



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, July 14, 2026 ~ 5:30 PM
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, July 14, 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 July 14, 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.

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. APPROVAL OF MINUTES

A. June 9, 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-2026-70-COA - 111 E. Creek St. - Consideration and possible action a request for a Certificate of Appropriateness (COA) for the demolition of a low-rated structure for the property located at 111 E. Creek St., bearing the legal description of FBG ADDN, BLK 41, LOT NUMBER, SE OF LOT 576.

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. DEV-2026-54-COA - 506 N. Orange St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) for the exterior remodeling of an existing single-family residential structure to include front and rear additions and door replacements for the property located at 506 N. Orange St., bearing the legal description of KALLENBERG BLK 4, LOT 1-PT & 2-PT.
- B. DEV-2026-73-COA - 321 W. Creek St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) for the placement of a historic Victorian farmhouse-style structure on the property located at 321 W. Creek St., bearing the legal description of FBG ADD, BLK 25, LOT 450R.

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM on July 8, 2026, on the bulletin board of the City of Fredericksburg, New City Hall at East Campus, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624.

Jan Musgrove

Jan Musgrove
Planner 1

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

**HISTORIC REVIEW BOARD
MEETING MINUTES
June 9, 2026, 5:30 PM**

On this 9th day of June 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:

David Bullion
Jessica Mittel
Sharon Joseph
Joe Salinas, Jr.
Emily Basse

ABSENT:

Amy Slaughter
Shawn Vinklarek
Gilbert Gonzalez

ALSO PRESENT:

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

CALL TO ORDER

The meeting was called to order at 5:42 PM by Chair David Bullion.

MINUTES

May 12, 2026, Historic Review Board meeting minutes with one spelling correction, were unanimously approved.

Consent Agenda:

DEV-2026-46-COA - 325 W. Main St. - Consideration and action on a request for a Certificate of Appropriateness (COA) to construct a maintenance shed for the property at 325 W. Main St., bearing the legal description of FBG ADDN, BLK 27, LOT 252R-PT, 2.4174 acres.

Sharon Joseph made a motion to approve the item on the consent agenda. Emily Basse seconded the motion. All vote Aye and the motion passed.

Certificate of Appropriateness Applications:

DEV-2026-45-COA - 206 S. Crockett St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to demolish an existing garage and rebuild on the same foundation for the property located at 206 S. Crockett St., bearing the legal description of FBG ADDN, BLK 32, LOT 355-PT & 356-PT.

Applicant Presentation: Leah and Kenny Clodfelter

The Clodfelter's explained that the entire garage needs major structural support. The roof, siding all needed to be removed and replaced.

Board Review:

The Board discussed the low rating of the property and that it could be demolished by right. After establishing from the applicant that the new structure would resemble and have the same footprint as the original.

Jessica Mittel made a motion to approve the application.

Joe Salinas seconded the motion. All Voted Aye and the motion carried unanimously.

Directors Report:

Susana Huerta informed the Board that they would be receiving an email from Arctic Wolf. This is mandatory training session for all FBGTX.org email holders, she asked the Board to be on the lookout for the email and to please complete the required security training. She reiterated the need for the Board members to use their FBGTX.org accounts for Board business, as this protects their personal email accounts from possible open record requests.

She mentioned that the Planning Department had a scheduled meeting with the new Prosecutor, David Parent, on Wednesday afternoon (6/10/26), along with Code Enforcement and she would have an update to the Board on the Demo by Neglect procedures.

Historic Preservation Grant Award Committee Selection:

Emily Basse, Joe Salinas and Gilbert Gonzalez were nominated to the selection committee.

Staff agreed to send out reminder letters to those recipients from the 2025/2026 Grant year that they must apply for their award money before September 15, 2026.

General Discussion:

David Bullion and Joe Salinas asked for paper packets, they stated that they would be happy to pick them up at City Hall, with a reminder email.

David Bullion asked Joe Salinas to give an estimate on the roof at a Demo by Neglect property.

Jessica Mittel mentioned that she would not be in attendance for the July meeting.

David Bullion asked staff to send out an email prior to the meeting to assure a quorum, especially during the summer months.

Adjournment:

With no further business before the Board, the meeting adjourned at 6:08 PM.

PASSED AND APPROVED on the 14th day of July 2026.

Jan Musgrove, Planner 1

David Bullion, Chairperson



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: July 14, 2026

CATEGORY: CONSENT AGENDA

CAPTION: DEV-2026-70-COA - 111 E. Creek St. - Consideration and possible action a request for a Certificate of Appropriateness (COA) for the demolition of a low-rated structure for the property located at 111 E. Creek St., bearing the legal description of FBG ADDN, BLK 41, LOT NUMBER, SE OF LOT 576.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness (COA) for the demolition of a commercial low-rated structure. The property consists of a 25,546 square foot lot with a 648 square foot aluminum metal storage structure. The structure is described in the Inventory of Properties (2002-03) as an example of a more recent common local building form, architectural style of plan type with no known historical associations.

Application Number: DEV-2026-70-COA

Proposal: Demolition of low-rated structure

Address: 111 E. Creek St.

Rating: Low

Zoning: CBD - Central Business District

Owner: Kevin Glasheen, Carlock Building, Ltd.

Applicant: Brian Sagraves, Hill Country Restoration & Ranch Services

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

City of Fredericksburg Code of Ordinances

Sec. 23-55. Definitions.

Preservation priority rating. Three-tier rating system used in the 2002 Fredericksburg Historic Resource Survey to evaluate all Resources (including components of properties) within, and adjoining to, the City's historic district. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change. No rating shall be considered vested and the same may be established or changed at any time in accordance with subsections 23-58(d) and 23-58(e) below. Additionally, structures or

properties may have more than one rating (e.g., the main structure may be high but an addition or Appurtenance may be medium or low):

- (1) *High rating.* The most significant Resources identified in the 2002 Fredericksburg Historic Resource Survey. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.
- (2) *Medium rating.* Resources that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the historic district's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the historic district or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.
- (3) *Low rating.* Resources that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual 50 year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than 50 years of age, but which nevertheless may have relative value within the historic district, meriting preservation. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

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 proposed demolition due to the low rating and deteriorated condition of the structure.

ATTACHMENTS:

1. DEV-2026-70-COA Historic 111 E Creek St
2. DEV-2026-70-COA-111 e creek - street view
3. DEV-2026-70-COA-111 e creek 2
4. DEV-2026-70-COA-111 e creek 3
5. DEV-2026-70-COA-111 e creek 4
6. DEV-2026-70-COA-111 e creek 5

Inventory of Properties - Fredericksburg Historic District and Local Landmark

111 E. Creek



2002 Re-evaluation

☐ High

☐ Medium

☒ Low

Site ID No.	513
Address	111 E. Creek
Date	1950
Stylistic Influence	
GCAD Hyperlink	R24252
Owner	LASSWELL, M W ETUX
Historic District	Yes Historic District
Assessment	Example of a more recent common local bu historical associations.

Notes

111 E Creek St



Share



111 E Creek St



Fredericksburg, Texas

Google Street View

Oct 2019 [See more dates](#)



Google Maps











HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: July 14, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: DEV-2026-54-COA - 506 N. Orange St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) for the exterior remodeling of an existing single-family residential structure to include front and rear additions and door replacements for the property located at 506 N. Orange St., bearing the legal description of KALLENBERG BLK 4, LOT 1-PT & 2-PT.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness (COA) for the proposed exterior remodeling of an existing single-family residential structure. The scope of work includes the construction of a new eight (8) foot deep front porch with concrete slab floor, smooth painted "nightfall" wood posts, exposed wood soffit ceiling and a Galvalume standing-seam metal roof. They will replace the existing stamped metal front entry door with a new five (5) lite stained wood door and plan to relocate one side window to the front. They plan to install new white full-lite clad double doors at the side, replace the existing stamped metal rear door with a new white full-lite clad door, and resurface the existing cinder block walls with "Fine" stucco finish in "Revere Pewter" color to match existing. They will construct a masonry fireplace with a stucco finish at the rear and construct a new 338-square foot Master Bathroom suite on the south-west rear. "Cobblestone" gray asphalt shingle roof will be used to match existing, tongue-and-groove wood vertical siding painted "Revere Pewter" to match existing, wood window trim painted "Nightfal" to match existing and Jeld-Wen white vinyl windows.

The property consists of an approximately 10,169 square foot lot with a 1,594 single-family residential structure and a 920 storage building. The primary structure was built in 1961 and is an example of a "Ranch" style architectural form.

Application Number: DEV-2026-54-COA

Proposal: Exterior remodeling, including additions to residential structure

Address: 504 N. Orange St.

Rating: Medium

Zoning: R-2 Mixed Residential District

Owner: Brad Kott

Applicant: Todd Eidson, Sierra Homes

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 non-contributing). 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 non-contributing. All standards and guidelines for additions herein are derived from the spirit of SOI Standards 9 and 10. However, these standards and guidelines provide significantly more detail than the *Secretary's Standards*.

Additions: Compatible but Differentiated

One key philosophy underpinning the *Secretary's Standards for Rehabilitation* is that additions should be both compatible and differentiated. That means that some aspects of the addition's design should be compatible, while others should be differentiated. Seven key aspects of an addition's design are listed below:

1. Roof form
2. Footprint shape
3. Fenestration pattern (wall versus window, solid versus void)
4. Materials
5. Stylistic Elements
6. Color (within an accepted palette)

No prescribed formula governs which aspects should be compatible or differentiated. One helpful rule of thumb is that additions generally are appropriate if at least two aspects are compatible, and at least one aspect is differentiated. The aspects can be mixed and matched in infinite ways – allowing a wide berth for creativity among architects and designers.

