



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, June 11, 2024 ~ 5:30 PM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

David Bullion, Chair
Jessica Mittel, Vice Chair
Cyd Donnell, Member
Sharon Joseph, Member
Robin Cowsar, Member

Richard Laughlin, Member
Sam Childers, Member
Joe Salinas, Jr., Member
Amy Slaughter, Member

The City of Fredericksburg Historic Review Board will meet in a regular session on June 11, 2024, at 5:30 P.M. [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 June 11, 2024.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to scollier@fbgtx.org

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center, 1601E. Main Street, in order to comment.

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. May 14, 2024, Regular Meeting Minutes
5. **CERTIFICATE OF APPROPRIATENESS APPLICATIONS**
 - A. **2024-275 - 409 E Main - Mural**

- B. **2024-253** - *522 W Main* - Mural
- C. **2024-243** - *301 W Main* - Shade Structure
- D. **2024-262** - *202 S Crockett* - Wood Window Replacement with Vinyl Windows

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 P.M. on 06/07/24, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

A handwritten signature in black ink, appearing to read "Shelby", written in a cursive style.

Shelby Collier
Senior Planner

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

**HISTORIC REVIEW BOARD
MAY 14, 2024
5:30 PM**

On this 14th day of May 2024, the Historic Review Board convened in regular session at the Law Enforcement Center located at 1601 E. Main Street, with the following members present to constitute a quorum:

PRESENT: JESSICA MITTEL
ROBIN COWSAR
SHARON JOSEPH
JOE SALINAS
SAM CHILDERS
AMY SLAUGHTER
RICHARD LAUGHLIN

ABSENT DAVID BULLION

ALSO PRESENT: ANNA HUDSON – Director of Development Services
ELIZABETH YELVERTON– City Attorney Staff
SHELBY COLLIER – Senior Planner

Jessica Mittel called the meeting to order at 5:32 PM.

MINUTES

Sam Childers made a motion to approve the April 2024 Historic Review Board meeting minutes with corrections. Seconded by Joe Salinas. All voted in favor and the motion carried.

PUBLIC COMMENT

APPLICATIONS

Application #2024-145 – 606 W Schubert – New Front Yard Fence

Jake Weimers presented the application. He stated that the owner would like to install a new side and rear privacy fence. The fence would be 8 ft at the rear and sides, but along the sides it would stagger down to 4 ft as it approached the front of the lot. The requested front yard fence would be a split-rail fence that is 4 ft tall.

Shelby Collier, Senior Planner, stated that applicant is requesting a certificate of appropriateness to construct a 4ft tall, split rail fence along the front of the property located at 606 W Schubert Street. The fence would allow for a 10 ft opening at the driveway and would have a total footage of 95 ft. The

property is High rated and does not allow for front yard fences where not historically present. Staff does not recommend approval of the front yard fence, however, if a front yard fence were approved, it should be a maximum of 3 ft in height.

Robin Cowsar stated that in the applicant's presentation, he mentioned a privacy fence, but Staff's presentation referenced a front yard fence only.

Jake Weimers explained that he had submitted two applications, one for the front fence and the other for the privacy fence.

Anna Hudson, Director of Development, stated that she spoke to the owner regarding the concerns with the front yard fence. She went on to say that generally, Staff can approve side and rear fences, but the front yard fence would require board approval.

Robin Cowsar stated that when she went by, she saw a fence at the rear.

Jake Weimers stated that the fence at the rear is a chain-link and the owner would like to construct an 8ft privacy fence.

Robin Cowsar asked the applicant if there were photos proving that there was a front yard fence.

Jake Weimers stated that no, there were not.

Sharon Joseph asked if there were photos of the proposed privacy fence.

Jake Weimers stated that it would match what exists on the side.

Sharon Joseph made a motion to deny application #2024-145. Cyd Donnell seconded the motion. Richard Laughlin and Amy Slaughter voted in opposition. All others voted in favor and the motion carried.

Application #2024-148 – 110 N. Bowie – New Front Yard Fence

Timothy Ellis Riley presented the application. He stated that it was the owner's intent to construct a 4 – 6 ft tall masonry and iron fence to replace the existing wire fence that is in disrepair. Mr. Riley stated that the condition of the fence is poor, and a replacement is needed and the owners desire to match the previously approved masonry fence along the south and eastern sides of the property.

Shelby Collier, Senior Planner, stated that the applicant is requesting permission to build a 4-6 ft masonry and iron fence at 110 N. Bowie. In a previous meeting, the Board approved an 8 ft wall located at the south-east corner of the property and requested that the applicant return with drawings that depict the requested fence for the front of the property. The applicant has since returned with renderings that show a masonry and iron fence with a requested height of 6 ft.

