centered/aligned with wall openings, ceiling trays, etc. (see owner or designer).
38. Where 2x6 rafter spans exceeds 10'-0" in length, contractor shall brace rafters down to interior partitions and/or ceiling joist. When ceiling is used to support rafters, provide 2x12 strongback.
39. All hips, valleys, and ridges shall be 2x10 members, unless otherwise noted.
40. Framing contractor to refer to electrical plans and coordinate joist location to accommodate electrical fixtures.
41. Provide blocking for all ceiling and wall mounted fixtures.

Trim

1. Install trim in lengths as long as possible, jointing only where solid support is present.
2. Nail all trim with proper sized nails to prevent splitting.
3. Countersink all nails and screws in finish material so that may be puttied or plugged.
4. Miter all exterior and cope all interior joints or miter interior joints if wood not sculptured

H.V.A.C.

1. Provide factory fabricated insulated low-pressure flexible duct with zinc coated spring steel helix, with 1" thick fiberglass insulation, sheathed in a seamless vapor barrier jacket. Interior fire resistive coated to prevent fiber erosion or use 1" rigid duct board all joints shall be taped.
2. Use minimum length required to make connection. Duct to be fully extended, free from sags and kinks, where horizontal support is needed, use strap with minimum of ¾"wide at least 3'-0" o.c.
3. Make joints with ½" wide positive locking steel straps and tape.
4. Provide high efficiency units as manufactured by Trane, Lennox, or equal.
5. Provide adjustable curved blade aluminum wall registers with O.B.D.'s and Aluminum fixed blade return air grilles. All H.V.A.C outlets shall be painted (after proper preparation) as directed by owner.
6. Adjust and balance system, provide all fees and permits. Clean up all debris.
7. Complete H.V.A.C. system – materials and installation shall meet or exceed all applicable codes and regulations whether shown or implied.
8. H.V.A.C. unit(s) shall be located in attic (unless otherwise indicated).
9. No ventilation, plumbing, or heating vents shall be placed on the front side of the building roofs. All vents protruding from roofs shall match, or be painted to match the color of the roof.

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Owner's Name:
Building Address:
City, State, Zip:

Disclaimer Note:

Important Note:

Michael Campbell Design, LC

210 Magnate Drive
Suite 204
Lafayette, LA 70508

(337) 504-4566

web:
mcdhouseplans.com

9
OF 9

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: October 14, 2025
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-1069 - 110 W. Travis St. and 211 W. College St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to remove an existing building due to a condemned status on property located at 110 W. Travis St. and 211 W. College St. legally described as 16.2151 ACRES, BASSE BLOCK 5, LOTS 1-7 AND KALLENBERG BLOCK 3, LOT 5, 6, GE 282, & GE 283.

SUMMARY:

The applicant, FISD, requests approval of a COA to remove building 900, built in 1948, from this school site and plans to have it auctioned via GovDeals. They have identified the building as unsafe and deemed it "condemned" due to the condition of the building. The district states that it poses serious safety hazards to the public since it is structurally unsound, at risk of collapse, and may contain dangerous materials like asbestos or mold. They can also attract criminal activity, decrease surrounding property values, and hinder future development. Removing the building helps protect public health, safety, and revitalizes the area for future use.

The building will be listed for auction on GovDeals.com in "as-is" condition. The auction listing will include details regarding the building's location within a historical district, as well as information about asbestos. Asbestos inspection reports will be provided to inform potential bidders that all abatement costs will be the responsibility of the winning bidder. The district anticipates interest primarily due to the value of the lumber within the structure. Prior to the auction, and only with City approval to proceed, the district will handle the disconnection of all utilities, including plumbing, electrical, and HVAC systems.

Application Number: 2025-1069
Address: 110 W. Travis St. and 211 W. College St.
Rating: Medium
Zoning: PF, Public Facilities
Applicant: Fredericksburg ISD

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

Historic Preservation Ordinance

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

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

The definition of 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.

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.

STAFF RECOMMENDATION:
Staff recommends approval of the proposed removal of this structure on the FISD property due to its unsafe conditions. The district will be required to obtain a building permit for demolition prior to proceeding.

ATTACHMENTS:
1. 2025-1069-900 building pic 4
2. 2025-1069-900 building pic 5
3. 2025-1069-900 building pic 6
4. 2025-1069-900 building pic 7
5. 2025-1069-900 building pic 8
6. 2025-1069-900 building pic 9

7. 2025-1069-building 900- fredericksburg isd
8. 2025-1069-900 building pic 1
9. 2025-1069-900 building pic 2
10. 2025-1069-900 building pic 3


H3
DANGER
HIGH VOLTAGE


Dreams
YOU CAN CHANGE
THE WORLD


SEASONAL
SHOP


ULINE
File Folders

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 110 W TRAVIS ST

LAT/LONG 30.279814 -98.868663

ALTERNATE ADDRESS N/A

PARCEL # 2574

LEGAL DESCRIPTION G E CO #282 5.12, -MIDDLE SCHOOL-

OWNER NAME FREDBG IND SCHOOL DIST

2017 GCAD VALUATION [redacted]

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

1948 newspaper articles indicate that two new buildings were added to the Fredericksburg High School campus in that year: a band/visual education building and an industrial arts/vocational agricultural building with basement bus storage. Based on the descriptions, this appears to have been the industrial arts/vocational building. Both were erected out of surplus lumber from surplus army buildings from Eagle Pass, TX. The building is now in use as a mentoring building by Fredericksburg M.S.

PHYSICAL DESCRIPTION

YR. BUILT 1948 **YR. SOURCE** "New Buildings on Campus..." Fredericksburg Standard,

TYPE Building

FORM Rectangular

PRIMARY STYLE No style

CURRENT FUNCTION Education: School

SECONDARY STYLE No secondary style

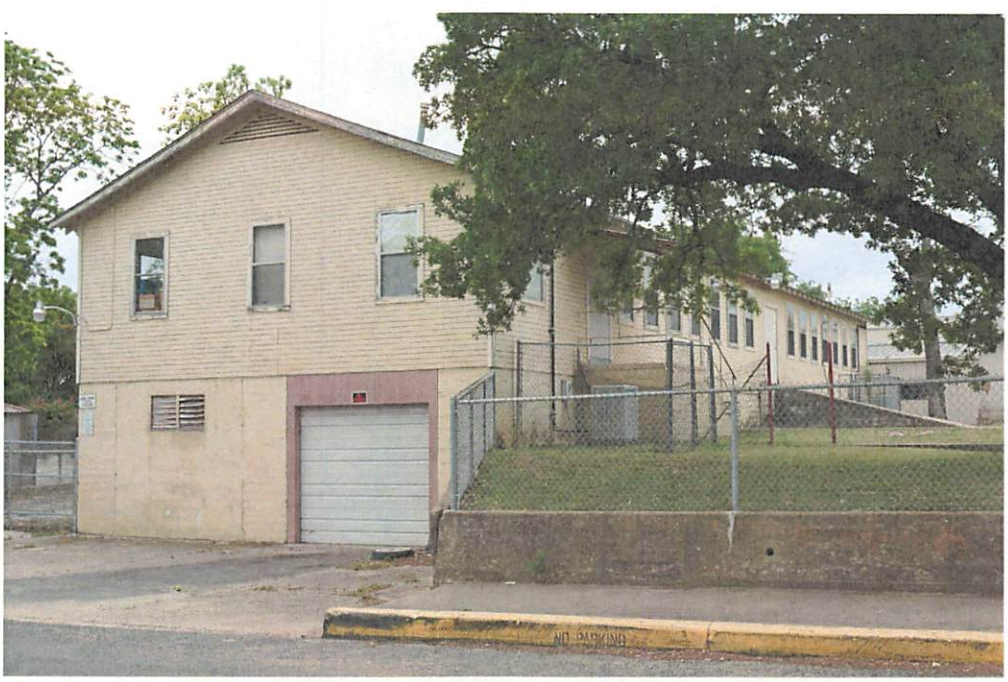
HISTORIC FUNCTION Education: School

VISIBLE ANCILLARY RESOURCES
1. none

ALTERATIONS
Garage door(s) replaced
Doors replaced
Ramp added to side elevation
Windows replaced – all

GENERAL NOTES
Per aerial review, the band/visual education building mentioned above was southwest of this building. It had a T-shape. It is no longer extant.

SOURCES
"Public School Planning on Erection of Two New Buildings on FHS Campus," Fredericksburg Standard, February 11 1948; "New Buildings on Campus are to be Ready for Term," Fredericksburg Standard, September 1, 1948; USGS aerials; "Fredericksburg Middle School Campus" sign

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HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: October 14, 2025
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-1070 - 402 E. Travis St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to remove an existing shed and relocate a new shed on property located at 402 E. Travis St., legally described as WENDEL & ANDEREGG BLOCK 1, LOT 1.

SUMMARY:
The applicant is requesting approval of a COA to add a small backyard patio and small pool 7' x 12' to their backyard. They intend to replicate the architecture of the existing shed and relocate a new shed to serve as the backdrop focal point of the new patio. A small landscaped island will also be added to the existing parking area. They propose to use landscaping at site using native or adaptive plants with low water requirements.

Application Number: 2025-1070
Address: 402 E. Travis St.
Rating: High
Zoning: R1, Single Family Residential
Applicant: Belinda McDonnell, Haven Studio Collective, LLC

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

Historic Preservation Ordinance

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

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

The definition of High-rating is as follows:

The most significant Resources identified in the 2002 Fredericksburg Historic Resource Survey. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are *to be the most protected from alteration and demolition.*

Historic Design Guidelines and Standards

3.4.1 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 approval of the request as it intends to conform to the existing design of the property.

ATTACHMENTS:

1. 2025-1070-402 e travis - street view front
2. 2025-1070-402 e travis back yard street view
3. 2025-1070-402 e travis
4. 2025-1070-hrb_set_402e_travis_20250922
5. 2025-1070-402 e travis historic

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: October 14, 2025
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-1070 - 402 E. Travis St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to remove an existing shed and relocate a new shed on property located at 402 E. Travis St., legally described as WENDEL & ANDEREGG BLOCK 1, LOT 1.

SUMMARY:
The applicant is requesting approval of a COA to add a small backyard patio and small pool 7' x 12' to their backyard. They intend to replicate the architecture of the existing shed and relocate a new shed to serve as the backdrop focal point of the new patio. A small landscaped island will also be added to the existing parking area. They propose to use landscaping at site using native or adaptive plants with low water requirements.

Application Number: 2025-1070
Address: 402 E. Travis St.
Rating: High
Zoning: R1, Single Family Residential
Applicant: Belinda McDonnell, Haven Studio Collective, LLC

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

Historic Preservation Ordinance

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

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

The definition of High-rating is as follows:

The most significant Resources identified in the 2002 Fredericksburg Historic Resource Survey. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are *to be the most protected from alteration and demolition.*

Historic Design Guidelines and Standards

3.4.1 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).

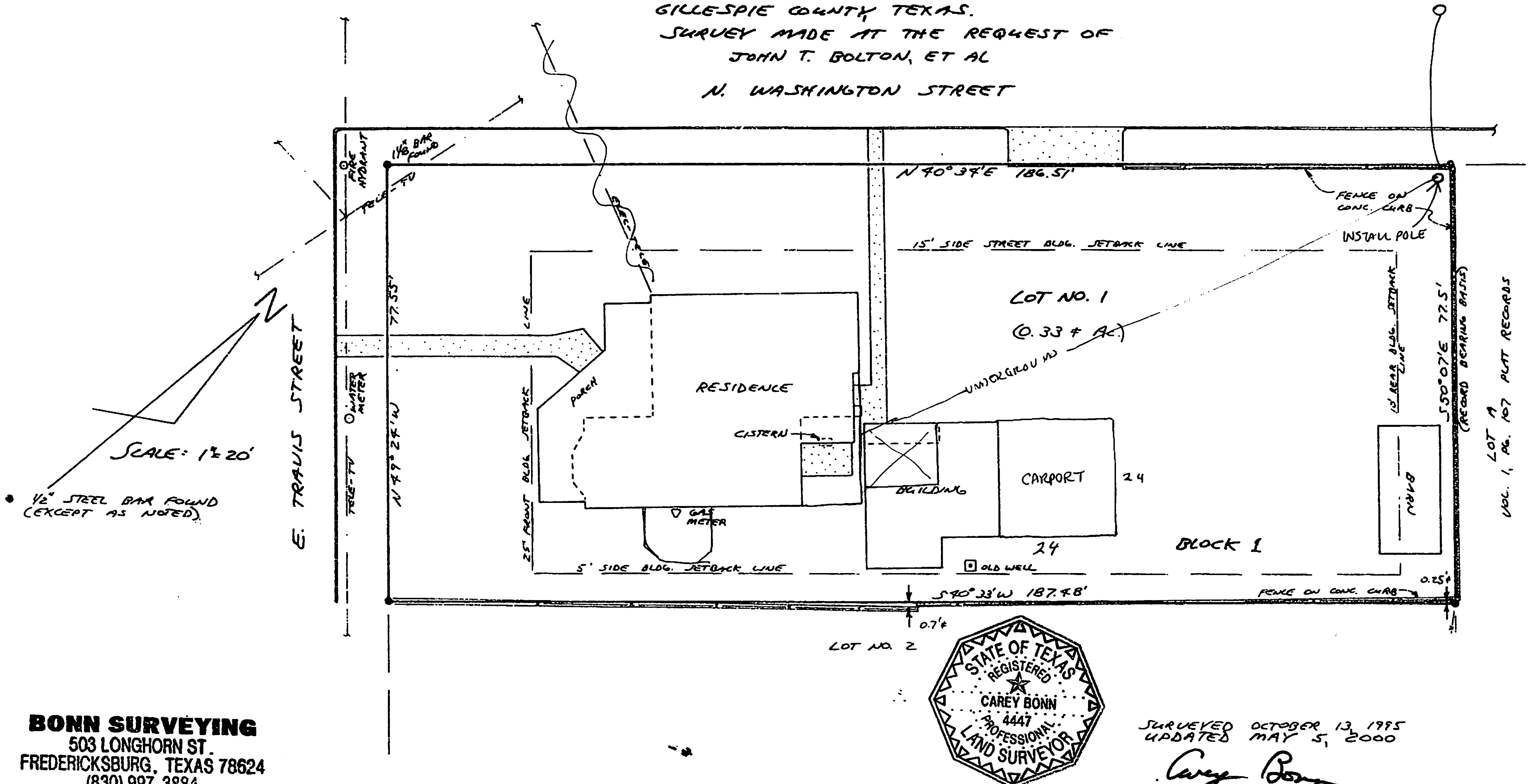
STAFF RECOMMENDATION:

Staff recommends approval of the request as it intends to conform to the existing design of the property.

