



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, September 10, 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

Todd Eidson, Member
Donna Sanders, Member
Joe Salinas, Jr., Member
Amy Slaughter, Member

The City of Fredericksburg Historic Review Board will meet in a regular session on September 10, 2024 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 September 10, 2024.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to jmusgrove@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. **SWEARING IN OF NEW APPOINTMENTS**
3. **ROLL CALL**
4. **CHAIR'S STATEMENT**
5. **APPROVAL OF MINUTES**
 - A. August 13, 2024, Regular Meeting Minutes

6. **CONSENT AGENDA**

Historic Review Board Meeting
Agenda

September 10, 2024

- A. **2024-641 - 203 E San Antonio** - Request to change fenestration and paint colors and add architectural details to give the building more of a Spanish look by applicant James Griffiths.
- B. **2024-573 - 105 N Acorn** - request to re-rate an accessory structure from Medium to Low to allow for demolition by applicant Adam Hahn

7. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. **2024-458 - 607 W San Antonio** - request to Construct new ~1200 sq ft guest house by owner Ann McGee
- B. **2024-643 - 100 W Main** - request to construct new "Glockenspiel" Clock Tower in Marktplatz by Pedernales Creative Arts Alliance (PCAA) - Mike Zenner

8. DISCUSSION ITEMS

- A. Director's Report
- B. Demo by Neglect Update

9. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 5:00 pm. on September 6, 2024, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Jan Musgrove

Jan Musgrove
Planner 1

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

**HISTORIC REVIEW BOARD
August 13, 2024
5:00 PM**

On this 13th day of August 2024, the Historic Review Board convened in regular session at the Law Enforcement Center located at 1601E. Main Street, with the following members present to constitute a quorum:

PRESENT: DAVID BULLION
 JESSICA MITTEL
 ROBIN COWSAR
 JOE SALINAS
 AMY SLAUGHTER
 TODD EIDSON
 CYDNEY DONNELL
 SHARON JOSEPH

ABSENT SAM CHILDERS
 ANNA HUDSON

ALSO PRESENT: LETTY VACEK - City Secretary
 MICK MCKAMIE - Legal Counsel -via phone
 ELIZABETH YELVERTON - Legal Counsel -via phone
 SHELBY COLLIER - Senior Planner
 JAN MUSGROVE - Planner 1

David Bullion called the meeting to order at 5:00 PM. Executive Session was called at 5:03pm and ended at 5:37pm.

Amy Slaughter arrived at 5:28PM

MINUTES

David Bullion entertained a motion to approve the July 9th, 2024, Historic Review Board meeting minutes with one correction. (motion were not captured in the recording, clarification is required). Cyd Donnell requested to abstain as she was not in attendance to the July meeting. All voted in favor and the motion carried.

CONSENT AGENDA:

The items under the consent agenda are deemed by the Historic Preservation Officer to be routine in nature and will be approved by one motion of the Board adopting the staff findings and recommendation 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. 202-396 – 301 E Orchard** – Workshop, garage, and garden shed
- B. 2024-487 – 206 S Lincoln** – Replace metal roof and repaint home.
- C. 2024-488- 610 N Adams** - Build a Non-Attached Covered Patio in Backyard

Jessica Mittel made a motion to approve all the items on the consent agenda, Robin Cowsar seconded the motion. All voted in favor and the motion passed.

PUBLIC COMMENT- no public comments were received.

Application: 2024-275 - 409 E Main - Mural on West Wall

Applicant Presentation: Emery Ross and the artist, Robin Barnes.

Emery stated that she and several other local business owners were trying to bring more foot traffic to come past the Washington Street traffic light and thought that this mural would be a great draw.

Summary Presentation: Shelby Collier

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 on the exterior west facing wall. The applicant has supplied as a fourth option, a mural that is 30'x13 and says "Guten Tag From Fredericksburg". The property is a low-rated resource built in 1957 and is the current home of Ferris & Fletch Wine Co.

Staff Recommendation:

The applicant has provided 4 options for consideration with Staff favoring option 4 with the most muted color palette of the 4 with the condition that the mural be moved south so as not to visually compete with the historic resource to the west and the size be reduced.

Sharon Joseph made a motion to approve the mural on the west wall, Amy Slaughter seconded the motion. David Bullion opened discussion.

Cyd Donnell mentioned that the subject matter in this mural addressed several cultural elements and that it was not a business promotion, she stated that the motion should be amended to state that the "Guten Tag" version in the color scheme presented, the 30x13, option #4 and not to push it back on the west side of the wall.

Jessica Mittel, Joe Salinas, Amy Slaughter, Todd Eidson, Cydney Donnell, and Sharon Joseph voted in favor and Robin Cowsar voted nay. The mural was approved, and motion carried.

Application: 2024-456 - 409 E Main - Mural on East Wall

Applicant Presentation: Emery Ross and the artist, Robin Barnes.

Emery stated this mural was to attract those drivers coming in from Austin.

Summary Presentation: Shelby Collier

Applicant requests a Certificate of Appropriateness to paint a mural that is 12X8 in size on the East Wall. The property is a low-rated resource built in 19527 and is the current home of Ferris & Fletch Wine Co.

Staff Recommendation:

Staff recommends approval conditioned upon the mural being moved further south so as not to compete with neighboring historic resources.

Robin Cowsar asked why on this side of the wall?

David Bullion reminded all not to consider the content, and that we need to decide if it was this is a mural or a sign.

Jessica Mittel stated this is for business promotion, both are for business promotion.

The Applicant responded that it was a huge blank wall that this would beautify the wall.

David Bullion stated that there were other things that could be done to beautify a wall besides painting it with a mural.

Todd Edison mentioned that he didn't feel that it was necessary to have 2 murals and that this would open up a can of worms. One was enough.

Cyd Donnell made a motion to deny the mural as it did not have significant cultural significance.

Jessica Mittel seconded the motion. All voted in favor and the motion was denied.

Application: 2024-253 - 522 W Main - Mural

Applicant Presentation: Sheri Danze apologized for painting it without the required permits and noted that they had paid all the fines and fees. It is located next to a gas station with a big blank wall. It does not say Fredericksburg and it does not promote the business.

Summary: Shelby Collier

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.

Staff Recommendation:

As the property is a low-rated property with a painted exterior and does not compete with a neighboring historic property, Staff recommends approval of the requested mural.

Cyd Donnell stated that it was not culturally significant and that it is lovely that the gas station has a pretty wall to look at.

Amy Slaughter stated that she thought it was more of an art piece than a mural and that the color palette does not meet the guidelines.

Todd Eidson commented that he didn't believe that it had any cultural significance.

Joe Salinas said that everyone should follow the rules.

David Bullion mentioned that there is not an ordinance that addresses public artwork. We can address colors on historic properties or signage or murals.

Jessica Mittel stated that this was a difficult decision. This one did not fit the mural guidelines.

Robin Cowsar mentioned that she agreed with Joe Salinas that we should stick to the guidelines of the mural ordinance.

Cyd Donnel stated that this is a mural and that it does not have any cultural significance and made a motion to deny.

Joe Salinas seconded the motion.

Jessica Mittel, Robin Cowsar, Joe Salinas, Amy Slaughter, Todd Eidson, Cydney Donnell voted in favor to deny, Sharon Joseph voted nay. The motion carried.

Todd Eidson mentioned that the applicant could come back with another application.

Application: 2024-335 - 701 W Main - Re-rating to allow for Demolition of Outbuilding

Applicants Presentation: Robert Holdsworth

Holdsworth Services have been contracted to remove the old barn structure. We are here to go through the process of demolishing and having the structure re-rated.

SUMMARY: Shelby Collier

The applicant requests a Certificate of Appropriateness application to demolish a 400 sq ft barn located at 701 W Main Street. The barn is located at the rear of the property and is not visible from the street.

STAFF RECOMMENDATION:

Given the significant disrepair of the structure, Staff recommends approval of a rerating of the building to low and approval of the demolition with the condition that the building be well documented with photographs for reconstruction in the future.

David Bullion wanted to know if any of the structure could be reclaimed.

Mr. Holdsworth stated that all that could be re-used would be saved and used in another location.

Jessica Mittel made a motion to rerate the structure to a low rated structure due to safety concerns.

Todd Eidson seconded the motion. All voted in favor and the motion to re-rate the structure carried.

Jessica Mittel made a motion to approve the demolition of structure with staff recommendations to document the structure with photographers and to salvage the materials.

Sharon Joseph seconded the motion.

All voted in favor and the motion carried.

Application: 2024 - 532 - 401 E College - Demolish outbuilding and Construct New Accessory Dwelling Unit.

Applicant Presentation: Krista Duderstadt

The woodshed has been on the property for about 110 years, we love the idea of it, but it is in pretty bad shape. They did not think that it could be renovated. It would be new construction.

SUMMARY: Shelby Collier

The applicant requests permission to demolish an outbuilding and construct a new 385 sq ft. accessory dwelling unit in its place

STAFF RECOMMENDATION:

It is Staff's opinion that the resource could be restored. The structure needs repairs and could use a true foundation as well as various repairs to the exterior walls, but steps should be taken to secure the structure rather than demolish it. Demolition of historic resources to construct new accessory buildings are not appropriate, and Staff does not support the request. 3.4.1(a)

If demolition were approved the building should be well documented for possible reconstruction in the future.

Cyd Donnell wanted to know if the 'rehab' would remain a barn.

David Bullion mentioned that the board could not dictate the use of the structure just what the exterior looked like.

The new structure could not be built on the current structures spot because of the setbacks.

David Bullion mentioned that because it was a medium rated structure it could not be demolished, the only way to address the situation was to re-rate the structure.

Amy Slaughter stated that she thought that there is way to work together to save this one.

Shelby Collier noted that there was a lot of the current structure that could be re-used. This is a wonderful opportunity to work with the property owner to save this structure.

Cyd Donnell wanted to know if the applicant had met with any builders that specialized in this type of 'rehab'? A lot will have to happen to make this work.

Todd Eidson stated that there is plenty of material on the back to be used on the front that could be used to make this work.

The applicant mentioned that if they could not demo the structure that they would probably just let it be and then the condition would just worsen.

David Bullion mentioned that that would then prompt the HRB board to issue a demo by neglect notice and that he thought that working with the City on this project would have a worthy outcome.

Sharon Joseph made a motion to deny the request to demolish the structure.

Todd Eidson seconded the motion. All voted in favor and the motion carried

SWEARING OF A NEW MEMBER:

At 7:08 pm Letty Vacek, City Secretary swore in Cydney Donnell.

DISCUSSION ITEMS:

An extensive report on Demo by Neglect properties was given to the Board Members by Shelby Collier.

- 101 N Lincoln
- 107 W San Antonio
- 113 W San Antonio
- 204 S Crockett
- 206 S Crockett
- 216 W Schubert
- 258 E main
- 311 E Travis
- 312 W Main
- 413 E Main
- 413 W Creek

David Bullion wanted to stress the need for consistency when following up with the property owners.

An update on these properties will be given at each meeting.

Amy Slaughter wanted to know the status of the water feature at the new Mexican restaurant on San Antonio. Shelby Collier assured her that the owner was aware as to the need for the water feature and had submitted plans to Anna Hudson.

Jessica Mittel wanted to add 207 W San Antonio the balcony on the side of the house looks like it is going to fall down.

Directors Report - Anna Hudson, Director of Development Services was not in attendance so there was no report.

ADJOURN.

