



City of Fredericksburg

Historic Review Board Meeting Agenda
Wednesday, November 12, 2025 ~ 5:30 PM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

David Bullion, Chair
Jessica Mittel, Vice Chair
Emily Basse, Member
Cyd Donnell, Member
Gilbert Gonzalez, Member

Sharon Joseph, Member
Joe Salinas, Jr., Member
Amy Slaughter, Member
Shawn Vinklerek, Member

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

Verbal Comments:

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CHAIR'S STATEMENT**
4. **APPROVAL OF MINUTES**
 - A. October 14, 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.

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. 2025-1180 - 211 W. San Antonio St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to replace a door, and perform maintenance on roof and other items for the property located at 311 W. San Antonio St., bearing the legal description of FBG ADDN, BLOCK 32, LOT 359-PT.
- B. 2025-1173 - 312 W. Main St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a large shade structure for the property located at 312 W. Main St., bearing the legal description of FBG ADDN, BLK 28, LOT 105-PT, 160-PT, 161-PT.
- C. 2025-1211 - 106 S. Lincoln St.- Consideration and possible action on a request for a Certificate of Appropriateness (COA) to screen/enclose an existing porch on an accessory structure for a property located at 106 S. Lincoln St., legally described as FBG ADDN, BLOCK 47, LOT 324-PT.
- D. 2025-1189 - 311 E. Centre St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to enclose a covered patio and construction of a two-car detached garage for property located at 311 E. Centre St., legally described as HAHNE BLOCK D, LOT 10-PT.
- E. 2025-1001 - 701 N. Llano St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new single-family residential structure for a property located at 701 N. Llano St., legally described as HAHNE BLOCK A, LOT 1-PT.
- F. 2025-1233 - 413 W. Creek St., Consideration and possible action on a request for a Certificate of Appropriateness (COA) for several repairs to include replacement of roof, removal of front porch railing, wood porch floor rebuild, restoration of front door and front porch trim, windows replacement, removal and replacement of two-story addition, renovate accessory dwelling and other repairs and renovations for a property located at 413 W. Creek, legally described as FBG ADDN BLOCK 19, LOT 455-PT & 456.
- G. 2025-1137 - 109 E. College St., Consideration and possible action on a request for a Certificate of Appropriateness (COA) to remove a garage door on an accessory structure and replace with one that adds an exterior window for the property located at 109 E. College St., legally described as HENKE BLOCK B, LOT 16-PT.

- 6. **DISCUSSION ITEMS**
 - A. Director's Report

- 7. **ADJOURN**

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM on Wednesday, November 5, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Jan Musgrove

Jan Musgrove
Planner 1

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

**HISTORIC REVIEW BOARD
MEETING MINUTES
OCTOBER 14, 2025, 5:30 PM**

On this 10th day of October 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
Amy Slaughter
Emily Basse
Gilbert Gonzalez

ABSENT: Shawn Vinklarek

ALSO PRESENT: Susana Huerta – Assistant Director of Development Services
Jan Musgrove – Planner 1
Maria Garcia – Legal Counsel

CALL TO ORDER

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

MINUTES

Sharon Joseph made a motion to amend the September 9, 2025, Historic Review Board meeting minutes to reflect that the follow-up tasks would be addressed at the future date, ensuring transparency for anyone reviewing the records. Amy Slaughter seconded the motion. Unanimously approved.

CONSENT AGENDA:

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

Joe Salinas made a motion to move Consent Agenda item **2025-939** to the Certificate of Appropriateness items.

CERTIFICATE OF APPROPRIATENESS:

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.

Applicant Presentation: Jeffrey Carpenter with Hill Country Restoration

Mr. Carpenter stated that it was his first time in front of the Board and mentioned that he would be happy to answer any questions.

Joe Salinas clarified that the roof needs to have a standing seam, double locked crimped ridge and flat panels to be considered appropriate for the home.

Mr. Carpenter agreed to his description and mentioned that it would have all of the above.

Joe Salinas made a motion to approve 2025-939 with the conditions stated above and that the color would be galvalume (not red). Gilbert Gonzales seconded the motion. Unanimously approved.

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

Applicant Presentation: Shelby Collier, C3 Developments, LLC.

Mrs. Collier made a power point presentation requesting modifications to a 1993 cottage, located on 112 N Acorn Street, including a new exterior door, repainting, a hot tub, and a fence around the Hot tub.

Board Discussion:

The board debated the fence placement, emphasizing compliance with guidelines to preserve the view of the main historic structure.

Sharon Joseph made a motion to approve the addition of an exterior door, the painting of the House, Dove White and the Front door, Dix Blue, and to deny the fence as presented. The fence would be required to align with the main structure's façade and maintain the required guidelines for setbacks.

Amy Slaughter seconded the motion. Unanimously approved.

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.

Applicant Presentation: Mike Cisneros, Guido Construction

Staff Summary: Susana Huerta

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. The review of the proposed design identifies concerns with the size, scale and height of the proposed structure. Staff recommend 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.

Board Discussion:

The board scrutinized the size, scale, and height, ensuring compliance with R2 zoning restrictions (maximum 28 feet height and lot coverage limits).

Sharon Joseph made a motion to approve 2025-1066 with the condition that the garage height does not exceed 28ft.

Emily Basse seconded the motion. All but Jessica Mittel (Nay) voted Aye, motion carried.

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.

Applicant Presentation: Mike Cisneros, Guido Construction

Staff Summary: Susana Huerta

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.

Board Discussion:

The board scrutinized the size, scale, and height, ensuring compliance with R2 zoning restrictions (maximum 28 feet height and lot coverage limits). The size of the garage/storage addition could not exceed 1,378 sq ft.

Amy Slaughter made a motion to approve 2025-1068 with the conditions of the height was not to exceed 28ft and that the garage/storage addition could not exceed 1,378 sq ft.

Sharon Joseph seconded the motion. All but Jessica Mittel (Nay) voted Aye, motion carried.

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.

Applicant Presentation: Michael Gonzalez, Fredericksburg ISD, Director of Operations. Mr. Gonzalez stated that the building was falling apart and was a danger to the community. Plans for the building were for it to be sold on GovDeals in as-is condition.

Staff Summary: Susana Huerta

The applicant, FISSD, 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 and 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

Board Discussion:

The board discussed the need to re-rate the building from medium to low before demolition and encouraged the district to develop a master site plan for the property.

Sharon Joseph made a motion to re-rate the 211 W College, the Old Workshop (building 900 on the Old Middle School Campus) from Medium to Low.

Gilbert Gonzales seconded the motion. Unanimously approved.

Sharon Joseph made a motion to allow for the removal of 211 W College (Building 900).

Jessica Mittel seconded the motion. Unanimously approved.

Mr. Gonzalez stated that he would be happy to set up an onsite tour of the two historic buildings for the Board.

Jessica Mittel recused herself from 2025-1070.

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.

Applicant Presentation: Allissa DuBose, with Haven Studio Collective, LLC presented plans for a new patio, pool, and shed reconstruction at a high-rated historic property.

Staff Summary: Susana Huerta

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.

Board Discussion:

The board discussed the reuse of historic materials, compliance with design guidelines, and technical details of the pool and fencing.

Cyd Donnell made a motion to approve 2025-1070 as presented.

Joe Salinas seconded the motion. All Vote Aye, Except Jessica Mittel as she had recused herself. Motion carried.

Jessica Mittel returned to the Dais at 7:05PM

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.

Applicant Presentation: Jesse Barter

Mr. Barter and the design team presented plans for a new commercial restaurant, including architectural details, parking, and signage.

Staff Summary: Susana Huerta

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.

Board Discussion:

The board discussed the building's integration with the historic context, roof details, and signage compliance. Mr. Gilbert Gonzalez complimented the applicants on the beautiful job of designing the new restaurant.

Sharon Joseph made a motion to Approve item 2025-1078 as presented.

Jessica Mittel seconded the motion. Unanimously approved.

Discussion Item:

On a proposed demolition of existing structure and construction of new home at 606 N. Orange.

Mr. Devin Baughn, contractor for the owners of 606 N Orange wanted to get the Boards thoughts on if the home currently located at 606 N Orange would be better served as a renovation or a demolition. The home was currently listed as a low rated structure. The owners wanted to add more square footage and proposed extending the structure to the rear of the property and possibly adding a second story.

Board Discussion:

The board provided guidance on design compatibility, garage placement, and neighborhood context, encouraging further development and review.

Demolition by Neglect Enforcement and Legal Action: Board members, including David Bullion and Suzanne Webda, discussed ongoing frustration with the lack of progress on properties identified as demolition by neglect, reviewed the status of enforcement actions, and agreed to escalate legal action and coordinate with city leadership.

Demolition by Neglect:

The board reviewed the demolition by neglect spreadsheet, noting several properties marked in yellow as repeat offenders. Susana Huert explained that staff were reorganizing to address enforcement but acknowledged delays due to staffing changes.

Sharon Joesph and David Bullion along with Jessica Mittel reiterated the decision to pursue legal action against all properties in yellow, expressing frustration at the lack of progress and requesting an update from Cliff Cross and legal staff by the next meeting on the subject of Legislative updates pertaining to Landmarking properties.

The board discussed the status of a temporary fence at 102 W Austin Street, agreeing that it should be removed now that a permanent solution was approved, and reviewed other compliance issues such as unpermitted signs and property maintenance.

David Bullion volunteered to set up a meeting with the mayor or city manager to discuss enforcement challenges and the need for more decisive action, ensuring that no quorum would be present to comply with open meeting laws.

Director's Report: Susana Huerta

Susana Huerta reported on the administratively approved Certificates of Appropriateness and addressed questions about recent fence approvals and property changes.

Future Agenda Items:

The board identified follow-up tasks for the next meeting, including a site visit to the Keller property, a legal report on landmark designation legislation, and continued monitoring of demolition by neglect enforcement.

Adjournment:

With no further business to discuss, the meeting was adjourned at 7:47PM.

PASSED AND APPROVED on the 12th day of November 2025.

Jan Musgrove, Planner 1

David Bullion, Chairperson



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: November 12, 2025

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-1180 - 211 W. San Antonio St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to replace a door, reconstruct a roof, plaster the front of a structure, and perform additional repairs for the property located at 311 W. San Antonio St., bearing the legal description of FBG ADDN, BLOCK 32, LOT 359-PT.

SUMMARY:

The applicant is requesting a COA to reconstruct the roof to comply with previous Board approval of a standing seam ridge. They propose a color of Forest Green with the same material or equivalent. They are planning to replace the front doors with ones made from long leaf pine reclaimed from the 1880s Crockett building in San Antonio with a natural finish and an oil-rubbed bronze door handle. The request includes the plastering of the front of the house under the porch, between the porch columns. Their application includes general maintenance repairs including painting of the siding and window frames, installation of new porch lights, and mailbox.

The property consists of an 8,000 square foot lot with a 1,445 square foot single-family residential structure.

Application Number: 2025-1180

Address: 211 W. San Antonio St.

Rating: High

Zoning: R-2, Mixed Residential

Applicant: Sylvia Cook

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

[Fredericksburg Historic District Design Guidelines and Standards](#)

3.2.3. Roofs and Roof Features

Maintenance

Roof Maintenance

Although all roofs have a finite lifespan, their longevity can be extended with proper maintenance. Recommended maintenance includes keeping vegetation away from roofs and keeping historic down-spouts and gutters clean and free of leaves, twigs, or branches so that they do not cause moisture. Also, if repairs must be deferred, providing temporary protection from leaks until repairs can be made is recommended. Retain the historic roof shape, including pitches, profiles, and eave heights (SOI Standards 2, 5).

(a) Retain the historic roof shape, including pitches, profiles, and eave heights (SOI Standards 2, 5).

(b) Preserve and maintain historic roof materials and features unless they are deteriorated beyond

repair (SOI Standards 2, 5, 6).

(c) Maintain and repair historic roof materials and features according to accepted preservation techniques (as defined in Appendix G and SOI Standards 6, 7).

(d) Generally, preserve and maintain historic down-spouts and gutters, unless they are not functioning and are promoting deterioration of surrounding historic materials (SOI Standard 6).

3.2.6. Exterior Walls

Maintenance

(a) Retain and repair the historic exterior wall materials unless deteriorated beyond repair (SOI Standards 2, 5, 6).

(b) Maintain, repair, and clean historic exterior walls according to accepted preservation techniques (see Appendix G, SOI Standards 5, 7).

(c) Identify and treat the causes of deterioration to exterior wall materials, such as poor site drainage, moisture retention, clogged gutters and downspouts, leaky roofs, deteriorating paint, sprinklers pointed toward the building, and vegetation or moisture-retaining soil that touches wood elements (SOI Standards 5, 7).

(d) Retain historic-age murals and preserve according to accepted preservation techniques (see Appendix G, SOI Standards 5, 7).

3.2.7. Doors and Door Openings

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).

STAFF RECOMMENDATION:

Staff reviewed the proposed work and finds it substantially in conformance with the Historic District Design Guidelines and Standards.

ATTACHMENTS:

1. 2025-1180-211 west san antonio street
2. 2025-1180-211 w san antonio historic
3. 2025-1180 - 211 W San Antonio Street View

**HISTORIC REVIEW BOARD APPROVALS REQUESTED FOR 211 WEST SAN ANTONIO STREET
Phase 1 approved March 14, 2023, Application #23-116**

Roof

The previous contractor did not follow plans approved by the Historic Review Board in March 2023 and installed a ridge vent instead of the standing seam ridge specified in the plans. Estimates are being solicited to re-construct the roof to conform to the approved plan. The current roof was constructed with 24 gauge standing seam metal from Berridge in Forest Green, a color close to the painted metal roof that was removed. The re-constructed roof will use the same material or the equivalent.

Paint

The 1970s addition at the back of the house has been resided with Hardi Board. Approval is requested to paint the siding with Behr Sheer Apricot. This color blends well with the color of the rock wall as the following photos of a sample shown in different light indicate.



The side of the house should read as a continuous surface when viewed from the street. This color will only be used on the 1970s addition at the back of the house.




Approval is requested to paint the window frames and screens with Behr Squash Bisque. This color is less mustard colored than what's currently on the window frames and screens and blends well with the color of the rock walls. Screens on the windows under the porch will be removed.





Approval is requested to paint the ceiling of the front porch with Behr Ice Cream Parlor, a lighter shade than the 1970s addition wall and window screen colors.

Approval is also requested to paint the porch posts and trim and the surround of the front door with Behr Vanilla Frost, a warm white.

Porch Lights

Approval is requested to use small wall sconces in an oil-rubbed bronze finish on either side of the front door. The glass is preferred to be seeded to obscure the bulb, unless a fixture with an LED is used. Any of the following should work:

	<p>Nuvo Lighting Wall Sconce with an Onion Shaped Glass Shade</p> <p>11" Tall</p> <p>https://www.build.com/nuvo-lighting-60-631/s272258?uid=909838&searchId=BZ0rON1z7i</p>
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	<p>Kichler Mount Vernon Outdoor Wall Light</p> <p>12 1/2" High</p> <p>https://www.lampsplus.com/products/kichler-mount-vernon-12-and-one-half-inch-high-outdoor-wall-light_63624.html</p>
	<p>Hinkley Lighting Lantern Wall Sconce</p> <p>Height: 11"</p> <p>https://www.build.com/hinkley-lighting-1674/s97725?uid=2634965&searchId=BZ0rON1z7i</p>
	<p>Roseto Evan 1 Light Outdoor Wall Sconce</p> <p>Height: 12-1/4" Width: 5-1/2" Extension: 6-3/4"</p> <p>https://www.build.com/product/summary/1712241?uid=4043851</p>
	<p>Forte Lighting Single Light 9" Tall LED Outdoor Wall Sconce with Clear Seeded Glass Panels</p> <p>Height: 8-3/4" Width: 4-1/2" Extension: 6"</p> <p>https://www.build.com/forte-lighting-17103/s1496868?uid=3507574</p>

The fixtures will be mounted on either side of the front door, approximately 70" from the porch floor and 12" from the door frame. The light fixture at the back door will be dark-sky compatible.

Front door



The new front doors will be made from long leaf pine reclaimed from the 1880s Crockett Building in San Antonio, with a natural finish, and an oil-rubbed bronze door handle.

Approval is requested to mount a small oil-rubbed bronze mailbox below the light to the right of the doors.

	<p>Architectural Mailboxes Designer Locking Metal Standard Mailbox Bronze</p> <p>12.6“ H x 9.7” W x 4.4” D</p> <p>https://www.lowes.com/pd/Architectural-Mailboxes-Wall-Mount-Bronze-Metal-Standard-Lockable-Mailbox/5014556011?store=&cm_mmc=shp- -c- -prd- -hdw- -ggl- -PMAx HDW 000 Priority Item- -5014556011- -online- -0- -0&gad_source=1&gad_campaignid=21797082881&gclid=0AAAAAD2B2W-BCR1atLvG9d35hr_rt45C7&gclid=CjwKCAjwvuLDBhAOEiwAPtF0VrLcTmMjqdNRbQfV6u1UI0OKz7rxNJJpmseoK6x_qv7OCqDLtaxOxoCV9MQAvD_BwE&gclid=aw.ds</p>
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Front Porch

Approval is requested to plaster the front of the house under the porch, between the porch columns. This will smooth the rough edges caused by the 1920s window enlargement and will be in keeping with the appearance of the house from approximately 1975 to 2000, after the plaster above the porch was removed. The plaster will tie the appearance of the house to that



of the August Jordan house next door at 209 San Antonio Street. Approval is requested to leave the plaster, which should blend with the color of the rock and pointing of the rock walls, unfinished. The front of the house was plastered in the 1920s, but the plaster was never painted or whitewashed. Deviation from that would not be historically correct. A photo of the house after plaster was removed above the porch roof has not yet been located, but this photo of an Emily Baethge ornament from the 1990s gives an indication of the appearance of the house at that time.

As requested above, approval is requested to paint the ceiling of the front porch with Behr Ice Cream Parlor, a lighter shade of the addition wall and screen colors.

Approval is also requested to paint the porch posts and trim and the surround of the front door with Behr Vanilla Frost, a warm white.

Water Softener



Approval is requested to install the water softener next to the air conditioner compressor, a distance from the compressor as required for proper operation. The enclosure will be large enough to house the water softener unit and required supplies. Approval is requested to build the enclosure on a concrete pad with the walls constructed of Hardi-Board and painted to match the walls of the addition. Approval is also

requested to roof the structure with metal to match the house roof.

211 W. San Antonio



2002 Re-evaluation

High Medium Low

Site ID No. 290
Address 211 W. San Antonio
Date 1890
Stylistic Influence vernacular
GCAD Hyperlink [R25316](#)
Owner RUSCHE, ERWIN WMRS
Historic District Yes 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.	<u>685</u>	
Previous Ranking	<u>1</u>	
Previous Photo References		
Roll	<u>19</u>	<u>19</u>
Frame	<u>34</u>	<u>35</u>





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: November 12, 2025

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-1173 - 312 W. Main St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a large shade structure for the property located at 312 W. Main St., bearing the legal description of FBG ADDN, BLK 28, LOT 105-PT, 160-PT, 161-PT.

SUMMARY:

The applicant is requesting a COA to build a shade structure made of steel for the structural components and micro-perforated fabric for the "roofing material." The shade structure will be placed in an area of 20 feet by 55 feet rectangular space on the side of the existing primary structure facing Main St. The shade structure will consist of ten (10) 4" x 4" gauge 11 square tubing posts (5 on each 55' side) with a total height of 9 feet. 2" x 2" gauge 14 square tubing supports will be used to support the fabric and will sit on top of the structural posts. These 2" x 2" supports are what is used to secure the fabric on to the structure. The structural posts will be dug into the ground and concreted in to a depth of three (3) feet, within a 12" diameter hole. The micro-perforated fabric will be screwed into the steel structure along the pre-fabricated seam of the fabric.

The property consists of a 35,850 square foot lot with a store, restaurant (Hondo's on Main) and apartment unit.

Application Number: 2025-1173

Address: 312 W. Main St.

Rating: Medium

Zoning: CBD, Central Business District

Applicant: David Gonzalez, Capital Sunshades

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

[Fredericksburg Historic District Design Guidelines and Standards](#)

3.4.3. Accessory Buildings

Accessory Building Types

An accessory building is any building other than the primary building on a property. It almost always is smaller than the primary building and located behind the primary building. Accessory buildings may be residential (commonly referred to as "Accessory Dwelling Units" or ADUs), or utilitarian – such as garages, carports, and sheds. Understanding historic accessory building types can help inform and inspire design and construction of new accessory buildings. For definitions and descriptions of historic accessory building types in Fredericksburg, refer to Section 2.2.6.

Priority Rankings and Lot Coverage

If a property includes an existing historic building, lot coverage standards are affected by the property's priority ranking. For the purposes of lot coverage standards, previously empty lots are treated as Low Priority-properties.

Preservation

(a) Avoid impacting significant historic resources or site features when constructing new accessory buildings.

Setbacks and Lot Coverage

(b) Follow lot coverage standards as required in Section 3.4.1.

Height and Massing

(c) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; The maximum height for an accessory building on a historically designated parcel relates to the preservation priority assigned to the primary building on the parcel. (Note that previously empty lots are considered Low-Priority properties.)

Design

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

(e) Consistent with historical lot-development patterns, new ADUs should be designed to look like a single, consistent dwelling unit – even if there are multiple units on the interior. The appearance of multiple ADUs on a single property is not consistent with historical development patterns in the district.

(f) 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.

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

Materials

(h) If a wood-frame structural system is used, wood siding or fibercement siding is encouraged. Use of true load-bearing masonry walls with stone, brick, or stucco also is encouraged.

(i) The palette of exterior materials for new accessory buildings should not use more than two different primary siding materials; a third material may be added if used for trim only. At least one exterior material on the accessory building must match the primary building on the property.

(j) Modern materials, such as fiber-cement siding and corrugated metal, may be appropriate for new accessory buildings.