ATTACHMENTS:

1. 2025-1070-402 e travis - street view front
2. 2025-1070-402 e travis back yard street view
3. 2025-1070-402 e travis
4. 2025-1070-hrb_set_402e_travis_20250922
5. 2025-1070-402 e travis historic

SURVEY MAP SHOWING
LOT NO. 1, BLOCK 1, WENDEL AND ANDEREGG
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



SURVEYED OCTOBER 13, 1995
UPDATED MAY 5, 2000

REG. PROF. LAND SURVEYOR NO. 4447

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

CLAIRE'S HAUS

402 E TRAVIS STREET | FREDERICKSBURG, TX

INDEX OF SHEETS:

HAVEN *studio*

www.havenstudio.net

830-317-3390

CLAIRE'S HAUS EXTERIOR

402 E TRAVIS ST
FREDERICKSBURG, TEXAS 78624

Notes:
HRB Review
09.22.2025

stage: Construction Documents

client: David & Melissa Gruenwald

title: Cover & Index Sheet

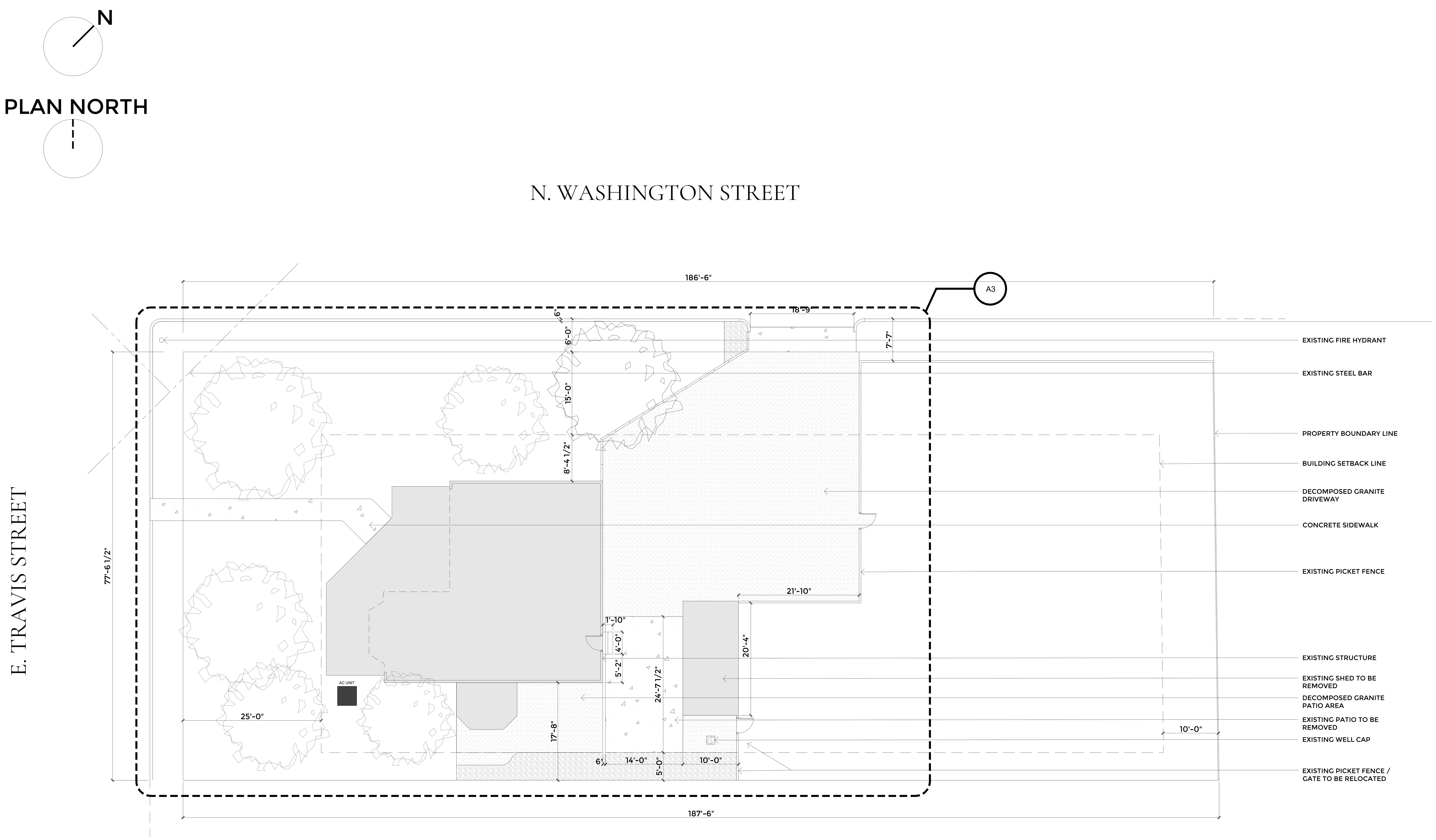
revision:

date: 09.22.2025

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

sheet:

A1



SITE PLAN

SCALE: 0' 2' 4' 8' 16'

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830-317-3390

CLAIRE'S HAUS EXTERIOR

402 E TRAVIS ST
FREDERICKSBURG, TEXAS 78624

Notes:

HRB Review
09.22.2025

stage: Construction Documents

client: David & Melissa Gruenwald

title: Site Plan

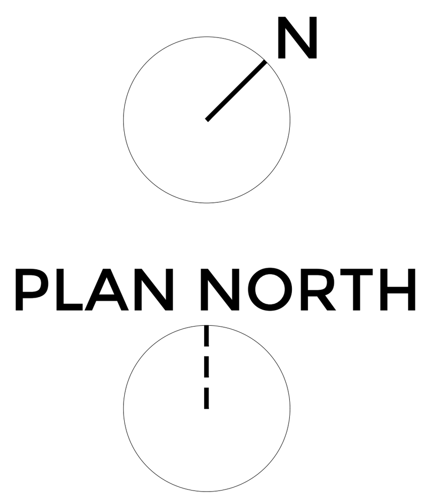
revision:

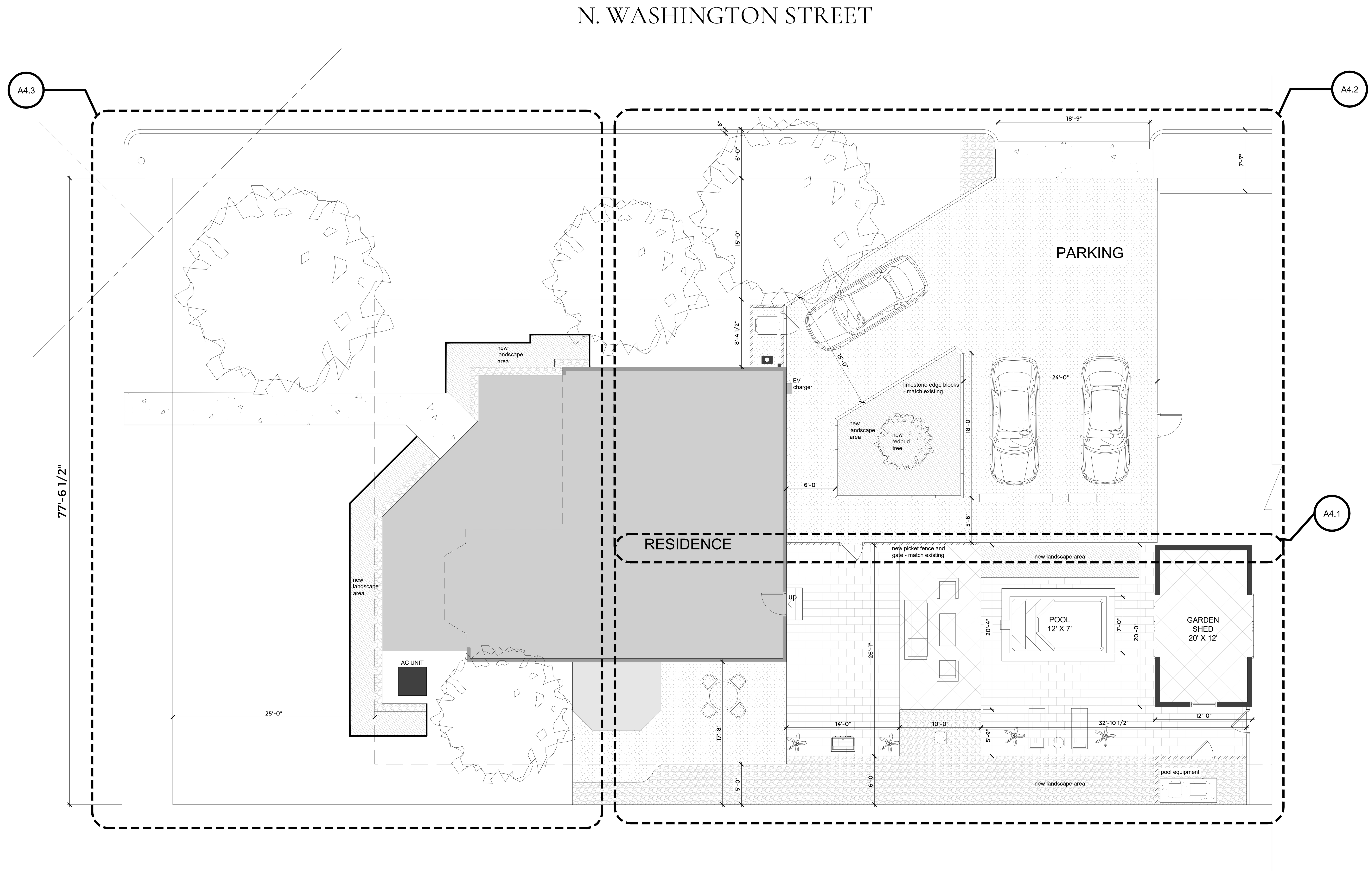
date: 09.22.2025

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

sheet:

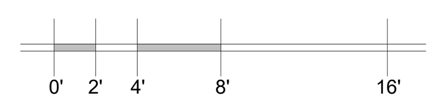
A2





AREA OF WORK - PATIO / POOL ADDITION / PLANTING BEDS

SCALE:



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830-317-3390

CLAIRE'S HAUS EXTERIOR

402 E TRAVIS ST
FREDERICKSBURG, TEXAS 78624

Notes:
HRB Review
09.22.2025

stage: Construction Documents

client: David & Melissa Gruenwald

title: Floor plan - Patio / Pool Addition

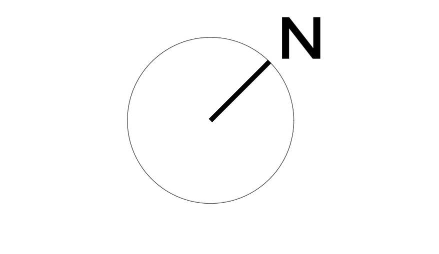
revision:

date: 09.22.2025

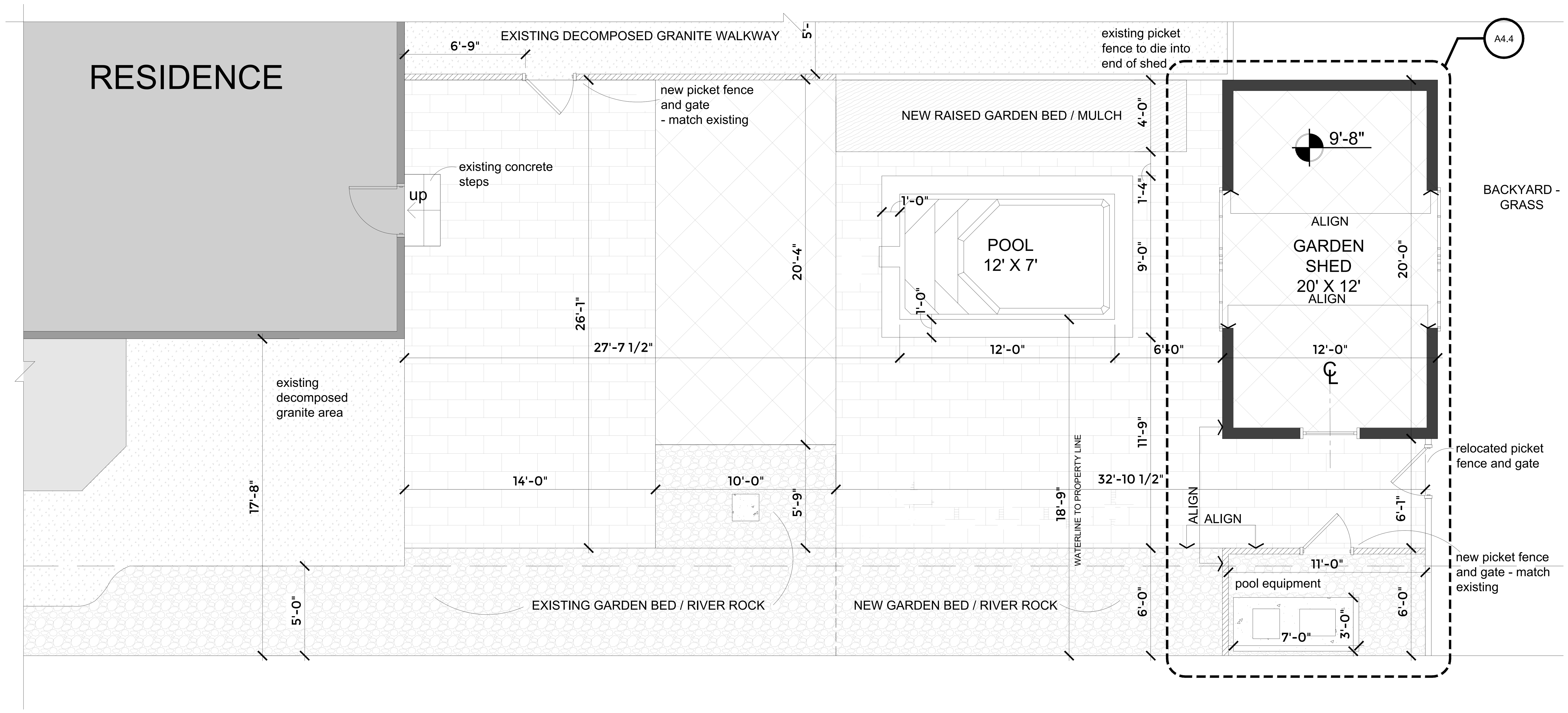
scale: 3/32" = 1'-0"

sheet:

A3



PLAN NORTH



KEY:

- LIMESTONE TILE PAVERS
- LIMESTONE TILE PAVERS
- CONCRETE SLAB
- MULCH BED
- ROCK BED
- DECOMPOSED GRANITE

ENLARGED PLAN - PATIO, POOL

SCALE: 0' 2' 4' 8' 16'

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CLAIRE'S HAUS EXTERIOR

402 E TRAVIS ST
FREDERICKSBURG, TEXAS 78624

Notes:
HRB Review
09.22.2025

stage: Construction Documents

client: David & Melissa Gruenwald

title: ENLARGED PLAN - PATIO, POOL

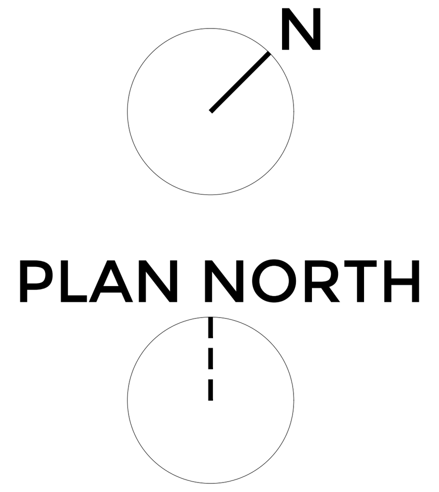
revision:

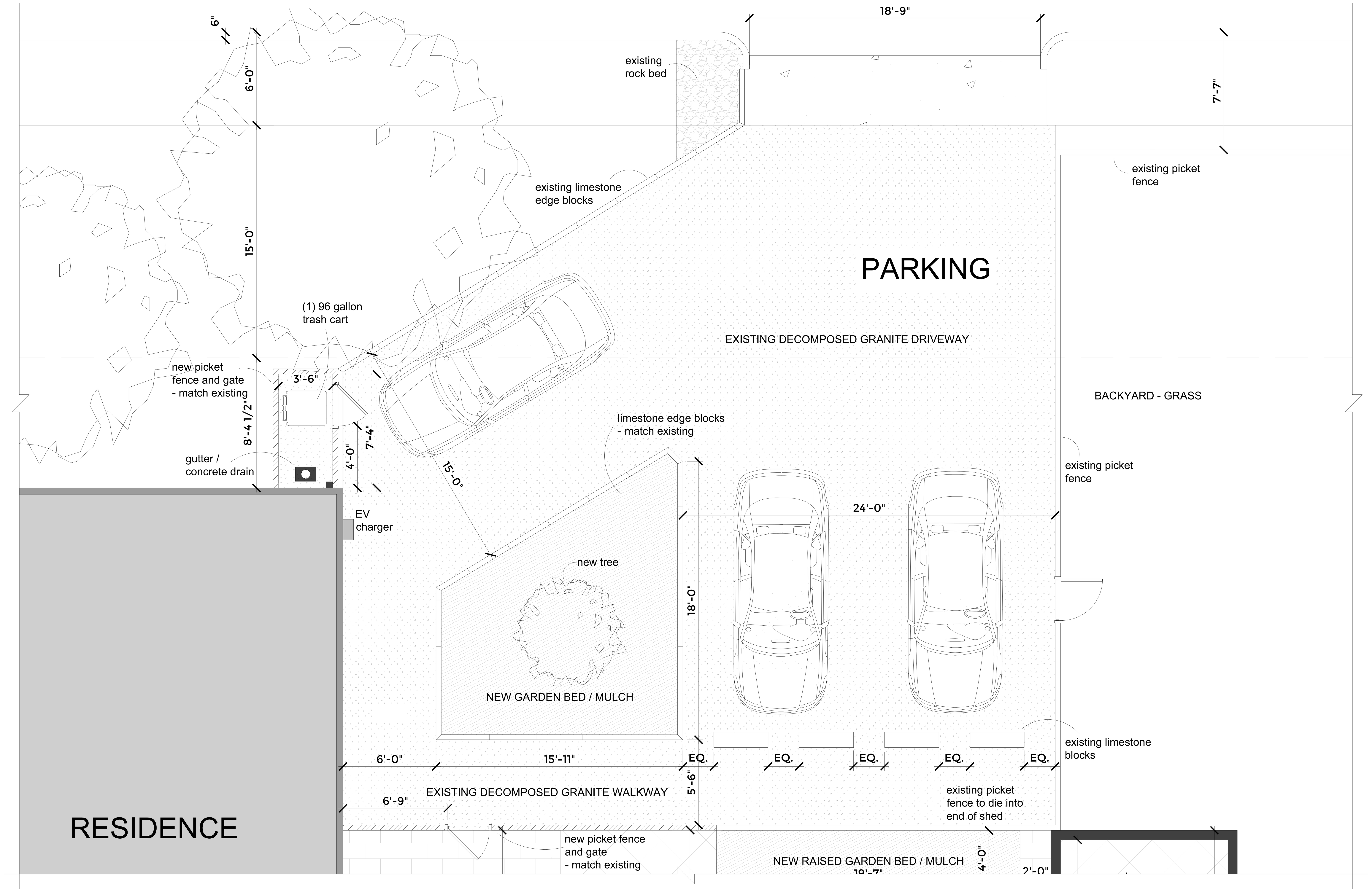
date: 09.22.2025

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

sheet:

A4.1





KEY:

- DECOMPOSED GRANITE
- MULCH BED
- CONCRETE SLAB
- ROCK BED

ENLARGED PLAN - DRIVEWAY

SCALE: 0' 2' 4' 8' 16'