In Fredericksburg, **height must always be generally compatible** with the original building and the surrounding district. Refer to standards 3.3(f-i) for detailed guidance regarding height.

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.

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

- (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
Inappropriate	Appropriate if not visible from the public ROW	Appropriate

STAFF RECOMMENDATION:

Staff has no objections to the proposed exterior remodeling as presented. The additions are planned in a way to be compatible with the existing structure.

ATTACHMENTS:

1. DEV-2026-54-COA-pages from pages from appendix c - inventory forms
2. DEV-2026-54-COA-506 N ORANGE- STREETVIEW
3. DEV-2026-54-COA-506 N ORANGE- HISTORIC
4. DEV-2026-54-COA-506 N ORANGE- HISTORIC 1
5. DEV-2026-54-COA-506 N ORANGE - HISTORIC 2

Fredericksburg Certificate of Appropriateness Application

Address of Proposed Work: 506 N Orange

City: Fredericksburg State: TX Zip: 78624

Contact Information

Applicant's Contact Information

Title: _____ First Name: Todd Last Name: Eidson Suffix: _____

Business Name: Sierra Homes

Mailing Address: 110 E Austin

City: Fredericksburg State: TX Zip: 78624

Email Address: todd@fbggreenbuilder.com

Cell Phone: 830-496-1569 Work Phone: 830-997-5020 Home Phone: _____

Property Owner's Contact Information

Title: _____ First Name: Brad Last Name: Kott Suffix: _____

Business Name: _____

Mailing Address: 14877 S State Hwy 16

City: Fredericksburg State: TX Zip: 78624

Email Address: ebkott@gmail.com

Cell Phone: 830-889-5756 Work Phone: _____ Home Phone: _____

Contractor's Contact Information

Title: _____ First Name: Todd Last Name: Eidson Suffix: _____
Business Name: Sierra Homes
Mailing Address: 110 E Austin
City: Fredericksburg State: TX Zip: 78624
Email Address: todd@fbggreenbuilder.com
Cell Phone: 830-496-1569 Work Phone: _____ Home Phone: _____

Application Questionnaire (* denotes required question)

Certificate of Appropriateness

Desired Start Date * 7-6-2026

Desired Completion Date * 7-1-2027

Please describe the scope of work. * See project narrative attached

Submit sufficient description and support documentation so that the project can be understood without talking to you.

Documents Requested (* denotes required document)

The Jurisdiction requests that the following documents are attached to your application:

Any Additional Supporting Documents



KOTT REMODEL & ADDITION 506 North Orange Street

Construct new 8-foot deep front porch with concrete slab floor, smooth painted "Nightfall" wood posts, exposed wood soffit ceiling, Galvalume® standing-seam metal roof
Replace existing stamped metal front entry door with new 5-lite stained wood door
Relocate one side window to front
Install new white full-lite clad double-doors at side
Replace existing stamped metal rear door with new white full-lite clad door
Resurface existing cinderblock walls with "Fine" stucco finish in "Revere Pewter" color to match existing
Construct masonry fireplace with stucco finish at rear
Construct new 338 square foot Master Bathroom suite at southwest rear
 "Cobblestone" gray asphalt shingle roof to match existing
 Tongue-and-groove wood vertical siding painted "Revere Pewter" to match existing
 Wood window trim painted "Nightfall" to match existing
 Jeld-Wen white vinyl windows

LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 506 N ORANGE ST**LAT/LONG** 30.28136 -98.871653**ALTERNATE ADDRESS** N/A**PARCEL #** 1247**LEGAL DESCRIPTION** KALLENBERG BLK 4 LOT 1-PT & 2-PT**OWNER NAME** KOTT, ERNEST W & RUTH**2017 GCAD VALUATION** \$232,320

PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION None

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

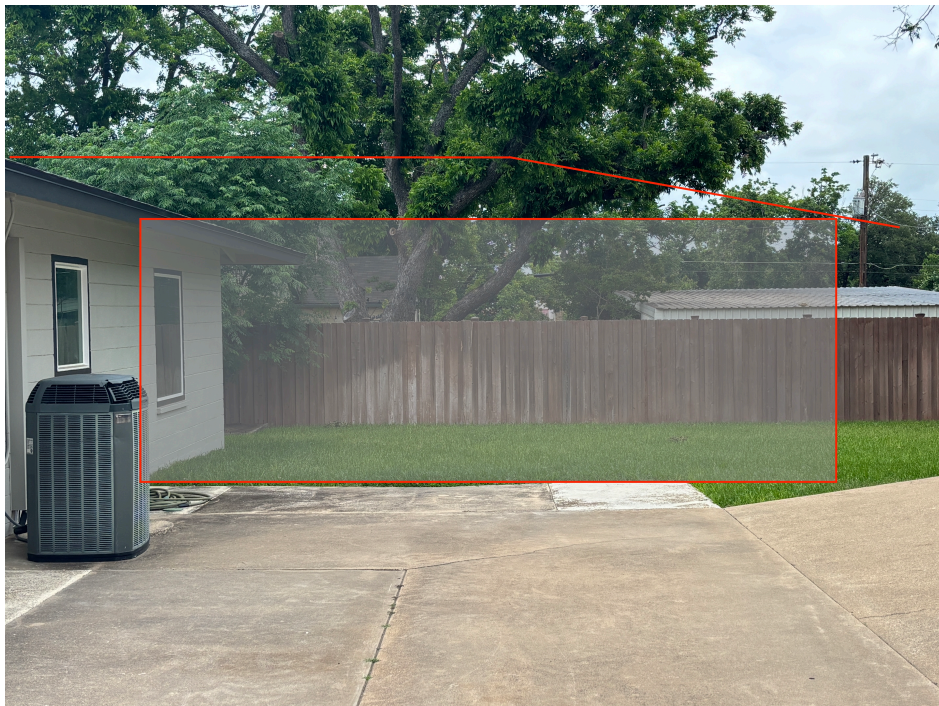
If recommended eligible: **CRITERIA (local)** N/a **CRITERIA (NRHP)** N/a

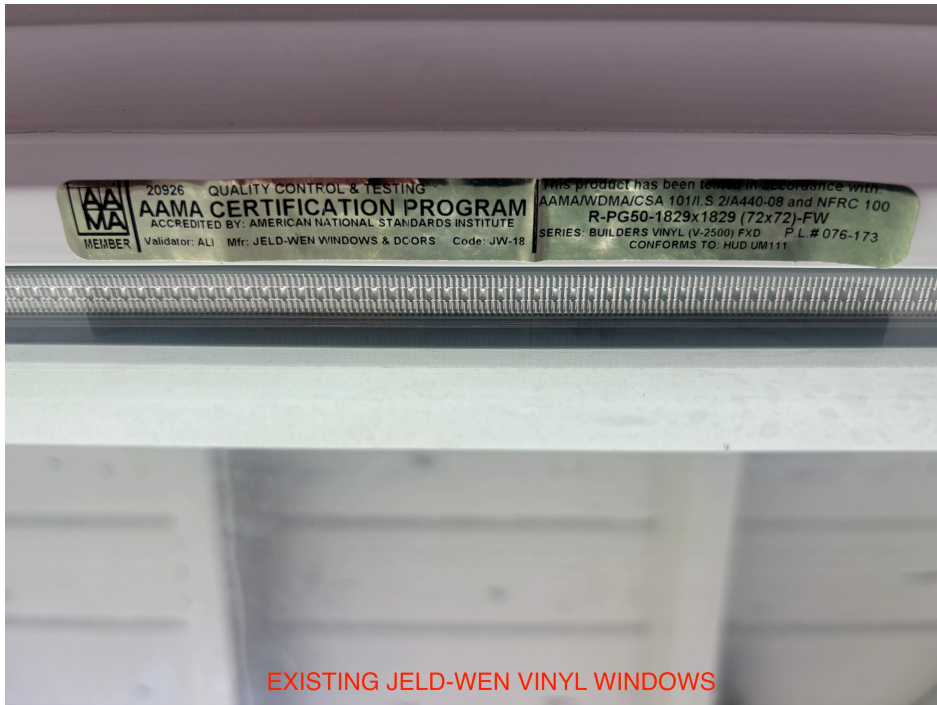
HISTORICAL INFORMATION

Per aerial review, this resource was constructed between 1948 and 1963.

PHYSICAL DESCRIPTION

YR. BUILT 1961**YR. SOURCE** CAD**TYPE** Building**FORM** Rectangular**PRIMARY STYLE** Ranch**CURRENT FUNCTION** Domestic: Single dwelling**SECONDARY STYLE** No secondary style**HISTORIC FUNCTION** Domestic: Single dwelling







EXISTING WOOD TRIM COLOR



EXISTING CINDERBLOCK AND WOOD SIDING COLOR



EXISTING WOOD SIDING



EXISTING CINDERBLOCK



NEW FRONT ENTRY DOOR

W-5500™ Clad-Wood Patio Door: 2-Panel Swinging



Reset

Exterior



NEW SIDE DOUBLE-DOORS AND REAR SINGLE DOOR

Explore the options

On-screen colors/finishes vary from actual products.