An existing fence is located along the front of 110 N. Bowie and includes a metal fence with a unique

loop pattern that includes tipped posts. The existing and proposed fence/wall is in the City's right of way and the City Council will need to take action to allow a new encroachment of the right of way.

Staff recommends approval of the front yard fence with a maximum height of 4 ft from grade conditioned upon the fence incorporating details of the metal portion to be replicated based on documentation of the existing fence. Wrought iron or a similar material would not be an appropriate replacement.

Robin Cowsar asked for clarification regarding the fence. She asked if the proposed material was iron.

Timothy Ellis Riley said yes, the fence would be iron not wire.

Joe Salinas asked if the existing fence material is available.

Timothy Ellis Riley said the fence could be replicated for a significant price.

Amy Slaughter said she would like to see the existing wire fence repurposed onsite. The fence in its current condition is not suitable to be incorporated into the new fence.

Richard Laughlin made a motion to Approve Application 2024-148. Seconded by Sharon Joseph. All voted in favor and the motion carried.

Application #2024-223 – 606 W Creek – Window Replacement, Building Additions Including Porte Cochere, New Garage, Addition of Historic Brick Chimney and Changes to Pool House Veneer

Todd Eidson presented the application. He stated that new owners recently purchased 606 W Creek and it is their desire to replace the all wood windows in the original portion of the house with wood windows, reinstall the brick chimney, add a bump out on the hyphen to extend the living room, add a Porte cochere, build a 2 car garage, pool house, pool, greenhouse, and a chicken coop.

Shelby Collier, Senior Planner stated the property located at 606 W. Creek is a High rated bungalow built in the 1920's and had a substantial addition added in 2016.

The existing lot is 20,000 sq ft and the existing residence is 2,640 sq ft. The project proposes multiple changes including the following:

Historic House

- a. Replace original wood windows with wood windows.
- b. Re-install original red brick chimney

2016 Addition

- c. Construct a 487 sq ft addition over an existing concrete patio
- d. Construct 334 sq ft port cochere over existing driveway

New Construction

- e. Construct 625 sq ft detached, two-car garage
- f. Construct 958 sq ft pool house/ADU
- g. Construct 140 sq ft green house
- h. Construct 187 sq ft chicken coop & run
- i. New 6 ft tall, horizontal wood fence
- j. New pool

The resource currently has wood windows that should be maintained and repaired rather than replaced. In addition, it is required that chimneys be maintained. In this instance, the chimney was removed at some point and Staff is thankful that the owners desire to re-install it.

The applicant proposes two new additions onto the 2016 addition. The 487 sq ft addition over the existing concrete patio and a 334 sq ft Porte cochere over the existing driveway. The proposed additions overwhelm the historic house which gets lost in the mass, furthermore, the property is high rated and does not allow for side additions unless a rear addition is not feasible.

The new construction, specifically the pool house/ADU and garage are single-story, and the design identifies them as newer construction with materials that complement the existing resource. There is an existing shed and covered patio on site and the addition of the greenhouse and chicken coop would bring the total accessory building count to 4 and would require a variance as the maximum number of accessory buildings allowed onsite is 2. 4 accessory buildings are visually overpowering to the high rated property and not typical of the traditional development patterns.

The requested fence and pool are appropriate.

The application consists of multiple requests and Staff found that the overall request would negatively impact the integrity of the site. The small bungalow on a large lot would soon be overpowered by a large addition and new construction. Staff recommends pulling back on the number of new buildings and additions.

Richard Laughlin made a motion to Approve Items B, E, F, I, J as presented. Seconded by Joe Salinas. Amy Slaughter opposed. All others voted in favor and the motion carried.

Cyd Donnell asked Todd Eidson if the wood windows were in disrepair.

Todd Eidson stated that the windows were in good condition.

Cyd Donnell stated that she is reluctant to approve the replacement of historic wood windows. Amy Slaughter and Sharon Joseph agreed.

Sharon Joseph made a motion to Deny Item A. Seconded by Amy Slaughter. All voted in favor and the motion carried.

Amy Slaughter complimented the design but stated that the project as a whole, is too much. She commented on the hyphen and the connection to the building.

Anna Hudson, Director of Development Services, stated that the hyphen of the existing addition preserves the historic fabric of the bungalow, including the exterior wall and the corners. This is the desired way to construct an addition.

Richard Laughlin made a motion to Approve Item C. Motion failed for a lack of a second.

Sharon Joseph made a motion to Approve Item C. Seconded by Richard Laughlin. Sharon Joseph and Richard Laughlin voted in favor; all others voted in opposition. Motion failed.