With nothing further to come before the Board, Jessica Mittel moved to adjourn. Cydney Donnell seconded the motion. All voted in favor and the meeting was adjourned at 8:02 PM.

PASSED AND APPROVED this the 10thth day of September 2024.

JAN MUSGROVE, PLANNER 1

DAVID BULLION, CHAIRPERSON



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: September 10, 2024

CATEGORY: CONSENT AGENDA

CAPTION: 2024-641 - 203 E San Antonio - Request to change fenestration and paint colors and add architectural details to give the building more of a Spanish look by applicant James Griffiths.

SUMMARY:

The applicant has submitted a Certificate of Appropriateness application requesting permission to change out windows to doors and paint the exterior of property located at 203 E. San Antonio. The changes include the addition of 2 new doorways and the conversion of several windows into doors, the addition of ornamentation in the form of a new cornice over multiple openings, the addition of molding trim, and new gas lantern sconces. The applicant also requests permission to paint the exterior the primary color of Chantilly Lace with a trim color of Arroyo Red.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a Low-rated property constructed in 1960 and had previously been the home of August E's Restaurant. Historically, the building was used for automotive uses and lacked any real design features. Modifications were made when it was converted into a restaurant. A new owner wants to turn the existing restaurant into a Mexican restaurant and prefers the architectural style of the building reflect the type of food being served and proposes changes that soften the industrial appearance of the building.

Application Number: 2024-641

Address: 203 E San Antonio

Rating: Low

Zoning: CBD, Central Business District

Applicant: Millis Development & Construction - James Griffiths

3.2.6 Exterior Walls

It is recommended not to remove historic wall fabric to create new openings (e) or add new wall features or ornamentation where not historically present (f). In addition, the applicant should refer to

the period-appropriate paint palettes in Appendix G when selecting exterior wall colors (h).

3.2.7 Doors and Door Openings

It is recommended not to enlarge historic door openings or create new door openings (d)

3.2.8 Windows and Window Openings

It is recommended not to enlarge window openings (d) or add window details or finishes that were not present historically (g).

Appendix G - Treatment Methods for Historical Architectural Materials

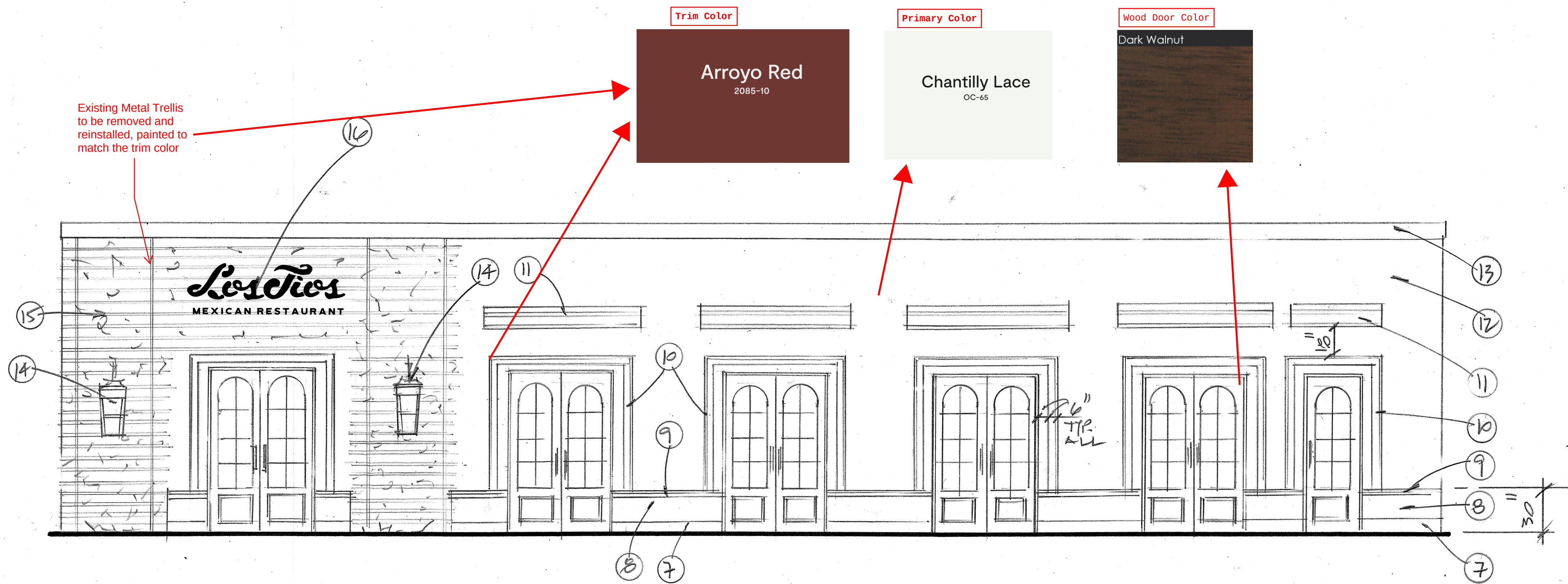
Figure G-4 depicts paint palettes from 1954 by Kem-Glo (a subsidiary of Sherwin Williams) that provide recommended colors from the appropriate time period as the building was constructed in 1960.

STAFF RECOMMENDATION:

These requests would result in a substantial change to the property. However, the property is a Low-rated property and Sec. 3.2.6, 3.2.7, 3.2.8 only provide recommendations not requirements. Staff recommends approval of the application as presented.

ATTACHMENTS:

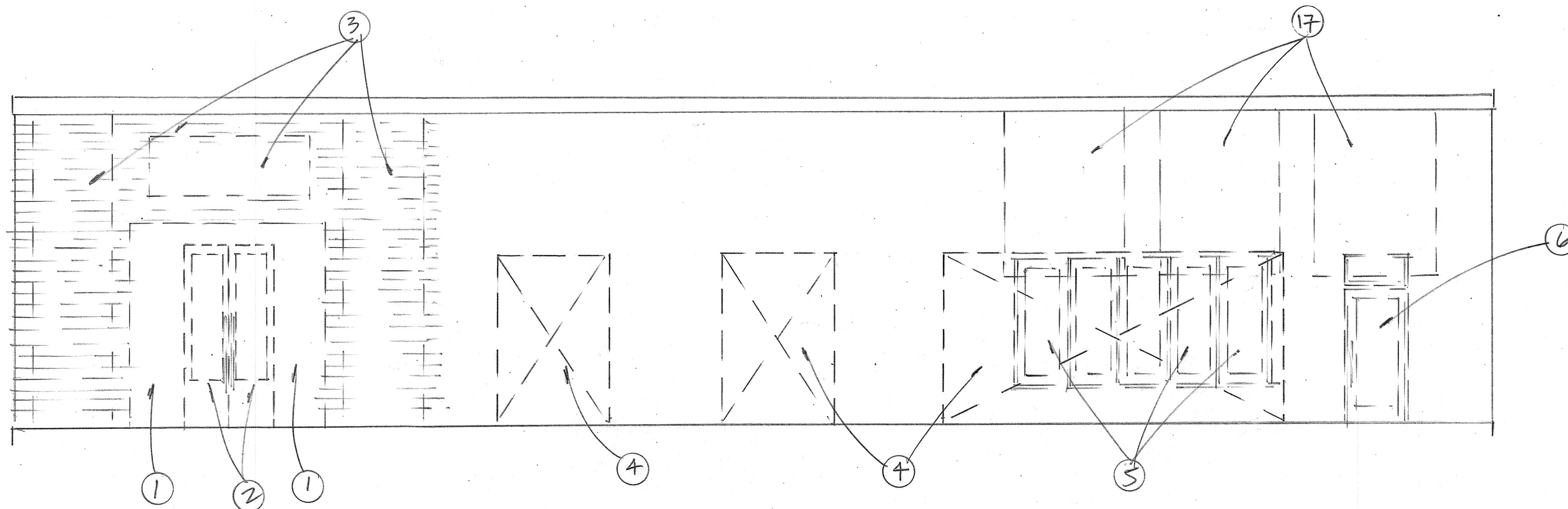
1. 2024-641-los tios fredericksburg paint colors elevation
2. 2024-641 Info
3. 2024-641 Appendix G Colors



2 NEW EXTERIOR FRONT ELEVATION

EXTERIOR COLORS TO BE AS FOLLOWS:

1. ALL TRIM TO BE "ARROYO RED" 2085-10 BY BENJAMIN MOORE
2. ALL WOOD DOOR STAIN TO BE DARK WALNUT
3. ALL EXTERIOR BUILDING STUCCO TO BE "CHANTILLY LACE" OC-65 BY BENJAMIN MOORE

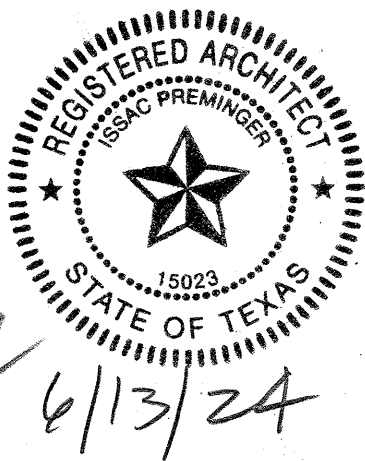


1 EXISTING EXTERIOR FRONT ELEVATION

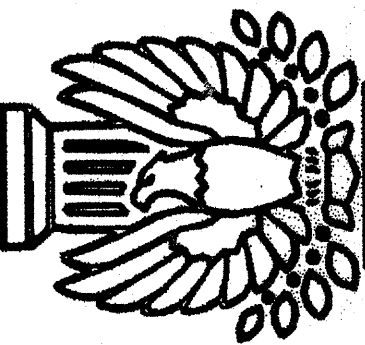
KEYED NOTES:

1. REMOVE EXISTING RECESSED NON LOAD BEARING FRAMED WALL.
2. REMOVE EXISTING FRONT SET OF NON CODE COMPLIANT DOORS.
3. EXISTING DECORATIVE LATTICE WORK TO REMAIN, REMOVE TO REPAINT BUILDING.
4. REMOVE PORTION OF EXISTING WALL FOR NEW EXTERIOR DOUBLE DOORS. SHORE AS NECESSARY AND PROVIDE STRUCTURAL STEEL LINTELS. CONSULT STRUCTURAL ENGINEER AS NECESSARY.
5. REMOVE EXISTING WINDOWS AND PORTION OF EXTERIOR WALL AS SHOWN FOR NEW EXTERIOR SETS OF DOUBLE DOORS. SHORE AS NECESSARY AND PROVIDE STRUCTURAL STEEL LINTELS. CONSULT STRUCTURAL ENGINEER AS NECESSARY.
6. REMOVE EXISTING EXTERIOR DOOR TO BE REPLACED WITH NEW.
7. NEW DARK BROWN PAINTED EIFS BASE BOARD AS AVAILABLE AT DRYVIT.COM
8. PAINT THIS SECTION IN DARK BROWN COLOR AS SPECIFIED BELOW.
9. NEW EIFS MOULDING TRIM ITEM 205C 122 604 AS AVAILABLE AT DRYVIT.COM TO BE PAINTED DARK BROWN AS SPECIFIED BELOW.
10. NEW EIFS MOULDING TRIM ITEM # 205T 156 604 TO BE PAINTED DARK BROWN AS SPECIFIED BELOW.
11. NEW EIFS CORNICE ITEM # 205C 184 604 AS AVAILABLE AT DRYVIT.COM TO BE PAINTED DARK BROWN AS SPECIFIED BELOW.
12. EXISTING STUCCO FINISHED BUILDING TO BE PAINTED ANTIQUE WHITE.
13. EXISTING BUILDING'S TRIM TO BE PAINTED DARK BROWN AS SPECIFIED BELOW.
14. NEW GAS LANTERN SCONCE, "ITALIANATE" AS MANUFACTURED BY BEVOLO WITH STANDARD WALL MOUNT BRACKET. LANTERN IS 33"HX15.25"WX15.25"D
15. EXISTING WALL TRELLIS TO BE PAINTED DARK BROWN AS SPECIFIED BELOW. TO HOST NEWLY PLANTED IVY GROWING OUT OF NEW PLANTER BEDS PROVIDED BELOW.
16. NEW SIGNAGE TO BE PERMITTED SEPARATELY BY SIGNAGE CONTRACTOR.