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

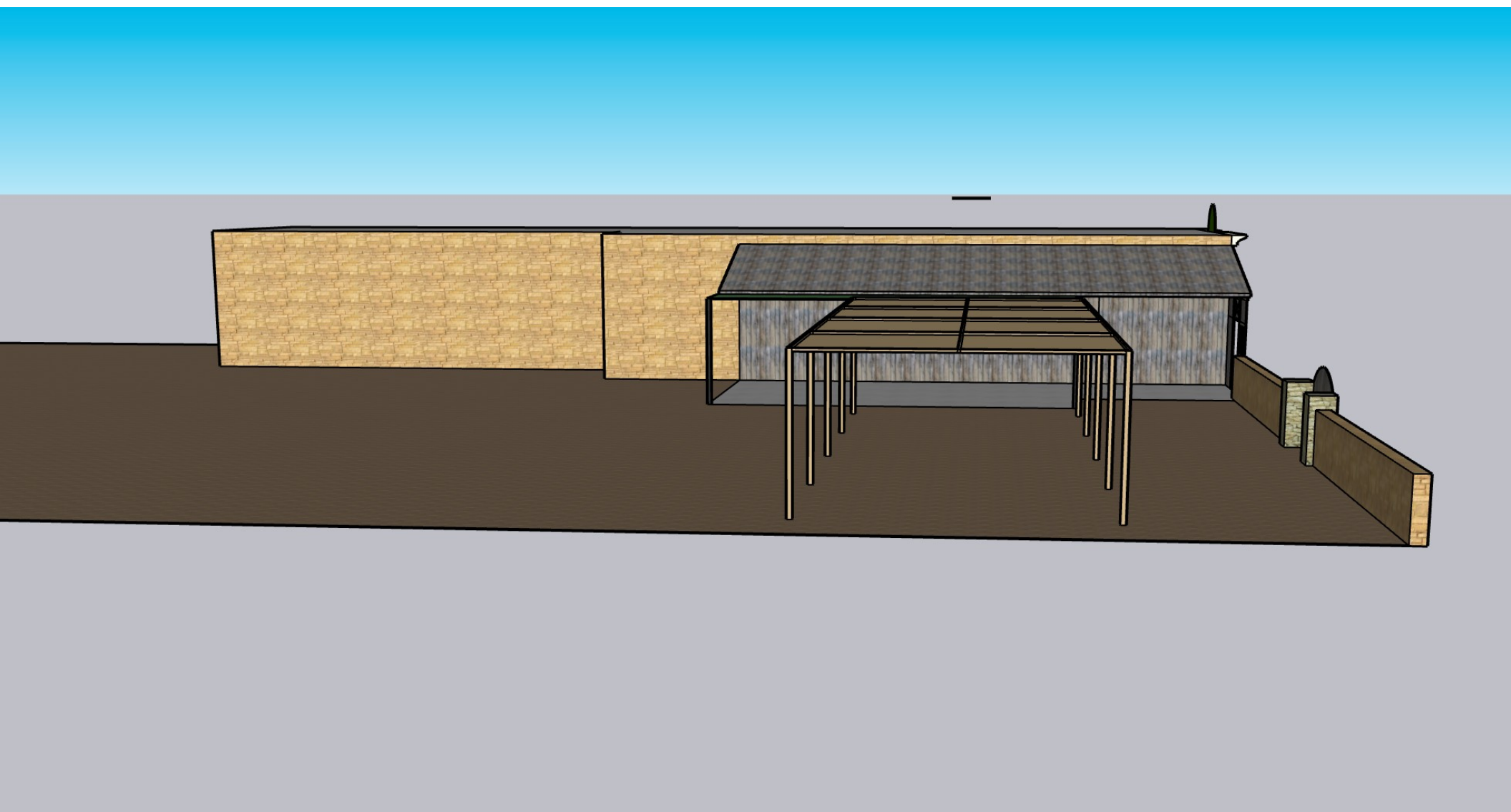
STAFF RECOMMENDATION:

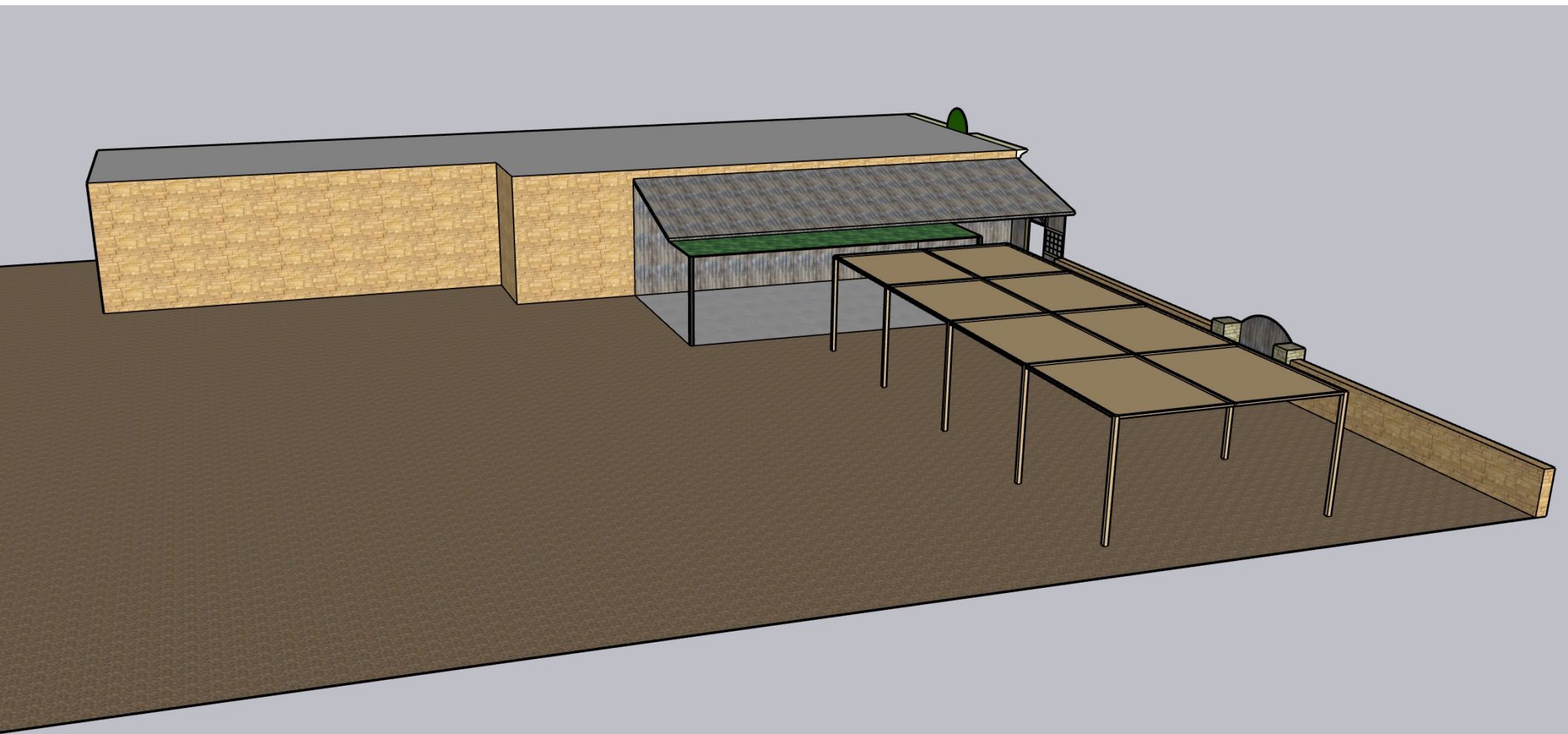
Staff reviewed the proposed shade structure and has concerns with the placement at the front of the property and facing Main St.

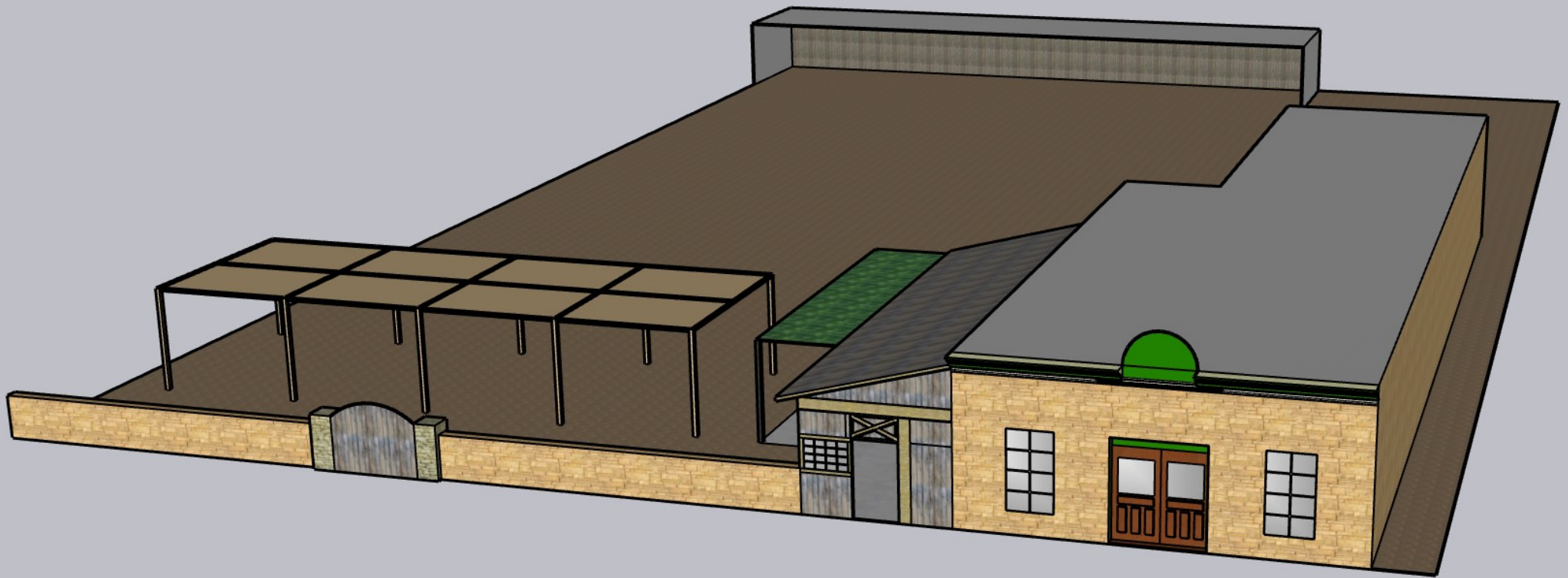
ATTACHMENTS:

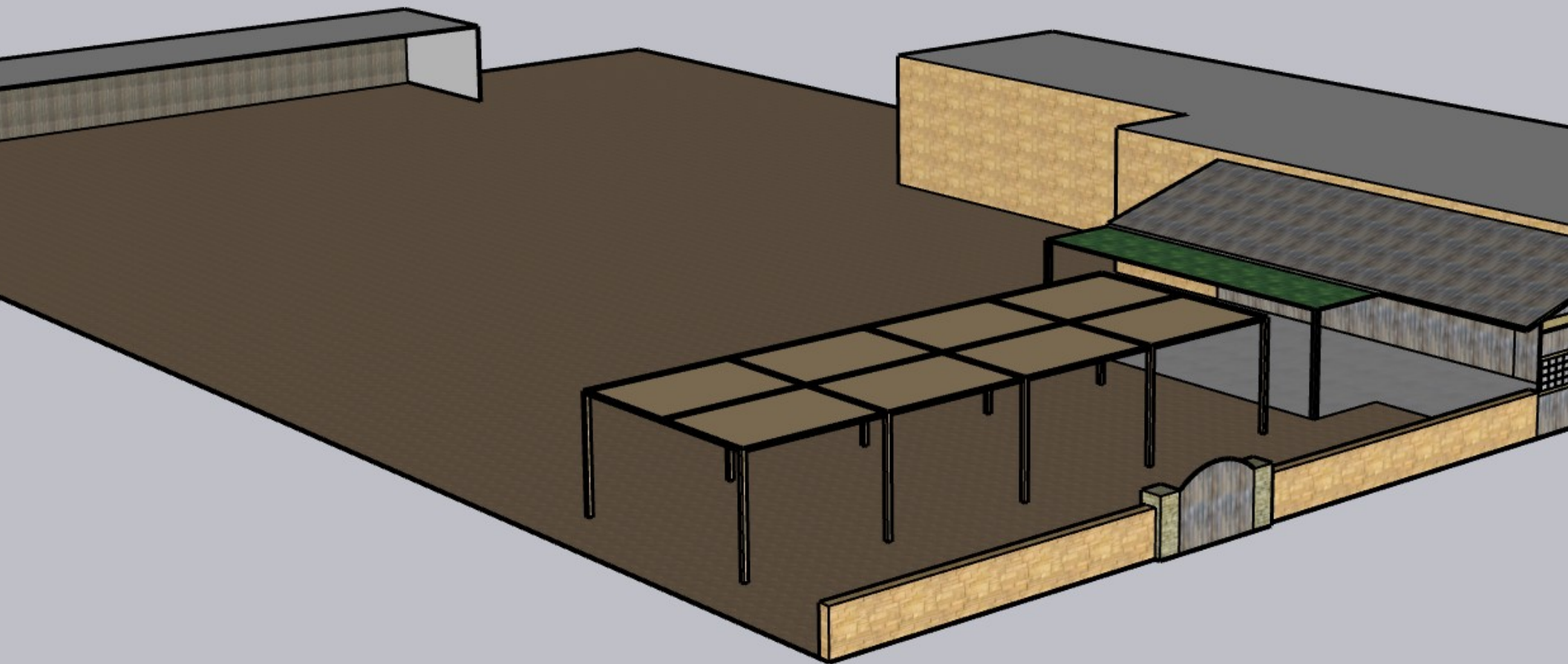
1. 2025-1173 - 312 W Main - Pic 1

2. 2025-1173 - Hondos on Main Pic 5
3. 2025-1173 Hondos on Main Pic 4
4. 2025-1173 - Hondos on Main Pic 3
5. 2025-1173 - 312 W Main - Street View
6. 2025-1173-312 W MAIN
7. 2025-1173-hondos on main engineers blueprint











312 W. Main



2002 Re-evaluation

High Medium Low

Site ID No. 352

Address [312 W. Main](#)

Date 1900

Stylistic Influence vernacular

GCAD Hyperlink [R20530](#)

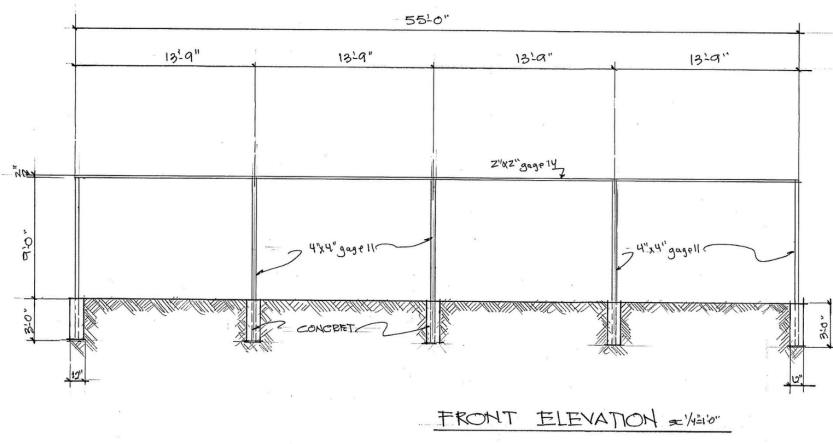
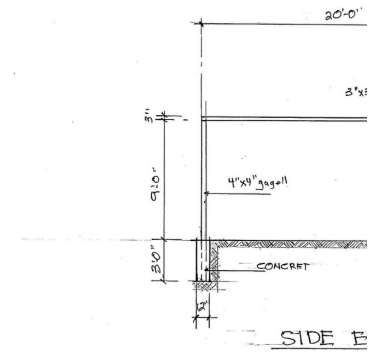
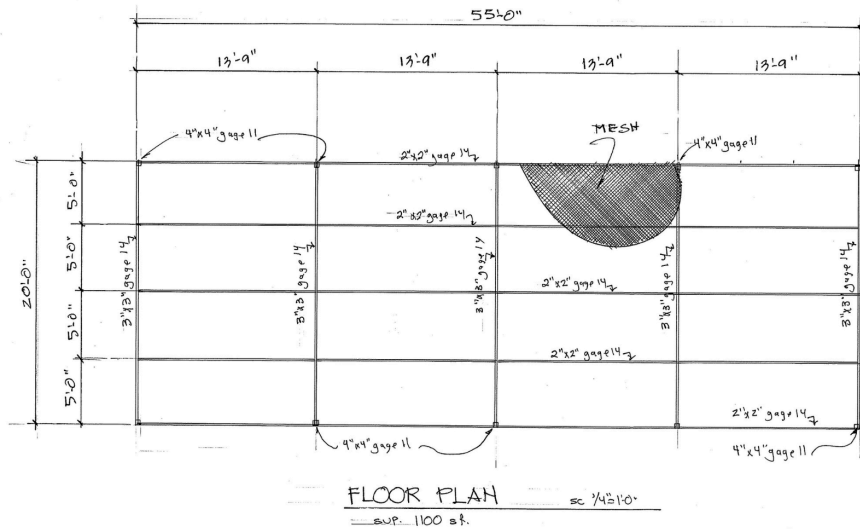
Owner ITZ INN LLC % GARCIA, ANTONIO

Historic District Yes Historic District

Assessment Example of a distinctive building type or architectural style that has undergone alteration or deterioration. Resource displays distinctive stylistic elements.

Notes Krauskopf Building.

1983 Historic Resource	
Previous Site No.	4
Previous Ranking	1
Previous Photo Referer	
Roll	32
Frame	7





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: November 12, 2025

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-1211 - 106 S. Lincoln St.- Consideration and possible action on a request for a Certificate of Appropriateness (COA) to screen/enclose an existing porch on an accessory structure for a property located at 106 S. Lincoln St., legally described as FBG ADDN, BLOCK 47, LOT 324-PT.

SUMMARY:

The applicant is requesting a COA to enclose the existing porch on the accessory dwelling unit. The structure is located at the back of the lot and has a small porch at its entrance. They are proposing to screen the porch. The main structure on the property has a High rating. However, the accessory structure has a Low rating.

The property consists of an 8,775 square foot lot with two residential structures.

Application Number: 2025-1211

Address: 106 S. Lincoln St.

Rating: Low

Zoning: CBD, Central Business District

Applicant: Elisabeth Hay

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

[Fredericksburg Historic District Design Guidelines and Standards](#)

3.2.5. Porches and Exterior Stairs

Maintenance

(a) *Preserve, maintain, and clean historic porch and exterior stair materials and features according to accepted preservation techniques, unless deteriorated beyond repair (Appendix G, SOI Standards 2, 5, 6, 7).*

Alterations

(b) *Do not add new porch features or ornamentation where not historically present (SOI Standard 3; see fig. 3-15).*

(c) *If replacing deteriorated historic porch materials or features, patch the smallest area possible, matching the materials, dimensions, profile, texture, and configuration of existing historic porch features (SOI Standard 6).*

(d) *If historic porch, balcony, or exterior stair railings do not meet current building codes, work with building code officials to determine if an exception may be possible, especially if the porch or balcony is seldom used. For porches and balconies that remain in use, maintain the historic railing and*

supplement it with a visually unobtrusive higher rail (SOI Standard 9).

(e) Synthetic replacement materials, such as composite lumber or synthetic materials, may be considered appropriate for replacing deteriorated porch floors or exterior stair treads in some cases, such as when the porch floor has been previously replaced or when the porch floor is minimally visible (SOI Standard 6).

(f) Generally, keep front porches open if they were open during the period of significance (SOI Standards 1, 2).

(g) Front porch enclosures may be considered appropriate in some cases, provided that they use materials that do not visually detract from the historic character of the building—like non-reflective screening or glass (never opaque)—and are installed in a reversible manner that does not damage historic features (SOI Standards 9, 10).

(h) Additions of ramps to comply with ADA standards should consider minimizing damage to historic fabric (SOI Standards 9, 10; see fig. 3-16).

Restoration

(i) If original porch posts are missing and their historic appearance is not documented, replace them with simple supports appropriate to the style and time period (SOI Standard 3).

(j) If research documents that historic features to the porch's roof are missing, such as decorative brackets or friezes, consider replicating and restoring them (SOI Standards 3, 6).

(k) Remove visible non-historic porch features that diminish the structure's historic integrity (SOI Standards 3, 9).

STAFF RECOMMENDATION:

Staff reviewed the proposed alterations and does not have concerns due to the low rating of the structure and the location in the rear of the lot.

ATTACHMENTS:

1. 2025-1211-106 S Lincoln
2. 2025-1211-106 s lincoln - guest cottage screened porch
3. 2025-1211 - 106 S. Lincoln St. - Street View

106 S. Lincoln



2002 Re-evaluation

High Medium Low

Site ID No. 831

Address 106 S. Lincoln

Date 1860

Stylistic Influence vernacular

GCAD Hyperlink [R20827](#)

Owner COHN, RONALD S

Historic District Yes Historic District

Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Resource displays distinctive stylistic elements.

Notes Resource is a Recorded Texas Historic Landmark.

1983 Historic Resources Survey

Previous Site No. 344

Previous Ranking 1

Previous Photo References

Roll 23

Frame 36

106 S LINCOLN

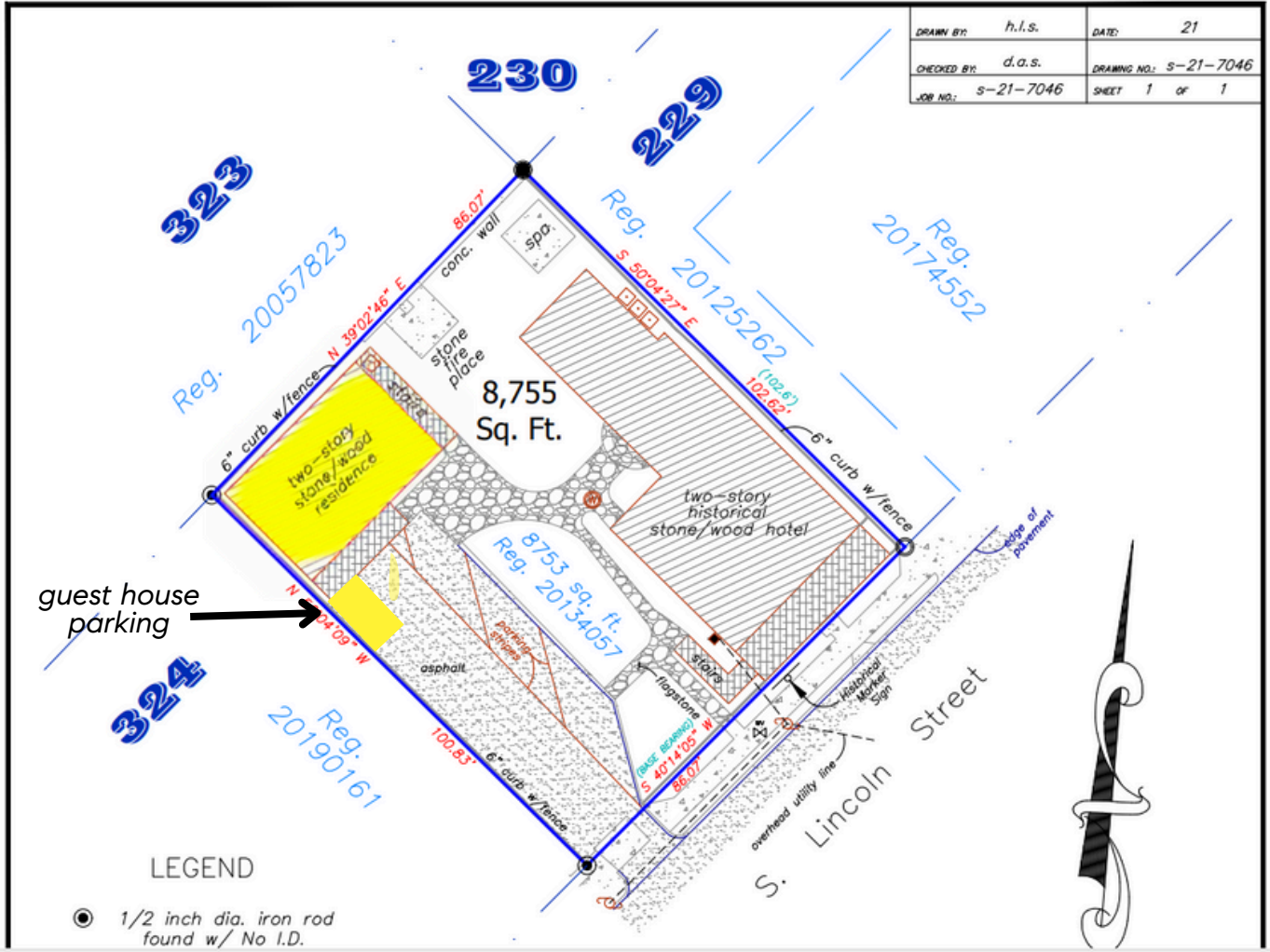
REQUEST TO ADD SCREENS TO THE GUEST COTTAGE PORCH



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

PROPERTY SURVEY

With Guest House and associated parking spot highlighted in Yellow.



GUEST HOUSE

SCREENED PORCH

To give the guest house's narrow porch more function and protection from the elements, I'd like to add a screen around the porch.



Existing Porch at entry of Guest House

GUEST HOUSE

SCREENED PORCH CONT.

The screen porch suggestion shared by the designer is one that won't detract from the property visually. It is light in tint and in frame. The four images below show the mock-up on the porch and a similar design fully built, which was given as an example from the provider.



The left side of this porch has the screen product in place. It is minimally visible.



This is the same porch from inside the screen.



The mock-up of the screened porch over an image of the actual guest house porch.



A second example from the designer shown to demonstrate a double door on a screened porch.





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: November 12, 2025

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-1189 - 311 E. Centre St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to enclose a covered patio and construction of a two-car detached garage for property located at 311 E. Centre St., legally described as HAHNE BLOCK D, LOT 10-PT.

SUMMARY:

The applicant is requesting a COA to enclose an existing covered patio to increase the size of a bedroom in the existing primary structure that is being used as short-term rental. Additionally, they are requesting approval to build a two-car detached garage that would be connected to the existing two-story storage building in the rear of the property through a shed roof extension.

The property consists of a 10,812 square foot lot that houses a single-family residential structure, an accessory building used for storage, a detached garage and a couple of sheds.

Application Number: 2025-1189

Address: 311 E. Centre St.

Rating: N/A

Zoning: R-1, Single Family Residential

Applicant: Matthew Guderian, Timber & Stone Builders

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

[Fredericksburg Historic District Design Guidelines and Standards](#)

3.2.5. Porches and Exterior Stairs

Maintenance

(a) Preserve, maintain, and clean historic porch and exterior stair materials and features according to accepted preservation techniques, unless deteriorated beyond repair (Appendix G, SOI Standards 2, 5, 6, 7).

Alterations

(b) Do not add new porch features or ornamentation where not historically present (SOI Standard 3; see fig. 3-15).

(c) If replacing deteriorated historic porch materials or features, patch the smallest area possible, matching the materials, dimensions, profile, texture, and configuration of existing historic porch features (SOI Standard 6).

(d) If historic porch, balcony, or exterior stair railings do not meet current building codes, work with building code officials to determine if an exception may be possible, especially if the porch or balcony

is seldom used. For porches and balconies that remain in use, maintain the historic railing and supplement it with a visually unobtrusive higher rail (SOI Standard 9).

