City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, May 12, 2026 ~ 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
Gilbert Gonzalez, Member
Sharon Joseph, Member
Joe Salinas, Jr., Member
Amy Slaughter, Member
Shawn Vinklarek, Member

The City of Fredericksburg Historic Review Board will meet in a regular session on Tuesday, May 12, 2026, at 5:30PM. Link to City of Fredericksburg to watch video of meeting.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on May 12, 2026.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to jmusgrove@fbgtx.org

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

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1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. APPROVAL OF MINUTES

A. April 14, 2026, Regular Meeting Minutes

CONSENT AGENDA

The items under the consent agenda are deemed by the Historic Preservation Officer to be routine innature and will be approved by one motion of the Board adopting the staff findings andrecommendation as part of the approval. The items on the consent agenda will not be discussed. Any member of the Board or the public that wishes to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

A. DEV-2026-16-COA - 208 W. Centre St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) for the approval of three garage doors for the property located at 208 W. Centre St., bearing the legal description of BASSE BLK 3, LOT 11R.

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

A. DEV-2026-3-COA - 212 W. Centre St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a screened-in porch addition and a covered / open-air exterior dining space for the property located at 212 W. Centre St., bearing the legal description of BASSE BLK 3 LOT 8.

B. 2026-266 - 105 N. Acorn St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a rear addition including an attached porch, a pool, pool patio, an outdoor kitchen and relocate a tank house within the property located at 105 N. Acorn St., bearing the legal description of FBG ADDN, BLK 10, LOT 126R-B.

C. 2026-269 - 606 N. Orange St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) for the demolition of an existing structure and the new construction of a residential structure for the property located at 606 N. Orange St., bearing the legal description of BASSE BLK 1, LOT C.

D. DEV-2026-15-COA - 223 W. Creek St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to rebuild a garage structure, install French drain, and match the existing home in design and color pallet for the property located at 223 W. Creek St., bearing the legal description of FBG ADDN BLK 31, LOT 444A, -PT LOT 444.

E. DEV-2026-17-COA - 508 E. Ufer St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new single-family residential structure for the property located at 508 E. Ufer St., bearing the legal description of LANGERHANS BLK 2, LOT 20R, REPLAT.

F. DEV-2026-18-COA - 314 S. Lee St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new single-family residential structure for the property located at 314 S. Lee St., bearing the legal description of LANGERHANS BLK 2, LOT 20R, REPLAT.

G. DEV-2026-34-COA - 110 N. Bowie St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to add an accessory structure (green house) to the property located at 110 N. Bowie St., bearing the legal description of Fredericksburg Addition, Block 10, Lot 121.

6. DISCUSSION ITEMS

A. Director's Report

B. Discussion and possible action on the Determination of neglect of multiple properties.

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30 PM on Tuesday, May 5, 2026, on the bulletin board of the City of Fredericksburg City Hall, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas.

Jan Musgrove

Jan Musgrove
Planner 1

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
MEETING MINUTES
April 12, 2026, 5:30 PM

On this 12th day of April 2026, the Historic Review Board convened in regular session in the City Chambers, 2818 E. U.S. Highway 290, Fredericksburg, Texas, with the following members present to constitute a quorum:

PRESENT:	Sharon Joseph Joe Salinas, Jr. Emily Basse Shawn Vinklarek Gilbert Gonzalez Amy Slaughter David Bullion
ABSENT:	Jessica Mittel
ALSO PRESENT:	Susana Huerta – Assistant Director of Development Services Cliff Cross – Director of Development Services Jan Musgrove – Planner 1 Maria Garcia – Legal Counsel John Domenech– Legal Consultant via Zoom

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

MINUTES
March 10, 2026, Historic Review Board meeting minutes with one spelling correction were unanimously approved.

Request 2026-176 - 109 N. Orange St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to re-rate from High to Low, two accessory structures, and allow demolition; construction of a new metal building, bearing the legal description of Fredericksburg Addition, Block 34, Lot 102-PT, located at 109 N. Orange St.

Applicant Presentation: Shelby Collier with C3 Development
Mrs. Collier presented a request to re-rate two ancillary buildings from high to low, demolish them, construct a new metal accessory building, replace siding, repaint the main structure, and add a perimeter fence to the property located at 109 N Orange.

Board Review:
The board discussed the historical significance, size, and compliance with ordinances, and discussed the size of the new building at length.

Sharon Joseph made a motion to approve the re-rating of the outbuildings and allow for demolition, approval of the painting of the main house with repairs to all rotten siding, painting of the main door to Tanner Brown and the placement of the wire fence and deny the construction of the new building due to mass and scale.

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

Request 2026-183 - 623 S. Washington St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to relocate the front door and replace it with a new window, install a new door and build new railing, bearing the legal description of GE CO, #591, 615 and 560, Block III, located at 623 S. Washington St.

Applicant Presentation: Keana Savage
Ms. Savage explained that she wanted to restore the landmarked building, replace and relocate the front door, add a window in the place of the original front door, and restore the porch to be ADA compliant and add a railing to the upper porch.

Board Review:
The board, referencing ordinance section 3.2.7, discussed the re-positioning of the front door and the railing on the upper deck.

Amy Slaughter made a motion to deny the application.

Saron Joseph seconded the motion. All voted Aye and the motion passed unanimously.

Request 2026-250 - 301 E. Main St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to make an addition to the existing structure, add an awning, replace a garage door with three-panel glass doors, and make paint and signage changes to the exterior for property located at 301 E. Main St., bearing the legal description of Fredericksburg Addition, Block 52, Lot 228A.

Applicant Presentation:
Mr. Gus Tregerman proposed replacing signage, putting in a glass garage door, adding a railing, and constructing an 8x8 restroom to the rear of the building.

Board Review:
Board members briefly discussed the additions and mentioned that the sign comply with the city's sign ordinance and as the lighting addition was not on this application, to reach out to staff to get that approved.

Sharon Joseph made a motion to approve the application as presented.

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

Request 2026-212 - 322 E. Main St. - Consideration and action on a request for a Certificate of Appropriateness (COA) for the replacement of an existing door with a larger double glass door for the property located at 322 E. Main St., bearing the legal description of Fredericksburg Addition, Block 53, Lot 184-PT.

Applicant Presentation:
Mr. Ronin Tregerman requested to remove the single door with a modern double glass door on a retail store on Main Street.

Board Review:
The board discussed the modern look of the door and that it was not appropriate for the age of the building. They suggested that the applicant find a more appropriate door and replace the damaged door with it.

Joe Salinas made a motion to deny the application.

Shawn Vinklarek seconded the motion. All voted Aye and the motion passed unanimously.

2026-141 - 201 E. Schubert St. - Consideration and action on a request for a Certificate of Appropriateness (COA) to construct a new two-story residential structure with exterior patio and pool for the property located at 201 E. Schubert St., bearing the legal description of Fredericksburg Addition, Block 49, UNMR LOT.

Applicant Presentation:
Matt Jarosz presented a new build plan for a single-family residence located at 201 E Schubert.

Board Review:
The board members discussed the precision of the placement of the home on a difficult lot and briefly looked at the height of the new home, they agreed that it would be a good fit for the neighborhood.

Shawn Vinklarek made a motion to approve the application as presented.

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

2026-285 - 110 N. Bowie St. - Consideration and action on a request for a Certificate of Appropriateness (COA) to add an accessory structure (green house) at the property located at 110 N. Bowie St., bearing the legal description of Fredericksburg Addition, Block 10, Lot 121.

Applicant Presentation:
This is a staff-initiated application therefore the applicants were not present.

Staff Presentation: Cliff Cross
Mr. Cross presented a staff-initiated application regarding a non-compliant accessory greenhouse structure that was added to the property at 110 N Bowie without a Certificate of Appropriateness.

Board Review:
The board discussed the structure's size, materials, and impact. They instructed staff to proceed with regulatory action.

Public Comment:
Tim Dooley approached the podium and wanted to know why this structure had not been identified and cited by Code enforcement, Police or the Building Inspectors.

Sharon Joseph made a motion to deny the application.

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

2025-732 - 114 W. Austin St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to demolish a rear portion of an existing structure, rebuild a new addition and demolish attached garages for the property located at 114 W. Austin St., bearing the legal description of Fredericksburg Addition, Block 38, Lot 62AR.

Sharon Joseph recused herself.

Applicant Presentation:
Mr. Ralph Rode spoke about the need to demolish several outbuildings on the site to prepare for the new addition of Bethany Preschool. The kitchen attached to the High rated Henning House was in disrepair and the plan was to remove the addition and rebuild a smaller addition. The other two structures were no longer in use and included a garage attached to a historic structure and a free-standing shed.

Board Review:
The board discussed the two historic structures and cautioned the applicant on the need to return to the Board with plans for the new addition to the Henning House before proceeding with any construction. Additionally, the garage attached to the other smaller

historic structure should be removed very carefully so as not to damage the historic structure.

Amy Slaughter made a motion to approve the application to re-rate the outbuildings to low and allow for their demolition with the condition that the kitchen addition to the Hening House return for review of the new build.

Gilbert Gonzalez seconded the motion. All voted Aye and the motion passed unanimously.

Sharon Joseph returned.

2026-42 - 408 E. Orchard St. - Consideration and action on a request for a Certificate of Appropriateness (COA) to construct a carport for a property located at 408 E. Orchard St., bearing the legal description of Wendel & Anderegg, Block 3, Lot BR.

Applicant Presentation:
Mr. Morgan requested approval to construct a carport matching existing structures.

Board Review:
The board discussed the compliance with setbacks briefly.

Sharon Joseph made a motion to approve.

Emily Basse seconded the motion. All voted Aye and the motion passed unanimously.

2026-168 - 204 W. Creek St. - Consideration and action on a request for a Certificate of Appropriateness (COA) to enclose an existing carport and convert to a garage for the property located at 204 W. Creek St., bearing the legal description of Fredericksburg Addition, Block 32, Lot 425.

Gilbert Gonzalez recused himself from the application.

Applicant Presentation: Shelby Collier with C3Development
Mrs. Collier requested to enclose a carport and add garage doors, matching the existing structure.

Board Review:
The board noted the minimal street visibility and compatibility of the enclosed carport with the historic property.

Joe Salinas made a motion to approve the application as presented.

Shawn Vinklarek seconded the motion. All voted Aye and the motion passed unanimously.

2026-136 - 207 S. Crockett St. - Consideration and action on a request for a Certificate of Appropriateness (COA) for the demolition of an outbuilding and replacement of windows for the property located at 207 S. Crockett St., bearing the legal description of Fredericksburg Addition, Block 37, Lot 427R.

Sharon Joseph recused herself from the application.

Applicant Presentation:
Matt Jarosz presented a request to demolish a non-historic accessory and replace some windows on the primary structure.

Board Review:
The board confirmed the structure's low rating and compliance with ordinances.

Amy Slaugher made a motion to approve the application as presented.

Gilbert Gonzalez seconded the motion. All voted Aye and the motion passed unanimously.

Sharon Joseph returned.

2026-194 - 606 W. Schubert St. - Consideration and action on a request for a Certificate of Appropriateness (COA) to add a carport to an existing structure for property located at 606 W. Schubert St., bearing the legal description of Fredericksburg Addition, Block 12, Lot 552-PT.

Applicant Presentation:
Deron Oates requested to build a carport to match the historic home.

Board Review:
The board discussed setbacks, color, and orientation.

Emily Basse made a motion to approve the application with the condition that the roof matches the roof of the main structure.

Gilbert Gonzalez seconded the motion. All voted Aye and the motion passed unanimously.

Directors Report:
Susana Huerata provided updates on administratively approved COAs, demo by neglect cases, and reminded the board of the upcoming joint meeting with City Council on April 21st, 2026.

Cliff Cross updated the board on the development of a new Unified Development Code (UDC), explaining its scope, timeline, and the opportunity for board input, and

addressed questions about its impact on existing procedures and integration with other codes. He explained that the UDC will consolidate zoning, landscape, subdivision, sign, and other development regulations into a single code, with an 18–24-month development timeline. The UDC will incorporate the historic preservation ordinance and related procedures, aiming to streamline and clarify regulatory authority and enforcement across all relevant boards. Mr. Cross mentioned that the city has already adopted the 2021 ICC codes and updated the fee structure, which will be referenced and integrated within the UDC for consistency and improved ISO ratings. The UDC process will include a comprehensive review and update of the sign ordinance, addressing definitions, enforcement challenges, and distinctions between advertising signs and murals.

Board Procedures: Recusal, Abstention, and Motions:
Board members discussed the procedures for recusal and abstention, asked for clarification when each is appropriate, and requested a written summary from legal counsel present and refresher on making legal motions for the board.

Recusal vs. Abstention:
Ms. Susana Huerta explained that recusal is required when a board member has a financial interest in a property, necessitating to the need leave the dais and filing a form, while abstention is used for non-financial conflicts and allows the member to remain present but not to vote.

Adjournment:
With no further business to discuss, the meeting was adjourned at 7:35PM.

PASSED AND APPROVED on the 12th day of May 2026.

Jan Musgrove, Planner 1	David Bullion, Chairperson

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: May 12, 2026
CATEGORY: CONSENT AGENDA

CAPTION: DEV-2026-16-COA - 208 W. Centre St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) for the approval of three garage doors for the property located at 208 W. Centre St., bearing the legal description of BASSE BLK 3, LOT 11R.

SUMMARY:
The applicant is requesting a Certificate of Appropriateness (COA) for the installation of three (3) garage doors. The applicant received a Notice of Action on October 10, 2024, to return for approval of the garage doors for a three (3) car garage. They are proposing Canyon Ridge Carriage House 5-Layer Construction in a Dark Finish with Mahogany Cladding, Mahogany Overlays and REC11 Window Design. The doors are built with 5-layer composite faux-wood with Intellicore polyurethane insulation with insulated glass. They have removable clip-in window grilles and spade lift handles and plates.

The property consists of a 22,258.41 square foot lot with a 1,193 square foot primary residential structure that was built in 1955. The original structure has a Medium rating and has a Minimal Traditional Primary Style. The applicant previously received approval to demolish a previously existing one-car garage and to construct a new garage with the stipulation that if a three (3) door garage is adopted, the applicant must reappear before the Board to approve the garage doors.

Application Number: DEV-2026-16-COA

Proposal: Installation of three (3) garage doors

Address: 208 W. Centre St.

Rating: Medium

Zoning: R1 - Single Family Residential District

Owner: Chris Avery

Applicant: SKT Architects, PLLC

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

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.

High Priority	Medium Priority	Low Priority
Required	Required	Required

Setbacks and Lot Coverage

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

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.)

Required; maximum of one story, 18 feet in height	Required; maximum of two stories, 28 feet in height	Required; maximum of two stories, 28 feet in height

Design

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(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.

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

(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.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Materials

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(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.

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

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

High Priority	Medium Priority	Low Priority
Appropriate	Appropriate	Appropriate

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

STAFF RECOMMENDATION:

Staff has no objection to the proposed garage doors, since the garage is a new non-historic structure.

ATTACHMENTS:

1. DEV-2026-16-COA-208 w centre street coa additional garage door images 4-20-26
2. DEV-2026-16-COA-208 W CENTRE
3. DEV-2026-16-COA-208 W CENTRE - HISTOIRC 1
4. DEV-2026-16-COA-208 W CENTRE - HISTORIC 2
5. DEV-2026-16-COA-208 W CENTRE - HISTORIC



***Canyon Ridge®** / Carriage House 5-Layer Design 13; Shown in Dark Finish with Mahogany Cladding, Mahogany Overlays and REC13 Window Design*
Photo Credit: Andy Frame Photography

CANYON RIDGE® Carriage House

5-LAYER CONSTRUCTION

Canyon Ridge® Carriage House 5-Layer garage doors capture the charm of old-world carriage style doors in a durable, moisture-resistant construction. Composite overlays give you a low-maintenance wood alternative that looks and feels like the real thing, and the peace of mind that comes from having a superior insulated steel core construction. Choose from two species: Clear Cypress or Mahogany, and a variety of paint and stain colors to create a custom look. The result is a stunning carriage house door you will enjoy for years to come.



1. COMPOSITE OVERLAY
2. COMPOSITE CLADDING
3. STEEL
4. 2" INTELLICORE® POLYURETHANE INSULATION
5. STEEL

COMPOSITE OVERLAY DELAMINATION LIMITED 5YR WARRANTY

HARDWARE LIMITED 5YR WARRANTY

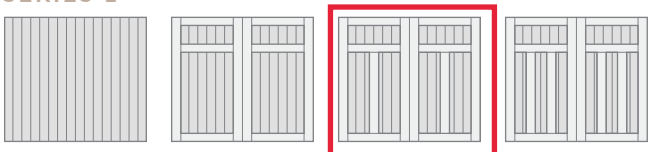
STYLE AND CONSTRUCTION

- 5-layer composite faux-wood doors with Intellicore® polyurethane insulation. 20.4 R-value.
- Insulated glass styles include clear, frosted, seeded, rain and obscure. See page 16 for details.
- Removable clip-in window grilles for easy cleaning.
- Spade lift handles and step plates included. See page 17 for more options.

Calculated door section R-value is in accordance with DASMA TDS-163. Canyon Ridge® doors not applicable for new construction in California areas designated as "Fire Hazard Severity Zones".

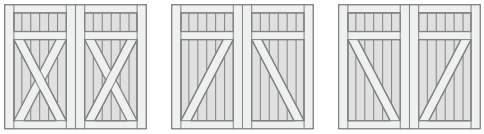
DOOR DESIGNS

SERIES 1



Design 01 | Design 11 | Design 12 | Design 13

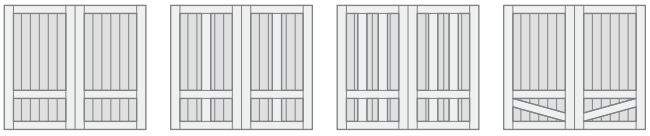
SERIES 2



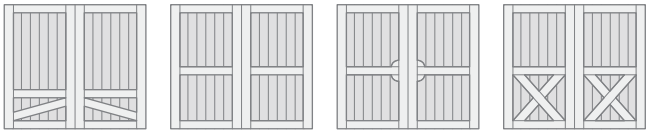
Design 21 | Design 22 | Design 23

Design 01 does not have overlays.

SERIES 3



Design 31 | Design 32 | Design 33 | Design 34



Design 35 | Design 36 | Design 37 | Design 38

MATERIAL DESIGN OPTIONS

CLADDING



Clear Cypress (C)



Mahogany (M)

OVERLAY



Clear Cypress (C)



Mahogany (M)

Composite cladding and overlay material options may be mixed and matched.

COLORS



Natural Finish | Medium Finish | Dark Finish | Walnut Finish

Slate Finish | Bronze Finish* | Charcoal Finish* | Espresso Finish

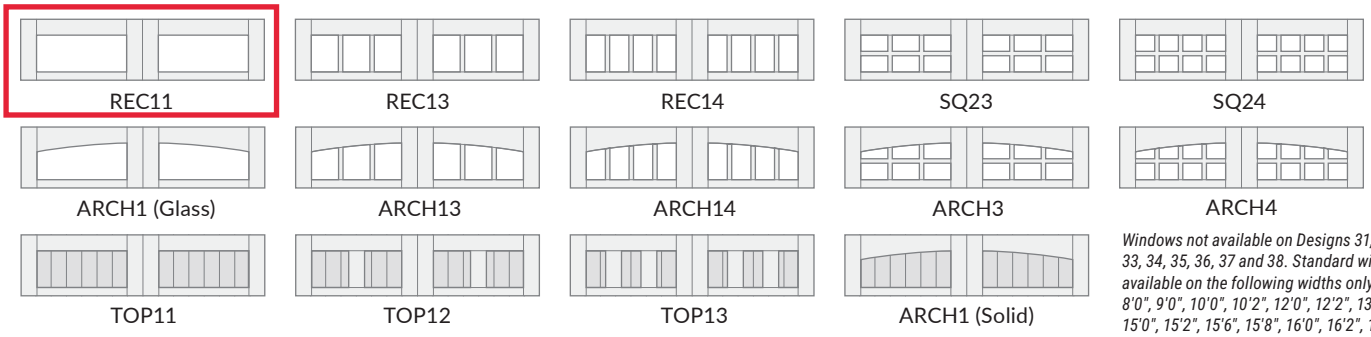
Black Finish* | White Finish* | Primed (No Finish)

Doors can be ordered primed for custom field painting or staining. Door stain color may vary due to finishing process.

**Bronze, Charcoal, Black and White Finish available only on Mahogany cladding and overlays. Two-tone doors are available. To see all options go to ezdoor.clopay.com.*

Due to the printing process, colors may vary. Order free color samples at clopaydoor.com/requestcolorsamples.

WINDOWS/TOP SECTIONS



REC11 | REC13 | REC14 | SQ23 | SQ24

ARCH1 (Glass) | ARCH13 | ARCH14 | ARCH3 | ARCH4

TOP11 | TOP12 | TOP13 | ARCH1 (Solid)

Windows not available on Designs 31, 32, 33, 34, 35, 36, 37 and 38. Standard windows available on the following widths only: 6'2", 8'0", 9'0", 10'0", 10'2", 12'0", 12'2", 13'6", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 18'0", 18'2", 20'0", 20'2".

Impact windows available on the following widths only: 8'0", 9'0", 10'0", 12'2", 16'2", 18'2". Additional designs, windows and top sections available.





PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION None

2018 RECOMMENDATION ☐ Local landmark ☐ NRHP indiv. eligible ☐ High ☒ Medium ☐ Low ☒ within rec. district expansion

If recommended eligible: **CRITERIA (local)** N/a **CRITERIA (NRHP)** N/a

HISTORICAL INFORMATION

According to aerial review, this building was constructed between 1938 and 1948. Sanborn coverage is not available for the parcel.

PHYSICAL DESCRIPTION

YR. BUILT c.1940 **YR. SOURCE** Estimate

TYPE Building **FORM** L-plan

PRIMARY STYLE Minimal Traditional **CURRENT FUNCTION** Domestic: Single dwelling

SECONDARY STYLE No secondary style **HISTORIC FUNCTION** Domestic: Single dwelling



VISIBLE ANCILLARY RESOURCES 1. shed
hist.-age ('68 or earlier)

ALTERATIONS Addition to rear (historic-age)

GENERAL NOTES

SOURCES USGS aerials



City of Fredericksburg, Texas | Historic Resources Survey

Surveyed by Cox|McLain Environmental Consulting, Inc. 2018

SURVEY ID# 257

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 208 W CENTRE ST

LAT/LONG 30.281903 -98.868604

ALTERNATE ADDRESS N/A

PARCEL # 26647

LEGAL DESCRIPTION BASSE BLK 3 LOT 10-PT & 11

OWNER NAME 5A PROPERTIES LLC

2017 GCAD VALUATION $186,910

PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION None

2018 RECOMMENDATION ☐ Local landmark ☐ NRHP indiv. eligible ☐ High ☒ Medium ☐ Low ☒ within rec. district expansion

If recommended eligible: **CRITERIA (local)** N/a **CRITERIA (NRHP)** N/a

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HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: May 12, 2026
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: DEV-2026-3-COA - 212 W. Centre St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a screened-in porch addition and a covered / open-air exterior dining space for the property located at 212 W. Centre St., bearing the legal description of BASSE BLK 3 LOT 8.

SUMMARY:
The applicant is requesting a Certificate of Appropriateness (COA) to construct a screened-in porch addition at the rear of the existing single-family structure as well as a covered / open-air exterior dining space. The new exterior space will be connected to the side entry via a timber-framed pergola which is planned to be covered with vegetation. The proposed project also includes the construction of a two-story garage/home office structure. The structure has been designed to compliment the existing residence in form, materiality, and architectural detailing.

The property consists of an 8,925 square foot lot with a 1,578 residential structure. The property is currently being used as a Short-Term Rental (STR). The existing structure has a medium rating and was constructed in 1932. It is built in a Minimal Traditional Primary Style.

Application Number: DEV-2026-3-COA

Proposal: Screened in porch addition, covered / open-air exterior dining space and new construction of two-story garage / home office structure

Address: 212 W. Centre St.

Rating: Medium

Zoning: R1 - Single Family Residential District

Owner: Eddie Mays

Applicant: Matt Jarosz, Sport & Country

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

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 spirt 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.

Preservation

(a) Avoid damaging or obstructing historic character-defining building features and/or site features when constructing additions.

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

(b) Consider altering existing interior spaces, including attics, to increase living space before considering the construction of an addition.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Height and Massing

(c) For side additions, use hyphens to connect the addition to the historic building while minimizing the impact on adjoining historic building fabric. The side addition should be pushed back as far as possible so as to retain the original side elevation. (See fig. 3-47.)

High Priority	Medium Priority	Low Priority
Side additions not allowed unless a rear addition is not feasible.	Required	Recommended

(d) For rear additions, consider using hyphens, breezeways, insets, or offsets to connect the addition to the historic building differentiating the massing from the original main house. (See fig. 3-48.)

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(e) Set back new additions from the historic building so that the historic building retains visual emphasis.

(f) Additions may gain additional height the further they are set back, with a maximum height no more than 10 feet taller than the historic building, measured from the historic building's original roof peak to the addition's roof peak.

High Priority	Medium Priority	Low Priority

Appropriate if set back behind the historic rearmost wall	Appropriate if set back behind the historic rearmost wall with a slight offset/inset or siding break	Appropriate if set back 15 feet behind the historic front wall (excluding the porch) or behind the original roof's ridgeline

(g) Design basement additions so that they do not raise the historic floor level of the building.

High Priority	Medium Priority	f1adeb1b.png"> Low Priority
Required	Recommended	Recommended

(h) Basement additions that require raising the historic floor level may be appropriate in some cases, provided that the new floor level of the building is not higher than either the average of the contributing buildings on the same block face, or the average of the adjacent buildings (if both adjacent buildings are contributing).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

(i) Where possible, align the floor plates of additions with the historic building.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(j) If finishing out an existing attic, the addition of dormer windows may be appropriate in some instances.

High Priority	Medium Priority	Low Priority
Required set back behind historic rear wall	Required setback a minimum of 15 feet measured from the	Recommended

Design

(k) Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building.

High Priority	; border-left: none; padding: 0in; height: 9.7pt; vertical-align: top;"> Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

(l) Design new additions to be compatible with the historic building but differentiated enough so that they are not confused as historic or original to the building. (Refer to the "Additions: Compatible but Differentiated" sidebar above.)

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

(m) Balance compatibility with differentiation among the following aspects of the addition's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette.

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

(n) Contemporary architectural styles are appropriate for additions provided that compatibility is retained among other building aspects; for example, an addition may have a contemporary roof form, fenestration pattern, and style if it maintains a compatible footprint shape, materials, and color palette.

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

(o) New additions should not overpower existing main structures. Full-floor second story additions that obscure the form of the original structure are not appropriate.

High Priority	Medium Priority	Low Priority
Inappropriate	Inappropriate	Allowed if not overpowering neighboring properties.

(p) The addition should be visually cohesive as a unit; the different parts of the addition should clearly communicate a unified, contemporary date of construction. Consider using one consistent roof form for the entire addition.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(q) Design exterior walls, roof features, and window/door openings to authentically communicate the structural system of the addition. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system. Application of false structural elements is prohibited.

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

(r) Revealing an addition's structural elements—like true load-bearing masonry or revealed posts and beams—is encouraged.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Materials

(s) Modern materials, such as fiber-cement siding, are appropriate for additions, provided that the overall design balances compatibility with differentiation.

High Priority	Medium Priority	Low Priority
Allowed	Allowed	Allowed

(t) Limiting the materials palette for additions to two materials is recommended.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(u) If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using masonry veneer or stucco atop a wood-frame structure is discouraged.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

ccessory 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.

High Priority	Medium Priority	Low Priority
Required	Required	Required

Setbacks and Lot Coverage

- Follow lot coverage standards as required in *Section 3.4.1*.

High Priority	Medium Priority	Low Priority
Required	Required	Required

Height and Massing

- 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.)

Required; maximum of one story, 18 feet in height	Required; maximum of two stories, 28 feet in height	Required; maximum of two stories, 28 feet in height

Design

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

- 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.

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

(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.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Materials

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(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.

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

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

High Priority	Medium Priority	Low Priority
Appropriate	Appropriate	Appropriate

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

STAFF RECOMMENDATION:

Staff has no objection to the proposed screened-in porch addition since it is located in the rear of the property. The open-air dining space is considered an amenity temporary structure which would qualify on its own as an administrative approval.

ATTACHMENTS:

1. DEV-2026-3-COA-2026 04 08 - 212 west centre st - hrb drawings
2. DEV-2026-3-COA-212 W CENTRE HISTORIC 1
3. DEV-2026-3-COA-212 W CENTRE HISTORIC 2
4. DEV-2026-3-COA-212 W CENTRE HISTORIC 3
5. DEV-2026-3-COA-212 W CENTRE HISTORIC 4
6. DEV-2026-3-COA-212 W CENTRE HISTORIC
7. DEV-2026-3-COA-212 W CENTRE



EXISTING RESIDENCE - VIEW FROM WEST CENTRE STREET



EXISTING RESIDENCE - VIEW AT SIDE OF RESIDENCE



NEIGHBORING RESIDENCE TO THE WEST



NEIGHBORING RESIDENCE TO THE EAST



REAR OF PROPERTY - VIEW FROM ALLEY



NEIGHBORING RESIDENCE TO THE EAST - VIEW FROM ALLEY



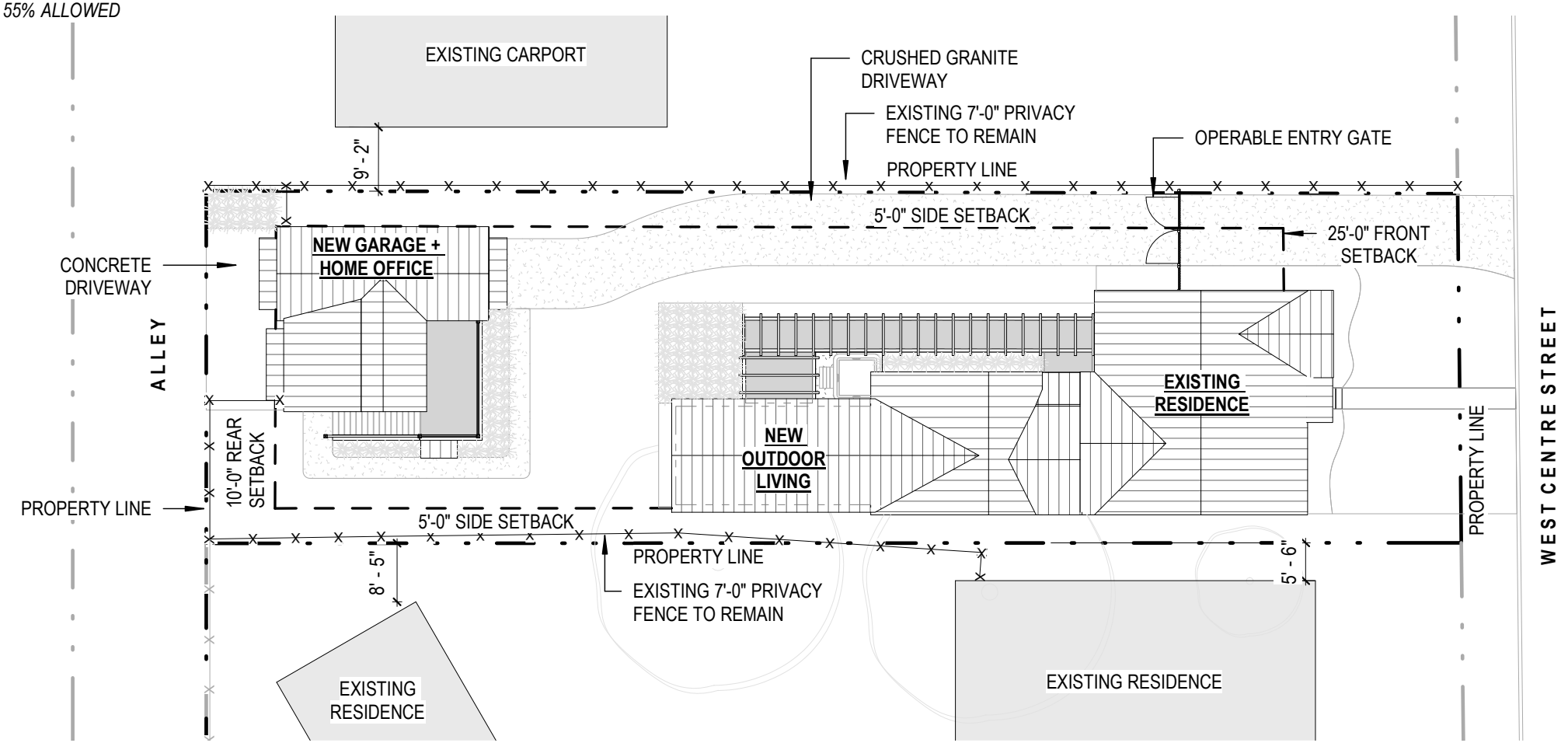
NEIGHBORING RESIDENCE TO THE WEST - VIEW FROM ALLEY

GROSS BUILDING: 3,237 SF
34.4% BUILDING COVERAGE
40% ALLOWED

IMPERVIOUS COVERAGE: 4,846 SF
EXISTING RESIDENCE: 1,570 SF
GARAGE: 838 SF
OUTDOOR LIVING: 829 SF
DRIVEWAY + WALKWAY (DECOMPOSED GRANITE): 1,609 SF

54.2% IMPERVIOUS COVERAGE
55% ALLOWED

SPORT&COUNTRY

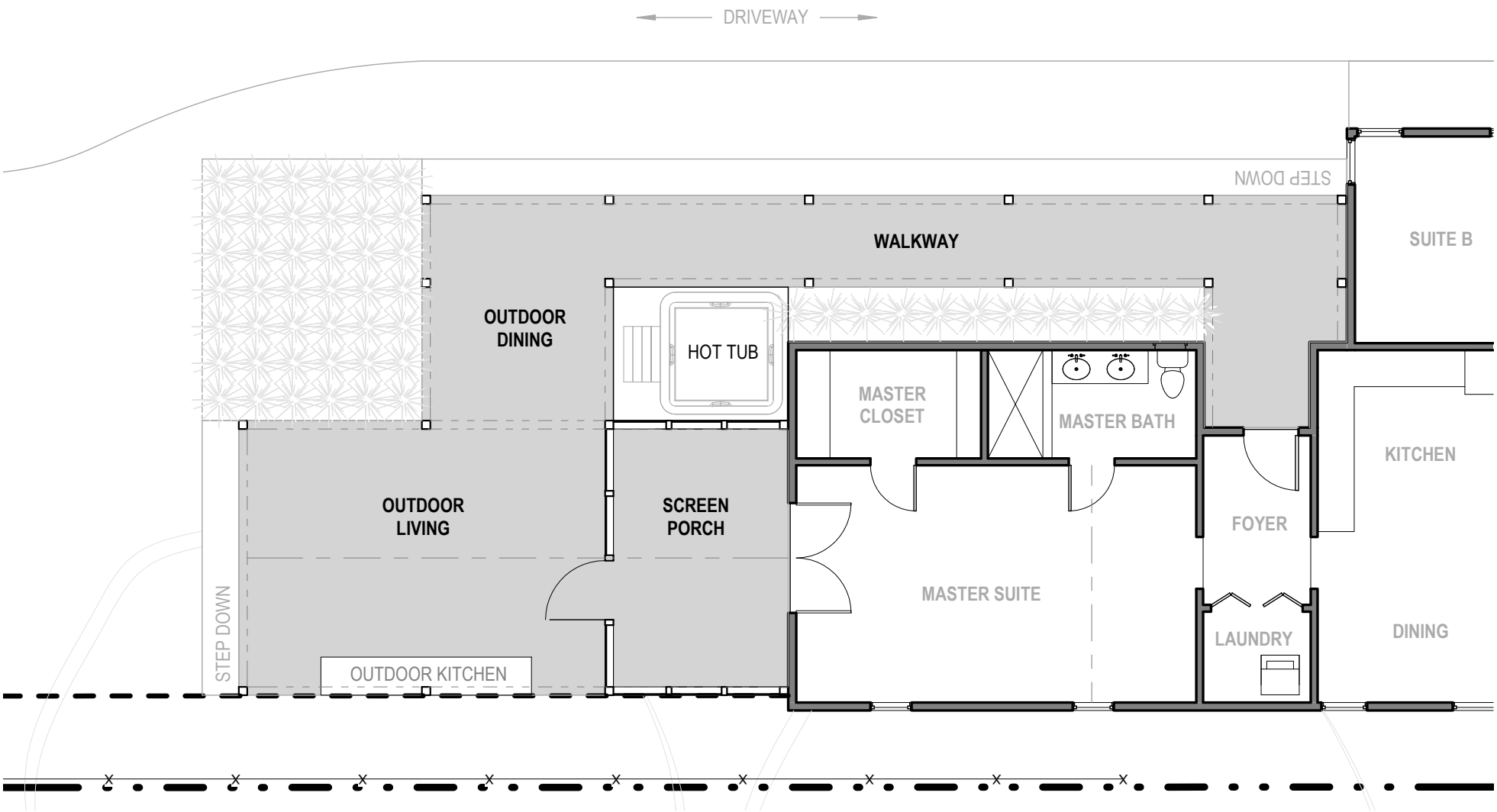


SITE PLAN
SCALE: 3/64" = 1'-0"

PLAN NORTH

TRUE NORTH

SPORT&COUNTRY



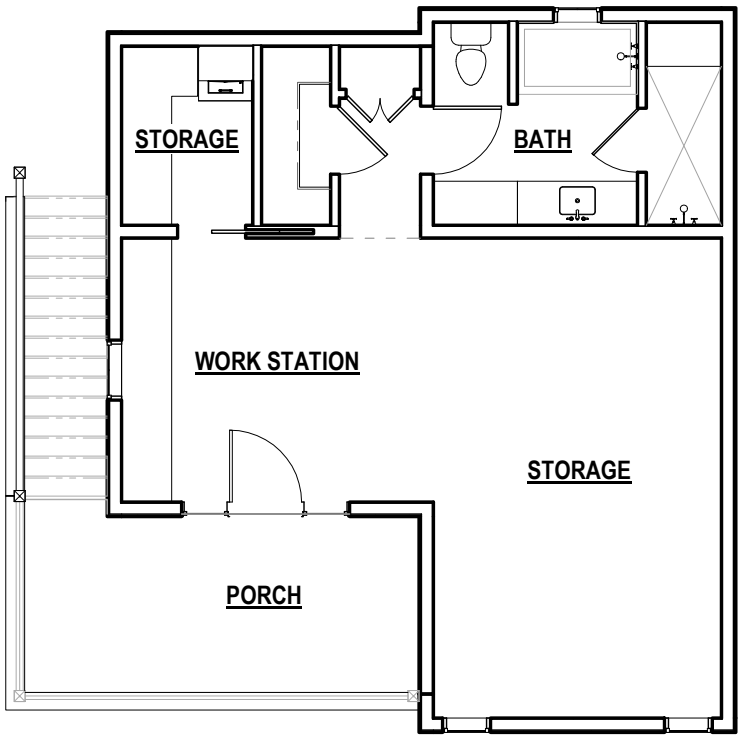
OUTDOOR LIVING FLOOR PLAN

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

PLAN NORTH

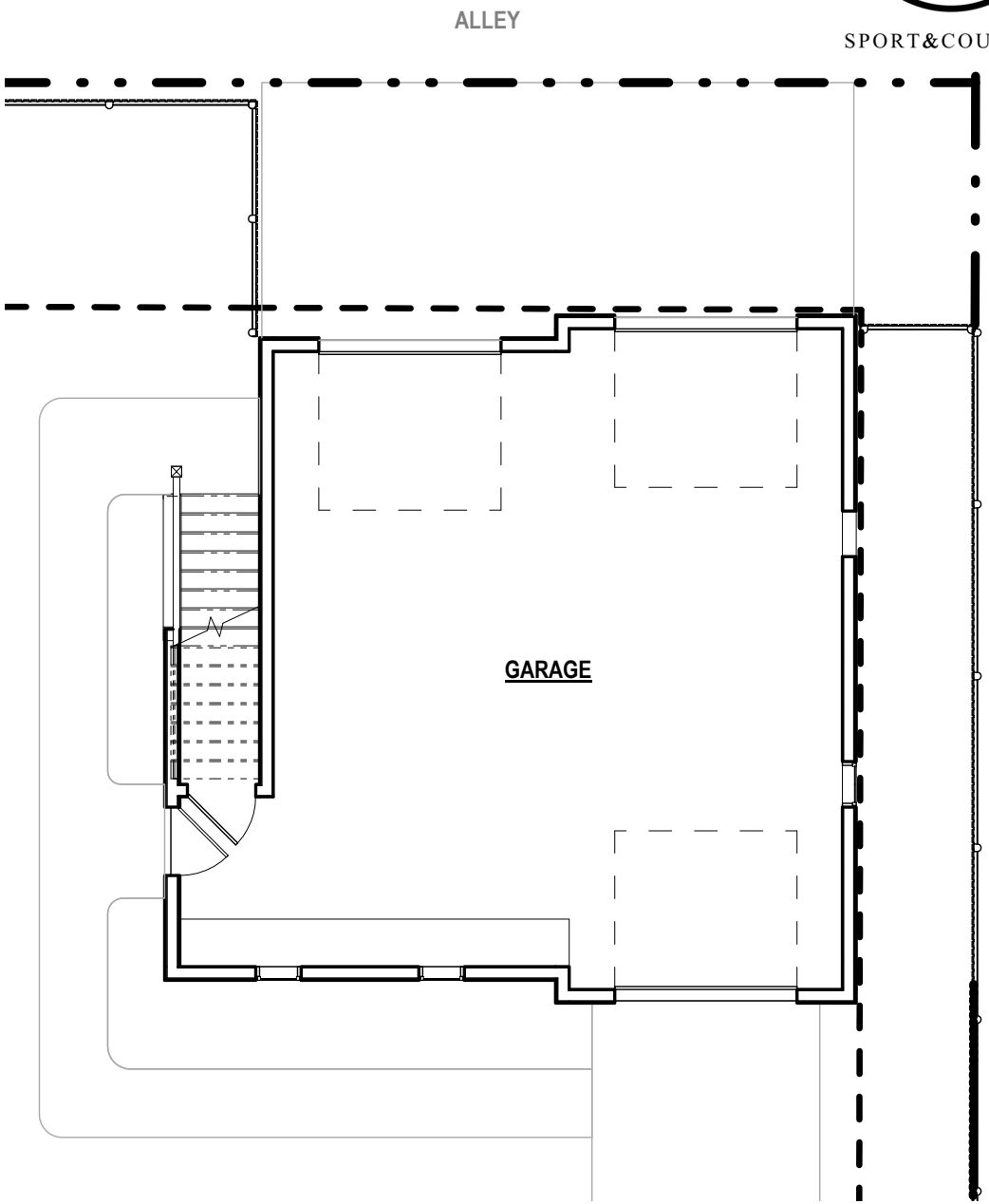
TRUE NORTH

SPORT&COUNTRY



SECOND FLOOR - HOME OFFICE

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



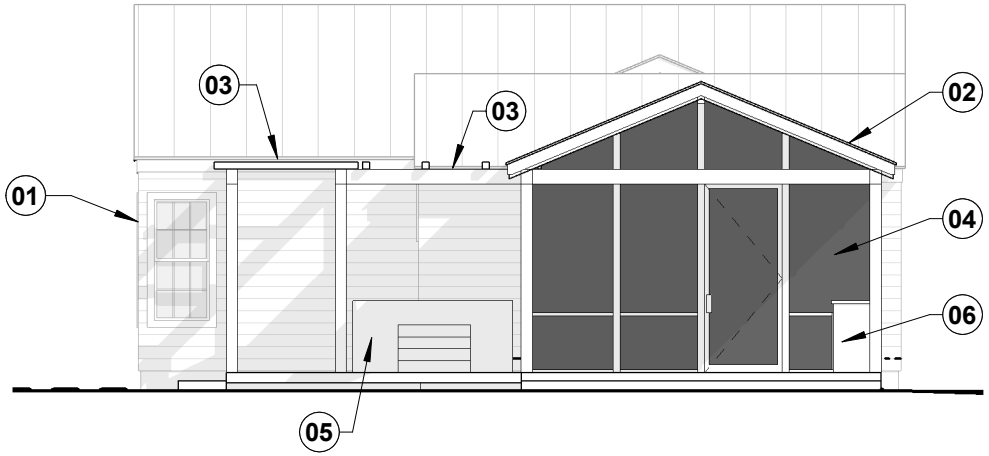
FIRST FLOOR - GARAGE

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

ELEVATION NOTES

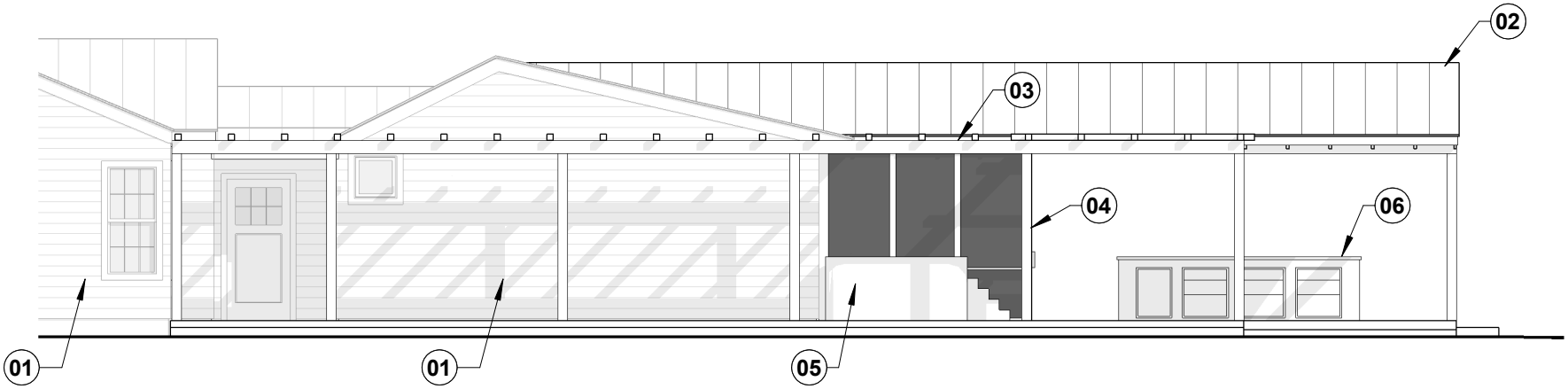
01 EXISTING RESIDENCE.
02 NEW, GALVALUME METAL ROOF TO MATCH EXISTING ROOF.
03 TIMBER FRAMED PERGOLA.
04 TIMBER FRAMED SCREEN PORCH.
05 RELOCATE EXISTING SPA.
06 OUTDOOR KITCHEN AND SERVING COUNTER.
07 TIMBER FRAMED AWNING.
08 LAP SIDING TO MATCH SIDING AT RESIDENCE.
09 SHUTTERS TO MATCH EXISTING SHUTTERS AT RESIDENCE.
10 EXTERIOR STAIR WITH WOODEN HANDRAIL TO SECOND STORY PORCH.
11 INSULATED GARAGE DOOR, PAINTED TO MATCH TRIM.