ISSAC PREMINGER ARCHITECTURE & DESIGN INTL. P.L.L.C.
3262 WEST MAIN #13, HOUSTON, TEXAS 77098 PHONE 713.822.3734
WWW.IPREMINGER.COM



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REVISIONS
ISSUE DATE DESCRIPTION

4.10

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

203 E. San Antonio



Site ID No.	470	1983 Historic Resources Survey
Address	203 E. San Antonio	
Date	1960	
Stylistic Influence		
GCAD Hyperlink	R24244	
Owner	BOLTON, JOHN T & CAROL	Previous Site No. _____
Historic District	Yes Extension of Historic District	Previous Ranking _____
Assessment	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.	
		Previous Photo References
		Roll _____
		Frame _____

2002 Re-evaluation

☐ High ☐ Medium ☒ Low

Notes





Figure G-4. Paint palettes from 1954 from Kem-Glo (a subsidiary of Sherwin Williams). Source: Retro Renovation, accessed May 5, 2020, <https://retrorenovation.com/2013/09/10/1955-paint-colors/>.

Standard, September 24, 2019, <https://www.fredericksburgstandard.com/commentary/letters-editor-19>.



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: September 10, 2024

CATEGORY: CONSENT AGENDA

CAPTION: **2024-573** - *105 N Acorn* - request to re-rate an accessory structure from Medium to Low to allow for demolition by applicant Adam Hahn

SUMMARY:

The applicant has submitted a Certificate of Appropriateness application requesting permission to

- 1.re-rate an accessory building from Medium to Low
2. demolish the outbuilding

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Application Number: 2024-573

Address: 105 N Acorn

Rating: Medium

Zoning: R1, Single Family Residential

Applicant: Bear Creek Construction - Adam Hahn

[Historic Preservation Ordinance No. 27-007](#)

Chapter 23 - PLANNING ARTICLE III. - HISTORIC PRESERVATION

Sec 23-58 - Designation of historic districts, historic landmarks and preservation priority rating.

When a property is incorporated into the Historic District, the Historic Review Board assigns a rating; Low, Medium or High to that property. At any time, an applicant may request a change to the rating of a specific property, and it is up to the Board to determine the appropriate rating for the structure. The property in question is a Medium-rated resource and the applicant is requesting a rating of Low so that the accessory building may then be demolished.

The definition of **Medium-rating** is as follows:

Resources that may or may not be identified as architecturally significant on an individual basis, but

are nonetheless valuable resources that add to the Historic District's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural or archaeological character of the Historic District or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium-rating shall be protected from demolition and, where possible, will be required or encouraged to maintain or improve architectural features.

The definition of a **Low-rating** is as follows:

Resources that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual 50-year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than 50 years of age, but which nevertheless may have relative value within the historic district, meriting preservation. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archaeological character of the district or property.

The property in question has a Medium-rating that extends to all structures located on the property, however, the accessory building requesting the re-rating has been substantially altered. Photos of the interior of the building show a small portion of a structure that appears to be the remainder of the original building. It is Staff's opinion that the resource has been severely altered and now provides little value to the Historic District.

Sec. 23-63 - Demolition/removal

Specifically forbids the demolition of a Medium-rated structure (b1). If the building is found to be hazardous it may be demolished or removed (d). (f) in the case of demolition the Board shall affirmatively find the following:

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 be reasonably done;
3. The condition of the resource building or structure is such that it has been 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.

STAFF RECOMMENDATION:

Given the significant disrepair of the structure and its lack of integrity due to numerous alterations and modifications to material, Staff recommends approval of re-rating of the building to low and approval of the demolition. Any salvageable material should be retained.

ATTACHMENTS:

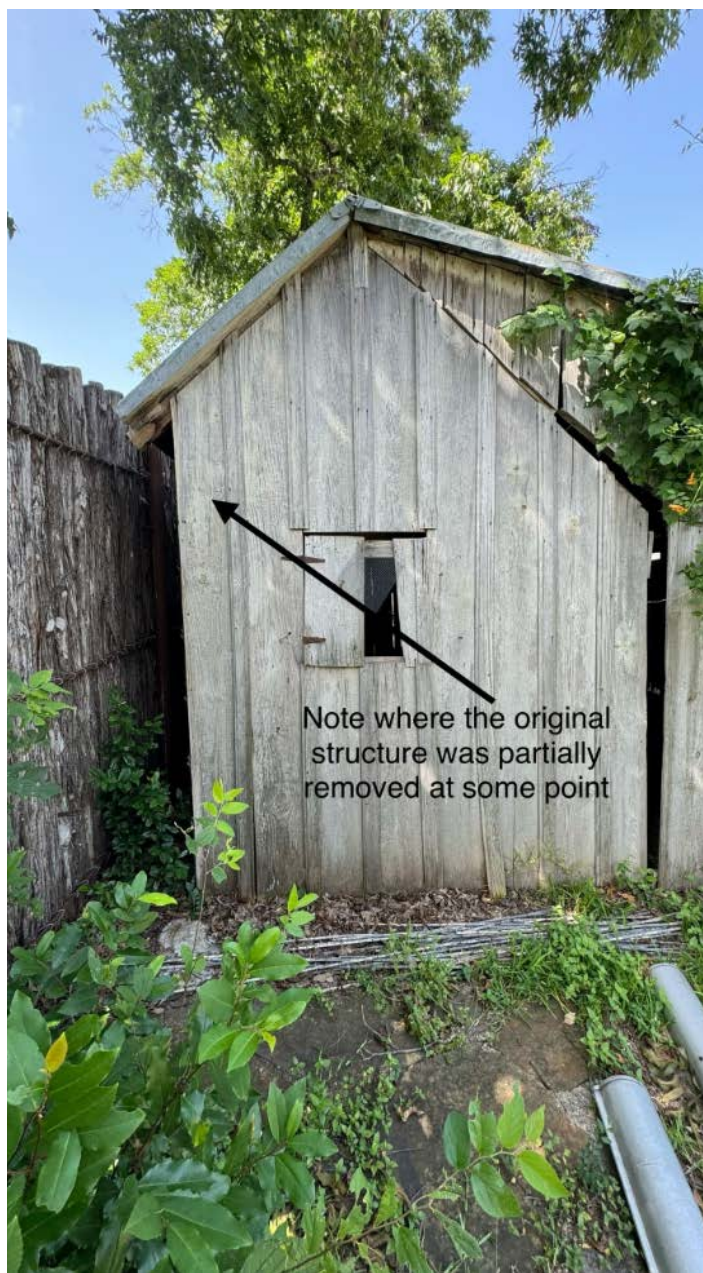
1. 2024-573 - Photos of Outbuilding
2. 105 N Acorn info
3. 105 N Acron sanborn map











Note where the original
structure was partially
removed at some point









105 N. Acorn



2002 Re-evaluation

☐ High
 ☒ Medium
 ☐ Low

Site ID No. 525
Address 105 N. Acorn
Date 1880
Stylistic Influence vernacular
GCAD Hyperlink [R28936](#)
Owner TRAVIS, GORDON D ETUX
Historic District Yes Historic District
Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes Exterior walls reclad with aluminum siding.

1983 Historic Resources Survey			
Previous Site No.	1		
Previous Ranking	2		
Previous Photo References			
Roll	29	29	
Frame	5	6	





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: September 10, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-458 - 607 W San Antonio - request to Construct new ~1200 sq ft guest house by owner Ann McGee

SUMMARY:

The applicant requests a Certificate of Appropriateness application to construct a 1199 sq ft guest house on property located at 607 W San Antonio. The guest house would be located at the rear of the property and would consist of a one-bedroom, one-bathroom unit. Materials to be XXX with an overall height XX

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a Medium-rated property that consists of a primary resource built in 1910. The lot is a large lot that consists of several outbuildings, including an art studio, a cabana, a shed, a gazebo, an outbuilding and a pool.

Application Number: 2024-458

Address: 607 W San Antonio

Rating: Medium

Zoning: R1, Single Family Residential

Owner: Ann McGee

3.4.1 Lot Coverage

When developing a historic property, it is important to maintain historic development patterns such as an open core for domestic and recreational use (c). There should also be a setback between the new accessory building and the historic primary building of 10 feet (e). In areas zoned R1, the footprint of any single accessory dwelling building shall not cover a larger footprint of the lot than the primary building (g). Off-street parking should be located at the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances

(i).

3.4.3 Accessory Buildings

Accessory buildings should avoid impacting significant historic resources or site features

(a) and should follow lot coverage standards

(b) The accessory building should be designed in such a way as to not visually overpower the surrounding historic buildings with a maximum allowed height of 28 ft

(c) Architectural ornament or stylistic detailing of any kind is not appropriate for new accessory buildings

(d) Consistent with historical lot-development patterns, new ADUs should be designed to look like a single, consistent dwelling unit

(e) Revealing structural elements - like true load-bearing posts and beams - is encouraged

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

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

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

STAFF RECOMMENDATION:

The main house is single story with wood siding.

The proposed ADU has a footprint of 1199 sq ft while the main resource has a footprint of 2,400 sq ft 3.4.1.g.

The ADU is located at the rear of the lot and maintains the required 10 ft setback from the primary resource 3.4.1.e.

There is existing parking located at the front of the lot but no new parking proposed 3.4.1.i. The proposed building avoids impacting the primary resource 3.4.3.a and is designed in such a way that it does not visually overpower the main residence with a proposed height of 24.4 to the top of the ridge 3.4.3.c.

The design avoids stylistic detailing 3.4.3.d and the proposed materials are appropriate for the new construction 3.4.3.j.

A color palette has not been provided but may be approved by the Historic Preservation Officer (HPO).

Staff does have concerns with the addition of a 7th structure to the lot, but does not have issues with the proposed development or use.

The house is designed to look like a primary structure with an elaborate front door and architectural features such as decorative brackets. The Main house is modest in design. The requested ADU should be simplified.