(e) Synthetic replacement materials, such as composite lumber or synthetic materials, may be considered appropriate for replacing deteriorated porch floors or exterior stair treads in some cases, such as when the porch floor has been previously replaced or when the porch floor is minimally visible (SOI Standard 6).

(f) Generally, keep front porches open if they were open during the period of significance (SOI Standards 1, 2).

(g) Front porch enclosures may be considered appropriate in some cases, provided that they use materials that do not visually detract from the historic character of the building—like non-reflective screening or glass (never opaque)—and are installed in a reversible manner that does not damage historic features (SOI Standards 9, 10).

(h) Additions of ramps to comply with ADA standards should consider minimizing damage to historic fabric (SOI Standards 9, 10; see fig. 3-16).

Restoration

(i) If original porch posts are missing and their historic appearance is not documented, replace them with simple supports appropriate to the style and time period (SOI Standard 3).

(j) If research documents that historic features to the porch's roof are missing, such as decorative brackets or friezes, consider replicating and restoring them (SOI Standards 3, 6).

(k) Remove visible non-historic porch features that diminish the structure's historic integrity (SOI Standards 3, 9).

3.4.3. Accessory Buildings

Accessory Building Types

An accessory building is any building other than the primary building on a property. It almost always is smaller than the primary building and located behind the primary building. Accessory buildings may be residential (commonly referred to as "Accessory Dwelling Units" or ADUs), or utilitarian – such as garages, carports, and sheds. Understanding historic accessory building types can help inform and inspire design and construction of new accessory buildings. For definitions and descriptions of historic accessory building types in Fredericksburg, refer to Section 2.2.6.

Priority Rankings and Lot Coverage

If a property includes an existing historic building, lot coverage standards are affected by the property's priority ranking. For the purposes of lot coverage standards, previously empty lots are treated as Low Priority-properties.

Preservation

(a) Avoid impacting significant historic resources or site features when constructing new accessory buildings.

Setbacks and Lot Coverage

(b) Follow lot coverage standards as required in Section 3.4.1.

Height and Massing

(c) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; The maximum height for an accessory building on a historically designated parcel relates to the preservation priority assigned to the primary building on the parcel. (Note that previously empty lots are considered Low-Priority properties.)

Design

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

(e) Consistent with historical lot-development patterns, new ADUs should be designed to look like a single, consistent dwelling unit – even if there are multiple units on the interior. The appearance of multiple ADUs on a single property is not consistent with historical development patterns in the district.

(f) 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.

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

Materials

(h) If a wood-frame structural system is used, wood siding or fibercement siding is encouraged. Use of true load-bearing masonry walls with stone, brick, or stucco also is encouraged.

(i) The palette of exterior materials for new accessory buildings should not use more than two different primary siding materials; a third material may be added if used for trim only. At least one exterior material on the accessory building must match the primary building on the property.

(j) Modern materials, such as fiber-cement siding and corrugated metal, may be appropriate for new accessory buildings.

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

3.3. ADDITIONS TO HISTORIC PROPERTIES

This section intends to help design appropriate additions to enlarge designated landmarks and all buildings within the historic district (both contributing and noncontributing). The goal of these standards and guidelines is to help clarify how the Secretary's Standards will be interpreted for Certificates of Appropriateness for additions within Fredericksburg, for both landmarks and all properties within the historic district, whether contributing or noncontributing. All standards and guidelines for additions herein are derived from the spirit of SOI Standards 9 and 10. However, these standards and guidelines provide significantly more detail than the Secretary's Standards.

Additions: Compatible but Differentiated

One key philosophy underpinning the Secretary's Standards for Rehabilitation is that additions should be both compatible and differentiated. That means that some aspects of the addition's design should be compatible, while others should be differentiated. Seven key aspects of an addition's design are listed below: 1. Roof form 2. Footprint shape 3. Fenestration pattern (wall versus window, solid versus void) 4. Materials 5. Stylistic Elements 6. Color (within an accepted palette) No prescribed formula governs which aspects should be compatible or differentiated. One helpful rule of thumb is that additions generally are appropriate if at least two aspects are compatible, and at least one aspect is differentiated. The aspects can be mixed and matched in infinite ways – allowing a wide berth for creativity among architects and designers. In Fredericksburg, height must always be generally compatible with the original building and the surrounding district. Refer to standards 3.3(f–i) for detailed guidance regarding height.

Visibility from the Public Right-of-Way

Visibility from the public right-of-way (ROW) is used to gauge the appropriateness of design. For corner lots, this includes both the front façade and the street-facing side façade.

STAFF RECOMMENDATION:

Staff reviewed the proposed work and recommends approval due to the structures not being rated.

ATTACHMENTS:

1. 2025-1189-311 e centre - register 2
2. 2025-1189-311 e centre - register 3
3. 2025-1189-311 e centre _ Register 4
4. 2025-1189-311 e centre - Register 5
5. 2025-1189-311 e. centre st. - existing exterior
6. 2025-1189-311 e. centre st. fredericksburg tx

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

ALTERATIONS Addition to rear/side elevation
Garage enclosed
Windows replaced – all
Door (primary) replaced
Porch supports replaced

GENERAL NOTES

SOURCES Historic aerials





ADDITIONAL/HISTORICAL PHOTOS

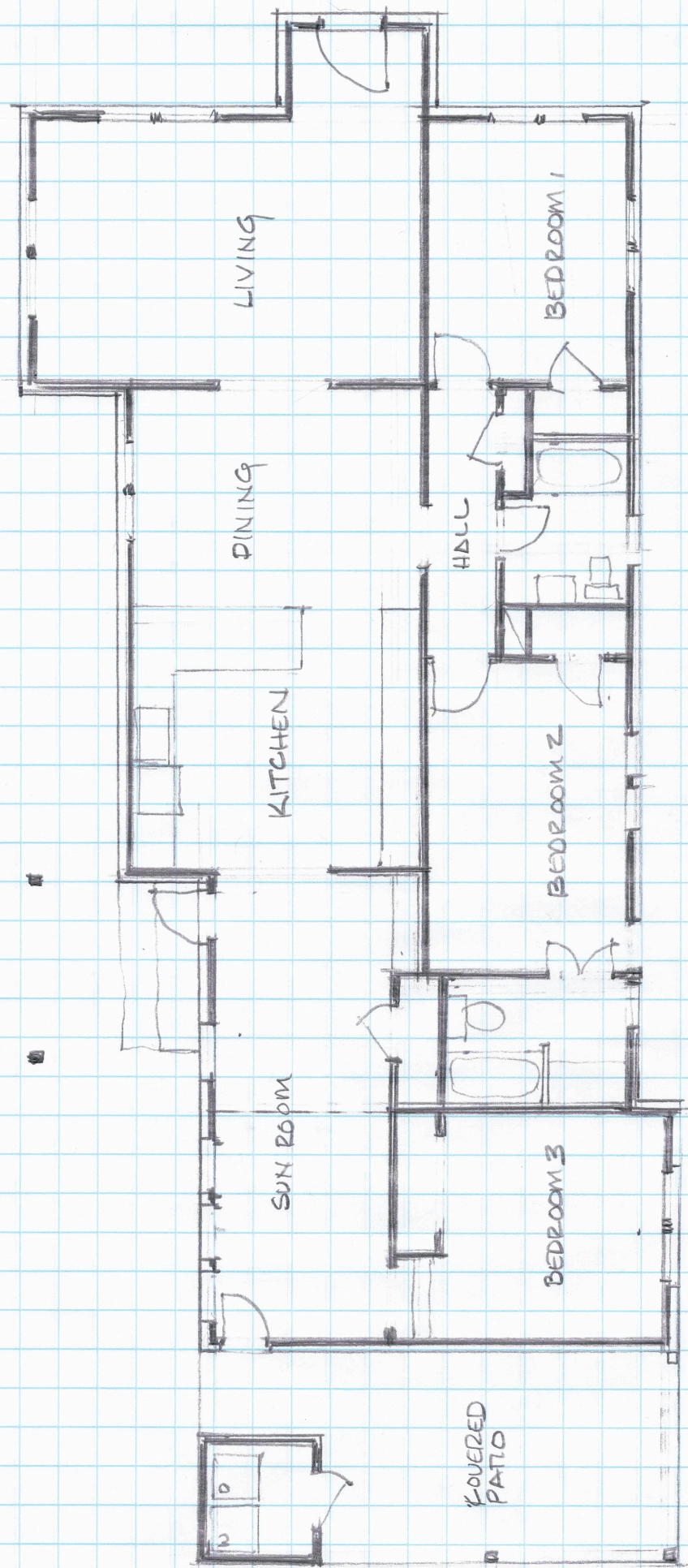
311 E CENTRE ST SURVEY ID# 404







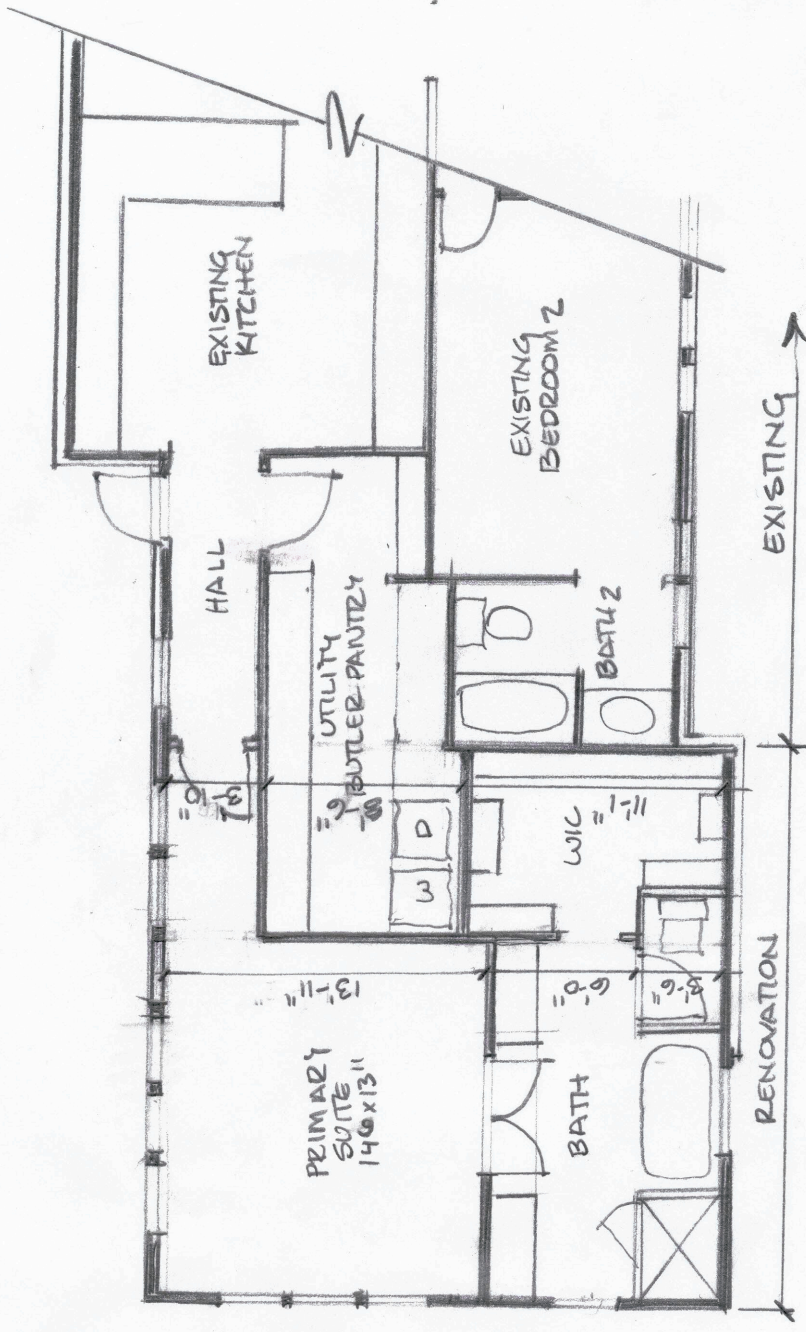




EXISTING RESIDENCE 311 E. CENTRE ST.

10.17.2025

1/8"



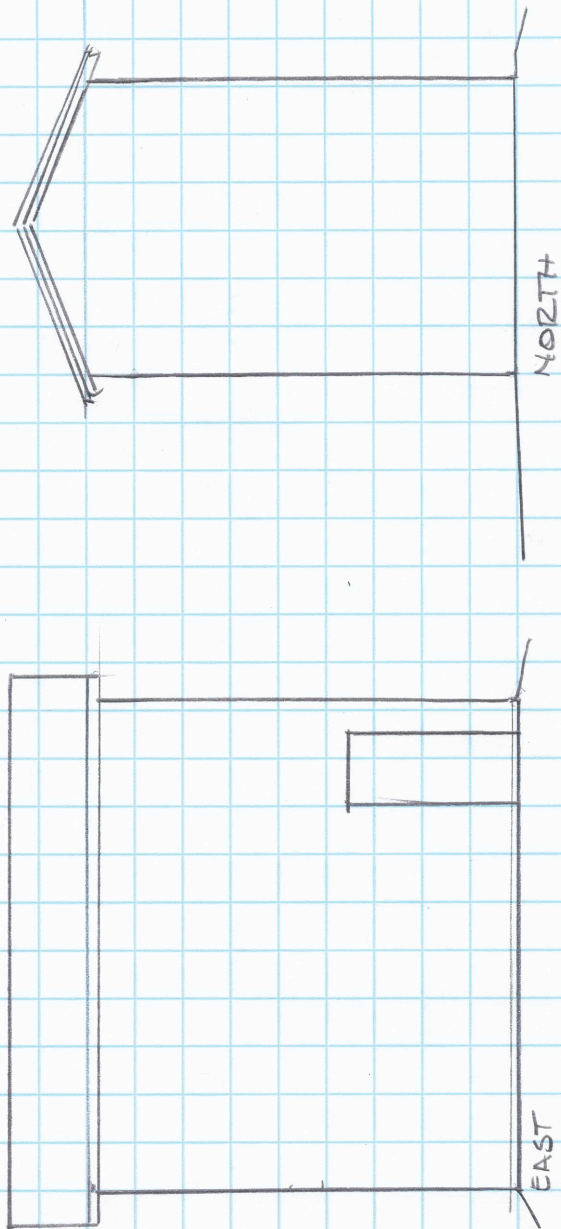
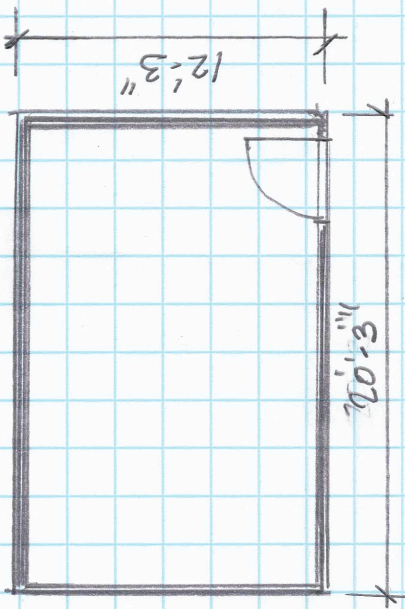
RESIDENCE - BEDROOM RENOVATION 311 E. CENTRE ST.
 1/8" 10.17.2025



NEW ELEVATION - BEDROOM RENOVATION

1/8"

10.17.2025



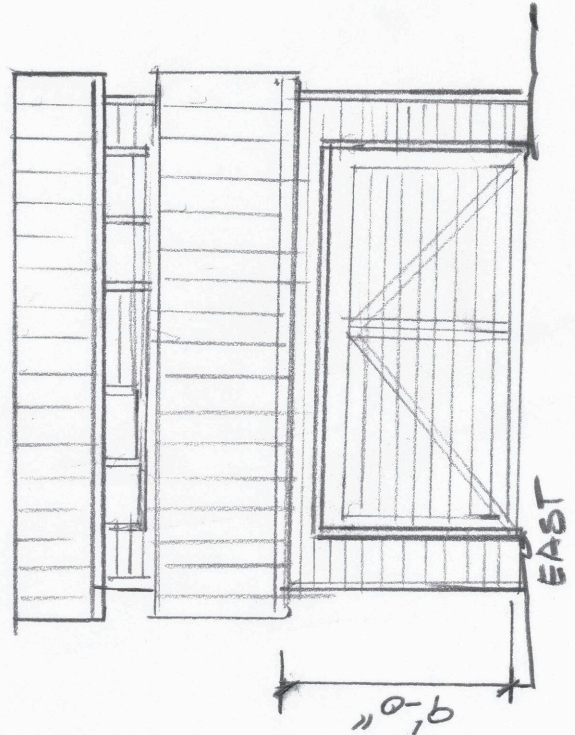
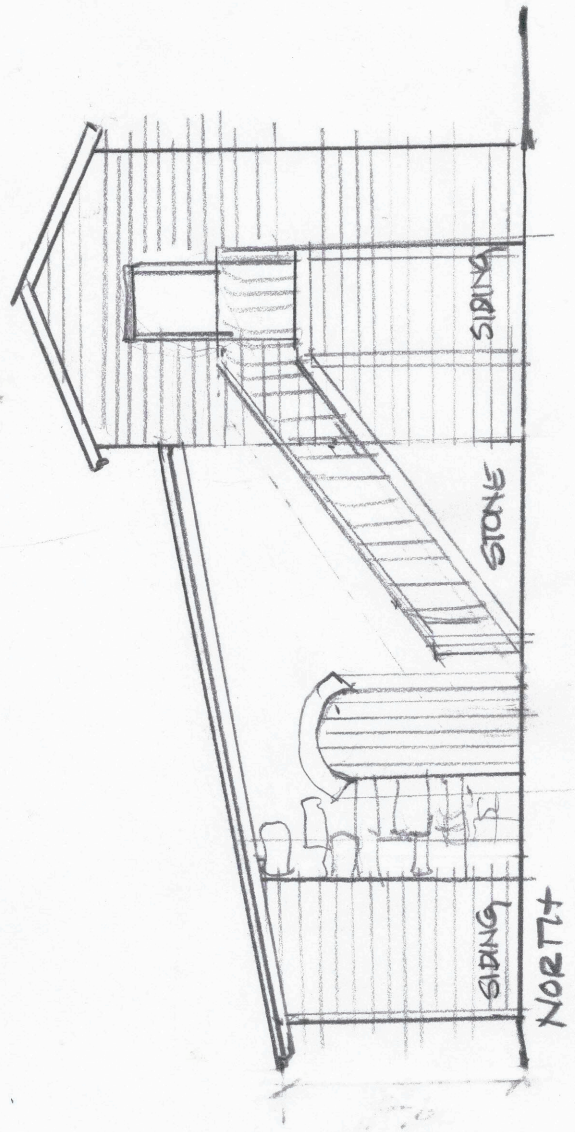
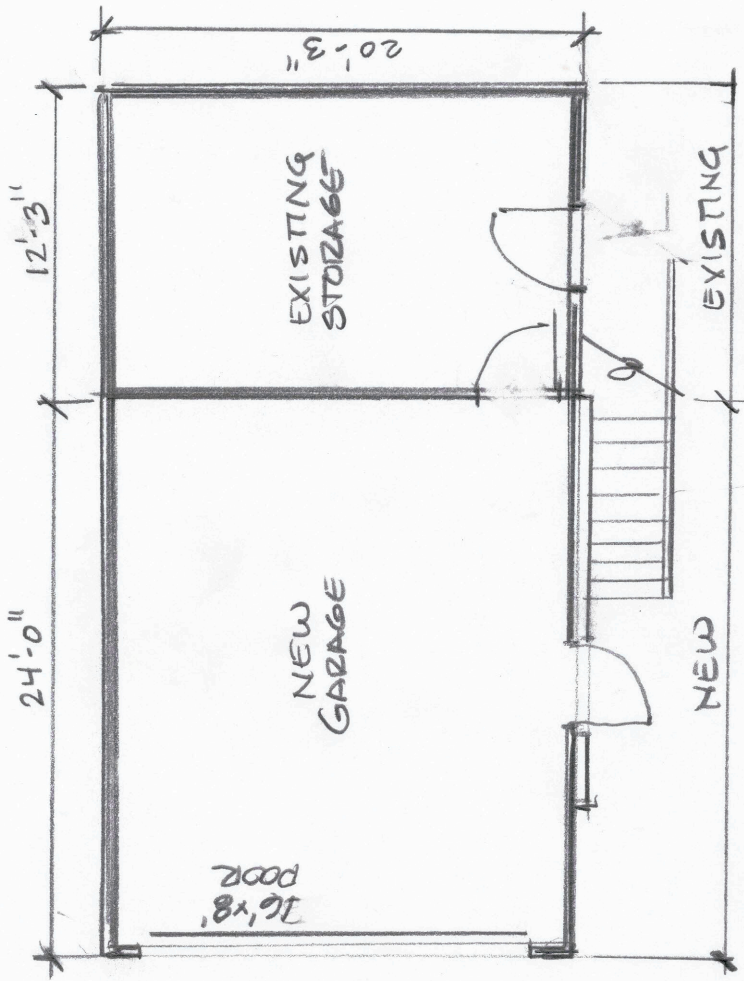
NORTH

EAST

EXISTING AUXILIARY BUILDING

10/17/2025

1/80



GARAGE ADDITION 311 E. CENTRE ST.

1/8" 10.17.2025



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: November 12, 2025

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-1001 - 701 N. Llano St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new single-family residential structure for a property located at 701 N. Llano St., legally described as HAHNE BLOCK A, LOT 1-PT.

SUMMARY:

The applicant is requesting a COA to construct a new single-family residential structure for the property located at 701 N. Llano St. A COA was issued for the property on December 11, 2024, for demolition of a previously existing structure. The proposed two-bedroom, two-bath house with a single-car garage is intended as a secondary residence with an exterior primarily consisting of neutral colored stucco complimented with Hardie Plank siding. It will include a standing seam metal roof and traditional front porch columns.

The property consists of a 6,572 square foot lot with an existing primary structure of 1,004 square feet.

Application Number: 2025-1001

Address: 701 N. Llano St.

Rating: N/A

Zoning: C1, Neighborhood Commercial

Applicant: Richard Laughlin, Laughlin Homes

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 among contributing properties on the block based on Sec. 2.3. Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex types (b). Consider maintaining historic-site development patterns for the relevant complex type discussed in Sec. 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery (c). Appropriate setbacks from the property lines must be consistent with the surrounding context: for residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning (d). The maximum lot

coverage allowable will not exceed the base zoning. Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines Sec. 3.4.1(d) and setbacks from historic primary buildings on the property Sec. 3.4.1(e) (f).

3.4.2 Primary Buildings

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

STAFF RECOMMENDATION:

Staff reviewed the proposed work and found that it conforms to the Historic District Design Guidelines and Standards.

ATTACHMENTS:

1. 2025-1001-701 n llano
2. 2025-1001-701 n llano side view
3. 2025-1001-701 N Llano - demo placard
4. 2025-1001-reeh & 01 n llano elevations for permit
5. 2025-1001-reeh & 01 n llano lot and floor plan for permit



Google





Certificate of Appropriateness

Required for all exterior modifications of historic properties.

