



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, August 11, 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
Bradley Bertrand, Member
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, August 11, 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 August 11, 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 City Hall at East Campus 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624.
You will be limited to 3 minutes to speak.

1. **CALL TO ORDER**
2. **SWEARING IN AND INTRODUCTION OF NEW BOARD MEMBER**
3. **ROLL CALL**
4. **CHAIR'S STATEMENT**
5. **APPROVAL OF MINUTES**
 - A. July 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-2026-73-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. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. DEV-2026-90-COA - 213 E. Travis St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to replace all windows of a primary structure for the property located at 213 E. Travis St., bearing the legal description of Fredericksburg Addition, Block 50, Lot 520-AR.
- B. DEV-2026-94-COA - 704 W. Creek St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) for the demolition of a primary residential structure, detached accessory garage and additional storage structures for the property located at 704 W. Creek St., bearing the legal description of Fredericksburg Addition, Block 2, Lot 395.
- C. DEV-2026-95-COA - 207 W. San Antonio St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) for exterior remodeling and addition to a single-family residential structure for the property located at 207 W. San Antonio St., bearing the legal description of Fredericksburg Addition, Block 32, Lot 357.
- D. DEV-2026-98-COA - 701 N. Llano St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new commercial building for the property located at 701 N. Llano St., bearing the legal description of Hahne Subdivision, Block A, Lot 1 - Pt.

7. DISCUSSION ITEMS

- A. Director's Report
- B. Election of New Chair and Vice Chair
- C. Quarterly Administrative COA Report

8. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM on August 5, 2026, on the bulletin board of the City of Fredericksburg, 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
July 14, 2026, 5:30 PM**

On this 14th day of July 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
Sharon Joseph
Joe Salinas, Jr.
Emily Basse
Shawn Vinklarek
Gilbert Gonzalez
Amy Slaughter

ABSENT:

Jessica Mittel

ALSO PRESENT:

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

CALL TO ORDER

Chair David Bullion called the meeting to order at 5:30 PM.

MINUTES

June 9, 2026, Historic Review Board meeting minutes with one spelling correction, were unanimously approved.

Consent Agenda:

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.

Amy Slaughter made a motion to move the consent agenda item to the Regular agenda.

Emily Basse second the motion. All voted Aye and the motion carried unanimously.

Certificate of Appropriateness Applications:

DEV-2026-70-COA - 111 E. Creek St. - Consideration and 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.

Applicant Presentation: Brian Sagraves

Mr. Sagraves mentioned that the owner wanted to clear the lot for a new build.

Board Review:

The Board discussed the presence of a stone structure on the property and asked Staff to investigate and report back to the Board.

Amy Slaughter moved to approve the demolition, provided the stone structure remains undisturbed until Staff and the Board determine its significance.

Sharon Joseph seconded the motion. All Voted Aye and the motion carried unanimously.

DEV-2026-54-COA - 506 N. Orange St. - Consideration and 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.

Applicant Presentation: Todd Eidson

Mr. Eidson stated that the renovation would include front and rear additions, including a porch, and noted that he serves on the City Council.

Board Review:

Sharon Joseph asked if the style of the home were considered Mid-Century modern and would the addition of the porch change the look and character of the home. Amy Slaughter mentioned that she lived in a Mid-Century that had a porch. Sharon Joseph acknowledged that satisfied her concern.

Gilbert Gonzalez made a motion to approve the application as presented.

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

DEV-2026-73-COA - 321 W. Creek St. - Consideration and 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.

Applicants Presentation: The Applicant was not present.

Board Review:

The board could not discuss it as the applicant was not present.

Sharon Joseph made a motion to table the item until August's Meeting.

Shawn Vinkarek seconded the motion. All voted Aye and the motion carried unanimously.

Directors Report:

Susana Huerta updated the Board on Demolition by Neglect properties and thanked Joe Salinas for providing the roof stabilization estimate for the Schubert Street property, which had been sent to the Board by email.

She mentioned that the new in-house lawyer was slated to start on the 20th of July and that she hoped to work with her on some of the cases on the Demolition by Neglect list.

Discussion:

The Board added 602 W Austin to the Demolition by Neglect list. Sharon Joesph made the motion to add the property. Gilbert Gonzalez seconded the motion. All voted Aye and the motion carried unanimously.

Amy Slaughter asked when the porch posts on Main Street would be repaired, it had been over six (6) years since the car accident happened. Shawn Vinklarek mentioned that he knew that they were ready but that there was a Right of Way issue and that TX dot was involved.

Ms. Huerta mentioned that she would research the issue and get back to the board.

The Historic Preservation Grant Committee would meet on July 29th to discuss the four (4) applications and determine dispersant of the funds.

Sharon Joseph mentioned that an item that the Board denied would be on the Zoning Board of Adjustments Agenda in July and she encouraged members of the board to attend.

Adjournment:

With no further business before the Board, the meeting adjourned at 6:02 PM.

PASSED AND APPROVED on the 11th day of August 2026.

Jan Musgrove, Planner 1

David Bullion, Chairperson



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: August 11, 2026

CATEGORY: CONSENT AGENDA

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.

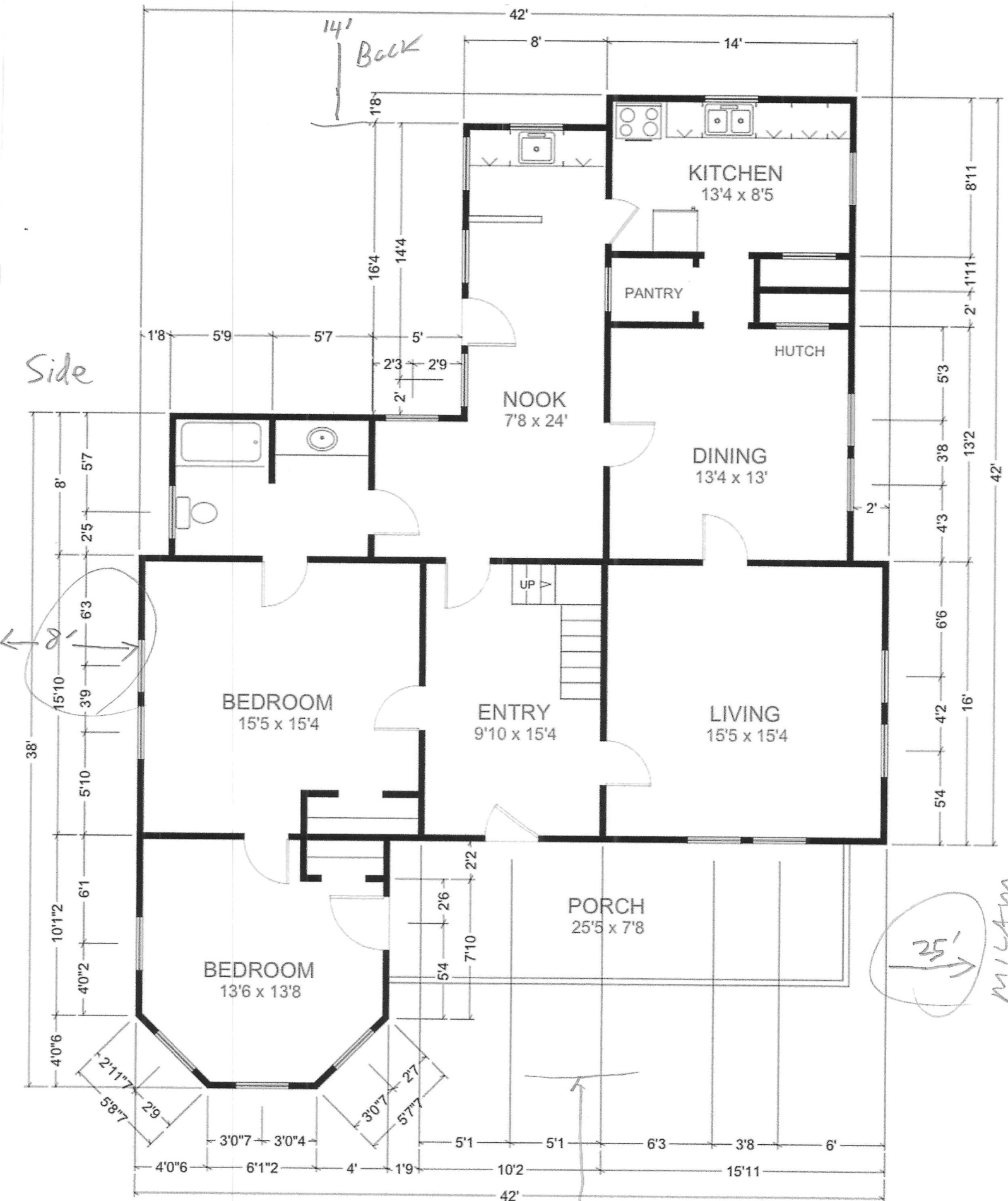
ATTACHMENTS:

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-Site Plan 321 W Creek WatsonWalter





