



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, June 10, 2025 ~ 5:30 PM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

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

Donna Heinen Sanders, Member
Joe Salinas, Jr., Member
Amy Slaughter, Member

The City of Fredericksburg Historic Review Board will meet in a regular session on June 10, 2025, 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 June 10, 2025.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to jmusgrove@fbgtx.org

Verbal Comments:

Sign up in-person between 5:00 p.m. and 5:30 p.m. at the New City Hall at East Campus 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624.

You will be limited to 3 minutes to speak.

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. APPROVAL OF MINUTES

- A. May 13, 2025, Regular Meeting Minutes

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. **2025-547 - 203 E San Antonio - Los Tios - Request to Paint a Sign/Mural on the West Side of the Resource.**
- B. **2025-529 - 416/418 East Main - Brookes Bubble Bar - Request to Construct an Outdoor Bar**

- C. **2025-542 - 311 E Travis - Michael Perez - Request to Modify the Exterior of the Medium-Rated Resource**

6. DISCUSSION ITEMS

- A. Gillespie County Historical Society - Future Maintenance Facility
- B. Demolition By Neglect
- C. Historic Preservation, The Arts and Hotel Occupancy Taxes
- D. Senior Planner - Historic Preservation Officer Reports

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM on June 6, 2025, 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 REDERICKSBURG**

**HISTORIC REVIEW BOARD
MEETING MINUTES
May 13, 2025
5:30 PM**

On this 13th day of May 2025, the Historic Review Board convened in regular session at the New City Hall at East Campus, 2818 E. U.S. Highway 290, Fredericksburg, Texas, with the following members present to constitute a quorum:

PRESENT:

Sharon Joseph
Todd Eidson
Joe Salinas, Jr.
Amy Slaughter
Cyd Donnell
Jessica Mittel

ABSENT:

David Bullion
Donna Heinen-Sanders

ALSO PRESENT:

Shelby Collier – Senior Planner
Jan Musgrove – Planner 1
Maria Garcia – City Attorney

CALL TO ORDER

The meeting was called to order at 5:30 PM by Vice Chair Jessica Mittel.

MINUTES

The April 8, 2025, Historic Review Board meeting minutes were unanimously approved.

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

2025-219 - 109 W Centre - Mary Cunningham - Request to demolish existing 1,232 sq ft residence and construct a 2,663 sq ft residence and a 452 sq ft detached guesthouse

Applicant: Bob And Mary Cunningham

Staff Presentation: Shelby Collier, Senior Planner

The applicant has submitted a Certificate of Appropriateness (COA) application requesting permission to:

Demolish the existing 1,232 sq ft residence, Construct a new 2,663 sq ft, one-story residence and Construct a 452 sq ft detached guesthouse building.

Staff Recommendation:

The development as proposed is consistent with traditional and historical development patterns 3.4.1(b)(c) with the layout focusing on the front porch, as well as an attached garage that is recessed from the front entry. In addition, the location of the guest house at the rear is appropriate but would need to maintain a 10-ft setback from the main building per 3.4.1(e). The use of materials is appropriate and the addition of a stone wainscot along the front which transitions into the chimney is appreciated. 3.4.2 (r)(s).

If the Board were to find the demolition request is appropriate per Sec. 23-63 Demolition/Removal of the Historic Preservation Ordinance, Staff could recommend approval of the new construction as proposed.

Discussion:

After a very brief discussion and a question regarding the type of siding to be use, to which the applicant responded with a horizontal hardiplank.

Sharon Joseph made a motion to approve the item. Cyd Donnell seconded the motion. All voted Aye and the motion carried.

2025-425 - 709 W Schubert - Texas Living Homes - Request to Demolish Existing Residence and Construct a 2 story, 3,524 sq ft Residence with a 632 sq ft Detached Garage that includes Living Space.

Applicant Jennifer Hyde

Staff Presentation: Shelby Collier, Senior Planner

The applicant has submitted a Certificate of Appropriateness (COA) application requesting permission to:

1. Demolish the existing 969 sq ft residence
2. Construct a new 3,524 sq ft, 2-story residence
3. Construct a 632 sq ft garage with living space
4. Construct a 900+ sq ft outbuilding with attached outdoor space

Staff Recommendation:

1. If the Board finds that the applicant has successfully addressed Sec. 23.-63, demolition may be approved.
2. Staff recommends approval of the new construction as presented.
3. Staff to review and approve the final color palette.

Discussion:

Discussion briefly revolved around height and mass of the building in rear to the neighborhood and the type of roof. As the project is new construction, the roof that was in the plans was approved.

Sharon Joseph made a motion to approve with staff recommendations.

Cyd Donnell seconded the motion. All voted Aye and the motion carried.

2025-407 - 202/204 S Adams - Plan B Group - Request to Demolish Existing 4,092 sq ft Commercial Retail Building and Conceptual Approval for the Construction of a 4,914 sq ft, Single-Story Restaurant Building.