Fredericksburg, TX

Development Services~Building Inspections Division

Permit Number: 2024-789

Designation: _____

Address: 701 N. Llano Street, Fredericksburg, TX 78624

Property Owner: Neal, Debbie Farquhar Reeh

Email: neal@readvisoryteam.com

Phone: _____

Applicant: Mustard Architects - Whitney Koch

Email: wkoch@mustardarchitectstx.com

Phone: (830) 998-4596

Survey Rating: High Medium Low

Year Built: 1930 Zoning: C1

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

Staff comments regarding administration approval:

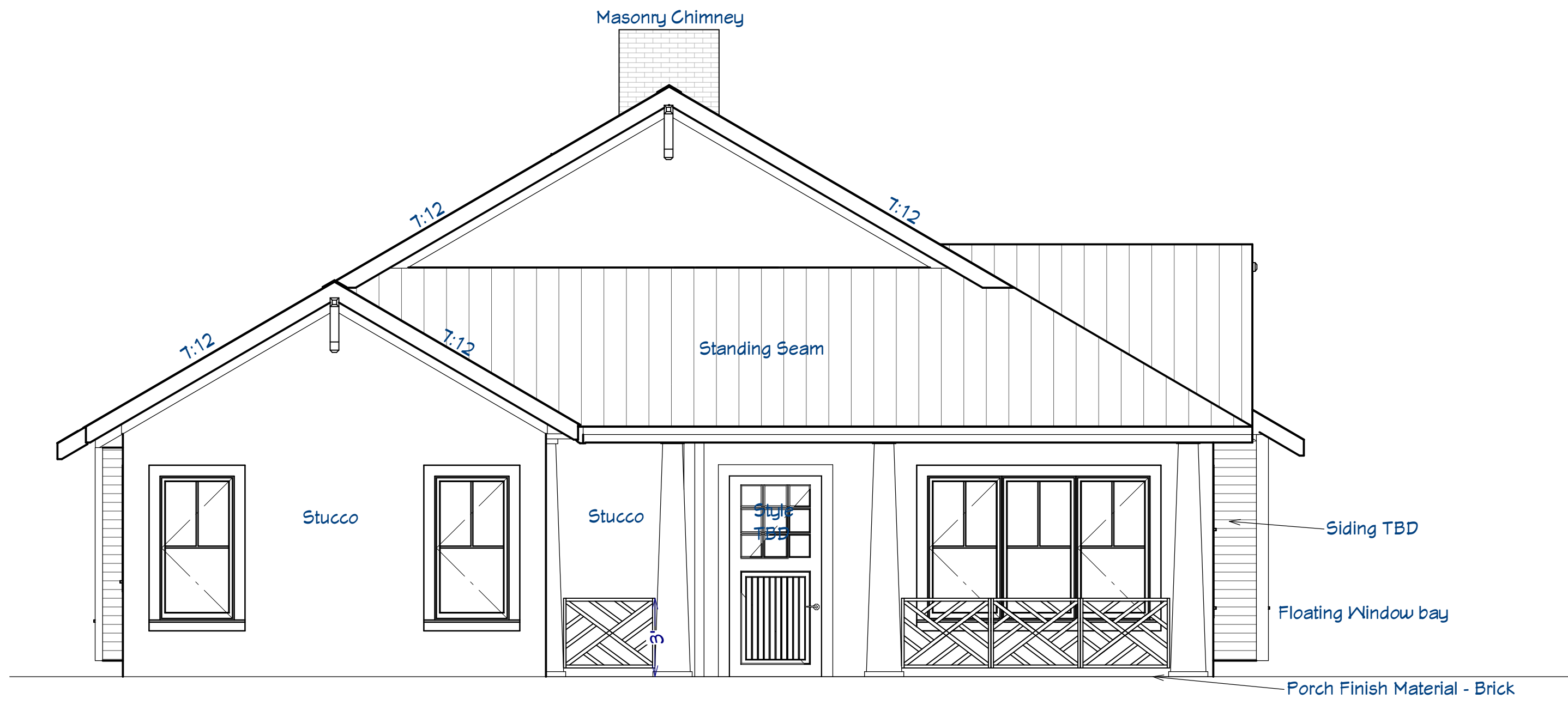
Approval of demolition conditioned on approved of a Certificate of Appropriateness for new construction

Director of Development Services: _____

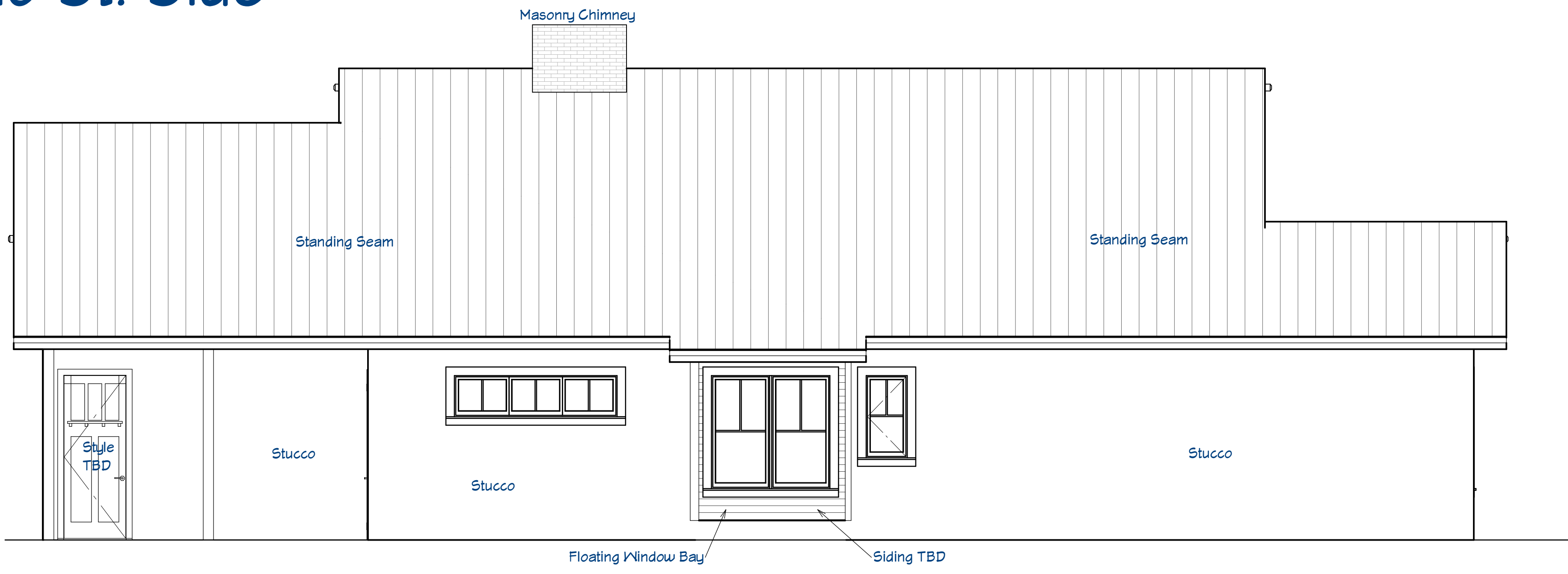
Cliff Cross

Issued Date: 12/11/2024

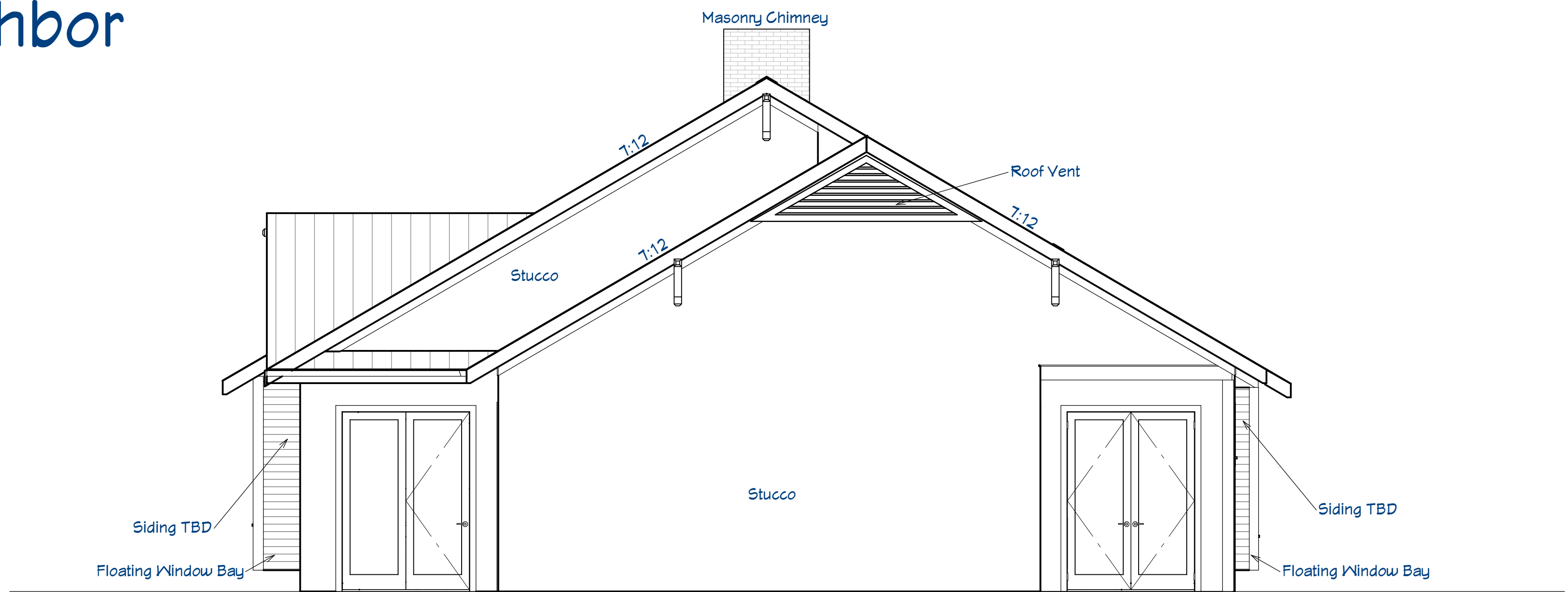
Certificate of Appropriateness must be displayed on site along with building permits and do not take the place of building permits.



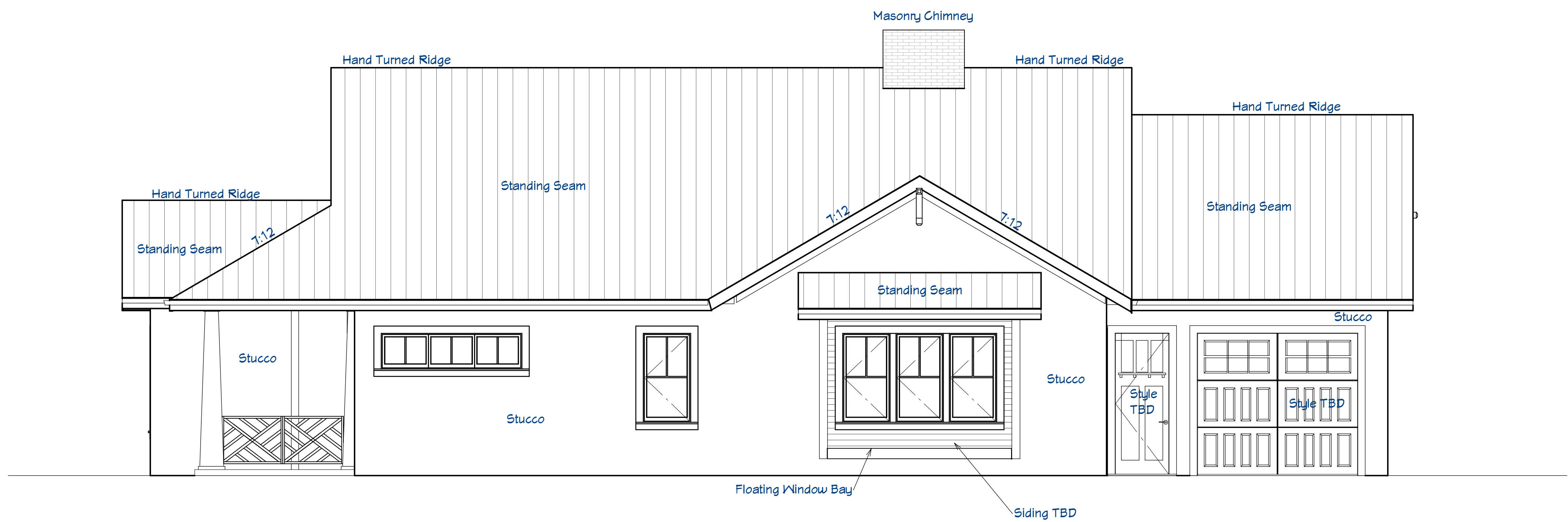
Llano St. Side



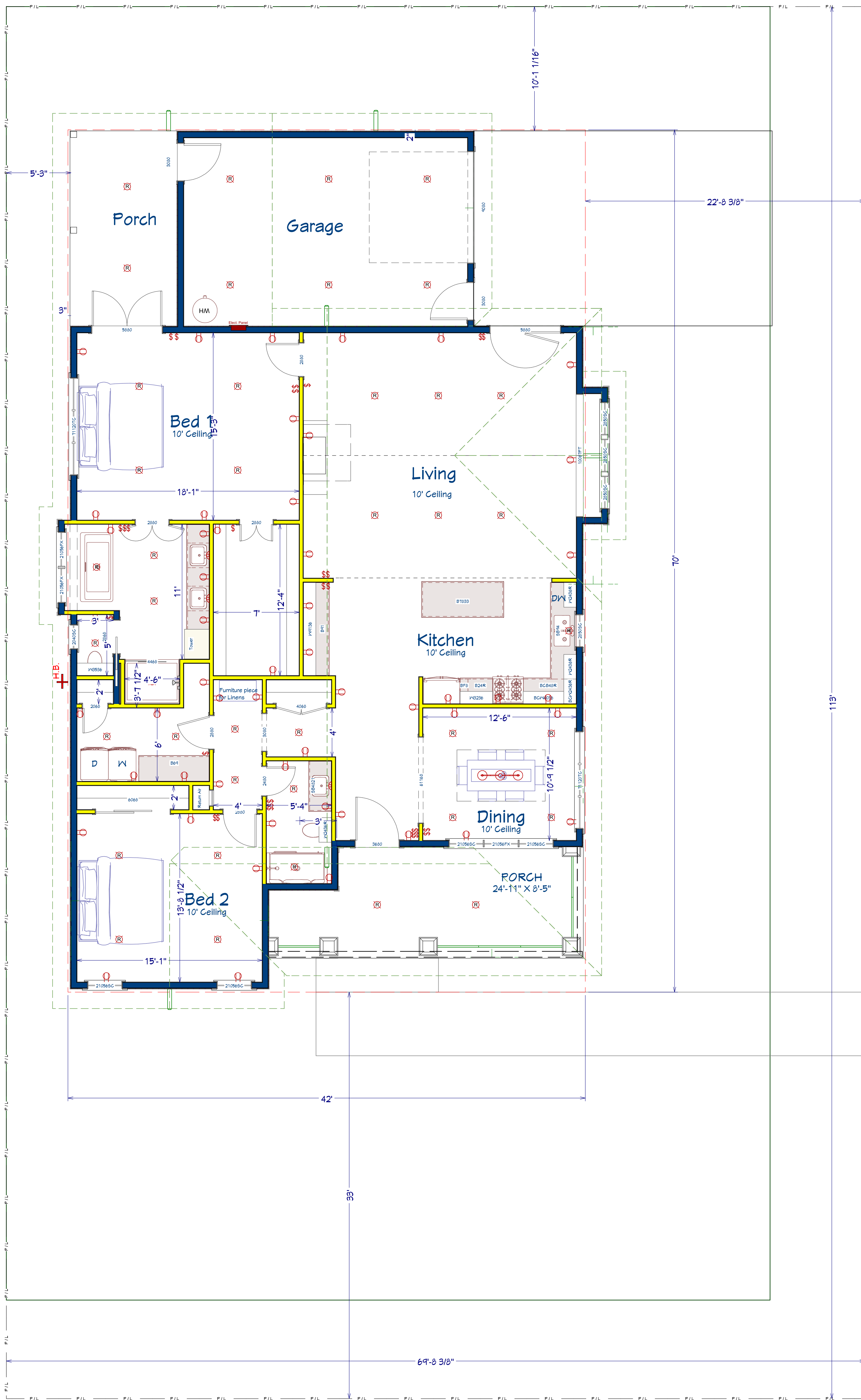
Facing Neighbor



Back Elevation



East Centre St. Side



East Centre

701 North Llano

2700 sq.ft. +/-

080925 rl



LAUGHLIN
HOMES + RESTORATION
DESIGN AND BUILD



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: November 12, 2025

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION:

2025-1137 - 109 E. College St., Consideration and possible action on a request for a Certificate of Appropriateness (COA) to remove a garage door on an accessory structure and replace with one that adds an exterior window for the property located at 109 E. College St., legally described as HENKE BLOCK B, LOT 16-PT.

SUMMARY:

The applicant is requesting a COA to remove the garage door on an accessory building (detached garage) and replace it. The proposed new garage door would be of the same wood siding and paint color as the existing exterior to include an exterior window to also match the same color — black and pattern of the windows on the primary structure.

The property consists of a 5,663 square foot lot with an 868-square foot primary structure and a 264-square foot detached garage.

Application Number: 2025-1137

Address: 109 E. College St.

Rating: N/A

Zoning: R-2, Mixed Residential District

Applicant: Justin May

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

[Fredericksburg Historic District Design Guidelines and Standards](#)

Sec. 3.2.8 Windows and Window Openings

Maintenance

(a) Preserve and maintain all components of existing historic windows, screens, and shutters unless deteriorated beyond repair (SOI Standards 2, 5, 6).

(b) Maintain and repair historic windows, screens, and shutters according to accepted preservation techniques (Appendix G, SOI Standards 5, 6, 7).

(c) Where possible, patch the smallest feasible portion of a deteriorated window, matching the historic material, dimensions, profile, and configuration (SOI Standard 6).

Alterations

(d) Do not enlarge, alter, or relocate window openings, or add new window openings (SOI Standards 2, 3).

(e) If replacement of deteriorated historic windows is necessary, use windows that match the

dimensions, profile, and configuration of the historic windows (SOI Standard 6).

(f) If replacement windows are required, install the new windows so that they maintain the same spatial relationships (including depth and dimension) as existed historically relative to window frames, exterior wall planes, and other exterior features. Substitute materials and clad windows may be appropriate if the above mentioned requirements (e & f) in can be met. (SOI Standard 6).

(g) Do not add window details or finishes that were not present historically (SOI Standard 3).

(h) Improve the energy efficiency of original windows by using methods that do not damage historic sashes or frames, such as weather stripping, insulating weight pockets, applying a clear interior film, adding insulated glass and the necessary additional balancing weights, or a combination of these methods (SOI Standards 7, 10).

(i) New shutters and/or screens may be added in some instances, provided that they generally suit the style and time period of the building, are reversible, and do not damage or obscure historic character-defining features (SOI Standard 9).

3.4.3. Accessory Buildings

Accessory Building Types

An accessory building is any building other than the primary building on a property. It almost always is smaller than the primary building and located behind the primary building. Accessory buildings may be residential (commonly referred to as “Accessory Dwelling Units” or ADUs), or utilitarian – such as garages, carports, and sheds. Understanding historic accessory building types can help inform and inspire design and construction of new accessory buildings. For definitions and descriptions of historic accessory building types in Fredericksburg, refer to Section 2.2.6.

Priority Rankings and Lot Coverage

If a property includes an existing historic building, lot coverage standards are affected by the property’s priority ranking. For the purposes of lot coverage standards, previously empty lots are treated as Low Priority-properties.

Preservation

(a) Avoid impacting significant historic resources or site features when constructing new accessory buildings.

Setbacks and Lot Coverage

(b) Follow lot coverage standards as required in Section 3.4.1.

Height and Massing

(c) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; The maximum height for an accessory building on a historically designated parcel relates to the preservation priority assigned to the primary building on the parcel. (Note that previously empty lots are considered Low-Priority properties.)

Design

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

(e) Consistent with historical lot-development patterns, new ADUs should be designed to look like a single, consistent dwelling unit – even if there are multiple units on the interior. The appearance of multiple ADUs on a single property is not consistent with historical development patterns in the district.

(f) 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.

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

Materials

(h) If a wood-frame structural system is used, wood siding or fibercement siding is encouraged. Use of true load-bearing masonry walls with stone, brick, or stucco also is encouraged.

(i) The palette of exterior materials for new accessory buildings should not use more than two

different primary siding materials; a third material may be added if used for trim only. At least one exterior material on the accessory building must match the primary building on the property.

(j) Modern materials, such as fiber-cement siding and corrugated metal, may be appropriate for new accessory buildings.

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

STAFF RECOMMENDATION:

Staff reviewed the proposed work and finds it is in conformance with the Historic Design Guidelines and Standards.

ATTACHMENTS:

1. 2025-1137-street view - 109 e college
2. 2025-1137-exterior-2
3. 2025-1137-109 e college garage door replacement





109 E. College – Detached Garage Current State



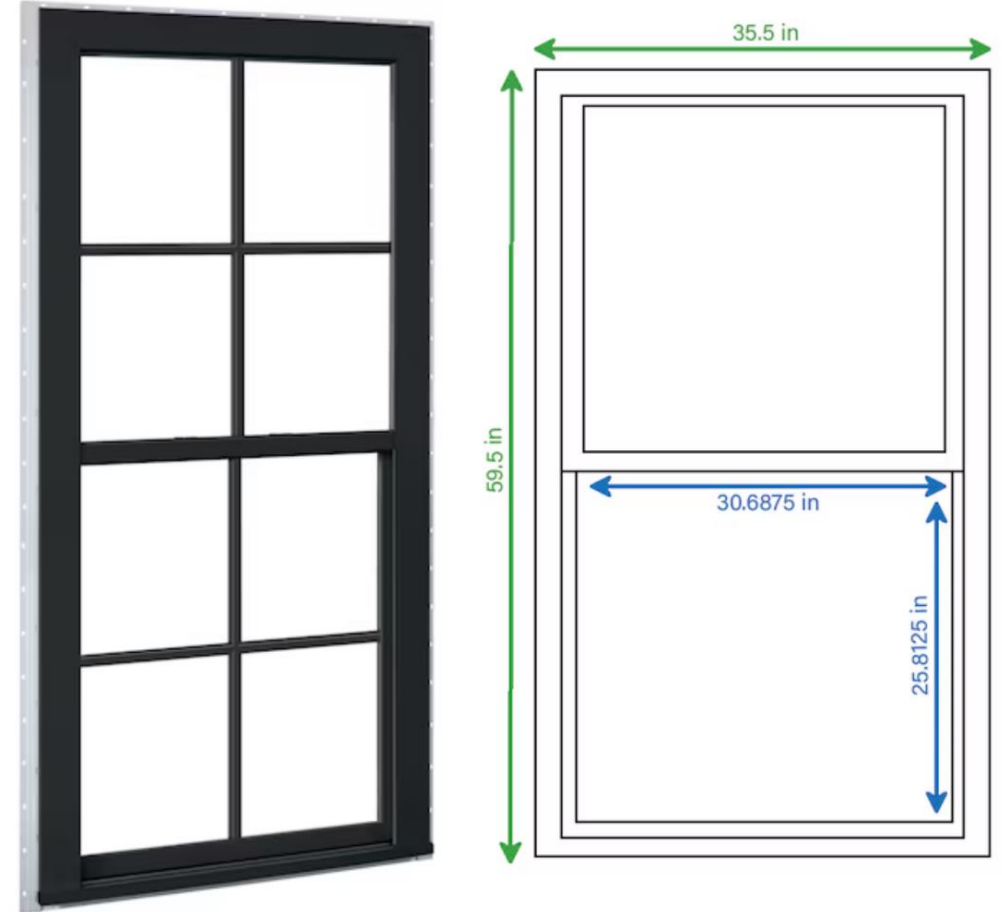
Current Exterior Windows vs Proposed Exterior Window



Current Single



Current Double



New Garage Window – same size and color as current main house windows

Proposed Garage Door Replacement Window Configuration Options



Option 1 – Single Window



Option 2 – Double Window



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: November 12, 2025

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-1223 - 413 W. Creek St., Consideration and possible action on a request for a Certificate of Appropriateness (COA) for several repairs to include replacement of roof, removal of front porch railing, wood porch floor rebuild, restoration of front door and front porch trim, windows replacement, removal and replacement of two-story addition, renovate accessory dwelling and other repairs and renovations for a property located at 413 W. Creek, legally described as FBG ADDN BLOCK 19, LOT 455-PT & 456.

SUMMARY:

The applicant is requesting a COA to perform the following extensive repairs and renovations:

A. Siding on the small building immediately behind the Main House is a board batten type siding and the intent will be to repair and paint that siding.

B. The windows that have original sashes will be retained since they are some of the only original material and are in good enough condition to be rehabbed, this is especially true of the windows on the first floor that are protected by porches. Windows that were previously replaced can be replaced to match the historic profiles.

C. Second floor window sashes are in fair condition, they still require a considerable amount of repair to make them fully serviceable. This coupled with the fact that nothing else remains of the original windows (frames, sills, etc.), and that fact that these windows are not of the period of the original building or the late 1880's, additions prompts the intent to replace these windows with new Marvin fiberglass clad wood window which match the original windows in size, configuration, profile and depth. These windows would be trimmed with wood to match the original windows and new operable shutters would be added.

D. Existing exterior doors at the north and west porches will be restored.

E. Screen doors will be retained, repaired, or replaced in-kind if beyond repair.

F. One door at the second floor porch will be restored and two doors which are not period for the building will be replaced with two new four panel wood doors to match other historic four panel wood doors.

G. The intent for the north and west facing porches had extensive wood rot and deterioration and was replaced to match original condition complete with wood floors, turned and square porch post, porch railings and trim. The metal roof fenestrations will be replaced.

H. The second floor porch roof and the roof over the one story stone building behind the main house will be standing seam metal and the east facing porch roof will be wood shingle to match the main upper roof.