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CLAIRE'S HAUS EXTERIOR

402 E TRAVIS ST
FREDERICKSBURG, TEXAS 78624

Notes:
HRB Review
09.22.2025

stage: Construction Documents

client: David & Melissa Gruenwald

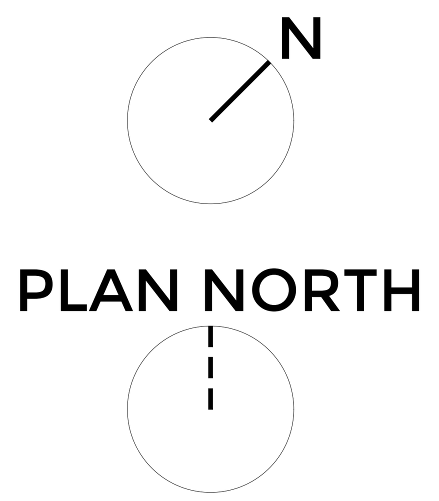
title: Floor Plan - Driveway

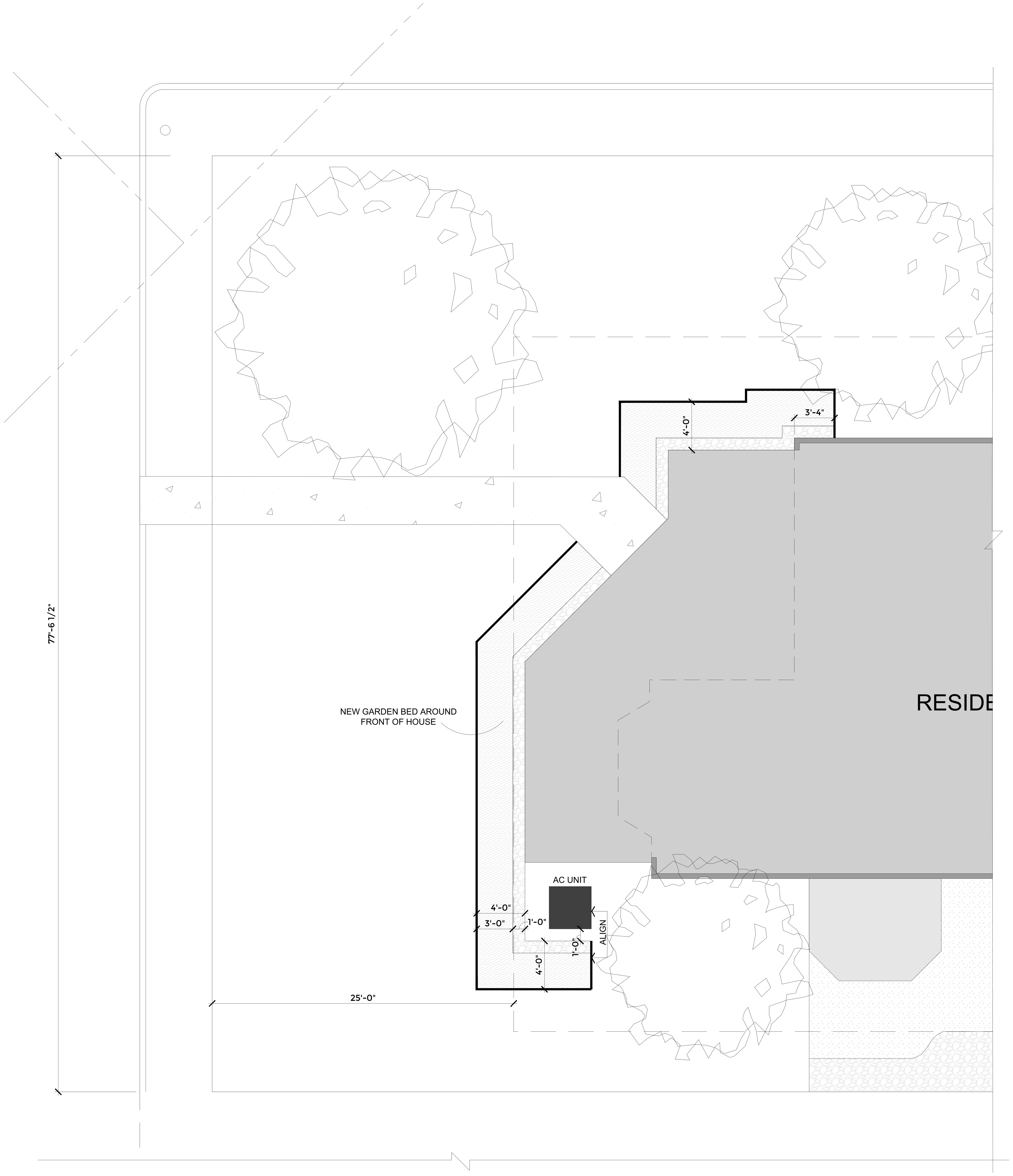
revision:

date: 09.22.2025

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

sheet: A4.2





KEY:

- DECOMPOSED GRANITE
- ROCK BED
- MULCH BED
- CONCRETE SLAB
- METAL EDGING

ENLARGED PLAN - HOUSE

SCALE: 0' 2' 4' 8' 16'

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CLAIRE'S HAUS EXTERIOR

402 E TRAVIS ST
FREDERICKSBURG, TEXAS 78624

Notes:
HRB Review
09.22.2025

stage: Construction Documents

client: David & Melissa Gruenwald

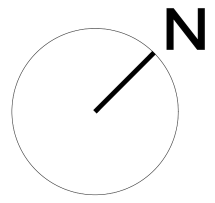
title: Enlarged Plan - House

revision:

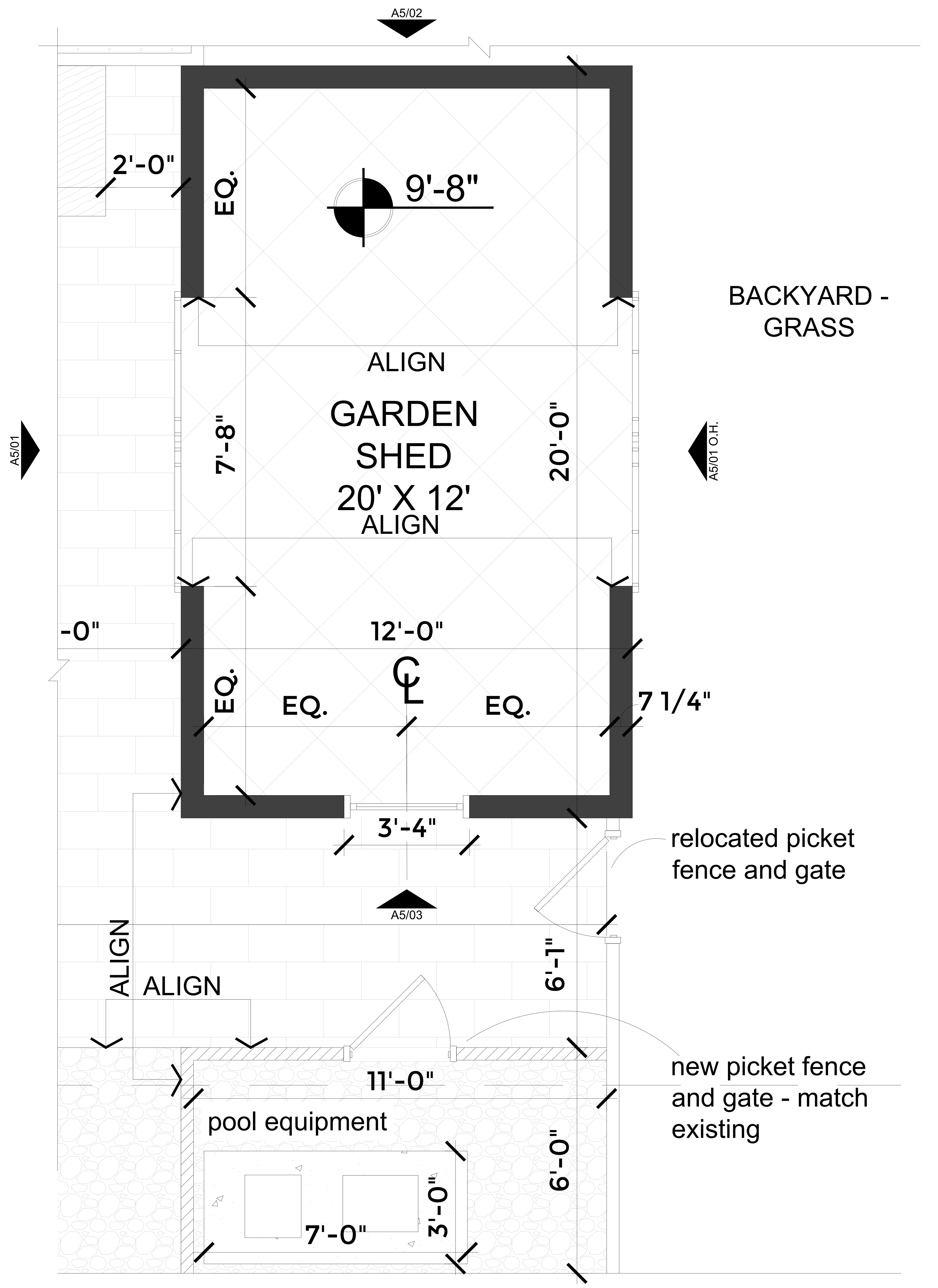
date: 09.22.2025

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

sheet: A4.3



PLAN NORTH

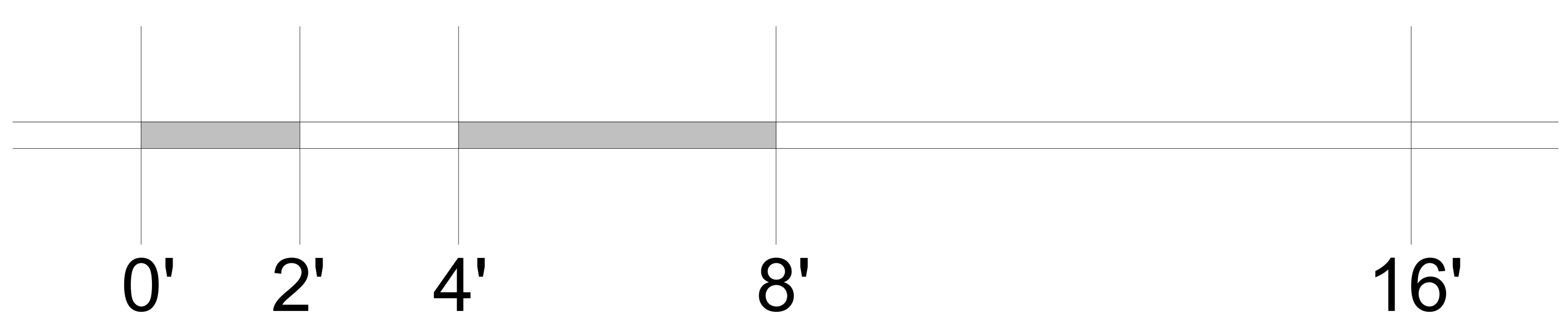


KEY:

- LIMESTONE TILE PAVERS
- LIMESTONE TILE PAVERS
- ROCK BED
- CONCRETE SLAB

ENLARGED PLAN - GARDEN SHED

SCALE:



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830-317-3390

CLAIRE'S HAUS EXTERIOR

402 E TRAVIS ST
FREDERICKSBURG, TEXAS 78624

Notes: HRB Review 09.22.2025

stage: Construction Documents

client: David & Melissa Gruenwald

title: ENLARGED PLAN - GARDEN SHED

revision:

date: 09.22.2025

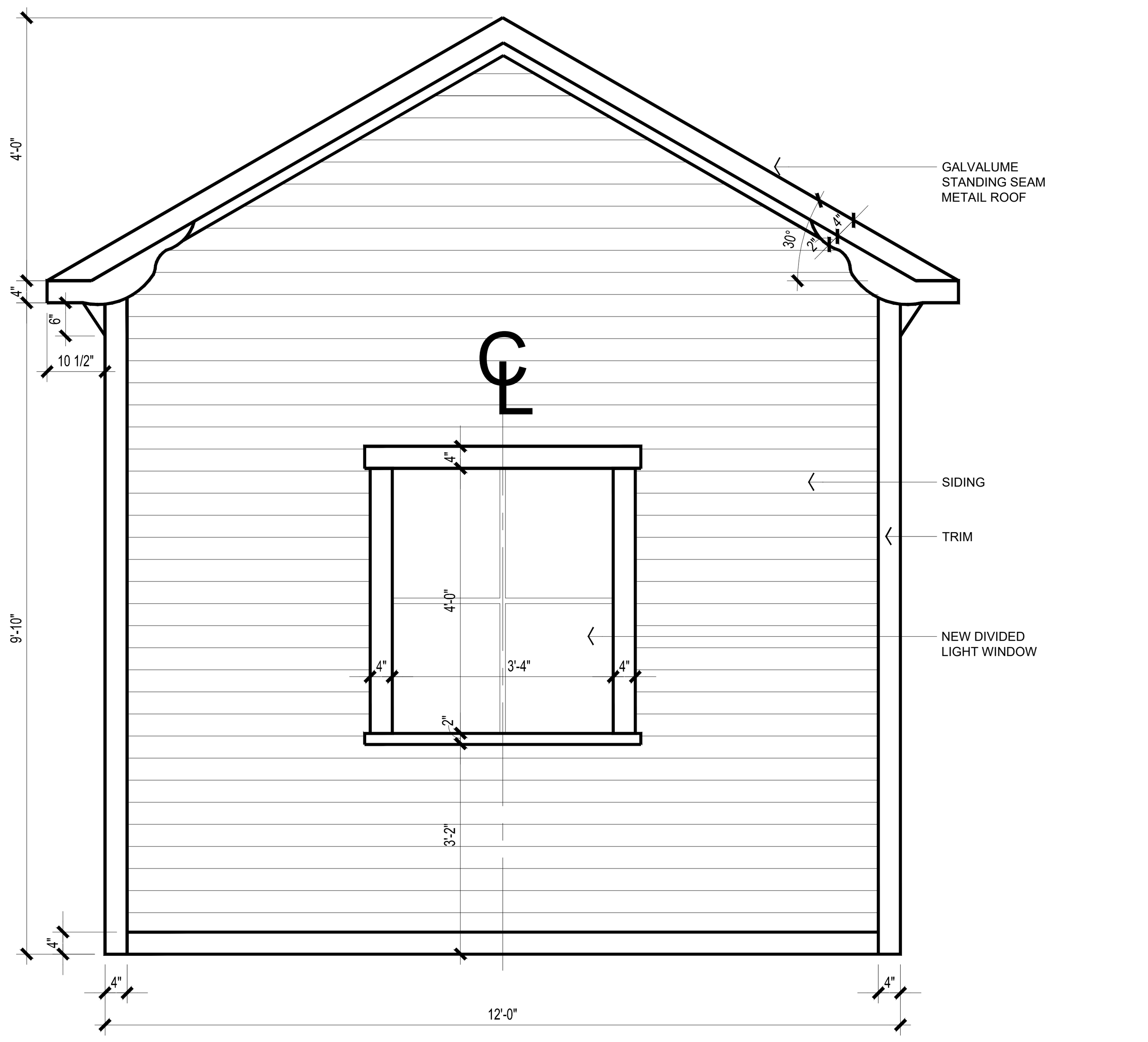
scale: 1/2" = 1'-0"