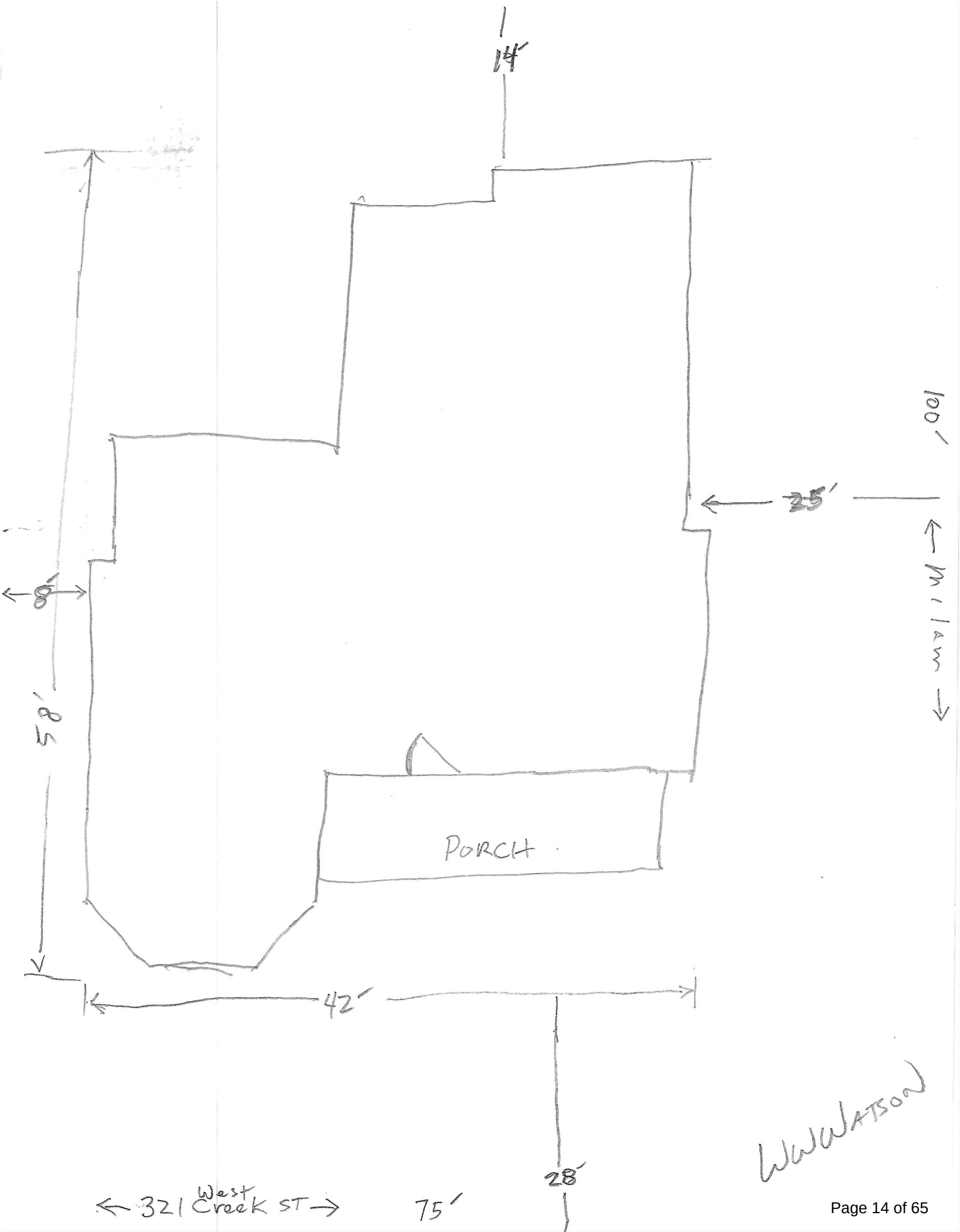




WICKEL RD.- BURTON TX

LIVING AREA
1543 sq ft

321 W. CROOK ST.





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: August 11, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: DEV-2026-90-COA - 213 E. Travis St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to replace all windows of a primary structure for the property located at 213 E. Travis St., bearing the legal description of Fredericksburg Addition, Block 50, Lot 520-AR.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness (COA) for the replacement of all windows for a residential structure. The applicant indicates that the existing windows can no longer be repaired. The windows are stuck and can not be opened and are difficult to maintain and clean. They are proposing the window sills to be the same in terms of measurements of size, dimensions, depth, thickness, etc. The replacement windows are made of aluminum frame with a bronze color. They are proposing that the existing outside screens with a red frame remain. Therefore, the bronze aluminum frame of the windows will not be visible from the outside.

The property consists of an approximately 17,719 square foot lot with two residential structures. The 1,333 square foot historic structure was built in 1930 and has a Medium rating. The structure has an active STR permit.

Application Number: DEV-2026-90-COA

Proposal: Replacement of all windows of the structure

Address: 213 E. Travis St.

Rating: Medium

Zoning: R2 - Mixed Residential

Owner: Flordelys Sanitano, Berde Series, LLC

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

3.2.8. Windows and Window Openings

Maintenance

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

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

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

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

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

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

Alterations

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

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

- ▣ If replacement of deteriorated historic windows is necessary, use windows that match the dimensions, profile, and configuration of the historic windows (SOI Standard 6).

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

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

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

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

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

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Inappropriate if visible from the public ROW	Appropriate	Appropriate

Period-appropriate Shutters and Screens

To be period-appropriate, new shutters and screens should be sized appropriately to fit the original window opening. If closed, shutters should match the original window width. New shutters and screens on main buildings always should be painted; unpainted or stained shutters and screens are appropriate for accessory buildings only. Refer to *Section 2* for examples of period-appropriate shutters and screens.

Restoration

(j) If the extant windows are non-historic, consider researching the historic windows’ appearance and, if documented, replicate and restore the historic windows (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- ☒ If the extant windows are non-historic, and if the owner opts to replace the windows, select replacement windows compatible with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standard 3).

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

STAFF RECOMMENDATION:

Staff has no objection to the proposed new windows if the existing window screens remain.

ATTACHMENTS:

1. DEV-2026-90-COA-213 E Travis - Historic
2. DEV-2026-90-COA 213 E Travis Historic
3. DEV-2026-90-COA 213 E Travis Street View

213 E. Travis



Site ID No. 852

Address 213 E. Travis

Date 1930

Stylistic Influence

GCAD Hyperlink [R23259](#)

Owner NEWELL, OLIVER W JR

Historic District Yes Potential Historic District

Assessment Typical example of a distinctive building plan that has suffered minor or no alterations.

1983 Historic Resources Survey

Previous Site No. 775

Previous Ranking 4

Previous Photo References

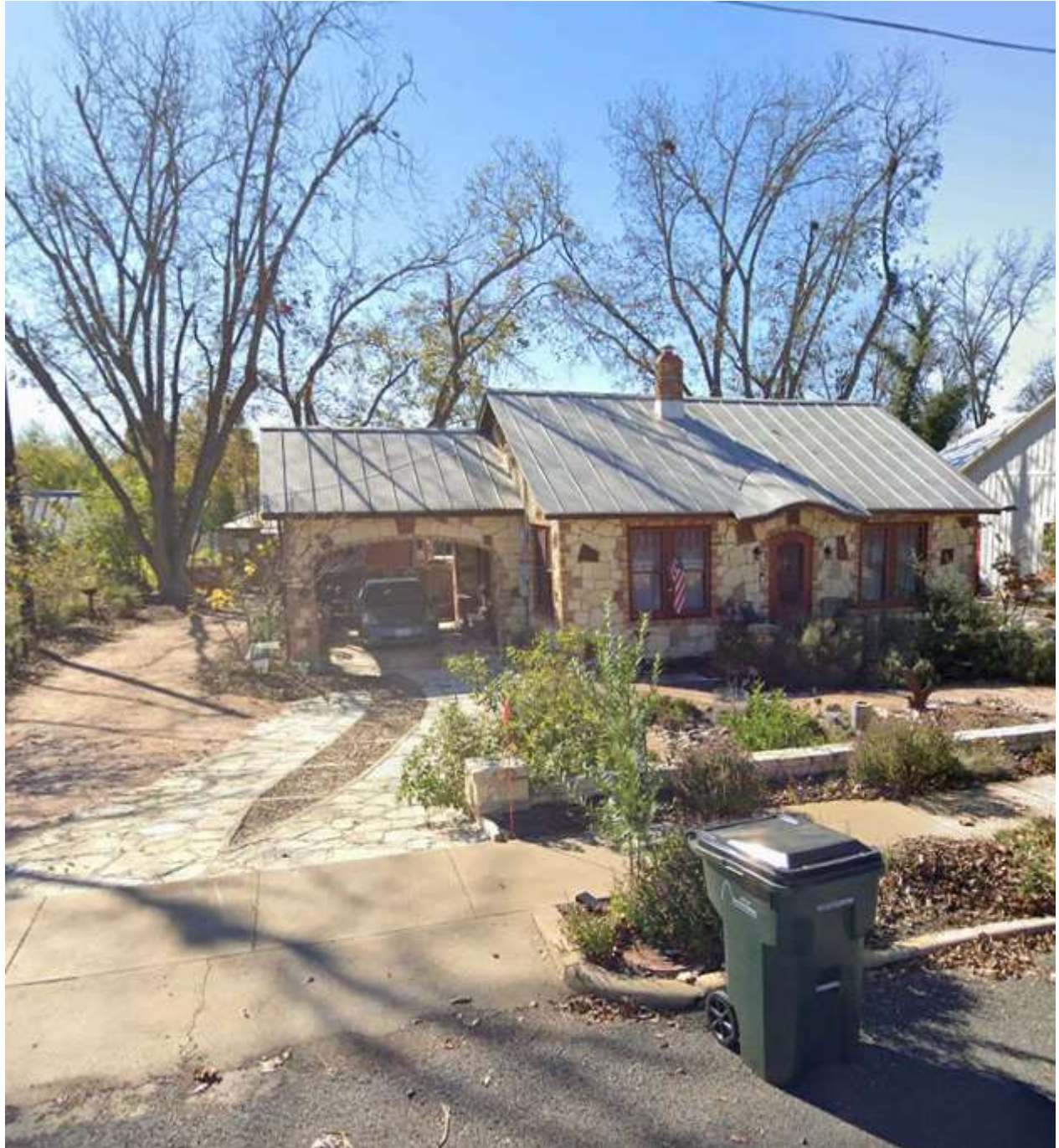
Roll 4

Frame 4

2002 Re-evaluation

Notes

☐ High ☒ Medium ☐ Low







HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: August 11, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: DEV-2026-94-COA - 704 W. Creek St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) for the demolition of a primary residential structure, detached accessory garage and additional storage structures for the property located at 704 W. Creek St., bearing the legal description of Fredericksburg Addition, Block 2, Lot 395.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness (COA) for the demolition of the existing residence, detached accessory garage and additional accessory storage structures located at the rear of the property. The primary residence and accessory structures have a Low rating. The applicant indicates that the structures are in a deteriorated condition and supports the request for demolition. The intent is to proceed with the schematic design of a new single-story residence for the property upon approval of the application for demolition. The proposed residence will be designed in accordance with the City's Historic District Design Standards and will be submitted to the Board for review and approval under a separate application.