I. The small wood framed building with a stone basement will be restored to its

original condition with exception of replacing the east facing window with matching doors with steps leading to the new outdoor area.

The cottage is an original building that also underwent extensive renovations in 1989–1990. A small porch over the north facing door was replaced with a new porch spanning the length of the north wall of the building, window and door openings were adjusted, and windows and doors were renovated in a similar fashion to those on the main house. The intent for this building is generally (with some minor exceptions) to bring it back to its renovated condition in 1990 but with new interior finishes and upgrades.

A. The large two-story addition against the south wall of this building which was built after the 1989–1990 renovation will be removed and replaced with a small one story addition covered with a standing seam metal roof and faced with board and batten on the exterior walls.

B. Existing windows which are no longer original to the building will be replaced with new four over four lite fiberglass clad wood windows that will match the original windows in size and depth.

C. The existing exterior wood siding and trim will be repaired and painted.

D. The front porch railing, which is not historic will be removed and the wood porch floor will be rebuilt.

E. The front door and front porch trim will be restored.

F. The wood shingle and v-drain metal roofing will be replaced with a new standing seam metal roof.

G. An additional bath will be added.

Application Number: 2025-1223

Address: 413 W. Creek St.

Rating: High

Zoning: R-1, Single-Family Residential District

Applicant: Brett Robinson, Builder's Green Team

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS: [Fredericksburg Historic District Design Guidelines and Standards](#)

3.2.3 Roofs

(f) If deteriorated beyond repair, replacement roofing materials should resemble the dimensions, profile, appearance, and configuration of the historic material (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for area visible from ROW	Recommended	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 (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

3.2.4 Chimneys

Maintenance

1. Preserve and maintain historic chimneys and stove pipes unless they are deteriorated beyond repair (SOI Standards 5, 6).

High Priority	Medium Priority	Low Priority
Required if visible from the ROW	Recommended	Recommended

- (b) Maintain and repair the materials of historic chimneys and stove pipes according to accepted preservation techniques (*Appendix G*, SOI Standards 5, 7).

High Priority	Medium Priority	Low Priority
Required for the entire roof	Required forward from the ridgeline for the front 15 feet	Recommended

Alterations

- (c) Do not add new chimneys and stove pipes where not historically present (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Required for area visible from ROW	Required forward from the ridgeline for the front 15 feet	Recommended

3.2.5 Porches and Exterior Stairs

Maintenance

- (a) Preserve, maintain, and clean historic porch and exterior stair materials and features according to accepted preservation techniques, unless deteriorated beyond repair (*Appendix G*, SOI Standards 2, 5, 6, 7).

High Priority	Medium Priority	Low Priority
Required for all exterior porches	Required if visible from the public right-of-way (ROW)	Recommended

- (c) If replacing deteriorated historic porch materials or features, patch the smallest area possible, matching the materials, dimensions, profile, texture, and configuration of existing historic porch features (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for all exterior porches	Required if visible from the public ROW	Recommended

Restoration

- (d) If historic porch, balcony, or exterior stair railings do not meet current building codes, work with building code officials to determine if an exception may be possible, especially if the porch or balcony is seldom used. For porches and balconies that remain in use, maintain the historic railing and supplement it with a visually unobtrusive higher rail (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(i) If original porch posts are missing and their historic appearance is not documented, replace them with simple supports appropriate to the style and time period (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Required for all exterior porches	Required if visible from the public ROW	Recommended

(h) Additions of ramps to comply with ADA standards should consider minimizing damage to historic fabric (SOI Standards 9, 10; see fig. 3-16).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(k) Remove visible non-historic porch features that diminish the structure’s historic integrity (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

3.2.6 WALLS

Maintenance

(a) Retain and repair the historic exterior wall materials unless deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required for all exterior walls	Required if visible from the ROW	Recommended

b) Maintain, repair, and clean historic exterior walls according to accepted preservation techniques (see *Appendix G*, SOI Standards 5, 7).

High Priority	Medium Priority	Low Priority
Required for all exterior walls	Required if visible from the public ROW	Recommended

j) If replacement of historic exterior wall materials is necessary, install the new materials maintaining spatial relationships (including depth, dimension, and joint patterns) as historically relative to window frames, door frames, and other exterior features (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Required for all exterior walls	Required if visible from the public ROW	Recommended

l) Historic-age foundation skirting should be preserved; new foundation skirting should be appropriate for the age and style of the building (SOI Standards 2, 5, 6).

3.2.7. Doors and Door Openings

Maintenance

(a) Preserve and maintain historic doors, screen doors, door frames, and hardware unless deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(b) Retain and repair door glazing in its historic configuration unless deteriorated beyond repair (SOI Standards 5, 6).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(c) Clean and treat historic doors, door frames, and hardware using accepted preservation methods (see *Appendix G*, SOI Standards 5, 7).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

Alterations

(d) Do not enlarge historic door openings or create new door openings (SOI Standards 2, 3).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(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).

High Priority	Medium Priority	Low Priority
Required for main entrance only	Required for main entrance only	Recommended

(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).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(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).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(h) If historic door hardware is missing or deteriorated beyond repair, replace with salvaged period-appropriate hardware if feasible (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority

Recommended	Recommended	Recommended
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(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).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

3.2.8 WINDOWS

Maintenance

(a) Preserve and maintain all components of existing historic windows, screens, and shutters unless deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

Alterations

(d) Do not enlarge, alter, or relocate window openings, or add new window openings (SOI Standards 2, 3).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

j) If the extant windows are non-historic, consider researching the historic window's appearance, and if documented, replicate and restore the historic windows.

High Priority	Medium Priority	Low Priority
recommended	Recommended	Recommended

(k) the windows, select replacement windows compatible with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Required if visible from the public ROW	Required if visible from the public ROW	Recommended

3.2.12 Landscape and Site Features

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).

High Priority	Medium Priority	Low Priority
Required	Recommended	Recommended

(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).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Service Areas and Parking

(i) Locate service areas at the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances.

High Priority	Medium Priority	Low Priority
Required	Required	Required

(j) 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.

High Priority	Medium Priority	Low Priority
Required	Required	Required

(k) Always use landscaping as a buffer between service areas/parking lots and streets or buildings, as well as to break up the visual effect of a parking lot – regardless of the location of the service area or parking lot.

High Priority	Medium Priority	Low Priority
Required	Required	Required

STAFF RECOMMENDATION:

Staff reviewed the proposed work and found it to be substantially in conformance to the Historic Design Guidelines and Standards. This property has been previously approved for this work but the issued COA and building permits have expired. The Kuenemann House is a Recorded Texas Historic Landmark and is has a High rating.

ATTACHMENTS:

1. 2025-1223-img_7805
2. 2025-1223-img_7799
3. 2025-1223-img_7795
4. 2025-1223-img_7794
5. 2025-1223-img_7792
6. 2025-1223-img_7789
7. 2025-1223-img_7788
8. 2025-1223-img_7774 (1)
9. 2025-1223-413 W Creek- Street view
10. 2025-1223-413 W CREEK - HISTORIC
11. 2025-1223-coa request 2025
12. 2025-1223-coa request 2025 cottage

13. 2025-1223-413 w creek exterior sample board
14. 2025-1223-11-30-2023 413 west creek street
15. 2025-1223-img_7817
16. 2025-1223-img_7807



















Inventory of Properties - Fredericksburg Historic District and Local Landmarks (2002-03)

413 W. Creek



2002 Re-evaluation

High Medium Low

Site ID No. 719
Address 413 W. Creek
Date 1849
Stylistic Influence vernacular
GCAD Hyperlink [R18436](#)
Owner HAMILTON, PAUL R.
Historic District Yes Historic District

Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Outstanding decorative features contribute to the resource's significance.

Notes Kuenemann House.

1983 Historic Resources Survey			
Previous Site No.	255		
Previous Ranking	2		
Previous Photo References			
Roll	20	20	20
Frame	28	29	30

Request:

The applicant is requesting a Certificate of Appropriateness to:

The current exterior condition of the building is still in need of significant repairs.

A. Siding on the small building immediately behind the Main House is a board batten type siding and the intent will be to repair and paint that siding.

B. The windows that have original sashes will be retained since they are some of the only original material and are in good enough condition to be rehabbed, this is especially true of the windows on the first floor that are protected by porches. Windows that were previously replaced can be replaced to match the historic profiles.

C. Second floor window sashes are in fair condition, they still require a considerable amount of repair to make them fully serviceable. This coupled with the fact that nothing else remains of the original windows (frames, sills, etc.), and that fact that these windows are not of the period of the original building or the late 1880's, additions prompts the intent to replace these windows with new Marvin fiberglass clad wood window which match the original windows in size, configuration, profile and depth. These windows would be trimmed with wood to match the original windows and new operable shutters would be added.

D. Existing exterior doors at the north and west porches will be restored.

E. Screen doors will be retained, repaired, or replaced in-kind if beyond repair.

F. One door at the second floor porch will be restored and two doors which are not period for the building will be replaced with two new four panel wood doors to match other historic four panel wood doors.

G. The intent for the north and west facing porches had extensive wood rot and deterioration and was replaced to match original condition complete with wood floors, turned and square porch post, porch railings and trim. The metal roof fenestrations will be replaced.

H. The second floor porch roof and the roof over the one story stone building behind the main house will be standing seam metal and the east facing porch roof will be wood shingle to match the main upper roof.

I. The small wood framed building with a stone basement will be restored to its original condition with exception of replacing the east facing window with matching doors with steps leading to the new outdoor area.

Request:

The applicant is requesting a Certificate of Appropriateness to:

The cottage is an original building that also underwent extensive renovations in 1989–1990. A small porch over the north facing door was replaced with a new porch spanning the length of the north wall of the building, window and door openings were adjusted, and windows and doors were renovated in a similar fashion to those on the main house. The intent for this building is generally (with some minor exceptions) to bring it back to its renovated condition in 1990 but with new interior finishes and upgrades.

A. The large two-story addition against the south wall of this building which was built after the 1989–1990 renovation will be removed and replaced with a small one story addition covered with a standing seam metal roof and faced with board and batten on the exterior walls.

B. Existing windows which are no longer original to the building will be replaced with new four over four lite fiberglass clad wood windows that will match the original windows in size and depth.

C. The existing exterior wood siding and trim will be repaired and painted.

D. The front porch railing, which is not historic will be removed and the wood porch floor will be rebuilt.

E. The front door and front porch trim will be restored.

F. The wood shingle and v-drain metal roofing will be replaced with a new standing seam metal roof.

G. An additional bath will be added.

413 W Creek Exterior

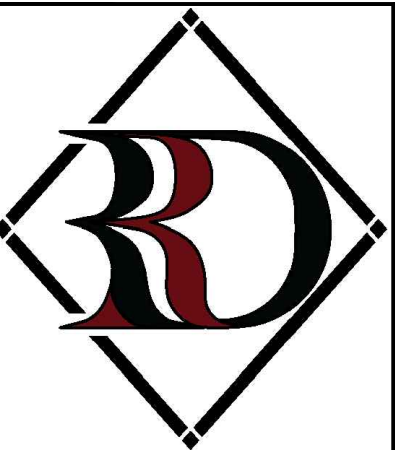


SW Intimate White



SW Edamame

REMODEL
413 WEST CREEK STREET
FREDERICKSBURG, TEXAS 78624



RAM RESIDENTIAL DESIGNS

SITE DEMOLITION PLAN KEYED NOTES

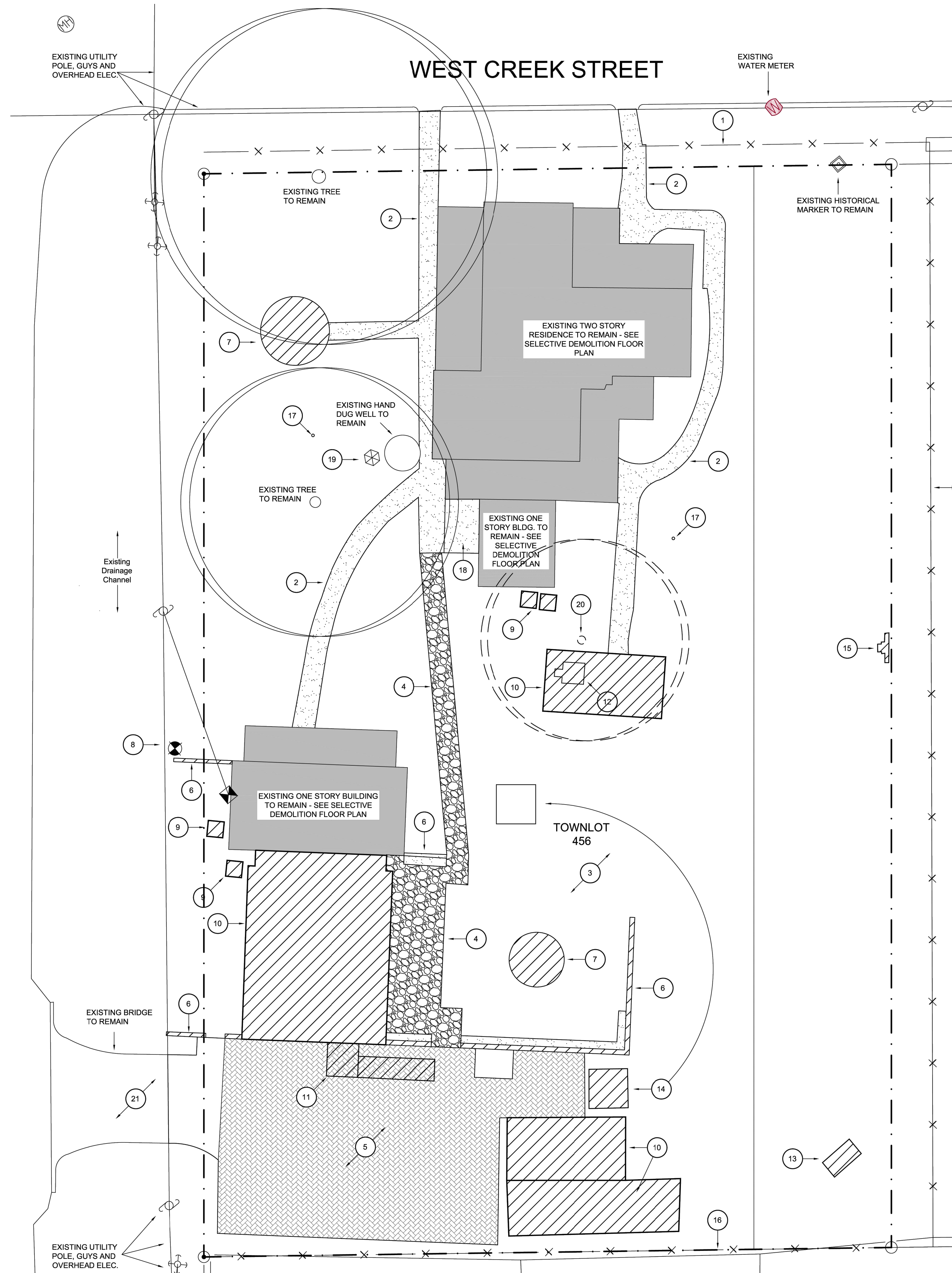
- 1 REMOVE FENCE. SALVAGE DOUBLE LOOP WIRE FENCING FOR OWNER
- 2 REMOVE CONCRETE SIDEWALK
- 3 REMOVE ALL FLUSH CONCRETE CURBS THIS AREA
- 4 REMOVE STONE PORCH OR SIDEWALK
- 5 REMOVE CONCRETE PAVEMENT
- 6 REMOVE PLASTERED MASONRY WALL
- 7 REMOVE WATER FOUNTAIN AND ALL RELATED PLUMBING
- 8 REMOVE GAS METER AND ALL RELATED PIPING
- 9 REMOVE OUTDOOR A/C UNIT AND ALL RELATED PIPING AND ELECTRICAL
- 10 REMOVE BUILDING / SHED INCLUDING FOUNDATION AND RELATED UTILITIES
- 11 REMOVE STAIR INCLUDING FOUNDATION
- 12 REMOVE MASONRY FIREPLACE AND CHIMNEY
- 13 REMOVE PERGOLA INCLUDING FOUNDATIONS
- 14 REMOVE WINDMILL AND CAP WELL - RELOCATE WINDMILL TO NEW LOCATION AS SHOWN
- 15 REMOVE HISTORICAL MARKER - SALVAGE FOR OWNER
- 16 FENCE TO BE REMOVED UPON COORDINATION OF INSTALLATION OF NEW FENCE - WHEN REMOVED SALVAGE DOUBLE LOOP WIRE FENCING
- 17 REMOVE POLE LIGHT AND RELATED ELECTRICAL
- 18 CISTERN FILTER AND CONCRETE CAP TO BE REMOVED UPON COORDINATION OF INSTALLATION OF NEW CISTERN CAP - PROTECT CISTERN FROM DAMAGE
- 19 REMOVE HAND PUMP - SALVAGE FOR OWNER
- 20 REMOVE TREE INCLUDING TREE STUMP AND ROOTS
- 21 CONCRETE PAVEMENT TO BE REMOVED UPON COORDINATION OF INSTALLATION OF NEW DRIVEWAY PAVERS

DEMOLITION GENERAL NOTES

- 1 SITE DEMOLITION WORK SHALL INCLUDE, BUT IS NOT NECESSARILY LIMITED TO ITEMS NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE REMOVAL OF ALL EXISTING FEATURES IN CONFLICT WITH NEW CONSTRUCTION.
- 2 ALL DEMOLITION WORK SHALL BE PERFORMED IN A SAFE AND CONSCIENTIOUS MANNER AND IN STRICT ACCORDANCE WITH CURRENT OSHA REGULATIONS.
- 3 THE CONTRACTOR SHALL PROVIDE BARRIERS, SIGNAGE, AND OTHER DEVICES AS NECESSARY TO PROPERLY PROTECT THE PUBLIC DURING DEMOLITION WORK. PROTECTION OF THE PUBLIC SHALL BE COMPLY WITH ALL APPLICABLE CODES, LAWS AND ORDINANCES
- 4 COORDINATE ALL DEMOLITION WORK ADJACENT TO PUBLIC RIGHT OF WAYS WITH THE CITY OF FREDERICKSBURG.
- 5 THE CONTRACTOR SHALL TAKE APPROPRIATE AND ADEQUATE PRECAUTIONS TO AVOID DAMAGE TO ANY SURFACE, MATERIAL, FEATURE, ITEM OR FINISH INTENDED TO BE SALVAGED, REUSED, OR RESTORED AS INDICATED IN THE CONTRACT DOCUMENTS OR AS DETERMINED BY THE ARCHITECT. CONTRACTOR SHALL BE LIABLE FOR ANY UNWARRANTED DAMAGE AS THE RESULT OF DEMOLITION OR OTHER RELATED WORK.
- 6 JOINTS BETWEEN EXISTING CONCRETE TO REMAIN AND CONCRETE TO BE REMOVED SHALL BE SAW CUT, EDGES GROUND SMOOTH AND FINISHED TO MATCH NEW CONCRETE WORK.
- 7 REFER TO THE SITE UTILITY PLAN, AND MEP DRAWINGS AND SPECIFICATIONS FOR SELECTIVE REMOVAL OF AND MODIFICATIONS TO EXISTING SITE UTILITIES.
- 8 COORDINATE ELECTRICAL DEMOLITION WITH THE CITY OF FREDERICKSBURG ELECTRICAL DEPARTMENT.
- 9 COORDINATE GAS DEMOLITION WITH ATMOS ENERGY.
- 10 SWPPP MEASURES SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION ACTIVITIES WHICH WILL DISTURB SOIL.

SITE PLAN
SCALE = 3/32"=1'-0"

EAST EDISON STREET



SITE DEMOLITION PLAN LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING STRUCTURE TO BE REMOVED
- EXISTING CONCRETE SIDEWALK OR CURB TO BE REMOVED
- EXISTING STONE PORCH OR SIDEWALK TO BE REMOVED
- EXISTING PAVERS TO BE REMOVED
- PROPERTY LINE
- EXISTING FENCE - SEE KEYED NOTES

MARK	DATE	DESCRIPTION
01	08/10/23	ISSUE FOR REVIEW

REMODEL
413 WEST CREEK STREET
FREDERICKSBURG, TEXAS 78624

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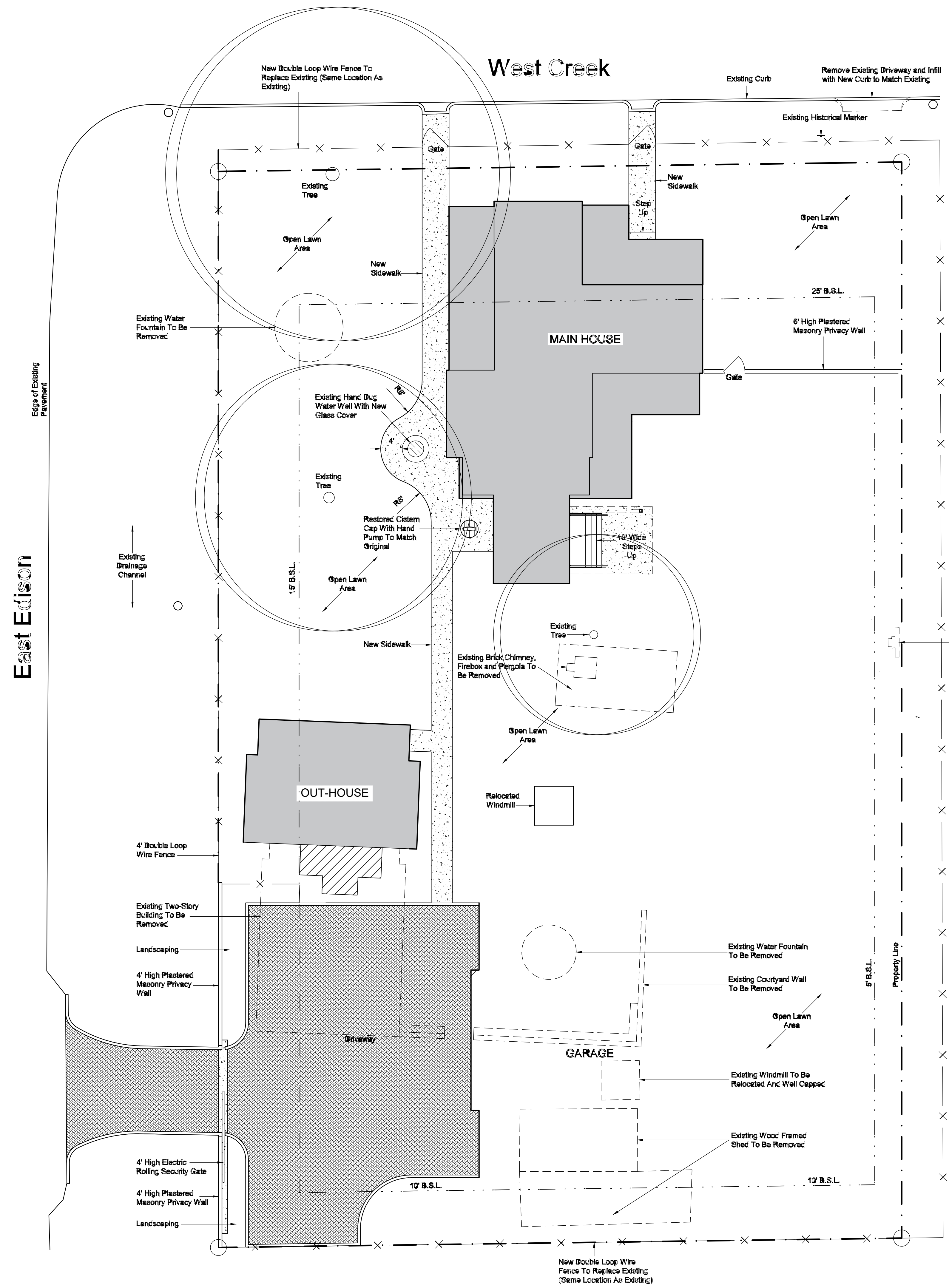
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DRAWN BY: RR
JOB NO: 23-09

SHEET TITLE
**EXISTING/
DEMO
SITE PLAN**

SHEET NO.
A0.1



RAM RESIDENTIAL DESIGNS



DEVELOPMENT NOTES

PROPERTY ADDRESS:
413 WEST CREEK STREET
FREDERICKSBURG, TEXAS

BUILDING DATA (GROSS SQUARE FEET):
MAIN HOUSE CONDITIONED SPACE 2,044 S.F.
MAIN HOUSE PORCHES 997 S.F.
TOTAL MAIN HOUSE 4,314 S.F.

OUT-HOUSE CONDITIONED AREA 635 S.F.
OUT-HOUSE PORCH 188 S.F.
TOTAL OUT-HOUSE 823 S.F.

TOTAL GROSS SQUARE FEET 5,137 S.F.