sheet: A4.4

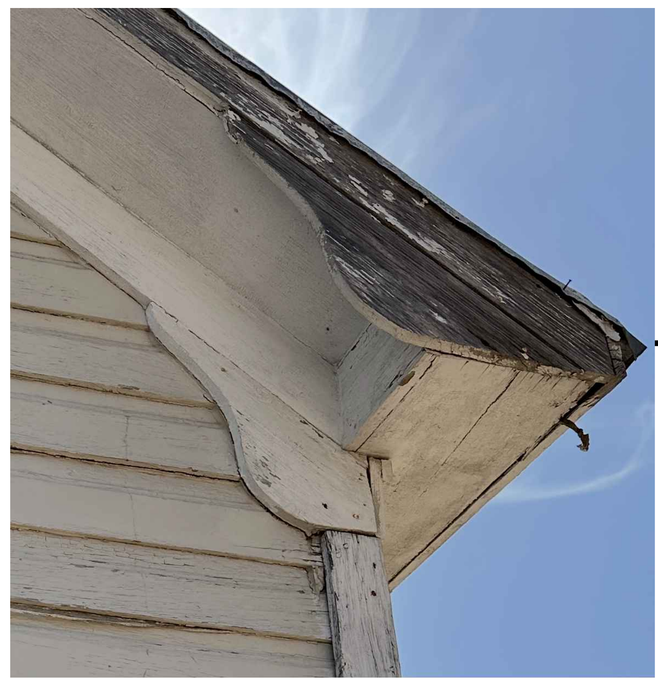
N

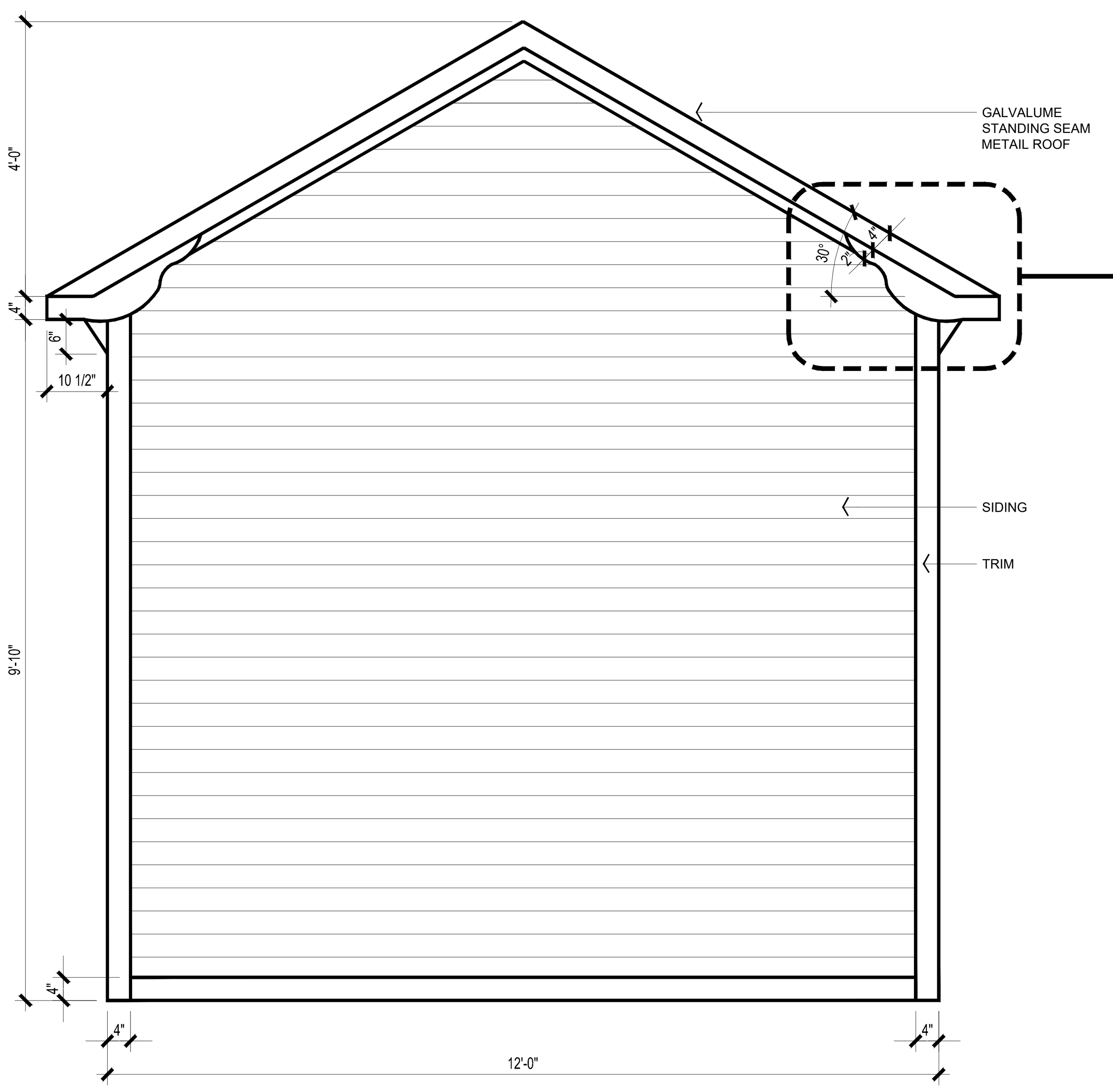
PLAN NORTH

SCALE: 0' 2' 4' 8' 16'

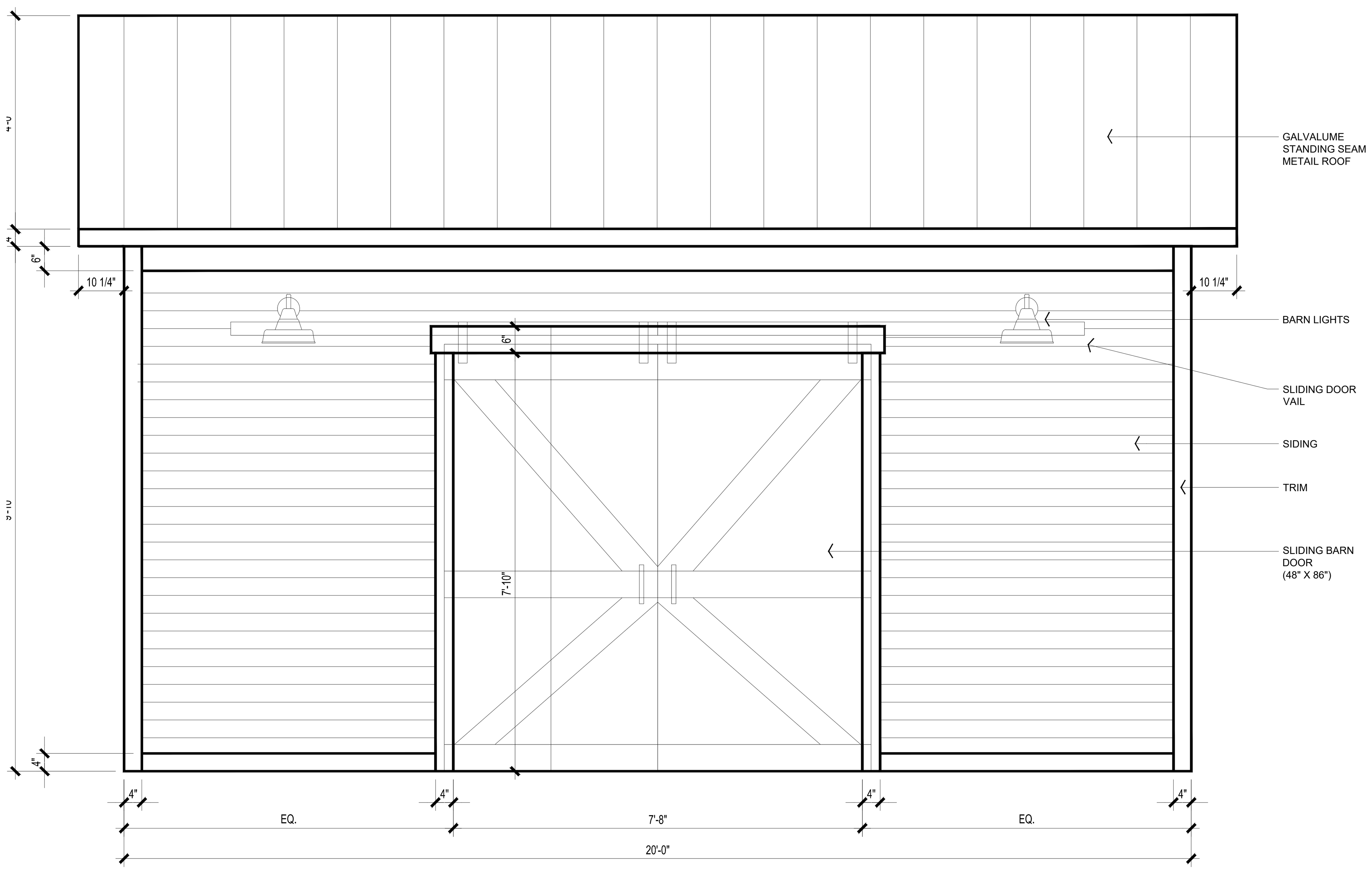


03 SOUTH ELEVATION
SCALE: 1/2" = 1'-0"





02 NORTH ELEVATION
SCALE: 1/2" = 1'-0"



01 WEST ELEVATION
SCALE: 1/2" = 1'-0"

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830-317-3390

CLAIRE'S HAUS EXTERIOR

402 E TRAVIS ST
FREDERICKSBURG, TEXAS 78624

Notes:

stage: Construction Documents

client: David & Melissa Gruenwald

title: ELEVATIONS - GARDEN SHED

revision:

date: 09.22.2025

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

sheet: A5

EXISTING EXTERIOR IMAGES

FRONT VIEW FROM E. TRAVIS

SIDE VIEW FROM N. WASHINGTON

CURRENT PARKING AREA FROM N. WASHINGTON

VIEW FROM BACKYARD TOWARDS HOUSE

SHED FROM N. WASHINGTON

FULL VIEW OF SHED FROM THE HOUSE

EXISTING SHED PERIMETER FOUNDATION

BACK PORCH

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CLAIRE'S HAUS EXTERIOR

402 E TRAVIS ST
FREDERICKSBURG, TEXAS 78624

Notes: HRB Review 09.22.2025

stage: Construction Documents

client: David & Melissa Gruenwald

title: Exterior Images

revision:

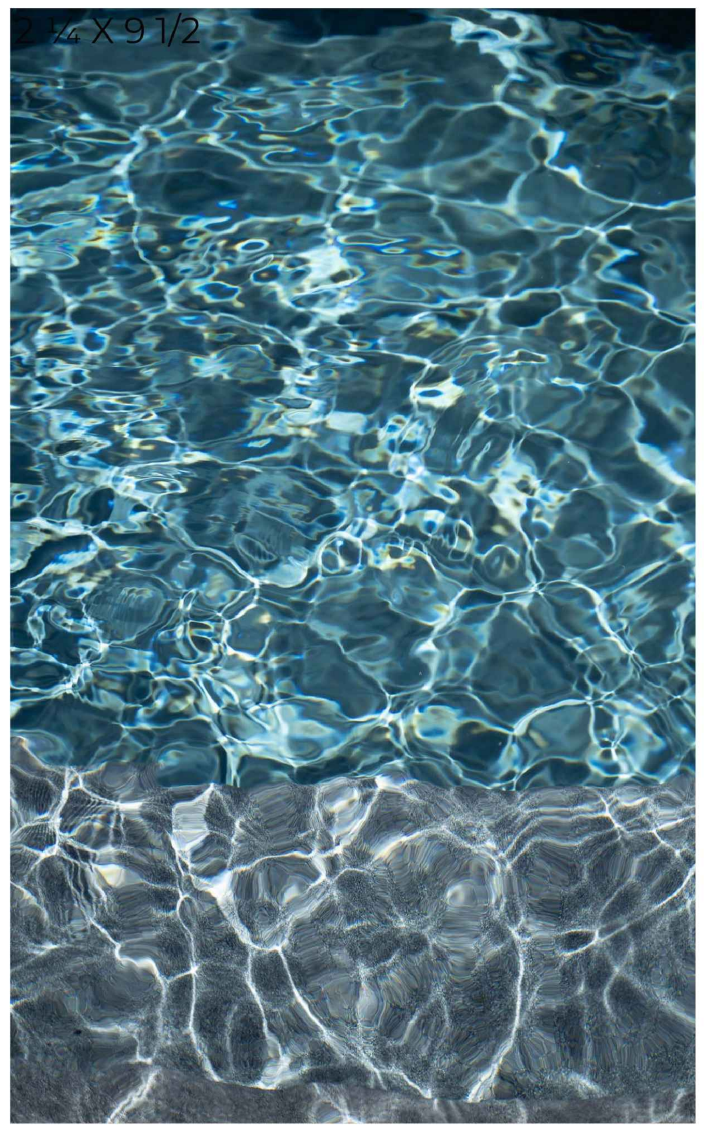
date: 09.22.2025

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

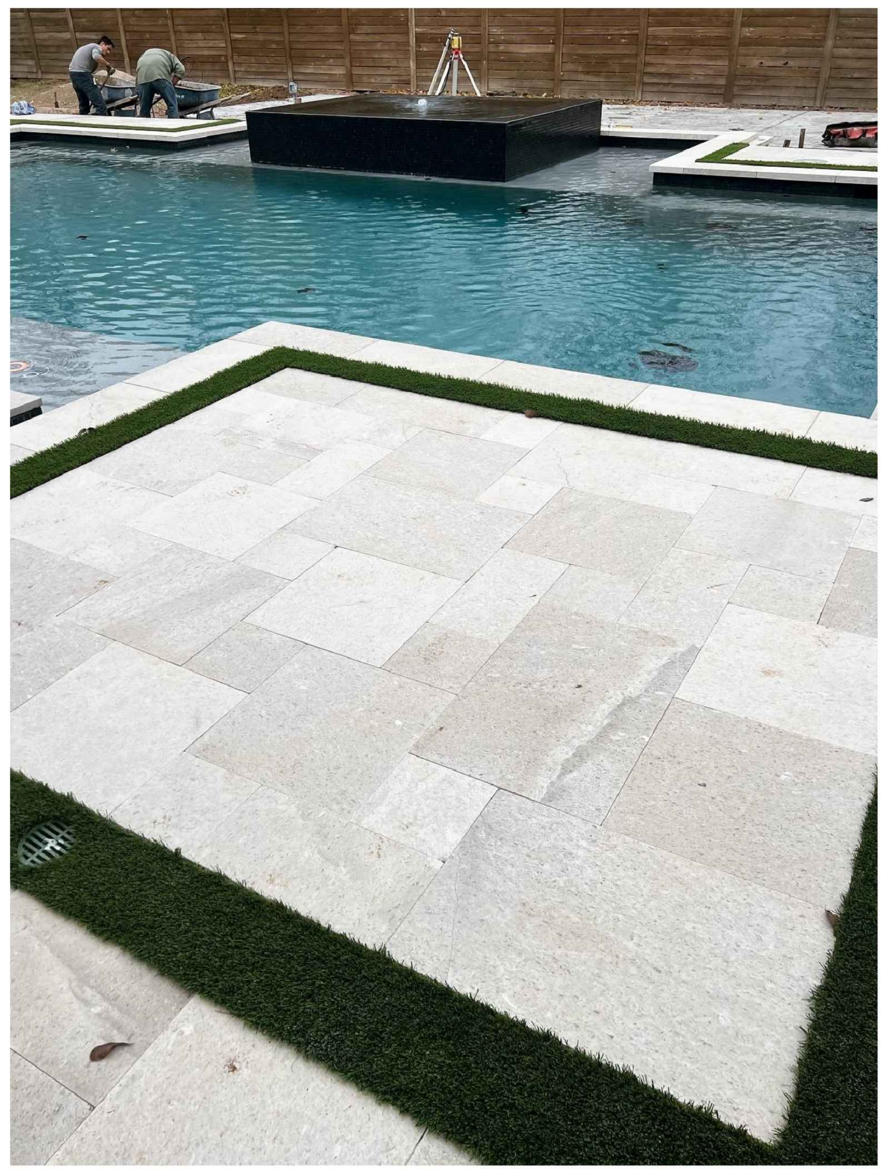
sheet: A6

PATIO & POOL FINISH SELECTIONS

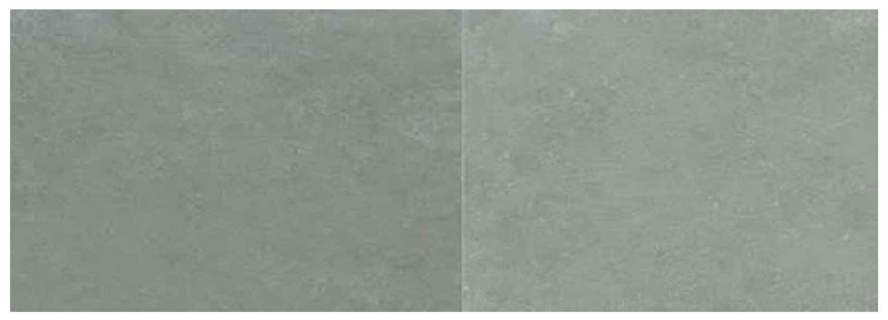
WATERLINE PORCELINE TILE “BLUE GLOSSY”
2" X 9 1/2