The property consists of a 20,000 square foot lot. The primary residential structure is approximately 1,132 square feet and was built in 1952.

Application Number: DEV-2026-94-COA

Proposal: Demolition of structures

Address: 704 W. Creek St.

Rating: Low

Zoning: R1 - Single Family Residential

Owner: Joy Reznick

Applicant: Kip Weinheimer

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS: [City of Fredericksburg Code of Ordinances](#)

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 structures' deteriorated condition and Low rating.

ATTACHMENTS:

1. DEV-2026-94-COA-2026 07 14 - 704 west creek st - demolition document



PERSPECTIVE FROM WEST CREEK STREET



PERSPECTIVE FROM WEST CREEK STREET



PERSPECTIVE FROM REAR OF PROPERTY



PERSPECTIVE OF ACCESSORY GARAGE STRUCTURE



ACCESSORY STRUCTURES AT REAR OF PROPERTY

INTERIOR IMAGES OF EXISTING CONDITIONS





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: August 11, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: DEV-2026-95-COA - 207 W. San Antonio St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) for exterior remodeling and addition to a single-family residential structure for the property located at 207 W. San Antonio St., bearing the legal description of Fredericksburg Addition, Block 32, Lot 357.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness (COA) for the construction of an addition to the existing single-family residential structure. The proposed addition is in the back left corner of the house, where there is a second story sun room with a flat roof. The flat roof is rusted through and leaks severely. The second story structure does not sit on top of the first story exterior walls. That introduces another flat roof with roof to wall flashing that also leaks into the downstairs space. This proposed plan would restructure the upstairs so that the exterior walls of the sun room sit on top of the exterior walls of the first floor. This would eliminate the first story roof. The scope of works includes the removal of the flat roof above the second story and reframing it to be a low-pitch, single-slope roof. New siding would match the existing house, new roofing would be standing seam metal, the paint color would be the color that has already been approved by the Board, and new windows would be wood, metal-clad windows. In addition to the restructuring of the house, the owner would like to add a secondary exterior stairway off the back of the house. Depending on the cost to fix the main house, she may decide to postpone the stairway for now. Proposed plans show changes to the second floor as well as the exterior stairway.

The property consists of a 20,000 square foot lot with a 3,373 square foot residential structure built in 1910 with a Medium rating. It has a Queen Anne stylistic influence. However, it has had substantial rear additions over time. A 1,000 square foot addition was built in 1985.

Application Number: DEV-2026-95-COA

Proposal: Exterior remodeling and addition

Address: 207 W. San Antonio St.

Rating: Medium

Zoning: R2 - Mixed Residential

Owner: Claudia Parker

Applicant: David Thompson, Fusion Master Builders, LLC

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

3.2.3. Roofs and Roof Features

Maintenance

Although all roofs have a finite lifespan, their longevity can be extended with proper maintenance. Recommended maintenance includes keeping vegetation away from roofs and keeping historic down-spouts and gutters clean and free of leaves, twigs, or branches so that they do not cause moisture. Also, if repairs must be deferred, providing temporary protection from leaks until repairs can be made is recommended.

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

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

- ☒ Preserve and maintain historic roof materials and features unless they are deteriorated beyond repair (SOI Standards 2, 5, 6).

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

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

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

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Some buildings in Fredericksburg feature gutters integrated into eaves or cornice, making them difficult to inspect or access for cleaning and repairs. These gutters often clog or rust, causing leaks and water infiltration and deterioration of the surrounding historic materials. Replacement of faulty integrated gutters is appropriate in all instances, provided that the replacement generally maintains the profile and finish of the eaves or cornice. Damage to surrounding historic fabric should be minimized during removal of the integrated gutters and installation of new gutters.

Alterations

- ☒ Do not add new roof features or ornamentation where not historically present – such as dormers, cresting, or ornamental cornices; if adding a lightning rod, select the simplest design possible to avoid creating the false impression that it was present historically (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Required area visible from ROW	Required for area visible from ROW	Recommended

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

High Priority	Medium Priority	Low Priority
Required for area visible from ROW	Recommended	Recommended

- ☒ Original and period-appropriate wood shingles should be maintained; if deteriorated beyond repair, wood shingles should be replaced with matching wood shingles; variation in wood species is acceptable if the profile, dimension, and finish match (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

- ☒ Composite shingles with compatible dimensions and profile may be an acceptable replacement for wood shingles in some instances (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

- (i) Original or historic-age metal roofs should be maintained; if deteriorated beyond repair, match the original dimensions, turned or crimped joints, and ridge capping (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

- (j) Original or historic-age clay roof tiles should be maintained; if deteriorated beyond repair, the smallest section possible should be patched with matching clay tiles (SOI Standards 2, 5, 6).

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

- ☒ Original or historic-age slate roofs should be maintained; if deteriorated beyond repair, the smallest section possible should be patched with matching slate (SOI Standards 2, 5, 6).

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

- ☒ If roof materials were altered after the end of the period of significance, and if electing to replace the roof, go back to period-appropriate roof materials (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- ☒ Replacing an existing non-historic roof with a standing-seam metal roof also may be acceptable for some roofs, regardless of original roof material, if the original roofing material is not a character-defining feature for the building's style per *Section 2*. Where appropriate, the new metal roof should use detailing appropriate to the time of construction. (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Appropriate	Appropriate	Appropriate

- ☒ When replacing failing integrated gutters, using half-round external gutters may help preserve the historic profile of the cornice (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Appropriate	Appropriate	Appropriate

Restoration

- ☒ If research documents that historic roof features are missing, such as cupolas or pinnacles, consider replicating and restoring them (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

3.2.6. Exterior Walls

Maintenance

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

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

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

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

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Alterations

- ☐ Do not remove historic wall fabric to create new openings (SOI Standards 2, 9).

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

In some cases, removing the original wall fabric may be necessary to enlarge door openings to accommodate persons with disabilities. In these instances, the Historic Review Board may vote to approve a COA application that meets the spirit of *the Secretary's Standards* but does not precisely meet these standards and guidelines to the letter.

- ☐ Do not add new wall features or ornamentation where not historically present (SOI Standard 3, 9).

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

- ☐ Avoid painting historically unpainted exterior walls; this includes avoiding adding murals to previously unpainted walls (SOI Standard 7, 9; see fig. 3-18).

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

- ☐ Refer to the period-appropriate paint palettes in *Appendix G* when selecting exterior wall colors (SOI Standard 6).

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

(i) If historic wall materials are deteriorated beyond repair, patch the smallest area necessary to prevent the spread of deterioration to the surrounding fabric (SOI Standard 6).

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

(j) If replacement of historic exterior wall materials is necessary, choose a material identical in dimensions, profile, reveal, and texture to the historic material as closely as possible given available options (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

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

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

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

Refer to *Section 2* for examples of different types of foundation skirting for different architectural styles. In general, for buildings constructed prior to ca. 1915, appropriate foundation skirting materials include wood, fiber-cement, or pressed metal. For buildings constructed after ca. 1915, appropriate foundation skirting materials include wood, fiber-cement, or stucco. Stone foundation skirting should be added only if documented as present historically. Adding stone foundation skirting without documentation that it was present historically can create a false sense of history.

☒ If restoration of a historic-age mural is necessary, hire a qualified professional conservator (SOI Standard 7).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(n) New murals may be approved on a case-by-case basis if painted on a previously painted surface or affixed to buildings in a manner that does not damage historic fabric – with preference given to historic or cultural subjects rather than business promotion (SOI Standard 10).

High Priority	Medium Priority	Low Priority
Appropriate in some cases	Appropriate in some cases	Appropriate in some cases

3.2.8. Windows and Window Openings

Maintenance

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

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

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

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

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

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

Alterations

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

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

- ❑ If replacement of deteriorated historic windows is necessary, use windows that match the dimensions, profile, and configuration of the historic windows (*SOI Standard 6*).

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

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

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

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

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

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Inappropriate if visible from the public ROW	Appropriate	Appropriate

To be period-appropriate, new shutters and screens should be sized appropriately to fit the original window opening. If closed, shutters should match the original window width. New shutters and screens on main buildings always should be painted; unpainted or stained shutters and screens are appropriate for accessory buildings only. Refer to *Section 2* for examples of period-appropriate shutters and screens.

Restoration

(j) If the extant windows are non-historic, consider researching the historic windows’ appearance and, if documented, replicate and restore the historic windows (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

☐ If the extant windows are non-historic, and if the owner opts to replace the windows, select replacement windows compatible with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standard 3).

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

3.3. 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 are generally 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 (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

- ☒ 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

- ☒ 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

- ☒ 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

- ☒ 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

- ☒ Set back new additions from the historic building so that the historic building retains visual emphasis.

- ☒ 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

- ☒ 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

- ☒ 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 new additions that have less ornamentation and detailing so that they do not visually overpower the historic building.

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

- ☒ 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

- ☒ 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

- ☒ 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
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Required	Required if visible from the public ROW	Required if visible from the public ROW
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- ☒ 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.

- ☒ 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

- ☒ 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

- ☒ 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

- ☒ 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

- ☒ Limiting the materials' palette for additions to two materials is recommended.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- ☒ 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 addition due to its location in the rear and the compatibility with the previous addition.