SPORT&COUNTRY



EXTERIOR ELEVATION - PLAN WEST

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

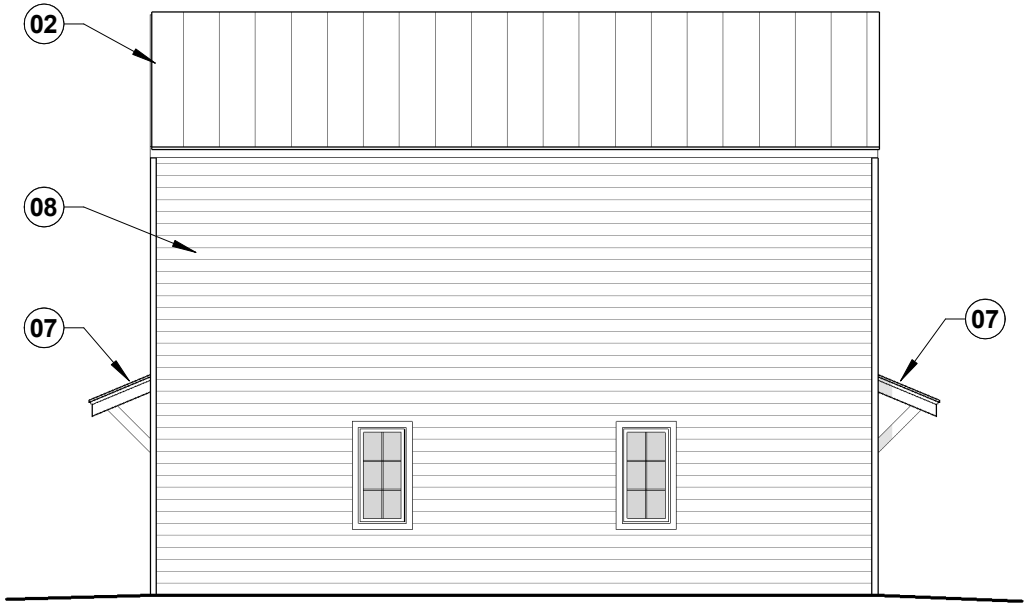


OUTDOOR LIVING - PLAN NORTH

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

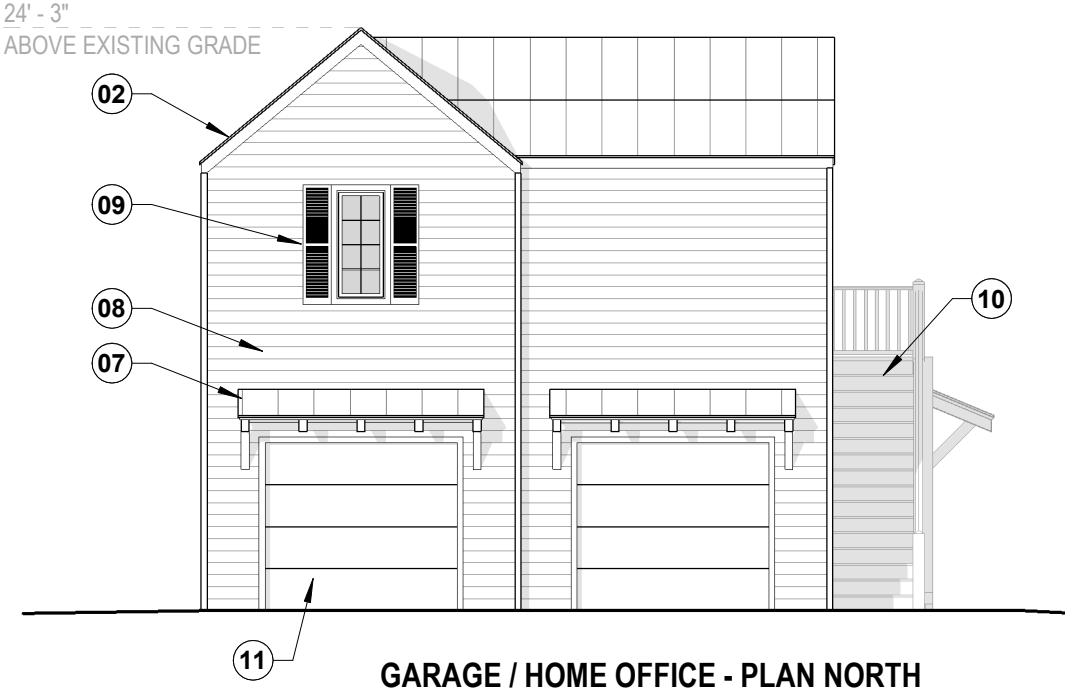
ELEVATION NOTES

01 EXISTING RESIDENCE.
02 NEW, GALVALUME METAL ROOF TO MATCH EXISTING ROOF.
03 TIMBER FRAMED PERGOLA.
04 TIMBER FRAMED SCREEN PORCH.
05 RELOCATE EXISTING SPA.
06 OUTDOOR KITCHEN AND SERVING COUNTER.
07 TIMBER FRAMED AWNING.
08 LAP SIDING TO MATCH SIDING AT RESIDENCE.
09 SHUTTERS TO MATCH EXISTING SHUTTERS AT RESIDENCE.
10 EXTERIOR STAIR WITH WOODEN HANDRAIL TO SECOND STORY PORCH.
11 INSULATED GARAGE DOOR, PAINTED TO MATCH TRIM.



GARAGE / HOME OFFICE - PLAN EAST

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



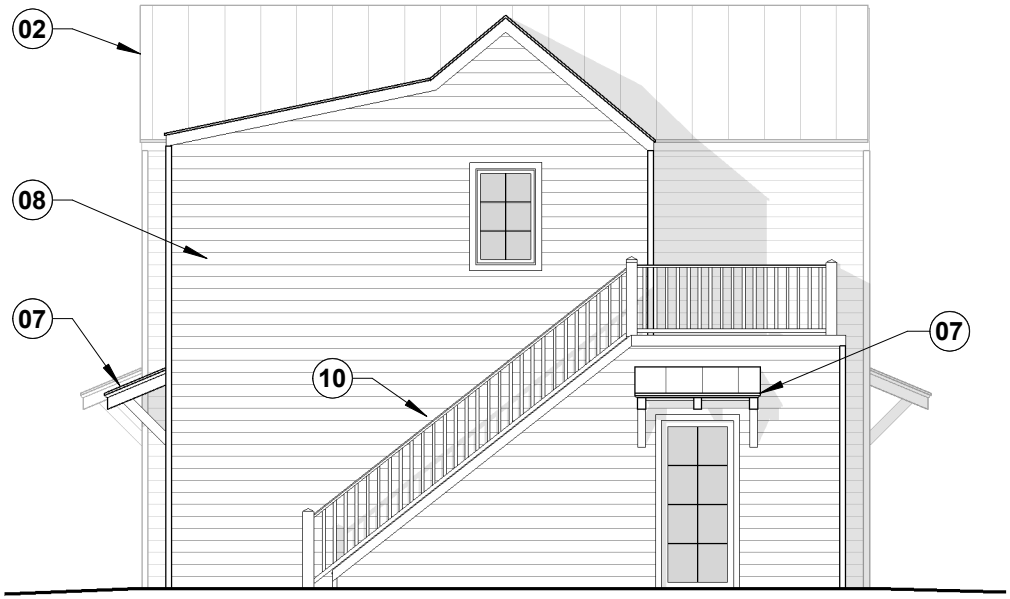
GARAGE / HOME OFFICE - PLAN NORTH

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

SPORT&COUNTRY

ELEVATION NOTES

01 EXISTING RESIDENCE.
02 NEW, GALVALUME METAL ROOF TO MATCH EXISTING ROOF.
03 TIMBER FRAMED PERGOLA.
04 TIMBER FRAMED SCREEN PORCH.
05 RELOCATE EXISTING SPA.
06 OUTDOOR KITCHEN AND SERVING COUNTER.
07 TIMBER FRAMED AWNING.
08 LAP SIDING TO MATCH SIDING AT RESIDENCE.
09 SHUTTERS TO MATCH EXISTING SHUTTERS AT RESIDENCE.
10 EXTERIOR STAIR WITH WOODEN HANDRAIL TO SECOND STORY PORCH.
11 INSULATED GARAGE DOOR, PAINTED TO MATCH TRIM.



GARAGE / HOME OFFICE - PLAN WEST

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

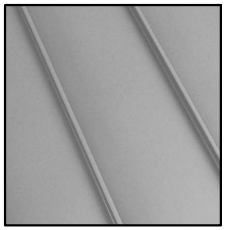


GARAGE / HOME OFFICE - PLAN SOUTH

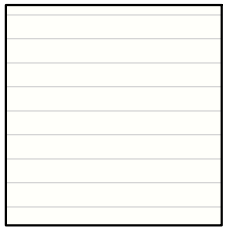
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SPORT&COUNTRY

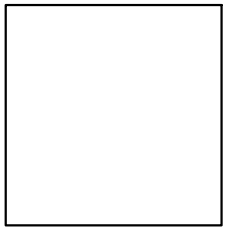
MATERIALS LEGEND



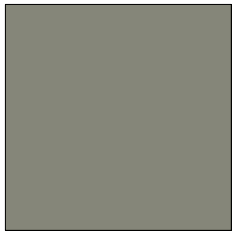
METAL ROOF - GALVALUME
(TO MATCH RESIDENCE)



LAP SIDING
(TO MATCH RESIDENCE)



WINDOWS - WHITE
(TO MATCH RESIDENCE)



TIMBER / TRIM / FASCIA
(TO MATCH RESIDENCE)

SPORT&COUNTRY



MATERIALS LEGEND

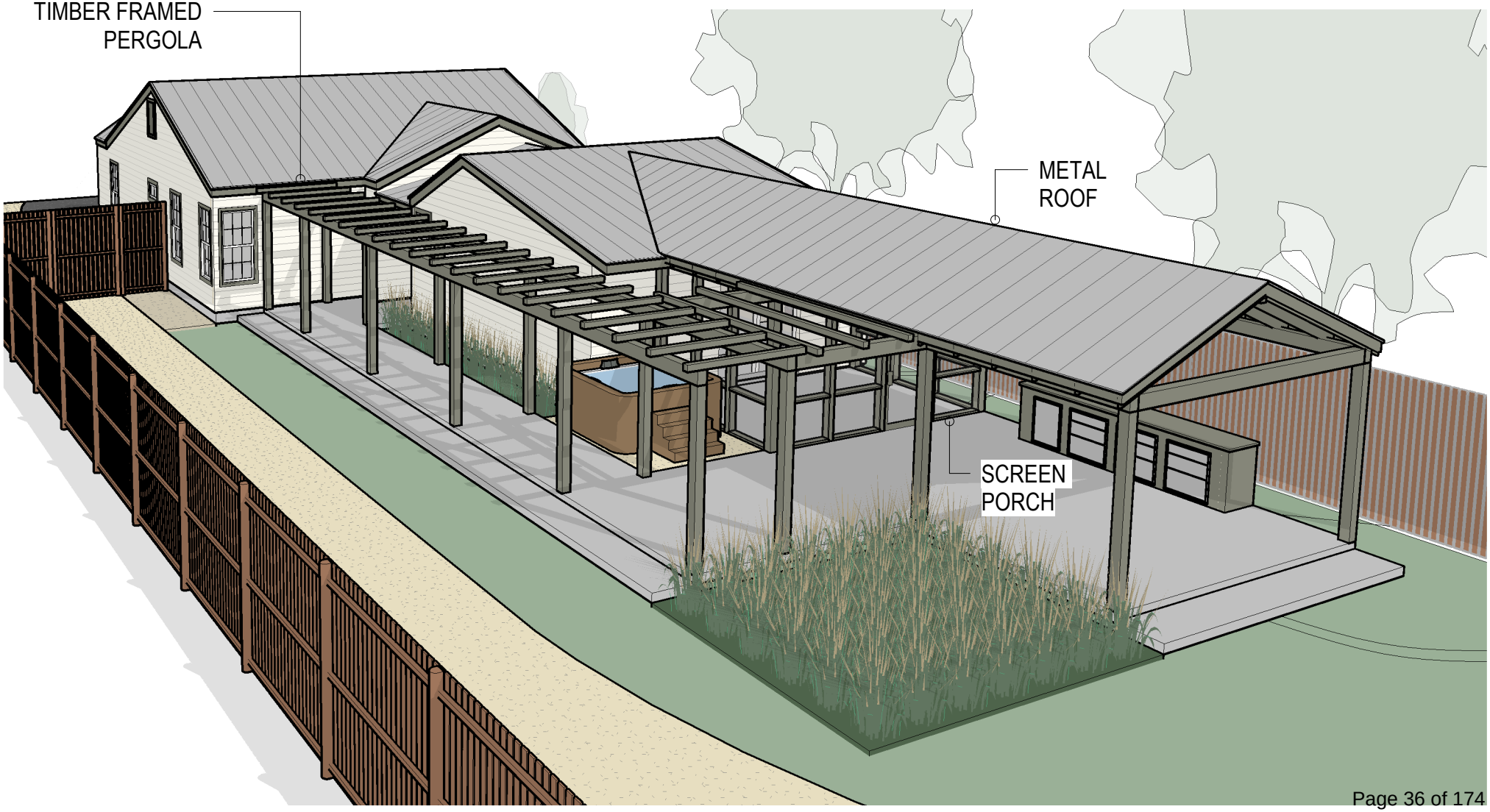
METAL ROOF - GALVALUME
(TO MATCH RESIDENCE)

LAP SIDING
(TO MATCH RESIDENCE)

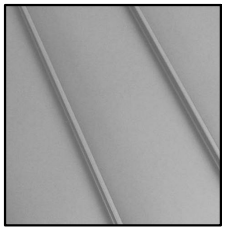
WINDOWS - WHITE
(TO MATCH RESIDENCE)

TIMBER / TRIM / FASCIA
(TO MATCH RESIDENCE)

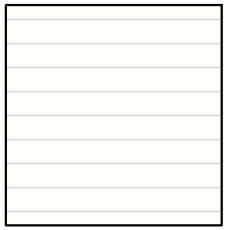
SPORT&COUNTRY



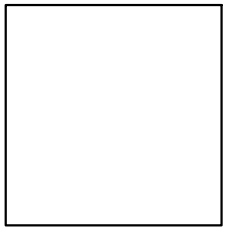
MATERIALS LEGEND



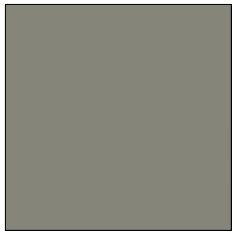
METAL ROOF - GALVALUME
(TO MATCH RESIDENCE)



LAP SIDING
(TO MATCH RESIDENCE)

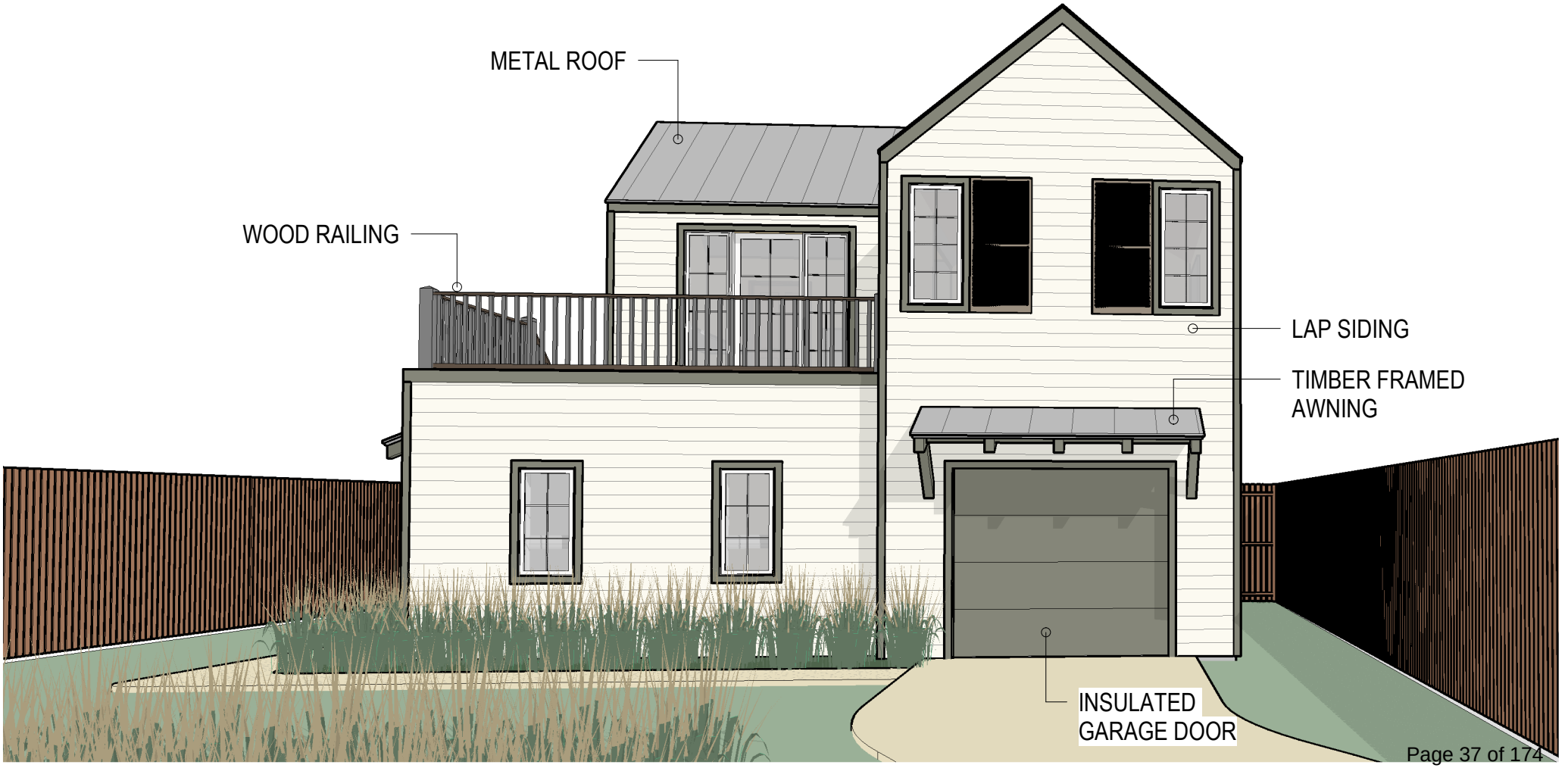


WINDOWS - WHITE
(TO MATCH RESIDENCE)

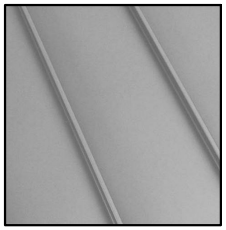


TIMBER / TRIM / FASCIA
(TO MATCH RESIDENCE)

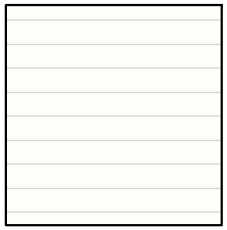
SPORT&COUNTRY



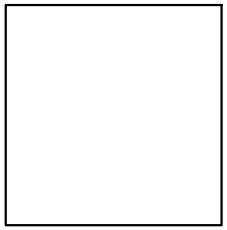
MATERIALS LEGEND



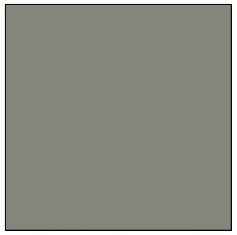
METAL ROOF - GALVALUME
(TO MATCH RESIDENCE)



LAP SIDING
(TO MATCH RESIDENCE)



WINDOWS - WHITE
(TO MATCH RESIDENCE)



TIMBER / TRIM / FASCIA
(TO MATCH RESIDENCE)

SPORT&COUNTRY



PHYSICAL DESCRIPTION

YR. BUILT c.1940 **YR. SOURCE** Estimate

TYPE Building **FORM** L-plan

PRIMARY STYLE Minimal Traditional **CURRENT FUNCTION** Domestic: Single dwelling

SECONDARY STYLE No secondary style **HISTORIC FUNCTION** Domestic: Single dwelling











City of Fredericksburg, Texas | Historic Resources Survey

SURVEY ID# 259

Surveyed by Cox|McLain Environmental Consulting, Inc. 2018

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 212 W CENTRE ST

LAT/LONG 30.282143 -98.868968

ALTERNATE ADDRESS N/A

PARCEL # 22271

LEGAL DESCRIPTION BASSE BLK 3 LOT 8

OWNER NAME MEINE, GEORGE C

2017 GCAD VALUATION $161,930

PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION None

2018 RECOMMENDATION ☐ Local landmark ☐ NRHP indiv. eligible ☐ High ☒ Medium ☐ Low ☒ within rec. district expansion

If recommended eligible: **CRITERIA (local)** N/a **CRITERIA (NRHP)** N/a

HISTORICAL INFORMATION

According to aerial review, this building was constructed between 1938 and 1948. Sanborn coverage is not available for the parcel.


Google Maps

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: May 12, 2026
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-266 - 105 N. Acorn St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a rear addition including an attached porch, a pool, pool patio, an outdoor kitchen and relocate a tank house within the property located at 105 N. Acorn St., bearing the legal description of FBG ADDN, BLK 10, LOT 126R-B.

SUMMARY:
The applicant is requesting a Certificate of Appropriateness to construct a rear addition including an attached porch, a pool, pool patio, an outdoor kitchen and relocate a tank house. The property consists of a 7,661 square foot lot with a 1,988 square foot residential structure built in 1910 with an open porch added in 1991. The property has a Medum rating. The existing residential structure has a Vernacular stylistic influence and is an example of a distinctive building type or architectural style that has undergone alterations or deterioration. The exterior walls are re-clad with aluminum siding.

The proposed new addition includes 551 square feet of new first floor area and 229 square feet of new back porch area. The existing house will have the metal siding removed to reveal the original wood siding. All original doors, casings, trims, and decorative elements will be salvaged and reinstalled. All windows will be replaced due to the state of the existing windows. The new windows will match the style of the current windows to preserve the historic character of the home.

Application Number: 2026-192

Proposal: Construction of new addition, demolition of existing garage in the rear of the property, demolition of porch on east wall of house and partial removal of east wall of house; relocation of tank house

Address: 105 N. Acorn St.

Rating: Medium

Zoning: R1 - Single Family Residential District

Owner: Mr. & Mrs. Robinson

Applicant: Eric Mustard, Mustard Architects

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

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 spirt 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.

Preservation

(a) Avoid damaging or obstructing historic character-defining building features and/or site features when constructing additions.

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

(b) Consider altering existing interior spaces, including attics, to increase living space before considering the construction of an addition.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Height and Massing

(c) For side additions, use hyphens to connect the addition to the historic building while minimizing the impact on adjoining historic building fabric. The side addition should be pushed back as far as possible so as to retain the original side elevation. (See fig. 3-47.)

High Priority	Medium Priority	Low Priority
Side additions not allowed unless a rear addition is not feasible.	Required	Recommended

(d) For rear additions, consider using hyphens, breezeways, insets, or offsets to connect the addition to the historic building differentiating the massing from the original main house. (See fig. 3-48.)

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(e) Set back new additions from the historic building so that the historic building retains visual emphasis.

(f) Additions may gain additional height the further they are set back, with a maximum height no more than 10 feet taller than the historic building, measured from the historic building's original roof peak to the addition's roof peak.

High Priority	Medium Priority	Low Priority

Appropriate if set back behind the historic rearmost wall	Appropriate if set back behind the historic rearmost wall with a slight offset/inset or siding break	Appropriate if set back 15 feet behind the historic front wall (excluding the porch) or behind the original roof's ridgeline

(g) Design basement additions so that they do not raise the historic floor level of the building.

High Priority	Medium Priority	Low Priority
Required	Recommended	Recommended

(h) Basement additions that require raising the historic floor level may be appropriate in some cases, provided that the new floor level of the building is not higher than either the average of the contributing buildings on the same block face, or the average of the adjacent buildings (if both adjacent buildings are contributing).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

(i) Where possible, align the floor plates of additions with the historic building.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(j) If finishing out an existing attic, the addition of dormer windows may be appropriate in some instances.

High Priority	Medium Priority	Low Priority
Required set back behind historic rear wall	Required setback a minimum of 15 feet measured from the	Recommended

Design

(k) Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building.

High Priority	; border-left: none; padding: 0in; height: 9.7pt; vertical-align: top;"> Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

(l) Design new additions to be compatible with the historic building but differentiated enough so that they are not confused as historic or original to the building. (Refer to the "Additions: Compatible but Differentiated" sidebar above.)

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

(m) Balance compatibility with differentiation among the following aspects of the addition's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette.

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

(n) Contemporary architectural styles are appropriate for additions provided that compatibility is retained among other building aspects; for example, an addition may have a contemporary roof form, fenestration pattern, and style if it maintains a compatible footprint shape, materials, and color palette.

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

(o) New additions should not overpower existing main structures. Full-floor second story additions that obscure the form of the original structure are not appropriate.

High Priority	Medium Priority	Low Priority
Inappropriate	Inappropriate	Allowed if not overpowering neighboring properties.

(p) The addition should be visually cohesive as a unit; the different parts of the addition should clearly communicate a unified, contemporary date of construction. Consider using one consistent roof form for the entire addition.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(q) Design exterior walls, roof features, and window/door openings to authentically communicate the structural system of the addition. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system. Application of false structural elements is prohibited.

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

(r) Revealing an addition's structural elements—like true load-bearing masonry or revealed posts and beams—is encouraged.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Materials

(s) Modern materials, such as fiber-cement siding, are appropriate for additions, provided that the overall design balances compatibility with differentiation.

High Priority	Medium Priority	Low Priority
Allowed	Allowed	Allowed

(t) Limiting the materials palette for additions to two materials is recommended.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(u) If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using masonry veneer or stucco atop a wood-frame structure is discouraged.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

STAFF RECOMMENDATION:

Staff has no objection to the proposed demolition of the garage, east wall and porch. The proposed renovation demonstrates an attempt to restore the architectural elements and preserve the historic character of the structure.

ATTACHMENTS:

1. 2026-266-105 n acorn st - coa notice of action application
2. 2026-266-105 N ACORN- STREET VIEW

3. 2026-266-105 n acorn - historic

HISTORIC DISTRICT/ LANDMARK CHECKLIST

Properties located within the boundaries of the Fredericksburg Historic District or individually designated as a local historic landmark are subject to review by the Historic Preservation Officer and the Historic Review Board. Please check the most current zoning map to see the boundaries of the district and location of individual landmarks.

- ☒ Completed Certificate of Appropriateness Application
- ☒ Photos of existing conditions show all sides of building and details of area in question, and historic photos if available
- ☒ Drawings that adequately show all proposed changes (drawn to scale with dimensions)
- ☒ Site plan for proposed demolition, addition or fencing
- ☒ Narrative describing complete scope of work
- ☒ If removing original or historic material, provide information on replacement material (such as siding, columns, windows, etc.)
- ☒ Paint swatches
- ☒ If brining building up to ADA code requirements, show ramps and proposed changes to doors, thresholds, etc.

Note: Additional information may be required to complete review of proposed project by the Historic Review Board (HRB). Staff will notify you if the project can be approved administratively or if the project must be approved by the HRB.

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent: _____ Date: 03.23.26

Printed Name: Eric Mustard

ARCHITECTS
Mustard

SCOPE OF WORK NARRATIVE

Date:	March 23, 2026
Project No.:	2523
Owner:	Mr. & Mrs. Robinson
Subject Property:	105 N Acorn St
Authorized Applicant:	Eric Mustard, Architect

General description of work:

The existing residence will be renovated for the owner's use. The scope includes the remodeling of the floorplan layout in the existing house. It will also include an addition with a master bedroom wing, an attached porch, pool, and pool patio. The existing tank house will also be relocated to another spot on the property. The existing house will have the metal siding removed to reveal the original wood siding. All original doors, casings, trims, and decorative elements will be salvaged and reinstalled. All windows will be replaced due to the state of the existing windows. The new windows will match the style of the current windows to preserve the historic character of the home.

Modification request to existing structure/site:

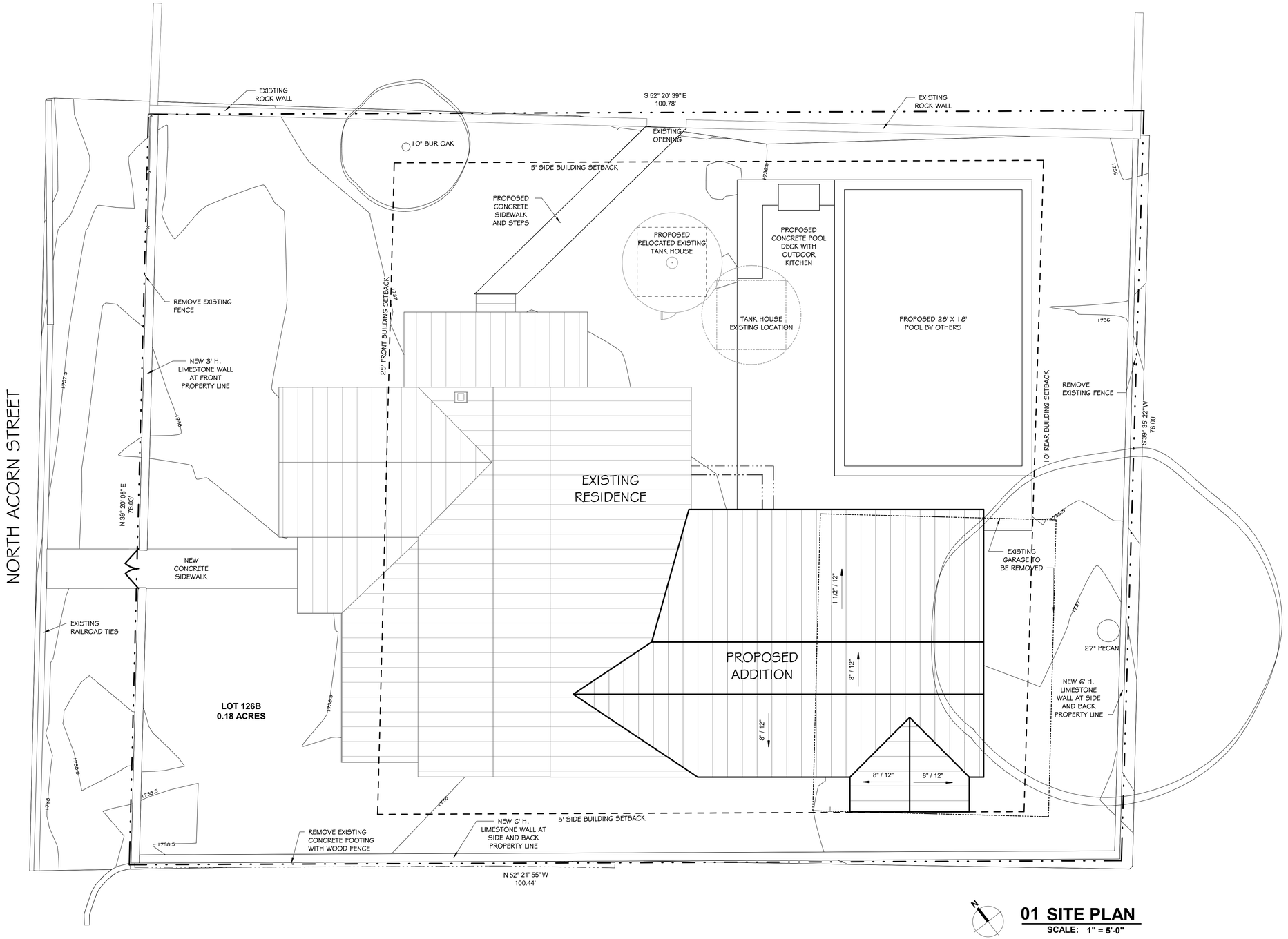
No.	Item
01.	**Request demolition of the exterior elements:** a) Removal of the existing garage behind house. b) Removal of the current driveway. c) Removal of current wood fence.
02.	**Request demolition of the existing house:** a) Removal of porch on the east wall of house. b) Partial removal of the east wall for the master wing and porch expansion.

Proposed new work:

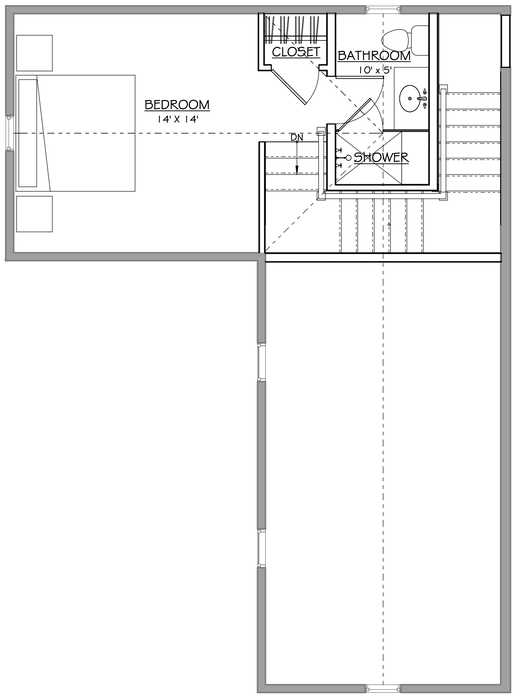
No.	Item
01.	**Request approval of site addition:** a) Installation of a new walkway with gate from North Acorn Street to front porch. b) Installation of a new rock wall around property. c) Relocating existing tank house. d) New walkway from the opening in existing rock wall on North side of property to side porch. e) Installation of a new pool, pool patio, and outdoor kitchen.
02.	**Request approval of residence addition:** a) Construction and restoration of all porches to their original design. b) Addition of a master bedroom, bathroom, and closet to the east side of existing house. c) Addition of a porch on east side of house. d) Replace windows on existing house to match original windows.