Amy Slaughter made a motion to Deny Item C. Seconded by Cyd Donnell. Richard Laughlin and Sharon Joseph voted in opposition. All others voted in favor and the motion carried.

Sharon Joseph made a motion to Approve item D. Seconded by Richard Laughlin. Cyd Donnell and Sam Childers voted in opposition. All others voted in favor and the motion carried.

Sharon Joseph made a motion to Approve Items G & H. Seconded by Richard Laughlin. Sam Childers, Cyd Donnell, Amy Slaughter, and Robyn Cowsar voted in opposition. All others voted in favor. The motion failed.

Sam Childers made a motion to Deny Items G & H. Seconded by Cyd Donnell. Sharon Joseph and Richard Laughlin voted in opposition. All others voted in favor and the motion carried.

DISCUSSION ITEMS

Shelby Collier provided an update regarding demolition by neglect properties located at 107 W. San Antonio, 413 E Main St, 311 E Travis and 413 W Creek. The Board directed Staff to follow up with the applicants and owners regarding timelines.

Anna Hudson, Director of Development Services, stated that there was nothing to report.

ADJOURN

With nothing further to come before the Board, Sharon Joseph moved to adjourn. Sam Childers seconded the motion. All voted in favor and the meeting was adjourned at 7:18 PM.

PASSED AND APPROVED this the 11th day of June 2024.

SHELBY COLLIER, SENIOR PLANNER

DAVID BULLION, CHAIRPERSON



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: June 11, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-275 - 409 E Main - Mural

SUMMARY:

The applicant requests permission to paint a mural that is 12' x 8' in size and says "Howdy Fredericksburg" on property located at 409 E Main Street. The property is a low-rated resource built in 1957 and is the current home of Ferris & Fletch Wine Co.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Proposal: Applicant requests permission to paint a mural that is 12' x 8' and says "Howdy Fredericksburg".

Application Number: 2024-275

Address: 409 E Main

Rating: Low

Zoning: CBD, Central Business District

Owner: Lucky 13 Properties

Applicant: Ferris & Fletch Wine Co

3.2.6 - Exterior Walls

Murals may be approved on a case-by-case basis if painted on a previously painted surface with preference given to historic or cultural subjects rather than business promotion (n) In this case, the property in question is a low-rated property with high visibility on E. Main Street, especially to cars traveling westbound. The wall is currently painted as solid beige color.

STAFF RECOMMENDATION:

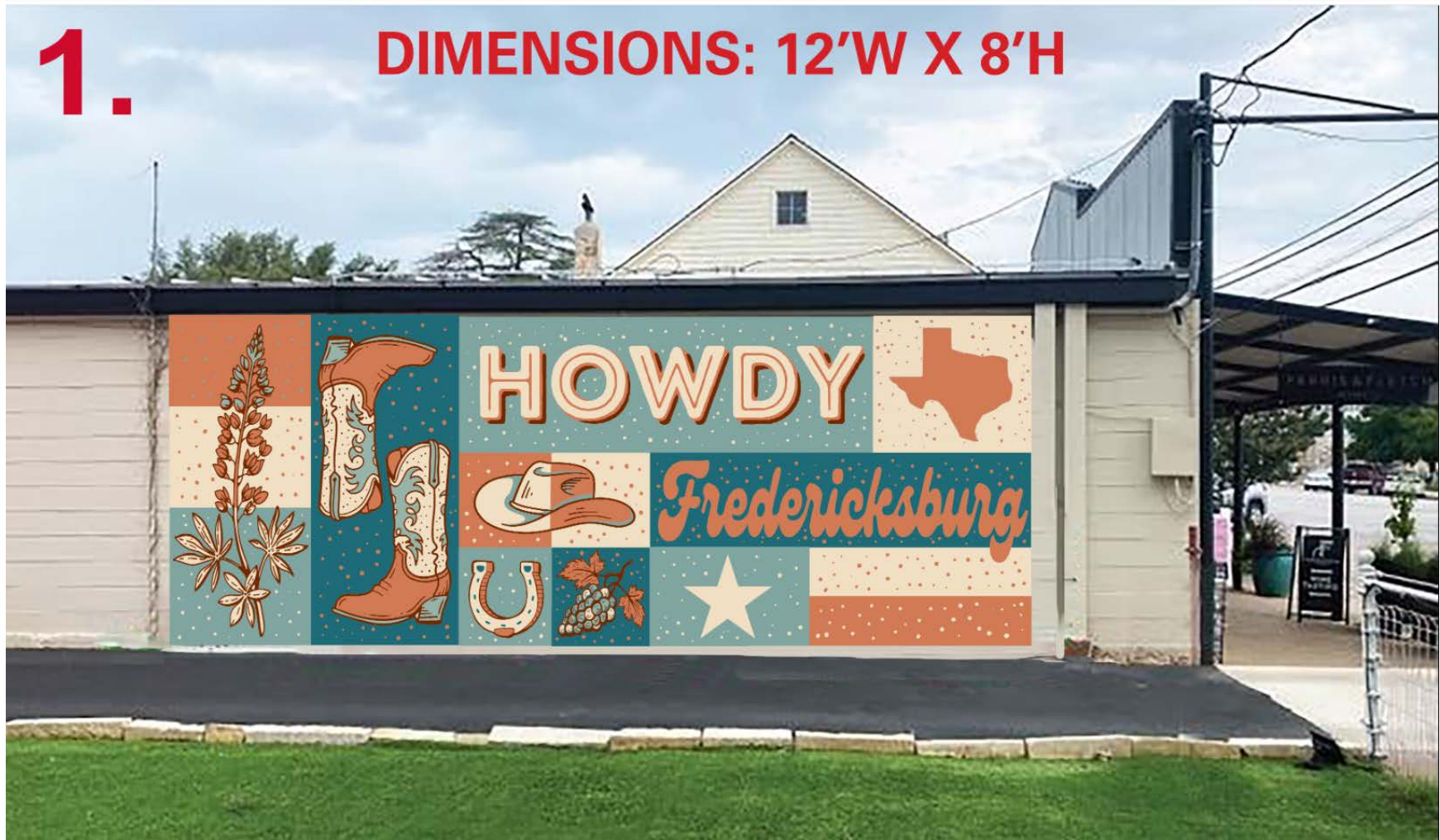
The applicant has provided 3 options for consideration with Staff favoring option 1 with the most muted color palette of the three.