ATTACHMENTS:

1. 2024-458 Building Plans
2. 607 W San Antonio Info
3. 607 W San Antonio Aerial

Accessory Dwelling Unit for Ann McGee

607 W. San Antonio Street
Fredericksburg, Texas 78624

FOR REVIEW ONLY, NOT FOR CONSTRUCTION, PERMITTING OR PRICING

HOME INFORMATION	AREA	REMARKS
EXISTING HOUSE AREA	2,400 Gross Sq. Ft.	Information Provided by Owner
ADU AREA	1,200 Gross Sq. Ft.	50% Max. of Main Structure

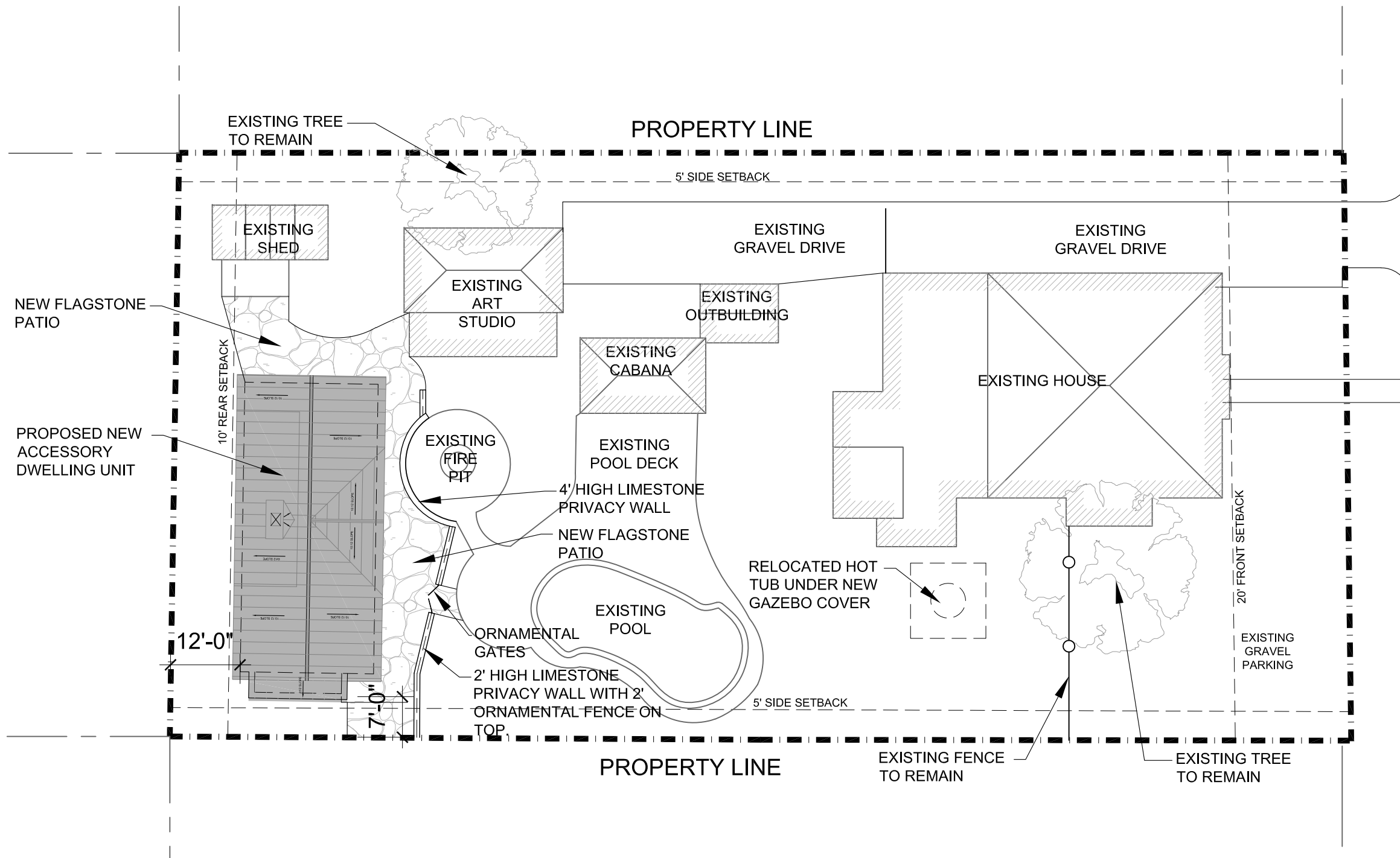
1. All square foot areas shown are approximate extents of new work. It does not contain associates areas that could be related with the Work, such as exterior patios, fencing or exterior HVAC pads.
2. Contractor is responsible for verifying all existing conditions prior to commencement of any work.

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE 2021 INTERNATIONAL RESIDENTIAL & CURRENT NATIONAL ELECTRIC CODES THAT HAVE BEEN ADOPTED BY BEXAR COUNTY.
2. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ANY REQUIRED INSPECTIONS BY THE BEXAR COUNTY FIRE MARSHAL'S OFFICE AND FOR UTILITY COMPANY (CPS AND/OR SAWS) INSPECTIONS.
3. ALL NEW WORK TO BE CONDUCTED IN A WORKMANSHIP-LIKE MANNER WITH APPROPRIATE SKILLS FOR THE TYPE OF WORK PERFORMED.
4. ANY WORK FOUND UNACCEPTABLE BY THE OWNER WILL BE REJECTED AND SHALL BE REMEDIED OR REPLACED AT THE COST OF THE CONTRACTOR.
5. EVERY EFFORT SHALL BE MADE TO MAINTAIN CLEANLINESS OF THE RENOVATION AREA AND TO PROTECT THE EXISTING HOUSE FROM DEBRIS OR CONSTRUCTION DUST.
6. CONTRACTOR IS RESPONSIBLE FOR HAUL OFF OF ALL CONSTRUCTION WASTE AND FOR PROPER DISPOSAL OF ALL CONSTRUCTION WASTE.

Drawing Sheets

- A-0 Cover Sheet
- A-1 Demolition Site Plan
- A-2 New Site Plan
- A-3 Ground Floor Plan
- A-4 Loft Floor Plan
- A-5 Exterior Elevation
- A-6 Exterior Elevation
- A-7 Exterior Elevation
- A-8 Exterior Elevation



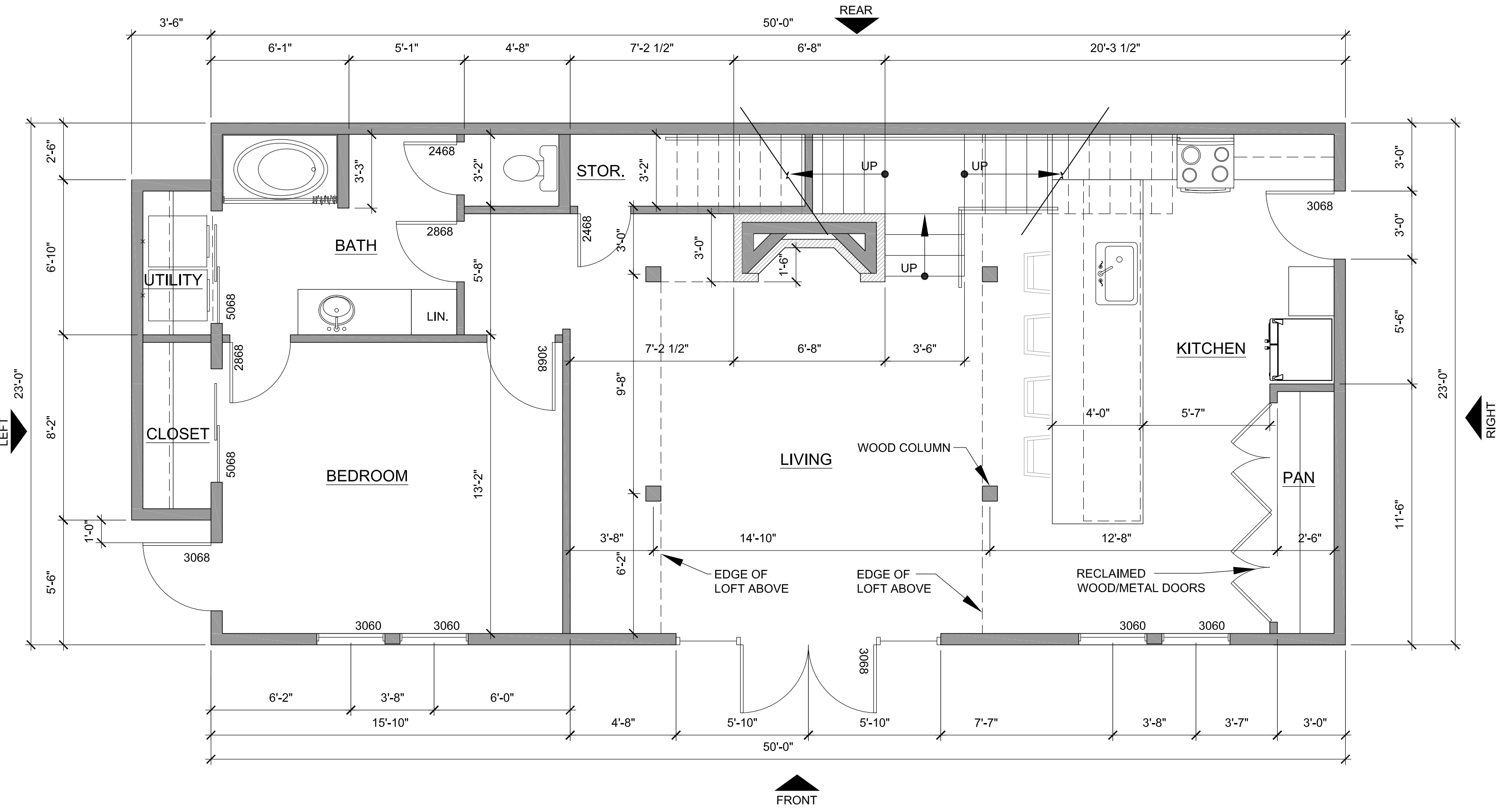
- GENERAL NOTES:**
1. SITE INFORMATION DERIVED FROM DEED MEETS AND BOUNDS, CITY INFORMATION FROM ZONE OF PROPERTY AND GOOGLE EARTH IMAGES.
 2. ALL SITE ITEMS TO BE VERIFIED BY A LAND SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.