Grille Designs ▾

No Grille



Exterior Colors



Bone White



Brilliant White



Ivory



French Vanilla



Mocha Cream



Desert Sand



Silver



Smoke



Stone



Flagstone



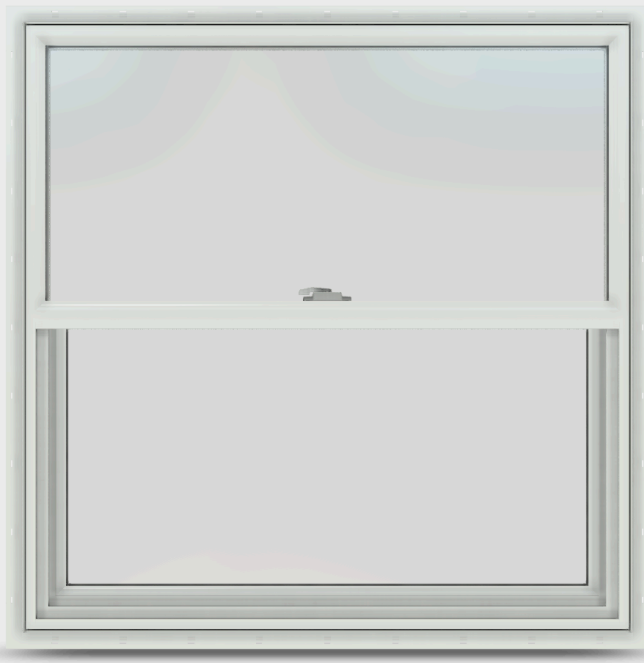
Cocoa



Surf



Builders™ Vinyl (V-2500) Window: Single-Hung



Explore the options

See your JELD-WEN Dealer to verify available interior-exterior combinations.

On-screen colors/finishes vary from actual products.

Grille Designs



Top Down
Grille



Prairie Grille



No Grille



Colonial Grille

Color Combinations

White / White



[See all options and features >](#)

Update Location



Enter your Postal/Zip Code to provide the most accurate product availability and information.

ENTER POSTAL/ZIP CODE



HOME > RESIDENTIAL ROOFING > LANDMARK® PRO



Max Def Cobblestone Gray



Landmark® PRO

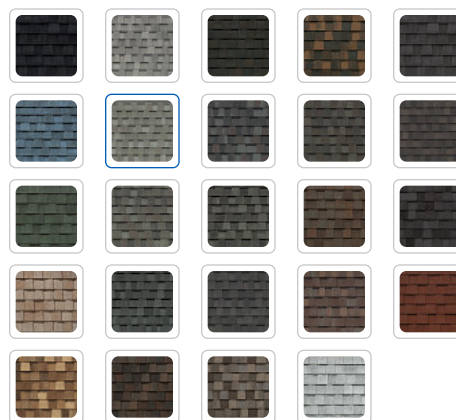
CertainTeed's Landmark® PRO UL 2218 Class 3 Impact Resistant shingles offer durability, impact & algae resistance, a Class A fire rating, and easy installation.

Showing product availability in[?]

All Locations



Colors (24)



[Show less](#)

FIND A PRO

VISUALIZE YOUR HOME

Are you a contractor? [Find where to buy this product.](#)



[2026 Asphalt Shingles
Limited Warranty -
Residential](#)



[Brochure - Integrity
Roof System](#)



[Warranty - SureStart
PLUS Extended
Warranty](#)



VIEW DOCUMENTS

Screen settings may not accurately depict colors.

Standard Colors



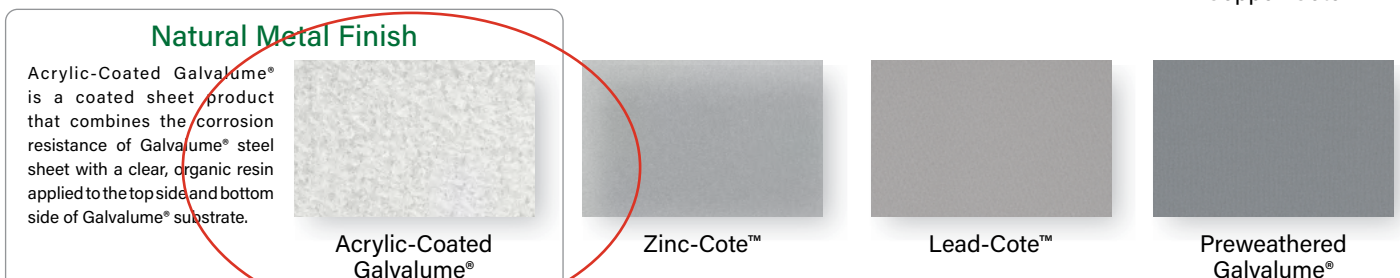
Premium Colors

Premium colors require a nominal surcharge.



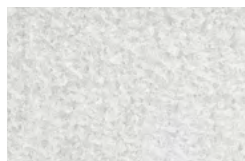
Metallic Colors

Metallic colors are premium finishes which require a nominal surcharge.



Natural Metal Finish

Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of Galvalume® steel sheet with a clear, organic resin applied to the top side and bottom side of Galvalume® substrate.



Acrylic-Coated Galvalume®

PRODUCT DATA SHEET

Fine Finish

100% acrylic polymer finish coat

COLORS

Available in a wide variety of standard and custom colors.

PACKAGING

5 gallon pail (19 liter pail)

COVERAGE PER PAIL*

145 to 155 ft² (13.5 - 14.4 m²)

*Coverage rates vary depending on porosity of substrates and application techniques.

VOC

0.22-0.31 lbs/gal (26–37 g/l) less water and exempt solvents.

SHELF LIFE

Two (2) years when properly stored in original container.



DESCRIPTION

Factory-mixed, 100% acrylic polymer finish coat. Fine Finish utilizes uniformly-sized 1.0 mm aggregate for a smooth, fine texture.

USES

Fine Finish provides enhanced protection for an aesthetically pleasing surface color and texture for Senergy wall systems, poured concrete or unit masonry, conventional stucco, properly prepared insulating concrete forms and interior veneer plaster or gypsum wallboard (primer required over interior surfaces).

ADVANTAGES

100% Acrylic polymer chemistry offering long-term durability and weather resistance.

Integral color Reducing maintenance and the need for recoating.

Repels water and resists wind-driven rain.

Seals existing, non-moving hairline cracks.

Doesn't blister, peel or flake.

STUCCO PAINTED REVERE PEWTER TO MATCH EXISTING

Order Samples

ABSOLUTECEDAR™

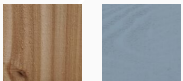
AbsolutePost

Absolute Post™ Western Red Cedar hollow , engineered, solid structural Cedar post bring natural warmth and beauty to your home's exterior. This column is structurally certified in both the US and Canada and has a hollow core, ideal for lighting cords. The kiln-drying process significantly reduces splitting, warping or twisting.

ORDER SAMPLES

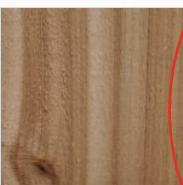
STORE LOCATOR

COLOR:

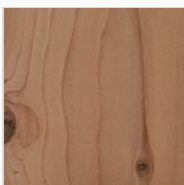


*The colors represented here may vary from actual product. [Learn more.](#)

SUBSTRATE:



WRC RESAWN



WRC SMOOTH

Specifications

[Collapse All](#)

[Expand All](#)

WHY ABSOLUTEPOST™?



APPLICATIONS



STRUCTURAL CERTIFICATIONS



DIMENSIONS



LOAD TABLE



IMPORTANT NOTES



RESOURCES



FRONT PORCH POSTS PAINTED NIGHTFALL TO MATCH EXISTING TRIM



 [Best-Selling Colors](#)

Revere Pewter

HC-172

An iconic neutral that provides a versatile bridge between warm and cool tones.

Color Information

LRV 

55.05

Also Known As

[Ice Formations 973](#)

Collection

[Historical Colors](#)

Why Choose Benjamin Moore for Your Project?

[Download digital dollop of Revere Pewter HC-172](#) 



Nightfall

1596

A blackened gray infused with the serene mystique of midnight.