Applicant: Jesse Barter

Staff Presentation: Shelby Collier

The applicant has submitted a Certificate of Appropriateness (COA) application requesting permission to:

1. Demolish the existing 4,092 sq ft commercial building
2. Conceptual approval for the construction of a 4,914 sq ft, single-story restaurant building.

Staff Recommendation:

It is not often that a request to demolish a Commercial Building located within the Historic Shopping District is submitted and it is equally rare that a request for new infill construction is reviewed. Staff recognizes that this project as proposed would be a true legacy project located along a major corridor in the heart of downtown and would alter the view of West San Antoino and the two hundred (200) Block of South Adams.

With that said, the resource in question has little historical significance. The building possesses no formal style and was not designed or constructed by notable local artisans. In addition, the resource has fallen into disrepair and the materials used are not of high quality. The building has a cast concrete block foundation that would make relocating the resource challenging. The buildings' current condition does not promote the goals of the Historic Preservation Ordinance, whereas the proposed new construction compliments the district and surrounding properties and does not detract from significant historic resources. Sec.23-63/Ordinance No. 27-007.

As for the new construction, the proposal maintains the same street front orientation as contributing buildings on the same block (3.4.2.2.e) and proposes appropriate heights (3.4.2.2.g/h). The design does not visually overpower the surrounding buildings (3.4.2.2.i) rather, it is made to compliment as the intent of the project is to be an extension of the neighboring development at 210 S Adams (Hill & Vine).

Staff Recommendation:

1. If the Board finds that the applicant has successfully addressed Sec. 23-63, demolition may be approved.
2. Staff recommends conceptual approval of the proposed new construction. More information will be needed regarding the proposed materials and their placement as well as color selections and landscaping. However, the overall design and form are appropriate per Sec. 3.4.2.2.

Discussion:

Most of the discussion revolved around.

- a. Parking issues involving access to San Antonio street.
 - i. Shelby Collier mentioned that a variance might be required.
 - ii. Jesse Barter mentioned that TxDot would not allow for a driveway on Adams Street.
- b. Landscaped areas and that the setbacks for the building had been pushed back fifteen (15) feet to allow a better view of the high rated “Sunday Supply”.
- c. Amy Slaughter mentioned that the trash area would benefit from the bigger setbacks and thanked the applicant for making that a consideration.

Sharon Joseph made a motion to approve the demolishing of the commercial building and approve the conceptual drawings for the new restaurant.

Todd Eidson seconded the motion. All voted Aye and the motion passed.

2025-432/433 - 413 E Main - Westmill Properties LLC - Request to Repair the Existing Resource, Re-rate a Barn and Storage Building from Medium to Low, Demolish Barn and Storage Building and Construct 8 Short-Term Rental Units

Applicants: Adam and Becki Hudson

Staff Presentation: Shelby Collier, Senior Planner

The applicant has submitted a Certificate of Appropriateness (COA) application requesting permission to:

1. Request to Repair, Repaint and Overall Rehab the Existing Resource

2. Request to Re-rate existing Barn and Storage Building from Medium to Low
3. Request to Demolish the Barn and Storage Building
4. Request to Construct 8 Short-Term Rental Units

Staff recommendation:

The resource in question, while fallen into disrepair, has a great deal of historical significance. Fredericksburg has a limited number of Victorian resources and even fewer of the distinctive Queen Anne style. The development proposed makes the focal point the existing resource and provides adequate setbacks from the existing and new construction as required per Sec. 3.4.1. In addition, the proposed parking is located behind the main building and does not detract from the overall development.

The new construction attempts to minimize the mass and scale by combining multiple units into single buildings as required by Sec. 3.4.3 and the clustering of the units creates a walkable and comfortable environment for guests to gather and congregate. With that said, in researching the 1915 Sandborn maps, there is evidence of an outbuilding on the property that may or may not be the barn in question. Staff are not comfortable with the idea of demolition of the resource until further research is conducted.

As for the style of development, paint is an important feature of a Queen Anne and Staff does not believe that the colors proposed are appropriate for the style or age of construction.

Staff's recommendation is as follows:

1. Staff recommends approval of the request to repair and rehab the existing resource; however, Staff does not recommend approval of the colors as requested.
2. Staff does not recommend approval of the request to re-rate the Barn and Storage building and believe the age of construction needs to be evaluated.
3. Staff do not recommend approval of the request to demolish the Barn and Storage building.
4. Staff do not recommend approval of the request to construct 8 Short-Term Rental Units. Staff has no issue with the layout and design (short of the colors) however, the question of the Barn and Storage building should be resolved prior to approving the new construction to take its place.

Discussion:

After much discussion and with the uncertainty of the condition of the ancillary buildings and the wellhouse, the Board requested a Site visit with Staff so that more information could be collected on these outbuildings.

Cyd Donnell made a motion to deny the following:

Demolition of the outbuildings and wellhouse, construction of the new fence and the new construction of the Short-Term rental units.