FINISHES SCHEDULE

TRIM, FASCIA, CASINGS, WOOD WORK, COLUMN, CEILING, SOFFIT		SHERWIN WILLILAMS ROYCRAFT MIST GREY SW 2844
EXTERIOR DOORS & WINDOWS		SHERWIN WILLIAMS ROOKWOOD RED SW 2802
SIDING		SHERWIN WILLIAMS CLASSIC LIGHT BUFF SW 0050
ROOFING		26. GA. FLAT PAN SEAL BROWN STANDING SEAM METAL ROOF WITH 18" SEAM SPACING & FOLDED SEAMS

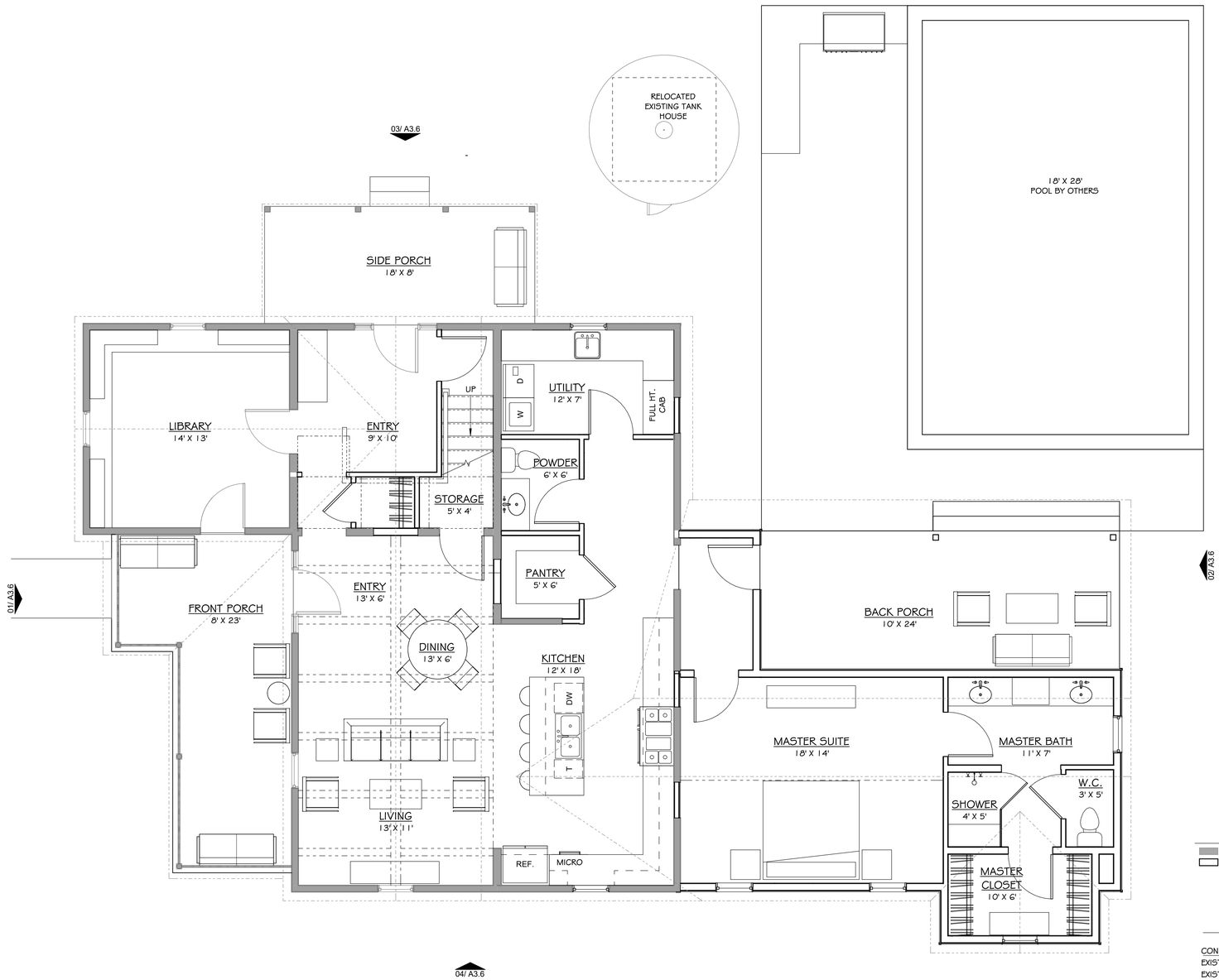


01 SITE PLAN
SCALE: 1" = 5'-0"



02 SECOND FLOOR

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



01 FIRST FLOOR PLAN

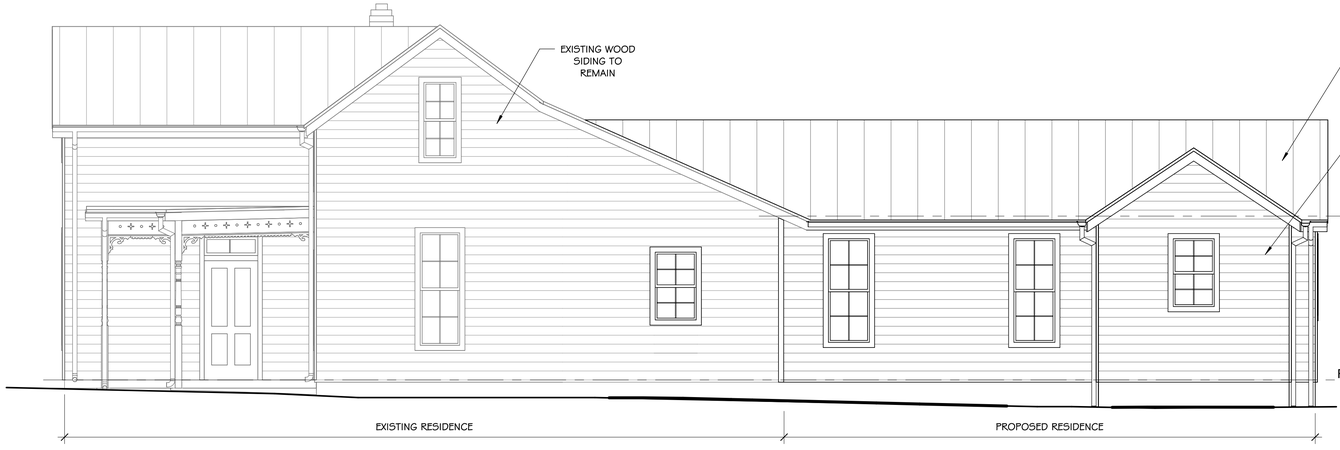
SCALE: 1/4" = 1'-0"

WALL LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION

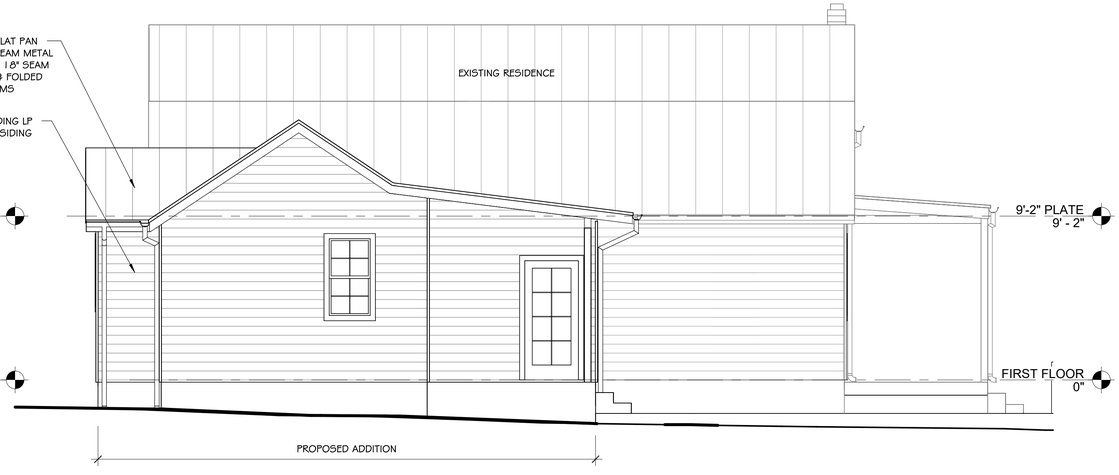
BUILDING DATA

CONDITIONED SPACE	
EXISTING FIRST FLOOR	1193 SF
EXISTING SECOND FLOOR	291 SF
NEW FIRST FLOOR	551 SF
	2035 SF
UNCONDITIONED SPACE	
EXISTING FRONT PORCH	220 SF
EXISTING SIDE PORCH	146 SF
NEW BACK PORCH	229 SF
	596 SF
GRAND TOTAL	2631 SF



04 SOUTH ELEVATION

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



02 EAST ELEVATION

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



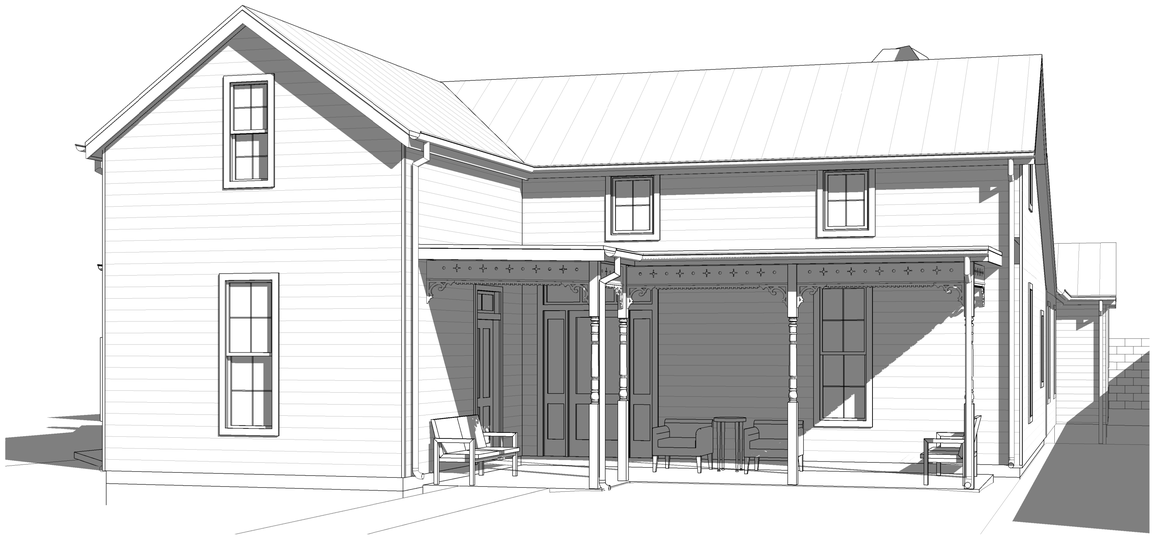
03 NORTH ELEVATION

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



01 WEST ELEVATION

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



03 PERSPECTIVE FROM SOUTHWEST
SCALE:



01 PERSPECTIVE FROM NORTHWEST
SCALE:



Front of Residence (West elevation)





Side of residence (South Elevation)



Back of residence (East Elevation)



Side of Residence (North Elevation)



Existing Tank House



105 N. Acorn



2002 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	525
Address	105 N. Acorn
Date	1880
Stylistic Influence	vernacular
GCAD Hyperlink	R28936
Owner	TRAVIS, GORDON D ETUX
Historic District	Yes Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.
Notes	Exterior walls reclad with aluminum siding.

1983 Historic Resources Survey

Previous Site No. 1

Previous Ranking 2

Previous Photo References

Roll	29	29
Frame	5	6

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: May 12, 2026
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-269 - 606 N. Orange St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) for the demolition of an existing structure and the new construction of a residential structure for the property located at 606 N. Orange St., bearing the legal description of BASSE BLK 1, LOT C.

SUMMARY:
The applicant is requesting a Certificate of Appropriateness (COA) for the demolition of an existing structure and the new construction of a residential structure. The property consists of an 8,518 square foot lot with a 1,670 square foot residential structure built in 1986. The existing structure has a Low rating. The proposed new single-family residential structure is 4,450 square feet, including a garage, porch and covered terrace.

The existing structure qualifies for demolition due to its Low rating and lack of historic architectural elements.

Application Number: 2026-269

Proposal: Demolition of existing structure and construction of new residential structure

Address: 606 N. Orange St.

Rating: Low

Zoning: R1 - Single Family Residential District

Owner: Megan Hughes

Applicant: Deven Baughn, DMB Custom Homes, LLC

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

rimary Buildings
Residential versus Commercial Standards: Which to Follow?

The section herein differentiates new residential construction (*Section 3.4.2.1*) from new commercial construction (*Section 3.4.2.2*). Select which section to follow **based on the character of the adjacent construction, not the use of the new building**. *Appendix C* provides a map of the historic district indicating where residential forms are appropriate, versus where commercial forms are appropriate.

New Residential Construction

Use of Standards

(a) 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*.)

Preservation

(b) Avoid demolishing a historic building to accommodate new construction; the limited circumstances where demolition is permitted are set forth in the Historic Preservation Ordinance in *Appendix G.*

(c) Avoid relocating a designated historic building to construct a new building; moving a building into the historic district from elsewhere may be appropriate in some circumstances.

Relocating Historic Buildings

In communities with little or no protection for historic buildings, relocation may be the only viable alternative to save a building from demolition. Moving a historic building from elsewhere onto a lot in Fredericksburg may be appropriate if the building dates from the same period of significance; if the building's style and form are consistent with Fredericksburg's inventory of historic resources; and if the building is sited on the lot with setbacks compatible with the nearby contributing buildings, with appropriate landscaping surrounding it.

(d) Protect large trees and other significant landscape features from damage during construction, as well as delayed damage due to root compaction or chemical spills during construction activities.

Orientation

(e) New construction must have the same street-front orientation as the contributing buildings on the same block.

Setbacks

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.

Height and Massing

(g) Appropriate heights for new infill construction depend on the surrounding context at the front of the new building; however, new buildings may gain height toward the back: if more than 50 percent of the contributing resources on the block are two-stories, then the front portion of the new construction may rise to two stories; if less than 50 percent, then front must be one story and any two-story portion must be set back 15 feet behind the front wall (excluding the porch). Heights are measured from the grade plane to the mid point on the roof.

(h) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings.

(i) New construction must have floor-to-floor heights similar to those on contributing buildings on the block (within 3 feet of the tallest floor-to-floor heights found on a contributing building on the block).

Design

(j) For new buildings, an attached garage shall not be the focal point of the design and should be located no less than 15 feet from the

front wall of the building (excluding the porch) or one-third of the depth of the building from the front wall of the building, whichever is greater. The garage shall not represent more than 1/3 of the front façade. (see *Section 3.4.3* for discussion of detached garages)

(k) 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.

(l) Design new buildings to be compatible with the historic building but differentiated enough so that they communicate their actual date of construction and do not create a false sense of history.

(m) Balance compatibility with differentiation among the following aspects of the new building's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette (as shown in *Appendix G.6*).

(n) Avoid using a historical style not found among the contributing main houses in the district.

(o) Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have a contemporary roof form, fenestration pattern, and style, if it maintains a compatible footprint shape, materials, and color palette (as shown in *Appendix G.6*).

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

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

Materials

(r) 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.

(s) Modern materials, such as fiber-cement siding, are appropriate for residential buildings, provided that the overall design balances compatibility with differentiation.

(t) 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.

CODE OF ORDINANCES: ARTICLE III. - HISTORIC PRESERVATION

Sec. 23-63. - Demolition/removal.

(a) In addition to the requirements of obtaining Board approval for demolitions, all demolitions in the City of Fredericksburg which are required to have a demolition permit, will be reviewed by the Historic Preservation Officer prior to the issuance of a demolition permit by the Building Official of the City. This is to assure that a historic Resource is not inadvertently overlooked in the rating or landmark designation process. If the Historic Preservation Officer determines, with 14 days following the submission of a request to demolish that the Resource should be preserved, then the demolition permit will be abated for a period of 120 days. During such time, the Historic Preservation Officer shall process the Resource under the historic landmark or rating provisions of this Article, and if it is determined to be a historic landmark, or require rating or re-rating, then the provisions of section (b) below will be used to further process the demolition request. The application for demolition will contain the information and be on the forms described in section 23-61(a) above. No building permit will be issued for any demolition of a historic structure which is subject to regulation under Chapter 23 Article III, Historic Preservation of the Code of Ordinances of the City of Fredericksburg unless a building permit for the construction of the replacement structure at the same site is issued at the same time.

(b) In addition to the criteria specified in section 23-62, the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district:

(1) The demolition, removal or relocation of a historic Resource with a rating of "high" or the demolition or removal of a historic Resource with a rating of "medium" in the Fredericksburg Historic Resource Survey is strictly prohibited.

(2) The demolition, removal or relocation of a historic Resource with a rating of "low", or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose. Refer to section 23-55 and the Fredericksburg Historic Resource Survey for a more detailed definition of the preservation priority rating system.

(3) The demolition of a non-historic accessory structure, non-historic addition or non-historic carport, which is made of primarily non-historic materials, qualifies as an Insignificant Alteration and an Administrative Certificate of Appropriateness may be issued by the Historic Preservation Officer as an administrative approval without review by the Board.

(c) As an exception to (b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.

(d) As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building, or that the requirements of section 23-64, economic hardship, below are met.

(e) The Design Guidelines and Standards for the City Of Fredericksburg, the Secretary's Standards for Rehabilitation, and the Secretary's Guidelines for Rehabilitating Historic Buildings will be used to guide the Board in decisions regarding issuance of a certificate of appropriateness for demolition or removal of a historic Resource within the historic district or upon a historic landmark, when permitted.

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

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

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

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

(4) Plans for proposed new construction or other reuse of the property, and their effects on the historical, cultural, social, or architectural identity of the surrounding area will be positive and promote the goals of this article.

(g) In the case of a removal application, the Board shall affirmatively find that:

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

(2) The Resource is no longer significant to the area in which it is situated;

(3) Reasonable measures have been taken to relocate the Resource within the same property, and that the same cannot reasonably be done;

(4) Reasonable measures have been taken to relocate the Resource within the historic district (if applicable), or that it will be relocated to an area that will be enhanced by the resource and where the goals of this article will be furthered; and

(5) That the condition is not due to demolition by neglect.

(h) In making the determination to permit demolition or removal of a historic Resource, the Board may place reasonable conditions on the same even if such conditions are not related to the mandatory requirements of this article but which are related to the demolition or removal, and to ensure compliance with the plans approved by the Board. The same may include, but is not limited to, the requirement that all conditions be fulfilled prior to issuance of a building permit for the original Resource's location.

(i) Prior to demolition, the Historic Preservation Officer may, as a condition of approval of a certificate of appropriateness for demolition or removal, require the owner, at the owner's expense, to provide documentation of the subject Resources in accordance with the standards of the Historic American Building Survey. Such documentation may include photographs, floor plans, measured drawings, an archeological survey, or other information specified.

(j) The special time period for demolition as described in section 23-61(i) above shall apply to all requests under this section.

(Ord. No. 27-007, 7-5-2017; Ord. No. 2021-16, §§ 9, 10, 7-19-2021)

STAFF RECOMMENDATION:

Staff has no objection to the demolition of the existing structure due to its Low rating. However, there are concerns regarding the mass and scale of the proposed two-story structure in relation to the smaller neighboring structures.

ATTACHMENTS:

1. 2026-269 - 606 N. Orange St Street View
2. 2026-269-historic review meeting 606 n orange st
3. 2026-269-jake & megan hughes 3-18-26
4. 2026-269-25-7857 plat



D·M·B
Custom Homes

Dear Members of the Fredericksburg Historic Review Board,

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

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

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

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

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

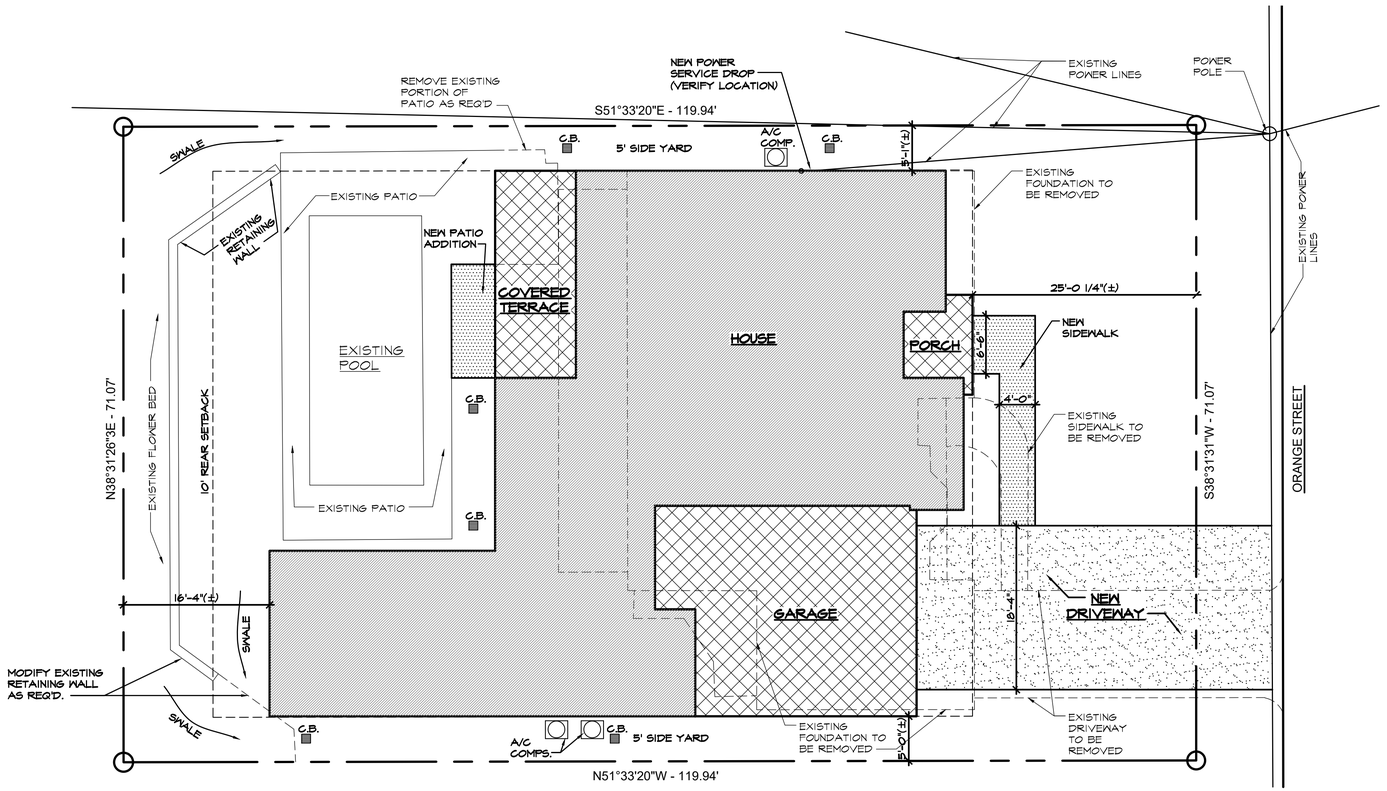
We greatly appreciate your time and consideration of this request and look forward to your guidance on how best to proceed.

Deven Baughn

DMB Custom Homes

DevenBaughn@DMBcustomhomes.com

830.279.4230



SITE PLAN

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

LEGEND

- 92 = NEW FINISH GRADE CONTOUR
- 95 = EXIST'G GRADE CONTOUR
- 199.9 = NEW FINISH GRADE
- = TREE TO REMAIN
- = TREE TO BE REMOVED
- C.B. = CATCH BASIN
- T.O.C.B. = TOP OF CATCH BASIN
- T.O.W. = TOP OF WALL (RETAINING WALL)
- F.G. = FINISH GRADE
- E.G. = EXISTING GRADE
- E.J. = EXPANSION JOINT
- 4" THK. CONC. DRIVE REINF. W/ 6X6XW2.9XW2.9 WWF W/ WS. FINISH, TYP
- 4" THK. CONC. WALK, PATIO AND COURTYARD, REINF. W/ 6X6XW1.4XW1.4 WWF W/ WS. FINISH, TYP

GENERAL NOTES:

1. ALL PLAN DIMENSIONS ARE TO FACE OF FRAMING, FACE OF MASONRY OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE.
2. ALL FRAME WALLS 5 1/2" THICK UNLESS OTHERWISE NOTED. BRICK/ MASONRY SHELVES ARE 5 1/2". DO NOT SCALE DRAWINGS. DISTORTION MAY OCCUR DURING PRINTING. CONTACT ARCHITECT TO OBTAIN ANY UNCLEAR OR MISSING DIMENSIONS.
3. LAYOUT FOUNDATION FROM ARCHITECTURAL DRAWINGS ONLY!!!
   - RECESS FLOOR ±1 1/2" FOR CERAMIC TILE OR MARBLE FLOORING. VERIFY WITH MATERIAL SELECTED.
   - RECESS FLOOR ±3 1/2" FOR WOOD OR BRICK FLOORING. VERIFY WITH MATERIAL SELECTED.
   - VERIFY FINISHED FLOOR ELEVATIONS PRIOR TO POURING SLAB.
   - SLOPE FLOOR AT GARAGE, PORCHES, PATIOS, COVERED TERRACE AS INDICATED ON PLANS.
4. ROUGH-IN GAS FOR CLOTHES DRYER, OVEN, COOK TOP, LOG LIGHTER, A/C UNITS, WATER HEATERS AND WHERE INDICATED ON PLANS.
5. VERIFY FINAL APPLIANCE AND ROOM FINISH SELECTIONS WITH OWNER.
6. VERIFY WINDOW SIZE, HEADER, AND LITE DIVISION PRIOR TO ORDERING UNITS.
7. AIR CONDITIONING UNITS LOCATED IN ATTIC SET IN A GALVANIZED IRON SAFETY PAN WITH DRAIN TO SOFFIT AND EQUIPPED WITH "BECKETT" SWITCH UNLESS NOTED OTHERWISE. VERIFY SIZE AND LOCATION WITH MECHANICAL CONTRACTOR.
8. ALL WATER HEATERS LOCATED IN ATTIC TO BE IN GALVANIZED IRON SAFETY PANS WITH DRAIN TO SOFFIT AND EQUIPPED WITH "BECKETT" SWITCH. TANKLESS WATER HEATERS MAY BE LOCATED ON EXTERIOR WALL - SEE PLANS. VERIFY SIZE AND LOCATION WITH PLUMBING CONTRACTOR.
9. PROVIDE 3/4" PLYWOOD FLOORING AT ATTIC. VERIFY AMOUNT AND LOCATION WITH OWNER.
10. ANY ALTERATION OF THESE PLANS WITHOUT PRIOR WRITTEN CONSENT OF ARCHITECT VOIDS ANY LIABILITY PERTAINING TO THESE CHANGES OR WHAT THEY MAY AFFECT.
11. BUILDER TO COORDINATE A/C - HEATING SYSTEM WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. VERIFY JOIST SPACING AND DIRECTION OF SPAN WITH DUCT ROUTE REQUIREMENTS PRIOR TO CONSTRUCTION.
12. ALL STRUCTURE SHOWN ON THE ARCHITECTURAL SHEETS FOR THIS RESIDENTIAL PROJECT ARE FOR DESIGN INTENT ONLY. FOR ACTUAL DETAILS, SIZES AND DIMENSIONS OF STRUCTURAL ELEMENTS, SEE STRUCTURAL DRAWINGS PROVIDED BY OWNER PREPARED BY LICENSED STRUCTURAL ENGINEER. THIS INCLUDES SIZES OF INTERIOR JOISTS, BEAMS, WALL CONSTRUCTION, FOUNDATION DESIGN, PIERS, GIRDERS, ROOF TRUSSES AND SUPPORT FOR CHIMNEYS AND OTHER ARCHITECTURAL ELEMENTS REQUIRED FOR THIS PROJECT. ANY ALTERATION TO JOIST SIZE, SPACING OR SPAN MUST BE APPROVED BY LICENSED STRUCTURAL ENGINEER PRIOR TO START OF CONSTRUCTION.
13. THESE DRAWINGS ARE PROVIDED IN ORDER TO CONVEY DESIGN INTENT ONLY. CONSTRUCTION DETAILS PROVIDED REPRESENT THE MINIMUM REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY AND SHOULD NOT BE CONSTRUED TO BE COMPLETE ENGINEERED DESIGN OF THE FOUNDATION OR BUILDING STRUCTURAL ELEMENTS, OR TO SPECIFY MATERIALS AND METHODS OF CONSTRUCTION.
14. UPON THE USE OF THESE DRAWINGS, THE OWNER AND BUILDER, AGREE TO HOLD HARMLESS THE ARCHITECT, OF AND FROM ANY AND ALL LIABILITIES, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY FEES AND COST ARISING FROM, OR IN ANY WAY CONNECTED WITH, THE PERFORMANCE OF THE WORK PERFORMED BY THE CONTRACTOR IN CONNECTION WITH THESE DRAWINGS WITHOUT REGARD TO ANY NEGLIGENCE OR FAULT ON THE PART OF THE ARCHITECT.
15. ALL PLAT AND SURVEY INFORMATION HAS BEEN TAKEN FROM DRAWINGS FURNISHED BY OTHERS AND IS INCLUDED IN THIS SET FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ARCHITECT TAKES NO RESPONSIBILITY FOR THE ACCURACY OF SURVEY PERFORMED BY OTHERS.
16. THE CONTRACTOR SHALL NOTIFY ARCHITECT OF ERRORS, OMISSIONS AND DISCREPANCIES IN CONTRACT DOCUMENTS, OR BETWEEN CONTRACT DOCUMENTS AND ACTUAL SITE CONSTRUCTION CONDITIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CERTIFICATES OF INSPECTION, BOTH AT ROUGH-IN AND COMPLETION, AND ANY CHARGES FOR TIE-IN TO EXISTING STREETS AND UTILITIES.
18. IN NO WAY DO THE DIMENSIONS SHOWN ON THE PLANS REPRESENT AN EXACT QUANTITY OF MATERIALS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUANTITIES IN HIS BID.
19. A. I. A. DOCUMENT A-201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION - 2007 EDITION SHALL BE PART OF THE CONTRACT DOCUMENTS FORMING THE CONSTRUCTION CONTRACT FOR THIS PROJECT. COPIES OF THIS CAN BE PURCHASED AT THE PRICE OF $5.00 PER COPY FROM POLLARD•HODGSON ARCHITECTS.

SQUARE FOOTAGE:

FIRST FLOOR	2615	SF.
SECOND FLOOR	926	SF.
TOTAL HEATED AREA	3541	SF.
GARAGE / STORAGE	634	SF.
PORCH / COV. TERRACE	275	SF.
TOTAL UNDER ROOF	4450	SF.

SITE NOTES:

1. CONTRACTOR TO STAKE OUT LOCATION OF HOUSE, PATIO'S & DRIVE ON SITE FOR OWNERS APPROVAL PRIOR TO FORMING SLABS. ALL EXPANSION JOINTS IN CONCRETE FLATWORK TO BE COORDINATED W/ ARCHITECT & BUILDER.
2. CONTRACTOR TO GRADE LOT FOR PROPER DRAINAGE AWAY FROM FOUNDATION. REFER TO SEPARATE DRAWINGS BY ENGINEER.
3. VERIFY LOCATION OF EXISTING TREES TO REMAIN. PROTECT TREES W/ CONSTRUCTION FENCE LOCATED AT TREE'S DRIP LINE DURING CONSTRUCTION.
4. VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES AND SERVICES TO SITE DURING CONSTRUCTION. ANY DAMAGE IS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
5. CONTRACTOR TO VERIFY EXISTING SITE TOPOGRAPHY AND PROVIDE RETAINING WALLS IF REQUIRED. WALL AND FENCE DETAILS SHOWN ON ARCHITECTURAL SHEETS ARE TO CONVEY DESIGN INTENT ONLY. ENGINEER TO PROVIDE ACTUAL DESIGN AND CONSTRUCTION DETAILS. VERIFY FINAL HEIGHTS, LOCATIONS AND FINISH MATERIALS WITH OWNER.

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855 Pierremont Rd•Suite 201
Shreveport, La 71106
318-868-3635

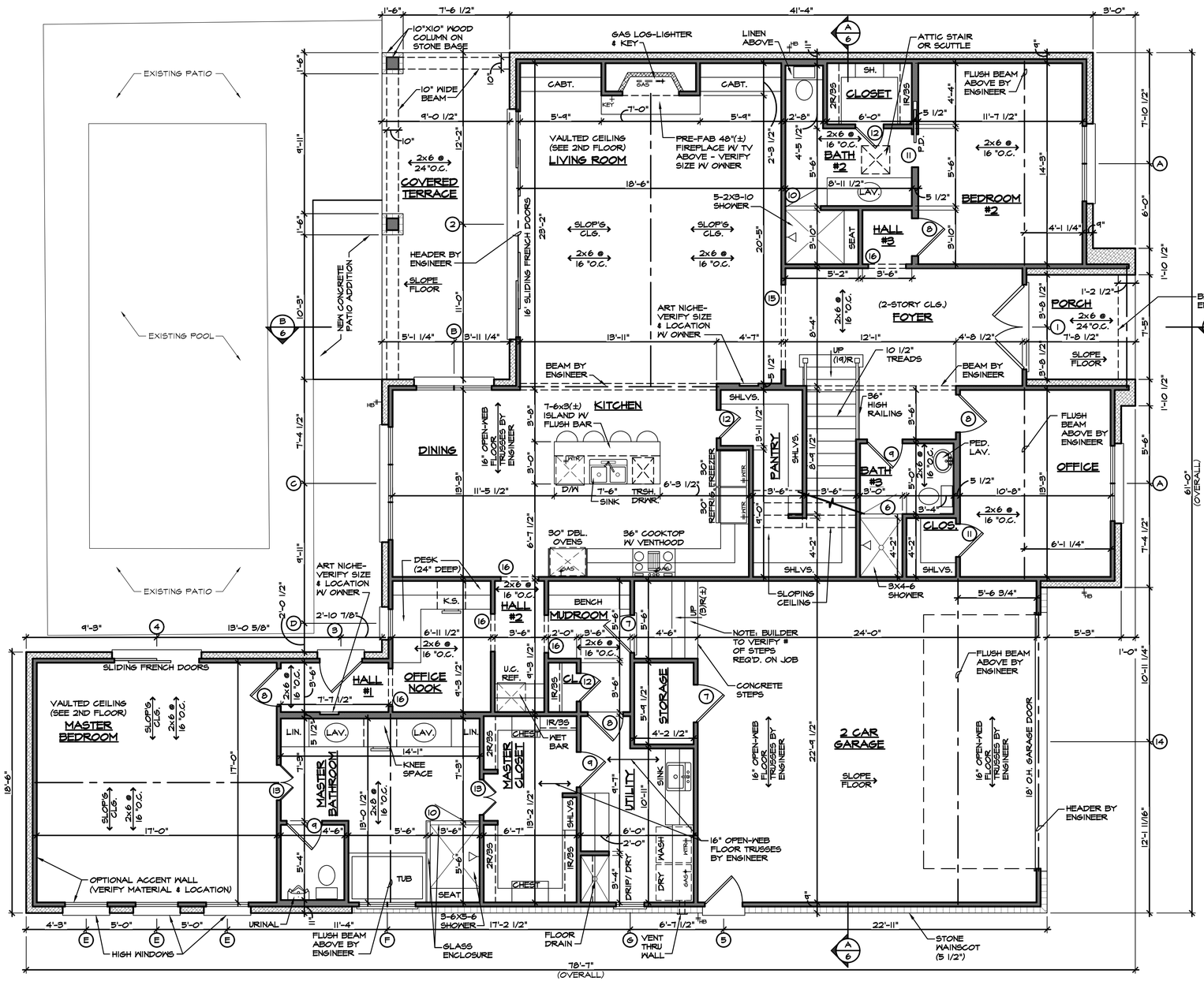
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A CUSTOM RESIDENCE FOR:

JAKE & MEGAN HUGHES

606 N. ORANGE
FREDERICKSBURG, TEXAS

DRAWN: LM
DATE: 03/18/26
JOB NO.: 2025102
SHEET: 1
OF 9 SHEETS



FIRST FLOOR PLAN

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

FLOOR PLAN GENERAL NOTES:

- ALL 1st FLOOR CEILINGS TO BE 10'-1 1/8", UNLESS OTHERWISE NOTED. SEE PLAN FOR LOCATION.
- ALL 2ND FLOOR CEILINGS TO BE 9'-1 1/8", UNLESS OTHERWISE NOTED. SEE PLAN FOR LOCATION.
- TYPICAL WOOD STUD WALLS: 2X4'S @ 16" O.C. WALLS TO MAXIMUM HEIGHT OF 10' SUPPORTING ONE FLOOR, ROOF AND CEILING. UNSUPPORTED AND UNBRACED WALL HEIGHTS EXCEEDING 10' REQUIRE STRUCTURAL ANALYSIS BY ENGINEER TO DETERMINE STUD SIZE AND SPACING.
- ALL BEAMS TO (2) 2 X 12 #2 YELLOW PINE BEAMS, UNLESS OTHERWISE NOTED. VERIFY "FLUSH" OR "BOXED" ON PLAN. "FLUSH" BEAM INDICATES BEAM THAT OCCURS ABOVE LEVEL OF CEILING AND UTILIZES METAL JOIST HANGERS FOR STRUCTURAL ATTACHMENTS. "BOXED" BEAM INDICATES BEAM THAT OCCURS BELOW LEVEL OF CEILING AND IS WRAPPED IN SHEET ROCK OR 1X TRIM AND MOLDING - VERIFY.
- REFER TO HEADER SCHEDULE FOR SIZES OF TYPICAL INTERIOR/EXTERIOR DOOR AND WINDOW HEADERS.
- ALL A/C UNITS AND W/H IN ATTIC TO BE LOCATED IN G.I. SAFETY PANS W/ DRAIN TO SOFFIT, UNLESS OTHERWISE NOTED.
- ALL A/C UNITS AND W/H IN ATTIC TO BE ACCESSIBLE BY A 24" WIDE PLYWOOD CATWALK. PROVIDE A 30" WIDE PLYWOOD PLATFORM AROUND ALL UNITS.
- VENT DRYERS ACCORDING TO "GAMA"; MAX. LENGTH OF DRYER VENTS TO BE 25' (ALLOW 5' PER 90° ELBOW).
- SLOPE SLAB 1" AT ALL PORCHES, COVERED TERRACES AND OUTDOOR BALCONIES; SLOPE SLAB 2" AT GARAGES, UNLESS NOTED OTHERWISE.

FLOOR PLAN SYMBOL LEGEND:

- H.B. = HOSE BIB, FAUCET
- WTR = WATER CONNECTION
- R/S = # OF RODS / # OF SHELVES
- R/A = RETURN AIR CHASE
- GAS = GAS CONNECTION
- = REFERENCE CABINET ELEVATIONS
- = LOG LIGHTER & KEY
- = SECTION OR DETAIL, LABEL & PAGE #
- SLOPE ?" = SLOPE OF FLOOR
- 2x? @ ? "O.C." = SIZE OF FLOOR OR CEILING JOIST ABOVE W/ SPACING

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855 Pierremont Rd•Suite 201
Shreveport, La 71106
318-868-3635

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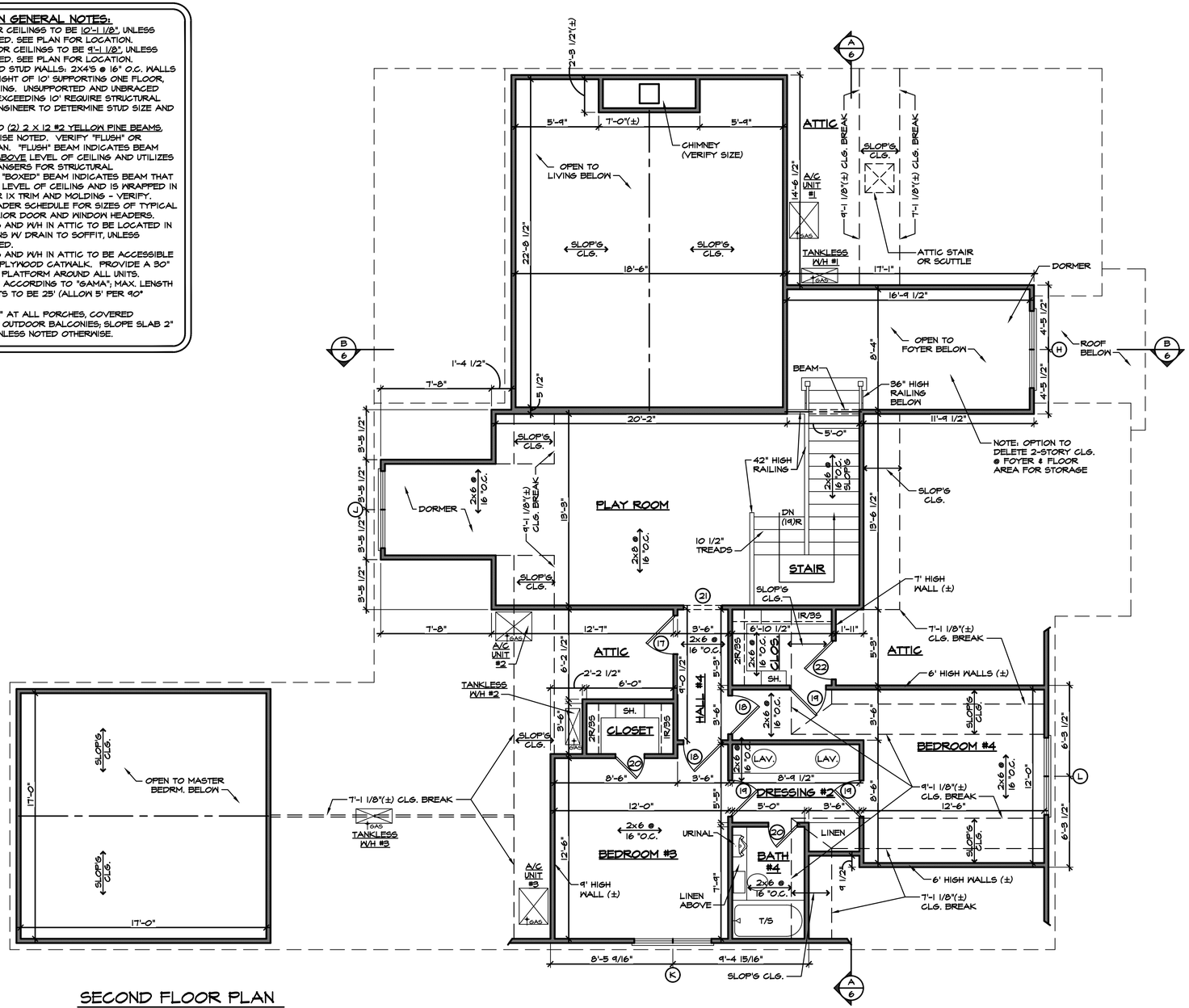
JAKE & MEGAN HUGHES

A CUSTOM RESIDENCE FOR:
606 N. ORANGE
FREDERICKSBURK, TEXAS

DRAWN: LM
DATE: 03/18/26
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SHEET: 2
OF 9 SHEETS

FLOOR PLAN GENERAL NOTES:

- ALL 1st FLOOR CEILINGS TO BE 10'-1 1/8", UNLESS OTHERWISE NOTED. SEE PLAN FOR LOCATION.
- ALL 2ND FLOOR CEILINGS TO BE 8'-1 1/8", UNLESS OTHERWISE NOTED. SEE PLAN FOR LOCATION.
- TYPICAL WOOD STUD WALLS: 2X4'S @ 16" O.C. WALLS TO MAXIMUM HEIGHT OF 10' SUPPORTING ONE FLOOR, ROOF AND CEILING. UNSUPPORTED AND UNBRACED WALL HEIGHTS EXCEEDING 10' REQUIRE STRUCTURAL ANALYSIS BY ENGINEER TO DETERMINE STUD SIZE AND SPACING.
- ALL BEAMS TO (2) 2 X 12 #2 YELLOW PINE BEAMS, UNLESS OTHERWISE NOTED. VERIFY "FLUSH" OR "BOXED" ON PLAN. "FLUSH" BEAM INDICATES BEAM THAT OCCURS ABOVE LEVEL OF CEILING AND UTILIZES METAL JOIST HANGERS FOR STRUCTURAL ATTACHMENTS. "BOXED" BEAM INDICATES BEAM THAT OCCURS BELOW LEVEL OF CEILING AND IS WRAPPED IN SHEET ROCK OR 1X TRIM AND MOLDING - VERIFY.
- REFER TO HEADER SCHEDULE FOR SIZES OF TYPICAL INTERIOR/EXTERIOR DOOR AND WINDOW HEADERS.
- ALL A/C UNITS AND W/H IN ATTIC TO BE LOCATED IN G.I. SAFETY PANS W/ DRAIN TO SOFFIT, UNLESS OTHERWISE NOTED.
- ALL A/C UNITS AND W/H IN ATTIC TO BE ACCESSIBLE BY A 24" WIDE PLYWOOD CATWALK. PROVIDE A 30" WIDE PLYWOOD PLATFORM AROUND ALL UNITS.
- VENT DRYERS ACCORDING TO "GAMA"; MAX. LENGTH OF DRYER VENTS TO BE 25' (ALLOW 5' PER 90° ELBOW).
- SLOPE SLAB 1" AT ALL PORCHES, COVERED TERRACES AND OUTDOOR BALCONIES; SLOPE SLAB 2" AT GARAGES, UNLESS NOTED OTHERWISE.