Color Information

LRV ⓘ

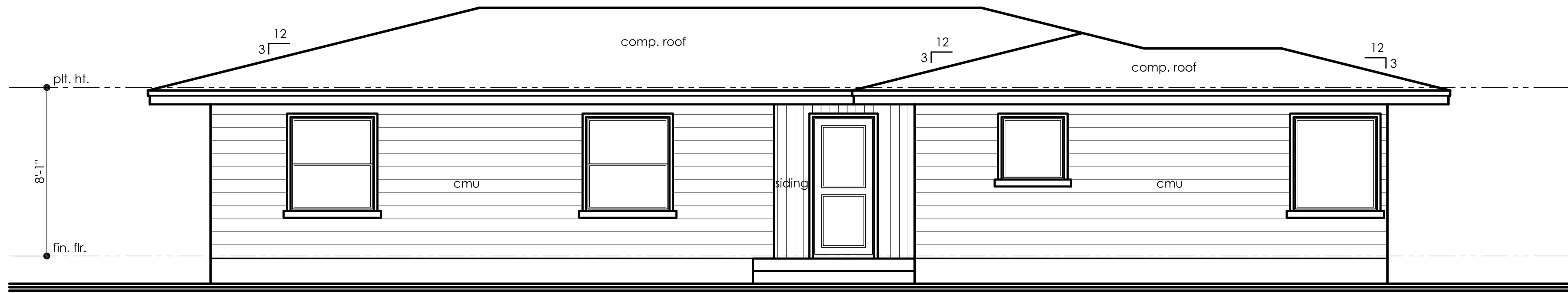
8.3

Collection

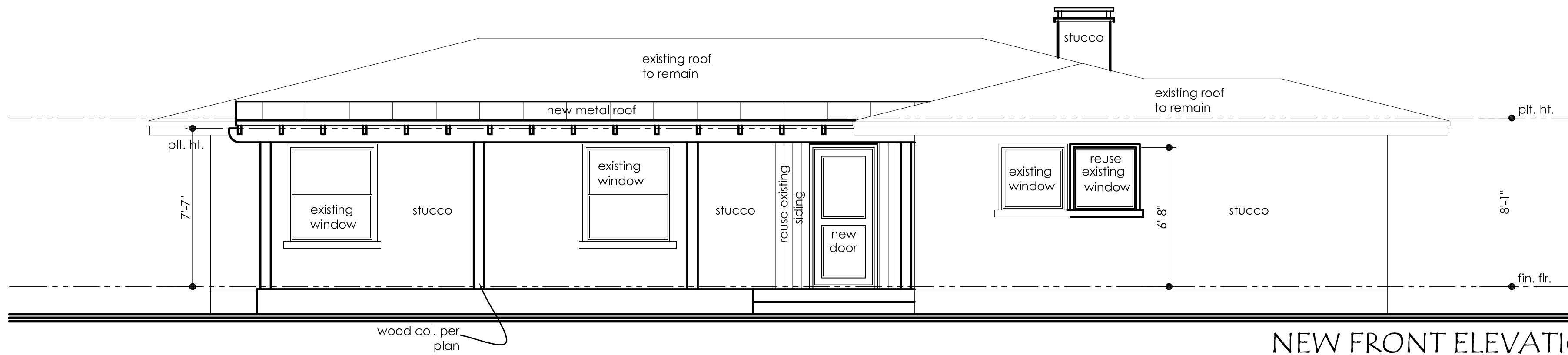
[Benjamin Moore Classics® Color Collection](#)

Why Choose Benjamin Moore for Your Project?

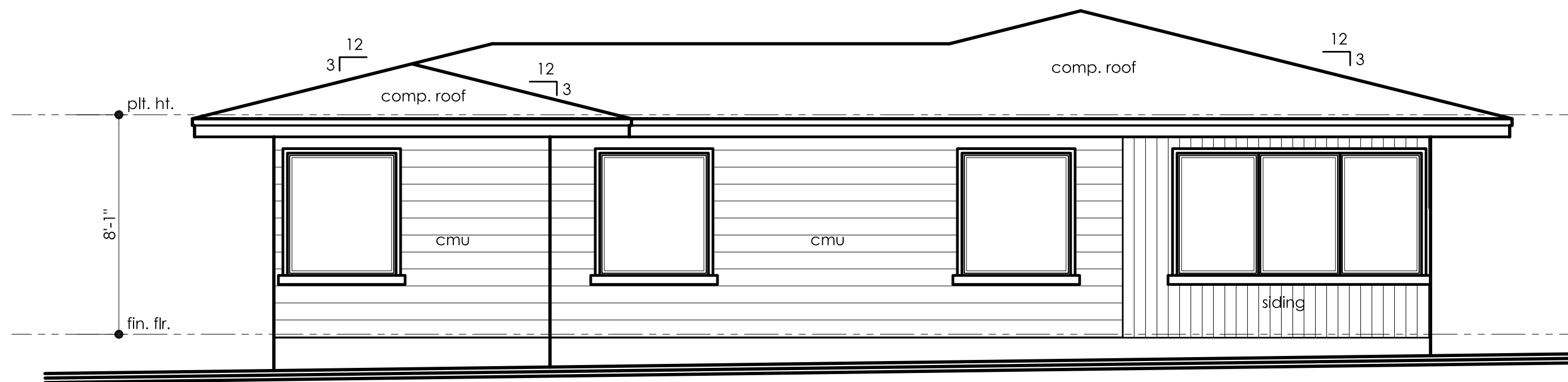
[Download digital dollop of Nightfall 1596](#) ↓



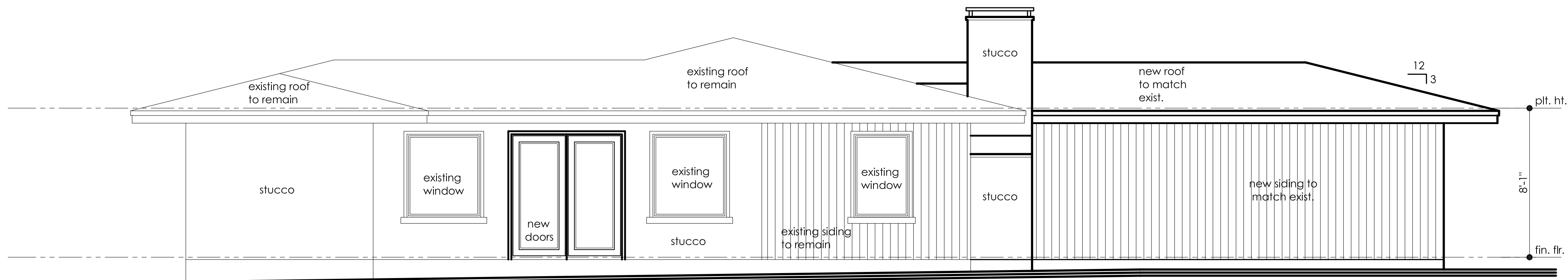
EXISTING FRONT ELEVATION
SCALE 1/4" = 1'-0"



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



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

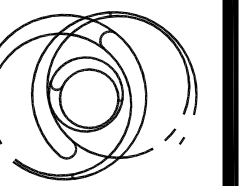


NEW RIGHT ELEVATION
SCALE 1/4" = 1'-0"

BID SET
NOT FOR
CONSTRUCTION

the kott remodel
503 n. orange st., fredericksburg, tx
gillespie county

design visions
unique residential design
830. 992. 3440 o. 512. 565. 4981 c.
www.designvisionsstx.com

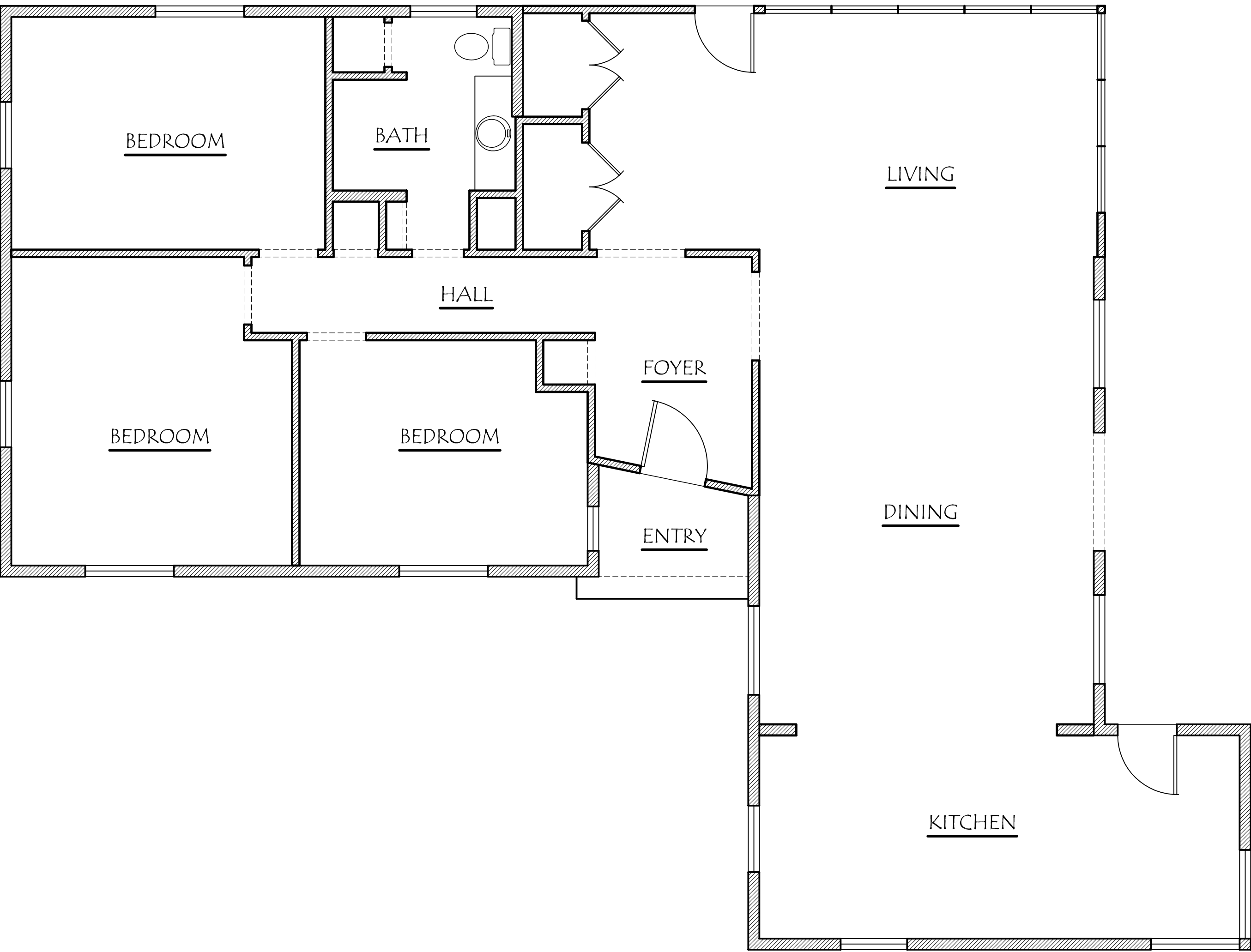


Copyright © 2016 All Rights Reserved. These drawings are the property of Design Visions and may not be reproduced in any form, by any method, for any purpose without previous written permission.