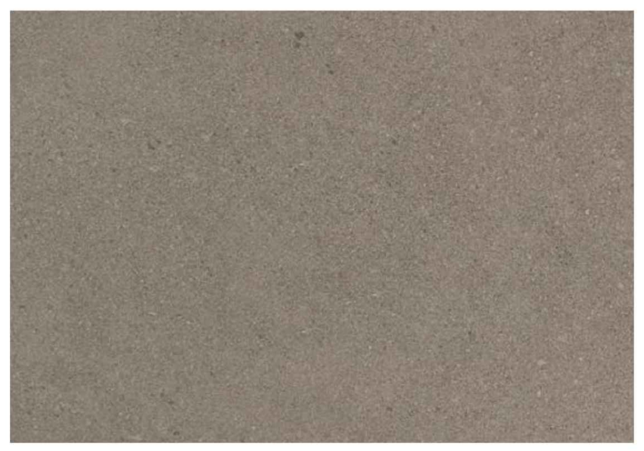
POOL INTERIOR COATING: FRENCH GRAY



HAVEN PLATINUM TEXAS LIMESTONE - RUNNING BOND



LUETERS BLUE LIMESTONE/ CHARCOAL ACCENTS



LIMESTONE ALTERNATES: PORCELAIN TILE - CREAM FIELD WITH CHARCOAL ACCENTS

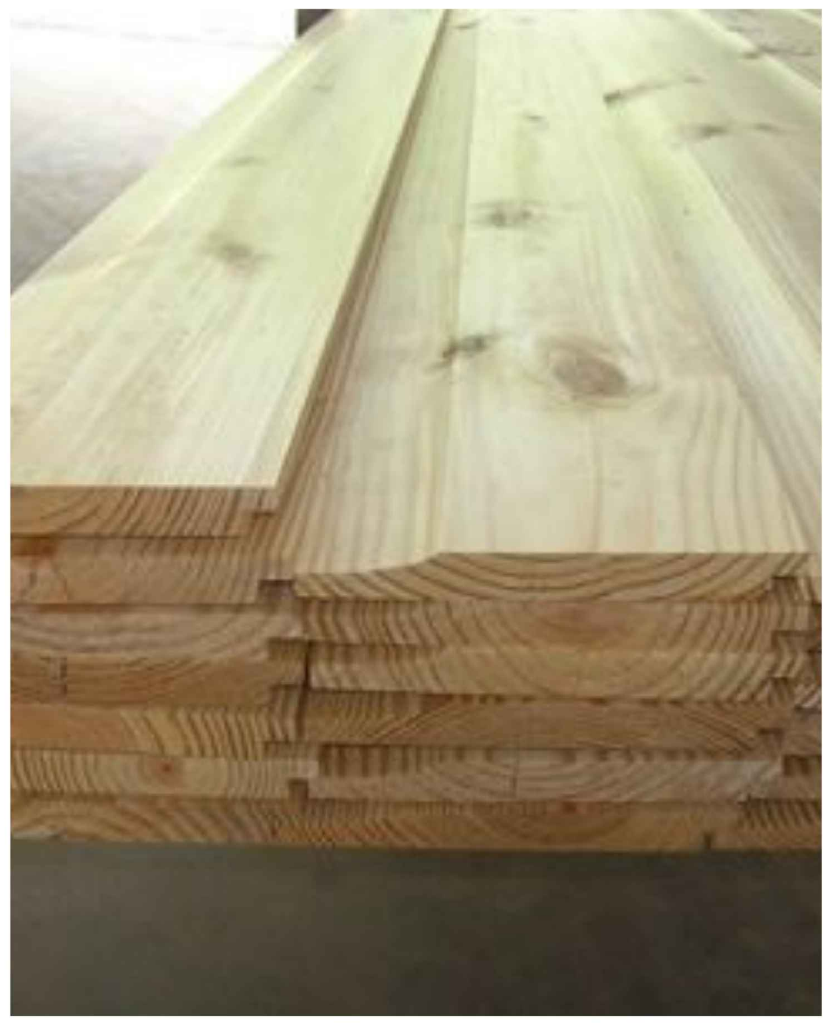
DARK SKY COMPLIANT LIGHTING

WALL SCONCE AT BACK DOOR

WALL SCONCE AT GARDEN SHED

WITH 6" EXTENSION

GARDEN SHED EXTERIOR FINSHES



WOOD SIDING TO MATCH ORIGINAL

WHITE PAINT TO MATCH EXISTING HOUSE TRIM
GALVALUME STANDING SEAM METAL ROOF TO MATCH RESIDENCE (see images on sheet A6)

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830-317-3390

CLAIRE'S HAUS EXTERIOR
402 E TRAVIS ST
FREDERICKSBURG, TEXAS 78624

Notes: HRB Review 09.22.2025

stage: Construction Documents

client: David & Melissa Gruenwald

title: Finishes & Dark Sky Lighting

revision:

date: 09.22.2025

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

sheet: A7

LANDSCAPE SELECTIONS
Native & adapted plants

MATURE PECAN TREES

WILL FLEMING YAUPON (AT AC UNIT)

DWARF YAUPON “STOKES”

ABELIA “ROSE CREEK”

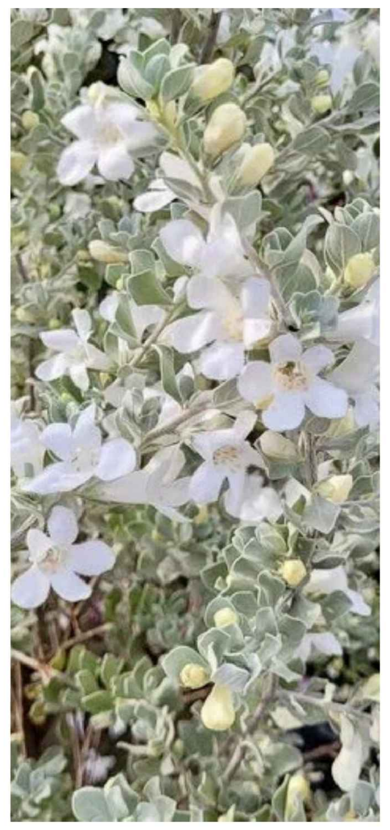
AUTUMN SAGE “WHITE”

AUTUMN FERN

VARIEGATED FLAX LILY

FOX TAIL FERN

FRONT GARDEN BED SELECTIONS



TEXAS SAGE “WHITE CLOUD”

WILL FLEMING YAUPON

DWARF YAUPON “STOKES”

ABELIA “ROSE CREEK”

ROSES “ICE CAP”

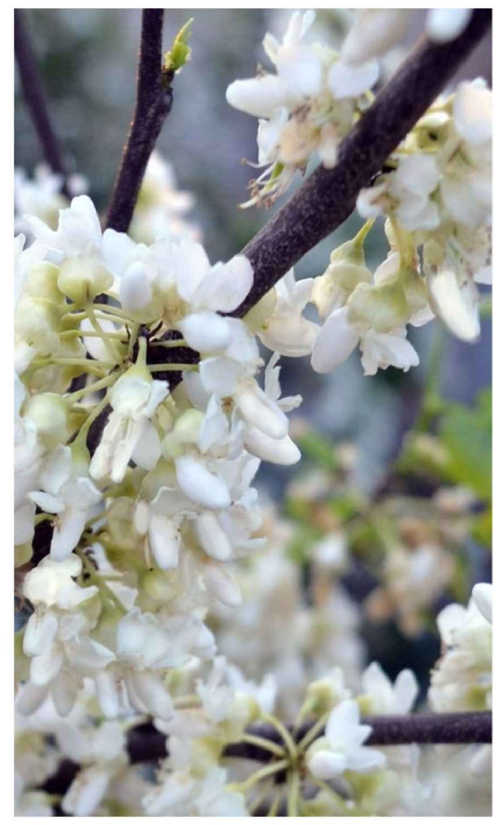
AUTUMN SAGE “WHITE”

VARIEGATED FLAX LILY

LAVENDER “PHENOMENAL”

WHITE GUARA

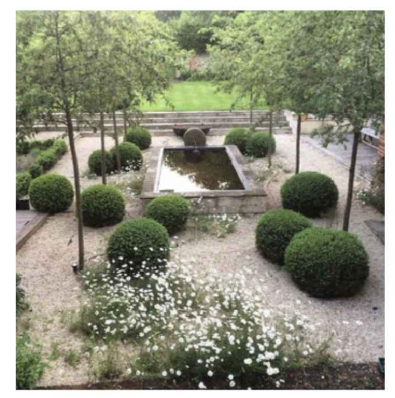
POOL AREA SELECTIONS



TEXAS REDBUD, WHITE (BLOOMS)

TEXAS REDBUD, WHITE

AGAVE “WHALES TONGUE”



DWARF YAUPON “STOKES”

BLUE GERMAN BEARDED IRIS

CATMINT

ROSES “ICE CAP”

ICE PLANTS WITH SEDUM

PARKING AREA SELECTIONS

NOTE: Our plant palettes are preliminary and may be refined based on nursery availability, seasonal conditions, and final layout adjustments.

HS
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830-317-3390

CLAIRE'S HAUS EXTERIOR
402 E TRAVIS ST
FREDERICKSBURG, TEXAS 78624

Notes:
HRB Review
09.22.2025

stage: Construction Documents

client: David & Melissa Gruenwald

title: Landscape Selections

revision:

date: 09.22.2025

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

sheet:

A8

402 E. Travis

2002 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	650
Address	402 E. Travis
Date	1900
Stylistic Influence	Queen Anne
GCAD Hyperlink	R17126
Owner	
Historic District	Yes Potential Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.
Notes	

1983 Historic Resources Survey

Previous Site No. 786

Previous Ranking 2

Previous Photo References

Roll 1

Frame 32

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: October 14, 2025
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-1078 - 202 and 204 S. Adams St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new commercial structure (restaurant) for property located at 202 and 204 S. Adams St., legally described as FBG ADDN BLOCK 37, LOT 349.

SUMMARY:
The applicant is requesting approval of a COA to construct a new commercial restaurant at 202 and 204 S. Adams St. They obtained approval of a COA on May 13, 2025, for the demolition of a low-rated structure and conceptual drawings for the new commercial structure. The property consists of a 20,000 sq ft lot where the demolished structure was previously a 4,092 sq ft, single-story commercial building. The proposed new commercial structure is 5,073 square feet, to also include an outdoor sitting area and is proposed with 18 parking spaces and 74% impervious coverage.

Application Number: 2025-1078
Address: 202/204 S Adams
Rating: N/A
Zoning: CBD, Central Business District
Applicant: Plan B Group

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

Historic Design Guidelines and Standards

3.4.1 Lot Coverage

Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex types (b).Consider maintaining historic-site development patterns for the relevant complex type discussed in section 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery (c). Appropriate setbacks from the property lines must be consistent with the surrounding context; This may allow setbacks that are deeper or shallower than the base zoning (d). Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district (e).The maximum lot coverage allowable will not exceed the base zoning (R1) Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines and setbacks from the historic primary buildings on the property (f). Locate off-street parking to *the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances (j).*

3.4.2.2 New Commercial Construction

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

STAFF RECOMMENDATION:
Staff recommends approval of the proposed COA for a new commercial structure. The proposed materials, colors and scale conform to the Historic District Design Guidelines/Standards. The applicant will be required to apply for site plan and building permit approvals prior to commencing work.

ATTACHMENTS:

1. Gulf Ranch-Ext Elev-301
2. Gulf Ranch-Ext Elev-302
3. Gulf Ranch-Roof Plan-A012
4. Gulf Ranch-Site Plan-A011
5. Receipt for COA
6. Certificate of Appropriateness Placard
7. Gulf Ranch - Historic Presentation V4-compressed

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: October 14, 2025
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-1078 - 202 and 204 S. Adams St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new commercial structure (restaurant) for property located at 202 and 204 S. Adams St., legally described as FBG ADDN BLOCK 37, LOT 349.

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Application Number: 2025-1078
Address: 202/204 S Adams
Rating: N/A
Zoning: CBD, Central Business District
Applicant: Plan B Group

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

Historic Design Guidelines and Standards

3.4.1 Lot Coverage

Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex types (b).Consider maintaining historic-site development patterns for the relevant complex type discussed in section 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery (c). Appropriate setbacks from the property lines must be consistent with the surrounding context; This may allow setbacks that are deeper or shallower than the base zoning (d). Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district (e).The maximum lot coverage allowable will not exceed the base zoning (R1) Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines and setbacks from the historic primary buildings on the property (f). Locate off-street parking to *the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances (j).*

3.4.2.2 New Commercial Construction

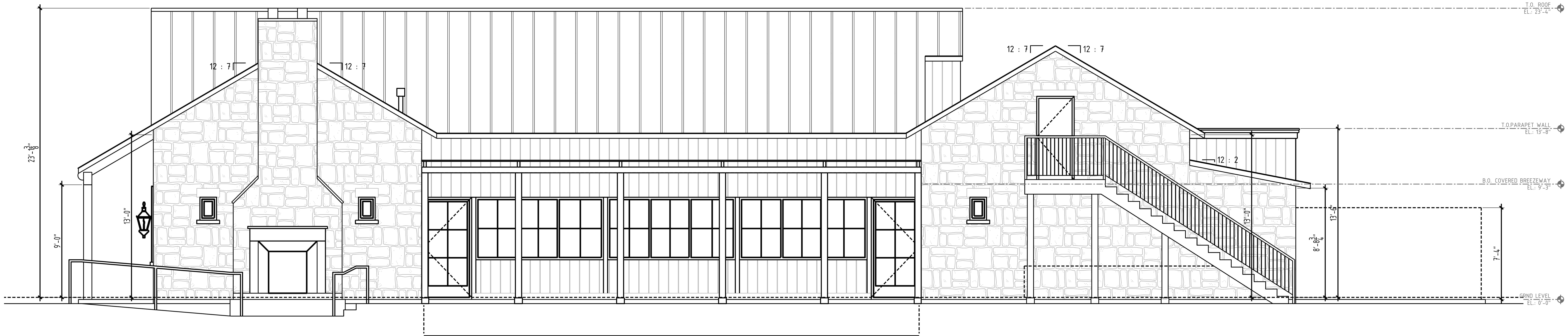
Avoid demolishing a historic building to accommodate new construction; the limited circumstances where demolition is permitted are set forth in the Historic Preservation Ordinance (b). Protect significant streetscape features from damage during construction, as well as delayed damage due to root compaction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

STAFF RECOMMENDATION:

Staff recommends approval of the proposed COA for a new commercial structure. The proposed materials, colors and scale conform to the Historic District Design Guidelines/Standards. The applicant will be required to apply for site plan and building permit approvals prior to commencing work.

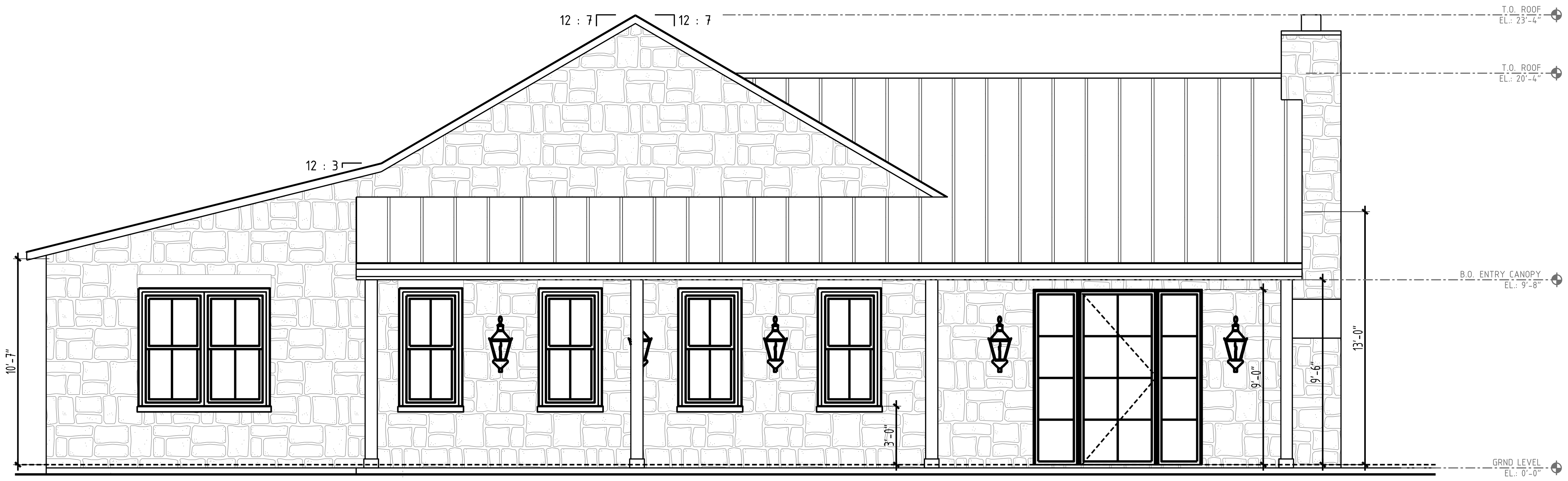
ATTACHMENTS:

1. Gulf Ranch-Ext Elev-301
2. Gulf Ranch-Ext Elev-302
3. Gulf Ranch-Roof Plan-A012
4. Gulf Ranch-Site Plan-A011
5. Receipt for COA
6. Certificate of Appropriateness Placard
7. Gulf Ranch - Historic Presentation V4-compressed



2 EXTERIOR ELEVATIONS

SCALE: 1/4"= 1'-0" ON 24X36 SHEET



1 EXTERIOR ELEVATIONS

SCALE: 1/4"= 1'-0" ON 24X36 SHEET

plan B group

ARCHITECTURE
PLAN B GROUP INC
3710 COMMERCE ST,
SUITE 130
DALLAS, TX 75226
WWW.PLANBGROUP.NET
214.522.0006

INTERIOR DESIGNER
PLAN B GROUP INC
3710 COMMERCE ST,
SUITE 130
DALLAS, TX 75226
WWW.PLANBGROUP.NET
214.522.0006

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

GULF RANCH

204 S ADAMS ST, FREDERICKSBURG, TX 78624

STAMP DISCIPLINE	ARCH
STAMP EXPIRATION	09.27.2025

REGISTERED ARCHITECT
THOMAS ROBERT WEBER
17601
STATE OF TEXAS

REVISIONS:

06.30.2025

ROOF PLAN

A3.01

planB group

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PLAN B GROUP INC
3710 COMMERCE ST,
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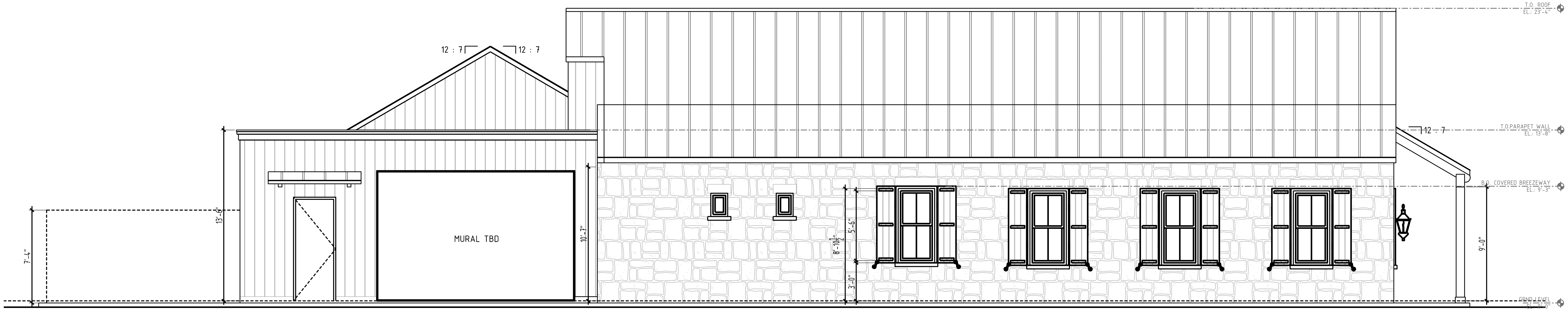
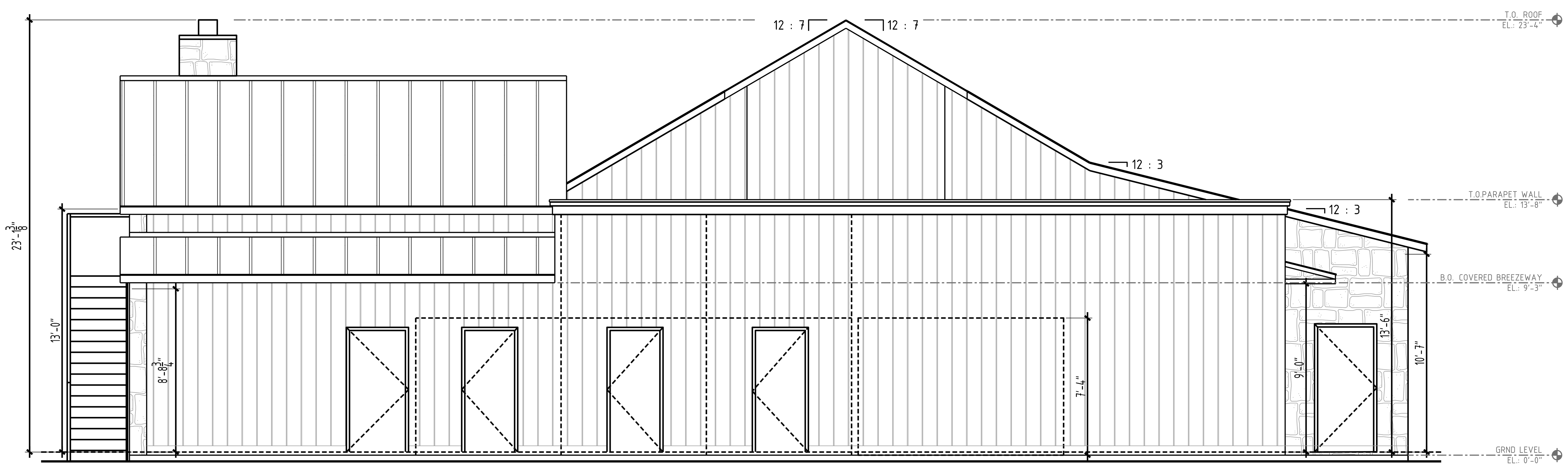


2 EXTERIOR ELEVATIONS

SCALE: 1/4"= 1'-0" ON 24X36 SHEET



1 EXTERIOR ELEVATIONS

SCALE: 1/4"= 1'-0" ON 24X36 SHEET

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

GULF RANCH

204 S ADAMS ST, FREDERICKSBURG, TX 78624

STAMP DISCIPLINE	ARCH
STAMP EXPIRATION	09.27.2025

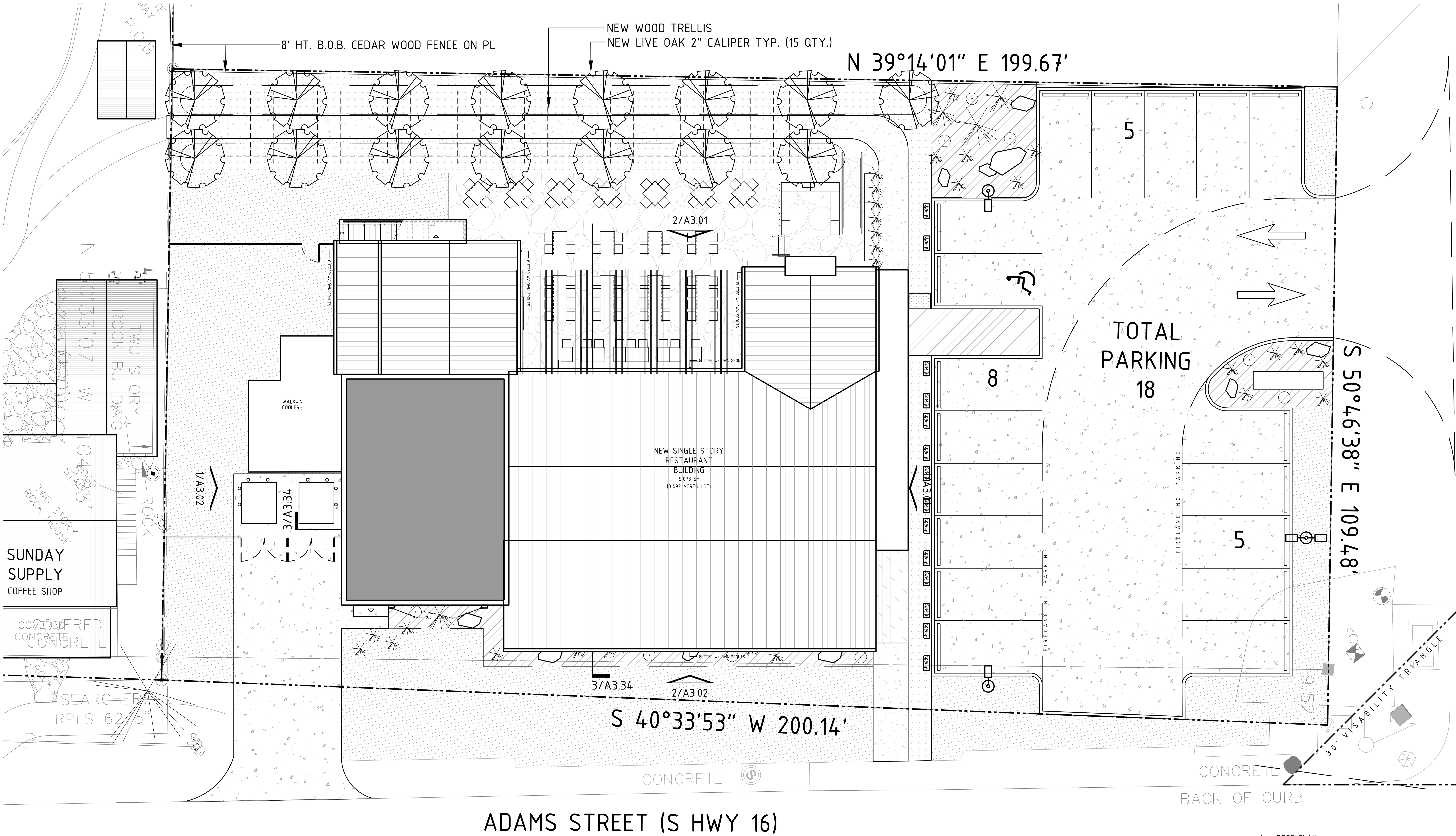
REGISTERED ARCHITECT
THOMAS ROBERT WEBER
17601
STATE OF TEXAS

REVISIONS:

06.30.2025

ROOF PLAN

A3.02



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GULF RANCH

204 S ADAMS ST, FREDERICKSBURG, TX 78624

STAMP DISCIPLINE	ARCH
STAMP EXPIRATION	09.27.2025

REGISTERED ARCHITECT THOMAS ROBERT WEBER 17601 STATE OF TEXAS

REVISIONS:

06.30.2025

1 ROOF PLAN
SCALE: 1/8"= 1'-0" ON 24X36 SHEET

ROOF PLAN

A0.12

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF DEMO EXISTING BUILDING AND PREPARING LOT FOR NEW SITE PLAN.
NEW CONSTRUCTION OF BUILDING AND PARKING LOT UTILIZING EXISTING CURB CUTS WHERE POSSIBLE. NEW BUILDING SQFT IS 3,710, USE WILL BE ASSEMBLY A2 RESTAURANT

PROPERTY INFORMATION
PROPERTY ID: 23803
TYPE: R
ZONING: CBD
GILLESPIE COUNTY

LEGAL ACREAGE:
GEO ID: 0010-0370-034900
LEGAL DESCRIPTION: FBG ADDN BLK 37 LOT 349
TRACT OR LOT: 349
ABSTRACT SUBDIVISION CODE: S0010
BLOCK: 37
NEIGHBORHOOD CODE: FCCC CITY CENTRAL CENTER
SCHOOL DISTRICT: SFB
CITY LIMITS: CFB

OWNER INFORMATION
OWNER ID: 342057
OWNER NAME: PAPE, RORY ETAL
MAILING ADDRESS: 611 TOWN CREEK CT
MAILING ADDRESS CITY: FREDERICKSBURG
MAILING ADDRESS STATE: TX
MAILING ADDRESS ZIP: 78624

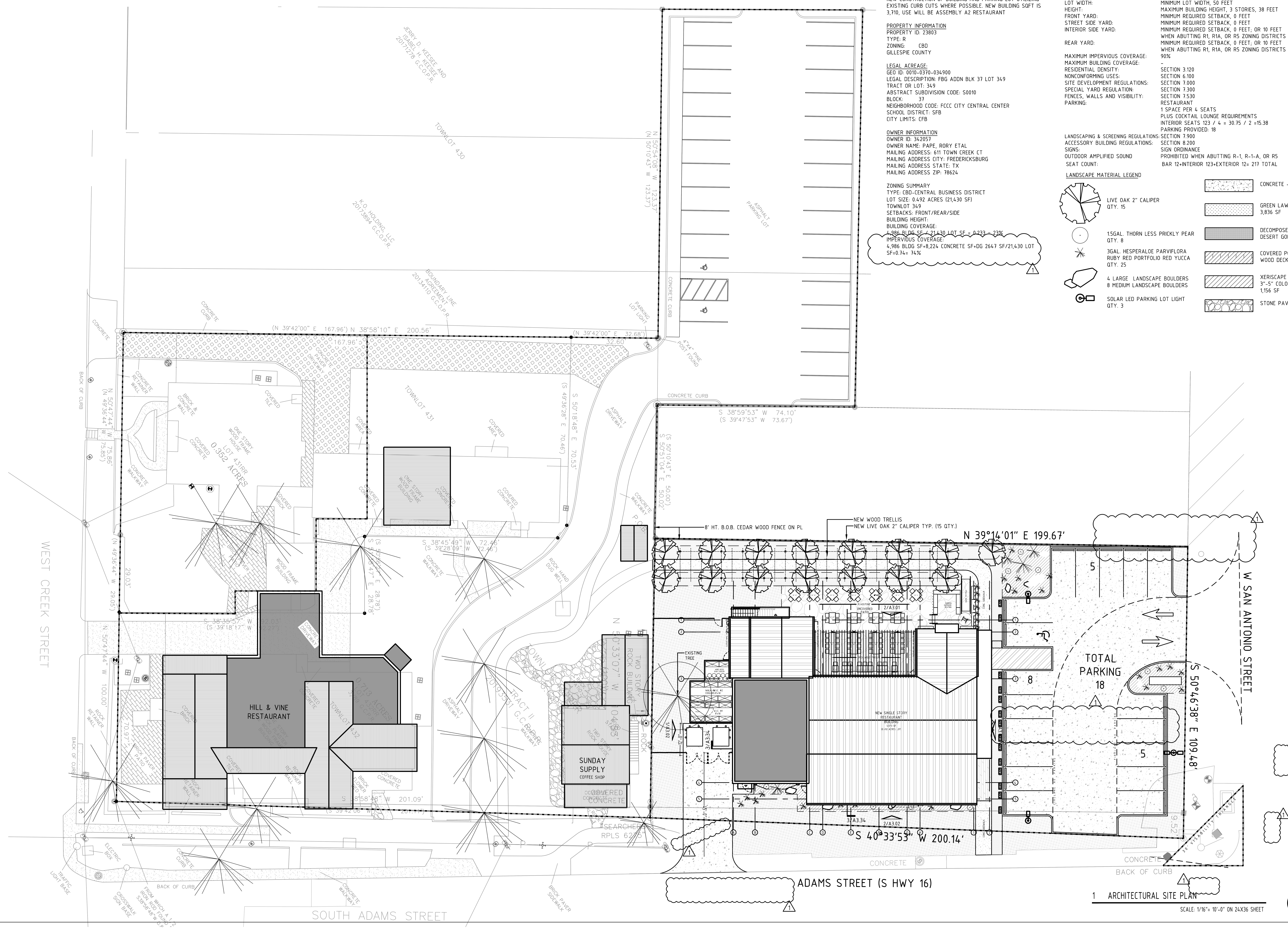
ZONING SUMMARY
TYPE: CBD-CENTRAL BUSINESS DISTRICT
LOT SIZE: 0.492 ACRES (21,430 SF)
TOWNLOT 349
SETBACKS: FRONT/REAR/SIDE
BUILDING HEIGHT:
BUILDING COVERAGE:
4,986 BLDG SF / 21,430 LOT SF = 0.233 = 23%
IMPERVIOUS COVERAGE:
4,986 BLDG SF+8,224 CONCRETE SF+DG 2647 SF/21,430 LOT SF=0.74= 74%

SITE DEVELOPMENT REGULATIONS:

FEATURE:	REGULATION
LOT SIZE:	MINIMUM LOT AREA, 5000 SQUARE FEET
LOT WIDTH:	MINIMUM LOT WIDTH, 50 FEET
HEIGHT:	MAXIMUM BUILDING HEIGHT, 3 STORIES, 38 FEET
FRONT YARD:	MINIMUM REQUIRED SETBACK, 0 FEET
STREET SIDE YARD:	MINIMUM REQUIRED SETBACK, 0 FEET
INTERIOR SIDE YARD:	MINIMUM REQUIRED SETBACK, 0 FEET; OR 10 FEET WHEN ABUTTING R1, R1A, OR R5 ZONING DISTRICTS
REAR YARD:	MINIMUM REQUIRED SETBACK, 0 FEET; OR 10 FEET WHEN ABUTTING R1, R1A, OR R5 ZONING DISTRICTS
MAXIMUM IMPERVIOUS COVERAGE:	90%
MAXIMUM BUILDING COVERAGE:	-
RESIDENTIAL DENSITY:	SECTION 3.120
NONCONFORMING USES:	SECTION 6.100
SITE DEVELOPMENT REGULATIONS:	SECTION 7.000
SPECIAL YARD REGULATION:	SECTION 7.300
FENCES, WALLS AND VISIBILITY:	SECTION 7.530
PARKING:	RESTAURANT 1 SPACE PER 4 SEATS PLUS COCKTAIL LOUNGE REQUIREMENTS INTERIOR SEATS 123 / 4 = 30.75 / 2 =15.38 PARKING PROVIDED: 18
LANDSCAPING & SCREENING REGULATIONS:	SECTION 7.900
ACCESSORY BUILDING REGULATIONS:	SECTION 8.200
SIGNS:	SIGN ORDINANCE
OUTDOOR AMPLIFIED SOUND	PROHIBITED WHEN ABUTTING R-1, R-1-A, OR R5
SEAT COUNT:	BAR 12+INTERIOR 123+EXTERIOR 12= 217 TOTAL

LANDSCAPE MATERIAL LEGEND

- LIVE OAK 2" CALIPER QTY. 15
- 1.5GAL. THORN LESS PRICKLY PEAR QTY. 8
- 3GAL. HESPERALOE PARVIFLORA RUBY RED PORTFOLIO RED YUCCA QTY. 25
- 4 LARGE LANDSCAPE BOULDERS 8 MEDIUM LANDSCAPE BOULDERS
- SOLAR LED PARKING LOT LIGHT QTY. 3
- CONCRETE - 8,224 SF
- GREEN LAWN - SOD 3,836 SF
- DECOMPOSED GRANITE DESERT GOLD - 2,647 SF
- COVERED PORCH WOOD DECK - 393 SF
- XERISCAPE LANDSCAPE 3"-5" COLORADO RIVER ROCK 1,156 SF
- STONE PAVERS - 1,610 SF



1 ARCHITECTURAL SITE PLAN
SCALE: 1/16"= 10'-0" ON 24X36 SHEET

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

planB group

ARCHITECTURE
PLAN B GROUP INC
3710 COMMERCE ST, SUITE 130
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GULF RANCH
204 S ADAMS ST, FREDERICKSBURG, TX 78624

STAMP DISCIPLINE	ARCH
STAMP EXPIRATION	09.27.2025

REGISTERED ARCHITECT THOMAS ROBERT WEBER 17601 STATE OF TEXAS

REVISIONS:
1 07.21.2025 DRC COMMENTS

06.30.2025

SITE PLAN

A0.11

*** Customer Receipt ***

2025-1078

COA (C)

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

Transaction #	Transaction Date	Post Date	Project Number	Cashier
16178642	9/23/2025 4:19 PM	9/23/2025	2025-1078	Jan Musgrove

Paid By: Check 1148 For $50

Physical Address: 204 S Adams Fredericksburg, TX, 78624

Applicant: Thomas Weber

Owner:

Applicant's Business: Plan B Group

Fee Information

Fee Code	Description	GL Account	Amount	Waived
31089758	Certificate of Appropriateness (COA)	01-00-4163-00	$40.00	
31089757	Application Fee	01-00-4163-00	$10.00	

Total: $50.00

Payments

Payment Type	Account/Check Number	Amount
Check	1128	$50.00

Memo:

Check 1148 For $50

Total Non Cash $50.00

Total Paid $50.00

THIS IS NOT A PERMIT. This receipt does not authorize you to begin construction on your project.