SECOND FLOOR PLAN

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

FLOOR PLAN SYMBOL LEGEND:

- H.B. = HOSE BIB, FAUCET
- WTR = WATER CONNECTION
- R/S = # OF RODS / # OF SHELVES
- R/A = RETURN AIR CHASE
- GAS = GAS CONNECTION
- = REFERENCE CABINET ELEVATIONS
- = LOG LIGHTER & KEY
- = SECTION OR DETAIL, LABEL & PAGE #
- SLOPE ?" = SLOPE OF FLOOR
- 2x? @ ? "O.C. = SIZE OF FLOOR OR CEILING JOIST ABOVE W/ SPACING

WINDOW SCHEDULE

MARK	SIZE	DESCRIPTION	LTS.	GLAZING	HDR. (AFF)
A	(2)2-8x7-0	CLAD WOOD CASEMENT	4	LOW "E"	8-0
B	(2)2-8x7-0	CLAD WOOD FIXED	4	LOW "E"	8-0
C	(3)2-8x7-0	CLAD WOOD FIXED	4	LOW "E"	8-0
D	2-0x4-0	CLAD WOOD FIXED	3	LOW "E"	8-0
E	3-0x1-6	CLAD WOOD FIXED	1	LOW "E"	8-0
F	(2)2-0x5-0	CLAD WOOD FIXED - WET LOCATION	3	LOW "E"	8-0
G	2-0x5-0	CLAD WOOD FIXED	3	LOW "E"	8-0
H	(2)2-8x5-0	CLAD WOOD FIXED	3	LOW "E"	17-6± (FROM 1ST FLOOR)
J	(2)2-8x6-0	CLAD WOOD FIXED	3	LOW "E"	8-0 (FROM 2ND FLOOR)
K	(2)2-8x6-0	CLAD WOOD CASEMENT	3	LOW "E"	8-0 (FROM 2ND FLOOR)
L	(2)2-8x6-0	CLAD WOOD CASEMENT	3	LOW "E"	6-8 (FROM 2ND FLOOR)

NOTE:
- VERIFY SIZE, GLAZING, LITE DIVISION AND HEADER HT. PRIOR TO ORDERING UNITS.
- VERIFY WINDOW SIZE & PLACEMENT ON JOB W/ OWNER PRIOR TO ORDERING UNITS.
- EACH BEDROOM IS REQ'D. TO HAVE EGRESS WINDOWS WITH MAXIMUM 44" A.F.F. SILL HT. 24"H X 20"W MINIMUM OPENING SIZE. (5.7 SQFT. MINIMUM NET CLEAR OPENING.)
- WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
- ALL WINDOW WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED.
- ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOWS MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
- * THIS SYMBOL INDICATES WINDOWS WHERE SILL IS TO BE FLUSH WITH INTERIOR COUNTER TOP OR BUILT-IN. ADJUST HEADER HT. AND/ OR WINDOW SIZE AS NEEDED. VERIFY ON JOB W/ OWNER.
- DEFAULT WINDOW ENERGY CRITERIA:

DBL. GLAZED WOOD OR METAL CLAD	DBL. PANE METAL
U-FACTOR = .55	U-FACTOR = .8
SHGC = .7	SHGC = .7
VT = .6	VT = .6

DOOR SCHEDULE

MARK	SIZE	THK	MTL	DESCRIPTION
1	(2)3-0x8-0	1-3/4	WOOD	3 LT. FRENCH DOORS W/ PANEL BELOW W/ T-ASTRAGAL W/ HD & FT BOLTS
2	(4)4-0x8-0	1-3/4	CLAD WOOD	4 LT. SLIDING FRENCH DOORS (2)FIXED, (2)OPERABLE - VERIFY SIZE/ DESIGN W/ OWNER
3	3-0x8-0	1-3/4	CLAD WOOD	4 LT. FRENCH DOOR
4	(2)3-0x8-0	1-3/4	CLAD WOOD	4 LT. SLIDING FRENCH DOORS
5	2-8x8-0	1-3/4	CLAD WOOD	3 LT. FRENCH DOOR W/ PANEL BELOW
6	3-0x7-0±	---	GLASS	TEMPERED FRAMELESS GLASS SHOWER DOOR
7	2-8x8-0	1-3/4	METAL	2 PANEL INSULATED
8	2-8x8-0	1-3/8	HRDBD	2 PANEL DOOR
9	2-6x8-0	1-3/8	HRDBD	2 PANEL DOOR
10	2-6x7-0±	---	GLASS	TEMPERED FRAMELESS GLASS SHOWER DOOR
11	2-4x8-0	1-3/8	HRDBD	2 PANEL POCKET DOOR
12	2-0x8-0	1-3/8	HRDBD	2 PANEL DOOR
13	(2)1-3x8-0	1-3/8	HRDBD	2 PANEL DOORS W/ ROLLER CATCHES
14	18-0x8-0	1-3/4	METAL	"CARRIAGE" STYLE O.H. GARAGE DOORS - SELECTED BY OWNER
15	6-0x8-0	---	CYP	CASED OPENING
16	2-8x8-0	---	CYP	CASED OPENING
17	2-8x6-8	1-3/4	METAL	2 PANEL INSULATED
18	2-8x6-8	1-3/8	HRDBD	2 PANEL DOOR
19	2-6x6-8	1-3/8	HRDBD	2 PANEL DOOR
20	2-0x6-8	1-3/8	HRDBD	2 PANEL DOOR
21	2-8x6-8	---	CYP	CASED OPENING
22	2-6x6-8	1-3/4	METAL	2 PANEL INSULATED

NOTE:
-ALL HARDBOARD DOORS TO BE SOLID CORE. PROVIDE ALTERNATE PRICE FOR MDF & WOOD DOORS.
- VERIFY DOOR SIZE, MATERIAL, GLAZING & PLACEMENT ON JOB W/ OWNER PRIOR TO ORDERING UNITS.
- ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/ SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
- PROVIDE WEATHERSEAL AND A 9 1/2" MASONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS @ MASONRY WALLS.
- DEFAULT DOOR ENERGY CRITERIA:
  - WOOD EXTERIOR DOOR U-FACTOR = .5
  - METAL INSULATED DOOR U-FACTOR = .6
  - METAL UNINSULATED DOOR U-FACTOR = 1.2

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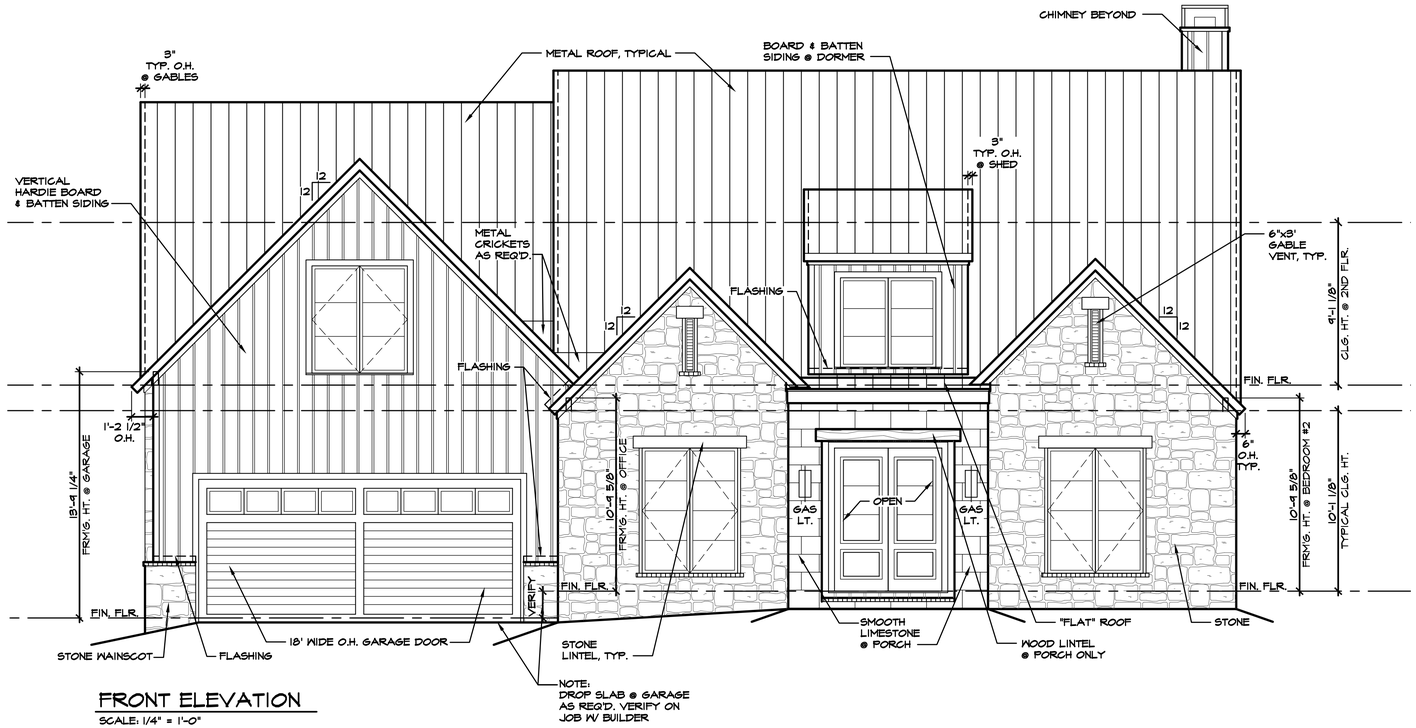
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CONSTRUCTION FOR:

JAKE & MEGAN HUGHES

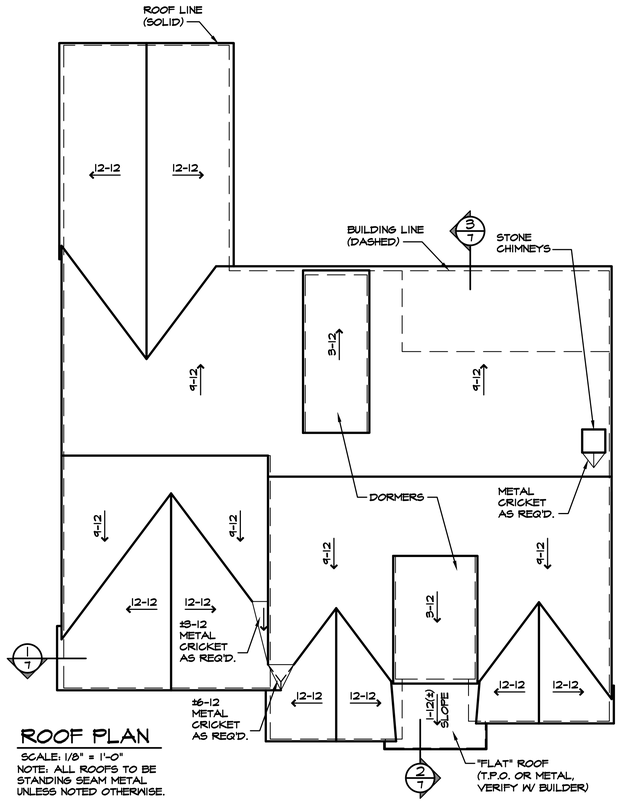
A CUSTOM RESIDENCE FOR:
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DRAWN: LM
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SHEET: 3
OF 9 SHEETS



FRONT ELEVATION

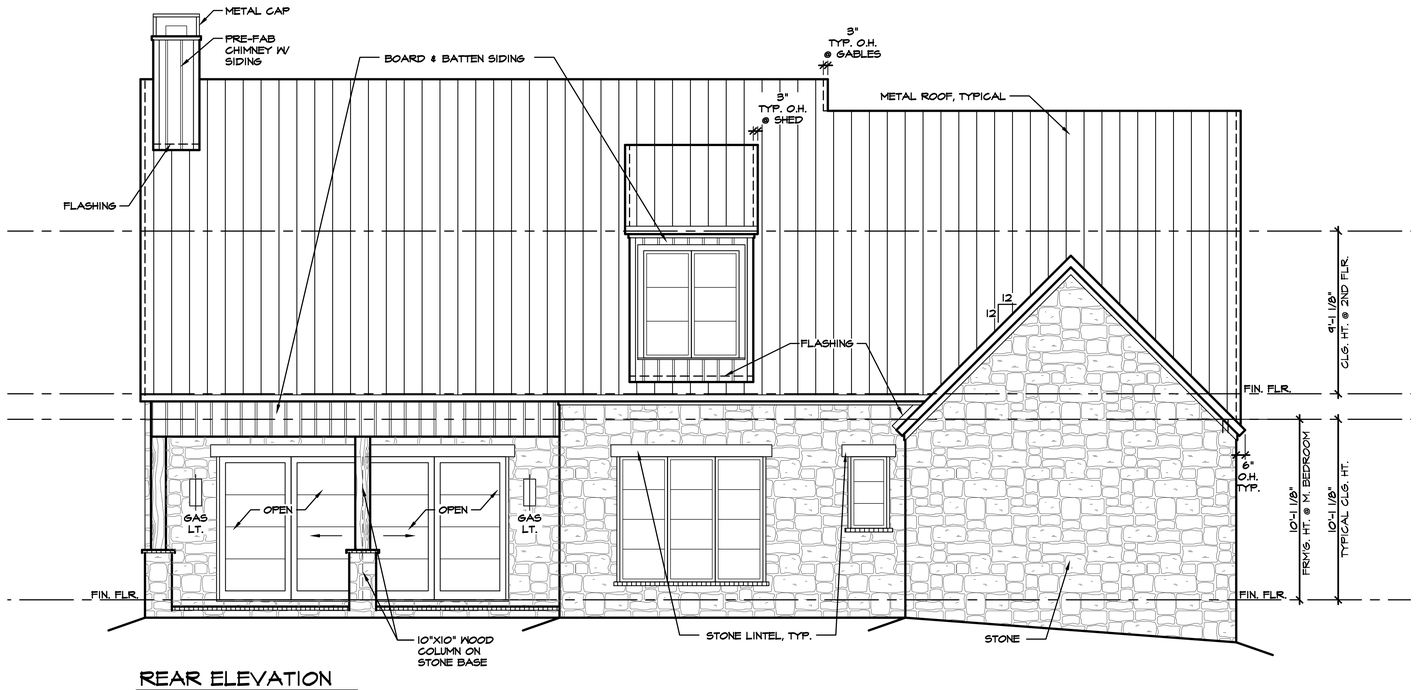
SCALE: 1/4" = 1'-0"



ROOF PLAN

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

NOTE: ALL ROOFS TO BE STANDING SEAM METAL UNLESS NOTED OTHERWISE.



REAR ELEVATION

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

ELEVATION GENERAL NOTES:

- ALL FIRST FLOOR CEILING HEIGHTS TO BE 10'-1 1/8" , UNLESS OTHERWISE NOTED.
- ALL SECOND FLOOR CEILING HEIGHTS TO BE 9'-1 1/8" , UNLESS OTHERWISE NOTED.
- ALL EXTERIOR MATERIALS TO BE STONE, UNLESS OTHERWISE NOTED.
- ALL HORIZONTAL STONE OPENINGS TO BE SUPPORTED BY 4"X5"X3/8" STEEL ANGLE, UNLESS OTHERWISE NOTED.
- ALL ARCHED BRICK OPENINGS TO BE SUPPORTED BY 5"X3/8" ROLLED STEEL LINTEL, UNLESS OTHERWISE NOTED. VERIFY WITH ENGINEER
- STONE SHELF TO FOLLOW FINISH GRADE, MIN. 5 1/2" WIDE. MAX. 4" EXPOSED CONCRETE FOUNDATION
- ALL DOORS AND WINDOWS AT STONE TO HAVE WOOD LINTELS AS SHOWN ON ELEVATIONS, UNLESS OTHERWISE NOTED.
- ALL WINDOWS AT STONE TO HAVE STONE ROWLOCK SILLS.
- ALL DOOR AND WINDOW TRIM AT WOOD SIDING TO BE 1X4 WOOD (CEDAR), UNLESS OTHERWISE NOTED.
- ALL CEDAR BOARD AND BATTEN VERTICAL SIDING TO CONSIST OF 12" BOARDS AND 3" BATTENS.
- ALL FLASHING, CRICKETS AND GABLE ROOF VENTS TO BE COLOR CLAD METAL, UNLESS OTHERWISE NOTED (VERIFY W/ OWNER).
- ROUTE ALL STACKS AND VENTS TO BACKSIDE OF ROOF. CONSOLIDATE VENTS AS POSSIBLE TO LIMIT NUMBER OF PENETRATIONS. VENTS NOT TO BE SEEN FROM FRONT OR GOLF COURSE.
- ALL SHINGLED ROOFS TO BE ARB APPROVED CEMENT SHAKES
- ALL METAL ROOFS TO BE STANDING SEAM COLOR CLAD METAL W/ WIND CLIPS.

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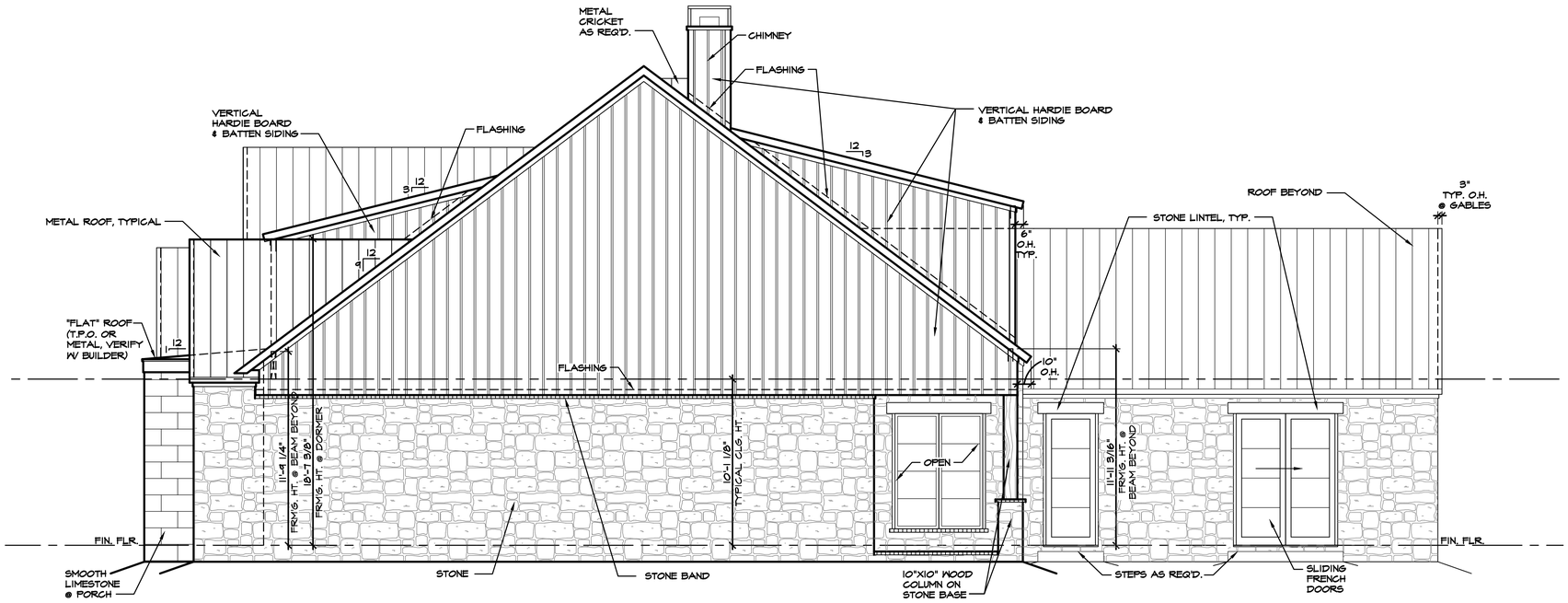
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A CUSTOM RESIDENCE FOR:

JAKE & MEGAN HUGHES

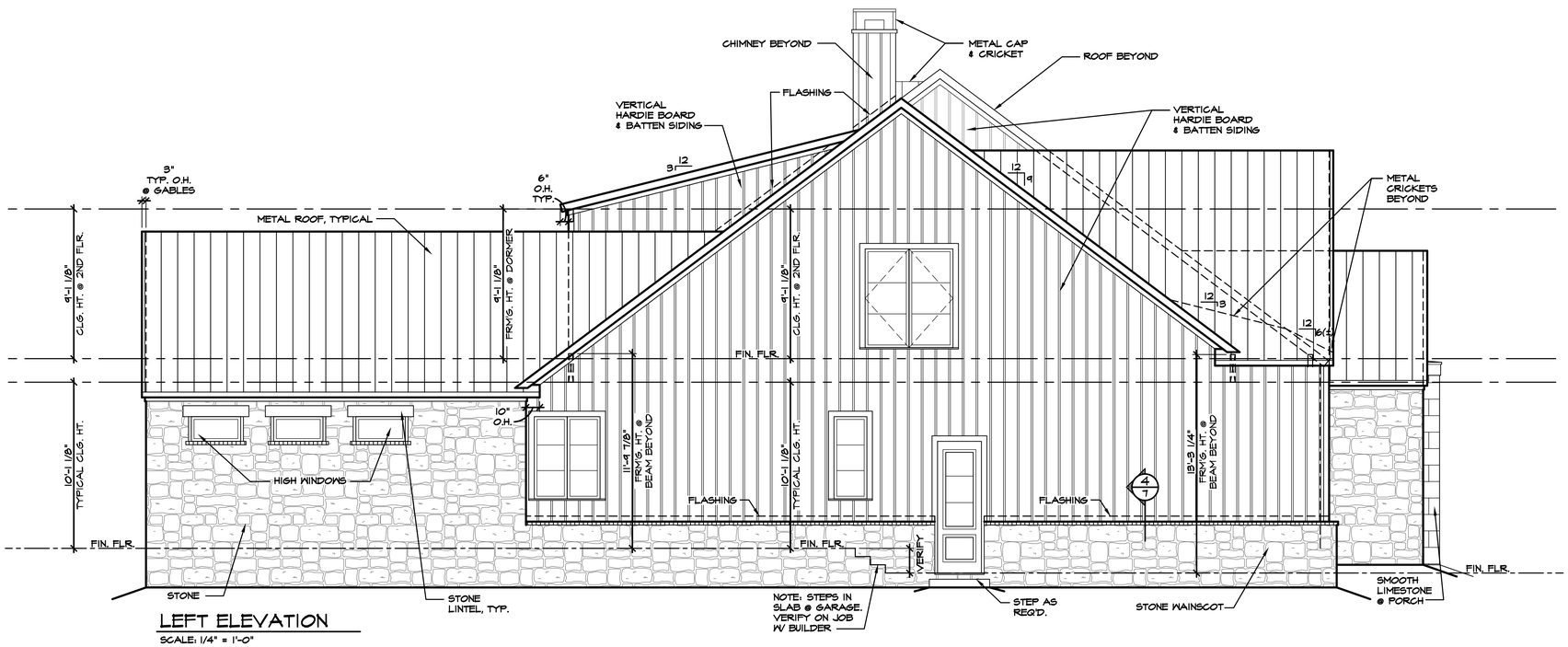
606 N. ORANGE
FREDERICKSBURG, TEXAS

DRAWN: LM
DATE: 03/18/26
JOB NO.: 2025102
SHEET: 4
OF 9 SHEETS



RIGHT ELEVATION

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



LEFT ELEVATION

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

ELEVATION GENERAL NOTES:

- ALL FIRST FLOOR CEILING HEIGHTS TO BE 10'-1 1/8", UNLESS OTHERWISE NOTED.
- ALL SECOND FLOOR CEILING HEIGHTS TO BE 9'-1 1/8", UNLESS OTHERWISE NOTED.
- ALL EXTERIOR MATERIALS TO BE STONE, UNLESS OTHERWISE NOTED.
- ALL HORIZONTAL STONE OPENINGS TO BE SUPPORTED BY 4"X5"X3/8" STEEL ANGLE, UNLESS OTHERWISE NOTED.
- ALL ARCHED BRICK OPENINGS TO BE SUPPORTED BY 5"X3/8" ROLLED STEEL LINTEL, UNLESS OTHERWISE NOTED. VERIFY WITH ENGINEER.
- STONE SHELF TO FOLLOW FINISH GRADE, MIN. 5 1/2" WIDE. MAX. 4" EXPOSED CONCRETE FOUNDATION
- ALL DOORS AND WINDOWS AT STONE TO HAVE WOOD LINTELS AS SHOWN ON ELEVATIONS, UNLESS OTHERWISE NOTED.
- ALL WINDOWS AT STONE TO HAVE STONE ROWLOCK SILLS.
- ALL DOOR AND WINDOW TRIM AT WOOD SIDING TO BE 1X4 WOOD (CEDAR), UNLESS OTHERWISE NOTED.
- ALL CEDAR BOARD AND BATTEN VERTICAL SIDING TO CONSIST OF 12" BOARDS AND 3" BATTENS.
- ALL FLASHING, CRICKETS AND GABLE ROOF VENTS TO BE COLOR CLAD METAL, UNLESS OTHERWISE NOTED (VERIFY W/ OWNER).
- ROUTE ALL STACKS AND VENTS TO BACKSIDE OF ROOF. CONSOLIDATE VENTS AS POSSIBLE TO LIMIT NUMBER OF PENETRATIONS. VENTS NOT TO BE SEEN FROM FRONT OR GOLF COURSE.
- ALL SHINGLED ROOFS TO BE ARB APPROVED CEMENT SHAKES
- ALL METAL ROOFS TO BE STANDING SEAM COLOR CLAD METAL W/ WIND CLIPS.

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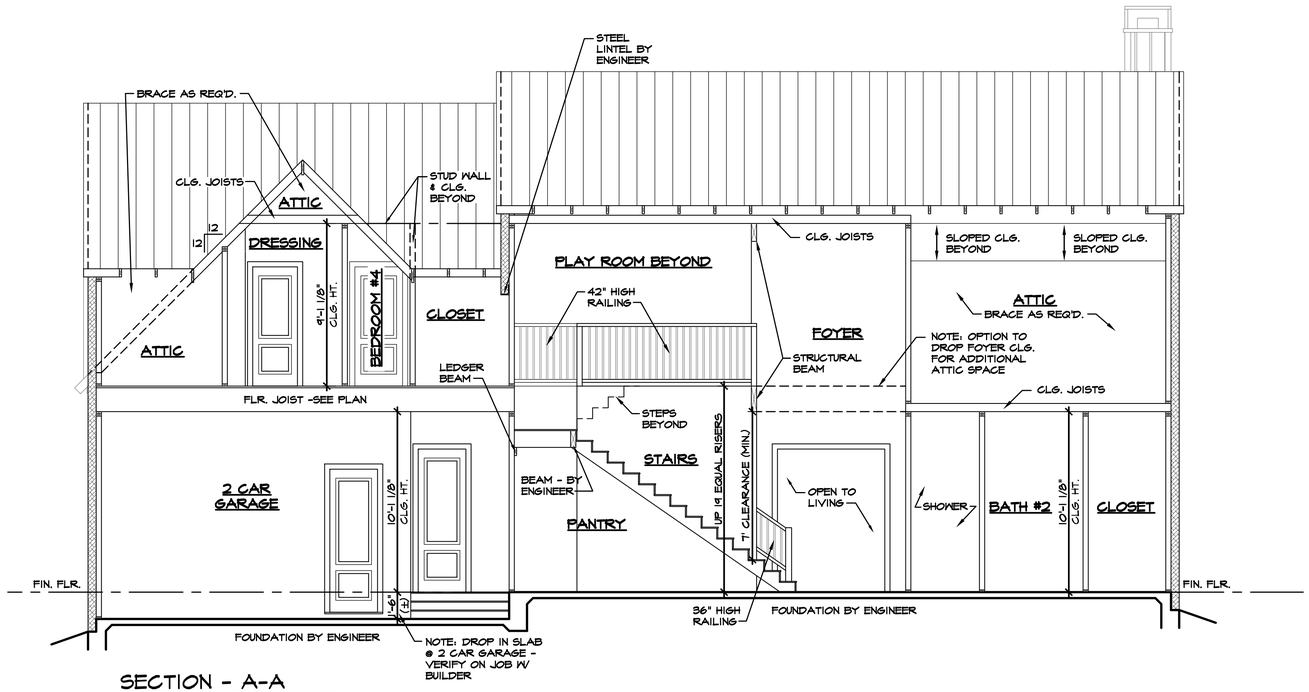
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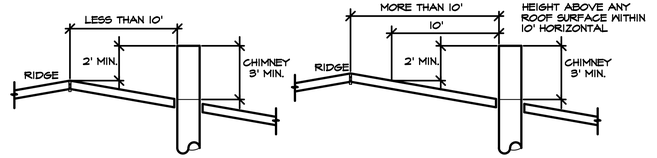
606 N. ORANGE
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DRAWN: LM
DATE: 03/18/26
JOB NO.: 2025102
SHEET: 5
OF 9 SHEETS



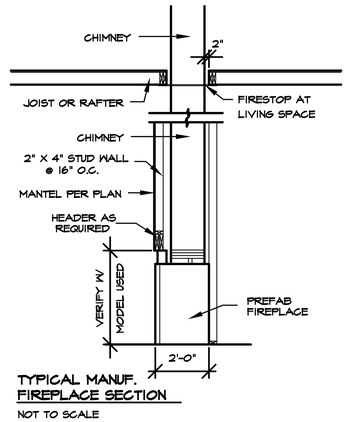
SECTION - A-A

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



TYPICAL CHIMNEY HEIGHTS

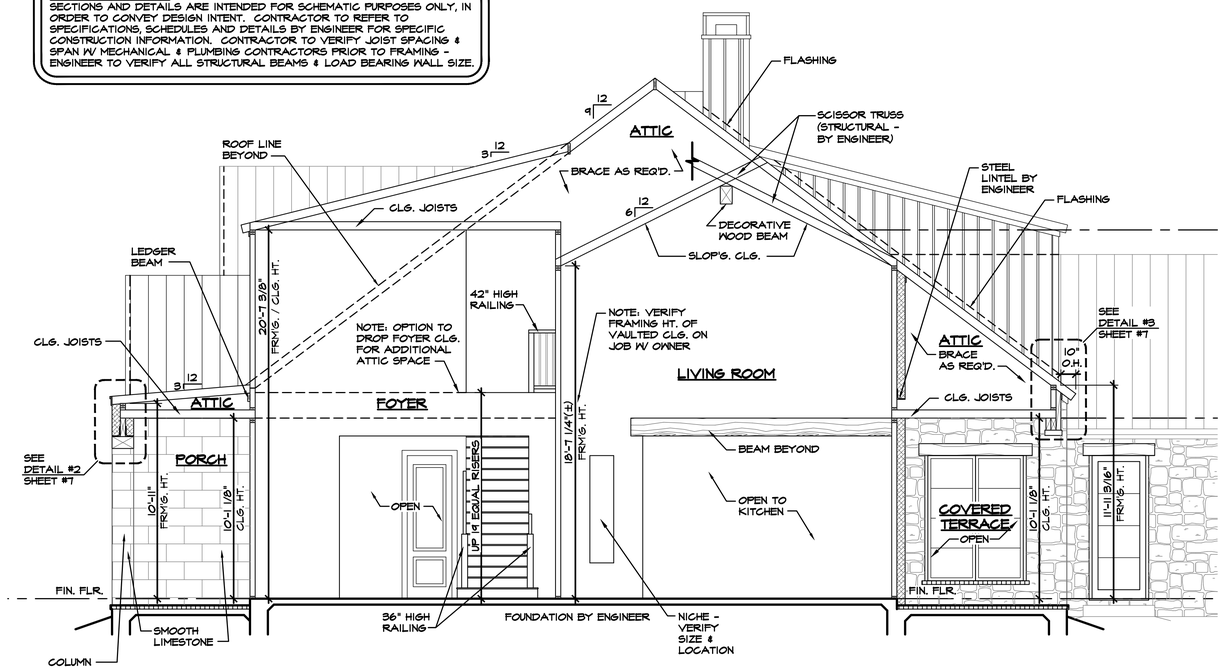
NOT TO SCALE



TYPICAL MANUF. FIREPLACE SECTION

NOT TO SCALE

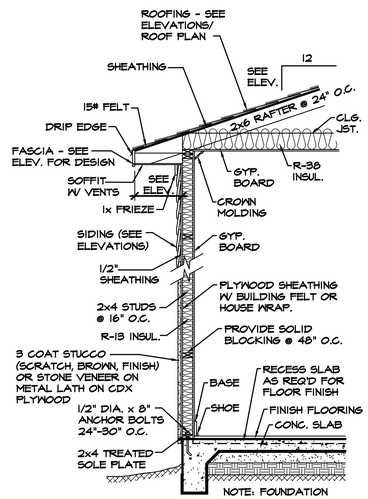
SECTION NOTES:
SECTIONS AND DETAILS ARE INTENDED FOR SCHEMATIC PURPOSES ONLY, IN ORDER TO CONVEY DESIGN INTENT. CONTRACTOR TO REFER TO SPECIFICATIONS, SCHEDULES AND DETAILS BY ENGINEER FOR SPECIFIC CONSTRUCTION INFORMATION. CONTRACTOR TO VERIFY JOIST SPACING & SPAN W/ MECHANICAL & PLUMBING CONTRACTORS PRIOR TO FRAMING - ENGINEER TO VERIFY ALL STRUCTURAL BEAMS & LOAD BEARING WALL SIZE.