PROJECT:
kott remodel

A-1
1 of 9

date: 5.19.26
project # 26019



EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"

BID SET
NOT FOR
CONSTRUCTION

SQUARE FOOTAGE CALCS.	
HEATED	
HEATED	1,592 s.f.
COVD. ENTRY	29 s.f.
TOTAL COVD. AREA	1,621 s.f.

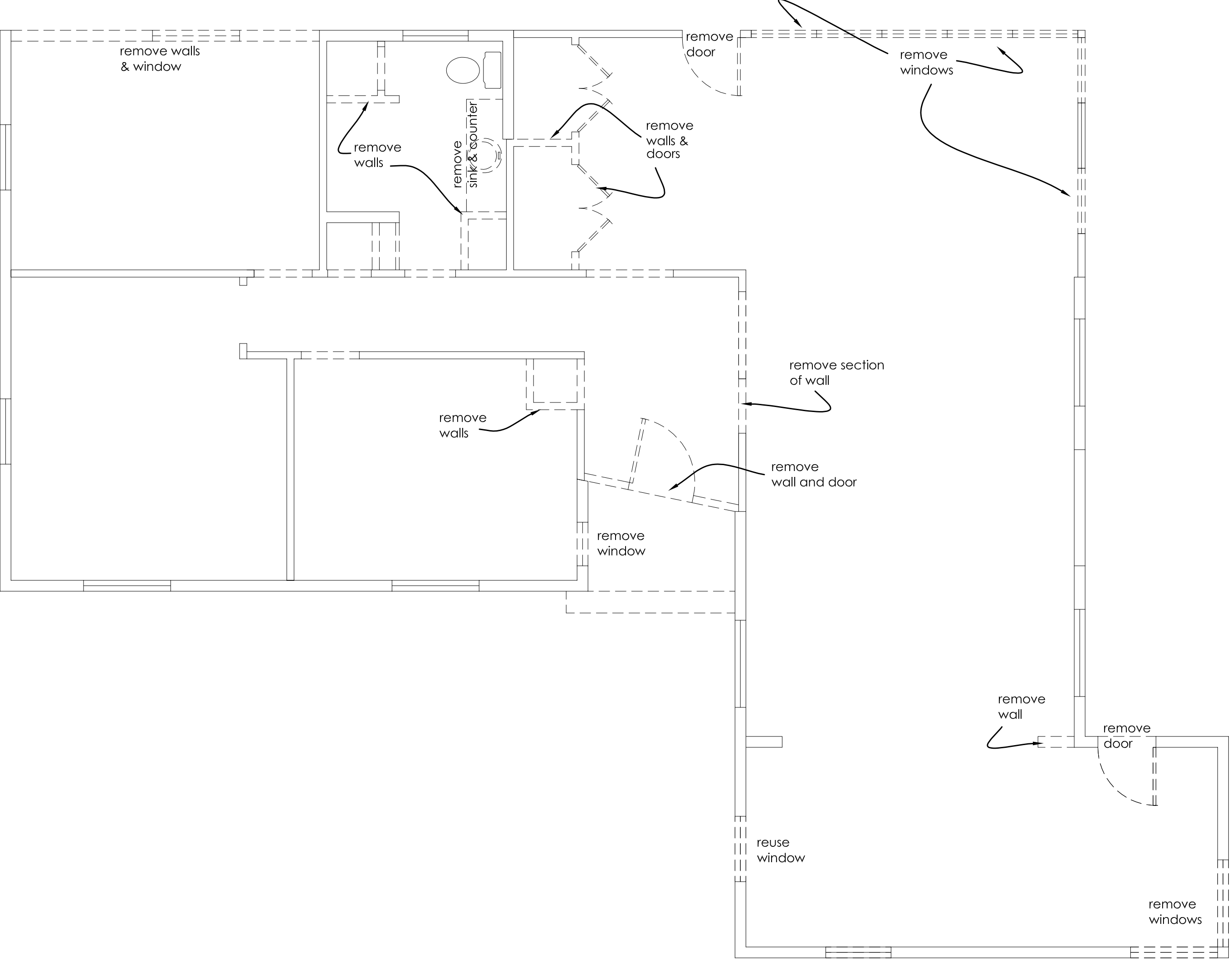
design visions
unique residential design

Copyright © 2016 All Rights Reserved. These designs/drawings are the sole property of design visions of austin and may not be reproduced in any form, by any method, for any purpose without previous written permission.

PROJECT:
kolt remodel

A-2
2 of 9

date: 5.19.26
project #: 26019



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

BID SET
NOT FOR
CONSTRUCTION

design visions
unique residential design

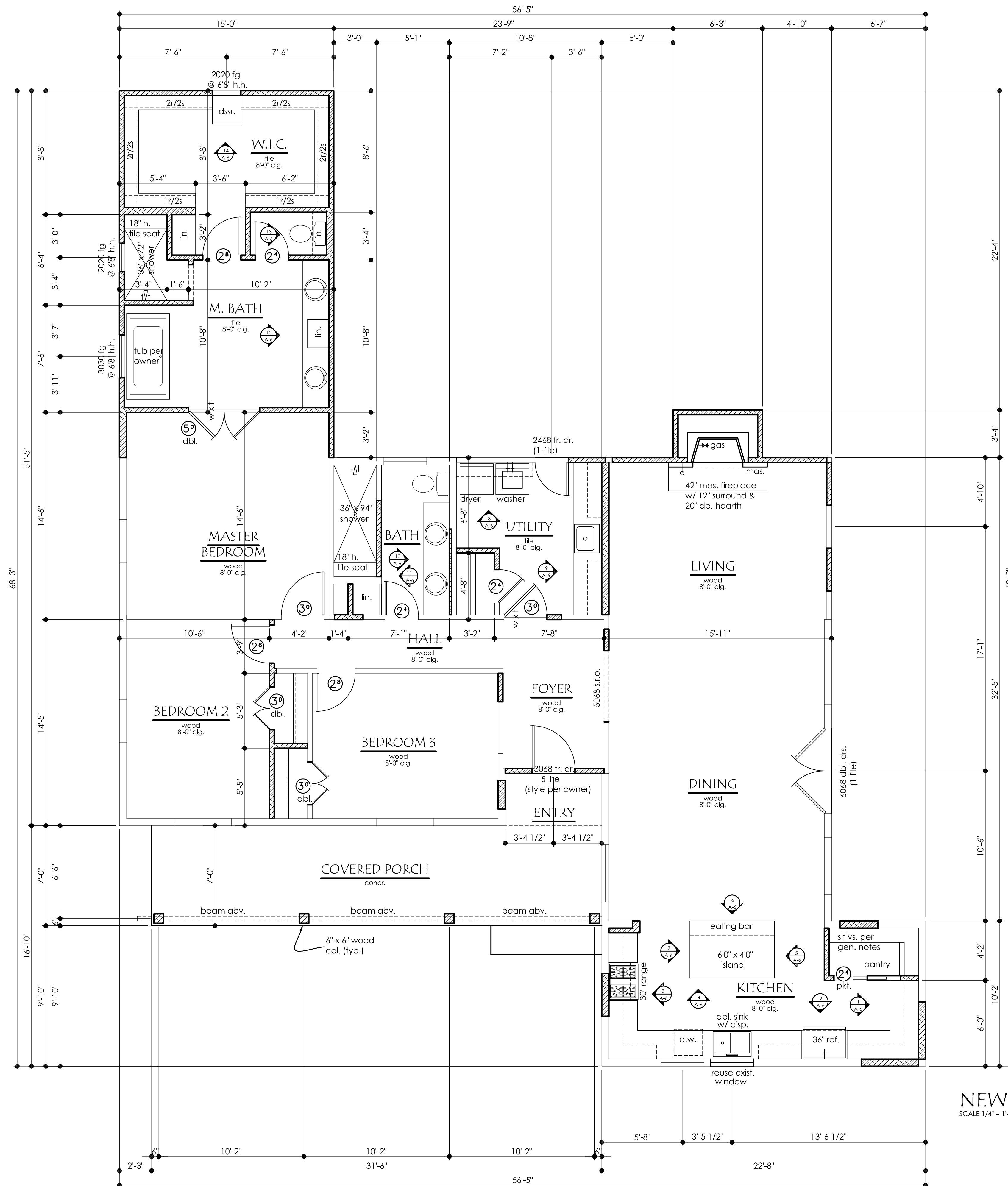
Copyright © 2016 All Rights Reserved. These designs/drawings are the sole property of design visions of austin and may not be reproduced in any form, by any method, for any purpose without previous written permission.

PROJECT:
kolt remodel

A-3
3 of 9

date: 5.19.26
project #: 26019

Page 39 of 55



BID SET
NOT FOR
CONSTRUCTION

SQUARE FOOTAGE CALCS.	
HEATED	
HEATED	1,981 s.f.
COVD. ENTRY	245 s.f.
TOTAL COVD. AREA	2,226 s.f.