Certificate of Appropriateness

Required for all exterior modifications of historic properties.

Fredericksburg, TX

Development Services~Building Inspections Division

Permit Number: 2025-407

Designation:

Address: 202 South Adams, Fredricksburg, TX 78624

Property Owner: Jesse Barter

Email: jesse@hillandvinetx.com

Phone:

Applicant: Plan B Group - Thomas Weber

Email: tom@planbgroup.net

Phone: (469) 556-4394

Survey Rating: ☐ High ☐ Medium ☑ Low

Year Built: 1970

Zoning: CBD

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

Staff comments regarding administration approval:
The Historic Review Board approved the Demolition of the existing commercial building and the conceptual drawings for a new restaurant to be located at 202/204 S Adams on May 13, 2025.

Director of Development Services: ______________
Cliff Cross

Issued Date: 5/14/2025

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

Gulf Ranch

204 South Adams St. | Fredericksburg, TX

CITY OF FREDERICKSBURG
HISTORIC DISTRICT
ARCHITECTURAL DESIGN BOARD

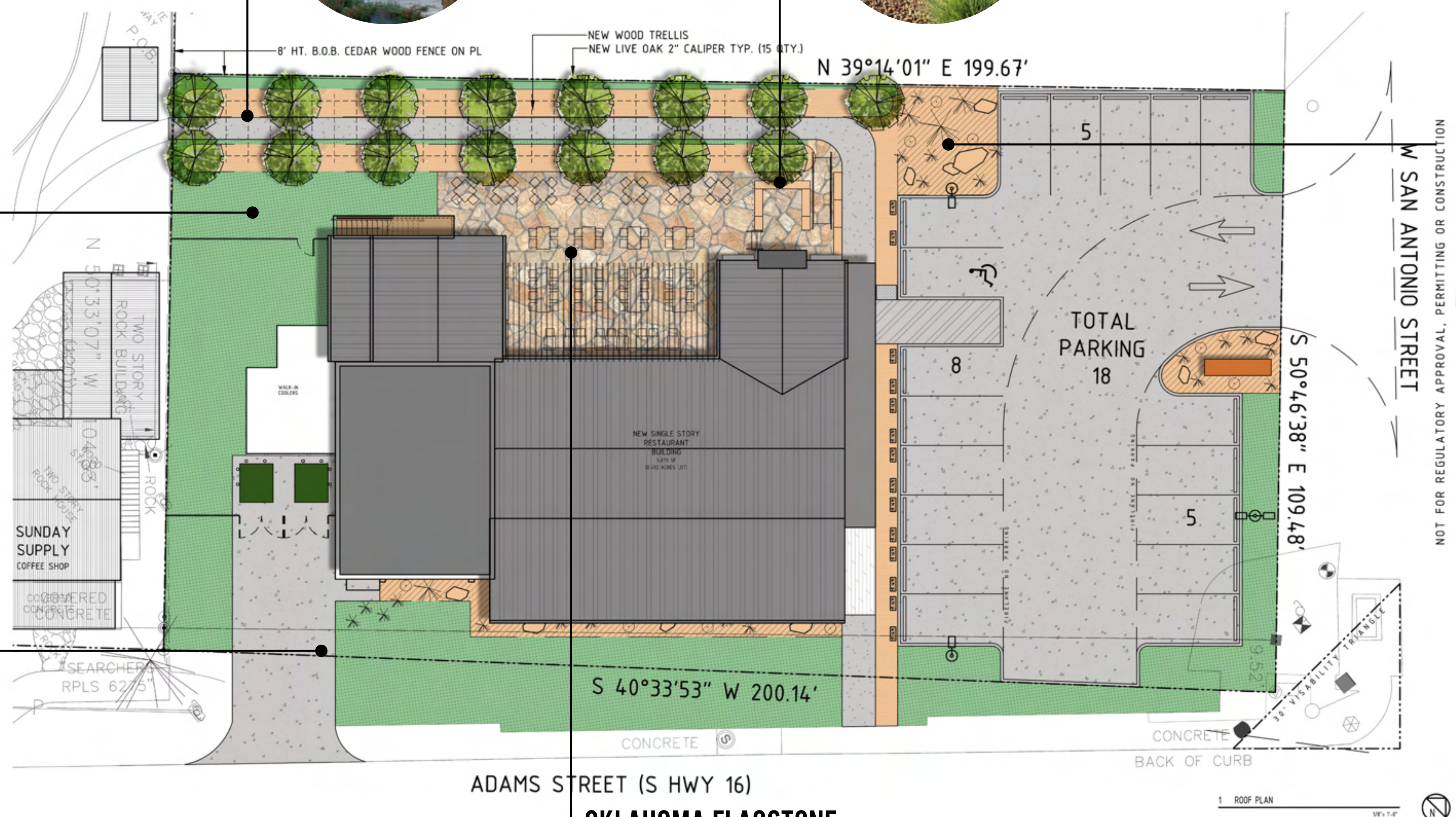
DESIGNED BY:

planB group

HARDSCAPE AND GROUND COVER MATERIALS

CEDAR WOOD PERGOLA

LIMESTONE BUTTERBARS FOR SEATING



DECOMPOSED GRANITE & XERISCAPE

BERMUDA GRASS

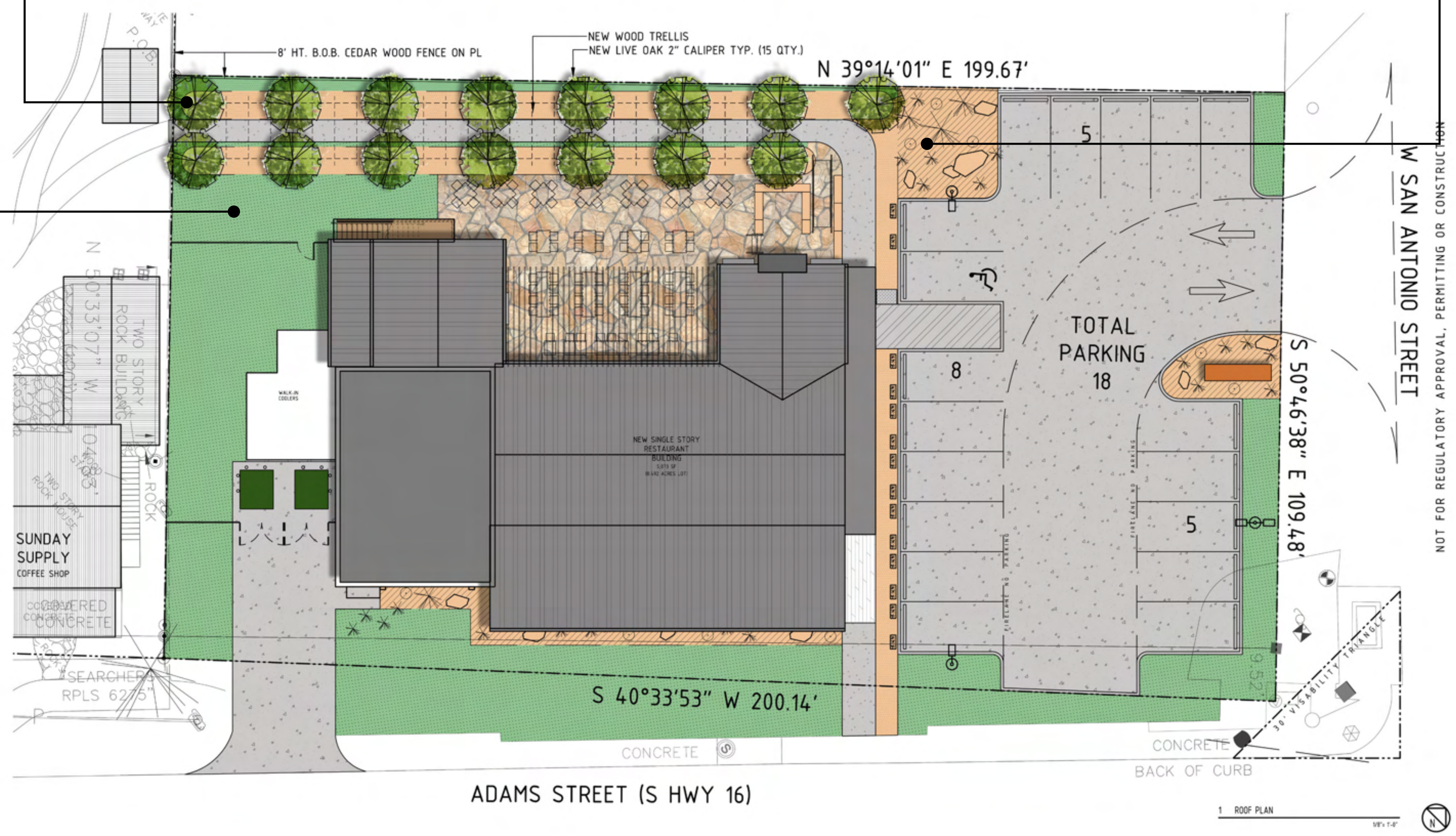
POURED CONCRETE

OKLAHOMA FLAGSTONE

LANDSCAPING

(15) NEW LIVE OAK TREES

BERMUDA GRASS



XERISCAPE ELEMENTS:

YUCCA

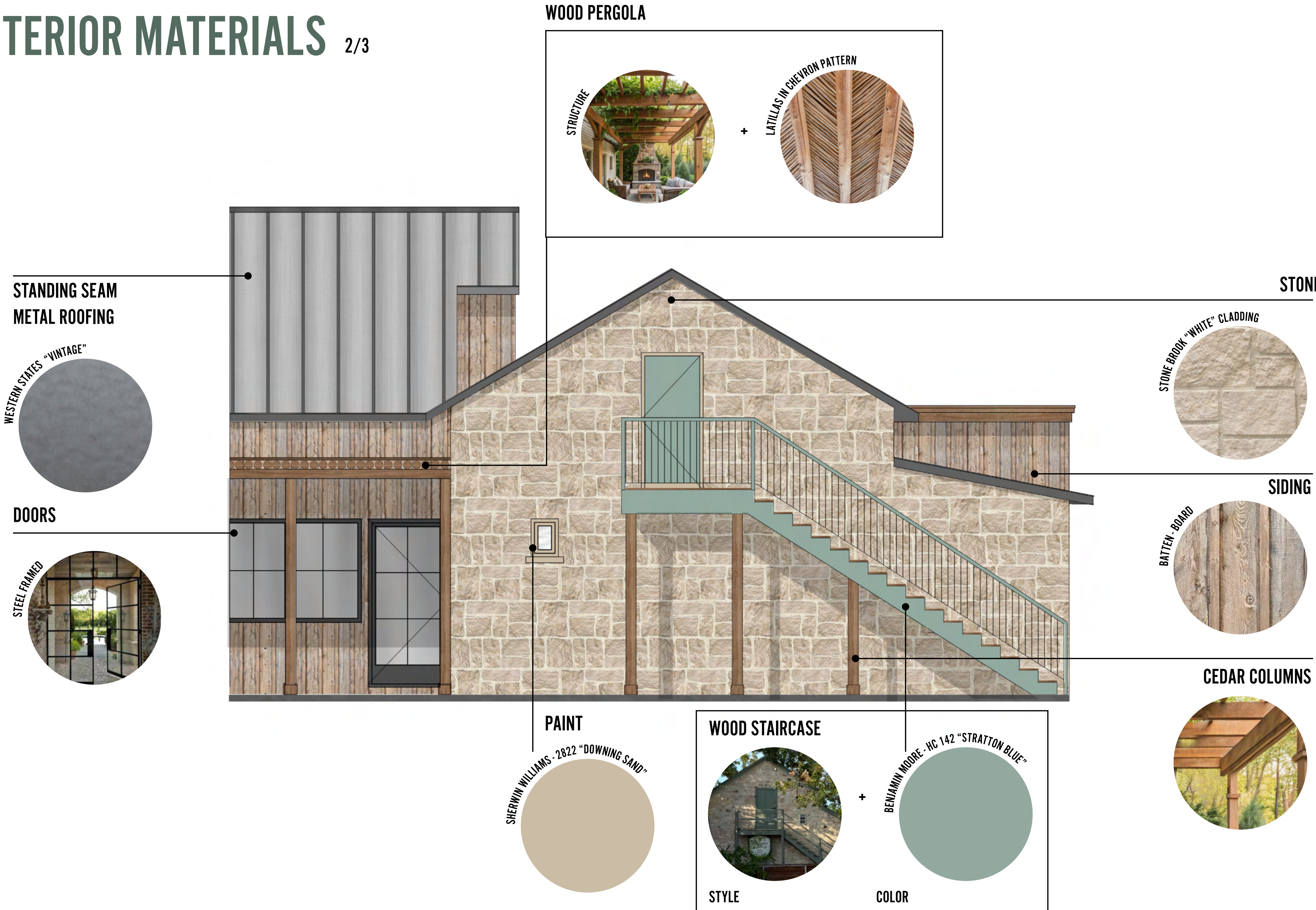
SAGEBRUSH

FEATHER GRASS

BOULDERS

EXTERIOR MATERIALS 1/3

EXTERIOR MATERIALS 2/3



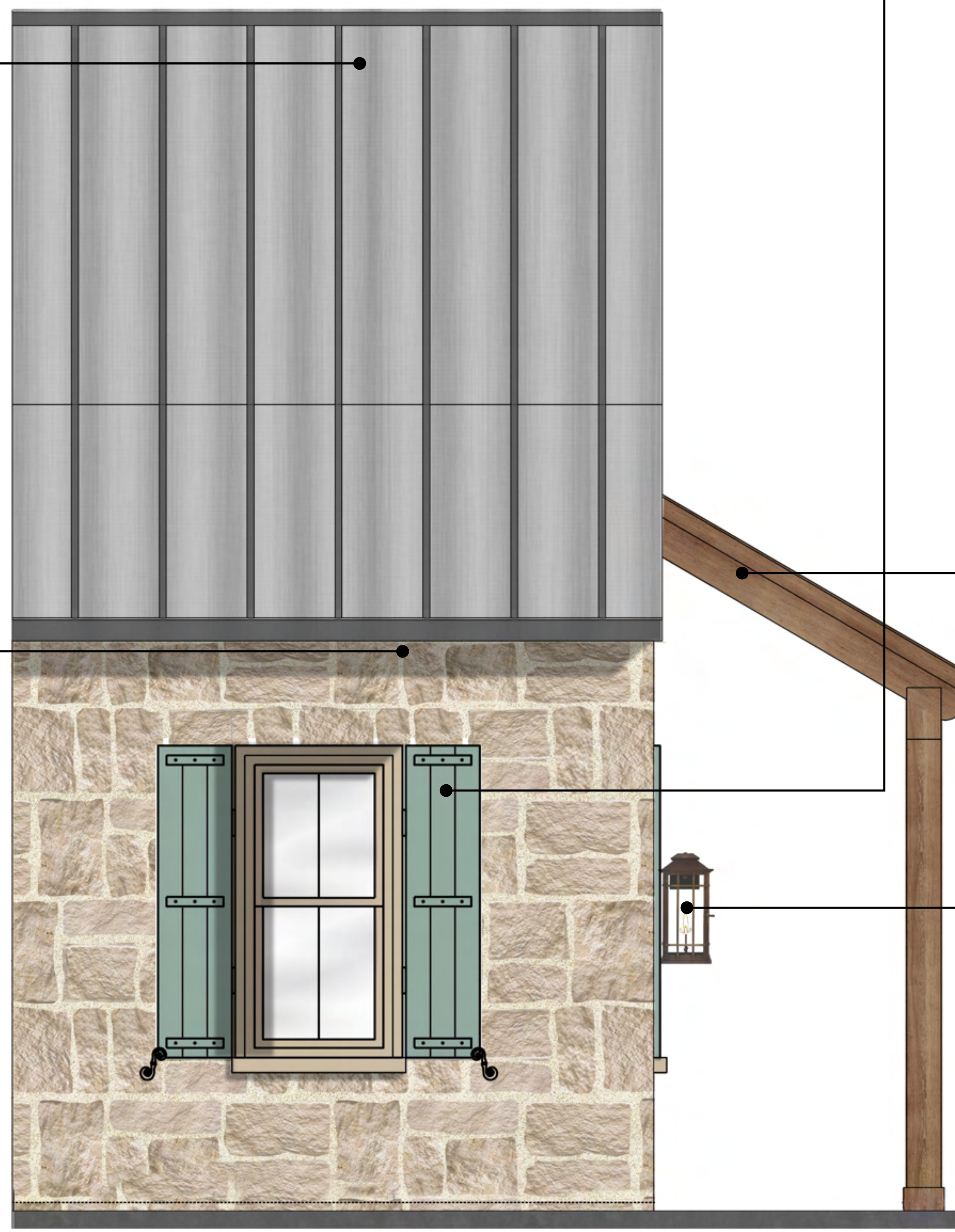
EXTERIOR MATERIALS 3/3

STANDING SEAM
METAL ROOFING

WESTERN STATES "VINTAGE"