KEY

- EXISTING BUILDING TO BE RENOVATED
- NEW CONSTRUCTION
- NEW SIDEWALK / FLATWORK
- CONCRETE PAVERS
- PROPERTY LINE
- EASEMENT OR BUILDING SETBACK LINE
- FENCE
- L.S. LANDSCAPING
- EXISTING TREE

PROJECT DESCRIPTION

This will be a single family residence consisting of two historic structures and two newly added structures. The existing Main House will consist of a two story historic structure and a small one story historic stone structure with a cellar which will both be fully renovated. The Out-House will be used by the Owners guest and will consist of an existing one story historic structure which will be fully renovated and a small addition added for a restroom.

ZONED: R-1, Single Family Residential
LOT SIZE (5,000 SF MIN.): 26,437 (0.61 ACRES)
SETBACKS: 25' Front Yard, 15' Side Yard, 8' Interior Side Yard, 10' Rear Yard

PARKING REQUIREMENTS: Total Spaces Required: 2
Total Spaces Provided: 4

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REMODEL
413 WEST CREEK STREET
FREDERICKSBURG, TEXAS 78624

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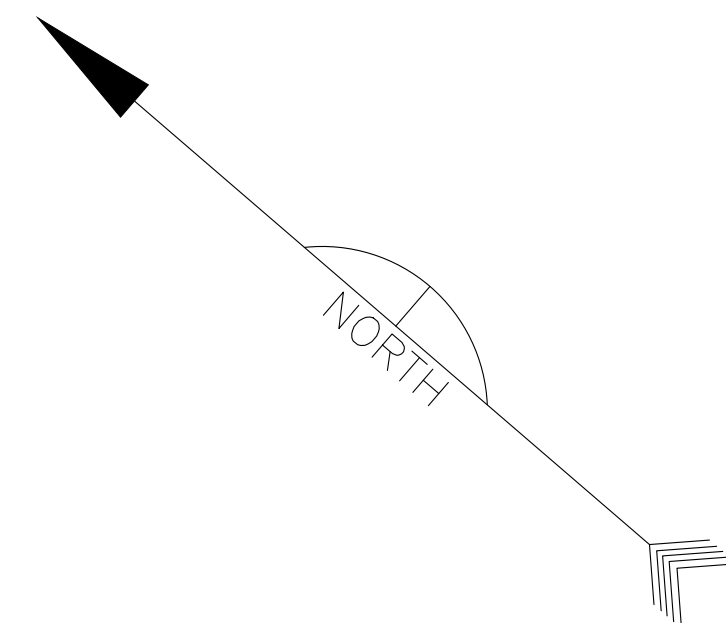
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SHEET TITLE

PROPOSED
SITE PLAN

SHEET NO.

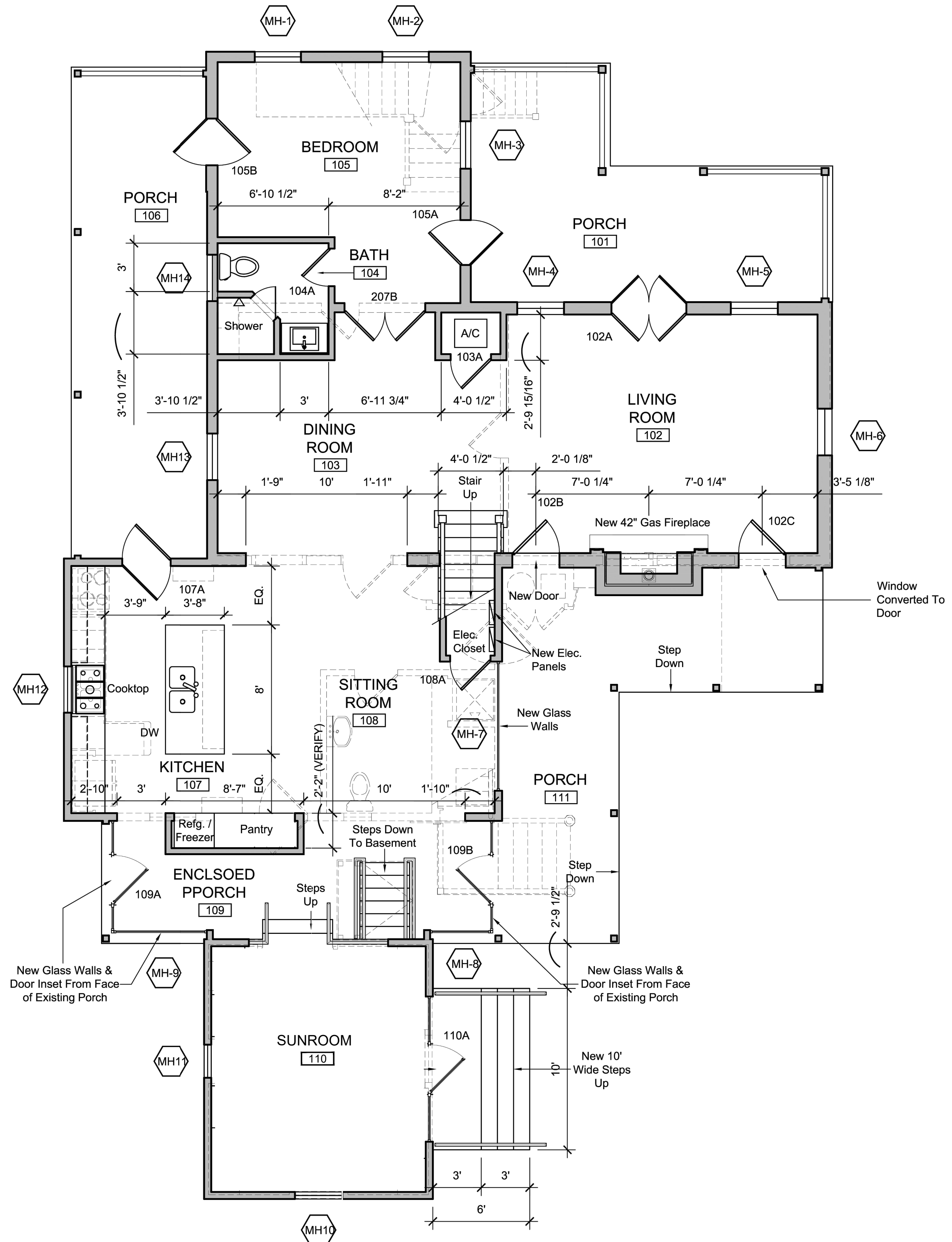
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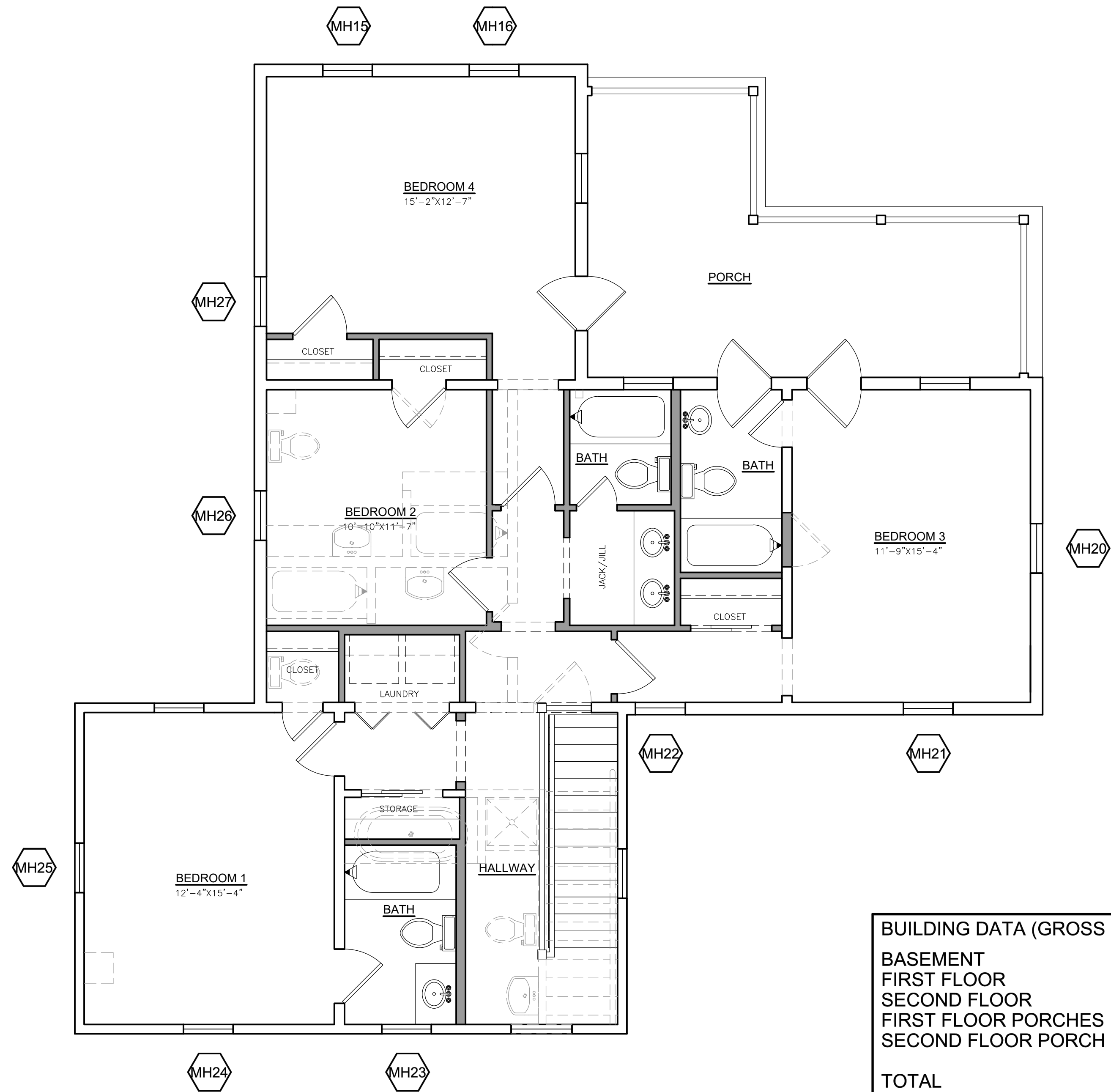
SITE PLAN
SCALE = 3/32" 1'-0"



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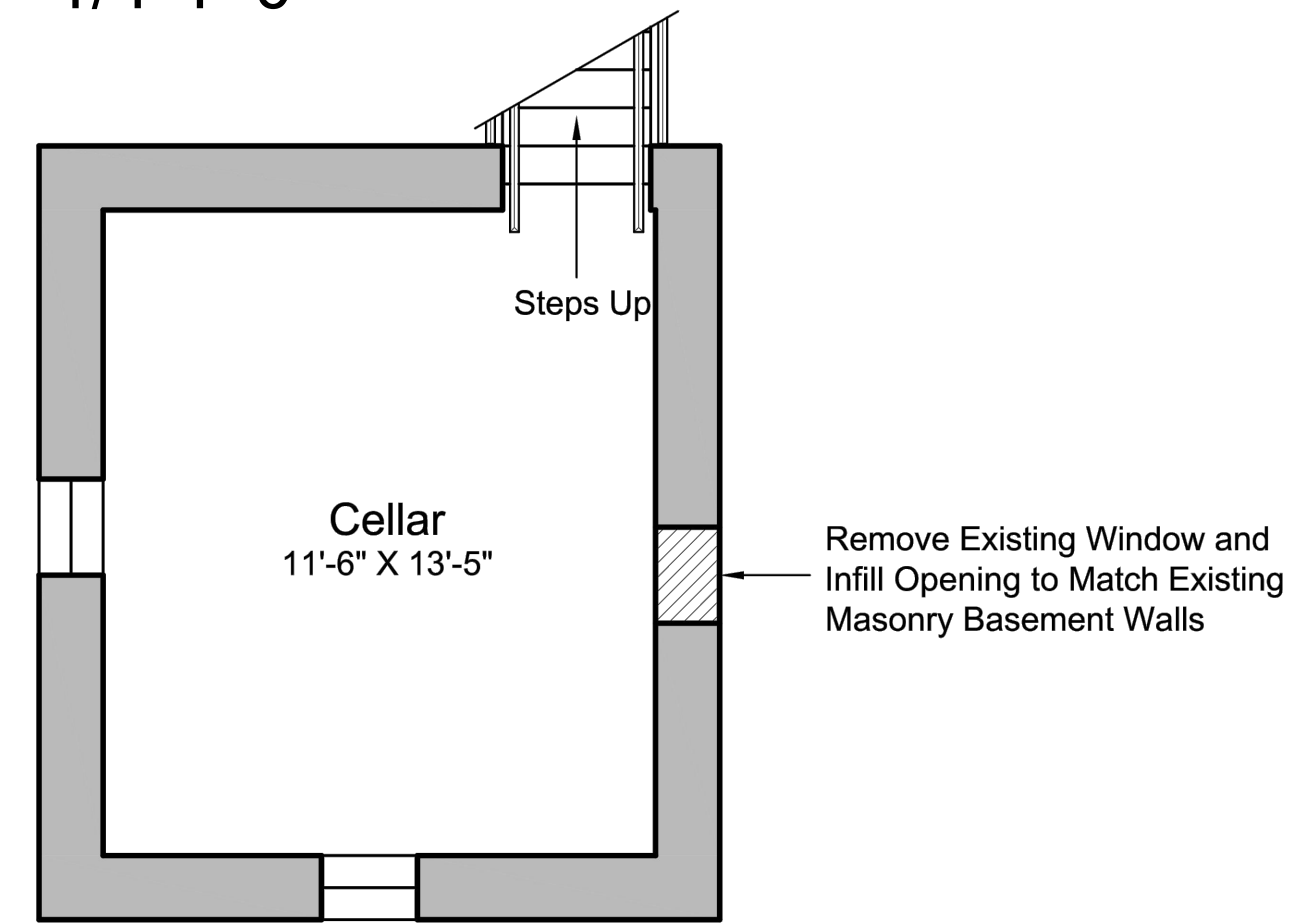


FIRST FLOOR PLAN
SCALE = 1/4"1'-0"



BUILDING DATA (GROSS S.F.):	
BASEMENT	228 S.F.
FIRST FLOOR	1,754 S.F.
SECOND FLOOR	1,335 S.F.
FIRST FLOOR PORCHES	753 S.F.
SECOND FLOOR PORCH	244 S.F.
TOTAL	4,314 S.F.

SECOND FLOOR PLAN
SCALE = 1/4"1'-0"



FIRST FLOOR CELLAR PLAN
SCALE = 1/4"1'-0"

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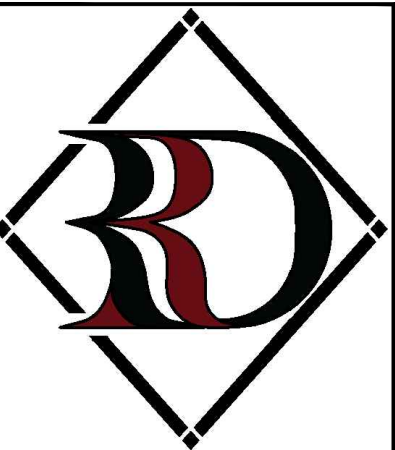
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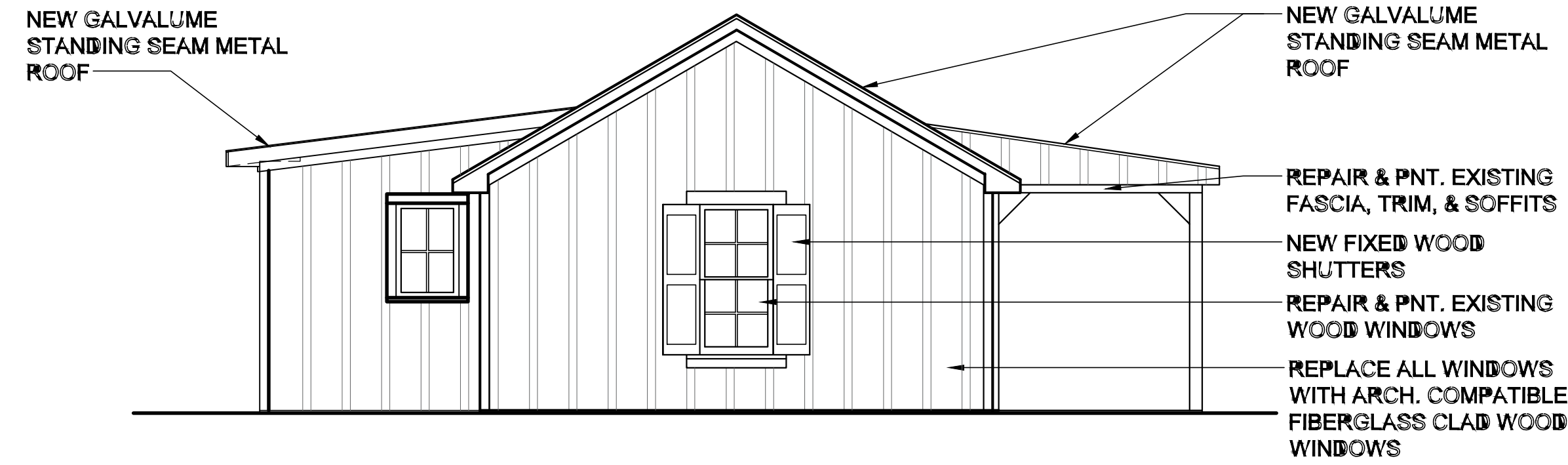
FLOOR
PLANS

SHEET NO.

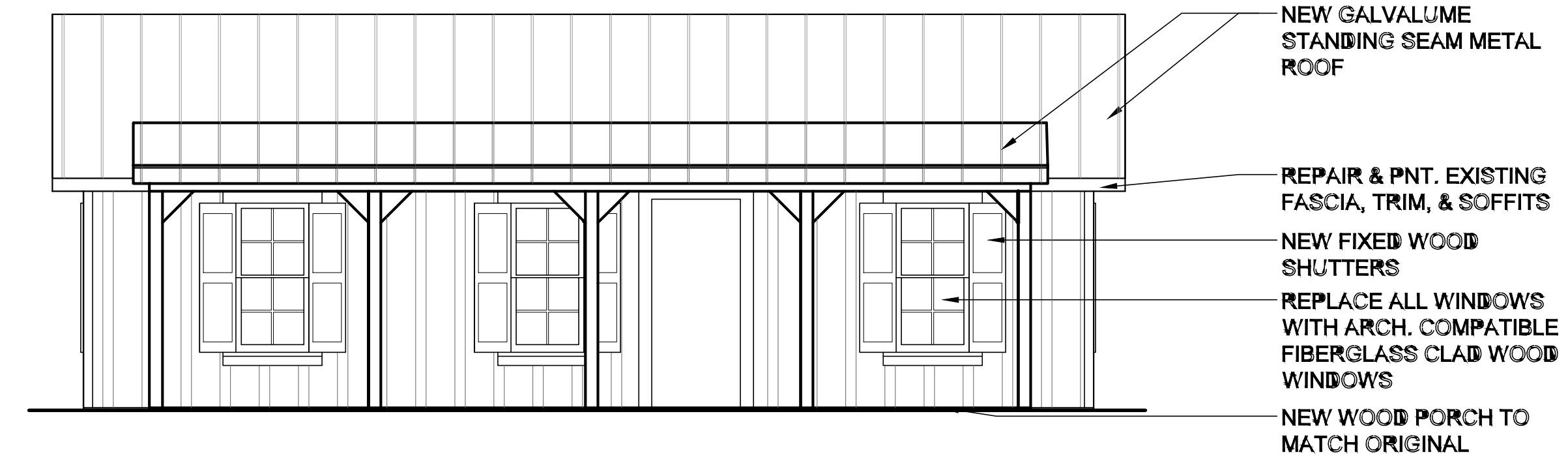
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RAM RESIDENTIAL DESIGNS



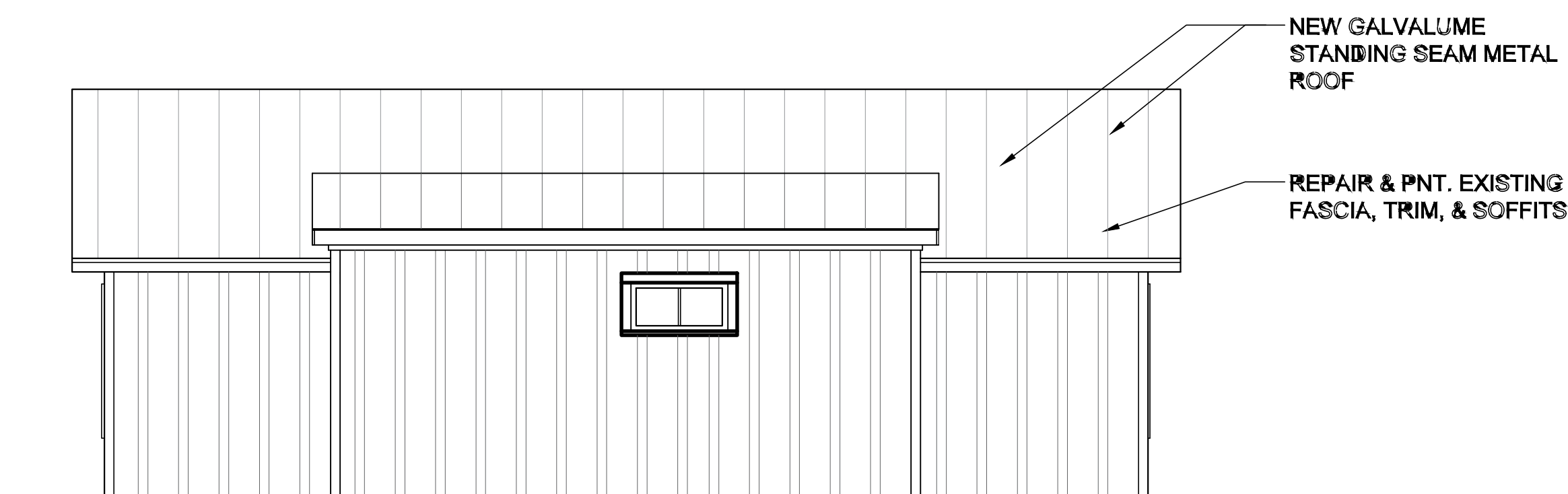
LEFT ELEVATION
SCALE = 1/4"1'-0"



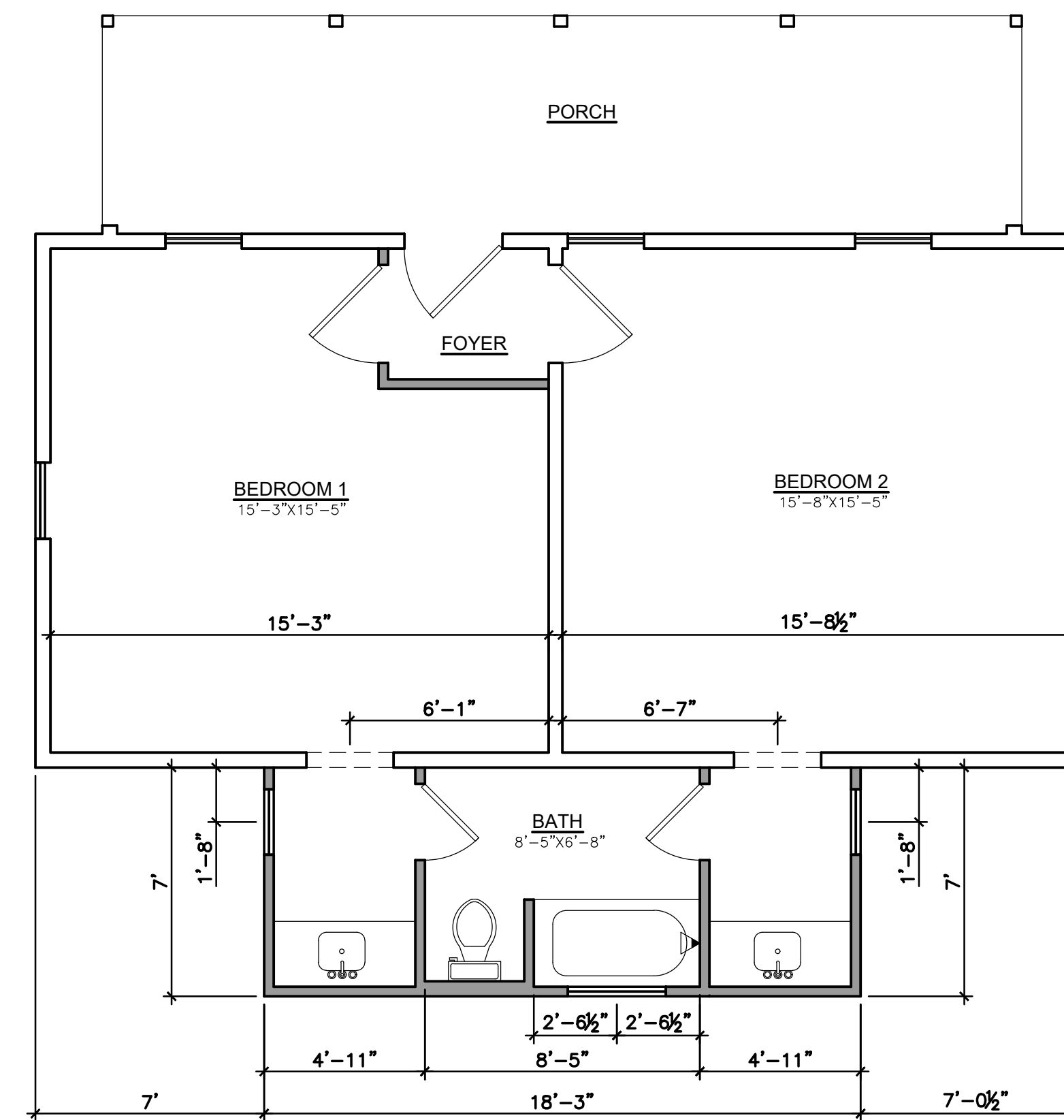
FRONT ELEVATION
SCALE = 1/4"1'-0"