ATTACHMENTS:

1. 409 E Main Mural Options

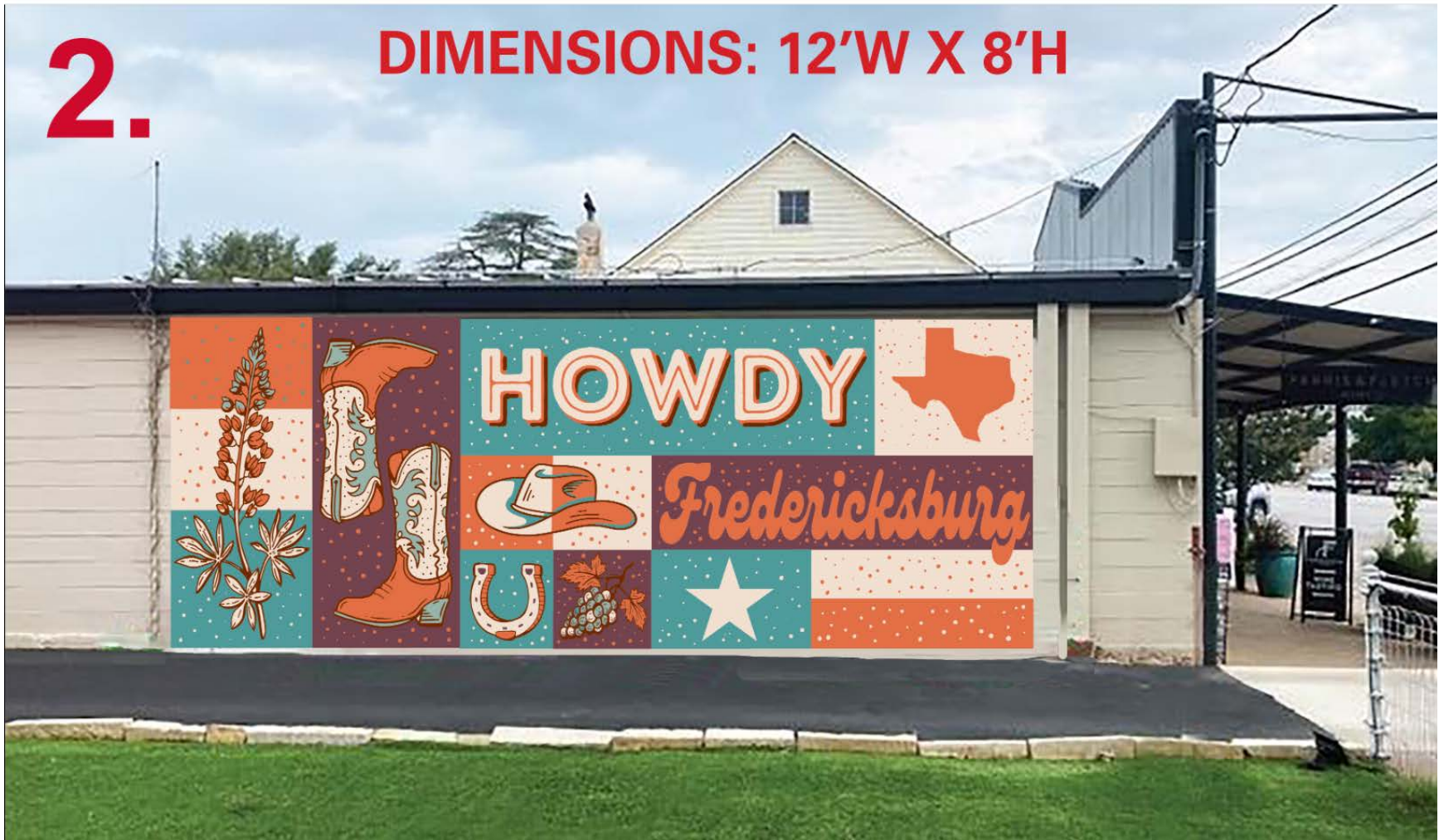
1.