STONE

STONE BROOK "WHITE" CLADDING



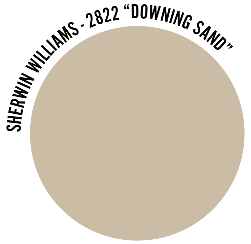
WINDOW ELEMENTS

BENJAMIN MOORE - HC 142 "STRATTON BLUE"

SHUTTER PAINT COLOR

SHUTTER STYLE

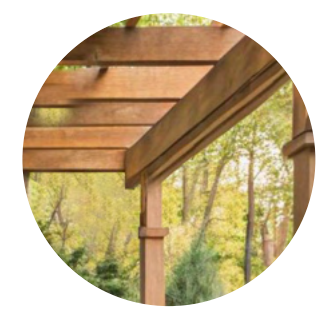
SHERWIN WILLIAMS - 2822 "DOWNING SAND"



WINDOW FRAME PAINT COLOR

WINDOW FRAME

CEDAR



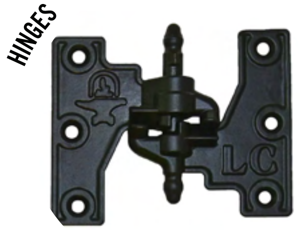
SCONCES

COPPERSMITH "BADLANDS"

OIL RUBBED BRONZE

SHUTTER DOGS

HINGES



CLAVOS

HARDWARE

"THE THREE SISTERS" BIRD'S EYE VIEW

“THE THREE SISTERS” STREET VIEW

GULF RANCH FRONT CORNER

MAIN ENTRANCE

MAIN ENTRANCE WITH VIEW OF PATIO


PATIO
CEDAR
LIMESTONE BUTTER BARS
OKLAHOMA FLAGSTONE

LIMESTONE SEATING

PERGOLA WALKWAY

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: October 14, 2025
CATEGORY: DISCUSSION ITEMS

CAPTION: Discussion item on proposed demolition of existing structure and construction of new home at 606 N. Orange.

SUMMARY:
This is a discussion-only item. DMB Custom Homes would like to obtain the Board's feedback on a project located at 606 N. Orange St. to demolish the existing structure and construct a new single-family residential structure.

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

STAFF RECOMMENDATION:

ATTACHMENTS:
1. Discussion Item 606 N Orange st
2. Existing floor plan_606_north_orange_street_fredericksburg
3. 606 N. Orange

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: October 14, 2025
CATEGORY: DISCUSSION ITEMS

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Fredericksburg Historic District Design Guidelines and Standards

STAFF RECOMMENDATION:

ATTACHMENTS:
1. Discussion Item 606 N Orange st
2. Existing floor plan_606_north_orange_street_fredericksburg
3. 606 N. Orange

D★M★B

Custom Homes

Dear Members of the Fredericksburg Historic Review Board,

My name is **Deven Baughn**, and I am writing on behalf of **DMB Custom Homes** regarding the property located at **606 N. Orange Street, Fredericksburg, Texas**. We respectfully request the Board's guidance and preliminary determination regarding whether a **full demolition and reconstruction** of the existing residence may be permitted, or whether the property is subject to **renovation-only limitations** under the City's historic preservation standards.

The existing home was constructed in the **early to mid-1980s** and does **not exhibit historic or architecturally significant features** typical of contributing structures within the Fredericksburg Historic District. The structure's materials, design, and overall condition reflect late 20th-century construction methods and are inconsistent with the traditional character of the historical buildings in the surrounding neighborhood.

Before engaging an architect or proceeding with design development, we wish to clearly understand the scope of what the City and the Historic Review Board would allow for this property. Specifically, we respectfully request clarification on the following points:

1. Whether the existing structure may be considered eligible for full demolition and replacement.
2. If renovation is required, what specific design or material restrictions would apply to ensure compliance with Historic District standards.
3. The documentation and review process necessary to obtain a formal determination from the Board.

Our intent is to move forward with a design that is both respectful of Fredericksburg's architectural heritage and fully compliant with all applicable ordinances and preservation requirements.

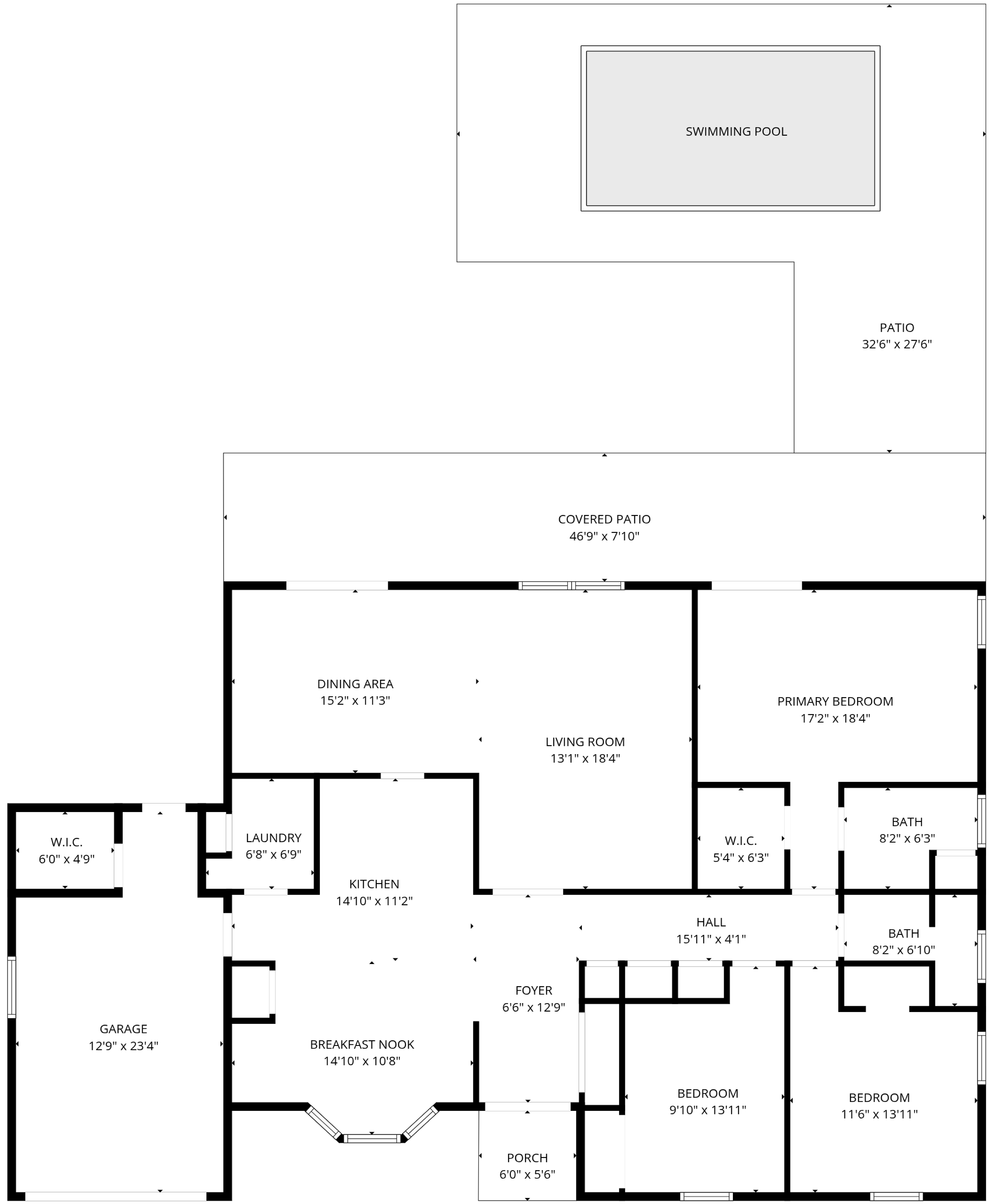
We greatly appreciate your time and consideration of this request and look forward to your guidance on how best to proceed.

Deven Baughn

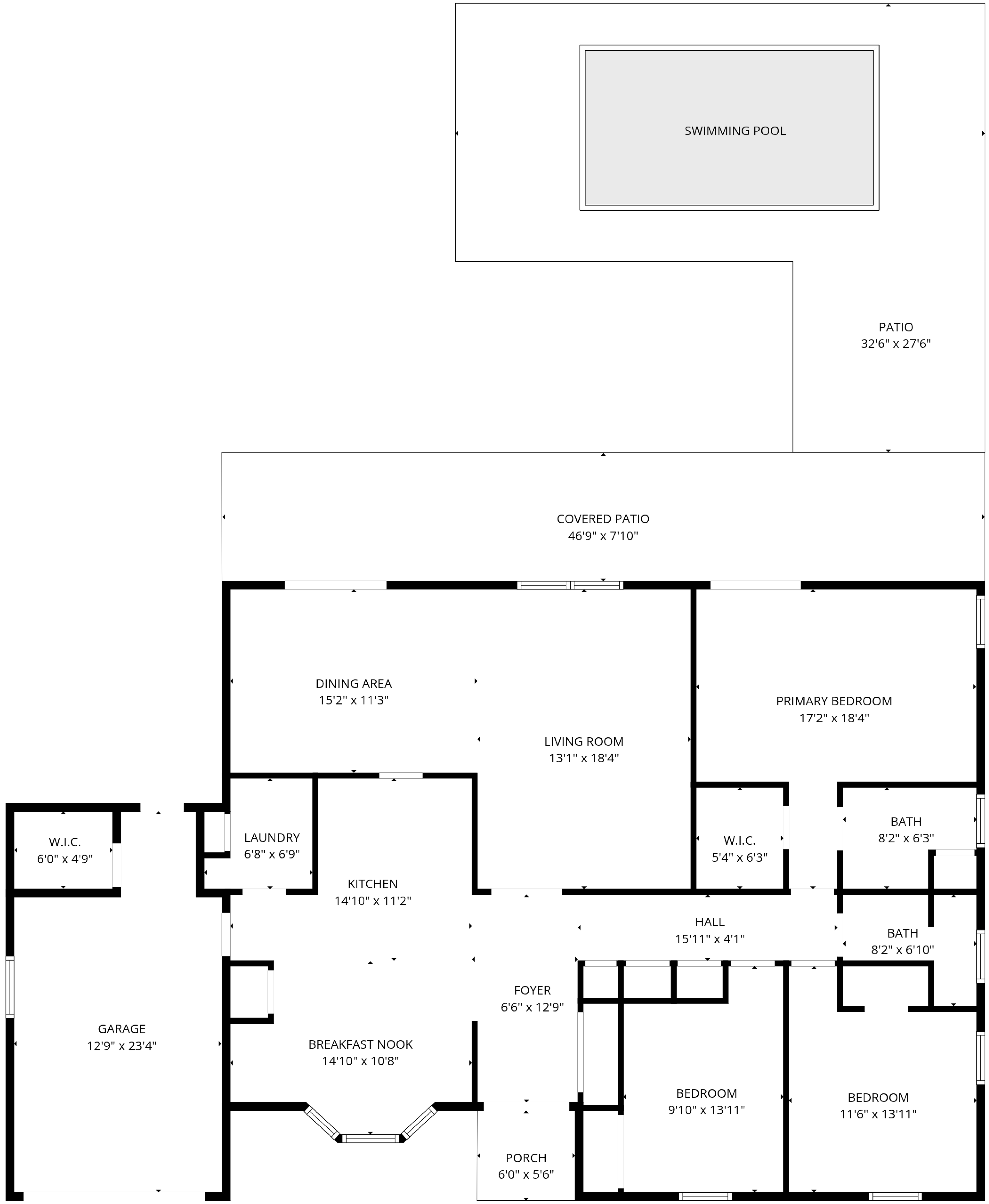
DMB Custom Homes

DevenBaughn@DMBcustomhomes.com

830.279.4230



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: City Secretary
TO: Historic Review Board
MEETING DATE: October 14, 2025
CATEGORY: DISCUSSION ITEMS

CAPTION: Director's Report

SUMMARY:

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

STAFF RECOMMENDATION:

ATTACHMENTS:
None

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: City Secretary
TO: Historic Review Board
MEETING DATE: October 14, 2025
CATEGORY: DISCUSSION ITEMS

CAPTION: Director's Report

SUMMARY:

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

STAFF RECOMMENDATION:

ATTACHMENTS:
None

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: October 14, 2025
CATEGORY: DISCUSSION ITEMS

CAPTION: Administratively Approved COA's

SUMMARY:
Monthly Report on how many COA's, both residential and commercial, and what type of work was performed were administratively approved by City Staff.

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

STAFF RECOMMENDATION:

ATTACHMENTS:
1. Monthly recap of Admin COA's 2025

ADMIN COA#	ADDRESS	TYPE	RATING	TYPE OF WORK APPROVED
8/18 - 9/22				
2025-1021	205 E Creek	R	H	Foundation Repair
2025-999	202 S Crockett	R	M	Paint new wood windows white, pait the carport which, replace with in kind backdoor overhang
2025-993	103 W Centre	R	L	Build fence in rear of property
2025-978	410 E Schubert	R	H	Replace white picket fencce with in kind
2025-948	402 Sycamore	R	NR	Replace wood siding with hardiboard - paint same color as exsisting
Total R Proceesed:		5		
2025-950	*108 S Elk*	*C*	*L*	*on hold - customer has changed plans*
2025-951	*106 W College*	*C*	*M*	*on hold - pool setbacks not adequate and deck*
2025-962	512 W Main	C	NR	Non Historic cottage - Repair deck and leak
2025-963	512 W Main	C	NR	Non historic cottage on "hotel" complex roof replacement
2025-968	234 W Main	C	L	Signage for main street store - Custom Touches
2025-974	106 W College	C	H	Add shutters to all windows
2025-979	244 W Main	C	H	Replacae roof with in kind
2025-1020	512 W Main	C	H	Roof replace on historic cottage
2025-946	602 N Llano	C	M	Paint Office building - SW 9109 Natural Linen. Paint rear and side exterior door SW 9130 Evergreen Fog.
2025-940	313 E San Antonio	C	M	Paint the exterior main part of the structure - classic white, maintaining the Dark brown trim, copper roof to remain
Total C Processed:		9		

H= High
M = Medium
L= Low
NR- not rated
LM = landmarked

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: October 14, 2025
CATEGORY: DISCUSSION ITEMS

CAPTION: Demolition By Neglect Spreadsheet

SUMMARY:

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

STAFF RECOMMENDATION:

ATTACHMENTS:
1. Demolition By Neglect Spreadsheet (4)

Address	Items of Neglect	Comments/ Updates from Staff	Owner	Step One Determination of Neglect letter	Step 2 Code Notified same day as letter is mailed	Step 3 - 2nd Letter of Violation	Step 4 - Code may take action	Court Date	Step 5 - City Stabilization	Step 6 - COF establishes a lien for work perfomed	Court Date
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 prosecuter for more detailed information - 6/13/25 - code filled in municipal court - 1/6/25 - Code is going to make contact	Don Nagel	8/1/2025	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	8/1/2025	Don Nagel						
216 W Schubert	Paint Failure, Wood Decay, General Deterioration	August of 2025 Roof appears to be coming off, code to issue notice of violation - July 2025 - Code did not pursue a notice of violation as the site is secured.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						
413 W Creek		Active construction site									
	General Deterioration, jobsite clean up, secure the house										
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 Garett 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(represesntative)								
Green Properties		Active COA in place									
102 W Austin	Temp Fence	August - COA states build of new rear fence slated for Jan 2026 - Paid over $1100 in fees and court costs - July - Court Action initated - 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	Leanne Holley	COA approved admin - build new fence in January 2026							
315 W Austin		July -received grant money from HPG - yet to submit for a coa 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							
Completed COA's		**History Of Previous Demo By Neglect Properties**									
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**						

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	8/27/25 - Code to revisit and notice									
110 N Bowie	Marque tents for "cats"										
403 W Schubert	Mural painted on Grand Central's wall										
416-418 W Main	Brooks Bubblebar - Tank house painted	June HRB - Paint and signage to be removed correctly from the tank house.	Brooke Rogan	Follow up in 2 months - status of tank house							
623 S Washington	Unpermitted addition of a railing on a Landmarked Property	August - Code Enforcement issued a notice of violation	SOLOMON PROPERTIES LLP	9/30/25 Court case filed							