ATTACHMENTS:

1. DEV-2026-95-COA-claudia parker remodel pdf for hrb
2. DEV-2026-95-COA-207 w san antonio - streetview
3. DEV-2026-95-COA-207 W SAN ANTONIO - HISTORIC
4. DEV-2026-95-COA-img_3055
5. DEV-2026-95-COA-img_3050
6. DEV-2026-95-COA-img_3053
7. DEV-2026-95-COA-img_3056
8. DEV-2026-95-COA-img_3049
9. DEV-2026-95-COA-img_3054
10. DEV-2026-95-COA-img_3052
11. DEV-2026-95-COA-img_3051

DESCRIPTION OF PROPOSED WORK

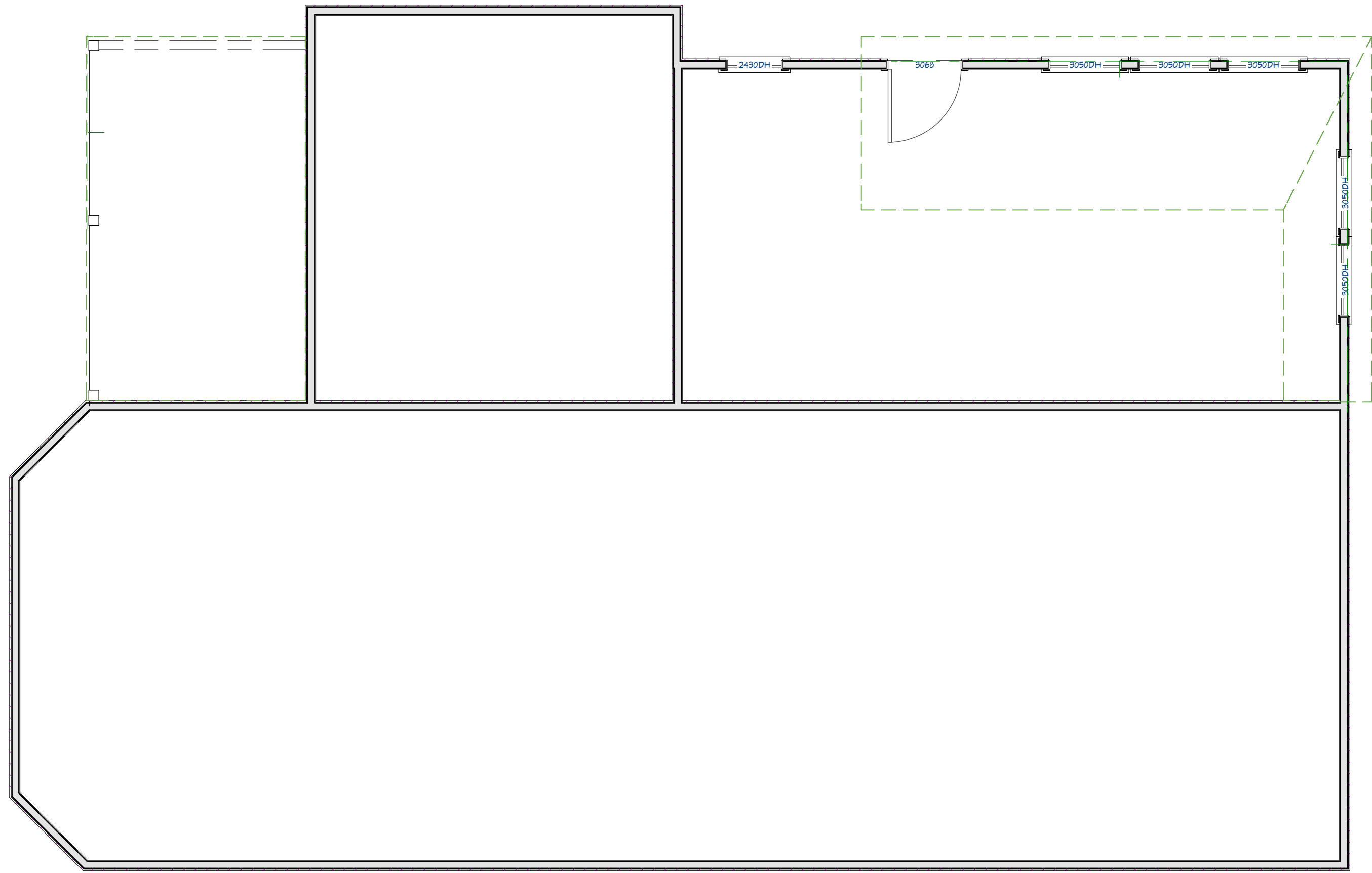
CURRENTLY, THE ROOF OVER THE SECOND STORY SUN ROOM AND THE FIRST FLOOR ROOF OUTSIDE OF THE SUN ROOM FLOOR BOTH LEAK. EVERY TIME WE GET RAIN I WOULD GUESSTIMATE THAT MRS. PARKER HAS HUNDREDS OF GALLONS OF WATER MAKE ITS WAY INTO THE SUN ROOM AND THE LIVING ROOM BELOW. SHE HAS STORAGE BUCKETS SET UP TO CATCH WHAT WATER SHE CAN, BUT THE PROBLEM IS NOT GETTING BETTER! ALSO, WHEN THE BUCKETS GET FULL OF WATER THEY WEIGH IN EXCESS OF 150 POUNDS EACH WHICH IS A SIGNIFICANT LOAD ON THE STRUCTURE AS WELL AS A DIFFICULTY FOR HER TO EMPTY.

MY SUGGESTION TO HER IS TO EXTEND THE EXTERIOR WALLS OF THE SECOND FLOOR SUN ROOM TO BE IN LINE WITH THE DOWNSTAIRS EXTERIOR WALLS ON THE EAST AND SOUTH ELEVATIONS. THIS ELIMINATES THE NEED FOR A ROOF OVER THE FIRST FLOOR IN THAT AREA AND THEREBY ELIMINATES THE LEAKS FROM THAT ROOF. IN ADDITION TO THAT, I RECOMMENDED THAT SHE RE-FRAME THE ROOF OVER THE SUN ROOM TO BE A SINGLE SLOPE ROOF WITH GUTTERS AND DOWNSPOUTS TO DIRECT THE WATER WHERE IT WILL DRAIN AWAY FROM THE HOUSE. NEW ROOF SHALL BE STANDING SEAM METAL.

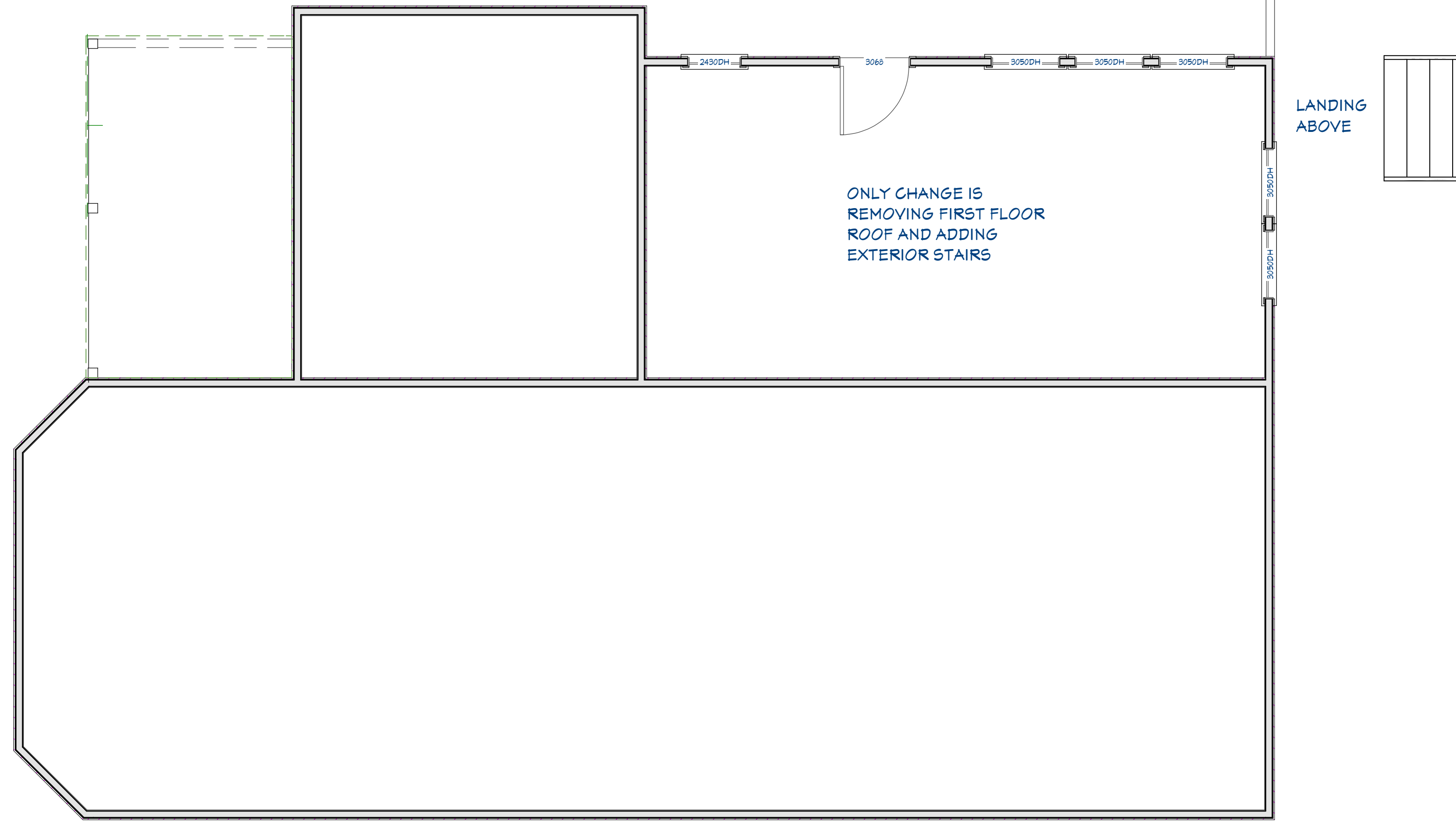
IN ADDITION TO THE CHANGES MENTIONED ABOVE SHE DESIRES TO ADD AN EXTERIOR STAIRCASE TO PROVIDE A SECONDARY MEANS OF EGRESS FROM THE UPSTAIRS AS WELL AS EASIER ACCESS FOR FURNITURE TO MOVE UP AND DOWN. CURRENTLY, THE INTERIOR STAIRWAY IS NARROW, HAS WINDERS, AND DOES NOT MEET CURRENT BUILDING CODES. THE NEW EXTERIOR STAIRWAY WOULD HAVE NO WINDERS, WOULD FOLLOW THE BUILDING CODE, AND FRANKLY, MAKES THE HOUSE MUCH SAFER IN CASE OF A FIRE.