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



REAR ELEVATION
SCALE = 1/4"1'-0"



OUT-HOUSE FLOOR PLAN
SCALE = 1/4"1'-0"

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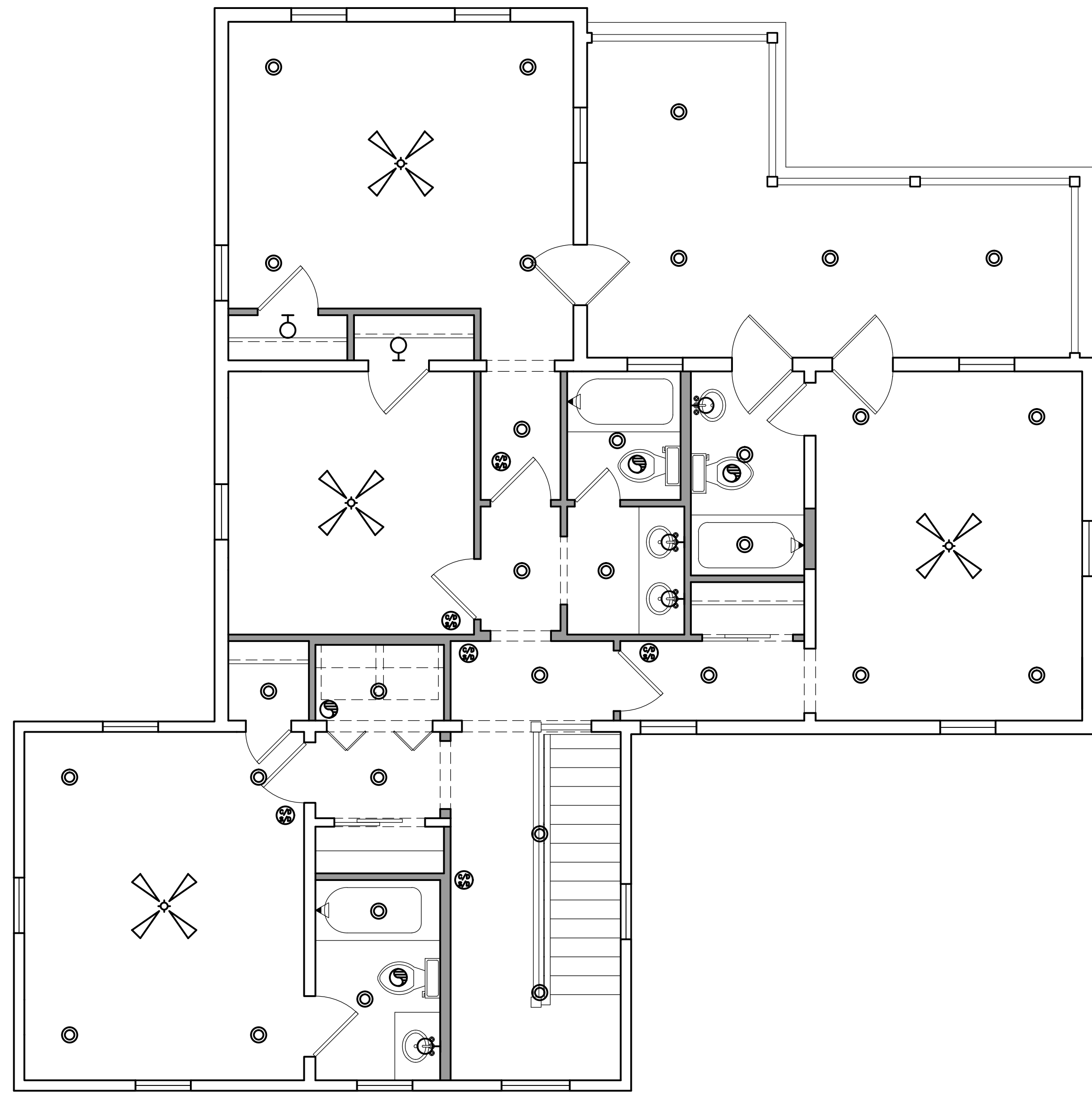
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SHEET TITLE
OUT-HOUSE PLANS

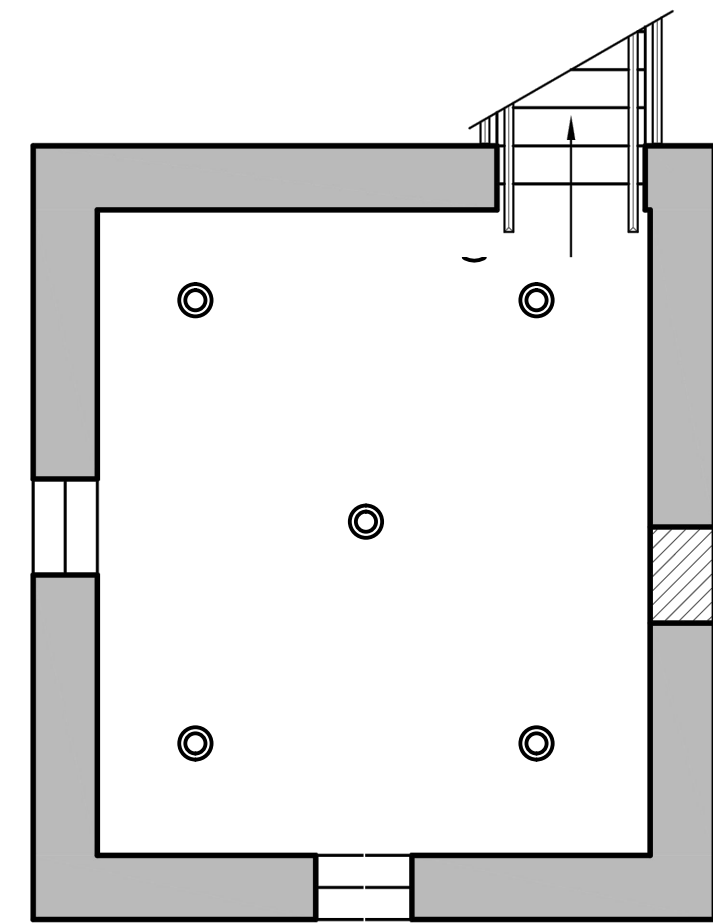
SHEET NO.
A1.2



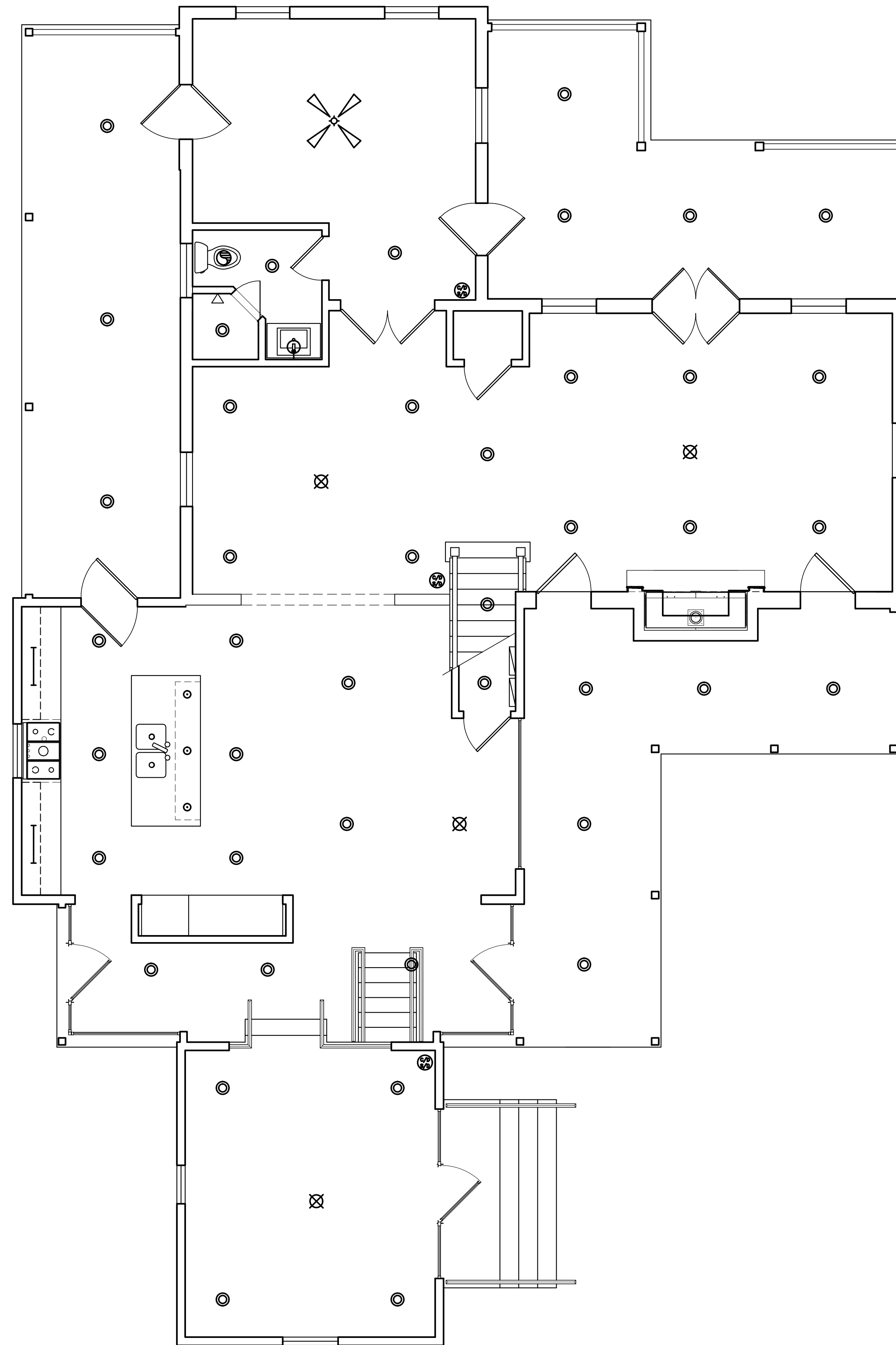
RAM RESIDENTIAL DESIGNS



SECOND FLOOR ELECTRICAL PLAN
SCALE = 1/4"1'-0"



CELLAR ELECTRICAL PLAN
SCALE = 1/4"1'-0"



FIRST FLOOR ELECTRICAL PLAN
SCALE = 1/4"1'-0"

ELECTRICAL LEGEND	
	110 VOLT RECEPTACLE
	WATERPROOF RECEPTACLE
	FLOOR RECEPTACLE
	110 VOLT W/ GROUND FAULT INTERRUPTER
	110 VOLT LOCATED 42" A.F.F.
	220 VOLT
	CABLE
	GAS OUTLET
	TELEPHONE OUTLET
	JAMB SWITCH
	HDMI CABLE
	SINGLE POLE SWITCH
	DISPOSAL PUSH SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	HOSE BIBB
	CEILING FAN

ELECTRICAL LEGEND	
	UNDER CABINET STRIP LIGHT
	PENDANT LIGHT
	PUCK LIGHT (S=SENSOR)
	HANGING LIGHT
	5" RECESSED CAN LIGHT
	CEILING MOUNTED LIGHT
	WATERPROOF RECESSED CAN LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE ALARM
	SMOKE DETECTOR / CARBON MONOXIDE ALARM
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT KIT
	WALL MOUNTED LIGHT
	WALL MOUNTED LIGHT ON PHOTOCELL
	FLOOD LIGHTS ON PHOTOCELL
	FLOURESCENT FIXTURE
	DIRECTION RECESSED CAN LIGHT
	HANGING GAS LIGHT
	WALL MOUNTED GAS LIGHT

ELECTRICAL NOTES	
1.	GAS WATER HEATER.
2.	HARD WIRE HOUSE FOR SECURITY SYSTEM; TO BE SELECTED BY OWNER.
3.	SECURITY SYSTEM SHALL BE INSTALLED PRIOR APPLICATION OF DRY WALL & ACCORDING TO MANUFACTURER'S SPECIFICATIONS AS NEGOTIATED BY OWNER UNDER SEPARATE CONTRACT.
4.	SMOKE DETECTORS TO BE HARDWIRED & INTER-CONNECTED WITH BATTERY BACKUP AS REQUIRED BY THE IRC.
5.	MIN. 2 LIGHTS IN EACH ATTIC AREA
6.	RE. TO IRC 2009 E4002.14 FOR TAMPER RESISTANT RECEPTACLES. 125 VOLT 15 & 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES IN AREAS SPECIFIED UNDER SECTION E3901.1.
7.	ALL EXTERIOR GFI OUTLETS ON SEPARATE CIRCUIT
8.	PRE-WIRE DOORS & WINDOWS FOR SECURITY SYSTEM
9.	SEPARATE DIM SWITCHES IN EACH ROOM

BLOCK OUT ALL FIRST & SECOND FLOOR SWITCHES W/ 1x4 TRIM

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JOB NO: 23-09

SHEET TITLE

ELECTRICAL PLAN

SHEET NO.

E1.1

GENERAL NOTES:

APPLICABLE CODES:

- A. These general notes apply to all structural drawings. This project is designed in accordance with the **International Building Code (IBC), 2021 Edition** and the **Minimum Design Loads for Buildings and Other Structures (ASCE/SEI 7-16)**.
- B. All material and workmanship shall be in accordance with applicable provisions of the codes specified above.

LOADS USED IN DESIGN:

- A. Gravity Loading

Roof Snow Loads:	5 psf
Roof Live Loads:	20 psf
Roof Dead Loads:	10 psf
Floor Live Loads:	40 psf
Floor Dead Loads:	10 psf
Ceiling Live Loads:	10 psf
Ceiling Dead Loads:	5 psf
- B. Wind Loading

Velocity Ultimate (3 sec gust):	B
Exposure:	II
Risk Factor:	
Internal Pressure Coeff., GCp:	-0.18 / 0.18 (Enclosed)

COORDINATION:

- A. **DO NOT SCALE PLANS.** These construction documents were prepared with the information about the existing building provided from field measurements of the as-built building taken by personnel of GreenWorks Engineering and Consulting on May 18, 2023. If the contractor discovers existing conditions which vary from those shown on these documents he shall notify GreenWorks Engineering and Consulting immediately for guidance on necessary changes to be made.
- B. Contractor and/or client shall verify all dimensions and layout prior to construction. All dimensions shall be checked against the architectural plans referenced above and any discrepancies shall be brought to the attention of the Architect and Engineer of Record immediately. Refer to mechanical, electrical and architectural plans for openings not shown on the structural plans.
- C. Shop drawings shall be prepared by the fabricator. Copying of these construction documents for use as shop drawings will not be permitted.
- D. All temporary shoring shall be the responsibility of the contractor.
- E. Design is based on the current applicable building codes listed above and shall be void if the building code at the time of construction changes from the codes listed above.

CONCRETE:

- A. Concrete has been designed and shall be constructed in accordance with the American Concrete Institute 'Building Code Requirement Reinforced Concrete' and 'Specifications for Structural Concrete for Buildings'(ACI 318 and ACI 301) latest editions. Section 1.3"Inspection" of ACI 318 is deleted in its entirety, see 'Field Observations' paragraph. All concrete shall be of stone aggregate, unless noted otherwise.
- B. Concrete Mixes: See specifications for any additional durability requirements.
 - Mix 'A' For Slabs on Grade
 - 4,000 psi minimum compressive strength at 28 days.
 - Type I/II Cement, minimum of 540 pounds per cubic yard.
 - Fly Ash not allowed.
 - 1" maximum aggregate size.
 - 3% maximum entrained air.
 - 4" maximum slump (8" with super-plasticizer).
 - Water reducing agent (use in accordance with manufacturer's recommendations).
 - Mix 'B' For Footings, Grade Beams, and Miscellaneous Concrete
 - 3,500 psi minimum compressive strength at 28 days.
 - Type I/II Cement, minimum of 470 pounds per cubic yard.
 - 3/4" maximum aggregate size.
 - 6% maximum entrained air.
 - 4" maximum slump (8" with super-plasticizer).
- C. Reinforcing shall be new billet steel conform to ASTM A615, grade 60, except ties shall be grade 40. Provide not less than (2) #4 around all sides of all openings in concrete and extend 2'-0" past edges of openings. No splices of reinforcement are permitted except as detailed or authorized by the Engineer of Record. Where permitted use contact lap splices, (36) bar diameters minimum.
- D. For the proper placement of the reinforcement provide chairs, bolsters, additional reinforcement, and accessories necessary to support the reinforcement at the positions shown on plans. Support of reinforcement on form ties, wood, brick, brickbat or other unacceptable material, will not be permitted.
- E. Grout under base plates and bearing plates shall be high strength, non-shrink, non-metallic grout with a minimum compressive strength, at 28 days, of 7,500 psi.
- F. Reinforcement shall be placed so that the following minimum concrete cover is provided, unless noted otherwise.
 - 1) Concrete poured against earth. 3" Clear
 - 2) Formed surfaces exposed to earth or weather.
 - a) #6 Bars and larger. 2" Clear
 - b) #5 Bars and smaller. 1-1/2" Clear
 - 3) Concrete not exposed to earth or weather. 3/4" Clear
 - 4) Beams, columns, ties, stirrups or spirals around primary reinforcement, or primary reinforcement with no ties, stirrups or spirals. 1-1/2" Clear
 - 5) Slabs. Placed at center (U.N.O.)
- G. Welded Wire Fabric (WWF) shall conform to ASTM A185. Provide WWF in flat sheets, rolled sheets are not allowed. Where permitted use contact lap splices, (50) bar diameters minimum.
- H. Foundation walls below grade shall have backfill placed equally on both sides until the required levels are reached. Walls shall be appropriately shored when backfill is placed on one side only.
- I. Additional (2) #4 bars (one each face) with a 2'-0" projection shall be placed diagonally across the corners of all openings and at vertical steps in walls unless otherwise detailed on plans.
- J. The contractor is responsible for determining when it is safe to remove forms and/or shoring. Forms and shoring must not be removed until the walls are strong enough to support their own weight and any superimposed loads. For foundation walls, this typically requires 12 hours of cumulative curing time at a temperature of 50° F or more. Concrete must be adequately covered during cold periods to maintain this surface temperature. Due to varying weather conditions, alternative curing processes, and the use of Type I/II cement, GreenWorks Engineering suggests forms remain in place a minimum of 3 days to assure this performance specification has been met. When forms are stripped there must be no excessive deflection, distortion, discoloration and no evidence of damage to the concrete. Adequate thermal protection of the concrete shall be continued after stripping for a cumulative period of 48 hours at 50° F, or more, after the initial pour. See applicable notes for specifications on when to backfill foundation walls.

K. Field Quality Control

- 1) Reference standard: ACI 301 Chapters 16 and 17, in latest edition.
- 2) Slump tests: The contractor shall provide necessary equipment and shall make test in conformity with ASTM C143. The contractor shall make slump tests on the first concrete truck of each pour and as often as deemed necessary by the contractor to maintain the required slump when directed by the Architect or Engineer of Record.
- 3) Control tests:
 - a) Control tests of concrete work shall be made on every 50 cubic yards or fraction thereof of concrete placed and, in any case, minimum of once during each day's pour.
 - b) Each test shall consist of four standard 6" test cylinders cast and cured in accordance with ASTM C31 and ASTM C172.
 - c) Sample concrete at point of placement.
 - d) One cylinder shall be tested at the end of 7 days after placing, two cylinders shall be tested at 28 days after placing and the remaining cylinder shall be stored until its disposition is determined by the Architect.
 - e) In general, remaining cylinder will be tested only when previous test reports indicated unsatisfactory results.
 - f) Tests on remaining cylinder shall be at the expense of the contractor.
 - g) Architect and /or Engineer of Record reserves the right to stop future concrete work when the 7 or 28 day tests indicate unsatisfactory results until, in the opinion of the Architect and/or Engineer of Record, proper corrective measures have been taken to insure quality concrete in future work and corrections deemed necessary have been made.
 - h) Tests shall be made at time control tests are taken and so stated in reports to determine slump, air content, unit weight and temperature of concrete.
 - i) All tests shall be made in accordance with ASTM C138 or ASTM C231.
- 4) Slab tolerance: Maintain surface flatness with maximum variation of 1/8" in 20 feet.

STRUCTURAL STEEL:

- A. Structural steel, including cast in angles, plates or other sections shall be detailed and erected in accordance with the American Institute of Steel Construction (AISC) Specifications and Code of Standard Practice, latest edition.
- B. All wide flange and channel structural steel shall conform to ASTM A992. All HSS members shall conform to ASTM A500, Grade-B. Pipe columns shall conform to ASTM A53, Grade-B. All other structural shapes and miscellaneous steel shall conform to ASTM A36 unless otherwise noted.
- C. Column base plates shall be set on 1 1/2" non-shrink high density grout with a minimum of (4) 3/4"Ø x 1'-0" anchor bolts, unless noted otherwise.
- D. Shop connections shall be welded with E70xx electrodes and ground smooth where exposed. Field connections shall be made with bolts conforming to ASTM A325N unless otherwise noted. Field welds shall be made with E70xx electrodes. All welding shall be in accordance with AWS "Structural Welding Code", latest edition and performed by certified, licensed welder.
- E. All beam connections not detailed on the drawings shall be standard framed beam connections as shown in Table II and III of the AISC "Manual of Steel Construction", latest edition, designed to carry the full capacity of the uniformly loaded member, unless noted otherwise.
- F. Headed stud anchors shall conform to AWS D1.1 and shall be automatically end welded.
- G. Steel stairs to be detailed and designed by others unless noted otherwise. Stair detailer shall provide shop drawings and calculations prepared and stamped by a structural engineer registered in the state of Texas, for review by the Engineer of Record to verify they conform to the requirements of the basic structure. Fabrication shall not proceed until completion of shop drawing review by the Engineer of Record.
- H. All exposed structural steel shall be hot dipped galvanized.
- I. Field Quality Control: Inspect in accordance with AISC specifications. Materials engineer shall visually inspect all field welded connections and visually inspect all bolted connections to ascertain that all welds, bolts, nuts and required washers have been installed and are of proper type and that all facing surfaces have been brought into snug contact.

WOOD:

- A. Framing lumber shall be Southern Pine (unless noted otherwise) and as follows or better:

2x4 studs	Stud Grade
2x6 or larger studs	#2 Grade
Plates	#3 Grade
Joists and Rafters	#2 Grade
2x and 4x Beams	#2 Grade
6x or larger Beams	#1 Grade Beam and Stringer
Glu-Lam Beams	24F-V4 DF/DF unless noted otherwise
Posts	#1 Grade Post and Timber
LVL	2.0E
- B. All wood construction shall be in conformance with the provisions of "The National Design Specification for Wood Construction", latest edition.
- C. Laminated Veneer Lumber (LVL) and prefab joists shall be manufactured by 'TrusJoist' or equivalent or shall meet APA Performance Standards, and installed per manufacturer's specifications. Supplier shall furnish shop drawings showing all joists, bridging, blocking and miscellaneous accessories for review by the structural engineer prior to fabrication.
- D. Where not otherwise shown on plans, all nailing or screwing shall be as indicated in the current Building Code. All sheathing must be nailed. Adhesives **SHALL NOT** be used in place of nailing.
- E. Metal connectors to be provided by 'Simpson Strong-Tie' or equivalent.
- F. APA rated OSB may be used in lieu of plywood with prior approval from Engineer of Record.
- G. Minimum treatment for pressure treated lumber shall be as follows:
 - 1) Wood not in contact with soil 0.25 ACQ
 - 2) Wood in contact with soil 0.40 ACQ
- H. Pressure treated lumber that has been cut shall be site treated at each cut.
- I. Bolt holes in lumber shall be drilled as bolt diameter plus 1/16".