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

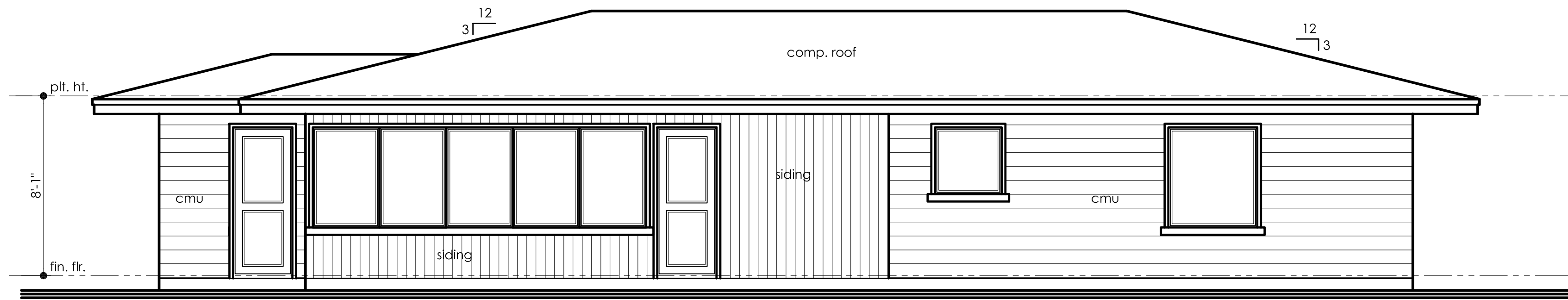
design visions
unique residential design

Copyright © 2016 All Rights Reserved. These designs/drawings are the sole property of design visions of austin and may not be reproduced in any form, by any method, for any purpose without previous written permission.

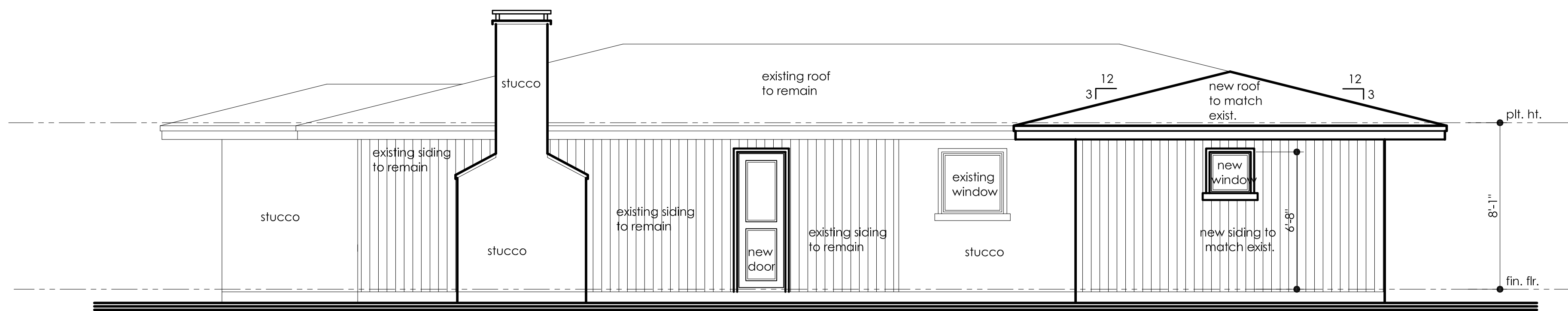
PROJECT:
kolt remodel

A-4
4 of 9

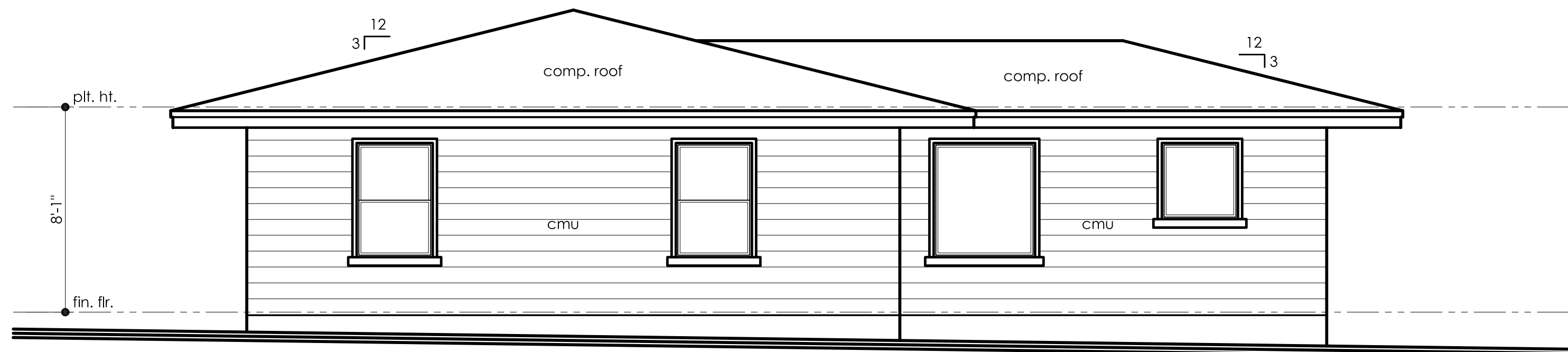
date: 5.19.26
project #: 26019



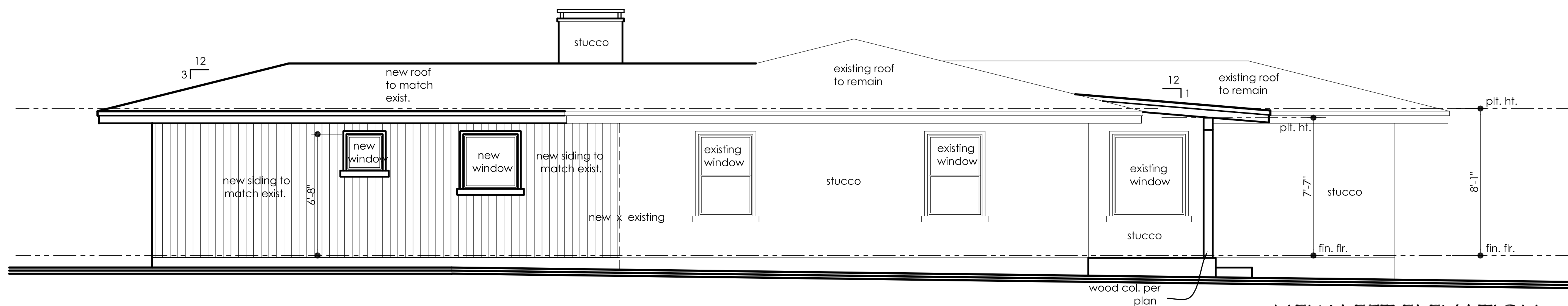
EXISTING REAR ELEVATION
SCALE 1/4" = 1'-0"



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



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



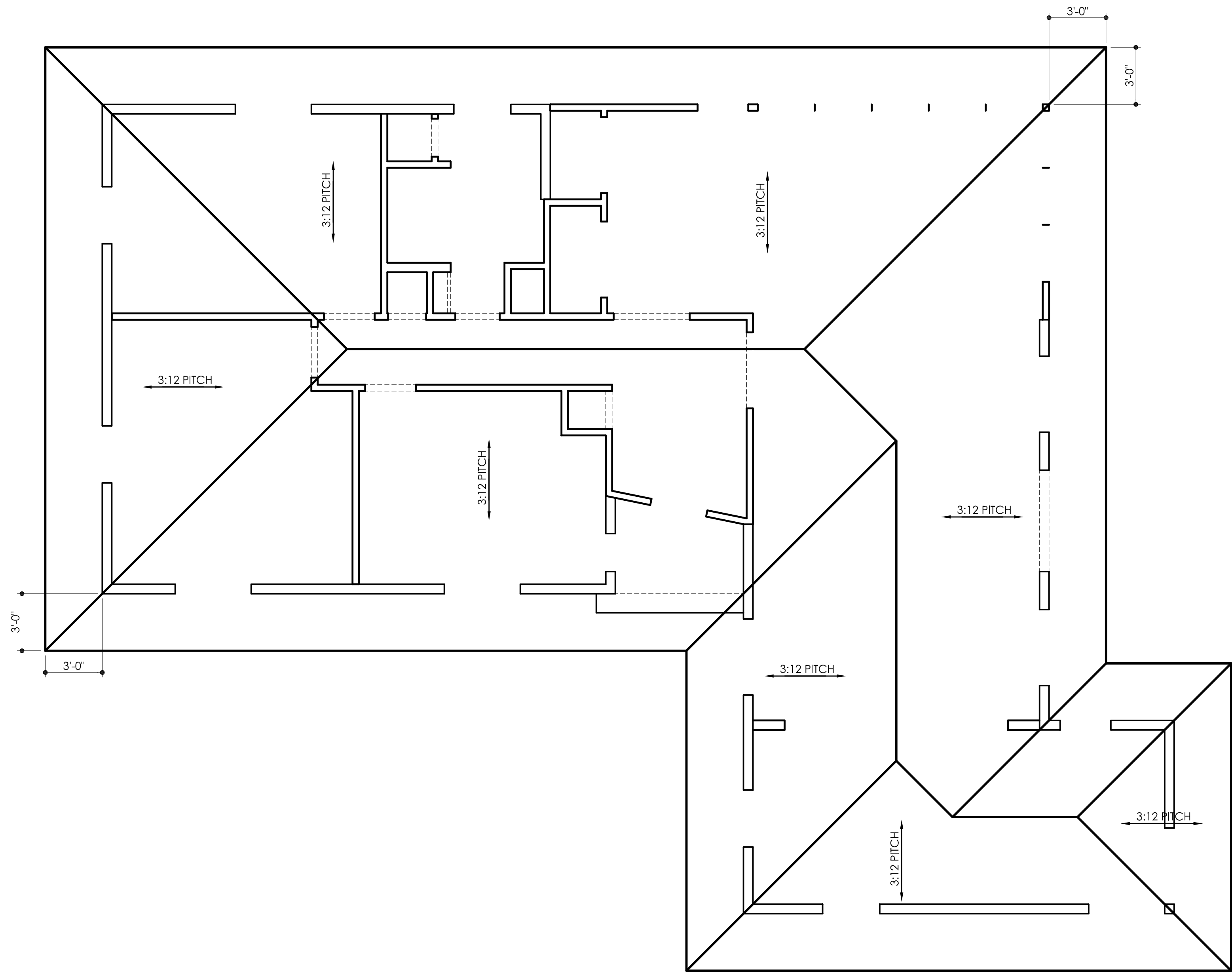
NEW LEFT ELEVATION
SCALE 1/4" = 1'-0"

BID SET
NOT FOR
CONSTRUCTION

design visions
unique residential design

Copyright © 2016 All Rights Reserved. These designs/drawings are the sole property of design visions of austin and may not be reproduced in any form, by any method, for any purpose without previous written permission.