IT IS MY OPINION THAT THIS IS A NECESSARY UPGRADE TO THE EXISTING STRUCTURE BECAUSE WITHOUT FIXING THE LEAKS THE HOUSE WILL CONTINUE TO DETERIORATE, AND THE STAIRS MAKE THE SECOND FLOOR MORE USABLE AND SAFER.

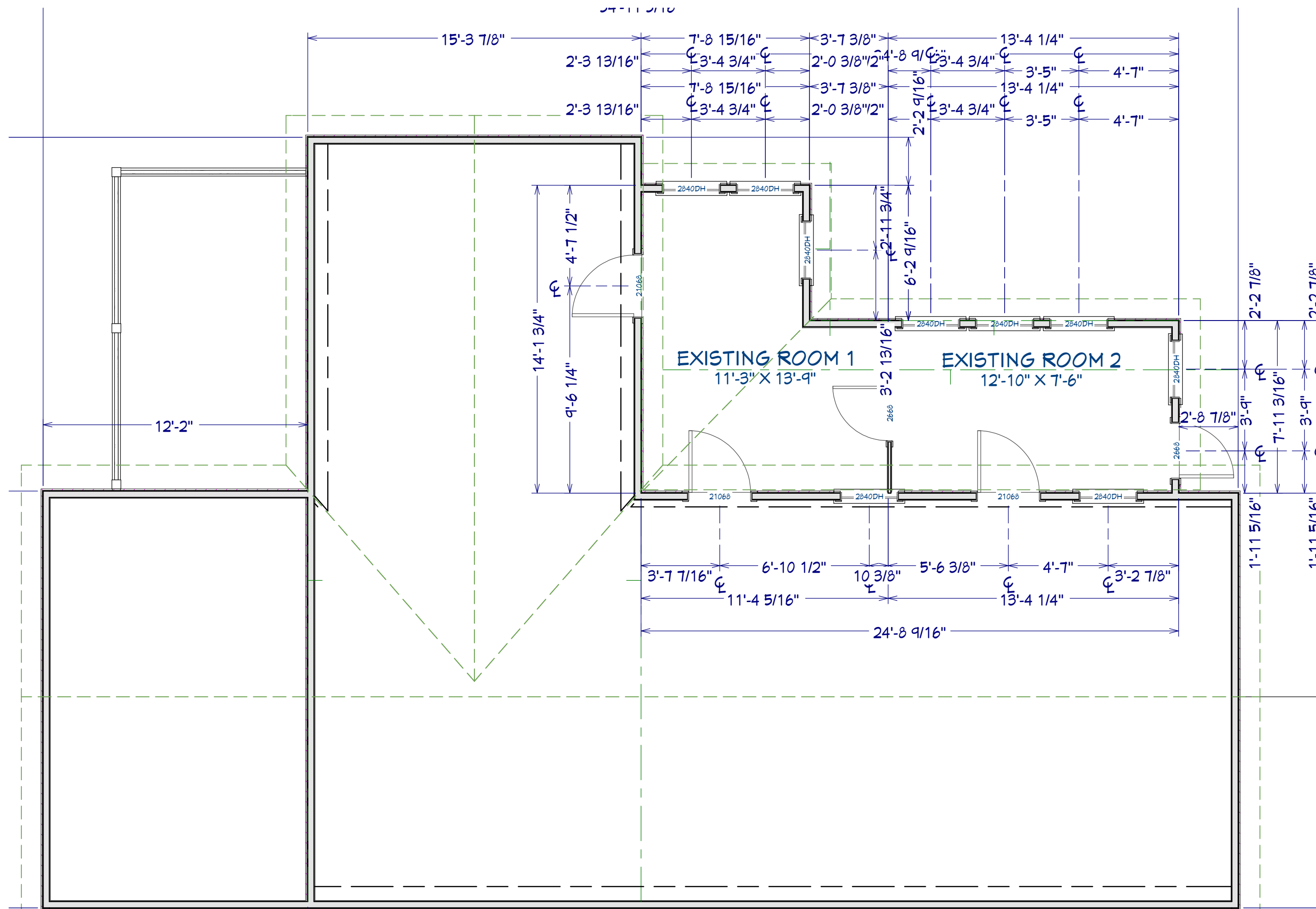




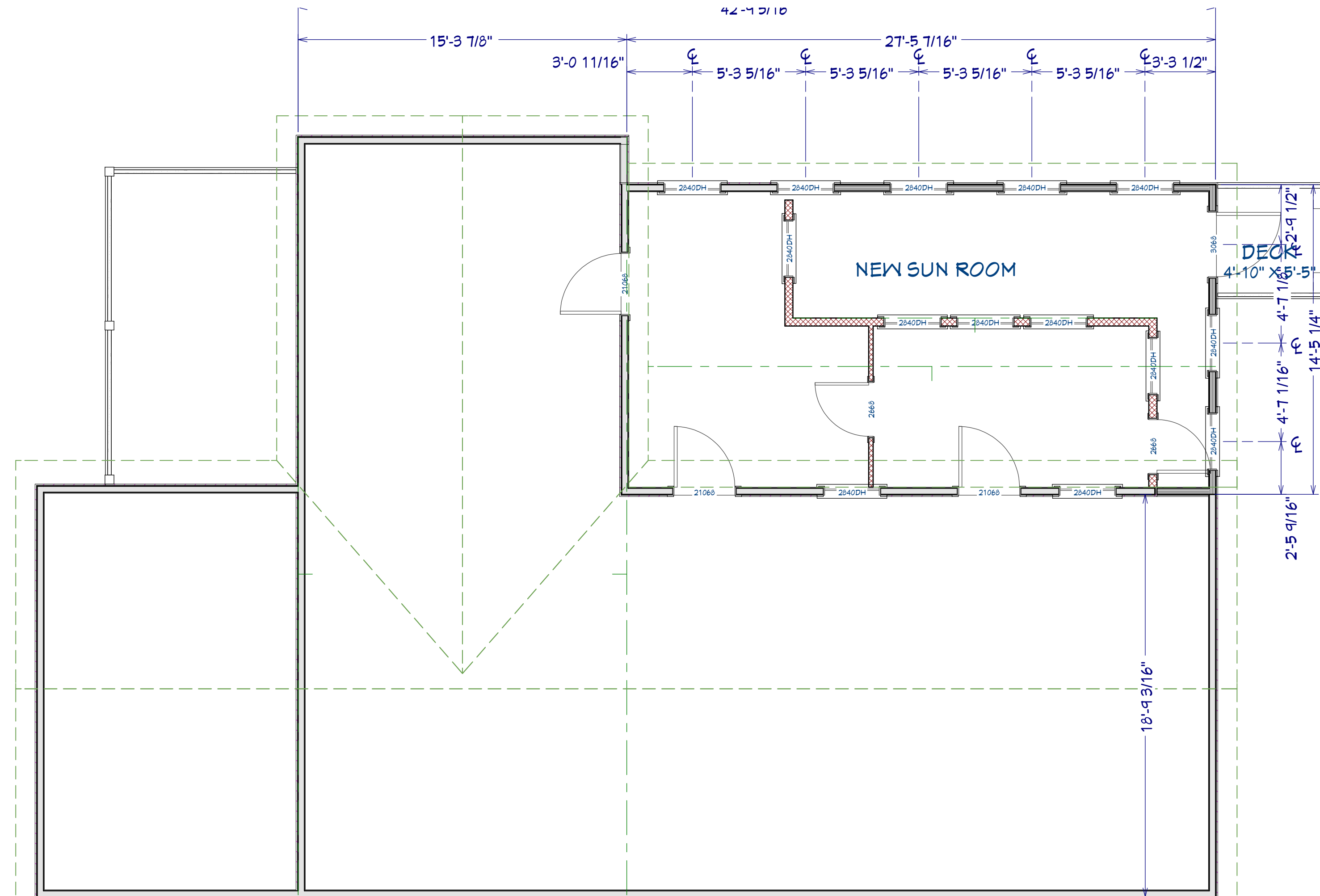
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



Claudia Parker
207 W San Antonio St
FBG, TX 78624

FLOOR PLANS

DRAWINGS PROVIDED BY:
Fusion Master Builders, LLC
2044 Loudon Road
Fredericksburg, TX 78624
830.456.1577

DATE:

7/15/2026

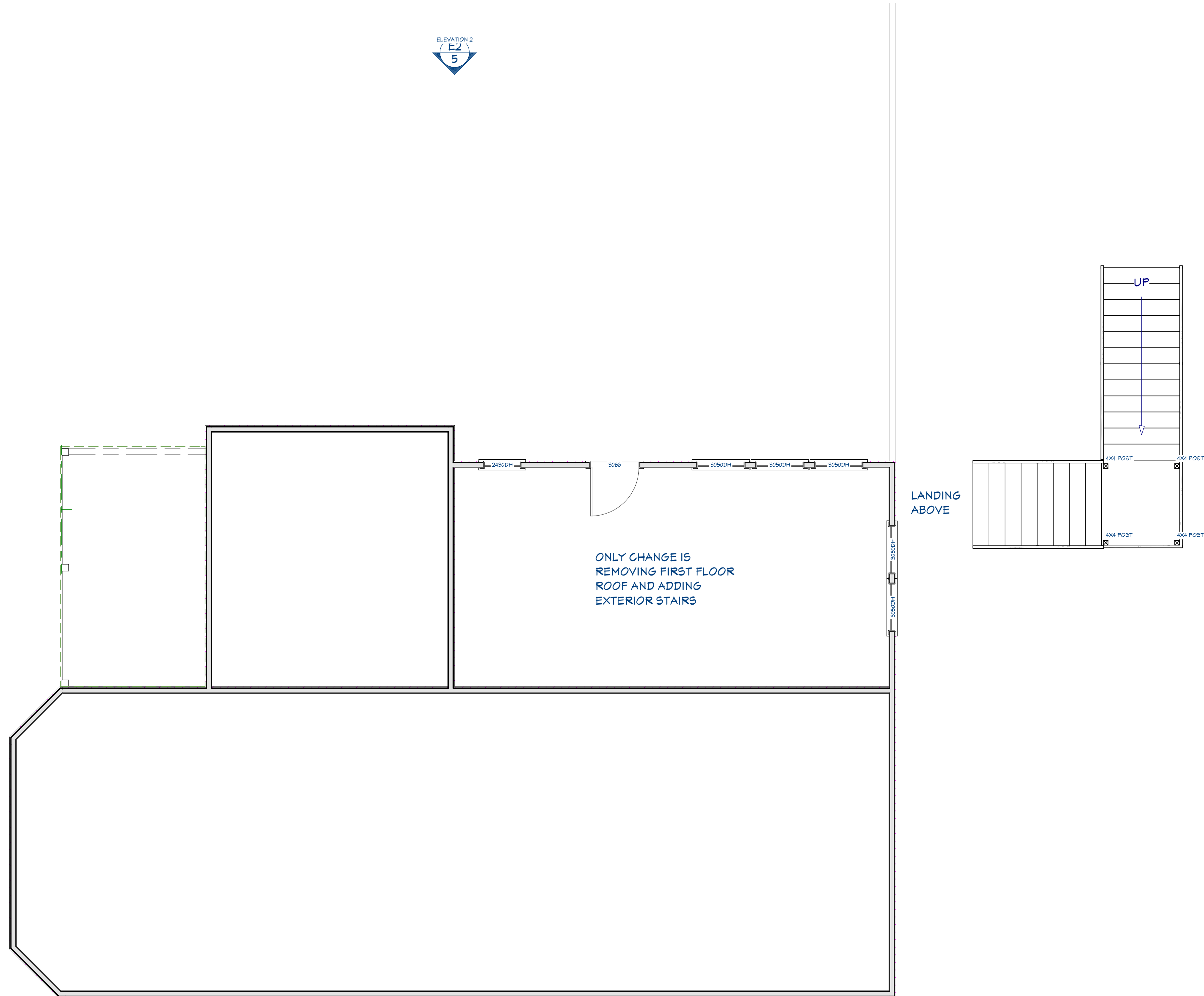
SCALE:

1/4" = 1'-0"

SHEET:

A-2

FOR IIRB REVIEW ONLY



PROPOSED FIRST FLOOR PLAN



Claudia Parker
207 W San Antonio St
FBG, TX 78624

NEW FIRST FLOOR PLAN

DRAWINGS PROVIDED BY:
Fusion Master Builders, LLC
2044 Loudon Road
Fredericksburg, TX 78624
830.456.1577

DATE:

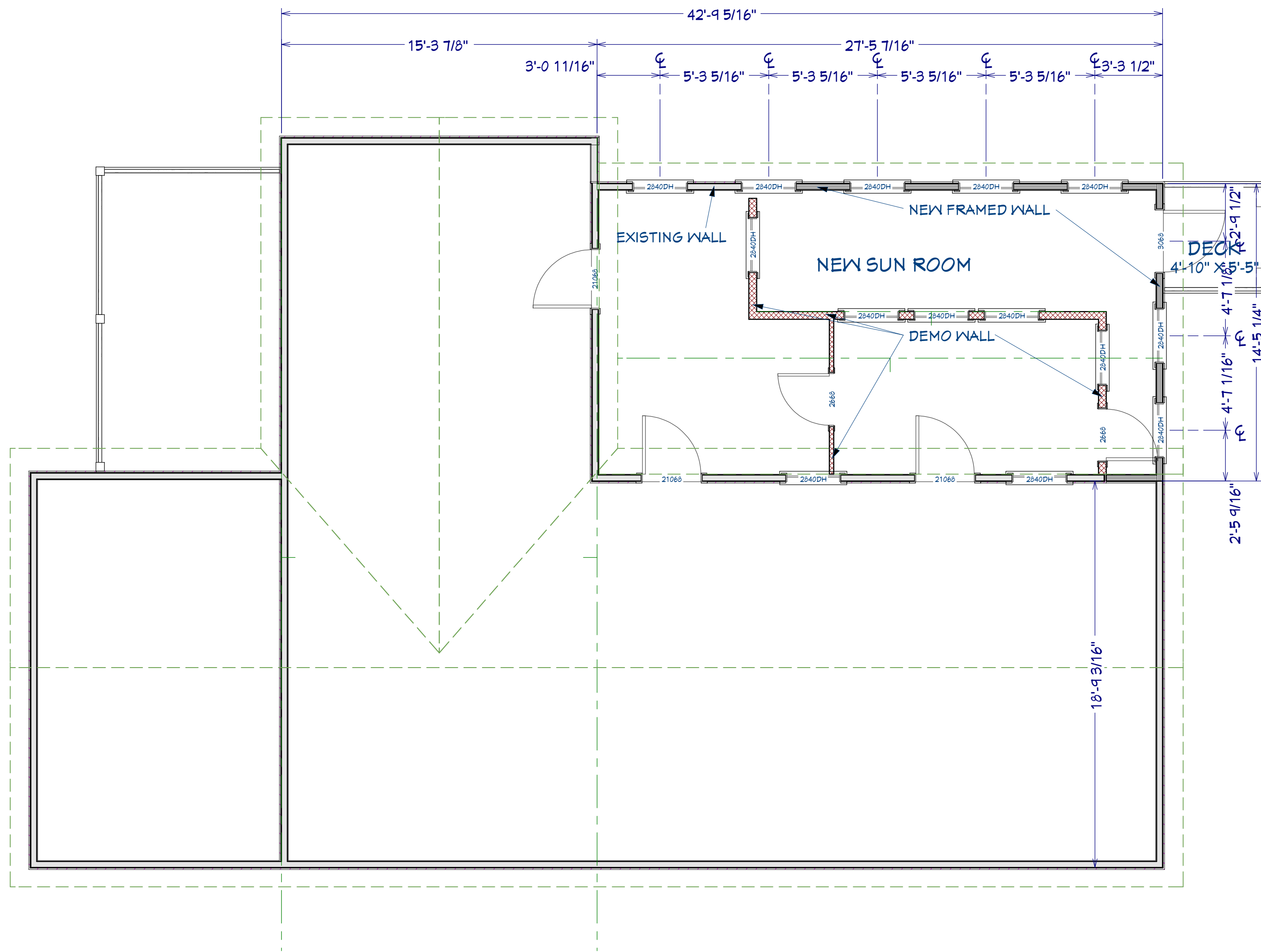
/15/2026

SCALE:

$$1/4" = 1'-0"$$

SHEET:

A-3



PROPOSED SECOND FLOOR PLAN

FOR HRB REVIEW ONLY



NORTH ELEVATION (FROM STREET)



SOUTH ELEVATION (NOT VISIBLE FROM STREET)

WEST ELEVATION NOT VISIBLE FROM STREET, AND NO REAL CHANGE. I DO NOT SHOW THE EXISTING ONE STORY ADDITION ON THE BACK (SOUTH ELEVATION) OF THE HOUSE. IT EFFECTIVELY BLOCKS THE EXTERIOR STAIRS FROM APPEARING ON THE WEST ELEVATION.



EAST ELEVATION



FOR HRB REVIEW ONLY



Claudia Parker
207 W San Antonio St
FBG, TX 78624

PERSPECTIVE FROM
STREET NEAR
PIONEER LIBRARY

DRAWINGS PROVIDED BY:
Fusion Master Builders, LLC
2044 Loudon Road
Fredericksburg, TX 78624
830.456.1577

DATE:

7/15/2026

SCALE:

SHEET:

A-6



207 W. San Antonio



Site ID No. 292

Address 207 W. San Antonio

Date 1910

Stylistic Influence Queen Anne

GCAD Hyperlink [R23827](#)

Owner PARKER, CLAUDIA L

Historic District Yes Historic District

Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes Resource has substantial rear historic additions.

1983 Historic Resources Survey

Previous Site No. 683

Previous Ranking 2

Previous Photo References

Roll 19

Frame 31

2002 Re-evaluation

☐

High

☒

Medium

☐

Low



















HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: August 11, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: DEV-2026-98-COA - 701 N. Llano St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new commercial building for the property located at 701 N. Llano St., bearing the legal description of Hahne Subdivision, Block A, Lot 1 - Pt.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness (COA) for the new construction of a commercial building for offices. The structure is proposed for 1,872 square feet. The applicant previously obtained a COA for the demolition of the previously existing residential structure in December 2024. The applicant had also previously received approval of a COA for new construction of a residential structure in November 2025.

The property currently consists of a 6,572 square foot vacant lot.

Application Number: DEV-2026-98-COA

Proposal: New construction of an office building

Address: 701 N. Llano Street

Rating: N/A

Zoning: C1 - Neighborhood Commercial

Owner: Neal Reeh, N-LLC DBA 701 N. Llano St,

Applicant: Richard Laughlin, Laughlin Homes

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

3.4.2.2. New Commercial Construction

Fredericksburg boasts one of the most consistently active and viable commercial Main Streets in Texas. The physical characteristics of Fredericksburg's commercial district substantially contribute to its success. The uniform front setbacks along the sidewalk help create a consistent look and feel that draws pedestrians along the street. The canopies and awnings create shade and protection from the rain, which helps keep pedestrians comfortable despite the weather. These standards recommend and encourage maintaining these features, in keeping with the City of Fredericksburg's commitment to keeping its Main Street commercially vital.