DIMENSIONS: 12'W X 8'H



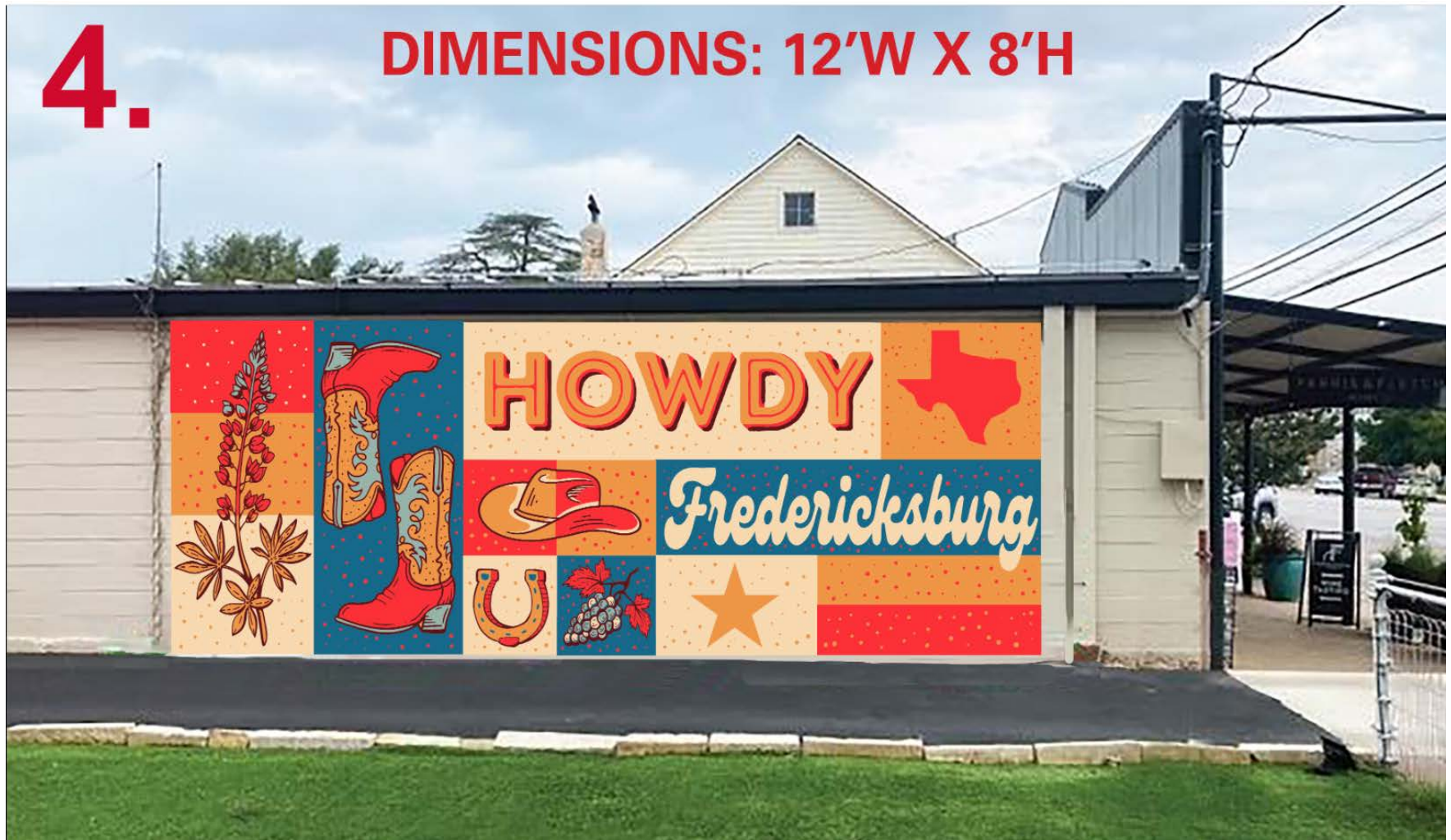
2.