PROJECT:
kott remodel
A-5
5 of 9
date: 5.19.26
project # 26019



EXISTING ROOF OUTLINE PLAN
SCALE 1/4" = 1'-0"

GENERAL ROOF LAYOUT NOTES:

- 1.0 PITCHES TO BE AS NOTED ON PLANS.
- 2.0 HIPS, VALLEYS & RIDGES TO BE FRAMED ONE SIZE LARGER THAN RAFTERS.
- 3.0 ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
- 4.0 ALL OVERHANGS TO BE 18" FROM THE FRAMEWALL UNLESS NOTED OTHERWISE.
- 5.0 U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.
- 6.0 HATCHED AREAS INDICATE LOAD BEARING POINTS OR WALLS THAT STACK. ADDITIONAL LOAD BEARING POINTS MAY BE REQUIRED AND MUST BE CALCULATED WHEN FLOOR SYSTEM IS ENGINEERED.
- 7.0 ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
- 8.0 WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
- 9.0 ALL WALLS OVER 10'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 10'-0" IN HEIGHT ARE NOT BUILT WITH 2x6 STUDS THEY MUST BE BUILT WITH DOUBLE 2x4 STUDS AT 12" O.C.
- 10.0 BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
- 11.0 ALL LOAD BEARING HEADERS & CONCEALED OR DROPPED BEAMS TO BE DESIGNED PER ENGINEER OR BUILDER.

HATCHING AT STACKING POINTS OR WALLS THAT ARE LOAD BEARING.

BID SET
NOT FOR
CONSTRUCTION

design visions of austin
unique residential design

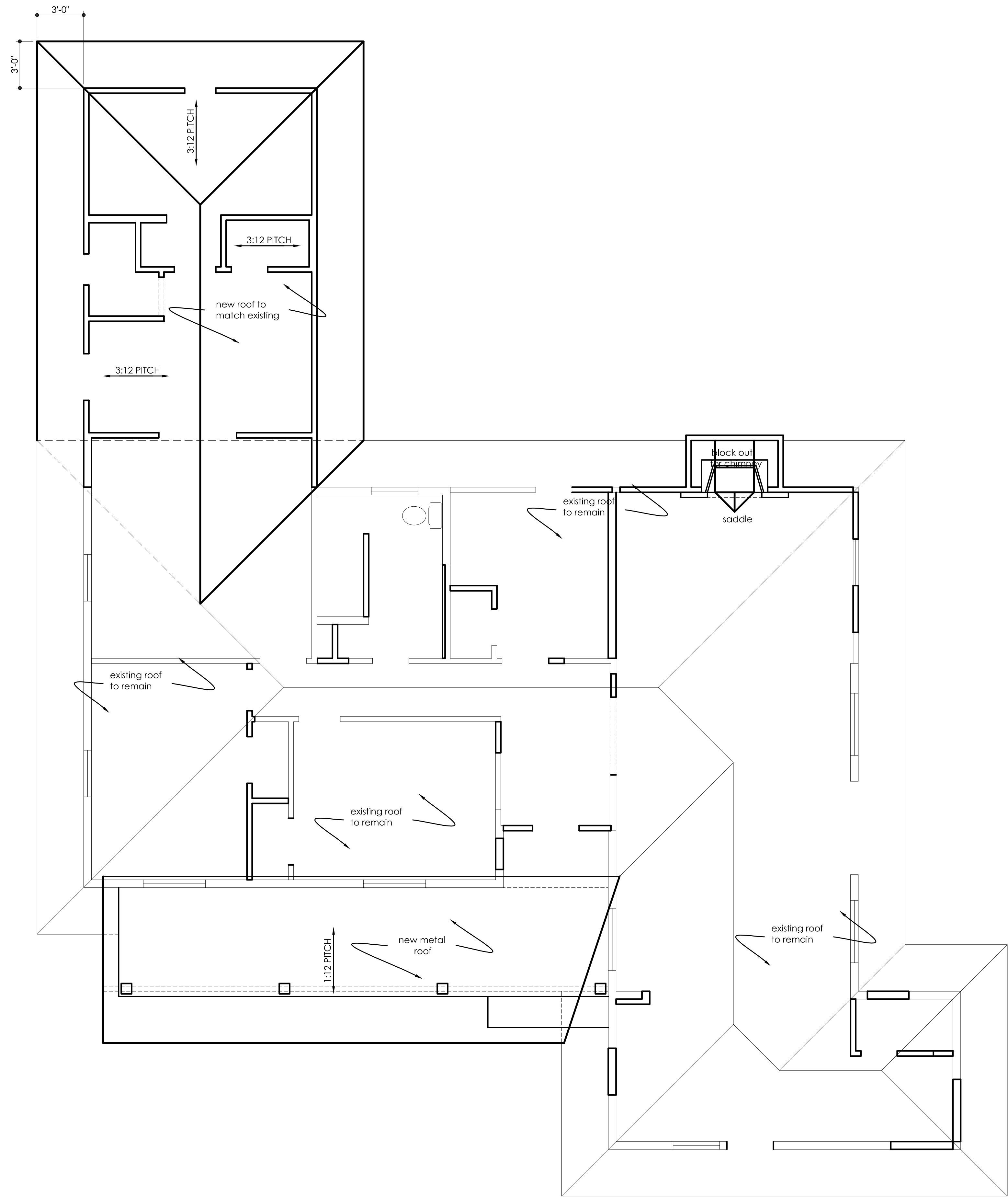
Copyright © 2016 All Rights Reserved. These designs/drawings are the sole property of design visions of austin and may not be reproduced in any form, by any method, for any purpose without previous written permission.

PROJECT:
kolt remodel

A-7
7 of 9

date: 5.19.26
project #: 26019

Page 42 of 55



GENERAL ROOF LAYOUT NOTES:

- 1.0 PITCHES TO BE AS NOTED ON PLANS.
- 2.0 HIPS, VALLEYS & RIDGES TO BE FRAMED ONE SIZE LARGER THAN RAFTERS.
- 3.0 ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
- 4.0 ALL OVERHANGS TO BE 18" FROM THE FRAMEWALL UNLESS NOTED OTHERWISE.
- 5.0 U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.
- 6.0 HATCHED AREAS INDICATE LOAD BEARING POINTS OR WALLS THAT STACK. ADDITIONAL LOAD BEARING POINTS MAY BE REQUIRED AND MUST BE CALCULATED WHEN FLOOR SYSTEM IS ENGINEERED.
 HATCHING AT STACKING POINTS OR WALLS THAT ARE LOAD BEARING.
- 7.0 ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
- 8.0 WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
- 9.0 ALL WALLS OVER 10'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 10'-0" IN HEIGHT ARE NOT BUILT WITH 2x6 STUDS THEY MUST BE BUILT WITH DOUBLE 2x4 STUDS AT 12" O.C.
- 10.0 BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
- 11.0 ALL LOAD BEARING HEADERS & CONCEALED OR DROPPED BEAMS TO BE DESIGNED PER ENGINEER OR BUILDER.