W. SAN ANTONIO ST.



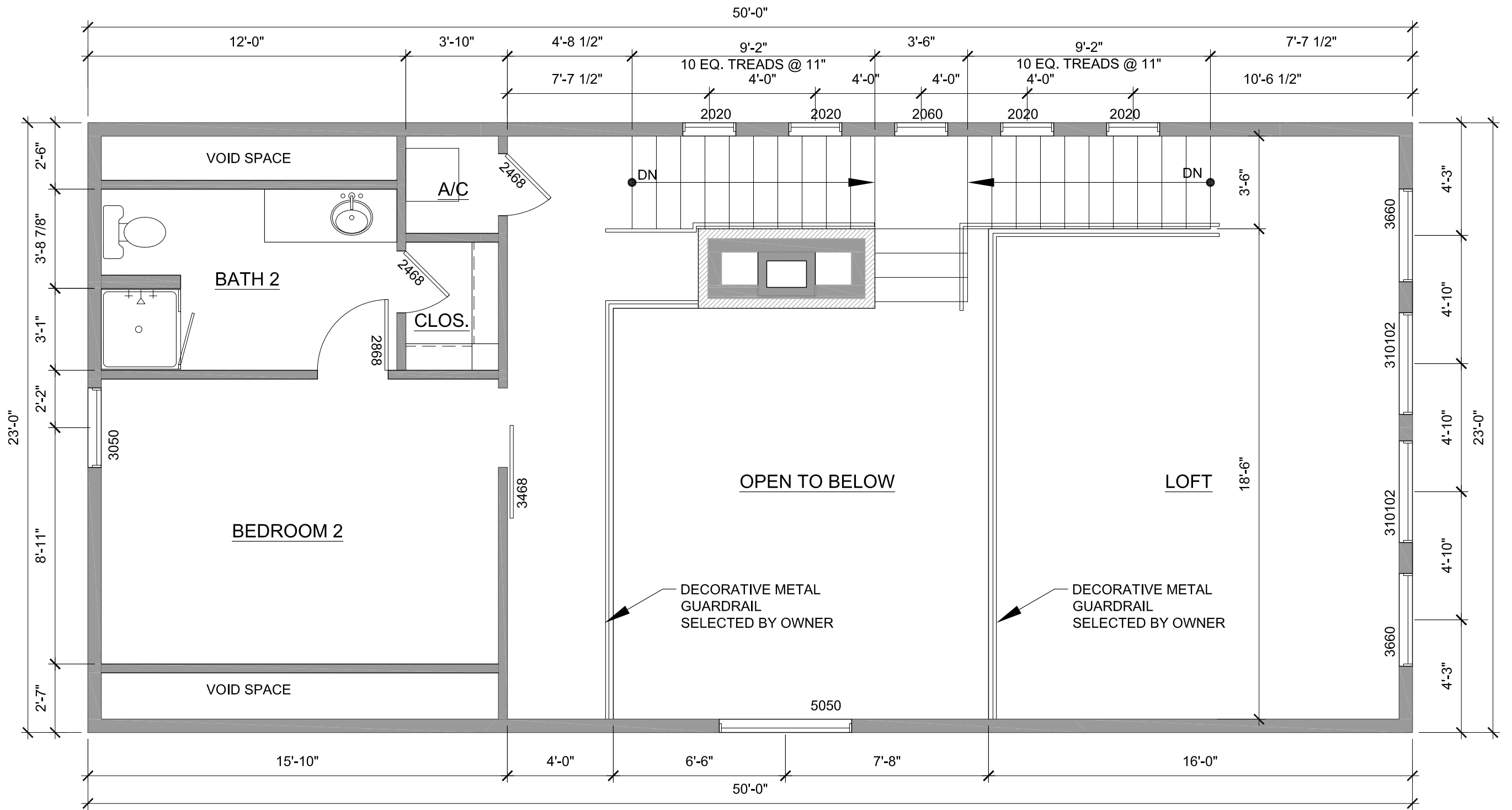
FOR REVIEW ONLY, NOT FOR CONSTRUCTION, PERMITTING OR PRICING

Project: Ann McGee - Accessory Dwelling Unit 607 W. San Antonio Street Fredericksburg, Texas 78624	Title: SITE PLAN Scale: 1" = 20'	Date: 07.28.24	Revisions: -	Sheet: A-2
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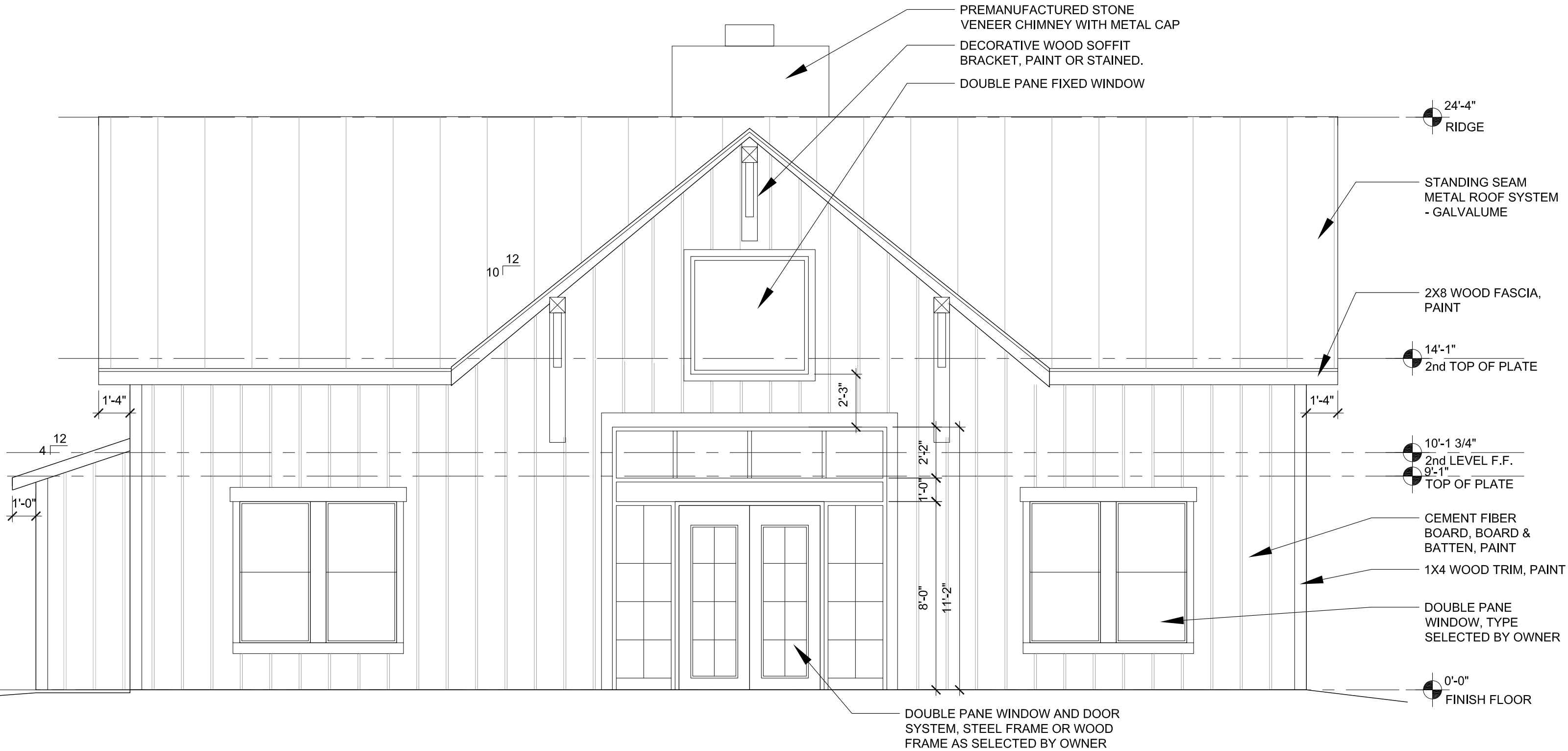
FOR REVIEW ONLY, NOT FOR CONSTRUCTION, PERMITTING OR PRICING

Project: Ann McGee - Accessory Dwelling Unit 607 W. San Antonio Street Fredericksburg, Texas 78624	Title: GROUND FLOOR PLAN Scale: 1/4" = 1'-0"	Date: 07.28.24	Revisions: -	Sheet: A-3
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FOR REVIEW ONLY, NOT FOR CONSTRUCTION, PERMITTING OR PRICING

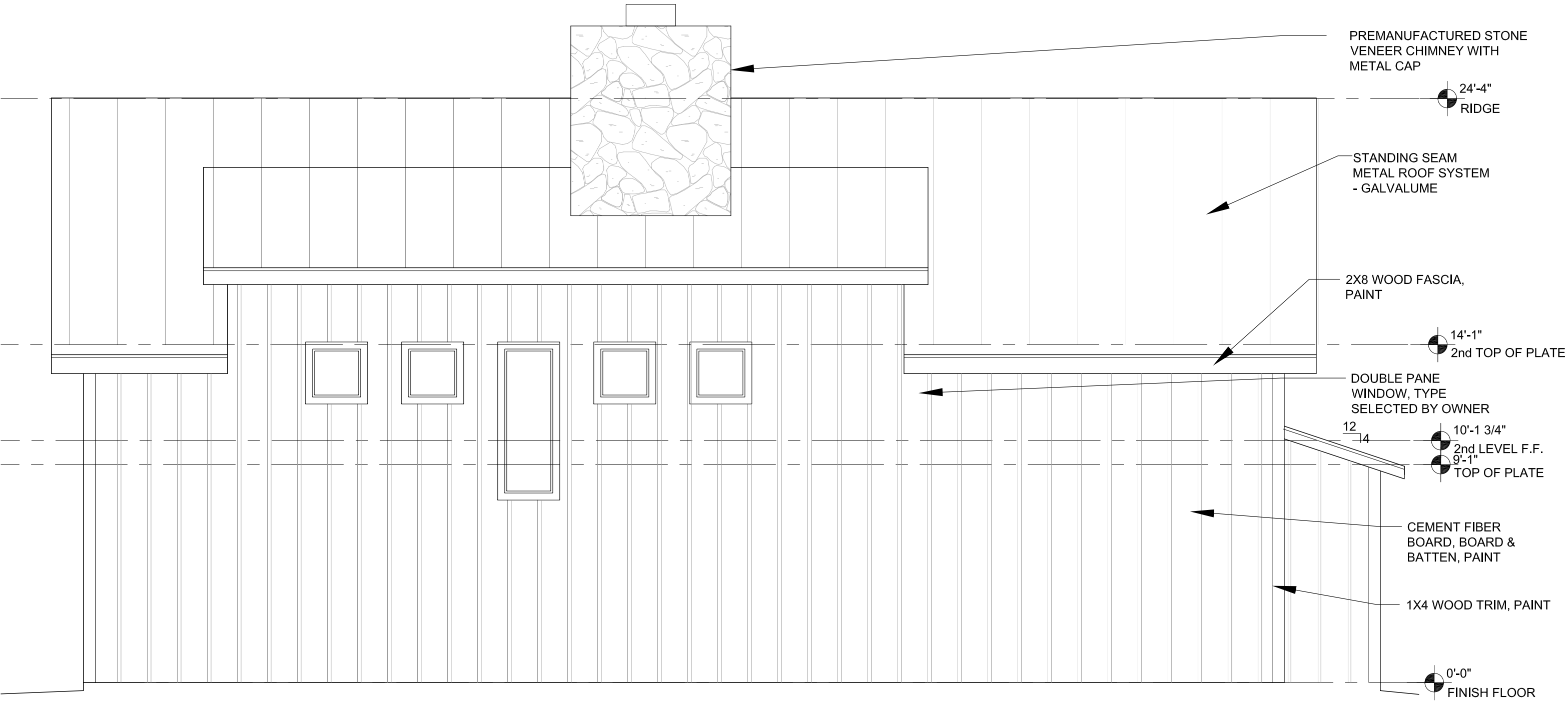
Project: Ann McGee - Accessory Dwelling Unit 607 W. San Antonio Street Fredericksburg, Texas 78624	Title: LOFT FLOOR PLAN Scale: 1/4" = 1'-0"	Date: 07.28.24	Revisions: -	Sheet: A-4
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FRONT ELEVATION