SECTION - B-B

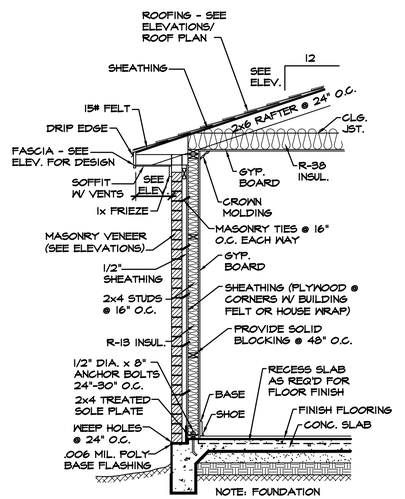
SCALE: 1/4" = 1'-0"

NOTE:
WALL SECTIONS ARE INTENDED TO BE GENERIC - REFER TO SECTIONS, DETAILS & SPECIFICATIONS FOR SPECIFIC CONSTRUCTION & MATERIALS



TYPICAL WALL SECTION @ SIDING/ STUCCO

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



TYPICAL WALL SECTION @ MASONRY VENEER

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

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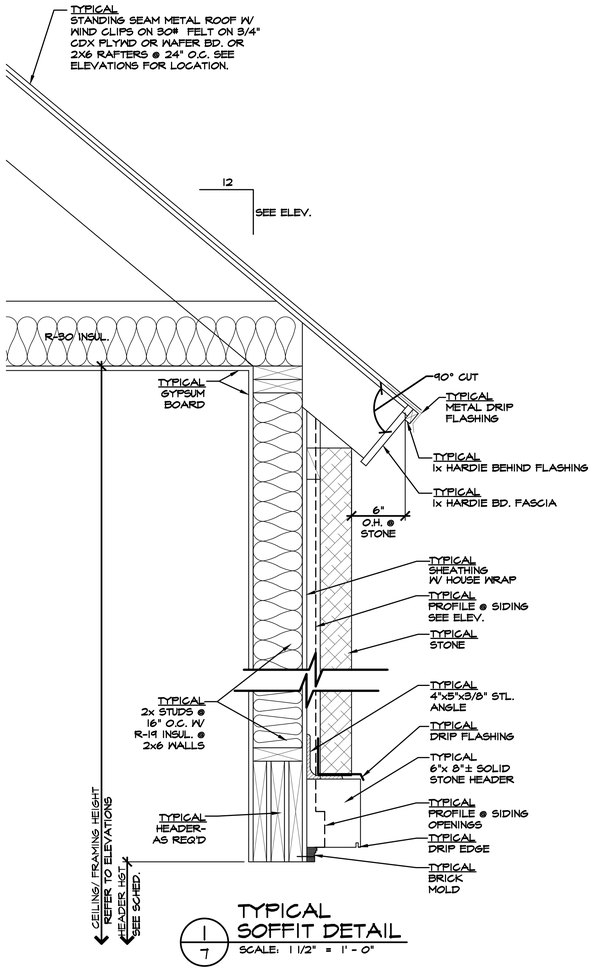
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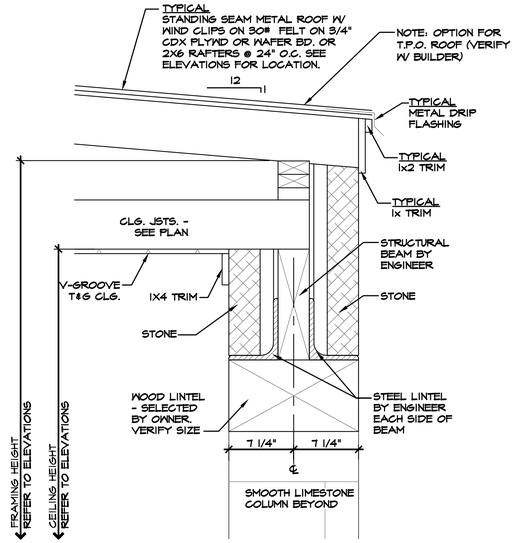
JAKE & MEGAN HUGHES

606 N. ORANGE
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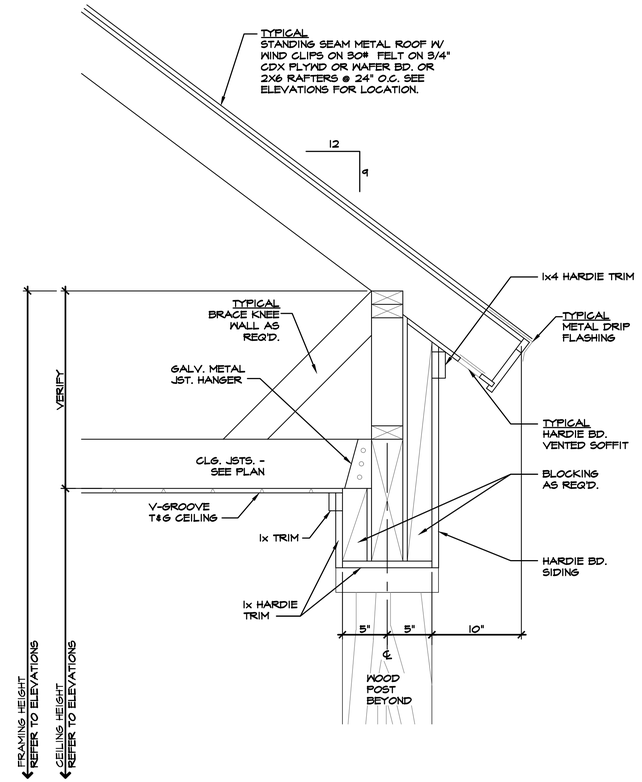
DRAWN: LM
DATE: 03/18/26
JOB NO.: 2025102
SHEET: 6
OF 9 SHEETS



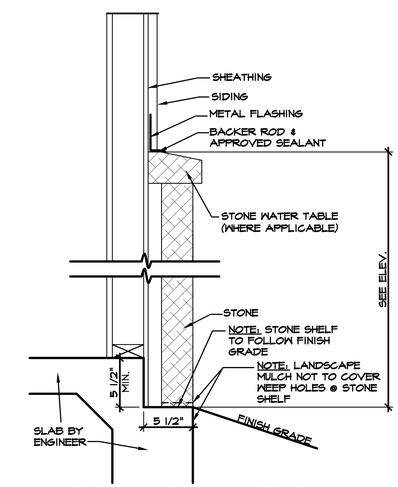
1/7 TYPICAL SOFFIT DETAIL
SCALE: 1 1/2" = 1' - 0"



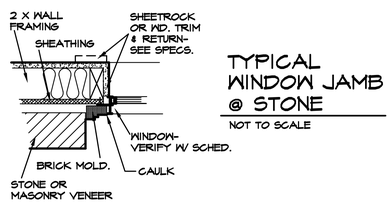
2/7 DETAIL - FLAT ROOF @ FRONT PORCH
SCALE: 1 1/2" = 1' - 0"



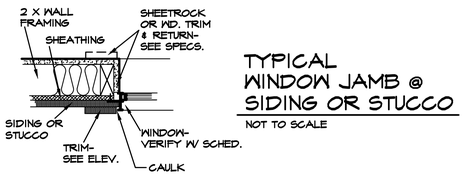
3/7 SOFFIT DETAIL @ COVERED TERRACE
SCALE: 1 1/2" = 1' - 0"



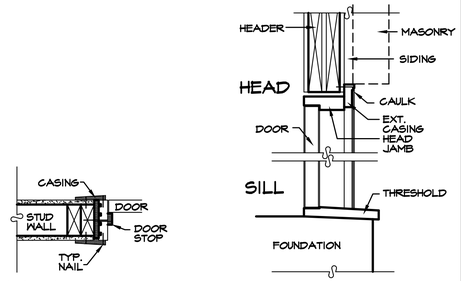
4/7 STONE SHELF & STONE WAINSCOT @ SIDING
SCALE: 1 1/2" = 1' - 0"



TYPICAL WINDOW JAMB @ STONE
NOT TO SCALE

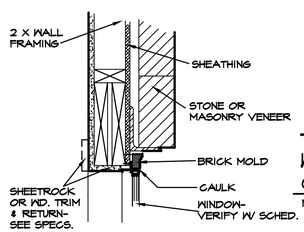


TYPICAL WINDOW JAMB @ SIDING OR STUCCO
NOT TO SCALE

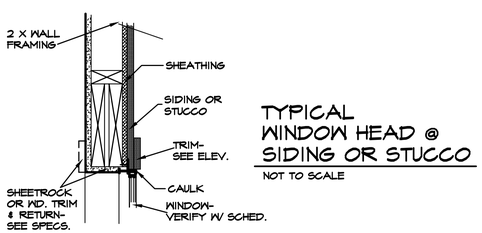


EXTERIOR DOOR DETAIL
(VERTICAL SECTION)

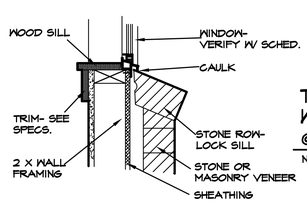
INTERIOR DOOR JAMB DETAIL
(HORIZONTAL SECTION)



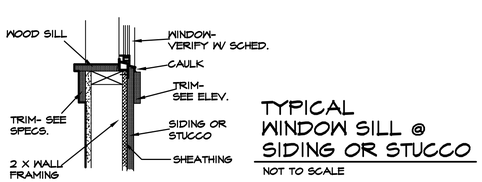
TYPICAL WINDOW HEAD @ STONE
NOT TO SCALE



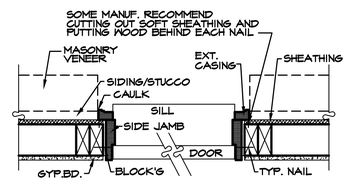
TYPICAL WINDOW HEAD @ SIDING OR STUCCO
NOT TO SCALE



TYPICAL WINDOW SILL @ STONE
NOT TO SCALE



TYPICAL WINDOW SILL @ SIDING OR STUCCO
NOT TO SCALE



EXT. DOOR JAMB DETAIL
(HORIZONTAL SECTION)

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A CUSTOM RESIDENCE FOR:
JAKE & MEGAN HUGHES
606 N. ORANGE
FREDERICKSBURK, TEXAS

DRAWN: LM
DATE: 03/18/26
JOB NO.: 2025102
SHEET: 7
OF 9 SHEETS

ELECTRICAL SYMBOLS

- 110V DUPLEX WALL RECEPTACLE
- 42" 110V DUPLEX WALL RECEP. MTD. 42" AFF.
- 110V DUPLEX WALL RECEPTACLE - HIDDEN
- WP 110V WEATHER PROOF DUPLEX OUTLET
- GFI GROUND FAULT INTERRUPTER
- 110V DUPLEX FLOOR RECEPTACLE
- TELEPHONE FLOOR RECEPTACLE
- 220 220V WALL RECEPTACLE
- TELEPHONE OUTLET
- T.V. ANTENNA OUTLET
- WALL MOUNTED INCANDESCENT FIXTURE
- CEILING MOUNTED INCANDESCENT FIXTURE
- RECESSED INCANDESCENT FIXTURE
- RECESSED INCANDESCENT SOFFIT LIGHT
- RECESSED INCAND. EYEBALL (E.B.) OR WALL WASHER (W.W.)
- ELECTRIC MOTOR (SEE NOTE ON PLAN)
- LV RECESSED LOW VOLTAGE FIXTURE
- SOFFIT MOUNTED FLOOD LIGHT

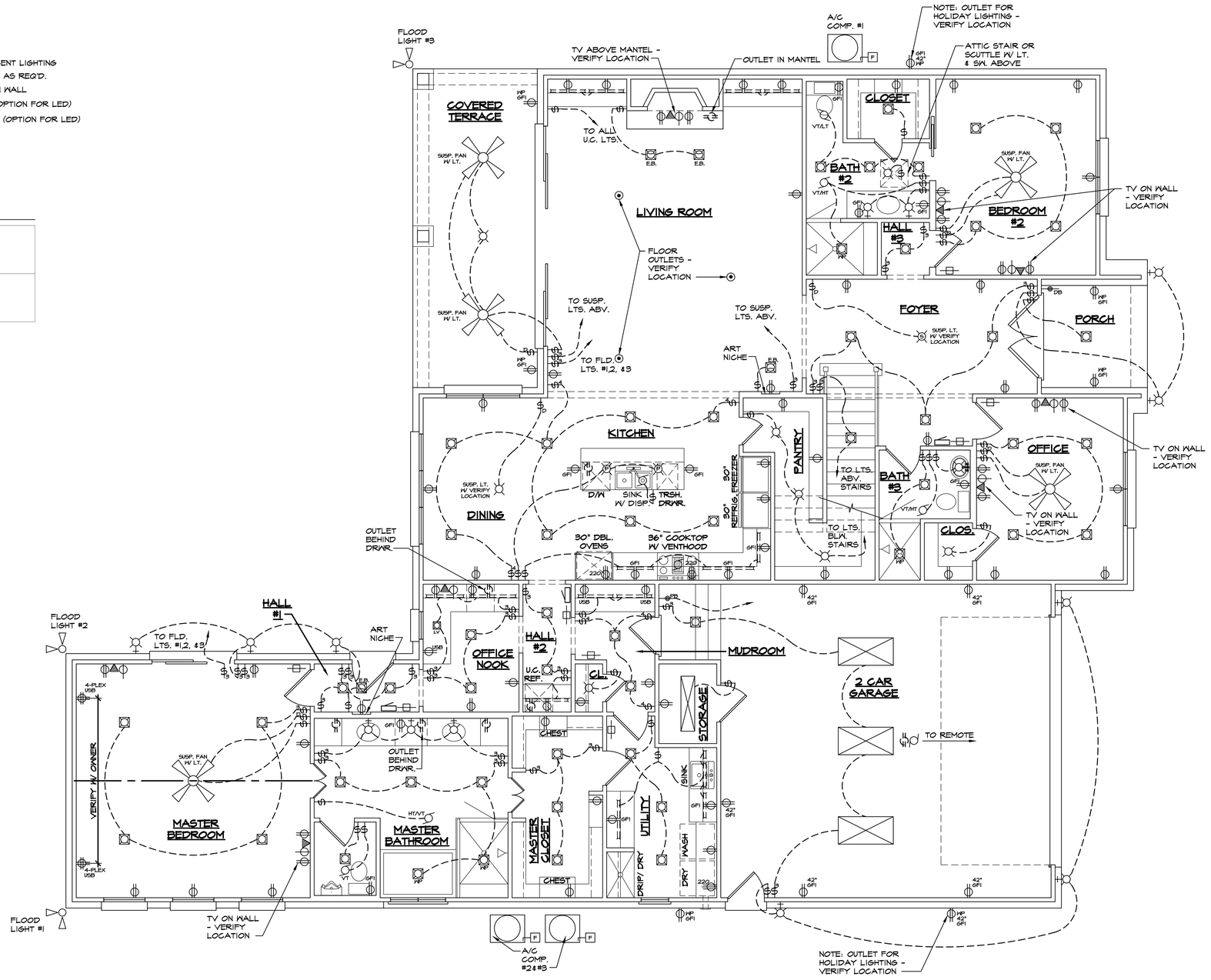
- CEILING FAN
- S DOUBLE POLE SWITCH
- S3 TRIPLE POLE SWITCH
- SD DIMMER SWITCH
- DS DOOR SWITCH
- MS MOTION SENSOR SWITCH
- (S) STEREO SPEAKER - CEILING MOUNTED
- (I) INTERCOM- WALL MOUNTED
- SMOKE DETECTOR
- DOOR CHIMES
- PUSH BUTTON
- 1X4 FLUORESCENT
- 2X4 FLUORESCENT
- UNDER CABINET FLUORESCENT LIGHTING
- F FUSED DISCONNECT - SIZE AS REQ'D.
- STAIR LTS. - RECESSED IN WALL
- PENDANT LIGHT FIXTURE (OPTION FOR LED)
- SUSPENDED LIGHT FIXTURE (OPTION FOR LED)

NOTE:
-ELECTRICAL CONTRACTOR TO VERIFY PANEL SIZE AND LOCATION PRIOR TO CONSTRUCTION.
-VERIFY OUTLET HEIGHTS AT ALL CABINETRY WITH MILLWORK ELEVATIONS.
-VERIFY WIRING FOR APPLIANCES AND MECHANICAL SYSTEMS WITH MANUFACTURER SPECIFICATIONS.

A/C UNITS & WATER HEATERS

A/C UNIT #1 TO SERVE 1st FLOOR - VER. SIZE W/ MECH. CONTRACTOR	A/C UNIT #2 TO SERVE: MASTER SUITE, UTILITY, OFFICE, HALL #2 - VER. SIZE W/ MECH. CONTRACTOR	A/C UNIT #2 TO SERVE: 2nd FLOOR - VER. SIZE W/ MECH. CONTRACTOR
WATER HEATER #1 TANKLESS W/H TO SERVE: 1st FLOOR	WATER HEATER #2 TANKLESS W/H TO SERVE: KITCHEN, BATH #3, UTILITY, BATH #4, DRESS'G. #2	WATER HEATER #2 TANKLESS W/H TO SERVE: MATER BATH

NOTE:
- ALL A/C UNITS AND W/H IN ATTIC TO BE LOCATED IN G.I. SAFETY PANS W/ DRAIN TO SOFFIT, UNLESS OTHERWISE NOTED.
- ALL A/C UNITS AND W/H IN ATTIC TO BE ACCESSIBLE BY A 24" WIDE PLYWOOD CATWALK. PROVIDE A 30" WIDE PLYWOOD PLATFORM AROUND ALL UNITS.
-VERIFY LOCATION & QUANTITY OF ALL W/H & A/C UNITS W/ BUILDER!!



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JAKE & MEGAN HUGHES
606 N. ORANGE
FREDERICKSBURK, TEXAS

DRAWN: LM
DATE: 03/18/26
JOB NO.: 2025102
SHEET: 8
OF 9 SHEETS

ELECTRICAL SYMBOLS

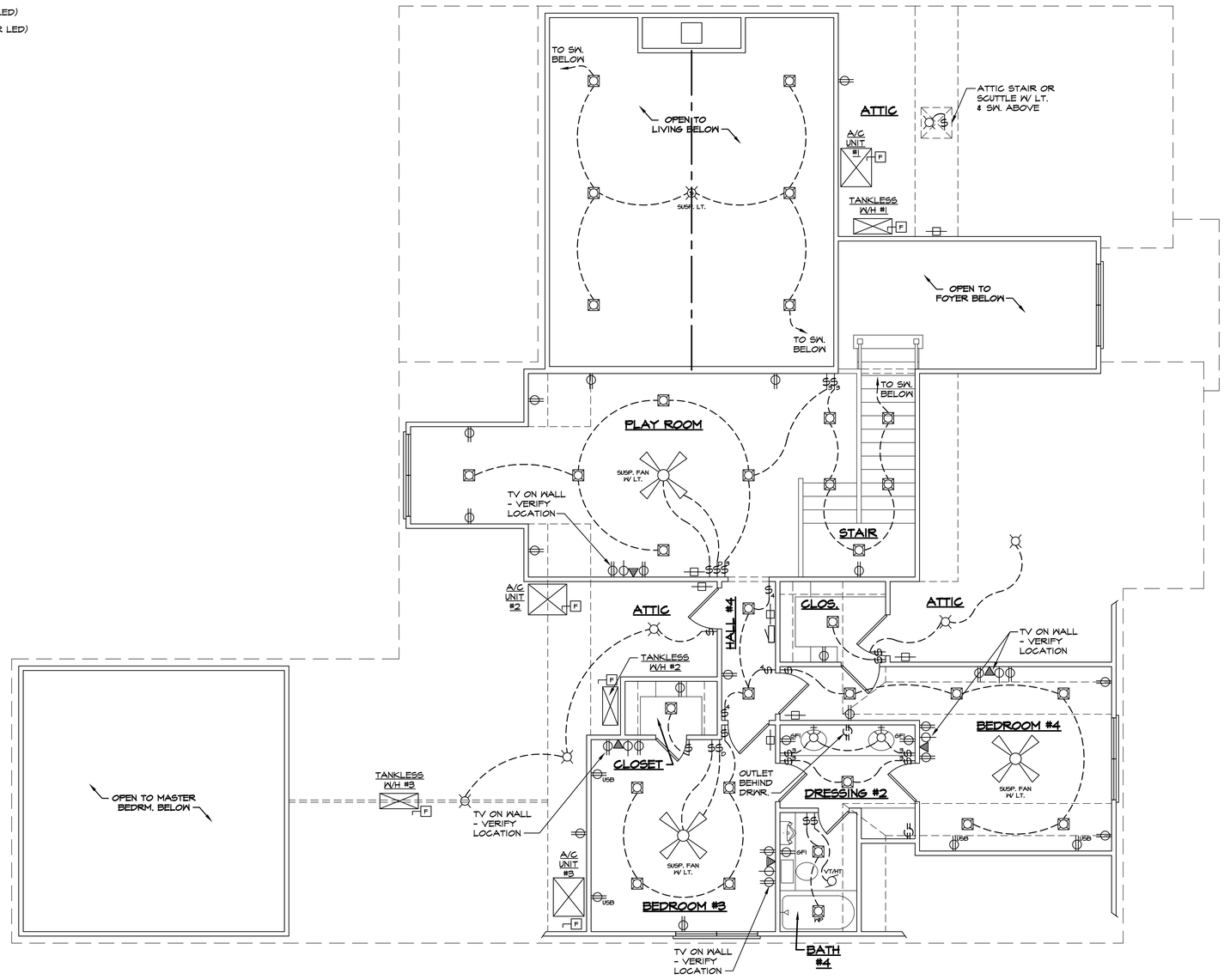
- 110V DUPLEX WALL RECEPTACLE
- 110V DUPLEX WALL RECEP. MTD. 42" AFF.
- 110V DUPLEX WALL RECEPTACLE - HIDDEN
- 110V WEATHER PROOF DUPLEX OUTLET
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- ELECTRIC MOTOR (SEE NOTE ON PLAN)
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- SOFFIT MOUNTED FLOOD LIGHT
- CEILING FAN
- DOUBLE POLE SWITCH
- TRIPLE POLE SWITCH
- DIMMER SWITCH
- DOOR SWITCH
- MOTION SENSOR SWITCH
- STEREO SPEAKER - CEILING MOUNTED
- INTERCOM- WALL MOUNTED
- SMOKE DETECTOR
- DOOR CHIMES
- PUSH BUTTON
- 1X4 FLUORESCENT
- 2X4 FLUORESCENT
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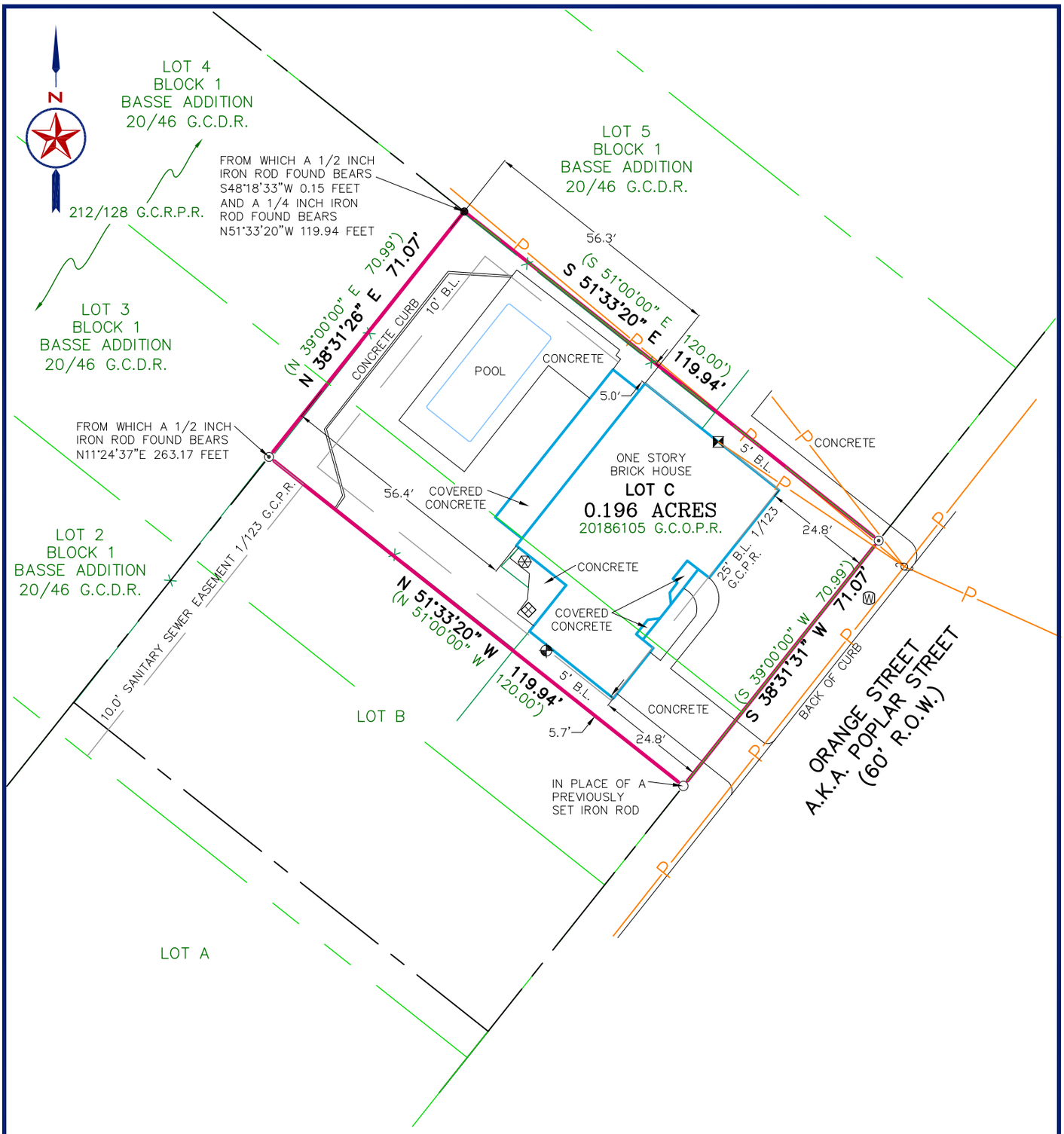
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A CUSTOM RESIDENCE FOR:
JAKE & MEGAN HUGHES
606 N. ORANGE
FREDERICKSBURK, TEXAS

DRAWN: LM
DATE: 03/18/26
JOB NO.: 2025102
SHEET: 9
OF 9 SHEETS



0′ 30′ 60′ 90′

SCALE: 1" = 30'

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.

3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275" AND A "MAG NAIL SET" IS A MAG NAIL WITH WASHER MARKED "SEARCHERS RPLS 6275".

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- ORIGINAL LOT LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 3/8" IRON ROD FOUND
- IRON PIPE FOUND
- 120D NAIL FOUND
- NAIL SET
- CONCRETE MONUMENT FOUND
- BENCH MARK
- PEDESTAL
- UTILITY POLE
- GUY
- ELECTRIC METER
- BURIED CABLE SIGN
- GAS METER
- AIR CONDITIONER
- AS MARKED
- MAILBOX
- SEWER MANHOLE
- SEWER CLEANOUT
- SEPTIC TANK
- WATER WELL
- WATER METER
- FIRE HYDRANT
- POOL EQUIPMENT

U.E. – UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(BRG.–DIST.) – RECORD CALL
P.O.B. – POINT OF BEGINNING
G.C.P.R. – GILLESPIE COUNTY PLAT RECORDS
G.C.D.R. – GILLESPIE COUNTY DEED RECORDS
G.C.O.P.R. – GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
G.C.R.P.R. – GILLESPIE COUNTY REAL PROPERTY RECORDS

STATE OF TEXAS
REGISTERED
ABRAHAM J. LEAMONS
6275
PROFESSIONAL
LAND SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON–THE–GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON DECEMBER 18, 2025; NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

12–23–2025
DATE

SEARCHERS
SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG
4585 OLD PONTOTOC ROAD, MASON, TEXAS 76856
720 MUSTANG STREET, FREDERICKSBURG, TEXAS 78624
830-383-1211 | F-10193966 | SEARCHERS.NET

BOUNDARY SURVEY

0.196 ACRES BEING ALL OF LOT C, BLOCK 1, OF THE BASSE ADDITION IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 123 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

REFERENCE: MEGAN HUGHES — JOB NO. 25–7857
ADDRESS: 606 NORTH ORANGE STREET — REV. 0 — DRAWN BY: KK

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: May 12, 2026
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: DEV-2026-15-COA - 223 W. Creek St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to rebuild a garage structure, install French drain, and match the existing home in design and color pallet for the property located at 223 W. Creek St., bearing the legal description of FBG ADDN BLK 31, LOT 444A, -PT LOT 444.

SUMMARY:
The applicant is requesting a Certificate of Appropriateness to rebuild a garage structure located in the back corner of the property that faces Orange St. The applicant has indicated that the footer of the structure is split and breaking away while the walls of the structure are deteriorating and leaning to the point where it is not safe and experiences multiple locations with leaking. The intent is to rebuild the structure on the same footprint and install a French drain. The proposed new garage will be built to match the existing home in both design and color pallet.

The property consists of an 8,800 square foot lot with a 1,206 square foot residential structure built in 1914 with an addition constructed in 2018. The separate garage is approximately 363 square feet. The existing primary structure has a Low rating due to the fact that it has suffered severe alterations or deterioration, resulting in a loss of historical integrity. The porch was partially infilled with a non-historic stone addition.

Application Number: 2026-15-COA

Proposal: Rebuild a garage structure

Address: 223 W. Creek

Rating: Low

Zoning: R1 - Single Family Residential District

Owner: Peggy Metzger

Applicant: Kevin Sutton, Hill Country Remodel

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

ccessory 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.

High Priority	Medium Priority	Low Priority
Required	Required	Required

Setbacks and Lot Coverage

- Follow lot coverage standards as required in *Section 3.4.1*.

High Priority	Medium Priority	Low Priority
Required	Required	Required

Height and Massing

- 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.)

Required; maximum of one story, 18 feet in height	Required; maximum of two stories, 28 feet in height	Required; maximum of two stories, 28 feet in height

Design

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

- 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.

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

(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.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Materials

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(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.

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

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

High Priority	Medium Priority	Low Priority
Appropriate	Appropriate	Appropriate

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

CODE OF ORDINANCES: ARTICLE III. - HISTORIC PRESERVATION

Sec. 23-63. - Demolition/removal.

(a) In addition to the requirements of obtaining Board approval for demolitions, all demolitions in the City of Fredericksburg which are required to have a demolition permit, will be reviewed by the Historic Preservation Officer prior to the issuance of a demolition permit by the Building Official of the City. This is to assure that a historic Resource is not inadvertently overlooked in the rating or landmark designation process. If the Historic Preservation Officer determines, with 14 days following the submission of a request to demolish that the Resource should be preserved, then the demolition permit will be abated for a period of 120 days. During such time, the Historic Preservation Officer shall process the Resource under the historic landmark or rating provisions of this Article, and if it is determined to be a historic landmark, or require rating or re-rating, then the provisions of section (b) below will be used to further process the demolition request. The application for demolition will contain the information and be on the forms described in section 23-61(a) above. No building permit will be issued for any demolition of a historic structure which is subject to regulation under Chapter 23 Article III, Historic Preservation of the Code of Ordinances of the City of Fredericksburg unless a building permit for the construction of the replacement structure at the same site is issued at the same time.

(b) In addition to the criteria specified in section 23-62, the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district:

(1) The demolition, removal or relocation of a historic Resource with a rating of "high" or the demolition or removal of a historic Resource with a rating of "medium" in the Fredericksburg Historic Resource Survey is strictly prohibited.

(2) The demolition, removal or relocation of a historic Resource with a rating of "low", or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose. Refer to section 23-55 and the Fredericksburg Historic Resource Survey for a more detailed definition of the preservation priority rating system.

(3) The demolition of a non-historic accessory structure, non-historic addition or non-historic carport, which is made of primarily non-historic materials, qualifies as an Insignificant Alteration and an Administrative Certificate of Appropriateness may be issued by the Historic Preservation Officer as an administrative approval without review by the Board.

(c) As an exception to (b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.

(d) As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building, or that the requirements of section 23-64, economic hardship, below are met.

(e) The Design Guidelines and Standards for the City Of Fredericksburg, the Secretary's Standards for Rehabilitation, and the Secretary's Guidelines for Rehabilitating Historic Buildings will be used to guide the Board in decisions regarding issuance of a certificate of appropriateness for demolition or removal of a historic Resource within the historic district or upon a historic landmark, when permitted.

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

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

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

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

(4) Plans for proposed new construction or other reuse of the property, and their effects on the historical, cultural, social, or architectural identity of the surrounding area will be positive and promote the goals of this article.

(g) In the case of a removal application, the Board shall affirmatively find that:

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

(2) The Resource is no longer significant to the area in which it is situated;

(3) Reasonable measures have been taken to relocate the Resource within the same property, and that the same cannot reasonably be done;

(4) Reasonable measures have been taken to relocate the Resource within the historic district (if applicable), or that it will be relocated to an area that will be enhanced by the resource and where the goals of this article will be furthered; and

(5) That the condition is not due to demolition by neglect.

(h) In making the determination to permit demolition or removal of a historic Resource, the Board may place reasonable conditions on the same even if such conditions are not related to the mandatory requirements of this article but which are related to the demolition or removal, and to ensure compliance with the plans approved by the Board. The same may include, but is not limited to, the requirement that all conditions be fulfilled prior to issuance of a building permit for the original Resource's location.

(i) Prior to demolition, the Historic Preservation Officer may, as a condition of approval of a certificate of appropriateness for demolition or removal, require the owner, at the owner's expense, to provide documentation of the subject Resources in accordance with the standards of the Historic American Building Survey. Such documentation may include photographs, floor plans, measured drawings, an archeological survey, or other information specified.

(j) The special time period for demolition as described in section 23-61(i) above shall apply to all requests under this section.

(Ord. No. 27-007, 7-5-2017; Ord. No. 2021-16, §§ 9, 10, 7-19-2021)

STAFF RECOMMENDATION:

Staff has no objection to the rebuilding of the garage structure due to the Low rating of the primary structure.

ATTACHMENTS:

1. DEV-2026-15-COA-223 W CREEK - HISTORIC
2. DEV-2026-15-COA-223 W CREEK - STREET VIEW 1
3. DEV-2026-15-COA-223 W CREEK - STREET VIEW 2
4. DEV-15-COA 223 W Creek St Proposed Elevation
5. DEV-15-COA 223 W Creek St Pic 1
6. DEV-15-COA 223 W Creek St Pic 2
7. DEV-15-COA 223 W Creek St Pic 3
8. DEV-15-COA 223 W Creek St Pic 4
9. DEV-15-COA 223 W Creek St Pic 5
10. DEV-15-COA 223 W Creek St Pic 6
11. DEV-15-COA 223 W Creek St Pic 7

223 W. Creek



2002 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	733
Address	223 W. Creek
Date	1900
Stylistic Influence	vernacular
GCAD Hyperlink	R19211
Owner	JENSCHKE, EMMA
Historic District	Yes Historic District
Assessment	Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.
Notes	Porch partially infilled with non-historic stone addition.

1983 Historic Resources Survey

Previous Site No. 244

Previous Ranking 1

Previous Photo References

Roll	21	21
Frame	4	5


223


223 W Creek St
304 S Orange St
Fredericksburg, Texas
Google Street View
Apr 2023 See more dates
© 2026 Google

















HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: May 12, 2026
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: DEV-2026-17-COA - 508 E. Ufer St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new single-family residential structure for the property located at 508 E. Ufer St., bearing the legal description of LANGERHANS BLK 2, LOT 20R, REPLAT.

SUMMARY:
The applicant is requesting a Certificate of Appropriateness to construct a new single-family residential structure. The exterior material palette includes natural split-face white limestone, vertical cedar siding with a natural stain finish, and brown blend architectural shingles. Windows and doors will be black aluminum-clad (Marvin), paired with black fascia, soffit, gutters, and downspouts to create a cohesive and refined exterior appearance. The home has a maximum ridge height of 25'-11". The front elevation is oriented toward the creek, taking advantage of the natural setting and views. This property is located adjacent to a multi-unit bed and breakfast complex and within an area of newer, larger residential homes. The selected materials and architectural approach are intentionally designed to blend with the surrounding structures while maintaining a balanced presence that does not overpower the neighboring properties.

The property consists of a 5,488 square foot lot which is currently vacant.

Application Number: DEV-2026-17-COA

Proposal: New construction of a single-family residential structure

Address: 508 E. Ufer St.

Rating: N/A

Zoning: R2 - Mixed Residential

Owner: Shawn Vinklarek, 4V Family Holdings LLC

Applicant: Shawn Vinklarek, Guido Hill Country

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

rimary Buildings

Residential versus Commercial Standards: Which to Follow?

The section herein differentiates new residential construction (*Section 3.4.2.1*) from new commercial construction (*Section 3.4.2.2*). Select which section to follow **based on the character of the adjacent construction, not the use of the new building**. *Appendix C* provides a map of the historic district indicating where residential forms are appropriate, versus where commercial forms are appropriate.

New Residential Construction

Use of Standards

(a) 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*.)

Preservation

(b) Avoid demolishing a historic building to accommodate new construction; the limited circumstances where demolition is permitted are set forth in the Historic Preservation Ordinance in *Appendix G.*

(c) Avoid relocating a designated historic building to construct a new building; moving a building into the historic district from elsewhere may be appropriate in some circumstances.

Relocating Historic Buildings

In communities with little or no protection for historic buildings, relocation may be the only viable alternative to save a building from demolition. Moving a historic building from elsewhere onto a lot in Fredericksburg may be appropriate if the building dates from the same period of significance; if the building's style and form are consistent with Fredericksburg's inventory of historic resources; and if the building is sited on the lot with setbacks compatible with the nearby contributing buildings, with appropriate landscaping surrounding it.

(d) Protect large trees and other significant landscape features from damage during construction, as well as delayed damage due to root compaction or chemical spills during construction activities.

Orientation

(e) New construction must have the same street-front orientation as the contributing buildings on the same block.

Setbacks

(f) 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.

Height and Massing

(g) Appropriate heights for new infill construction depend on the surrounding context at the front of the new building; however, new buildings may gain height toward the back: if more than 50 percent of the contributing resources on the block are two-stories, then the front portion of the new construction may rise to two stories; if less than 50 percent, then front must be one story and any two-story portion must be set back 15 feet behind the front wall (excluding the porch). Heights are measured from the grade plane to the mid point on the roof.

(h) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings.

(i) New construction must have floor-to-floor heights similar to those on contributing buildings on the block (within 3 feet of the tallest floor-to-floor heights found on a contributing building on the block).

Design

(j) For new buildings, an attached garage shall not be the focal point of the design and should be located no less than 15 feet from the

front wall of the building (excluding the porch) or one-third of the depth of the building from the front wall of the building, whichever is greater. The garage shall not represent more than 1/3 of the front façade. (see *Section 3.4.3* for discussion of detached garages)

(k) 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.

(l) Design new buildings to be compatible with the historic building but differentiated enough so that they communicate their actual date of construction and do not create a false sense of history.

(m) Balance compatibility with differentiation among the following aspects of the new building's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette (as shown in *Appendix G.6*).

(n) Avoid using a historical style not found among the contributing main houses in the district.

(o) Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have a contemporary roof form, fenestration pattern, and style, if it maintains a compatible footprint shape, materials, and color palette (as shown in *Appendix G.6*).

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

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

Materials

(r) 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.

(s) Modern materials, such as fiber-cement siding, are appropriate for residential buildings, provided that the overall design balances compatibility with differentiation.

(t) 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.

STAFF RECOMMENDATION:

Staff have no objections to the proposed new residential structure.

ATTACHMENTS:

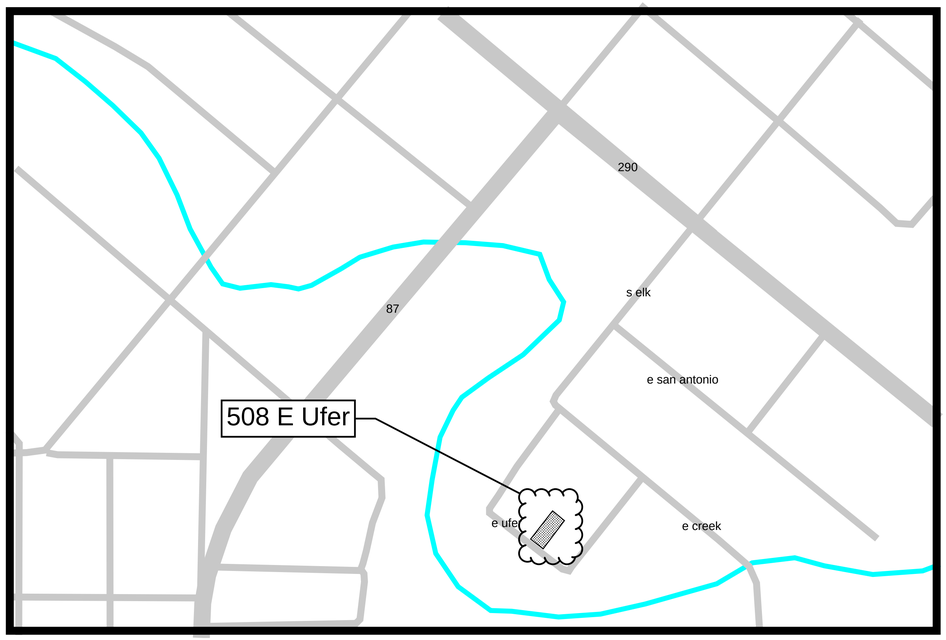
1. DEV-2026-17-COA-lot d historic review packet
2. DEV-2026-17-COA-508 E Ufer

A001

CONCEPT DRAWING



VICINITY MAP



PROJECT TEAM

Owner:
4V Family Holdings
Shawn and Belinda Vinklarek
203 S Elk Street
Fredericksburg TX 78624
4Vfamilyholdingsllc@gmail.com

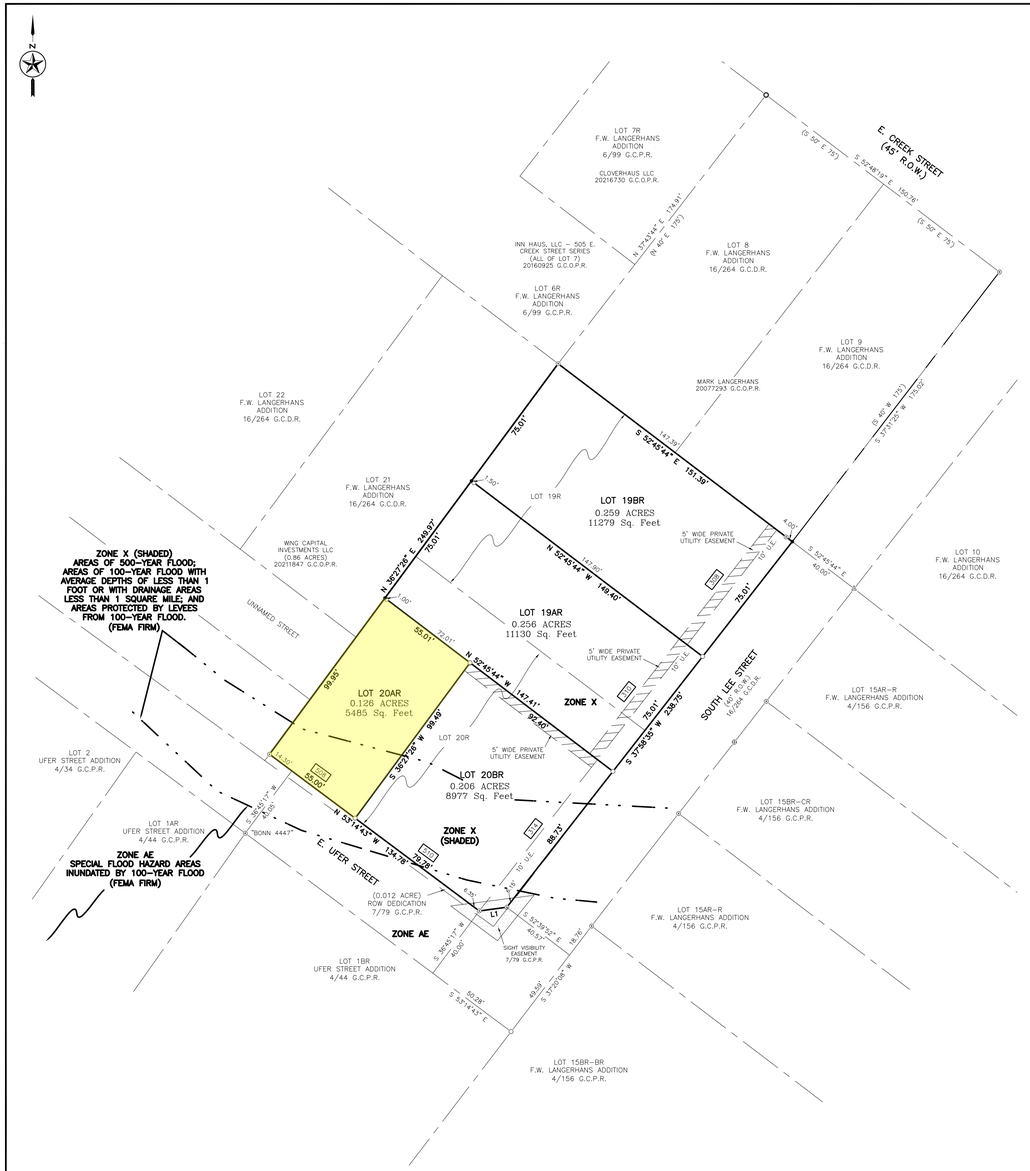
General Contractor:
Guido Hill Country
1328 S ST Hwy 16
Fredericksburg TX 78624
Shawn Vinklarek
(512) 409-6211
svinklarek@guidoco.com

GENERAL NOTES

1. ALL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE BUILDING CODES, AND TO INCLUDE ALL REQUIREMENTS OF OTHER AGENCIES HAVING JURISDICTION.
2. EXAMINATION OF THE SITE AND PORTIONS THEREOF THAT AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS AND SATISFY HIM/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONTRACTOR SHALL AT SUCH TIME ASCERTAIN AND VERIFY THE LOCATIONS OF EXISTING STRUCTURES.
3. THE CONTRACT DOCUMENTS DESCRIBE DESIGN INTENT AND ARE NOT INTENDED TO BE ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS TO PROVIDE COMPLETE OPERATIONAL SYSTEMS AND INSTALLATIONS. NO CLAIMS FOR ADDITIONAL WORK WILL BE AWARDED FOR WORK WHICH IS DESCRIBED IN THESE DOCUMENTS OR WHICH IS REASONABLY INFERABLE FROM THEM.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGH COORDINATION OF TRADES. ALL CLAIMS FOR ADDITIONAL WORK WILL NOT BE AWARDED FOR ANY AND ALL WORK RELATED TO SUCH COORDINATION.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE, CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY AND ALL WORK IN QUESTION.
6. ALL DIMENSIONS ARE TO FINISH FACE OF CONCRETE, CENTERLINE OF STEEL, FACE OF STUD OR CASEWORK, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL, UNLESS NOTED AS "+/-". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES.
7. ALL DIMENSIONS, NOTES AND DETAILS SHOWN ON ONE PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR CONDITIONS UNLESS OTHERWISE NOTED.
8. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
9. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY. WHAT IS SHOWN OR REFERRED TO PARTIALLY OR WHOLE ON ANY SHALL BE PROVIDED AS THOUGH SHOWN ON ALL.
10. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DRAWINGS AT A LARGE SCALE SHALL TAKE PRECEDENCE OVER DRAWINGS OF A SMALL SCALE. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
11. CONTRACTOR SHALL VERIFY LAYOUT OF PARTITIONS, DOORS, ELECTRICAL OUTLETS, DATA AND TELEPHONE OUTLETS, LIGHT FIXTURES, AND SWITCHES WITH ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY MECHANICAL, TELEPHONE, DATA, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE BUT NOT LIMITED TO ALL PIPING, DUCTWORK AND CONDUIT AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
12. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
13. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONTRACT DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE.
14. IN CASE OF CONFLICTS BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN THE LOCATION OF MATERIALS AND/OR EQUIPMENT, ARCHITECTURAL DRAWINGS SHALL GOVERN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF SUCH CONFLICT.
15. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED CLEANED, AND CONDITIONED PER THE MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
16. ALL WORK NOTED AS "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY OWNER OR UNDER SEPARATE CONTRACT. SUBMIT TO THE ARCHITECT AND OWNER SCHEDULE REQUIREMENTS FOR THIS "OTHER" WORK IN THE CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
17. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOB SITE. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
18. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE ARCHITECT OR OWNER'S REPRESENTATIVE. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.
19. MECHANICAL, ELECTRICAL, & PLUMBING TO BE DESIGN/BUILD BY QUALIFIED CONTRACTOR. PROVIDE DRAWINGS AND CALCULATIONS ARE REQUIRED.
20. THE CONTRACTOR IS TO PROVIDE ALL TEMPORARY FACILITIES, SECURITY BARRIERS, AND TEMPORARY PROTECTIONS FROM WEATHER AND THE ELEMENTS TO PROTECT THE SITE.
21. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING, AS REQUIRED.
22. THE CONTRACTOR SHAL PROVIDE ANY ASBESTOS INVESTIGATION AND REMEDIATION, AS REQUIRED.