BID SET
NOT FOR
CONSTRUCTION

NEW ROOF OUTLINE PLAN

SCALE 1/4" = 1'-0"

design visions of austin
unique residential design

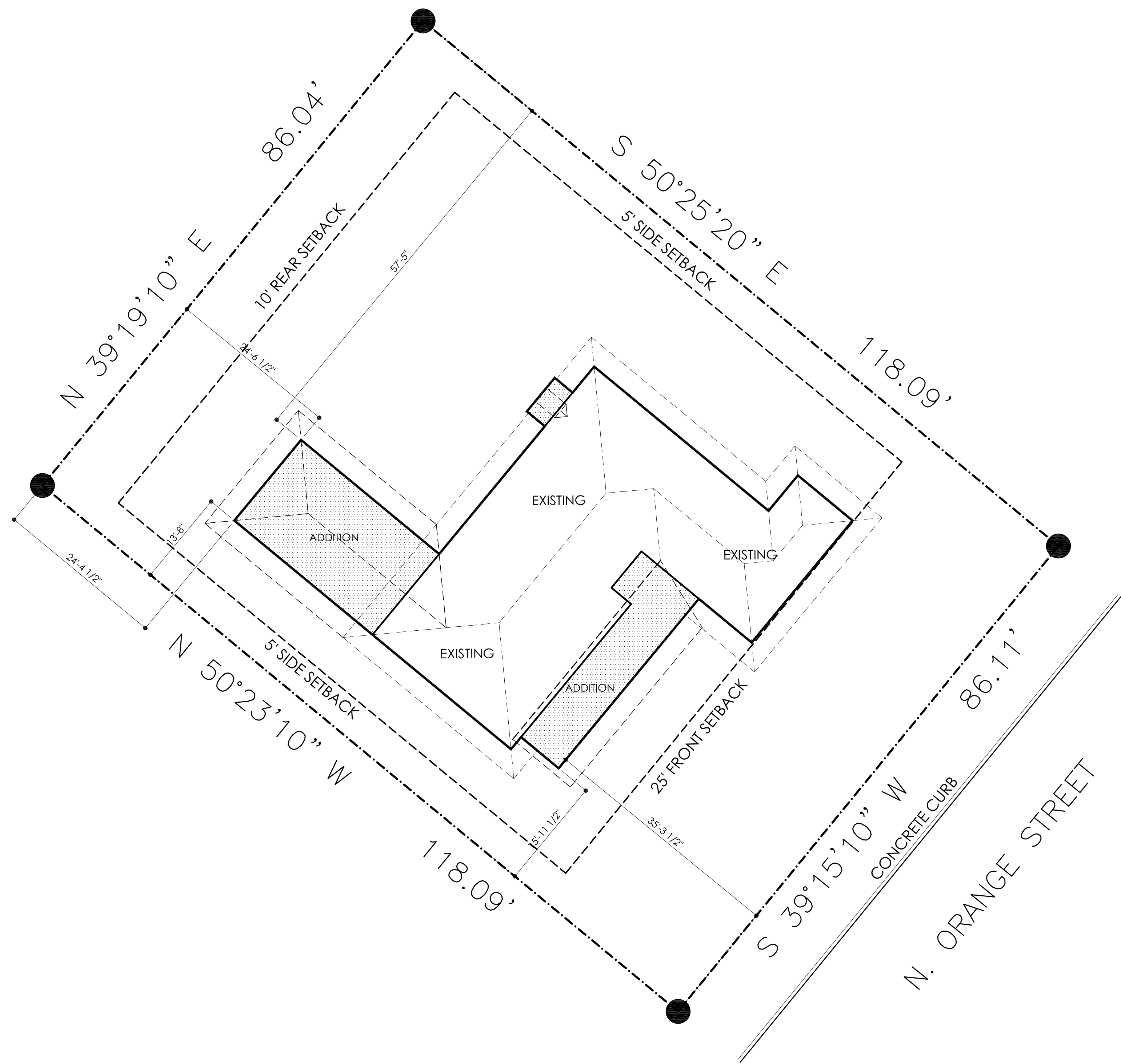
Copyright © 2016 All Rights Reserved. These designs/drawings are the sole property of design visions of austin and may not be reproduced in any form, by any method, for any purpose without previous written permission.

PROJECT:
kolt remodel

A-8
8 of 9

date: 5.19.26
project #: 26019

Page 43 of 55



design visions
unique residential design

Copyright © 2016 All Rights Reserved. These designs/drawings are the sole property of design visions of austin and may not be reproduced in any form, by any method, for any purpose without previous written permission.

PROJECT:
kolt remodel

A-9
9 of 9

date: 5.19.26
project #: 26019



LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 506 N ORANGE ST

LAT/LONG 30.28136 -98.871653

ALTERNATE ADDRESS N/A

PARCEL # 1247

LEGAL DESCRIPTION KALLENBERG BLK 4 LOT 1-PT & 2-PT

OWNER NAME KOTT, ERNEST W & RUTH

2017 GCAD VALUATION \$232,320

PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION None

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

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

HISTORICAL INFORMATION

Per aerial review, this resource was constructed between 1948 and 1963.

PHYSICAL DESCRIPTION

YR. BUILT 1961 YR. SOURCE CAD

TYPE Building

FORM Rectangular

PRIMARY STYLE Ranch

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling



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

ALTERATIONS Door (primary) replaced

**GENERAL
NOTES**

SOURCES USGS aerials





ADDITIONAL/HISTORICAL PHOTOS

506 N ORANGE ST SURVEY ID# 239





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: July 14, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: DEV-2026-73-COA - 321 W. Creek St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) for the placement of a historic Victorian farmhouse-style structure on the property located at 321 W. Creek St., bearing the legal description of FBG ADD, BLK 25, LOT 450R.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness (COA) for the placement of a Victorian farm-style residential structure on a currently vacant lot. The property consists of a 7,500 square foot vacant lot. The applicant states that they would like to move the historic Victorian Farmhouse-style structure to the vacant lot with support from a Fredericksburg-based realtor, Sheila Bibler and Austin-based builder, Kevin Woodworth, of Blue Moon Builders, who has contacts to safely move the house to the lot that they own.

Application Number: DEV-2026-73-COA

Proposal: Placement of historic Victorian farmhouse-style structure

Address: 321 W. Creek St.

Rating: N/A

Zoning: R-1 Single-Family Residential District

Owner: Walter Watson, Healthcare Career Management, LLC

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

Primary 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.

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 objection to the proposed placement of the structure on the lot.

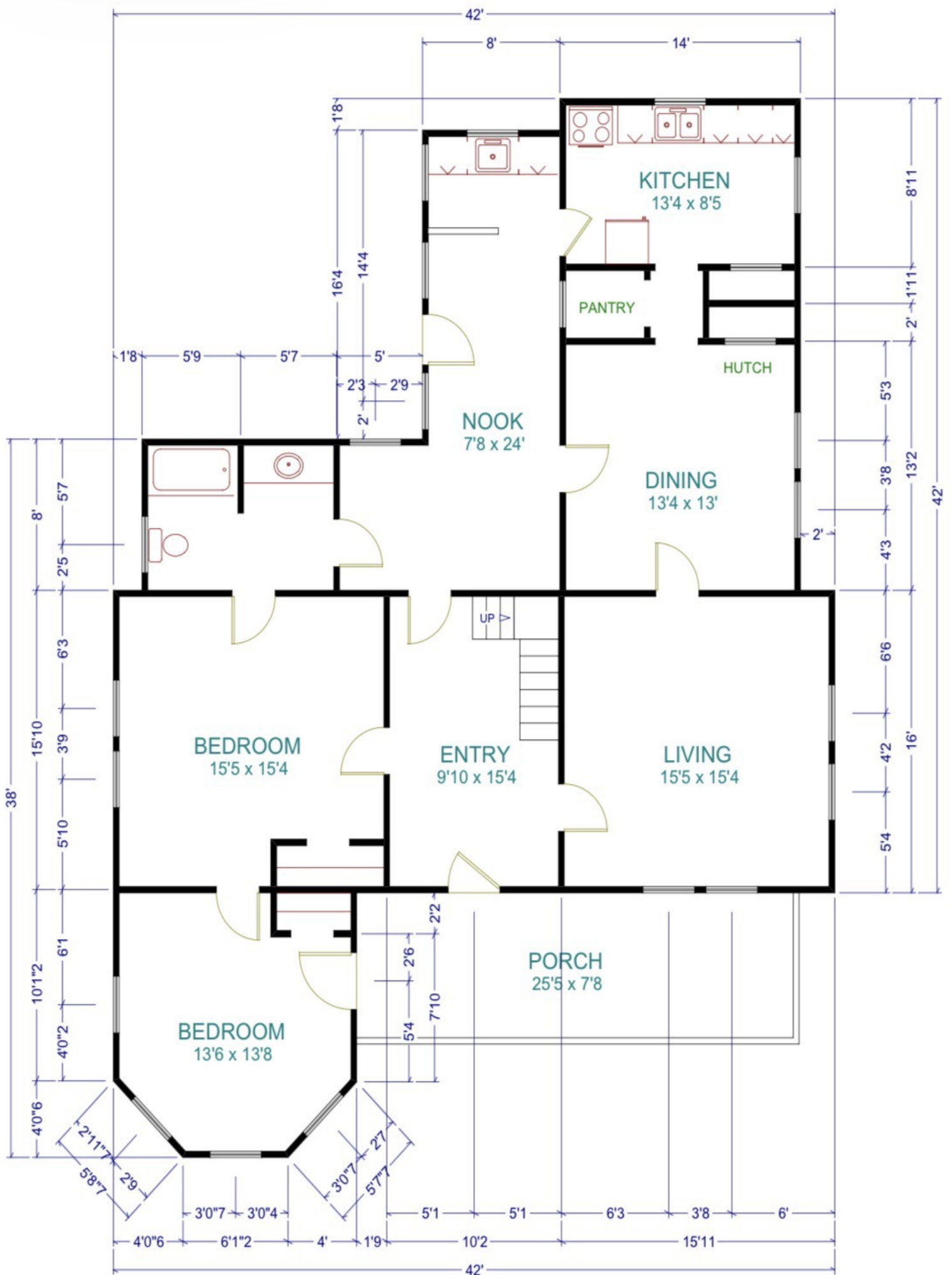
ATTACHMENTS:

1. DEV-2026-73-COA-321 W Creek - Empty Lot
2. DEV-2026-73-COA 321 W Creek St Front view
3. DEV-2026-73-COA 321 W Creek Side elevation
4. DEV-2026-73-COA 321 W Creek St Floor Plan









WICKEL RD.- BURTON TX

LIVING AREA
1543 sq ft