FOR REVIEW ONLY, NOT FOR CONSTRUCTION, PERMITTING OR PRICING

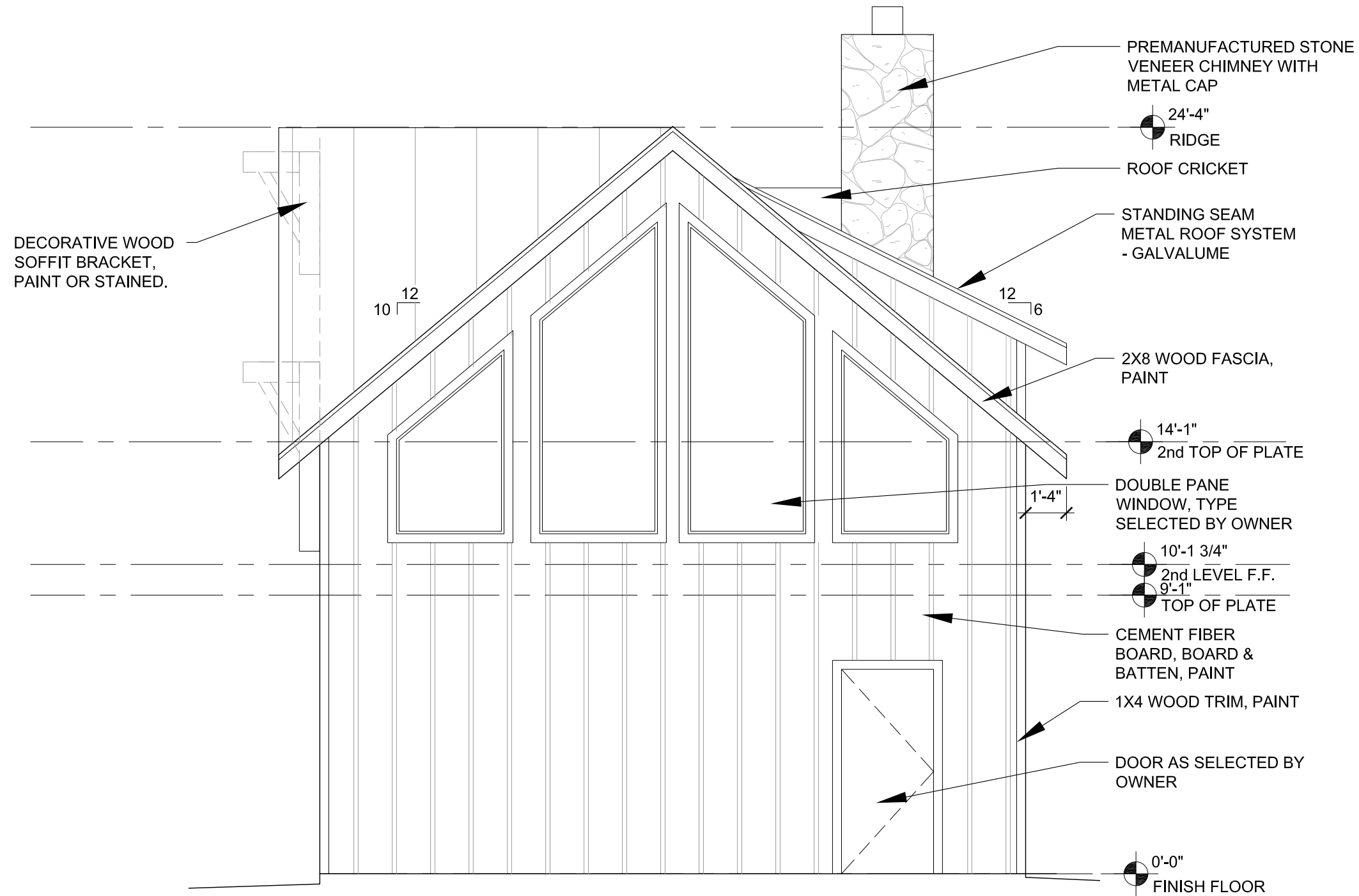
Project: Ann McGee - Accessory Dwelling Unit 607 W. San Antonio Street Fredericksburg, Texas 78624	Title: EXTERIOR ELEVATIONS Scale: 1/4" = 1'-0"	Date: 07.28.24	Revisions: -	Sheet: A-5
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REAR ELEVATION

FOR REVIEW ONLY, NOT FOR CONSTRUCTION, PERMITTING OR PRICING

Project: Ann McGee - Accessory Dwelling Unit 607 W. San Antonio Street Fredericksburg, Texas 78624	Title: EXTERIOR ELEVATIONS Scale: 1/4" = 1'-0"	Date: 07.28.24	Revisions: -	Sheet: A-6
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RIGHT ELEVATION

FOR REVIEW ONLY, NOT FOR CONSTRUCTION, PERMITTING OR PRICING

Project:

Ann McGee - Accessory Dwelling Unit

607 W. San Antonio Street
Fredericksburg, Texas 78624

Title:

EXTERIOR ELEVATIONS

Scale:

1/4" = 1'-0"

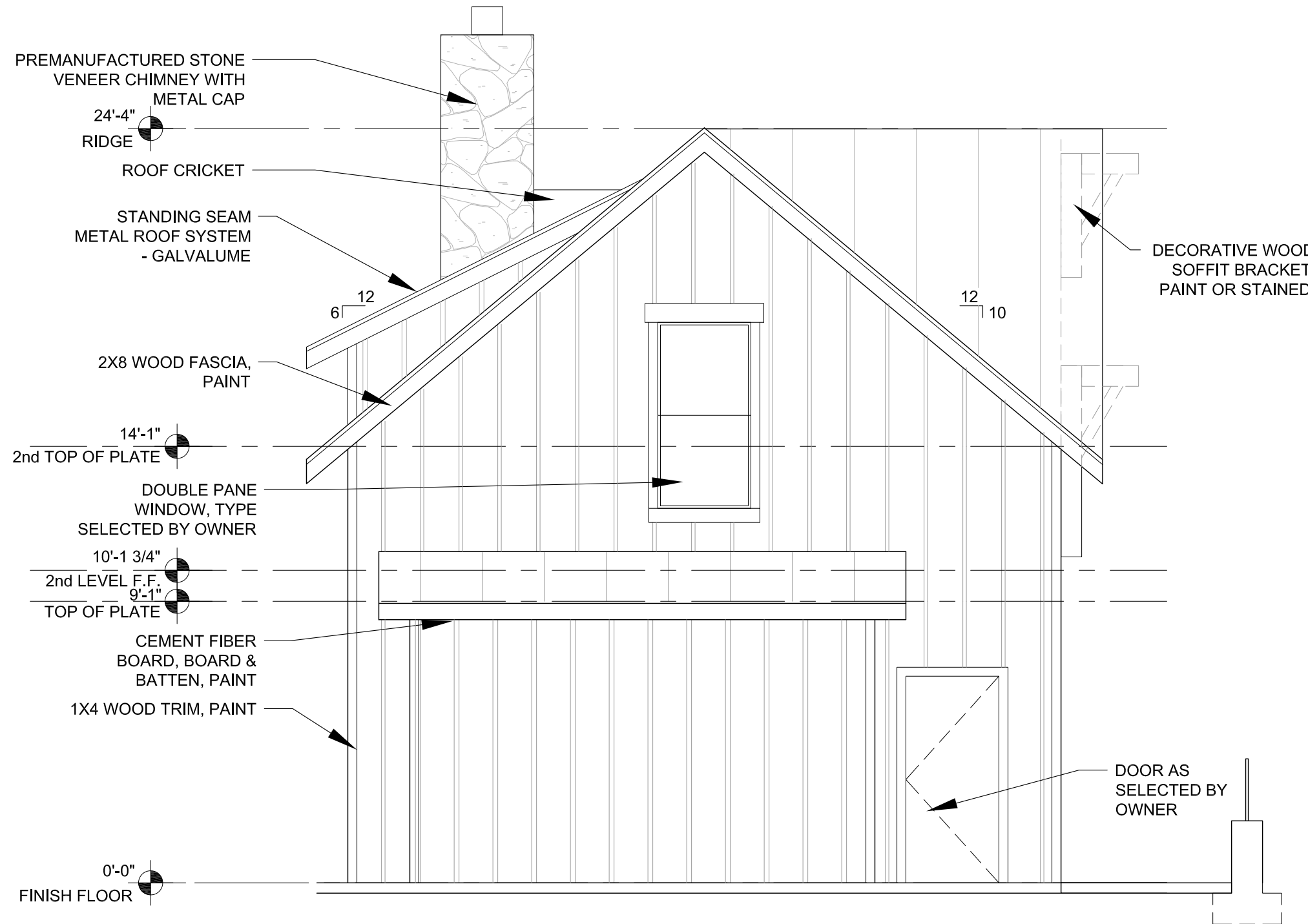
Date:

07.28.24

Revisions:

Sheet:

A-7



LEFT ELEVATION

FOR REVIEW ONLY, NOT FOR CONSTRUCTION, PERMITTING OR PRICING

Project:
Ann McGee - Accessory Dwelling Unit
607 W. San Antonio Street
Fredericksburg, Texas 78624

Title:
EXTERIOR ELEVATIONS
Scale: 1/4" = 1'-0"

Date:
07.28.24

Revisions:

Sheet:
A-8

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

607 W. San Antonio



2002 Re-evaluation

☐ High ☒ Medium ☐ Low

Site ID No. 188

Address 607 W. San Antonio

Date 1910

Stylistic Influence

GCAD Hyperlink [R2274](#)

Owner KAISER, PATTI D

Historic District Yes Historic District

Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

Notes

1983 Historic Resources Survey

Previous Site No. 709

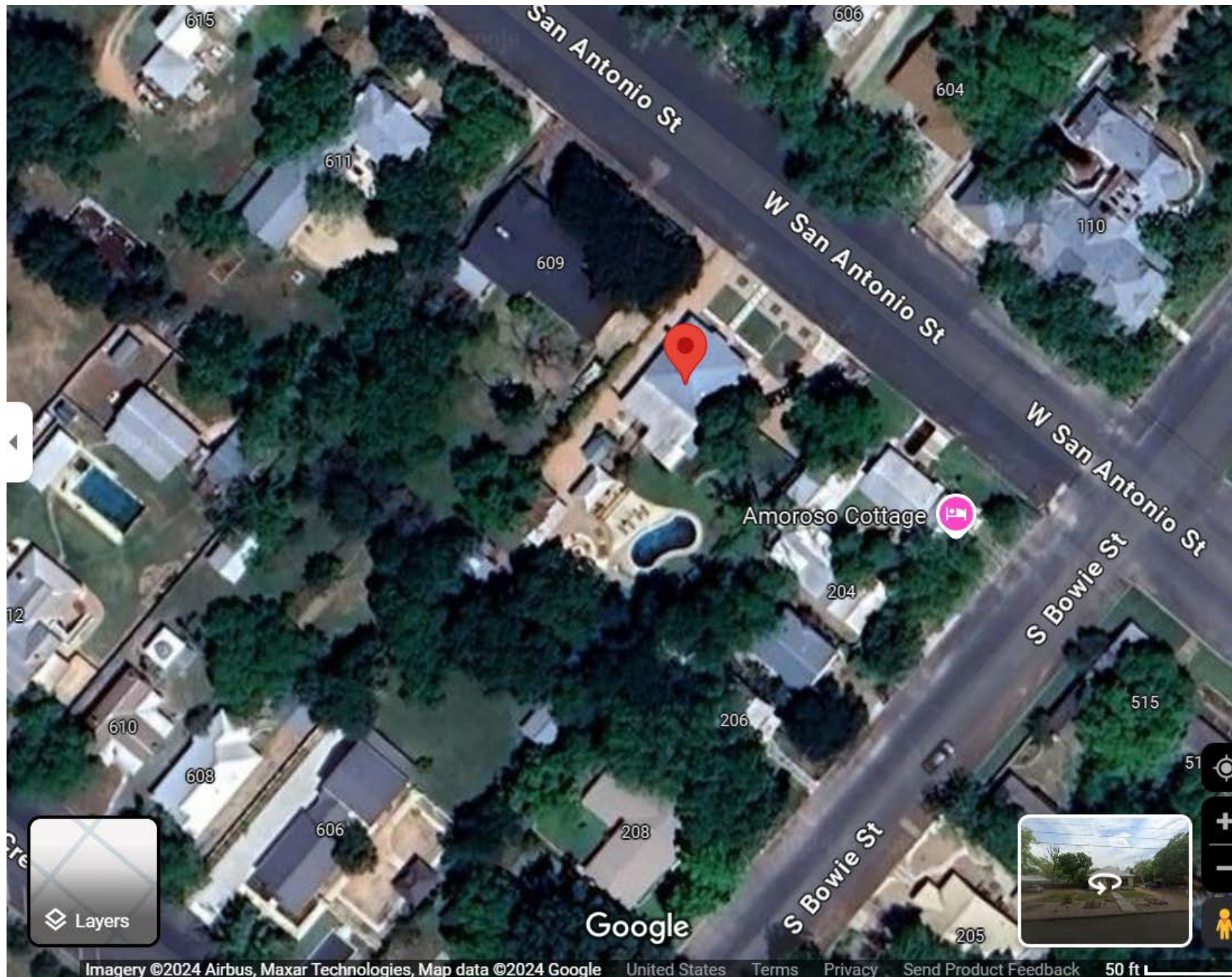
Previous Ranking 3

Previous Photo References

Roll 20

Frame 17







HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: September 10, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-643 - 100 W Main - request to construct new "Glockenspiel" Clock Tower in Marktplatz by Pedernales Creative Arts Alliance (PCAA) - Mike Zenner