Use of Standards

(a) Follow commercial guidelines for all new construction within historically commercial sections of the historic district, regardless of use or zoning. (Refer to 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*.

- ▣ Avoid relocating a designated historic building to construct a new building.
- ▣ Protect significant streetscape features from damage during construction, as well as delayed damage due to root compaction or chemical spills during construction activities.

Orientation

- ▣ 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: on the historic Main Street east of Milam Street, the front wall must be flush with the property line; new commercial resources within the historic district west of Milam Street must have front setbacks within 5 feet of the average setbacks of contributing buildings on the same block, which may allow setbacks that are deeper or shallower than the base zoning. (Refer to the map in *Appendix C*.)

Height and Massing

- ▣ Appropriate heights for new infill construction depend on the surrounding context: for the front 15 feet of the building, the height must be within 5 feet of the average height of contributing buildings on block; after a setback of 15 feet, the building's height can rise to a maximum of 28 feet; after a setback of 30 feet, the building can rise to a maximum of 30 feet (if allowed by zoning).
- ▣ New construction must have floor-to-floor heights similar to those of contributing buildings on the block.

Design

- (i) Design new buildings to be subordinate and not visually overpower the surrounding contributing historic buildings.
- (j) Design new buildings to be compatible with the surrounding contributing historic buildings but differentiated enough so that they communicate their actual date of construction and do not create a false sense of history.
- ▣ 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.
- ▣ Avoid using a historical style not found among the contributing primary buildings in the district.
- ▣ Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have contemporary materials, fenestration pattern, and style, if it maintains a compatible footprint shape, roof form, and color palette (as shown in *Appendix G.6*).
- ▣ Exterior walls, roof features, and window and 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.
- ▣ Revealing structural elements—like true load-bearing posts and beams—is encouraged.

- ❑ Canopies are recommended on new primary commercial buildings where possible; recommended dimensions are at least 6 feet deep, extending across at least 25 percent of the front façade.

is not appropriate for primary commercial buildings. (See map in *Appendix C*.)

Materials

- ❑ The palette of materials for new commercial construction should not use more than two different primary siding materials; a third material may be added if used for trim only.
- ❑ Modern materials, such as steel and glass, are appropriate for new commercial buildings, provided that the overall design balances compatibility with differentiation.
- ❑ On Main Street, new primary commercial buildings should be masonry, concrete-frame, or steel-frame; wood-frame construction is not appropriate for primary commercial buildings. (See map in *Appendix C*.)
- ❑ Storefronts on the ground floors of primary commercial buildings must devote at least 50 percent of the surface area to glass.

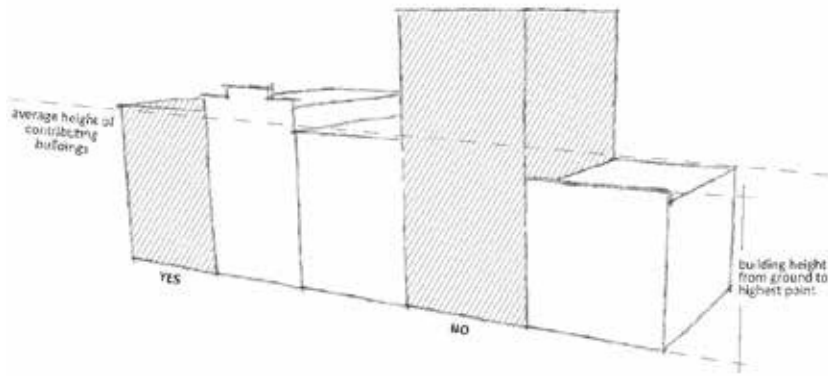


Figure 3-62. Sketch depicting use of the average building height of contributing buildings on the block to determine the appropriate height for the front of a new commercial building. Note that additional height may be appropriate if it is set back from the front wall per standard 3.4.2.2(f-g). Source: HHM archives.

STAFF RECOMMENDATION:

Staff has no objection to the proposed office building as presented. However, the development will be required to meet the minimum dimensional standards for a C1, Commercial District. The property must also be re-platted prior to construction.

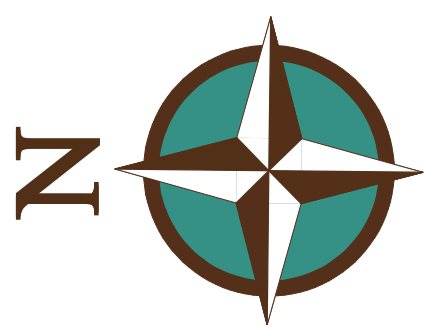
ATTACHMENTS:

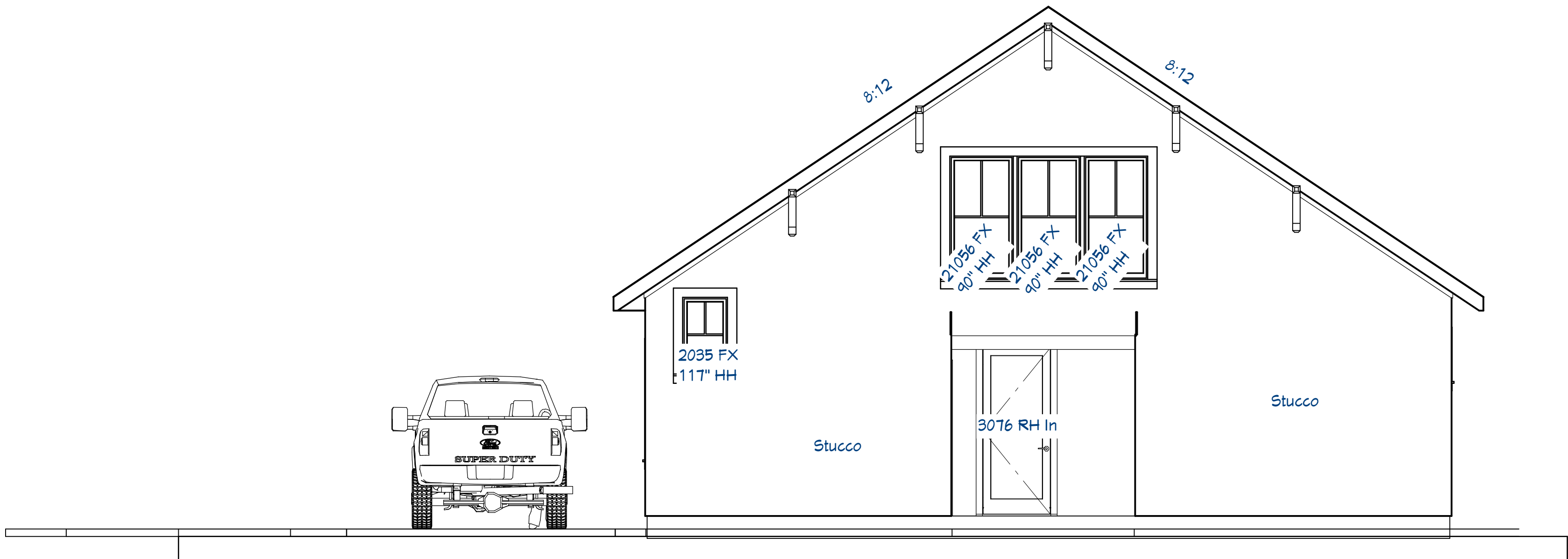
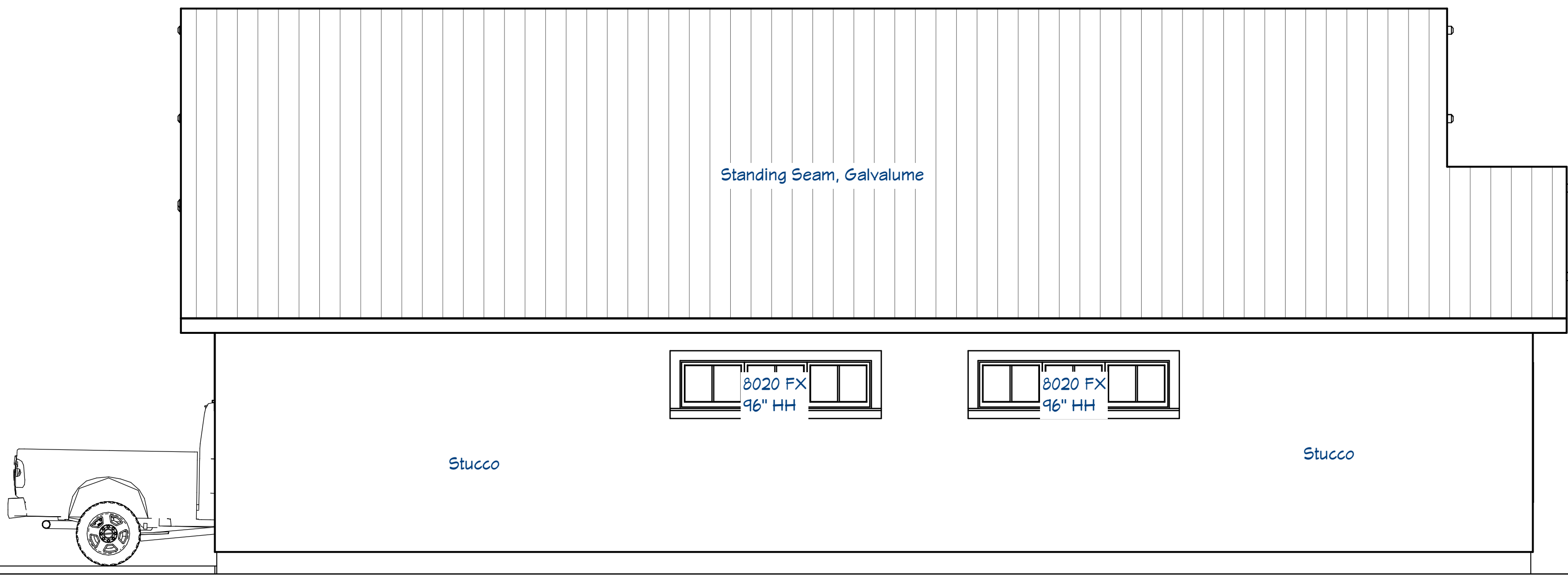
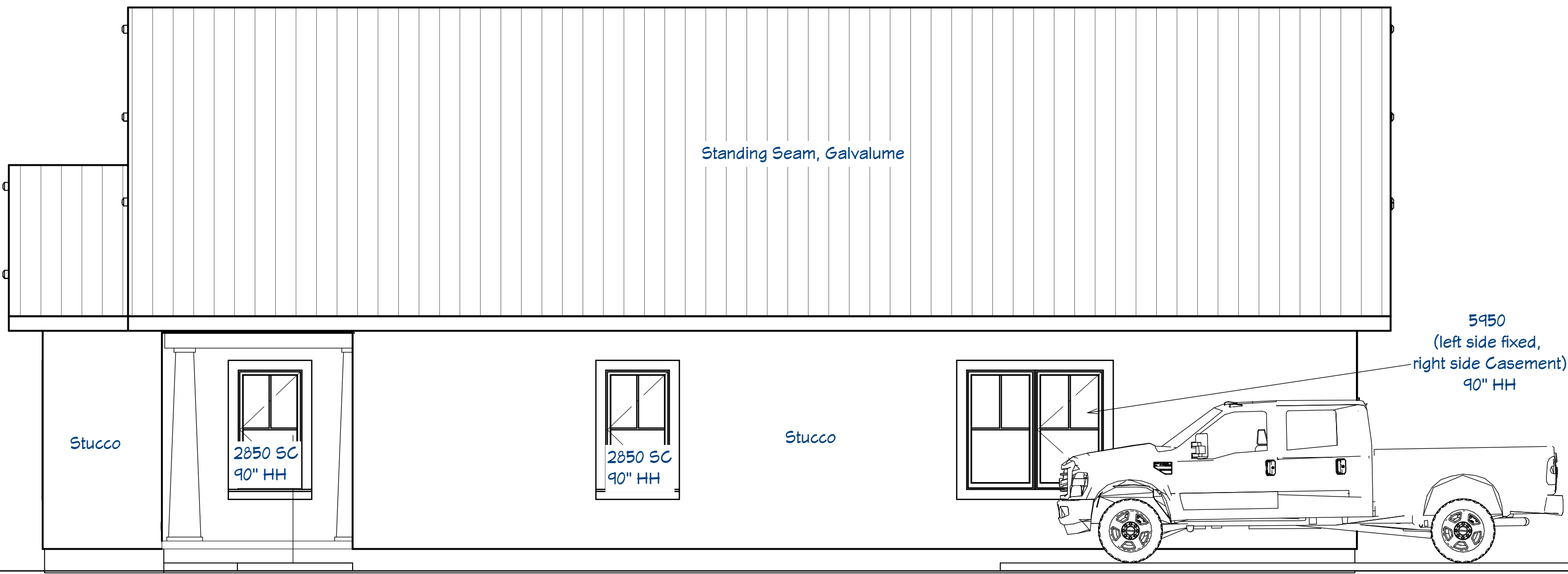
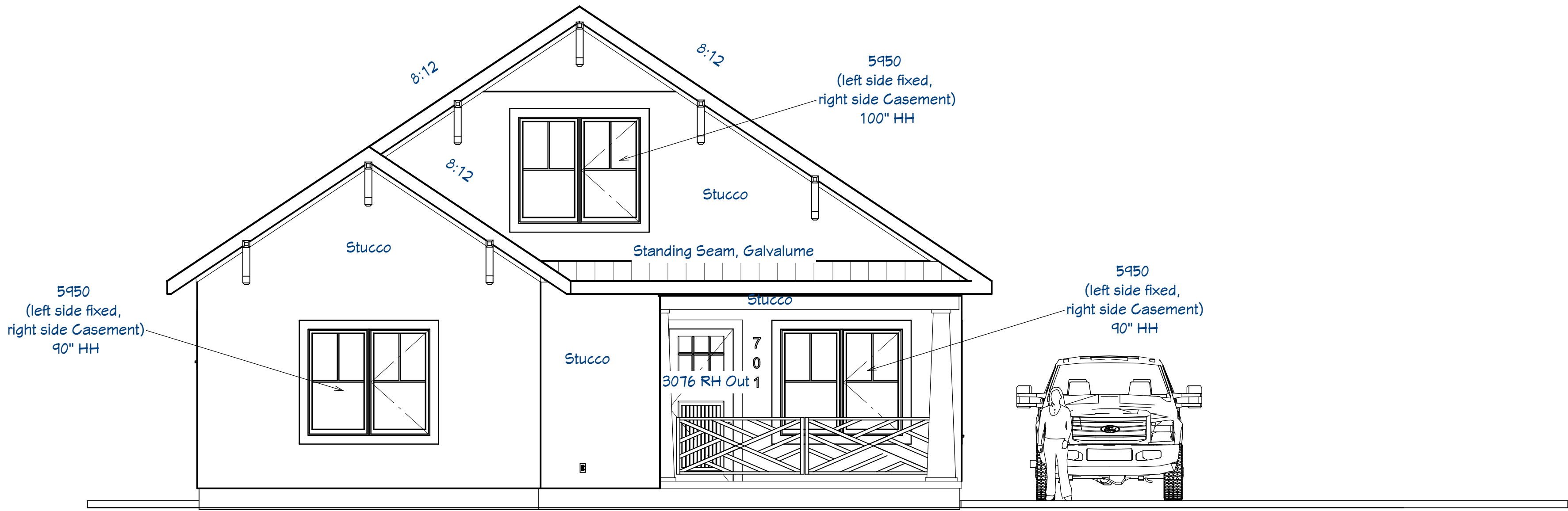
1. DEV-2026-98-COA-reeh office building w storage 701 n llano elevation 063026 rl
2. DEV-2026-98-COA-reeh office building w storage 701 n llano 063026 rl
3. DEV-2026-98-COA-reeh office building w storage 701 n llano 070626 eb elevations



701 North Llano
Fredericksburg Texas

East Centre







HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: August 11, 2026

CATEGORY: DISCUSSION ITEMS

CAPTION: Election of New Chair and Vice Chair

SUMMARY:

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Fredericksburg Historic District Design Guidelines and Standards

STAFF RECOMMENDATION:

ATTACHMENTS:

None



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: August 11, 2026

CATEGORY: DISCUSSION ITEMS

CAPTION: Quarterly Administrative COA Report

SUMMARY:

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

STAFF RECOMMENDATION:

ATTACHMENTS:

1. Quarterly ADMIN COA's Recap

DEV-2026-69-COA	215 W TRAVIS	C	M	ROOF REPLACEMENT
DEV-2026-79-COA	308 E TRAVIS	C	M	FENCE
DEV-2026-86-COA	202 W AUSTIN	C	L	ROOF REPLACEMENT
DEV-2026-96-COA	302 E AUSTIN	C	L	ROOF REPLACEMENT
Total C Processed:		15		

ADMIN COA#	ADDRESS	TYPE	RATING	TYPE OF WORK APPROVED
5/26 -7/26				
DEV-2026-41-COA	308 E TRAVIS	R	L	INSTALLATION OF A POOL
DEV-2026-49COA	307 W SCHUBERT	R	M	FENCE PERMIT
DEV-2026-51-COA	109 N MILAM	R	L	ROOF REPLACEMENT IN KIND
DEV-2026-55-COA	209 S ORANGE	R	NR	PAINTING OF FRONT DOOR
DEV-2026-57-COA	612 S. WASHINGTON	R	LAND	REPLACE WITH IN KIND WINDOWS
DEV-2026-60-COA	402 N MILAM	R	M	PAINT HOUSE NEW COLOR
DEV-2026-62-COA	208 W CENTRE	R	M	REPAINT HOME
DEV-2026-65-COA	302 W AUSTIN	R	M	ROOF REPLACEMENT IN KIND
DEV-2026-72-COA	611 N ADAMS	R	L	ADD SHUTTERS TO NORTHWEST SIDE
DEV-2026-85-COA	510 CORA	R	L	INSTALL CORBELS AND TRIM
DEV-2026-87-COA	503 N PINE	R	M	ROOF REPLACEMENT
DEV-2026-88-COA	315 W AUSTIN	R	M	GENERAL REPAIRS
DEV-2026-89-COA	207 E AUSTIN	R	M	GENERAL REPAIRS
DEV-2026-93-COA	107 E TRAVIS	R	L	REPLACE ROOF
DEV-2026-100-COA	512 CORA	R	M	GENERAL REPAIRS AND PAINTING IN KIND
DEV-2026-102-COA	222 W CENTRE	R	L	FRONT DOOR REPLACE IN KIND, GENERAL REPAIRS
Total R Proceesed:		16		
DEV-2026-40-COA	411 E MAIN	C	H	PAINT HOUSE PINK
DEV-2026-42-COA	138 E MAIN AND 136 E MAIN	C	M	PAINT EXTERIOR OF TWO STORE FRONTS
DEV-2026-48-COA	310 S. CROCKETT	C	L	REPLACE ROOF WITH IN KIND
DEV-2026-50-COA	216 W MAIN	C	H	GENERAL REPAIRS
DEV-2026-52-COA	107 N MILAM	C	L	ROOF REPLACEMENT
DEV-2026-56-COA	116 E AUSTIN	C	M	REPLACE WITH IN KIND FRONT DOORS
DEV-2026-59-COA	208 N WASHINGTON	C	L	REPLACE ROTTEN SIDING WITH IN KIND
DEV-2026-64-COA	403 E MAIN	C	NR	REPLACE HINGES ON GATES
DEV-2026-66-COA	505 N LLANO	C	L	SIGN AND FENCE
DEV-2026-67-COA	703 S ADAMS	C	L	FENCE
DEV-2026-68-COA	211 W TRAVIS	C	M	ROOF REPLACEMENT