DIMENSIONS: 12'W X 8'H



4.

DIMENSIONS: 12'W X 8'H





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: June 11, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-253 - 522 W Main - Mural

SUMMARY:

A Certificate of Appropriateness application has been submitted requesting permission to paint a floral mural on the west side of the building that says "Fearfully and wonderfully made." The property is a low-rated property built in 1953 that is the current home of Braveheart Unique Resale Boutique. The work has already been completed.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Proposal: Applicant requests permission to paint a floral mural on the west side of the building that says "Fearfully and wonderfully made".

Application Number: 2024-253

Address: 522 W Main

Rating: Low

Zoning: CBD, Central Business District

Owner: Pate Real Estate, LLC

Applicant: Sheri Danze

3.2.6 - Exterior Walls

Murals may be approved on a case-by-case basis if painted on a previously painted surface with preference given to historic or cultural subjects rather than business promotion (n) In this case, the property in question is a low-rated property with little historical significance and the exterior wall is a painted stucco.

STAFF RECOMMENDATION:

As the property is a low-rated property with a painted exterior, Staff recommends approval of the requested mural.

ATTACHMENTS:

1. 2024-253 Mural





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: June 11, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-243 - 301 W Main - Shade Structure

SUMMARY:

The applicant requests a Certificate of Appropriateness to approve a shade structure that has already been built.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is the current home to Altdorf Biergarten, a Medium rated resource in the Vernacular style, that was built in 1880. The property underwent a major renovation in 2018-2019 that resulted in a new outdoor space located along the east side of the property. The applicant requested a COA on November 14, 2023, for the construction of a 16 - 20 ft tall, 54 x 24 shade structure. With that said, what was built was not the approved structure. The constructed design consist of wider and taller posts.

Proposal:

Application Number: 2024-243

Address: 301 W. Main

Rating: Medium

Zoning: CBD

Owner: 301 West Main LLC

Applicant: John Boehm

3.2.9 Canopies and Awnings Alterations (e) Because awnings and canopies are functional building elements with significant energy efficiency benefits, adding awnings where they did not exist historically may be appropriate in some situations, provided that the new awning or canopy is simple in design, does not conceal or distract from historic character-defining features, and is installed

without damaging significant character-defining features (SOI Standard 9) - Required

STAFF RECOMMENDATION:

Staff does not recommend approval of the shade structure as constructed. The original design presented slender posts and the sails no higher than the buildings. As built, the shade structures detract from the historic nature of the property because of the height and mass of the posts and sails.

ATTACHMENTS:

1. 2024-243 COA Application
2. 2024-243 Rendering 1
3. 2024-243 Rendering 2
4. Existing Construction Photo 1
5. Existing Construction Photo 2
6. Existing Construction Photo 3



Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to
scollier@fbgtx.org

Subject Property Address _____

Date Submitted _____

Owner name: _____

Phone # _____

Owner Address: _____

Authorized Applicant: _____ Phone # _____

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Applicant E-mail: _____

Desired Start Date: _____

Desired Completion Date: _____

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you. (attach another sheet if necessary)

Attach supporting documentation in jpeg or pdf: paint color ☐ color photographs ☐ site plan
☐ elevations & floorplans ☐ material specifications. Applications are incomplete without sufficient documentation.