Guido HILL COUNTRY FBG ★ TEX

508 E Ufer Street, Fredericksburg Texas 78624



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 82°21'56" W	14.29'

SEARCHERS
SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG
4585 Old Pontotoc Road, Mason, Texas 76856
720 Mustang Street, Fredericksburg, Texas 78624
830-383-1211 | F-10193966 | SEARCHERS.NET

LEGEND:
- BOUNDARY LINE
- ADJOINER LINE
- ORIGINAL LOT LINES
- OVERHEAD UTILITY LINE
- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 3/8" IRON ROD FOUND
- IRON PIPE FOUND
- 60D NAIL FOUND
- 60D NAIL SET
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- PEDESTAL
- GUY
- UTILITY POLE
- ELECTRIC METER
- SEWER CLEANOUT
- WATER VALVE
- WATER METER
- 777 ADDRESS
- U.E. = UTILITY EASEMENT
- B.L. = BUILDING SETBACK LINE
- (BRG.=DIST.) = RECORD CALL
- G.C.P.R. = GILLESPIE COUNTY PLAT RECORDS
- G.C.D.R. = GILLESPIE COUNTY DEED RECORDS
- G.C.O.P.R. = GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
- G.C.R.P.R. = GILLESPIE COUNTY REAL PROPERTY RECORDS

FILED FOR RECORD AT _____ O'CLOCK ___M. THIS THE _____ DAY OF _____, 2025 ON INSTRUMENT NO. _____ OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

_____
COUNTY CLERK, GILLESPIE COUNTY, TEXAS

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF GILLESPIE §

I (We) hereby certify, that I am (we are) the owner(s) of the property shown and described hereon, that no other person or entity has any interest in the property either by lien, lease, or other equitable interest, unless otherwise noted hereon, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all alleys, walks, parks, water courses, easements, and other open space to public use forever and hereby convey, by fee simple title, all public road right-of-way, as shown hereon to the City of Fredericksburg for public road right-of-way purposes forever and agree for myself (ourselves) and my (our) heirs and assigns to abide forever by all lines, dedications, conveyances for road right of way purposes, and other restrictions shown hereon.

308 SOUTH LEE ST LLC

BY: _____
Cosmo M. Guido, its Manager

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Cosmo M. Guido, known to me to be the person whose name is subscribed above,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of July, 2025.

_____
Notary Public, State of Texas

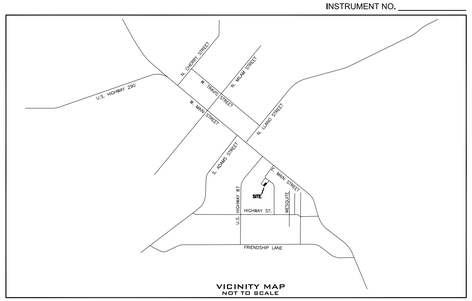
PLAT NOTES:

1. Setbacks shall be in accordance with the City's adopted zoning code at the time of permitting.
2. Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements or Right-of-Way shown on the Plat (or filed by separate instrument that is associated with said property); and any public utility, including the City, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The City can move trees or any other improvements and does not have the responsibility to replace them.
3. SIGHT VISIBILITY RESTRICTION: No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement as shown on the Plat. These sight visibility easements will remain in effect until vacated by ordinance adopted by the City Council and the property replatted.
4. Current zoning: R2 - Mixed Residential
5. Proposed Use: Residential.
6. 100 YEAR FLOODPLAIN EASEMENT RESTRICTION: Construction within the floodplain may not occur. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request.) Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin.

SURVEY NOTES:

1. This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
2. Bearings, distances, coordinates, & acreage are Grid, NAD 83 US Texas Central Zone 4203.
3. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "SEARCHERS RPLS 6275."
4. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 48171C0288C Effective October 19, 2001: Lots 19RAR and 19RBR shown hereon are located in Zone X and are not within a 100-year flood hazard area. Lot 20RAR shown hereon is located in Zone X and Zone X (Shaded) and is within a 100-year flood plain with deps of less than one foot. Lot 20RBR shown hereon is located in Zone X, Zone X (Shaded), and Zone AE which is within a 100-year flood hazard area. Flood lines were scaled from the FEMA FIRM map and are approximate. This flood statement does not imply that the property or the structures thereon will be free from flooding or flood damage. Flood heights may be increased by man-made or natural causes.

INSTRUMENT NO. _____



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF FINAL PLAT APPROVAL
ADMINISTRATIVE APPROVAL

Approved

_____
Director of Development Services

The undersigned, the City Secretary of the City of Fredericksburg, hereby certifies that the foregoing Final Plat of LOT 19R & LOT 20R F.W. LANGERHANS ADDITION, a Subdivision or Addition to The City of Fredericksburg was submitted and approved by the Director of Development Services on the _____, day of July, 2025 as authorized in Section 4 of the City of Fredericksburg Subdivision Ordinance.

Witness by my hand _____ day of July, 2025

_____
City Secretary
City of Fredericksburg, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §

COUNTY OF GILLESPIE §

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground. Field work completed on July 8, 2025.

_____ July 21, 2025
Josh W. Leamons
Registered Professional Land Surveyor, 6276

STATE OF OF TEXAS
JOSH W. LEAMONS
6276
REGISTERED
PROFESSIONAL
LAND
SURVEYOR

STATE OF TEXAS §

COUNTY OF GILLESPIE §

Before me, the undersigned authority, on this day personally appeared Josh W. Leamons, known to me to be the person whose name is subscribed above,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of July, 2025.

_____
Notary Public, State of Texas

MINOR PLAT ESTABLISHING
LOTS 19AR, 19BR, 20AR, & 20BR F.W. LANGERHANS ADDITION
A REPLAT OF LOTS 19R & 20R OF THE F.W. LANGERHANS ADDITION AS SHOWN ON THE PLAT RECORDED IN VOLUME 7, PAGE 79 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

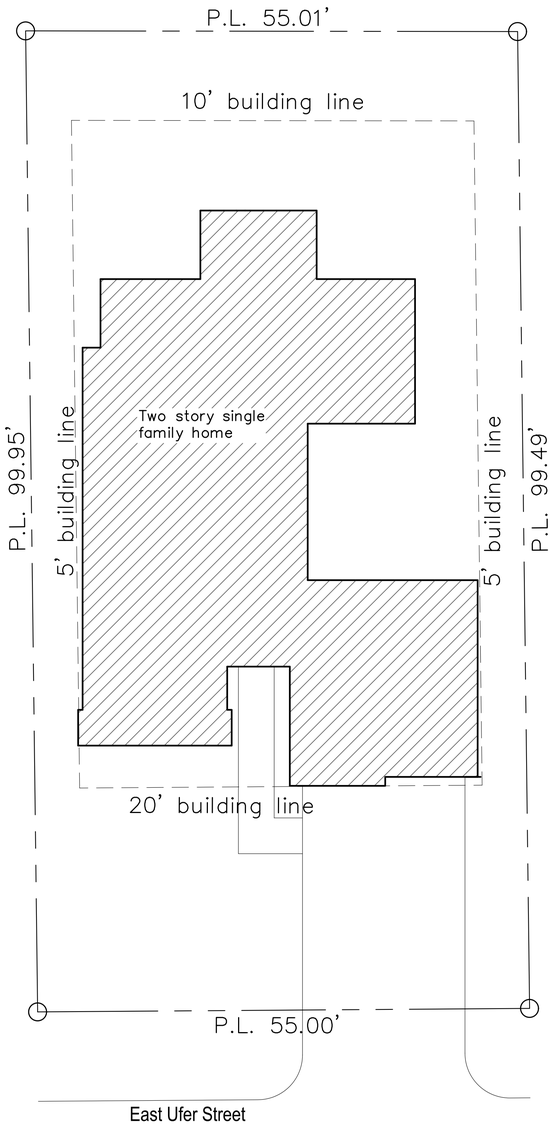
DRAWN BY: JC
JOB NO. 25-1462
P-2516

508 E Ufer Street, Fredericksburg Texas 78624

GROSS BUILDING: 1,933 SF
32% BUILDING COVERAGE
75% ALLOWED

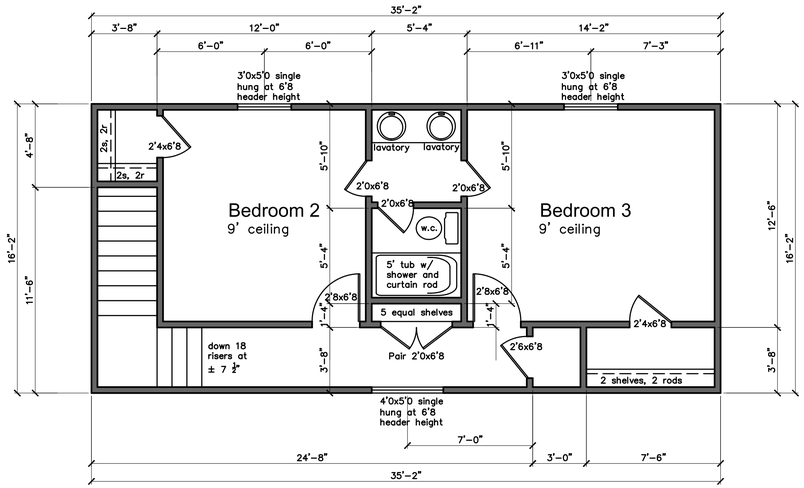
IMPERVIOUS COVERAGE: 2,490 SF
RESIDENCE: 1,411 SF
PATIO & POOL: 522 SF
DRIVEWAY + WALKWAY: 558 SF

41% IMPERVIOUS COVERAGE
80% ALLOWED



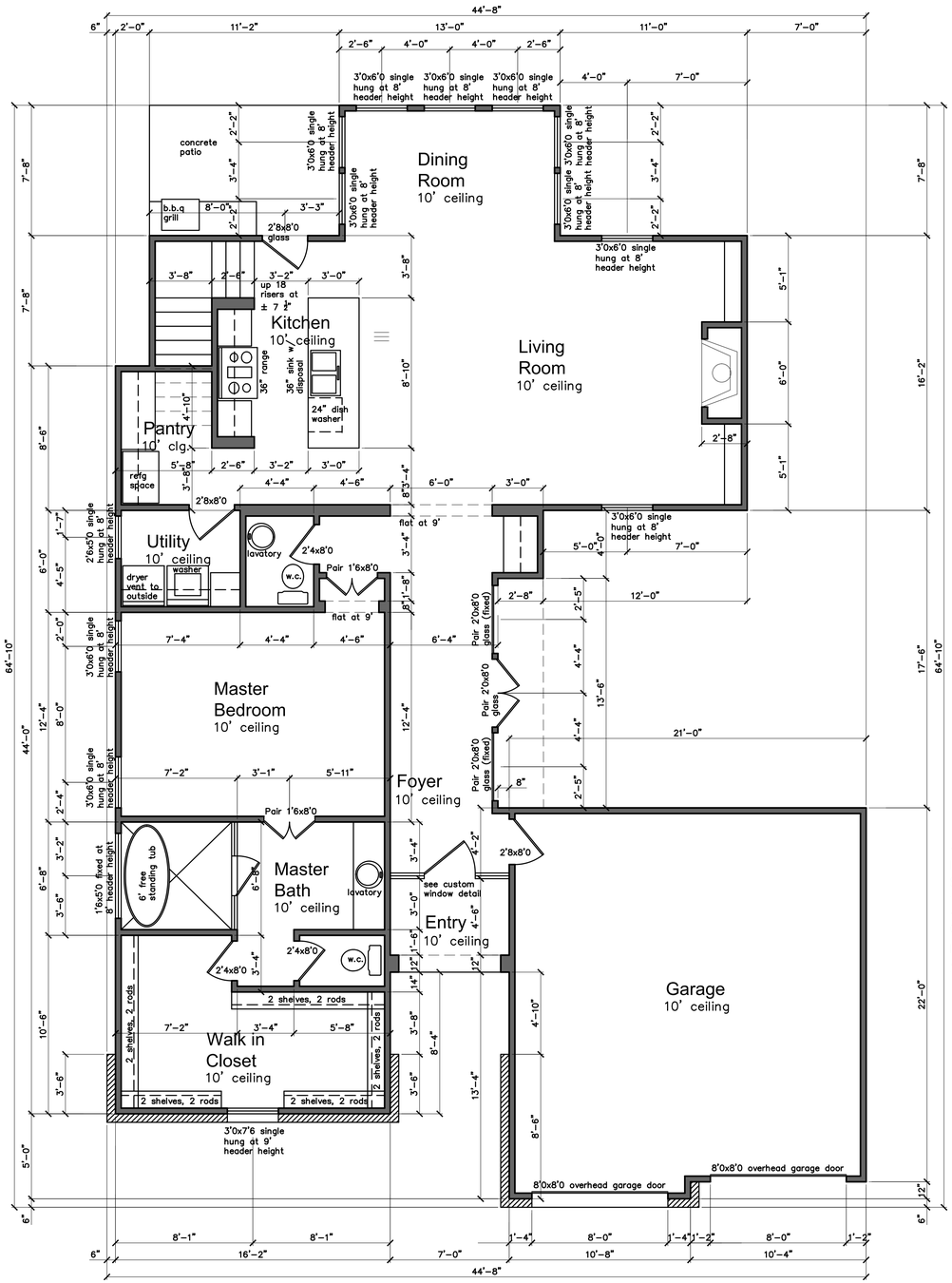
SITE PLAN
scale: 1/8" = 1'-0"

508 E Ufer Street, Fredericksburg Texas 78624



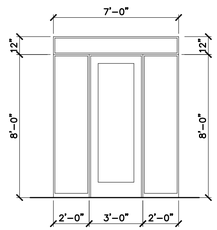
SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



custom window detail

floor plans - unless noted otherwise

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

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

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

A4-4 Weatherstrip at all exterior doors

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

A4-6 Doors between attached garage and the dwelling shall be minimum 1 ⅜" solid core wood and self closing, or be a 20 minute fire-rated assemly.

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

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

A4-9 Minimum width between handrails shall be 30", height above nose of tread shall be minimum 34", and maximum 38", hand gripping portion of handrails shall not be less than 1 ½" and not more than 2" in cross-sectional dimension or the shape shall provide an equal amount of gripping surface. Handrails projecting from the wall shall have a space of not less than 1 ½" between the wall and the handrail. All stairways shall have at least one handrail. Handrails shall be installed on all open sides of the stairs. Handrails shall be continuous for the full lenght of the stair, and shall terminate at a newelpost or saftey terminal.

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

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

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

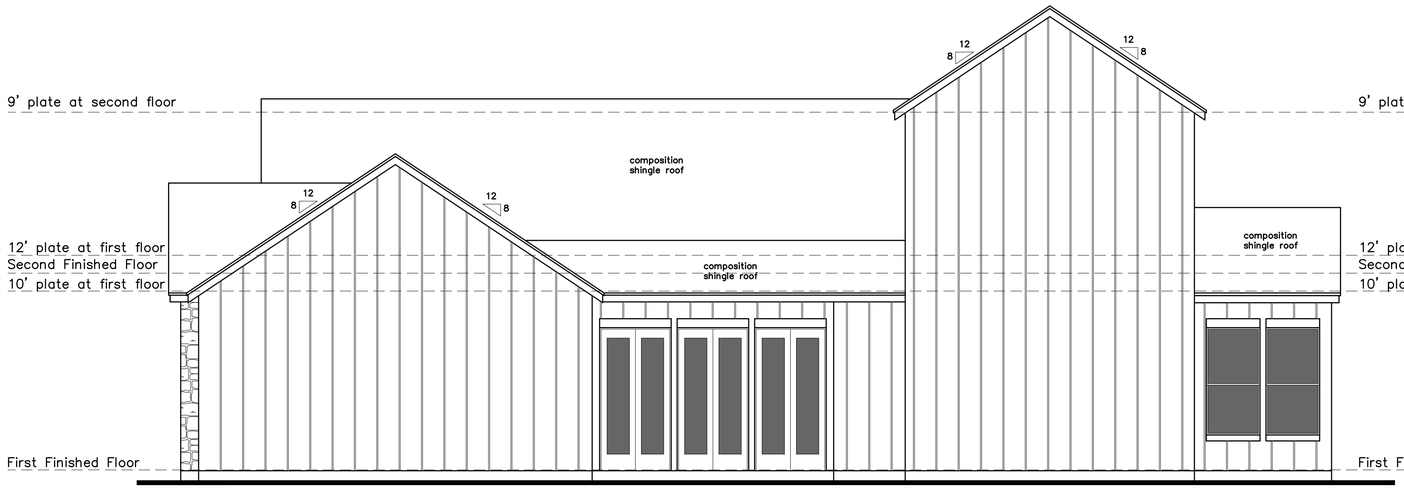
A4-13 Engineering of the foundation, superstructure, and stairs does not fall within the scope of the work performed by DERRIK MCKENZIE DESIGNER. It shall be the responsibility of the owner or builder to have this performed. If an engeneers seal is present upon these drawings, the engeneer of record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

square footage calculations

First Floor	1411 sf
Second Floor	517 sf
Total Living Area	1928 sf
Garage	484 sf
Entry	38 sf
Total Covered Area	2450 sf

Guardrails – max. 4' openings and 36" height, as per IRC 312.1 and 312.2
Handrails – 34" to 38" height, as per IRC r311.5.6.1. Maximum 7 3/4 rise, 10" run, as per IRC R 311.5.3.1. Enclosed useable space below stair must have 1/2 gypsum board as per IRC R311.2.2. Live load design 200lbs/sq.ft. guardrails, as per R301.5 and table 301.5

508 E Ufer Street, Fredericksburg Texas 78624



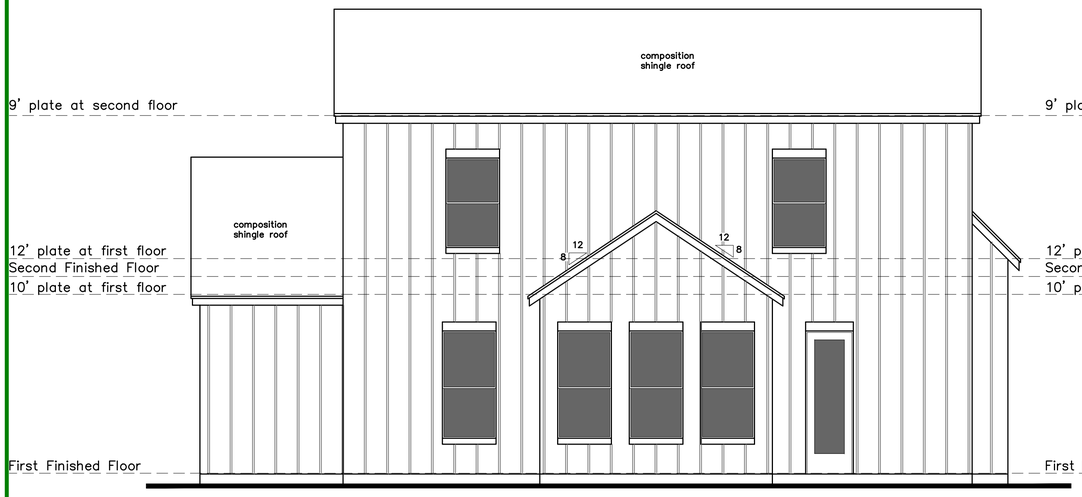
RIGHT ELEVATION

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



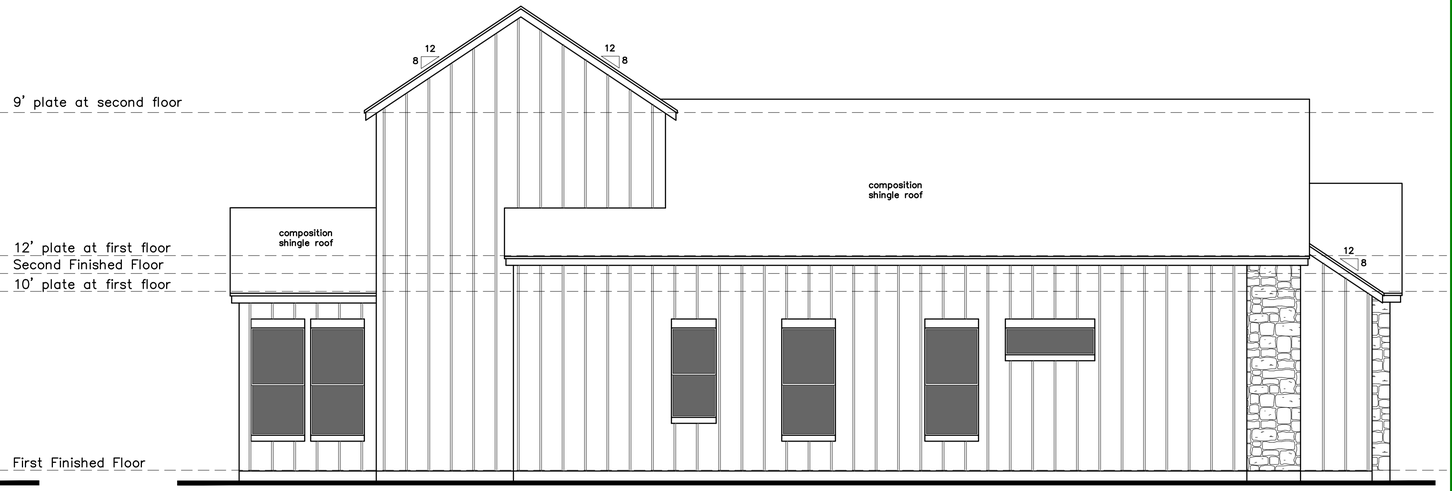
FRONT ELEVATION

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



REAR ELEVATION

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

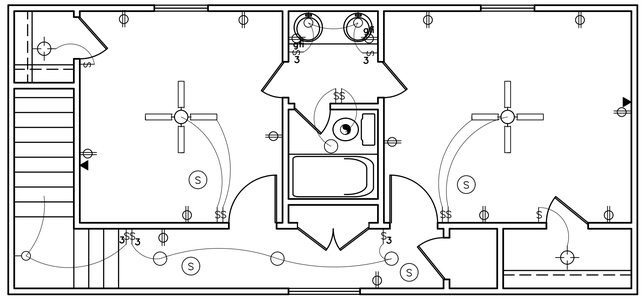


LEFT ELEVATION

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

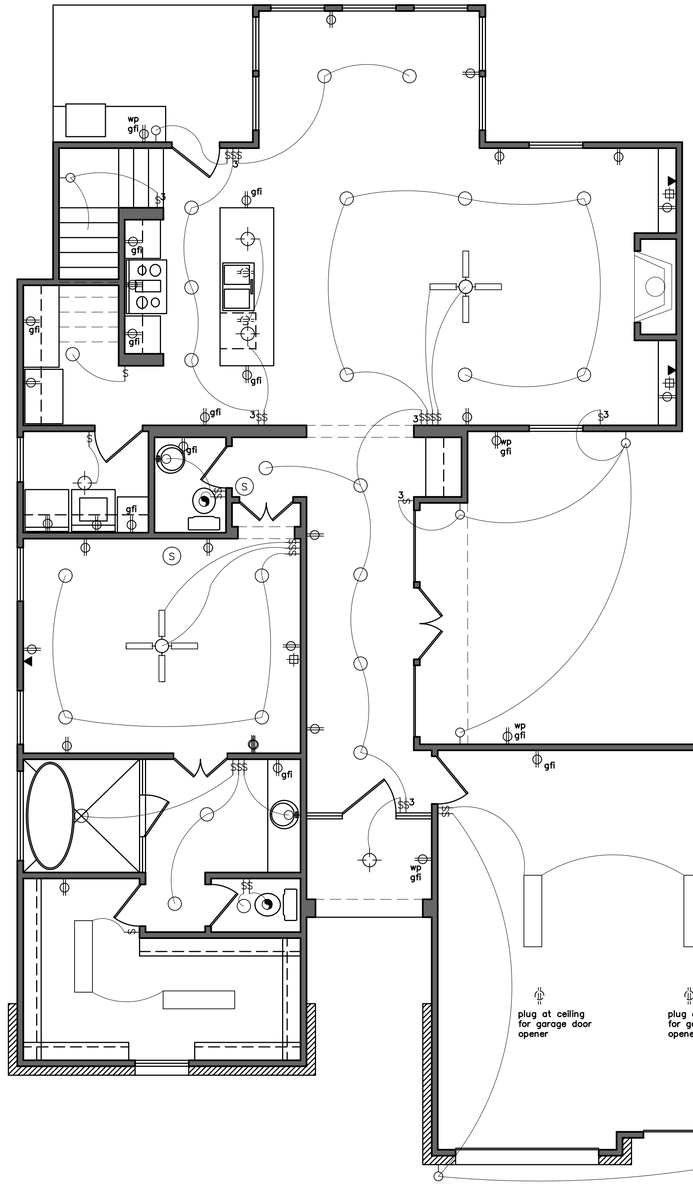
508 E Ufer Street, Fredericksburg Texas 78624

A006



SECOND FLOOR ELECTRICAL PLAN

scale: 1/4" = 1'–0"



FIRST FLOOR ELECTRICAL PLAN

scale: 1/4" = 1'–0"

electrical symbols key

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

electrical plans - unless noted otherwise

E1–1 All work performed shall be in accordance with all applicable local codes, regulations, ordinances, and authorities having jurisdiction.

E1–2 Electrical layout is generally diagrammic. Location of outlet, lights and equipment is approximate. Exact route of wiring, locations of outlets are to be governed by structural conditions and obstructions. Wiring for equipment requiring maintence shall be readily accessable

E1–3 Bottom of all duplex outlet boxes shall be 12" above finish floor. Bottom of switch box height shall be 50" above finish floor. Bottom of switches at cabinetry shall be 6" above adjacent finished counter top

E1–4 Smoke detectors shall have 120 v connection to house wiring and battery back–up.

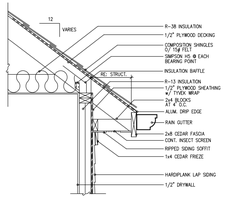
E1–5 Provide ground–fault–circuit–interruption (GFCI) as required

E1–6 Verify number of air conditioning units with builder or owner. Provide water proof disconnects and 120 volt outlets at each compressor location.

E1–7 Verify overhead sectional garage door opener locations with manufacturer's specifications

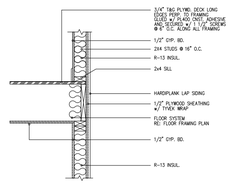
Guido HILL COUNTRY FBG ★ TEX

508 E Ufer Street, Fredericksburg Texas 78624



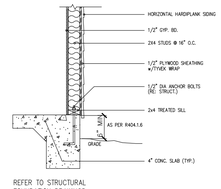
EAVE @ SIDING

PROVIDE FIREBLOCKING AS PER R602.8



FLOOR ASSEMBLY

PROVIDE FIREBLOCKING AS PER R602.8



REFER TO STRUCTURAL FOUNDATION DRAWINGS

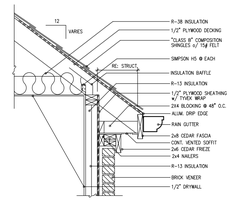
FDN w/SIDING

PROVIDE FIREBLOCKING AS PER R602.8

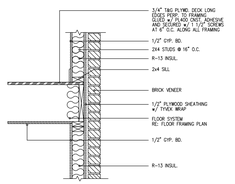
WALL-SIDING

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

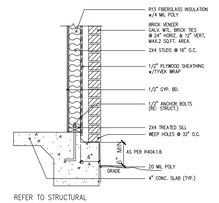
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EAVE @ BRICK



FLOOR ASSEMBLY



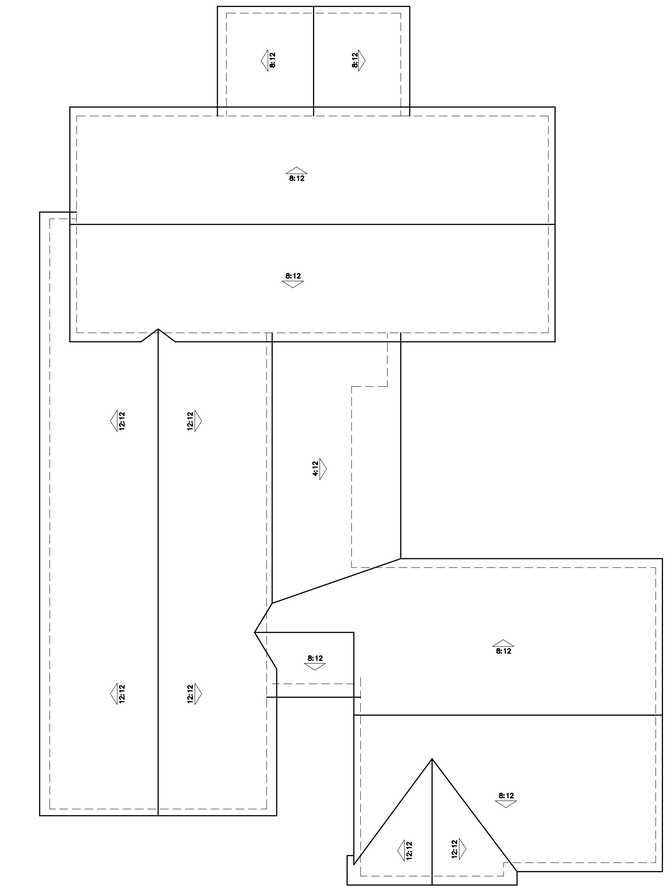
REFER TO STRUCTURAL FOUNDATION DRAWINGS

EXT WALL @ GRADE

BRICK / MASONRY WALL DETAILS

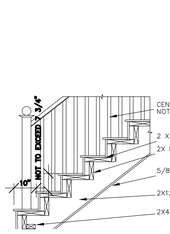
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HANDRAIL



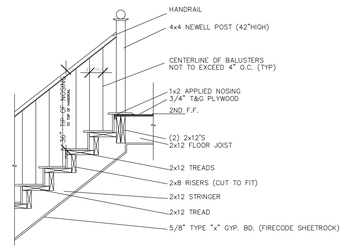
ROOF PLAN

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



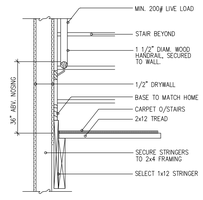
STAIR AT FIRST FLOOR

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



STAIR AT SECOND FLOOR

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



HANDRAIL

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

Front Elevation

A008

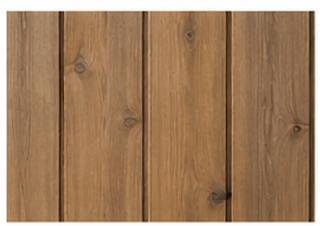


STONE



WHITE LIMESTONE
Natural Split Face

VERTICAL SIDING



VERTICAL CEDAR SIDING
Stained Natural Finish

ROOF



ARCHITECTURAL SHINGLES
Brown Blend

WINDOWS



BLACK WINDOWS
Aluminum Clad

TRIM & ACCENTS



BLACK TRIM
Fascia, Soffit, Gutters, Downspouts

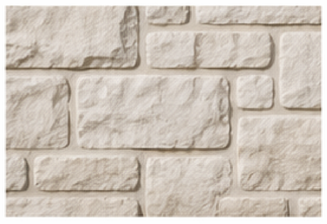
508 E Ufer Street, Fredericksburg Texas 78624

Courtyard Elevation

A009



STONE



WHITE LIMESTONE
Natural Split Face

VERTICAL SIDING



VERTICAL CEDAR SIDING
Stained Natural Finish

ROOF



ARCHITECTURAL SHINGLES
Brown Blend

WINDOWS



BLACK WINDOWS
Aluminum Clad

TRIM & ACCENTS



BLACK TRIM
Fascia, Soffit, Gutters, Downspouts

508 E Ufer Street, Fredericksburg Texas 78624

Rear Elevation



STONE	VERTICAL SIDING	ROOF	WINDOWS	TRIM & ACCENTS
				
WHITE LIMESTONE Natural Split Face	VERTICAL CEDAR SIDING Stained Natural Finish	ARCHITECTURAL SHINGLES Brown Blend	BLACK WINDOWS Aluminum Clad	BLACK TRIM Fascia, Soffit, Gutters, Downspouts

Exterior Ligthing

	MULLAN LIGHTING	MULLAN LIGHTING/DARYA BRASS OUTDOOR WALL SCONCE 12.50" IP65/AGED BRASS/CLEAR GLASS



508 E Ufer Street, Fredericksburg Texas 78624


St
Texas
eet View
more dates

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: May 12, 2026
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: DEV-2026-18-COA - 314 S. Lee St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new single-family residential structure for the property located at 314 S. Lee St., bearing the legal description of LANGERHANS BLK 2, LOT 20R, REPLAT.

SUMMARY:
The applicant is requesting a Certificate of Appropriateness for the new construction of a single-family residential structure on a 11,151 square foot currently vacant lot. The proposed home has a maximum ridge height of 26 feet. The main level includes approximately 1,510 square feet of living space with an additional 550 square feet located on the second level. The residence is designed with a rear-facing garage, accessed via a single 9-foot-wide door, minimizing visual impact from the street.

A wraparound porch is incorporated into the design to take full advantage of the corner lot and adjacent creek, enhancing both the architectural character and the connection to the natural setting. The applicant indicates that exterior materials and finishes have been selected to complement the existing neighborhood context and meet community design standards.

Application Number: DEV-2026-18-COA

Proposal: Construction of new single-family residential structure on a vacant lot

Address: 314 S. Lee St.

Rating: N/A

Zoning: R2 - Mixed Residential District

Owner: Ronnie and Belinda Vinklarek

Applicant: Shawn Vinklarek, Guido Hill Country

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

rimary Buildings

Residential versus Commercial Standards: Which to Follow?

The section herein differentiates new residential construction (*Section 3.4.2.1*) from new commercial construction (*Section 3.4.2.2*). Select which section to follow **based on the character of the adjacent construction, not the use of the new building**. *Appendix C* provides a map of the historic district indicating where residential forms are appropriate, versus where commercial forms are appropriate.

New Residential Construction

Use of Standards

(a) 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*.)

Preservation

(b) Avoid demolishing a historic building to accommodate new construction; the limited circumstances where demolition is permitted are set forth in the Historic Preservation Ordinance in *Appendix G.*

(c) Avoid relocating a designated historic building to construct a new building; moving a building into the historic district from elsewhere may be appropriate in some circumstances.

Relocating Historic Buildings

In communities with little or no protection for historic buildings, relocation may be the only viable alternative to save a building from demolition. Moving a historic building from elsewhere onto a lot in Fredericksburg may be appropriate if the building dates from the same period of significance; if the building's style and form are consistent with Fredericksburg's inventory of historic resources; and if the building is sited on the lot with setbacks compatible with the nearby contributing buildings, with appropriate landscaping surrounding it.

(d) Protect large trees and other significant landscape features from damage during construction, as well as delayed damage due to root compaction or chemical spills during construction activities.

Orientation

(e) New construction must have the same street-front orientation as the contributing buildings on the same block.

Setbacks

(f) 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.

Height and Massing

(g) Appropriate heights for new infill construction depend on the surrounding context at the front of the new building; however, new buildings may gain height toward the back: if more than 50 percent of the contributing resources on the block are two-stories, then the front portion of the new construction may rise to two stories; if less than 50 percent, then front must be one story and any two-story portion must be set back 15 feet behind the front wall (excluding the porch). Heights are measured from the grade plane to the mid point on the roof.

(h) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings.

(i) New construction must have floor-to-floor heights similar to those on contributing buildings on the block (within 3 feet of the tallest floor-to-floor heights found on a contributing building on the block).

Design

(j) For new buildings, an attached garage shall not be the focal point of the design and should be located no less than 15 feet from the

front wall of the building (excluding the porch) or one-third of the depth of the building from the front wall of the building, whichever is greater. The garage shall not represent more than 1/3 of the front façade. (see *Section 3.4.3* for discussion of detached garages)

(k) 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.

(l) Design new buildings to be compatible with the historic building but differentiated enough so that they communicate their actual date of construction and do not create a false sense of history.

(m) Balance compatibility with differentiation among the following aspects of the new building's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette (as shown in *Appendix G.6*).

(n) Avoid using a historical style not found among the contributing main houses in the district.

(o) Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have a contemporary roof form, fenestration pattern, and style, if it maintains a compatible footprint shape, materials, and color palette (as shown in *Appendix G.6*).

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

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

Materials

(r) 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.

(s) Modern materials, such as fiber-cement siding, are appropriate for residential buildings, provided that the overall design balances compatibility with differentiation.

(t) 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.

STAFF RECOMMENDATION:

Staff has no objections to the application as presented.