METAL WOOD FRAMING HARDWARE:

- A. All metal wood framing hardware shall be provided by 'Simpson Strong-Tie' or equivalent.
- B. All metal hardware shall be installed per manufacturer's recommendations.
- C. All metal fasteners and hardware in contact with pressure treated lumber shall be Hot Dipped Galvanized or ZMax coated (G=185).

SHEATHING and DECKING:

- A. Roof sheathing/decking shall be a minimum of 7/16" thick CDX plywood or APA rated O.S.B. C-D interior grade with exterior glue. Minimum panel span rating of 48/24.
- B. Floor sheathing/decking shall be a minimum of 23/32" thick CDX plywood or APA rated O.S.B. C-D interior grade with exterior glue. Minimum panel span rating of 48/24.
- C. Gypsum sheathing for shear walls shall be a minimum of 1/2" thick and free of imperfections and shall conform to ASTM C79.
- D. Exterior wall sheathing shall be a minimum of 7/16" thick plywood or APA rated O.S.B.

WIRE NAILS:

- A. Nail installation and materials shall be in compliance with A.I.T.C., NDS, and all applicable building code requirements.
- B. Gun nails may be used in lieu of hand nailing. Gun nail substitutions shall be as follows:

8d	0.113" x 2.5"
10d	0.123" x 3.0"
12d	0.123" x 3.25"
16d	0.133" x 3.5"
- C. Nails shall have a minimum penetration of 10 times the wire diameter unless noted otherwise on the plans.
- D. Edge distance for all nails shall be a minimum of 4 times the wire diameter unless noted otherwise on the plans.
- E. All nails listed /specified on the plans shall be Common unless noted otherwise.

STRUCTURAL LEGEND	
<ul style="list-style-type: none"> ⊖ ← DETAIL # OR LETTER Ⓢ ← SHEET DETAIL IS ON ① SEE KEYED NOTES [B] BEAM/HEADER SCHEDULE [C] COL/POST SCHEDULE Ⓢ HOLDOWN PER PLAN LEGEND LA SOLID BOX INDICATES LOAD CONTINUES DOWN TO FOUNDATION BELOW LA OPEN BOX INDICATES LOAD CARRIED BY BEAM OR HEADER BELOW --- JOIST SPAN --- RAFTER SPAN ==== COMMODITY LUMBER HEADER ===== LVL BEAM OR HEADER ▭ PRE-MANUFACTURED TRUSS --- LEDGER --- JOIST/RAFTER SPAN (BEAR ON BEAM) --- JOIST/RAFTER SPAN (FLUSH FRAME TO BEAM) ○ ROOF BRACE & THROW --- BRACED WALL LINE --- EXTERIOR BRACED WALL 	<ul style="list-style-type: none"> ▭ INTERIOR BRACED WALL --- ROOF LINE --- STEEL FRAMING --- FRAMED WALL --- FOUNDATION PERIMETER --- FOUNDATION FOOTING/BEAM TYP TYPICAL SP SOUTHERN PINE O.C. ON CENTER K KING/FULL-HEIGHT STUD T TRIMMER/JACK STUD LVL LAMINATED VENEER LUMBER SIM SIMILAR O.S.B. ORIENTED STRAND BOARD ☉ CENTER LINE G.T. GIRDER TRUSS HSS HOLLOW STRUCTURAL SECTION GLB GLUE-LAMINATED BEAM BWL BRACED WALL LINE GALV. GALVANIZED MIN./MAX. MINIMUM/MAXIMUM U.N.O. UNLESS NOTED OTHERWISE




REMODEL

413 CREEK STREET
FREDRICKSBURG, TEXAS

DESIGN BY: MM
DRAWN BY: SS
DATE: 05/19/2023
REVISION: **DATE:**

SHEET No.
SO 1 OF 4
PROJECT No. 81617

FRAMING NOTES:

GENERAL:

1. All notes on this sheet shall apply to all wood framing except where indicated otherwise.

TYPICAL WOOD-TO-WOOD MEMBER CONNECTIONS:

1. Connections between any two wood members shall be according to the following table:

FASTENING SCHEDULE*			
BUILDING ELEMENTS	FASTENING OPTIONS	SPACING AND PLACEMENT	
WALL			
1	Sole, sill, or top plate to stud	(3)10d - 16d box nails	End nail
		(2)16d common nails	
		(4)8d - 10d or (3)16d box nails	Toe nail
		(4)8d common nails	
2	Blocking between studs	(2)16d common or box nails	End nail
		(2)8d common nails	Toe nail
		(2)10d box nails	
3	Stud to stud	16d box nails	12" o.c. face nail
		16d common nails	16" o.c. face nail
4	Continuous header to stud	(5)8d or (4)10d box nails	Toe nail
		(4)8d common nails	
5	King stud to header	(4)10d - 16d box nails	End nail
		(3)16d common nails	
6	Double top plate	16d common nails	16" o.c. face nail
		10d box nails	12" o.c. face nail
7	Double top plate splice	(12)10d - 16d box nails	Face nail each side of end joint (min. 24" lap splice length each side of end joint)
		(8)16d common nails	
FLOOR AND CEILING			
8	Rim board to top plate	8d box nails	4" o.c. toe nail
		10d box nails	6" o.c. toe nail
		8d common nails	
9	Joist to sill plate, top plate, or dropped beam	(4)8d or (3)10d box nails	Toe nail
		(3)8d common nails	
10	Rim board to joist	(4)10d box nails	End nail
		(3)16d common nails	
11	Sole plate to joist or rim board	(3)16d box nails	16" o.c. face nail
		(2)16d common nails	
12	Bridging or blocking to joist	(2)10d box nails	Each end, toe nail
		(2)8d common nails	
ROOF			
13	Blocking between rafters to top plate	(4)8d or (3)10d box nails	Toe nail
		(3)8d common nails	
14	Blocking between rafters	(2) 8d common nails	Each end toe nail
		(2) 16d common nails	End nail
15	Ceiling joist to parallel rafter (heel joint) and ceiling joist lap splices	SEE TABLE BELOW	
16	Rafter to top plate	(3)16d or (4)10d box nails	(2) toe nails on one side and (1) toe nail on opposite side
		(3)10d common nails	
17	Every other rafter to top plate	H2.5A clip (Item 16 is not required at locations where clip is used)	
18	Rafters and hip and valley boards to ridge, hip, and valley boards	(4)10d - 16d box nails	Toe nail
		(3)10d common nails	
		(3)10d - 16d box nails	End nail
		(2)16d common nails	
19	Collar tie to rafter	(4)10d box nails	Face nail
		(3)10d common nails	

ROOF PITCH	ITEM 15: HEEL JOINT AND CEILING JOIST LAP NAILING*		
	ROOF SPAN (FEET)		
	12	24	36
REQUIRED NUMBER OF 16d COMMON NAILS PER HEEL JOINT OR CEILING JOIST SPLICE			
3:12	5	10	15
4:12	4	8	11
5:12	3	6	9
7:12	3	5	7
9:12	3	4	5
12:12	3	3	4

* Rafters @ 24" o.c. only. For roof pitches between those tabulated, use pitch associated with the larger number of nails. 10d common nails are permitted where the required number of nails is taken as 1.2 times the required number of 16d nails, rounded up to next full nail.

2. Additional connections between wood members (including flush-to-flush, beam-to-post, etc.) shall be accomplished with Simpson Strong-Tie connectors according to the following table:

CONNECTOR SCHEDULE		
MEMBER	SIMPSON CONNECTOR	
STRAIGHT HANGERS		
2x6, 2x8	LUS26	
2x10	LUS28	
2x12	LUS210	
(2)2x6, (2)2x8	LUS26-2	
(2)2x10	LUS28-2	
(2)2x12	LUS210-2	
(3)2x6, (3)2x8	LUS26-3	
(3)2x10	LUS28-3	
(3)2x12	LUS210-3	
11-7/8" TJI 110 I-JOIST	IUS1.81/11.88 OR MIU2.1/11 (MIN.)	
14" TJI 110 I-JOIST	IUS1.81/14 (MIN.)	
16" TJI 110 I-JOIST	IUS1.81/16 (MIN.)	
(2)11-7/8" TJI 110 I-JOIST	IUS3.56/11.88	
(2)14" TJI 110 I-JOIST	IUS3.56/14 (MIN.)	
(2)16" TJI 110 I-JOIST	IUS3.56/16 (MIN.)	
SLOPED HANGERS		
2x6, 2x8	LRU26Z	
2x10	LRU28Z	
2x12	LRU210Z	
(2)2x6, (2)2x8	U26-2X SLD/U(PITCH)	
SLOPED AND/OR SKEWED HANGERS		
2x6, 2x8	LSSJ26RZ	
2x10	LSSJ28RZ	
2x12	LSSJ210RZ	
(2)2x10, (2)2x12	LSSR210-2Z	
POST CAPS		
BEAM TO 4x4 POST	BC4 CAP	
BEAM TO 6x6 POST	BC6 CAP	
BEAM TO 8x8 POST	BC8 CAP	
BEAM TO CORNER 4x4, 6x6 POST	(2)LCE4	

WOOD FRAMING TO CONCRETE FOUNDATION CONNECTIONS:

- All isolated wood posts (wood posts located without a wood framed wall) shall have a 2x pressure treated bearing plate anchored to the concrete foundation w/ (2) anchor bolts.
- In lieu of pressure treated bearing plate, Simpson Strong-Tie post bases may be used according to the following table:

POST BASE TABLE*	
POST SIZE	POST BASE
4x4	ABA44Z
4x6	ABW46Z
6x6	ABA66Z
8x8	ABU88Z
10x10	ABU1010Z
12x12	ABU1212Z

* Or better. Rough hewn lumber may use equivalent RZ designated post bases

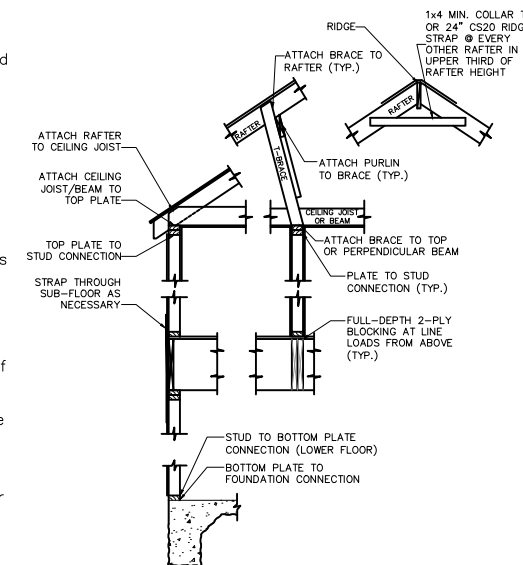
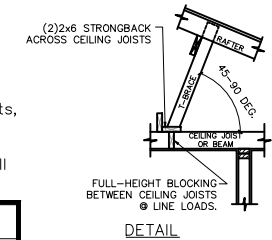
ADDITIONAL FRAMING NOTES:

- Provide full-depth (2)-ply blocking at floor joists carrying perpendicular walls
- All roof braces shall be positioned according to the following detail:
- All ledgers shall be single ply SP#2 with depth adequate to fit the cut ends of the carried members (e.g., 2x6 ledger for 2x6 flat joists, 2x8 ledger for 2x6 sloped joists, etc.). Carried members shall be connected to the ledger by hangers according to the Connector Schedule. Ledger shall be fastened to main structure rim board, wall studs, or full-height 2x blocking according to the following table:

LEDGER TABLE*			
CARRIED MEMBER TYPE	SIZE	LEDGER	
		SIZE	FASTENING SPACING (IN.)
Ceiling joists	2x6	2x6	64" o.c.
	2x8	2x8	48" o.c.
	2x10	2x10	36" o.c.
	2x12	2x12	16" o.c.
Floor joists	2x8	2x8	16" o.c.
	2x10	2x10	16" o.c.
	2x12	2x12	16" o.c.
Rafters	2x6	2x8	36" o.c.
	2x8	2x10	32" o.c.
	2x10	2x12	24" o.c.

* Fasteners shall be (2) rows Simpson Strong-Tie SDS25300 screws (or equivalent) and shall have an edge distance of 1.5". Ledgers shall be fastened by no fewer than (4) screws. Floor joist dead load = 10 psf. Ceiling joists spaced @ 24" o.c., floor joists spaced @ 16" o.c., rafters spaced @ 24" o.c.

- All LVL beams shall be 2.0E Microllam LVL. Microllam LVLs may be substituted for 2.1E Versa-Lam 2800 LVL beams of equal size and ply count if desired. Fasten multiple plies of LVL beams together per manufacturer's instructions, unless noted otherwise.
- All engineered wood i-joists shall be Weyerhaeuser Trus Joist TJI 110 joists. TJI 110 joists may be substituted for Boise-Cascade BCI 5000 1.7 joists of equal size and ply count up to 14" depth if desired. If deeper substitutions are needed, contact GreenWorks Engineering.
- Rough hewn timber may be used in lieu of specified southern pine for exposed posts and beams where desired. Rough hewn timber shall be of equal nominal size and grade as specified on framing plans.
- Where indicated, roof overbuild shall be framed with 2x6 SP#2 rafters @ 24" o.c.. Each rafter shall be braced w/ (1) 2x4 brace @ 36" o.c. positioned directly above lower rafters. Both lower and upper rafters shall be fully sheathed.
- Rafters and joists may be lap spliced at bearing points as desired. Rafters shall have a total 48" lap over bearing purlins. Joists shall be fully lapped across bearing walls or dropped beams. Contractor shall refer to current local prevailing building code for additional framing details and construction requirements not included in this structural plan.



TYPICAL FRAMING SECTION DETAIL - SEE FASTENING SCHEDULE FOR CONNECTION DETAILS

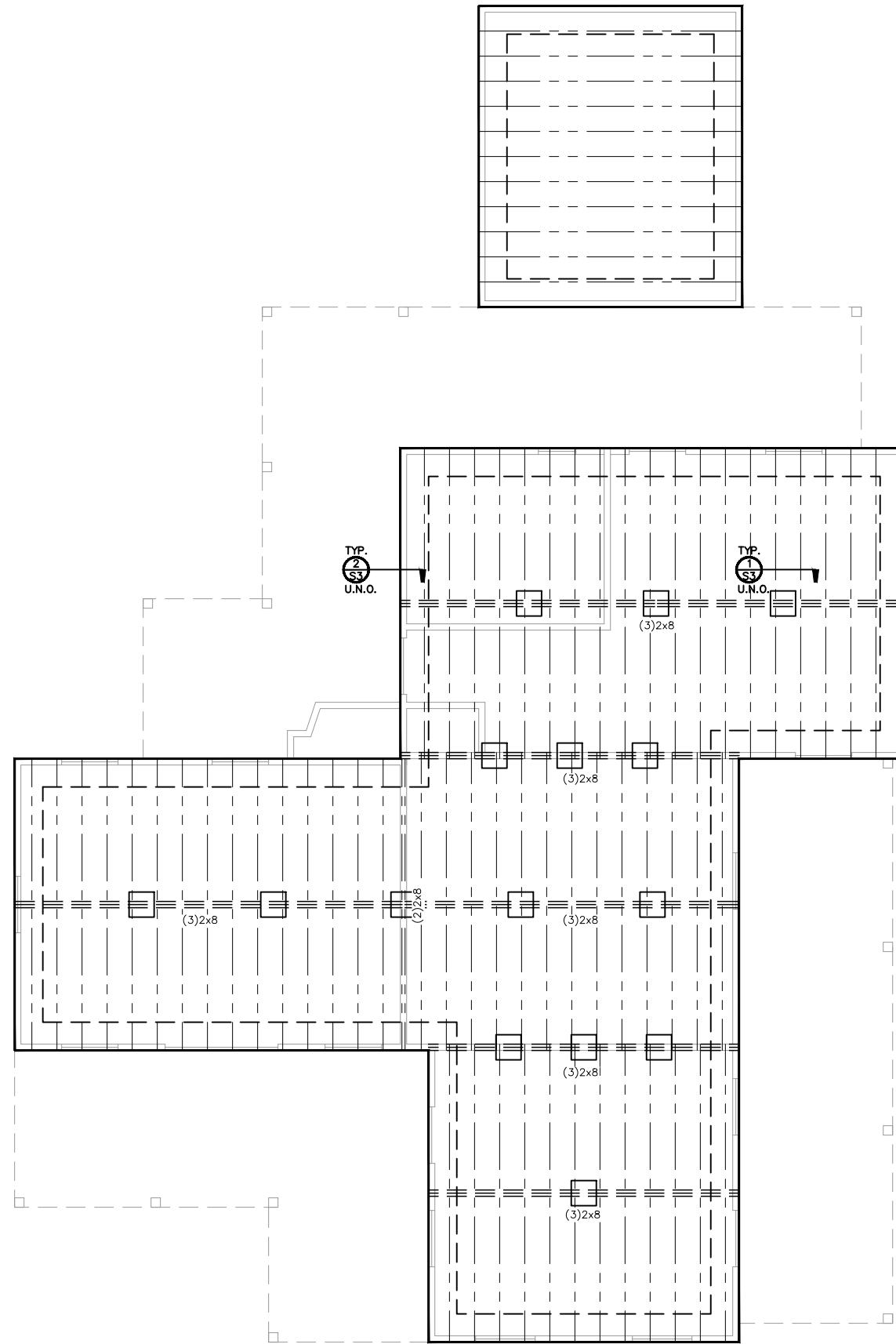
GREENWORKS
 INSPECTIONS | ENGINEERING | ENVIRONMENTAL
 CONCERGE AT YOUR SERVICE
 600 N. Pearl Street, Suite 51900
 Dallas, Texas 75201
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 Texas Eng. Firm : 201170

STATE OF TEXAS
 STEPHANIE M. SOLOFF
 119940
 LICENSED PROFESSIONAL ENGINEER
 05/19/2023

REMODEL
 413 CREEK STREET
 FREDRICKSBURG, TEXAS

DESIGN BY: **MM**
 DRAWN BY: **SS**
 DATE: **05/19/2023**
 REVISION: **DATE:**

SHEET No.
S1 2 OF 4
 PROJECT No. **81617**



FOUNDATION PLAN

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

- PLAN NOTES**
- FLOOR SYSTEM SHALL BE FRAMED W/ 2x8 PRESSURE-TREATED FLOOR JOISTS @ 16" O.C.
 - FLOOR SHEATHING SHALL BE 3/4" O.S.B. W/ 10d R.S. NAILS @ 6" O.C. @ SUPPORTED EDGES & @ 12" O.C. IN-FIELD
 - DESIGN ASSUMES NO ATTIC STORAGE
 - FOUNDATION DESIGN BASED ON NON-EXPANSIVE SOIL W/ MIN. BEARING CAPACITY 1500 PSF. CONTACT GREENWORKS ENGINEERING IMMEDIATELY IF IN-SITU CONDITIONS DIFFER
 - DRAINAGE SHALL BE MAINTAINED AROUND THE FOUNDATION AT ALL TIMES DURING AND AFTER CONSTRUCTION. SURFACE WATER SHALL FLOW RAPIDLY AWAY FROM THE FOUNDATION.
 - ANCHOR BOLTS SHALL BE 1/2" GALV. J-BOLTS @ 72" O.C. W/ MIN. EMBEDMENT OF 7"
-----OR-----
1/2" GALV. THREADED EMBED 7" AND EPOXY W/ SIMPSON STRONG-TIE EPOXY

REMODEL
413 CREEK STREET
FREDRICKSBURG, TEXAS

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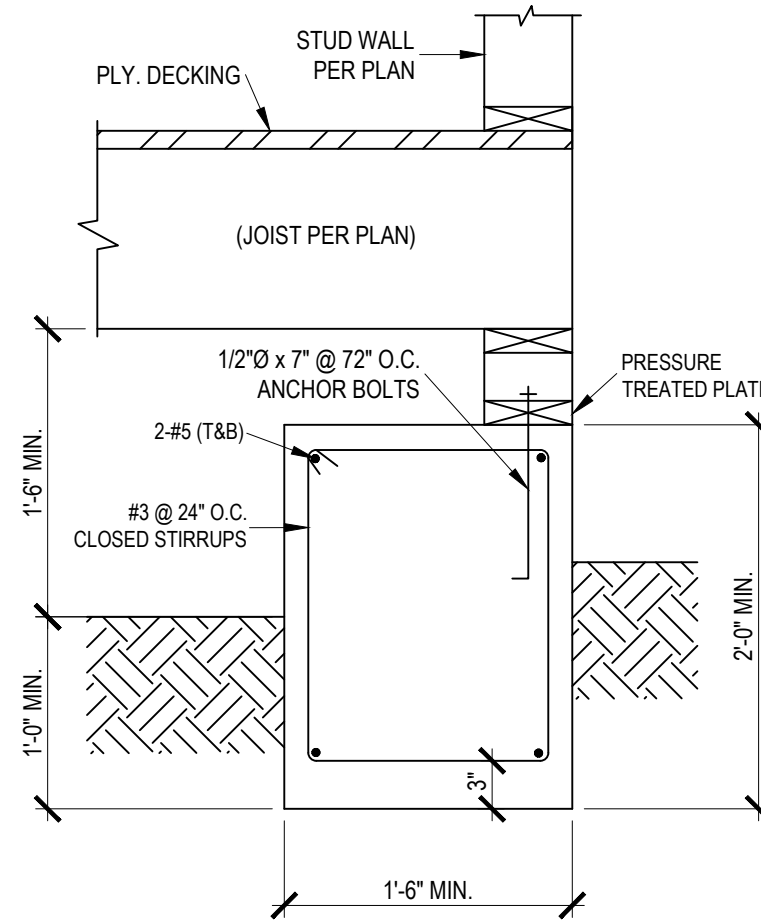
SHEET No.
S2 3 OF 4
 PROJECT No. **81617**

VERIFY ALL DIMENSIONS
 PRIOR TO CONSTRUCTION

24"x24"x8" CONCRETE PAD (NO REINFORCEMENT) W/ (1) OR MORE STACKED 8" CMU TOPPED W/ A SOLID 1 1/2" THICK CMU AND SHIM AS REQUIRED WITH METAL SHIMS - GROUT SOLID. 6"Ø X 12" PRECAST CONCRETE CYLINDERS MAY BE USED IN LIEU OF OF STACKED CMU.



1 PAD PIER
S3
SCALE: 1/4" = 1'-0"



2 DETAIL
S3
SCALE: 1" = 1'-0"

DESIGN BY:	MM
DRAWN BY:	SS
DATE:	05/19/2023
REVISION:	DATE:







HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: November 12, 2025

CATEGORY: DISCUSSION ITEMS

CAPTION: Demo By Neglect Spreadsheet Update

SUMMARY:

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

STAFF RECOMMENDATION:

ATTACHMENTS:

1. Demolition By Neglect Spreadsheet (5)

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 performed	Court Date
Yellow properties still in violation		Municipal Court Action required		30 days to respond	Code issues Noitce of Violation	90 days to respond	no response after the 90 days - code may pursue municipal court action		HRB may direct HPO to stabilize the property - expences recouped as a lien againsted the property		
513 W Main	foundation	no action	Brickner		4/15/2025						
107 W San Antonio	Paint Failure, Wood Decay, General Deterioration	July - Court Case Filed and returned by prosecutor for more detailed information - 6/13/25 - code filled in municipal court - 1/6/25 - Code is going to make contact	Don Nagel	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 Garrett Bonn, applying for a grant to do major repairs, but would address the broken windows and plywood in windows and other smaller repair items.	Gillespie County	none sent	Gillespie County						
203 E San Antonio	Mural/sign painted - Los Tios	July - Michael Erwin to work with the applicant - JUNE HRB - INSTRUCTED STAFF TO WORK WITH THE APPLICANT - June 2025 - On agenda with HRB 4/17/25 - code noticed Owner of noncompliance	Rebecca Meuter(representsative)								
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 initiated - 6/16/25 - received email from 102 W Austin owner, re submitting a COA - 6/13/25 - notice of violation filed in municipal court - 6/6/25 Sent another email - 5/16/25 - sent email a to progress - 6/6 - no response - 4/2/25 sent email asking for an update - 3/18 - attempted to submit a COA - working on resubmission	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 submitting 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/finer- \$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	10/9/25 Summons orderd						



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: November 12, 2025

CATEGORY: DISCUSSION ITEMS

CAPTION: COA's Admisitratively Processed

SUMMARY:

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

STAFF RECOMMENDATION:

ATTACHMENTS:

None