SUMMARY:

The applicant has submitted a Certificate of Appropriateness application requesting permission to: construct a 45' tall Glockenspiel Bell Tower on the east corner of Marktplatz. The tower would measure approximately 12' x 12' x 45' and include moving figurines (on two sides), functioning clock, and authentic functioning cast bronze bells.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Marktplatz is the home to many buildings and pavilions, but most notably, it is the home to the Vereins Kirche (VK) which was originally built in 1847 in Main Street (San Saba Rd) and was rebuilt in 1934 in the middle of the square. The VK was a multi-purpose building serving as a school, church and meeting place and currently serves as a museum operated by the Pioneer Museum. The VK is a High rated property that is an outstanding example of architecture and the property contributes significantly to local history. In addition to having a significant impact to the local Historic District the VK is a RTHL property and is listed in the National Register of Historic Places.

Application Number: 2024-643

Address: 100 W Main - 126 W Main

Rating: High

Zoning: PF, Public Facilities

Applicant: Pedernales Creative Arts Alliance (PCAA) - Mike Zenner

The proposed request consists of a 45' tall bell tower that has a 14' tall archway built out of pillowed limestone that moves upward to an 8ft enclosure with moving fiberglass figurines (on two sides) and includes a standing seam roof that projects from the tower. The tower continues with a clock located on all four sides with a stucco or smooth cut limestone facade and then cast bronze bells topped with

ornamental brackets and a standing seam roof. The proposed location for the tower is on the East corner of Marketplatz located between the Adelsverein Halle and the Oktoberfest Halle.

Attached exhibits show how the Glockenspiel would relate to the neighboring pavilions and the VK.

STAFF RECOMMENDATION:

The PCAA has received permission from City Council to locate a clocktower at the proposed location in Marktplatz and is seeking design approval from the HRB. The applicant has researched bell towers across the country and in Germany. The use of local materials and architectural elements already found on Marktplatz help the bell tower complement the rest of the square. While the height of the tower (45') is close to the height of the VK (46'6), the relatively small footprint (12'x12') of the tower limits the visual impact of the additional structure to the square. Staff recommends approval

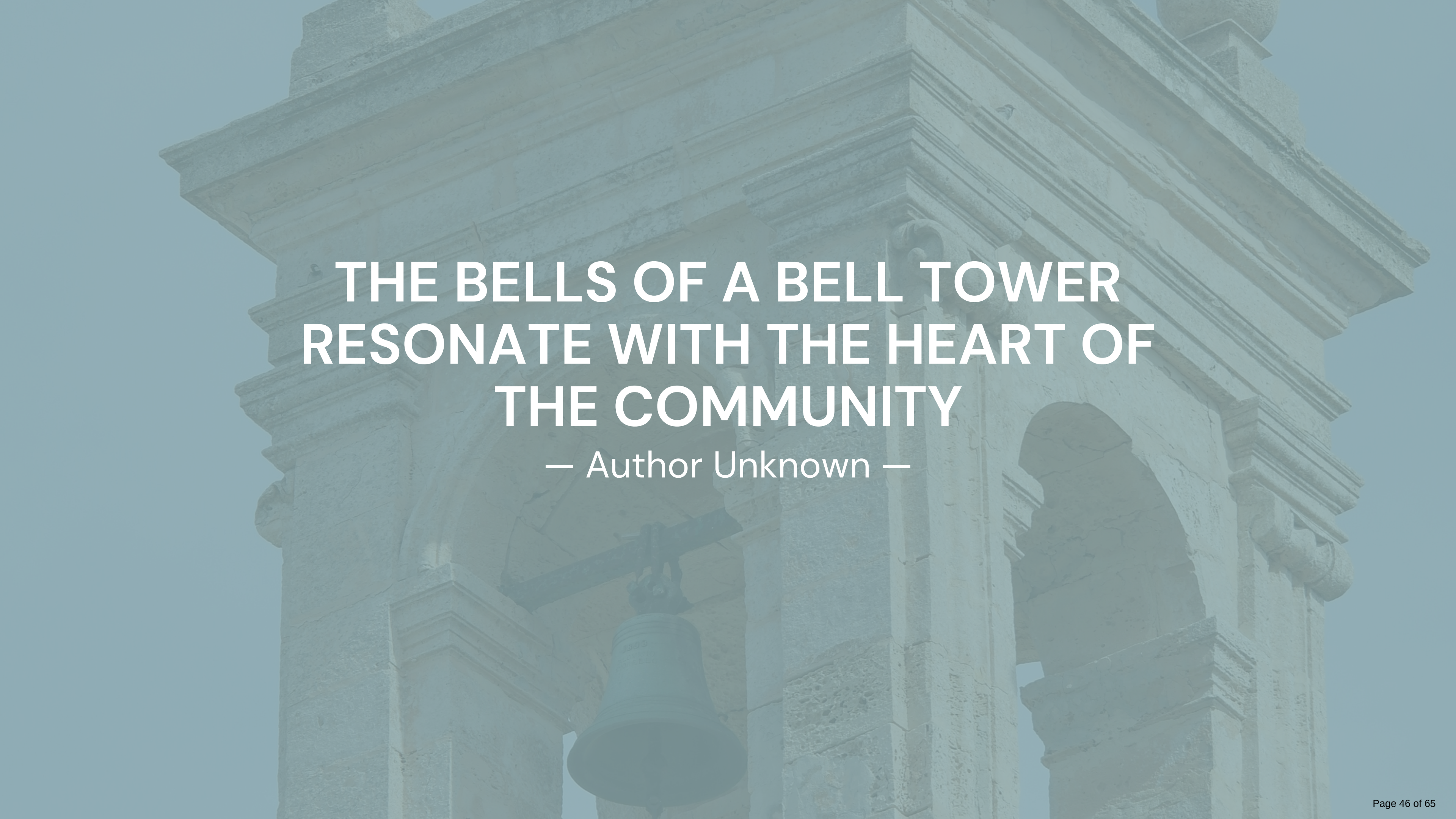
ATTACHMENTS:

1. 2024-643 - Glockenspiel Clock Tower Design
2. 2024-643 Info
3. rendering with materials/colors

INFUSING OUR HERITAGE

FREDERICKSBURG GLOCKENSPIEL





THE BELLS OF A BELL TOWER RESONATE WITH THE HEART OF THE COMMUNITY

— Author Unknown —

01. MISSION & VISION

02. PROJECT DETAILS

AGENDA

01. MISSION

Pedernales Creative Arts Alliance (PCAA) is dedicated to creating, preserving, and celebrating a Glockenspiel bell tower that enriches our community's German cultural heritage, fosters unity, and provides a gathering space for generations to come.

PCAA's mission is to honor tradition while embracing progress, ensuring that the Glockenspiel tower becomes an enduring symbol of pride and connection for the community of Fredericksburg.



01.VISION

Build a Glockenspiel bell tower that stands as a testament to our shared history and our aspirations for the future...

We envision creating:

- A cultural legacy
- Community hub for the town
- Architectural beauty
- Educational outreach
- Sustainability



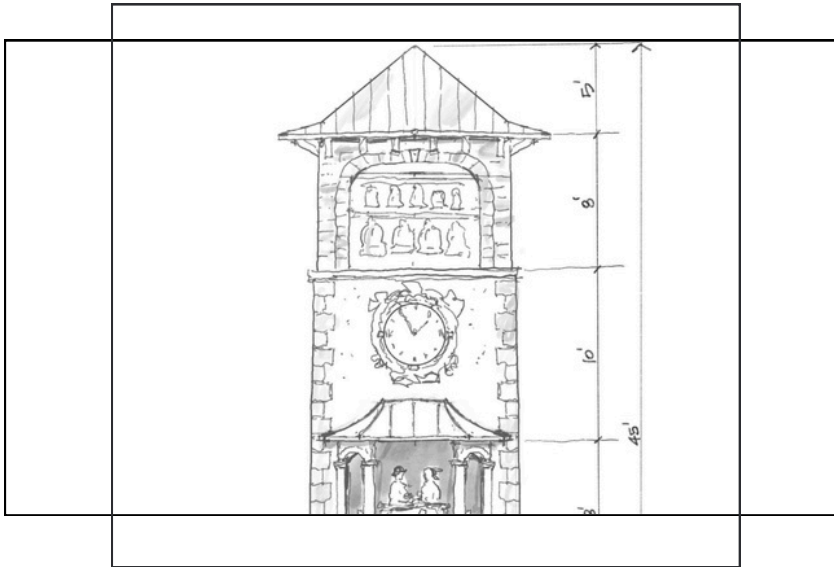
02. PROJECT DETAILS



LOCATION

We propose partnering with the City and Marktplatz Redevelopment Committee to find a location for the Glockenspiel bell tower.

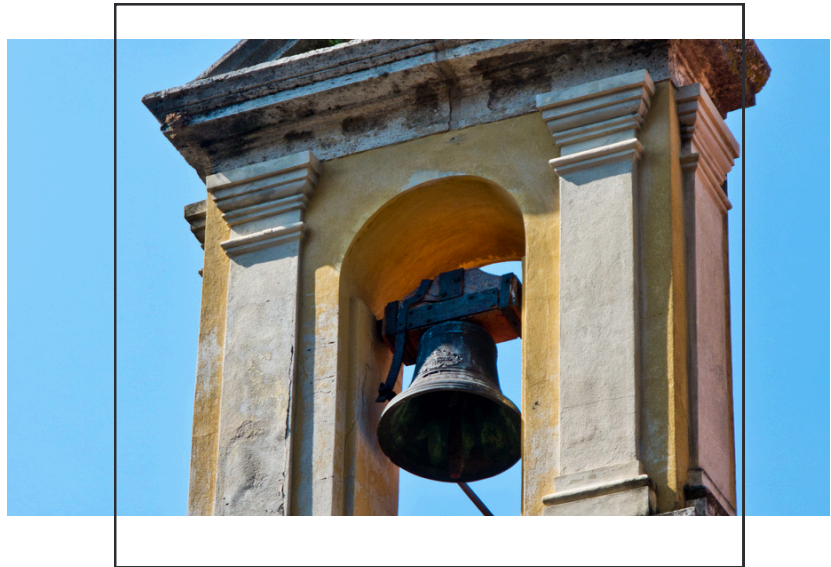
The ideal location would be in a prominent location, yet doesn't diminish the deserved prominence of Vereins Kirche.