ATTACHMENTS:

1. DEV-2026-18-COA-lot c historic review packet
2. DEV-2026-18-COA-314 S LEE

A001

CONCEPT DRAWING



VICINITY MAP



PROJECT TEAM

Owner:
Ronnie and Belinda Vinklarek
Fredericksburg TX 78624
bvinklarek@gmail.com

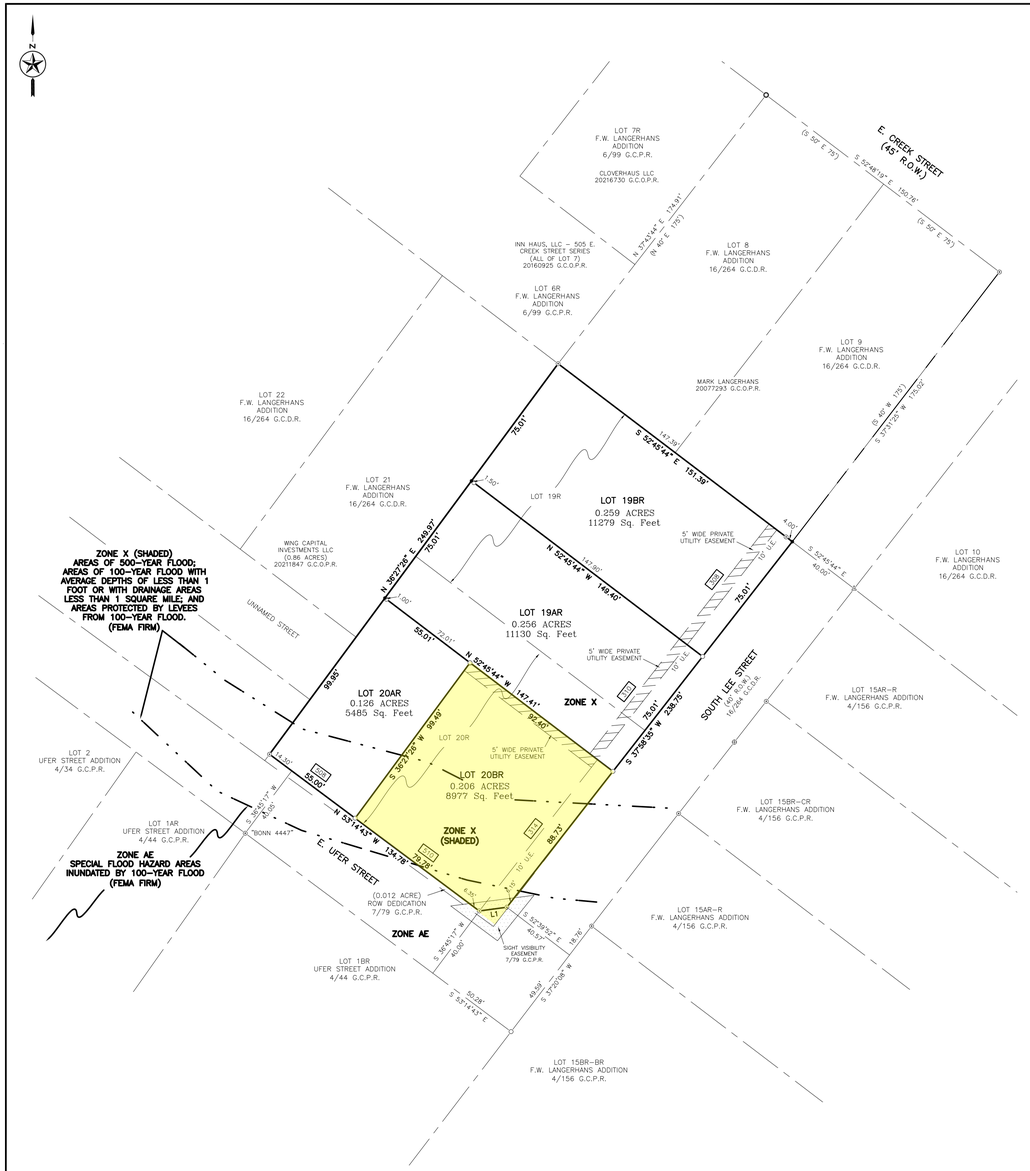
General Contractor:
Guido Hill Country
1328 S ST Hwy 16
Fredericksburg TX 78624
Shawn Vinklarek
(512) 409-6211
svinklarek@guidoco.com

GENERAL NOTES

1. ALL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE BUILDING CODES, AND TO INCLUDE ALL REQUIREMENTS OF OTHER AGENCIES HAVING JURISDICTION.
2. EXAMINATION OF THE SITE AND PORTIONS THEREOF THAT AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS AND SATISFY HIM/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONTRACTOR SHALL AT SUCH TIME ASCERTAIN AND VERIFY THE LOCATIONS OF EXISTING STRUCTURES.
3. THE CONTRACT DOCUMENTS DESCRIBE DESIGN INTENT AND ARE NOT INTENDED TO BE ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS TO PROVIDE COMPLETE OPERATIONAL SYSTEMS AND INSTALLATIONS. NO CLAIMS FOR ADDITIONAL WORK WILL BE AWARDED FOR WORK WHICH IS DESCRIBED IN THESE DOCUMENTS OR WHICH IS REASONABLY INFERABLE FROM THEM.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGH COORDINATION OF TRADES. ALL CLAIMS FOR ADDITIONAL WORK WILL NOT BE AWARDED FOR ANY AND ALL WORK RELATED TO SUCH COORDINATION.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE, CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY AND ALL WORK IN QUESTION.
6. ALL DIMENSIONS ARE TO FINISH FACE OF CONCRETE, CENTERLINE OF STEEL, FACE OF STUD OR CASEWORK, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL, UNLESS NOTED AS "+/-". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES.
7. ALL DIMENSIONS, NOTES AND DETAILS SHOWN ON ONE PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR CONDITIONS UNLESS OTHERWISE NOTED.
8. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
9. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY. WHAT IS SHOWN OR REFERRED TO PARTIALLY OR WHOLE ON ANY SHALL BE PROVIDED AS THOUGH SHOWN ON ALL.
10. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DRAWINGS AT A LARGE SCALE SHALL TAKE PRECEDENCE OVER DRAWINGS OF A SMALL SCALE. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
11. CONTRACTOR SHALL VERIFY LAYOUT OF PARTITIONS, DOORS, ELECTRICAL OUTLETS, DATA AND TELEPHONE OUTLETS, LIGHT FIXTURES, AND SWITCHES WITH ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY MECHANICAL, TELEPHONE, DATA, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE BUT NOT LIMITED TO ALL PIPING, DUCTWORK AND CONDUIT AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
12. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
13. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONTRACT DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE.
14. IN CASE OF CONFLICTS BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN THE LOCATION OF MATERIALS AND/OR EQUIPMENT, ARCHITECTURAL DRAWINGS SHALL GOVERN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF SUCH CONFLICT.
15. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED CLEANED, AND CONDITIONED PER THE MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
16. ALL WORK NOTED AS "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY OWNER OR UNDER SEPARATE CONTRACT. SUBMIT TO THE ARCHITECT AND OWNER SCHEDULE REQUIREMENTS FOR THIS "OTHER" WORK IN THE CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
17. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOB SITE. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
18. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE ARCHITECT OR OWNER'S REPRESENTATIVE. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.
19. MECHANICAL, ELECTRICAL, & PLUMBING TO BE DESIGN/BUILD BY QUALIFIED CONTRACTOR. PROVIDE DRAWINGS AND CALCULATIONS ARE REQUIRED.
20. THE CONTRACTOR IS TO PROVIDE ALL TEMPORARY FACILITIES, SECURITY BARRIERS, AND TEMPORARY PROTECTIONS FROM WEATHER AND THE ELEMENTS TO PROTECT THE SITE.
21. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING, AS REQUIRED.
22. THE CONTRACTOR SHAL PROVIDE ANY ASBESTOS INVESTIGATION AND REMEDIATION, AS REQUIRED.

Guido HILL COUNTRY FBG ★ TEX

314 S Lee Street, Fredericksburg Texas 78624



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 82°21'56" W	14.29'

0' 30' 60' 90'

SCALE: 1" = 30'

SEARCHERS
SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG
4585 Old Pontotoc Road, Mason, Texas 76856
720 Mustang Street, Fredericksburg, Texas 78624
830-383-1211 | F-10193966 | SEARCHERS.NET

LEGEND:

BOUNDARY LINE
ADJOINER LINE
ORIGINAL LOT LINES
OVERHEAD UTILITY LINE
POINT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
3/8" IRON ROD FOUND
IRON PIPE FOUND
60D NAIL FOUND
MAG NAIL SET
PIPE FENCE CORNER POST FOUND
WOOD FENCE CORNER POST FOUND
PEDESTAL
GUY
UTILITY POLE
ELECTRIC METER
SEWER CLEANOUT
WATER VALVE
WATER METER
ADDRESS
U.E. = UTILITY EASEMENT
B.L. = BUILDING SETBACK LINE
(BRG.=DIST.) = RECORD CALL
G.C.P.R. = GILLESPIE COUNTY PLAT RECORDS
G.C.D.R. = GILLESPIE COUNTY DEED RECORDS
G.C.O.P.R. = GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
G.C.R.P.R. = GILLESPIE COUNTY REAL PROPERTY RECORDS

FILED FOR RECORD AT _____ O'CLOCK ___M. THIS THE
_____ DAY OF _____, 2025 ON
INSTRUMENT NO. _____ OF THE
PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

_____
COUNTY CLERK, GILLESPIE COUNTY, TEXAS

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF GILLESPIE §

I (We) hereby certify, that I am (we are) the owner(s) of the property shown and described hereon, that no other person or entity has any interest in the property either by lien, lease, or other equitable interest, unless otherwise noted hereon, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all alleys, walks, parks, water courses, easements, and other open space to public use forever and hereby convey, by fee simple title, all public road right-of-way, as shown hereon to the City of Fredericksburg for public road right-of-way purposes forever and agree for myself (ourselves) and my (our) heirs and assigns to abide forever by all lines, dedications, conveyances for road right of way purposes, and other restrictions shown hereon.

308 SOUTH LEE ST LLC

BY: _____
Cosmo M. Guido, its Manager

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Cosmo M. Guido, known to me to be the person whose name is subscribed above,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of July, 2025.

_____
Notary Public, State of Texas

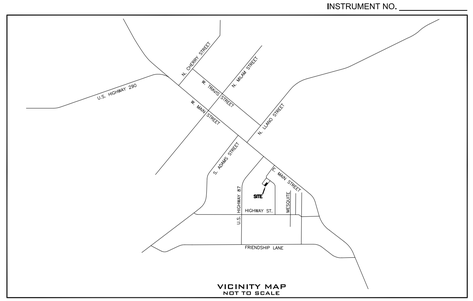
PLAT NOTES:

1. Setbacks shall be in accordance with the City's adopted zoning code at the time of permitting.
2. Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements or Right-of-Way shown on the Plat (or filed by separate instrument that is associated with said property); and any public utility, including the City, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The City can move trees or any other improvements and does not have the responsibility to replace them.
3. SIGHT VISIBILITY RESTRICTION: No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement as shown on the Plat. These sight visibility easements will remain in effect until vacated by ordinance adopted by the City Council and the property replatted.
4. Current zoning: R2 - Mixed Residential
5. Proposed Use: Residential.
6. 100 YEAR FLOODPLAIN EASEMENT RESTRICTION: Construction within the floodplain may not occur. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request.) Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin.

SURVEY NOTES:

1. This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
2. Bearings, distances, coordinates, & acreage are Grid, NAD 83 US Texas Central Zone 4203.
3. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "SEARCHERS RPLS 6275."
4. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 48171C0288C Effective October 19, 2001: Lots 19RAR and 19RBR shown hereon are located in Zone X and are not within a 100-year flood hazard area. Lot 20RAR shown hereon is located in Zone X and Zone X (Shaded) and is within a 100-year flood plain with deps of less than one foot. Lot 20RBR shown hereon is located in Zone X, Zone X (Shaded), and Zone AE which is within a 100-year flood hazard area. Flood lines were scaled from the FEMA FIRM map and are approximate. This flood statement does not imply that the property or the structures thereon will be free from flooding or flood damage. Flood heights may be increased by man-made or natural causes.

INSTRUMENT NO. _____



CERTIFICATE OF FINAL PLAT APPROVAL

ADMINISTRATIVE APPROVAL

Approved

_____
Director of Development Services

The undersigned, the City Secretary of the City of Fredericksburg, hereby certifies that the foregoing Final Plat of LOT 19R & LOT 20R F.W. LANGERHANS ADDITION, a Subdivision or Addition to The City of Fredericksburg was submitted and approved by the Director of Development Services on the _____, day of July, 2025 as authorized in Section 4 of the City of Fredericksburg Subdivision Ordinance.

Witness by my hand _____ day of July, 2025

_____
City Secretary
City of Fredericksburg, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §

COUNTY OF GILLESPIE §

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground. Field work completed on July 8, 2025.

_____ July 21, 2025
Josh W. Leamons
Registered Professional Land Surveyor, 6276

STATE OF OF TEXAS
JOSH W. LEAMONS
6276
REGISTERED
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF GILLESPIE §

Before me, the undersigned authority, on this day personally appeared Josh W. Leamons, known to me to be the person whose name is subscribed above,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of July, 2025.

_____
Notary Public, State of Texas

MINOR PLAT ESTABLISHING

LOTS 19AR, 19BR, 20AR, & 20BR F.W. LANGERHANS ADDITION

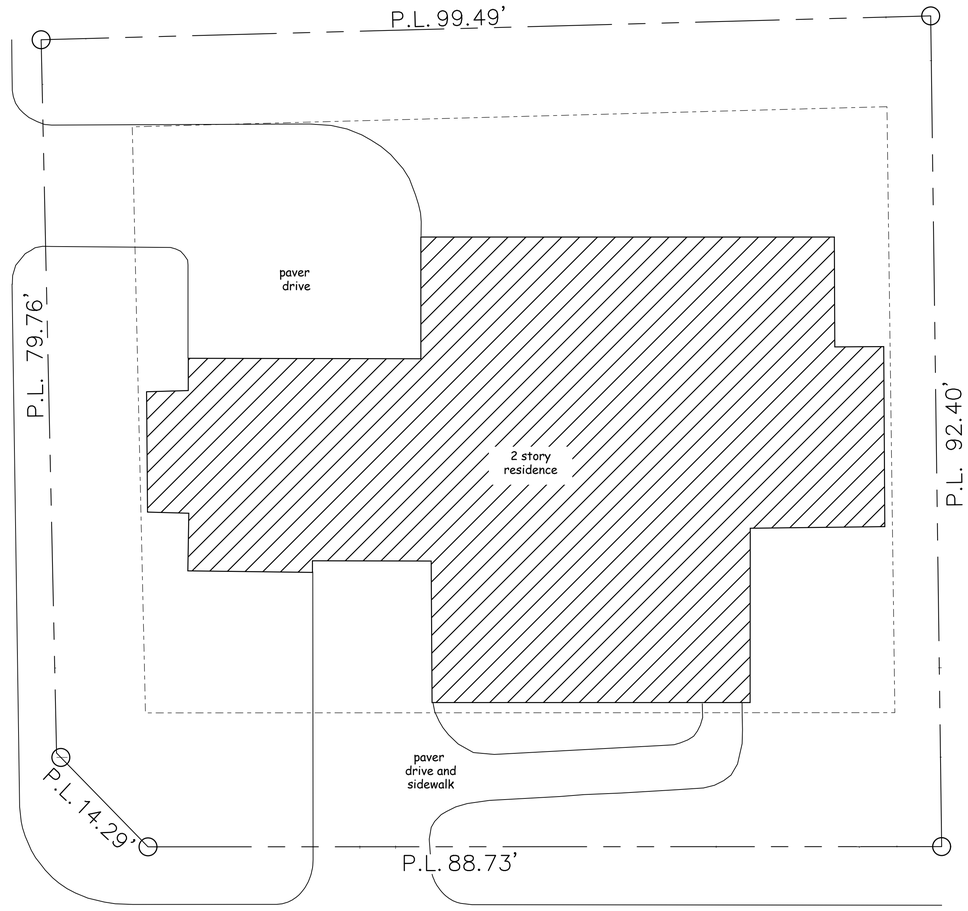
A REPLAT OF LOTS 19R & 20R OF THE F.W. LANGERHANS ADDITION AS SHOWN ON THE PLAT RECORDED IN VOLUME 7, PAGE 79 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

DRAWN BY: JCL	P-2516
JOB NO. 25-1462	

GROSS BUILDING: 2,900 SF
32% BUILDING COVERAGE
75% ALLOWED

IMPERVIOUS COVERAGE: 2,490 SF
RESIDENCE: 1,522 SF
GARAGE: 452
PATIOS/PORCHES/BREEZWAY: 926
DRIVEWAY + WALKWAY: 1,498 SF

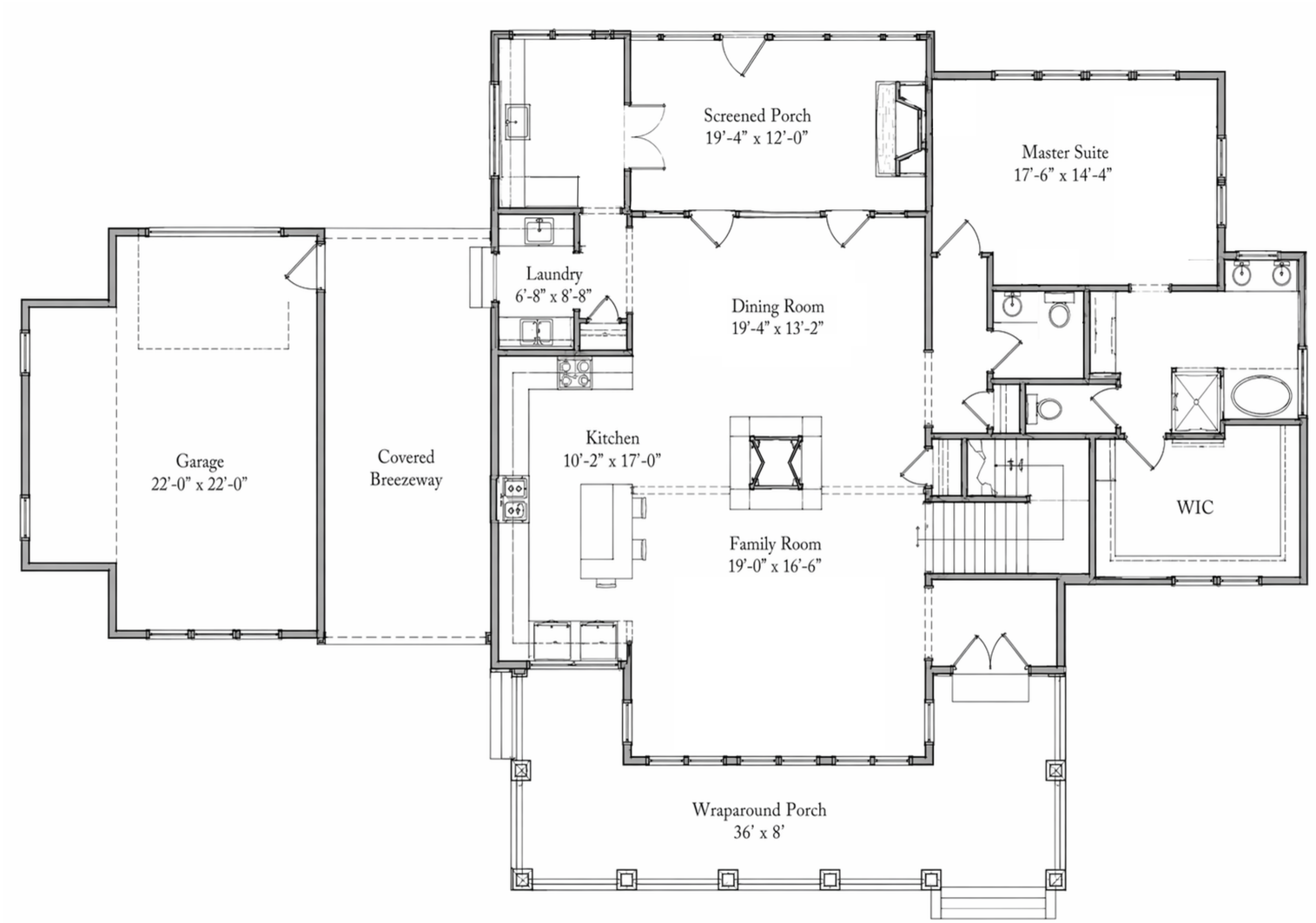
49% IMPERVIOUS COVERAGE
80% ALLOWED



SITE PLAN

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

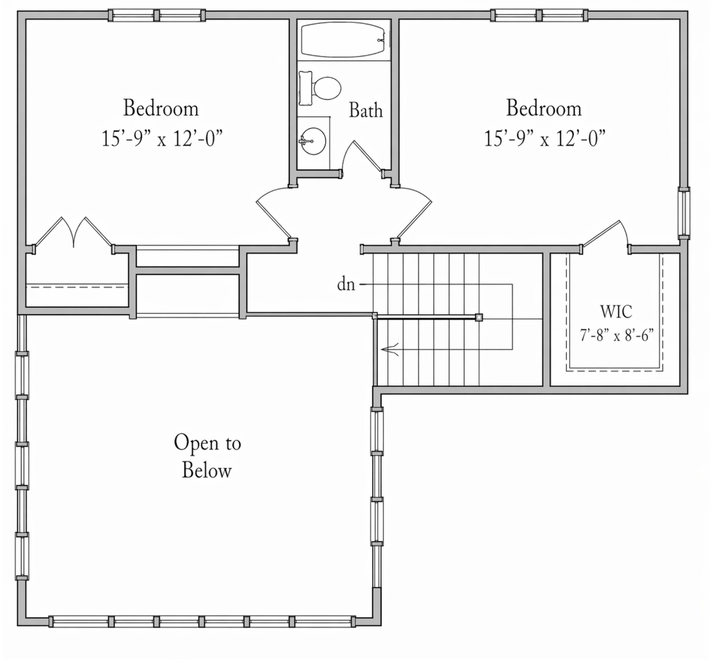
314 S Lee Street, Fredericksburg Texas 78624



FIRST FLOOR PLAN

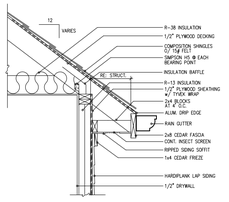
scale: 1/4" = 1'-0"

314 S Lee Street, Fredericksburg Texas 78624



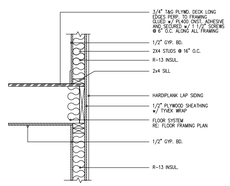
SECOND FLOOR PLAN

scale: 1/4” = 1’–0”



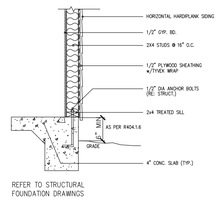
EAVE @ SIDING

PROVIDE FIRESLOCKING AS PER R602.8



FLOOR ASSEMBLY

PROVIDE FIRESLOCKING AS PER R602.8



REFER TO STRUCTURAL FOUNDATION DRAWINGS

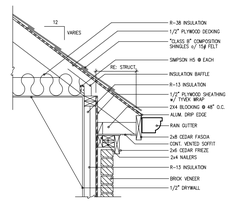
FDN w/SIDING

PROVIDE FIRESLOCKING AS PER R602.8

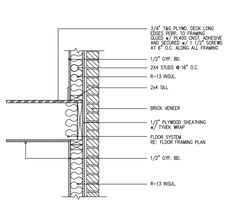
WALL-SIDING

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

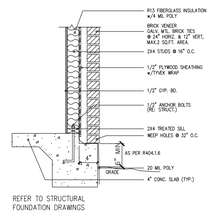
scale: 1/2" = 1'-0"



EAVE @ BRICK



FLOOR ASSEMBLY



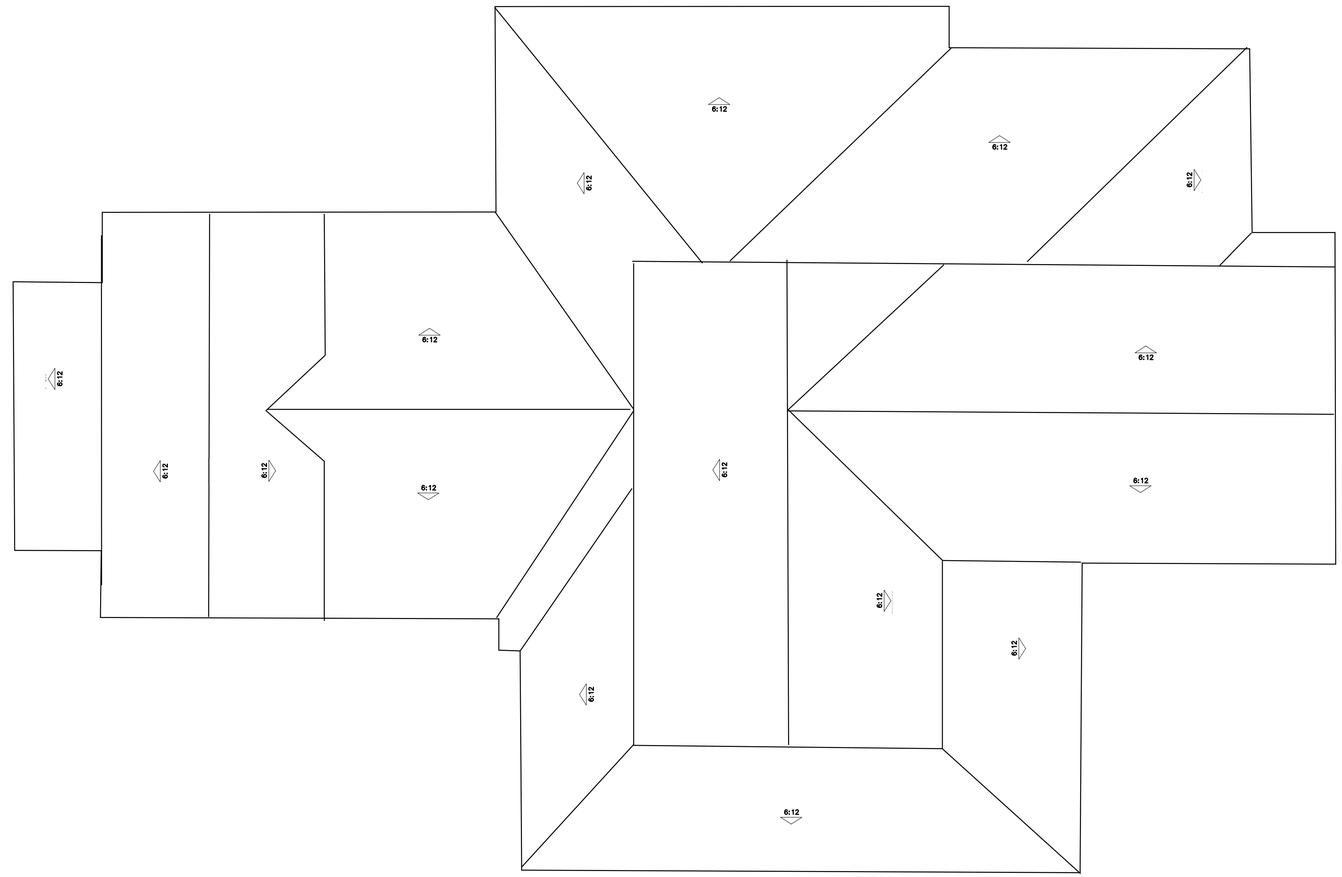
REFER TO STRUCTURAL FOUNDATION DRAWINGS

EXT WALL @ GRADE

BRICK / MASONRY WALL DETAILS

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

HANDRAIL



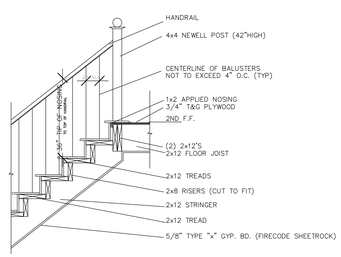
ROOF PLAN

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



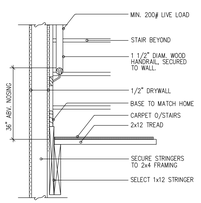
STAIR AT FIRST FLOOR

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



STAIR AT SECOND FLOOR

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



HANDRAIL

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

Guido HILL COUNTRY FBG ★ TEX

A007

Front Elevation - Ridge Heights



314 S Lee Street, Fredericksburg Texas 78624

Front Elevation

A008





MATERIALS LIST

1. **ROOFING**
   CertainTeed Landmark
   Charcoal Black

2. **SIDING – BOARD & BATTEN**
   James Hardie
   Arctic White

3. **SIDING – LAP**
   James Hardie
   Arctic White

4. **STONE**
   Texas Heritage Stone
   Chopped Cream

5. **WINDOW**
   Marvin Essential Collection
   White

6. **FRONT DOOR**
   Solid Wood
   Stained Natural

7. **SHUTTERS**
   Painted Wood
   Driftwood

8. **PORCH RAILING**
   Stained Wood

Guido HILL COUNTRY FBG ★ TEX

314 S Lee Street, Fredericksburg Texas 78624

Rear Elevation

A009





MATERIALS LIST

1. **ROOFING**
   CertainTeed Landmark
   Charcoal Black

2. **SIDING – BOARD & BATTEN**
   James Hardie
   Arctic White

3. **SIDING – LAP**
   James Hardie
   Arctic White

4. **STONE**
   Texas Heritage Stone
   Chopped Cream

5. **WINDOW**
   Marvin Essential Collection
   White

6. **FRONT DOOR**
   Solid Wood
   Stained Natural

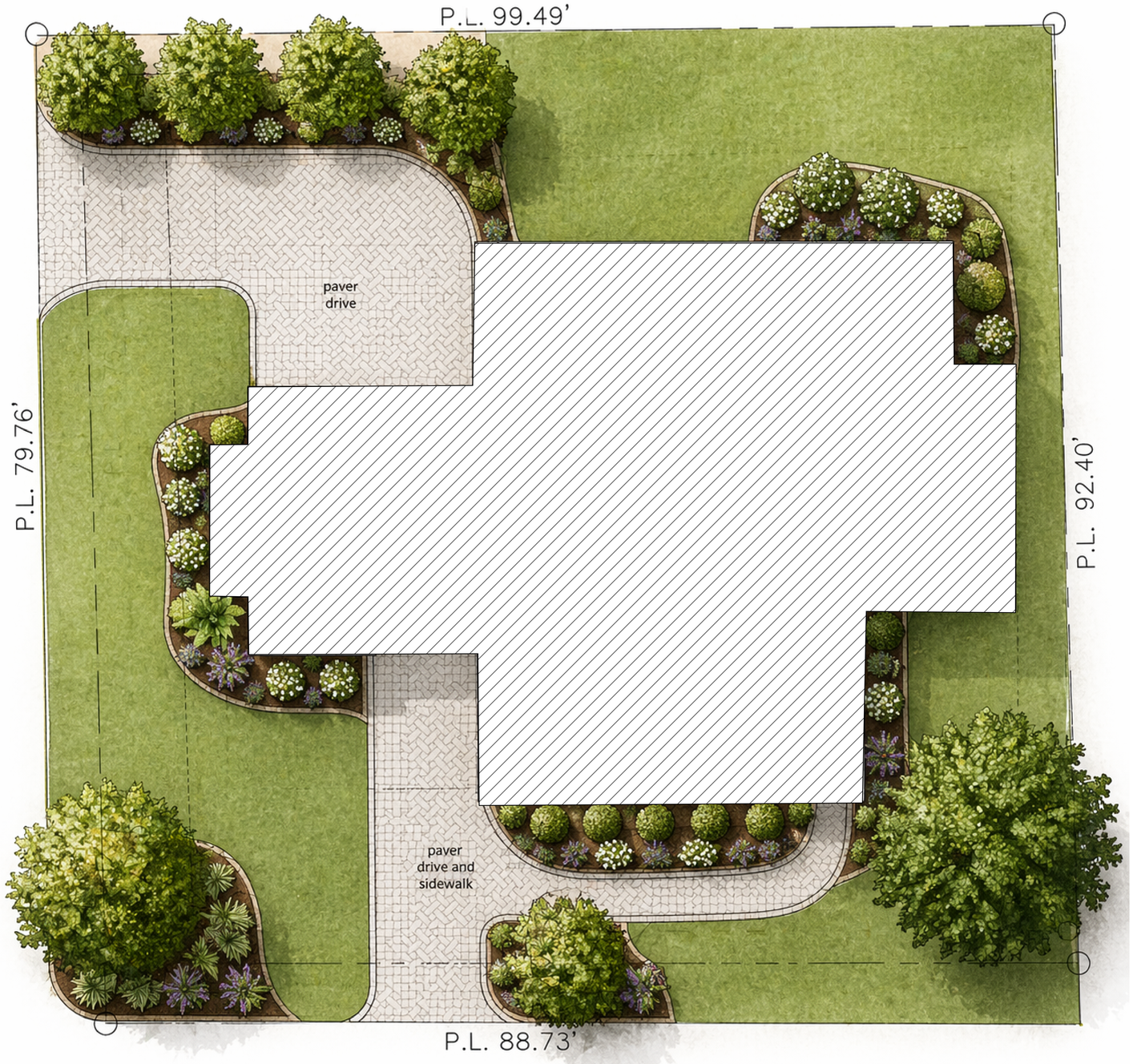
7. **SHUTTERS**
   Painted Wood
   Driftwood

8. **PORCH RAILING**
   Stained Wood

Guido HILL COUNTRY FBG ★ TEX

314 S Lee Street, Fredericksburg Texas 78624

A010





EXTERIOR LIGHTING CUT SHEET – ARB SUBMITTAL

Fixture Type: Gooseneck Barn Light (Exterior Wall Mounted)

Finish: Matte Black

Material: Powder-Coated Steel / Aluminum (Exterior Rated)

Light Distribution: Fully Shielded, Downward Facing (No Uplight)

Dark Sky Compliance: Yes – Fully Shielded Fixture, No Glare or Skyglow

Lamp Type: LED (E26 Base or Integrated)

Color Temperature: 2700K (Warm White)

Mounting: Wall Mounted to Standard Junction Box

Recommended Sizes: Garage: 16" Shade | Porch: 10"–12" Shade | Breezeway: 12"–14"

Placement: Garage (2), Breezeway (1–2), Front Porch (2)

ARB Compliance Statement: Exterior lighting fixtures are fully shielded, directing light downward only. All fixtures utilize 2700K LED lamps to minimize light pollution and comply with Dark Sky requirements.

Guido HILL COUNTRY FBG ★ TEX

314 S Lee Street, Fredericksburg Texas 78624


Google Maps
Image capture: Dec 2025 © 2026 Google United States Terms Privacy

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: May 12, 2026
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: DEV-2026-34-COA - 110 N. Bowie St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to add an accessory structure (green house) to the property located at 110 N. Bowie St., bearing the legal description of Fredericksburg Addition, Block 10, Lot 121.

SUMMARY:

The owners have initiated this request for a Certificate of Appropriateness to add an accessory structure (green house). The requested COA is for the addition of the Victorian Inspired Garden Structure (Conservatory) in the Southwest back corner of our lot. The Iron and Glass Structure is an homage of the Victorian era in which the main house was constructed. It corresponds with Alfred Giles Architectural Legacy while honoring the Bierschwale Family in their vision to build an urban estate of its time. The property consists of an approximately 15,530 square foot lot with a 3,114 square foot residential structure built in 1889 with additions in 2022, 2023 and 2024.

Application Number: 2026-34

Proposal: New accessory structure (green house)

Address: 110 N. Bowie St.

Rating: High

Zoning: R-1 Single Family Residential

Owner: Jordan Muraglia and Richard J. Beaupre

Applicant: Jordan Muraglia and Richard J. Beaupre

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

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

Setbacks and Lot Coverage

Follow lot coverage standards as required in *Section 3.4.1*.

High Priority	Medium Priority	Low Priority
Required	Required	Required

Height and Massing

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.)

Required; maximum of one story, 18 feet in height	Required; maximum of two stories, 28 feet in height	Required; maximum of two stories, 28 feet in height

Design

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

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.

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

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.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Materials

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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.

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

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

High Priority	Medium Priority	Low Priority
Appropriate	Appropriate	Appropriate

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

STAFF RECOMMENDATION:

In reviewing the accessory structure addition, and analyzing its compatibility to the historic district and property, the construction appears to be consistent with traditional 19th Century European architecture. When evaluating the establishment of an accessory building, a primary goal is not to overpower the primary structure. The proximity of the structure, and incorporated landscape elements, place it in a strategic location that is not intended to overpower the primary high-rated structure. Use of wood-frame systems, brick, stone or stucco is encouraged but not required. The square footage of the accessory structure appears to be less than 26% of the primary structure's square footage and has incorporated architectural material and design elements consistent with other accessory structures on the site. Based on the submitted material and application, the addition of this accessory structure appears to be consistent with accessory structures reflecting traditional 19th Century European architecture.

ATTACHMENTS:

1. DEV-2026-34-COA-110 N BOWIE
2. DEV-2026-34-COA-coa - proposed structure
3. DEV-2026-34-COA-afled giles architectural legacy
4. DEV-2026-34-COA-historic relevance
5. DEV-2026-34-COA-coresponding improvement
6. DEV-2026-34-COA-110 N BOWIE_STREETVIEW
7. DEV-2026-34-COA-letters of support

110 N. Bowie



2002 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	771
Address	110 N. Bowie
Date	1880
Stylistic Influence	Victorian Italianate
GCAD Hyperlink	R2061
Owner	WILBURN, LYNNE
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	Resource has historic rear additions.

1983 Historic Resources Survey

Previous Site No. 130

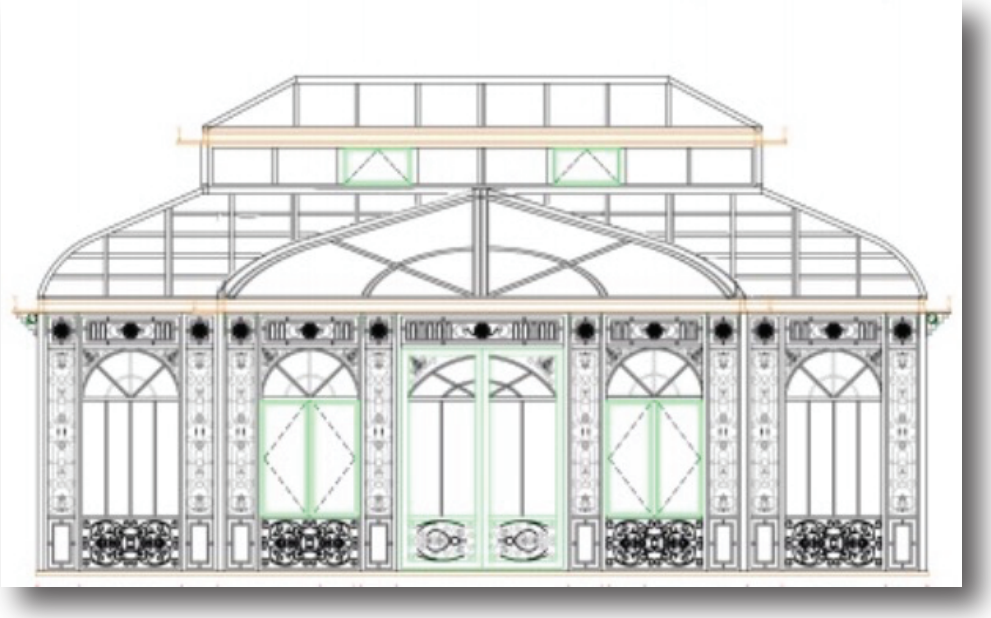
Previous Ranking 1

Previous Photo References

Roll 19 19

Frame 8 14

Proposed Structure



Our garden conservatory draws its inspiration from those constructed in the late 19th century during the Victorian era.

Similar structures were prevalent throughout Europe and the Americas at that time. In Germany, they were known as Gewächshäuser, while in England—the homeland of the architect Alfred Giles—they were often referred to as "winter gardens."

The original founders of the homestead, the Bierschwale family, together with architect Alfred Giles, incorporated many ornate Victorian details into the property. These ranged from finely executed carpentry to some of the most elaborate masonry work of the period in this region.

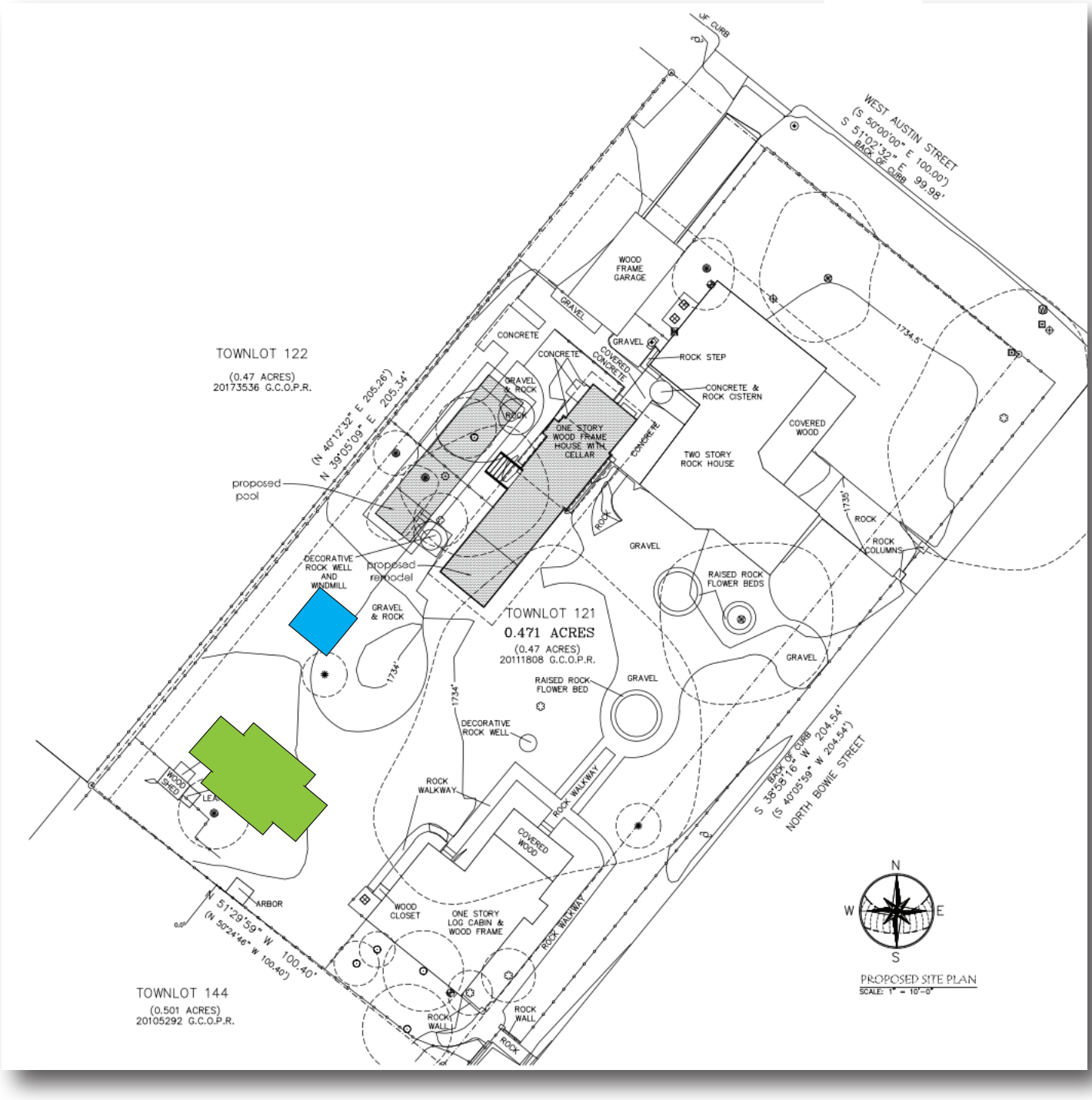
Ornamental ironwork is also a defining feature of Alfred Giles's architectural legacy. A notable example can be seen in our own courthouse, where the detailing found in the balconies, rooflines, and widow's peak closely echoes the character of the ironwork in our garden conservatory.