_____ Staff to complete _____

Application # _____

Year Built: _____

Eligible for Administrative Approval ___Yes ___No

Zoning: _____

Historic Review Board Meeting Date _____

Application Fee \$10 COA#

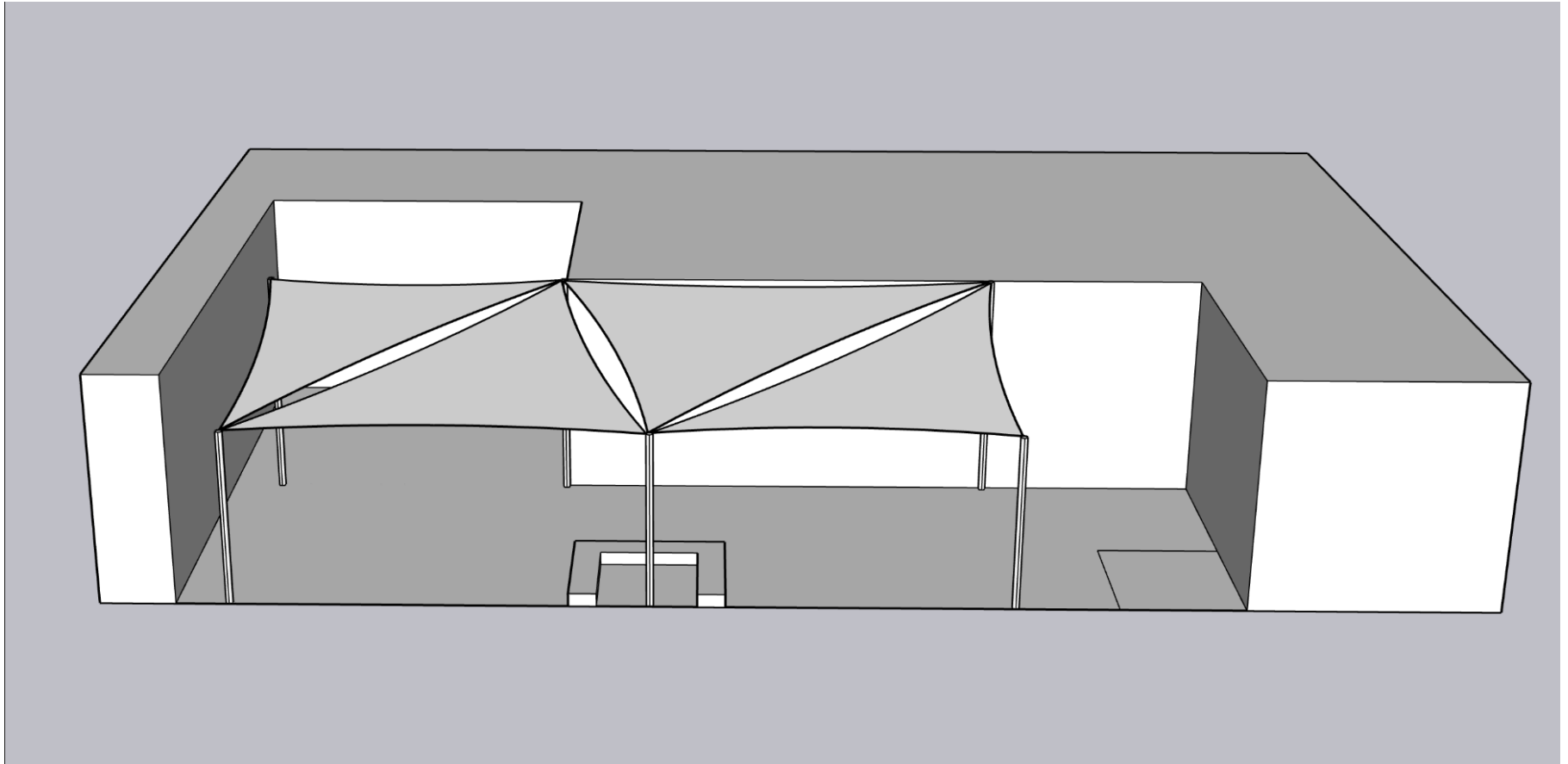
Survey Rating:

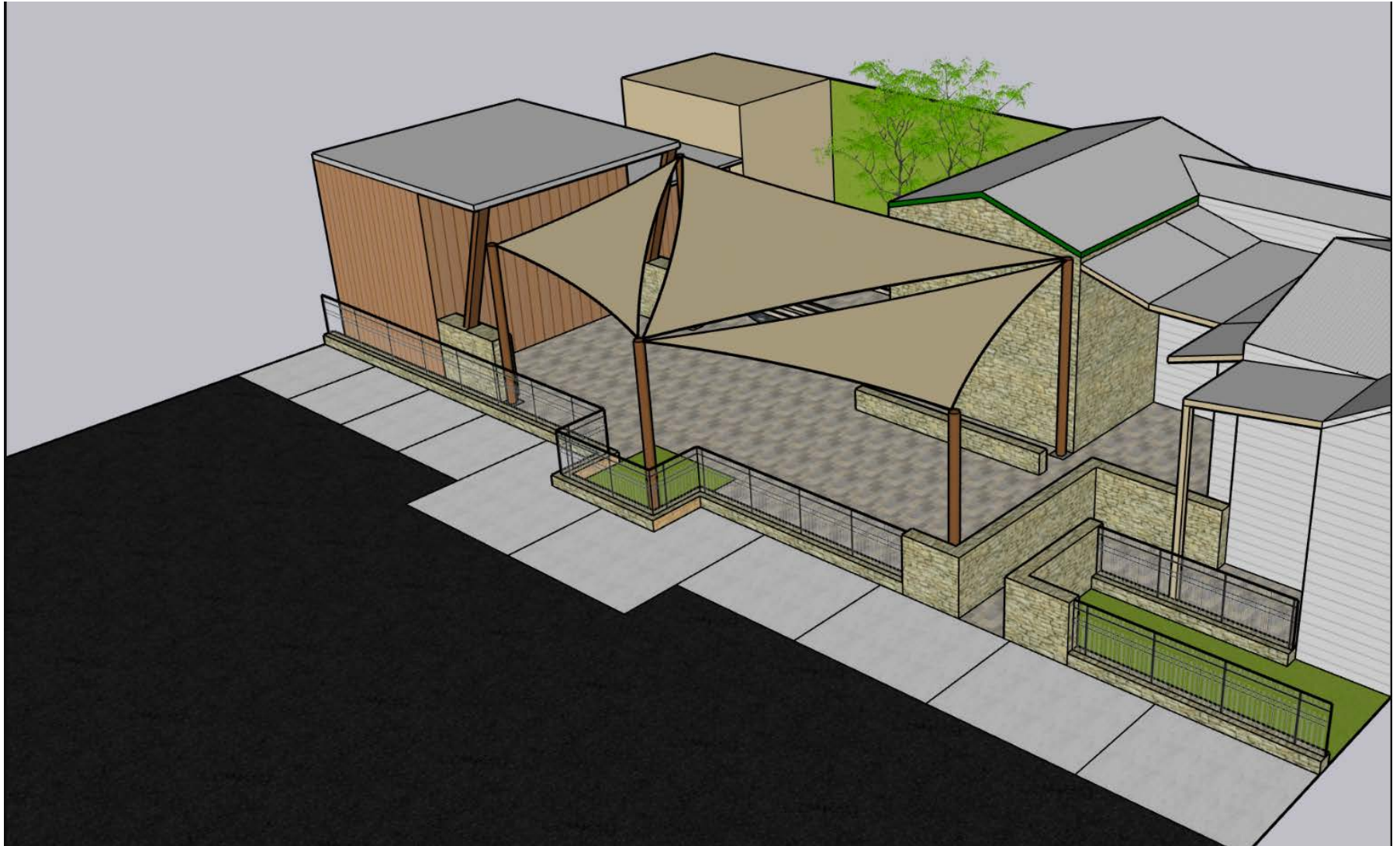
HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

**Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits
and do not take the place of building permits.**













HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: June 11, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-262 - 202 S Crockett - Wood Window Replacement with Vinyl Windows

SUMMARY:

The applicant is requesting a Certificate of Appropriateness (COA) to remove the original wood sash windows and replace them with an energy-efficient vinyl windows. Unfortunately, the work has already started without the required COA. Some original windows are still in place. at some point, non historic screens were added.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property consists of a Medium rated, Tudor Revival style resource, that was built in 1935. The property retains several of the original wood windows and is an excellent example of a property with minimal alterations.

Proposal: The applicant is requesting a Certificate of Appropriateness (COA) to remove the original wood sash windows and replace them with an energy-efficient vinyl window.

Application Number: 2024-262

Address: 202 S Crockett

Rating: Medium

Zoning: R2, Mixed Residential

Owner: Joe Snoe

Applicant: Thomas Pesek

3.2.8 - Windows and Window Openings

It is required that all components of existing, historic windows be maintained (a) and repaired (b). If replacement of windows is required due to deterioration, the replacement windows should match the

dimensions, profile and configuration of the historic windows (c) and should maintain the same spacial relationships as existed historically (f). In addition, the material of the windows should be replaced in kind.

STAFF RECOMMENDATION:

Staff does not support the replacement of the the historic wood windows with vinyl windows. The windows appear to be in good condition and should be repaired rather than replaced.

ATTACHMENTS:

1. 2024-262-COA Application
2. Photos of Windows
3. Wood Windows and Vinyl Windows



Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to ahudson@fbgtx.org

Subject Property Address _____

Date Submitted _____

Owner name: _____

Phone # _____

Owner Address: _____

Authorized Applicant: _____ Phone # _____

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Applicant E-mail: _____

Desired Start Date: _____

Desired Completion Date: _____

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you. (attach another sheet if necessary)

Attach supporting documentation in jpeg or pdf: paint color ☐ color photographs ☐ site plan ☐ elevations & floorplans ☐ material specifications. Applications are incomplete without sufficient documentation.

_____ Staff to complete _____

Application # _____

Year Built: _____

Eligible for Administrative Approval ___ Yes ___ No

Zoning: _____

Historic Review Board Meeting Date _____

Application Fee \$10 COA#

Survey Rating:

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.









Original Wood Windows



Wood windows replaced with Vinyl