DESIGN

The tower will be designed to harmonize with the local architecture.

It may incorporate elements like gothic arches, decorative stonework, a clock, moving figurines, and a prominent bell chamber.



MATERIALS

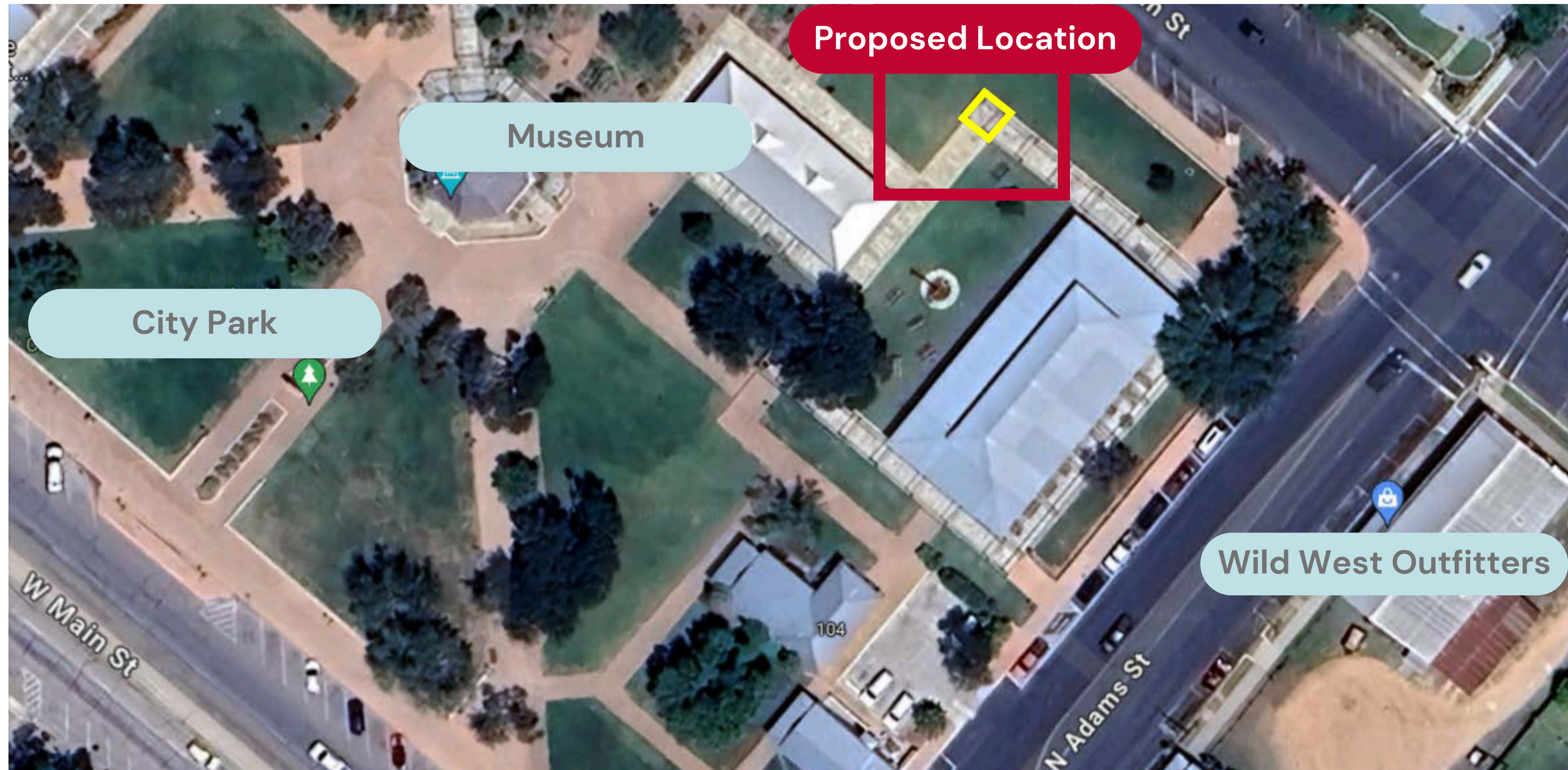
High-quality materials, such as local limestone, will ensure durability and authenticity.

Cast bronze bells will be the centerpiece for the tower. These bells will be complimented by a digital carillon allowing for greater musical flexibility, including the ability for concerts with the keyboard.



LANDSCAPING

Surrounding stone walkways will be expanded, with greenery and seating areas to enhance the overall experience.





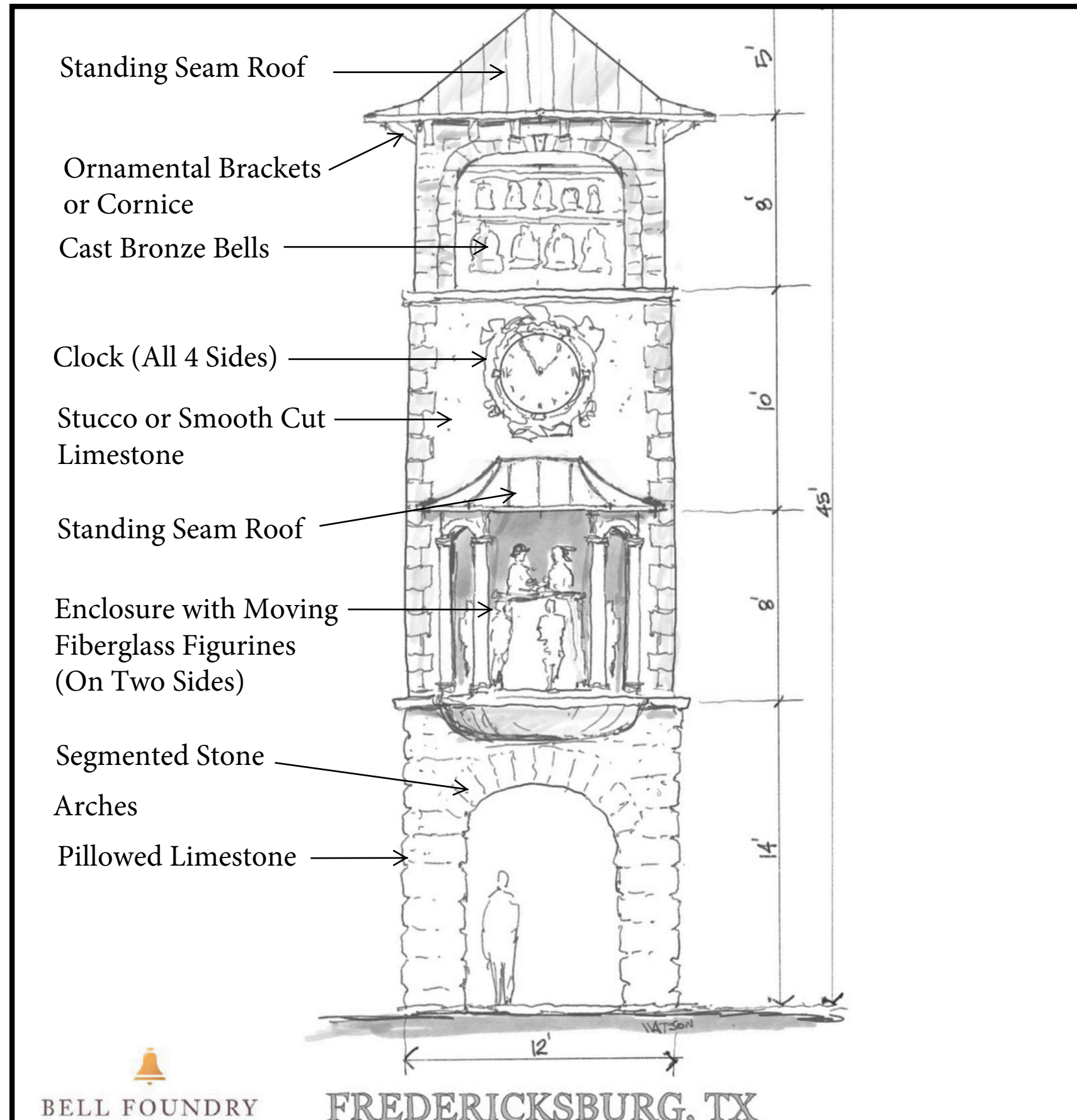






02. PROJECT DETAILS

Rough concept put together by Christoph Foundry in South Carolina.





VIEW FROM MAIN STREET



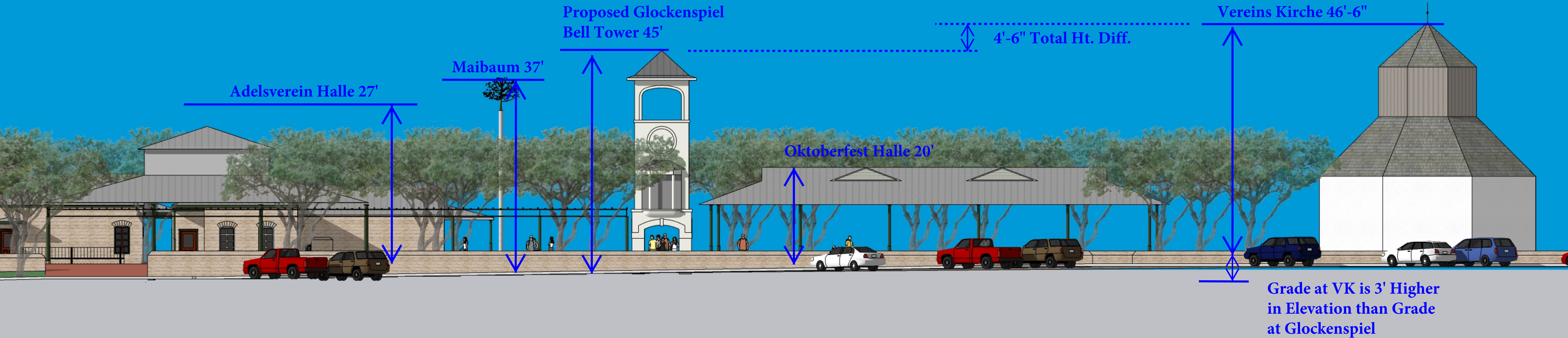
AERIAL VIEW FROM ADELVEREIN HALLE



EYE LEVEL VIEW FROM ADELSSVEREIN HALLE



VIEW FROM AUSTIN STREET



Elevation from Austin Street

Thank You!



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

100 (Vereins Kirche) W. Main



2002 Re-evaluation

☒ High ☐ Medium ☐ Low

Site ID No. 167

Address 100 (Vereins Kirche) W. Main

Date 1934

Stylistic Influence vernacular

GCAD Hyperlink

Owner

Historic District Yes Historic District

Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Property contributes significantly to local history or broader historical patterns.

Notes Recorded Texas Historic Landmark, and listed in the National Register of Historic Places. Vereins Kirche is a replica of the original structure. The original corner stone was used in the replica. The building served as a community church, a fort for protection against the Indians, a storehouse and a meeting place.

1983 Historic Resources Survey

Previous Site No. _____

Previous Ranking 1

Previous Photo References

Roll 29

Frame - - - - -





FREDERICKSBURG, TX



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: September 10, 2024

CATEGORY: DISCUSSION ITEMS

CAPTION: Demo by Neglect Update

SUMMARY:

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

STAFF RECOMMENDATION:

ATTACHMENTS:

None