Alfred Giles designed numerous structures distinguished by their richness of detail, making our addition, by comparison, more restrained while remaining true to the architects language of the period."

It is our belief that this conservatory represents a thoughtful continuation of Victorian design—one that honors the vision of Alfred Giles and the Bierschwale family with clarity and respect.

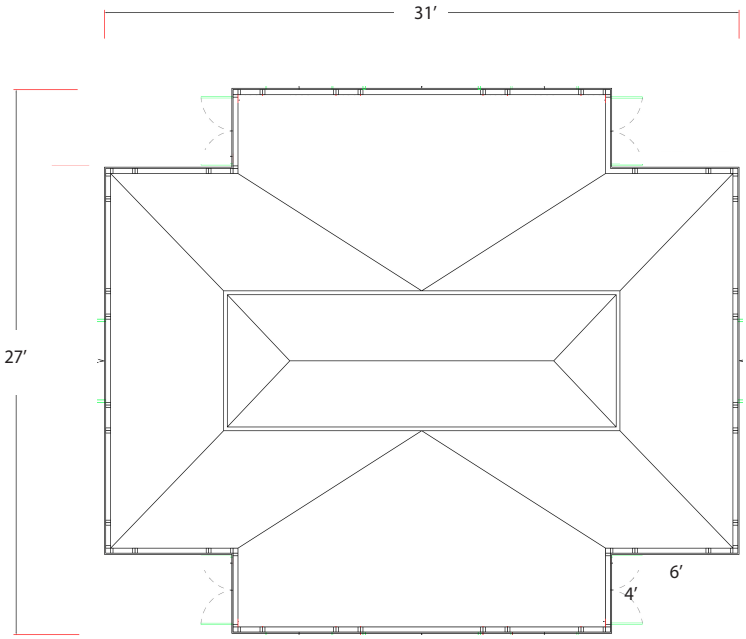
Location and Measurements

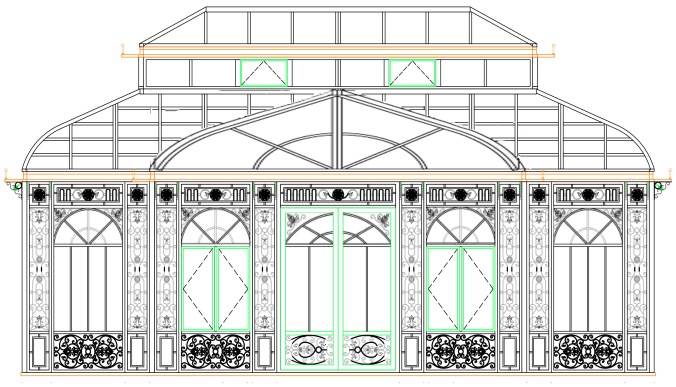
Location : Southwest Coner of the Lot
Set Back : Respected
Dimension : 741 Sq F
Height : 18’

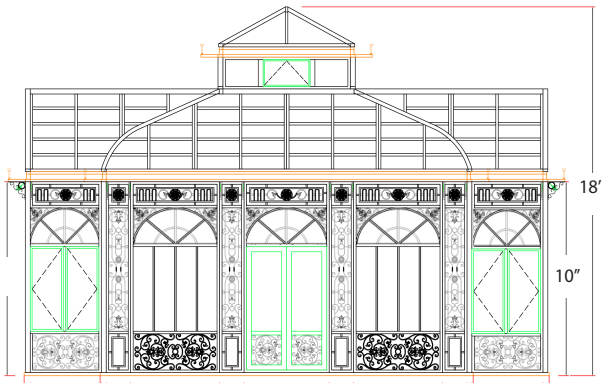


Location and Measurements

Location : Southwest Coner of the Lot
Set Back : Respected
Dimension : 741 Sq F
Height : 18’





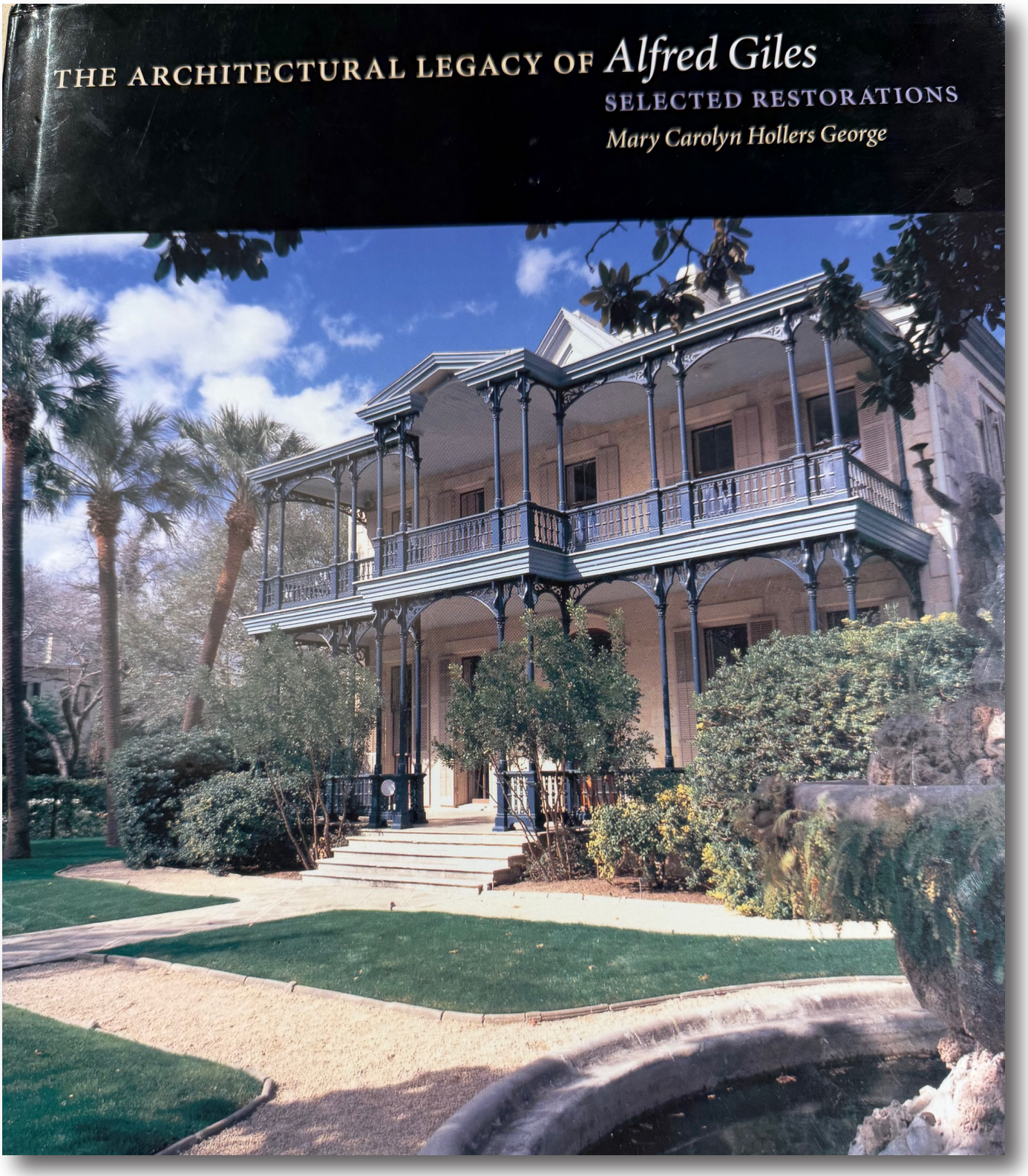


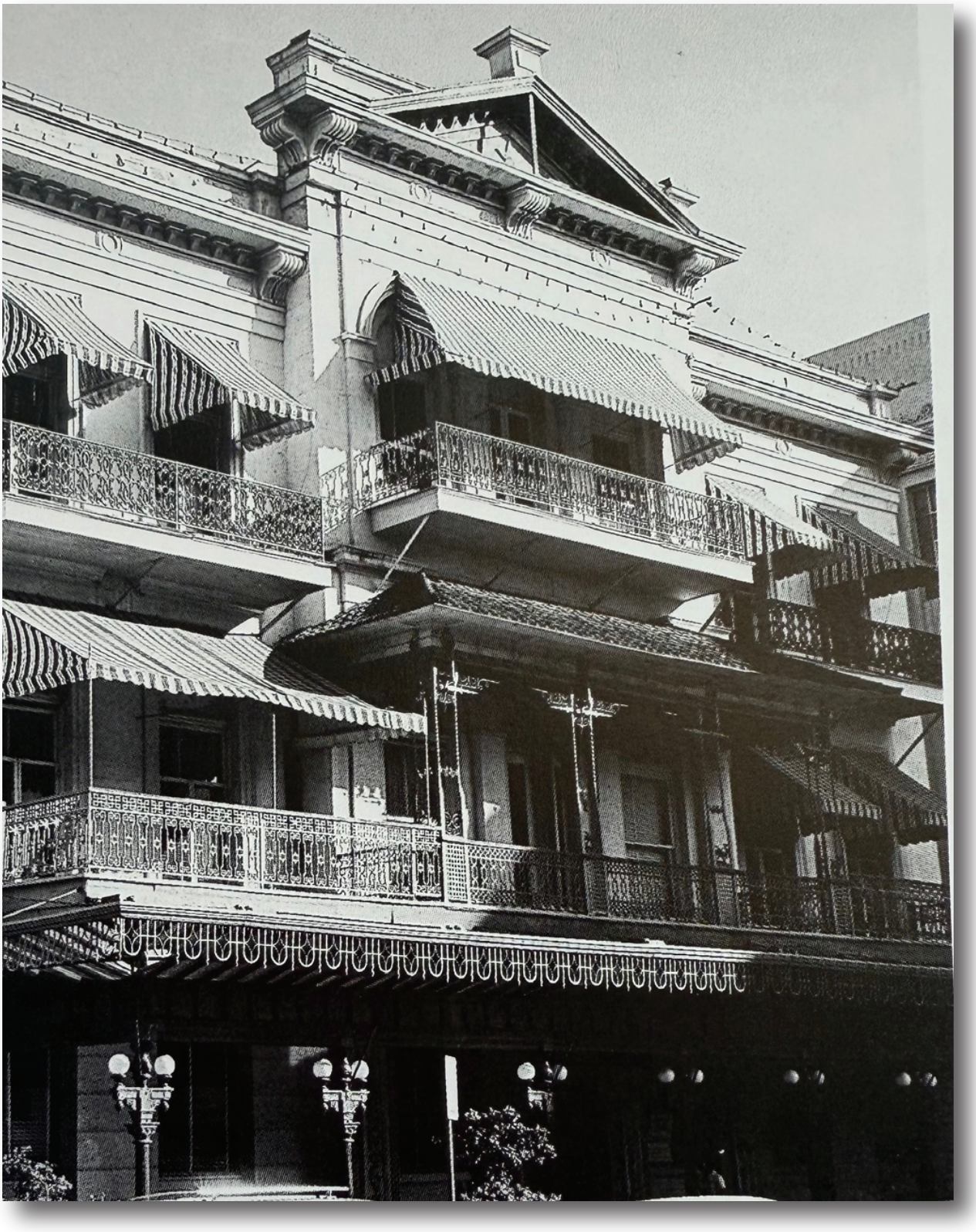
Location and Measurements

Location : South West Coner of the Lot
Set Back : Respected
Dimension : 741 Sq F
Height : 18’



View from corner of Bowie Street & Austin


THE ARCHITECTURAL LEGACY OF Alfred Giles
SELECTED RESTORATIONS
Mary Carolyn Hollers George



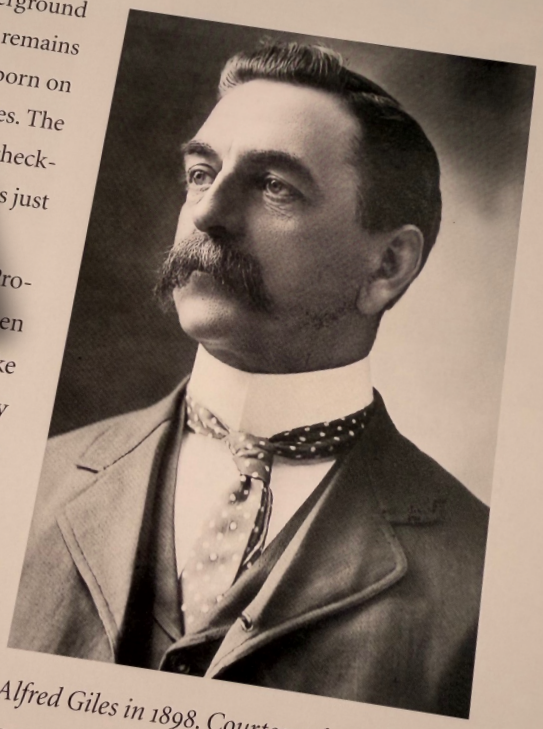
Alfred Giles - Architectural Legacy



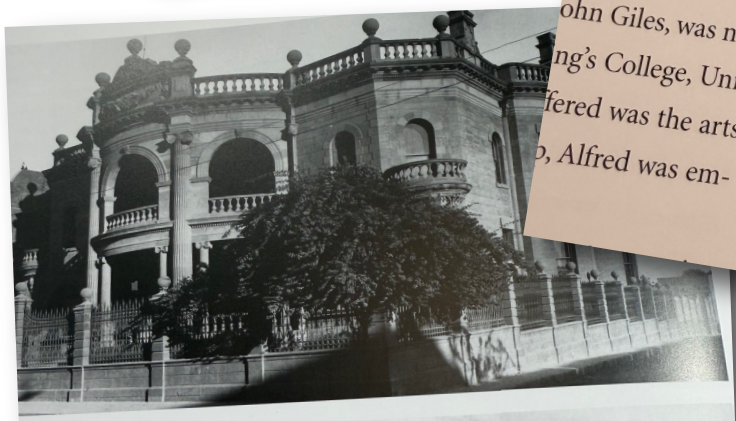


on's underground
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who early on gave
prenticeship to the
ohn Giles, was not
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fered was the arts
, Alfred was em-



Alfred Giles in 1898. Courtesy of Marcella Giles Booth and Milby Booth Wade.



residence, corner of Padre Mier
streets, Monterrey, Mexico (1902)
). Photograph courtesy of Dr.
ández Garza, M.D., Margarita
and Margarita Fernández de

o, corner of Miguel Hidalgo
illo, Coahuila, Mexico (1900).
façade of building was re-
itect of interior remodeling
h by A. V. Carmona, ca. 1930.



20 THE ARCHITECTURAL LEGACY OF ALFRED GILES



THE ARCHITECTURAL LEGACY OF *Alfred Giles*

SELECTED RESTORATIONS

MARY CAROLYN HOLLERS GEORGE

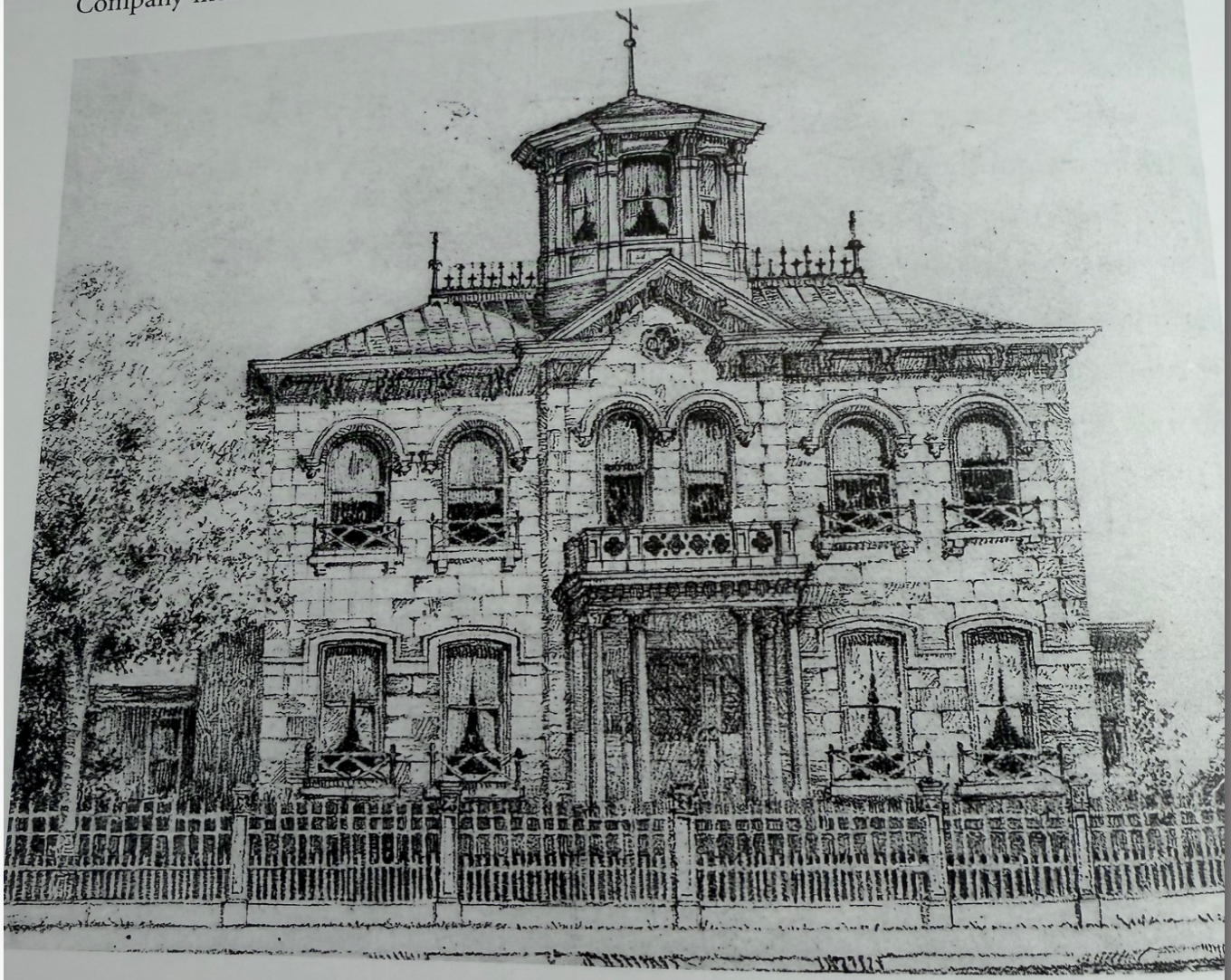
Foreword by F. Lawerence Oaks *Photographs by W. Eugene George*



TRINITY UNIVERSITY PRESS
San Antonio

the historic site
unsuccessfully promoted in 1912.

Other prominent San Antonians who entrusted multiple projects to the Alfred Giles Company included Edwin Terrell and his nephew, Dr. Frederick Terrell, Meyer Halff, the



Schonbrunn Pal House in Wien



(The Schönbrunn palm house as shown on this section of a postcard from around 1898 manufactured by C. Ledermann jun.; Sammlung Wien Museum; reproduced with permission under the terms of the CC0 licence)

At the time of its 1882 construction, the Schönbrunn palm house was the largest of its kind.

Schonbrunn Pal House in Wien



(The Schönbrunn palm house as shown on this section of a postcard from around 1898 manufactured by C. Ledermann jun.; Sammlung Wien Museum; reproduced with permission under the terms of the CC0 licence)

At the time of its 1882 construction, the Schönbrunn palm house was the largest of its kind.

Advertisement for J. Weeks & Co., c. late 19th century



Major manufacturers' brochures also read like an extract from *Who's Who*, with a selection of Earls, Dukes and Lords listed as clients. Messenger & Co.'s brochure of 1890 also included commissions for the Royal Horticultural Society and the Royal Exotic Nurseries in South Kensington. Such was the popularity of

Victorian Conservatory Styles Adjascent to Limestone Structures



Victorian Conservatory Adjascent to our Limestone Structures



Victorian Conservatory Styles Adjascent to Limestone Structures







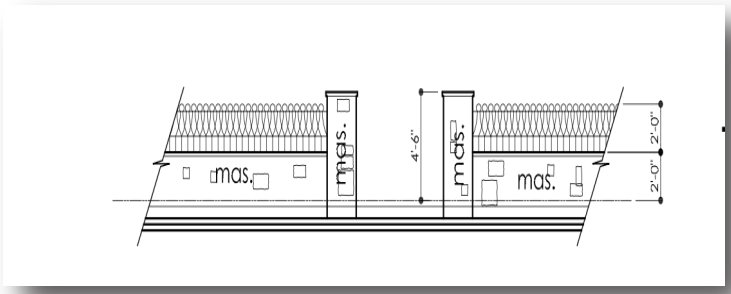
Victorian Conservatory Adjascent to our Limestone Structures

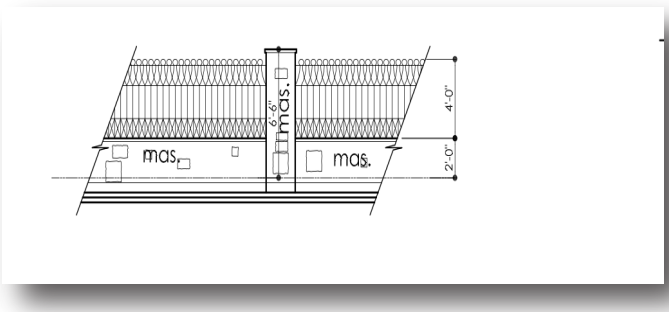


Corresponding Approved Iron Fence



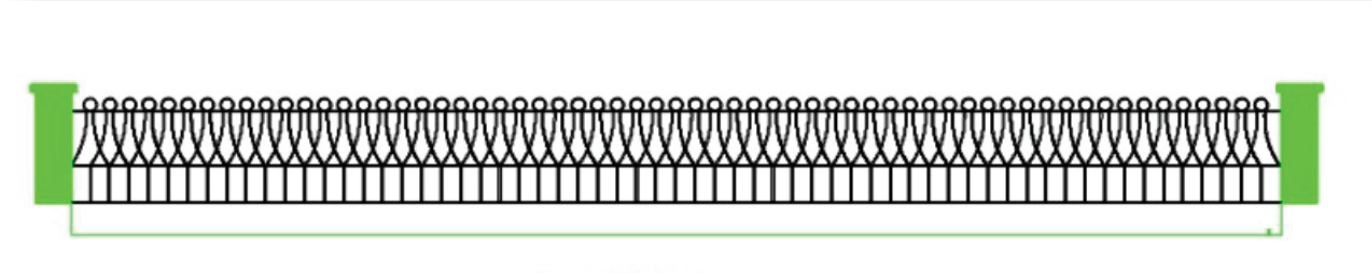




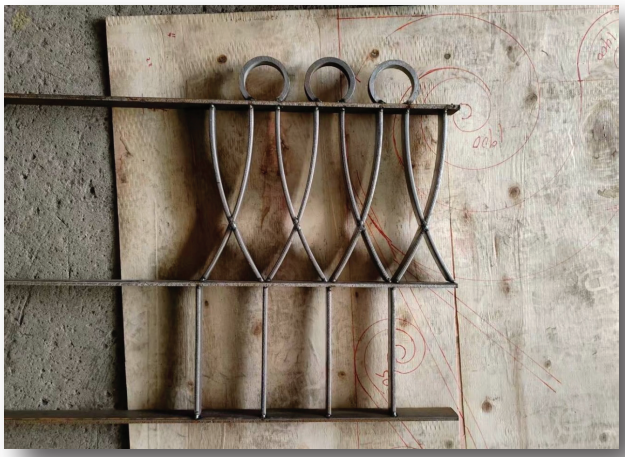


Corresponding Approved Iron Fence

Progress on the Iron Fence approved by HRB replacing an unsalvageable wired fence.
Due to the historic relevance of the previous fence we design the iron work to mimic its Origina and Historically identifiable pattern .
The iron work is planned to surround the property on 3 sides where the previous wire fence stood.
Bowie Street, Austin Street and between the adjacent property on Austin.









Improvement to Date - Tank House



December 2023



April 2025

Improvement to Date - Facade Bowie Street

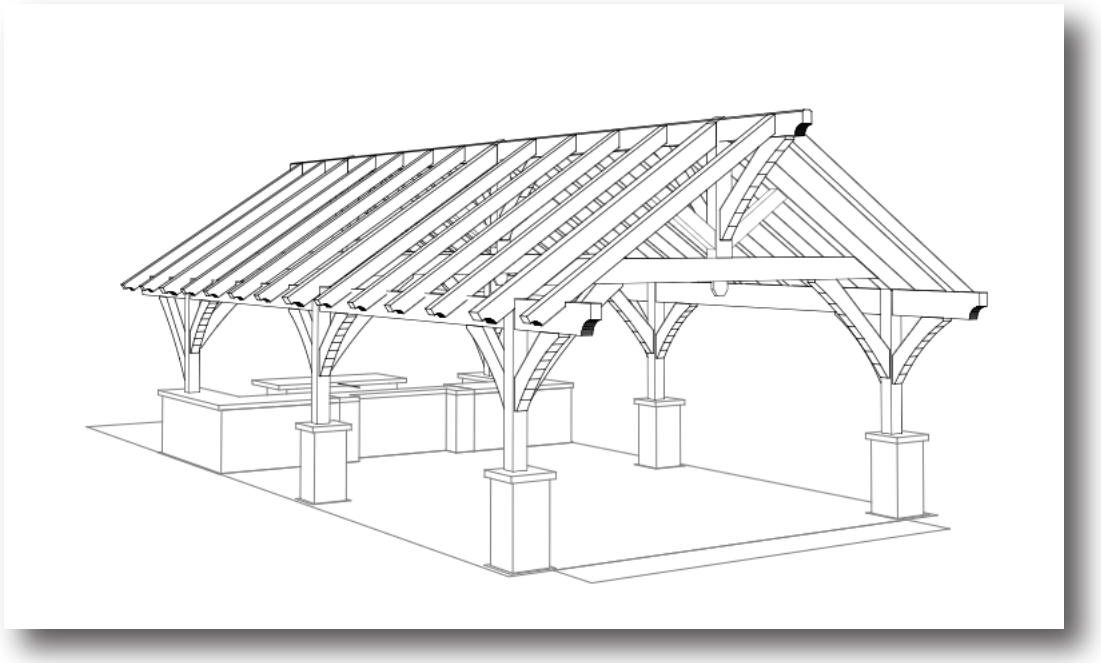


August 2018



April 2026

Improvement to Date - Carport Austin Street





Improvement to Date - Windmill Replacement



April 2025



Fredericksburg Realtor

TO WHOM IT MAY CONCERN

April 23rd, 2026

SUBJECT : 110 N BOWIE - Glass Conservatory/Greenhouse

I am writing as a local real estate professional with over a decade of experience in the Fredericksburg market, including extensive work with historic properties. I have also worked closely with clients navigating approvals, remodels, and restorations within the historic district, giving me a practical understanding of both the guidelines and how they are applied.

I have followed the restoration at 110 N Bowie and would like to offer a professional perspective on the glass conservatory/greenhouse. The addition replaces a previously existing outbuilding and remains within the setback requirements for R1 zoning, reflecting a clear effort by the owners to work within established guidelines while investing in the long-term stewardship of the property.

In light of the concerns that the structure is overly ornate or may overpower the primary residence, I would respectfully offer a different perspective. The conservatory's transparency and lightness distinguish it from a traditional solid outbuilding. Rather than presenting as visually heavy or dominant, it is clearly a secondary, subordinate feature that allows the original home to remain identifiable as the primary structure. From a streetscape standpoint, its placement and composition ensure that it does not compete with the historic façade, but instead minimizes visual impact in a manner consistent with the intent of preservation guidelines.

It is also important to recognize that this project is not being undertaken for short-term financial gain. The owners are creating a long-term home, and their decisions reflect a personal investment in livability and character rather than resale. Additionally, the structure is not a permanent, fixed addition in the traditional sense, placing it in a different category from more substantial alterations and warranting consideration within that context.

Fredericksburg's historic fabric reflects a range of architectural expressions. While this conservatory/greenhouse may be more refined than a typical accessory structure, that refinement does not inherently equate to incompatibility. Instead, it balances preservation with thoughtful, well-executed updates.

From both a market and preservation standpoint, this project demonstrates a high level of respect for the property and its surroundings. Investments of this nature support property values, encourage responsible restoration, and contribute to the continued relevance and desirability of Fredericksburg's historic neighborhoods.

Sincerely

Anna Wynne-Smith

Portfolio Real Estate - Keller Williams

annaws@kw.com ; 830-499-9910

Direct Neighbor

110 North Bowie

To whom it may concern
The home on the above address is in my opinion one of the nicest homes and if not the nicest home in Fredericksburg. Definitely a show stopper for the many visitors cruising the streets of our great community. The glass structure that sits in the back southwest corner is very unique and properly done and in my opinion it's fits very well within the property. I give the structure two thumbs up !!

Sincerely,
Bow Carpenter
522 W Austin St.

Direct Neighbor

In Regards to The Property at
110 North Bowie
April 24, 2026

To Whom It May Concern,

My name is Carl Newton and I am the adjacent neighbor to the property located at 110 North Bowie. I write to express my full support of the recently erected glass garden structure situated at the rear of that property, behind my own….

From my vantage point, the addition is both aesthetically pleasing and thoughtfully executed. The Victorian-inspired garden structure pairs beautifully with the historic character of the home, creating a harmonious and well-suited composition.

In my opinion, it is a positive contribution to the neighborhood and reflects a careful sensitivity to design and context. I fully endorse this addition and consider it a meaningful enhancement to the surrounding properties.

Sincerely,
Carl Newton
602 W Main St.

Fredericksburg Resident / Neighbor / W_ealth Manager

27 April 2026

RE: 110 North Bowie – Bierschwale Estate (Estate)

To Whom it May Concern,

I have long admired the elegance of the Bierschwale Estate at 110 N. Bowie and most recently relish the investment by the current owners to revive the historic richness of its architecture and gardens, including the recently erected conservatory.

There are numerous reasons for my interest and views. My family owned a property only a block away on 108 North Acorn for almost 50 years. The neighborhood with its rich history and continued conservation and growth of estate properties illustrates proper stewardship of this valued area of the city. The tasteful continuation of this is well demonstrated in the beautiful, cultivated gardens and elegant iron-and-glass winter garden at the Estate.

My interest is not limited to the historic district either, I am a sixth-generation Gillispie County resident. Fredrick William Lange of Lange's Mill in Doss is my direct relative; my mother is Grace Lange Wallace. In addition, I am a student of history. Iron-and-glass garden structures of this nature have a well-established lineage in late 19th-century Europe, particularly in Germany, where advances in iron construction allowed for refined, light-filled conservatories that were both functional and ornamental.

Lastly, as a local Banker I am an ardent supporter of Texas property rights and the free market system. I recognize that if a property owner improves his property with care, respect and appreciation he adds value not only to his property but, by extension the community.

I consider this continuation of our heritage in the form of a conservatory at the Bierschwale Estate to be thoughtful, tasteful and historically appropriate.

Respectfully,

JOHN M. WALLACE



Fredericksburg Interior Designer

April 26th 2026

110 North Bowie

Conservatory

Members of the board and Chair,

My name is Jackie Currie, and I am an interior designer who has worked extensively within this historic district. I am writing to express my full support of the Victorian glass garden structure recently constructed at the rear of the property located at 110 North Bowie.

From a design perspective, the structure is well conceived and thoughtfully proportioned. It reflects a clear understanding of historical continuity, echoing the character of traditional garden conservatories of the era, while remaining entirely in harmony with the existing 1890"s home.

In my professional opinion, this addition is both appropriate and beneficial to the neighborhood. I fully support and endorse it as a meaningful enhancement.

Sincerely,

Jackie Currie

Jackie Currie

2148 stone meadow

Fredericksburg Resident

April 23, 2026

To Whom it May Concern:

I'm writing in full support of the glass garden house located at 110 North Bowie in Fredericksburg.

As a long time Fredericksburg resident, I pass by this home on my way to the Post Office most days and have admired the owners' beautiful renovations to the home over the last couple of years.

When I drove by recently and saw the glass garden house I actually exclaimed out loud with joy! What a terrific addition to the property! This structure exudes refined elegance that enhances the property significantly while adding to its historical relevance. Early settlers in Fredericksburg built structures to stand the test of time and some had ornate iron work. These structures were extremely popular during the late 1800's but unfortunately most have been lost due to neglect or damage over time. Now, the two structures on this property, the home and the glass house, are in cohesive architectural dialogue with one another and are truly complimentary in size, materials and aesthetics. Quite the perfect match.

Additionally, I believe this structure improves not only the property but our community as a whole. We should feel so lucky that the owners in this case not only have the desire, but the time, exquisite taste and financial means required to renovate this property to the level that it demands. We are lucky indeed to have them as contributing members of our community and should THANK THEM for this addition!!

Sincerely,

Susan and Bill Brandt

Susan and Bill Brandt
78 Rancho Palo Alto Rd.
Fredericksburg, TX 78624
susanbrandt777@gmail.com

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: May 12, 2026
CATEGORY: DISCUSSION ITEMS

CAPTION: Discussion and possible action on the Determination of neglect of multiple properties.

SUMMARY: The following addresses have been identified as properties that may qualify to be classified as Demo By Neglect:

1. 512 Cora St.
2. 210 E. Austin St. (porch on Historic property)
3. 252 E. Main St. (rotting porch)
4. 201 W. Creek St. (wood rot and paint - fascia and window trim)

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS: Sec. 23-65. - Prevention of demolition by neglect.

(a) *Duty to maintain.* All historic Resources landmarks and all significant buildings, objects, sites, and structures located in the historic district, shall be preserved against decay, deterioration, and kept free from certain structural defects by the owner thereof or such person, persons, or entities who may have custody or control thereof. Such owners, or other persons shall repair such building, object, site, or structure if it has any of the following defects:

(1) Deteriorated or inadequate foundations;

(2) Defective or deteriorated flooring or floor supports of insufficient size to carry imposed loads with safety;

(3) Members of walls or other vertical supports that split lean, list, or buckle due to defective material, workmanship, or deterioration;

(4) Members of walls or other vertical supports that are insufficient to carry imposed loads with safety;

(5) Members of ceilings, roofs, and their support system, or other horizontal members which sag, split, or buckle due to defective material, workmanship, or deterioration;

(6) Members of ceiling and roof supports or other horizontal members that are insufficient to carry imposed loads with safety;

(7) Fireplaces or chimneys which list, bulge, or settle due to defective material, workmanship, or deterioration;

(8) Deterioration or defects in paints, coating systems, or flashing resulting in destructive moisture penetration or rot;

(9) Any fault, defect, or condition in the building which renders the same structurally unsafe or not properly watertight.

(b) *Neglect.*

(1) *Determination of neglect.* If the Board upon recommendation or presentation by the Historic Preservation Officer or a building official of the City or his or her designee, makes a determination that a Resource is being demolished or deteriorated by neglect, it shall direct the Historic Preservation Officer to notify the owner or owners of the Resource of this preliminary determination, stating the reasons therefor, and shall give the owner of record 30 days from the date of

such notice to correct the defects or present to the Board a plan for remediation if the defect cannot be remedied within such 30-day period.

(2) *Subsequent determination.* If, within 30 days following such initial determination, the Board shall again determine that the resource is being demolished or deteriorated by neglect, it may direct the Historic Preservation Officer to file a complaint for a violation of a zoning ordinance of the City, against the owner or owners if the necessary repairs are not completed within 90 days of the second determination by the Board that the subject building or structure is being demolished or deteriorated by neglect.

(3) *City stabilization.* Additionally, the Historic Review Board may direct the Historic Preservation Officer to accomplish the repairs necessary to stabilize and protect the Resource. The City shall then pay therefor, and charge the expenses incurred in doing such work or having such work done or improvements made to the record owner of such Resource. If such work is done or improvements made at the expense of the City, then such expenses shall be assessed as a lien on the real estate, lot or lots upon which such expense was incurred except as prohibited by law. The City, and the City's

authorized assistants, employees, contracting agents, or other representatives, are hereby expressly authorized to enter upon private property at all reasonable hours for the purpose of completing repairs necessary for the stabilization and repair of a Resource. Any court having jurisdiction over such cases including the municipal court of the City shall have authority to issue all orders necessary to enforce this article. Neither the City nor its employees, agents or contractors shall be answerable in damages or otherwise for damage to property due to the enforcement of this article.

(4) *Lien establishment.* The City Manager or other person authorized to act on behalf of the City shall file a statement of such expenses incurred by filing the amount of such expenses, the date on which said work was done or improvements made, with the county clerk of Gillespie County, Texas in the Real Property Records of such county. The City shall have a privileged lien on such lot, lots or real estate upon which said work was done or improvements made to secure the expenditures so made. Said lien amount shall bear interest per annum from the date said statement was filed at the greater of the maximum rate published by the state Board of control, or the rate of ten percent. For any such expenditures, and interest, as aforesaid, suit may be instituted and recovery and foreclosure of said lien may be had in the name of the City. The statement of expenses so made, as aforesaid, shall be a prima facie proof of the amount expended for such work or improvements.

(Ord. No. 27-007, 7-5-2017)

STAFF RECOMMENDATION:

The listed properties were identified by Board Members. The property on Austin Street obtained a COA for an addition and renovations at the April 2026 meeting.

ATTACHMENTS:

1. 512 Cora St - Street View 1
2. 512 Cora St - Street View 2
3. 512 w cora Historic Medium
4. 210 E Austin St Street View
5. 210 e austin Historic Low
6. 252 E Main St Street View
7. 252 e main -Historic
8. 201 W Creek St Street View
9. 201 W Creek St Side Street View
10. 201 w creek - historic Low




Google Maps

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

512 W. Cora



2002 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	870
Address	512 W. Cora
Date	1910
Stylistic Influence	Queen Anne
GCAD Hyperlink	R16406
Owner	HARPER, SANDRA JO
Historic District	Yes Potential Historic District
Assessment	Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes

1983 Historic Resources Survey

Previous Site No. 199

Previous Ranking 3

Previous Photo References

Roll 8

Frame 32


StateFarm
Billy Johnson
210
StateFarm
2023 Google
NO PARKING

210 E. Austin



2002 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	84
Address	210 E. Austin
Date	1980
Stylistic Influence	vernacular
GCAD Hyperlink	
Owner	
Historic District	No Outside Historic District

1983 Historic Resources Survey

Previous Site No. ____

Previous Ranking ____

Previous Photo References

Roll

Frame

Assessment The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

Notes



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

252 E. Main



Site ID No.	390
Address	252 E. Main
Date	1860
Stylistic Influence	Victorian Italianate
GCAD Hyperlink	R19667
Owner	BONNELL, MARGARET E -LIFE EST- D/O KEIDEL FAMILY GENERAL PARTNERSHIP
Historic District	Yes Historic District

1983 Historic Resources Survey

Previous Site No.	419
Previous Ranking	2
Previous Photo References	
Roll	35
Frame	11

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.

2002 Re-evaluation

☑ High ☐ Medium ☐ Low

Notes Keidel House.





201 W. Creek



2002 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No. 742

Address 201 W. Creek

Date 1900

Stylistic Influence

GCAD Hyperlink R20363

Owner KNOPP, JEFFREY E ETAL

Historic District Yes Historic District

Assessment Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.

Notes House appears to have been altered c. 1945.

1983 Historic Resources Survey

Previous Site No. ____

Previous Ranking ____

Previous Photo References

Roll

Frame