Amy slaughter seconded the motion, and all voted aye, and the motion passed.

Cyd Donnell made a motion to approve the following:

- a. To move the pier and beam house to the east which will widen the driveway to approximately 14feet.
- b. To demo and replace the enclosed porch on the east side of the house.

Tood Eidson seconded the motion and all voted aye except Amy Slaughter and Joe Salinas, who voted nay. The motion passed passed 4 to 2.

Cy Donnell made a motion to deny the request to repair and re-painting of the wood finishes on the pier and beam house.

Amy Slaughter seconded the motion and all voted aye. The motion passed.

2025-418 - 107 N Orange - Signor Vineyards - Request to Construct a seventy-seven (77) sq ft Outdoor Bar.

Applicant: Clay Signor – withdrew the application at 5:28PM on the evening of May 13, 2025.

Director’s Report:

Evan Williamson, Interim Director of Development Services, was not in attendance.

Historic Preservation Officer Report: Shelby Collier

Update on the Demo By Neglect items, discussed that Code enforcement had noticed the three top offending properties and that these were now in the court system.

Shellby Collier mentioned that she was working on a report for both the Histroic Review Board and City Council on how other cities use HOT (Hotel Occupancy Tax) funds to finance demo by neglect properties and public Art projects. She stated that she hoped to have this ready to present at the June meeting.

She updated the Board members on the search for a new Director of Development Services; and indicated that a short list of applicants had been selected and that interviews were scheduled in the next couple of weeks.

Shelby Collier proceeded to thank Todd Eidson for his service to the Historic Review Board and congratulated him on his appointment with the City Council. She presented Mr. Eidson with a Certificate of Appreciation and the Board members expressed their appreciation for him too.

Cyd Donnell wanted to know about the city's jurisdiction purview on County owner businesses in the Historic District.

Maria Garcia, Legal Counsel for the City responded that the City did not have purview on State and Federal owned properties and that she would look more closely at the Ordinance in place and get back to the Board members.

Sharon Joseph asked about the Keidel House, Shelby Collier responded that she would follow up.

Jessica Mittel wanted to know if there were any updates on the Fredericksburg Bakery's porch posts that had been damaged due to a car accident several years ago. Shelby Collier responded that she had been in contact with the owners and that they were having trouble difficulties in getting someone qualified to perform the work needed.

Shelby Collier also noted that the staff had been trying to connect with the owners and the contractor on the Keenaman house at 413 W Creek but had not had any success. The lot and home look to have been abandoned and that work seems to have come to a grinding halt. The lot and the home were in a terrible state. She stated that she would reach out to code and Legal counsel for advice on next steps.

Adjournment:

With no further business to discuss, the meeting was adjourned at 7:56PM.

PASSED AND APPROVED on the 10th day of June 2025.

Jan Musgrove, Planner 1

David Bullion, Chairperson



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: June 10, 2025
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-547 - 203 E San Antonio - Los Tios - Request to Paint a Sign/Mural on the West Side of the Resource.

SUMMARY:

A Certificate of Appropriateness (COA) Application has been submitted requesting permission to paint a sign and mural on the west side of the building that says "Los Tios". The property is a Low-rated resource built in 1960 that is the current home to Los Tios.

On Friday, April 11th, Code Enforcement visited the business as they identified that a sign had been illegally painted on the west side of the building (the Sign did not obtain the necessary COA or a Sign Permit). Code Enforcement informed the business of the necessary procedures and was then contacted by a representative regarding the necessary steps to come into compliance. On May 14th, Code Enforcement again contacted the business and informed them of the need to come into compliance at which point the applicant submitted a COA and paid all necessary fees including the \$300 penalty fee for performing work without the approved COA.

Staff submitted comments to the applicant on May 21, 2025 requesting additional information such as the size of the sign (height, width, length) as well as the placement of the sign in relation to the building. The applicant has not responded to the comments provided as of June 4, 2025.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Application Number: 2025-547

Address: 203 E San Antonio

Rating: Low

Zoning: CBD, Central Business District

Applicant: Adair Concepts - Nicholas Adair

[Historic Design Guidelines and Standards](#)

3.2.6 - Exterior Walls

Do not add new wall features or ornamentation where not historically present (f). Avoid painting historically unpainted exterior walls; this includes avoiding adding murals to previously unpainted walls (g). Refer to the period-appropriate paint palettes in Appendix G when selecting exterior wall colors (h). 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)

3.2.11 - Singage

Design new signs—including the configuration, shape, and profile— to reflect 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 (d) Appropriate materials for new signs include wood, metal, and fiber cement; vinyl and plastics are not appropriate (e) Position new signs so that they do not obscure historic character defining features (g) Attempt to position new signs so that they highlight and enhance the building’s significant character-defining features (h) Attach new signs in a manner that does not damage the original exterior wall material; for masonry walls, all attachments should anchor into the mortar rather than the masonry unit; use galvanized stainless-steel anchors to avoid rust (i)

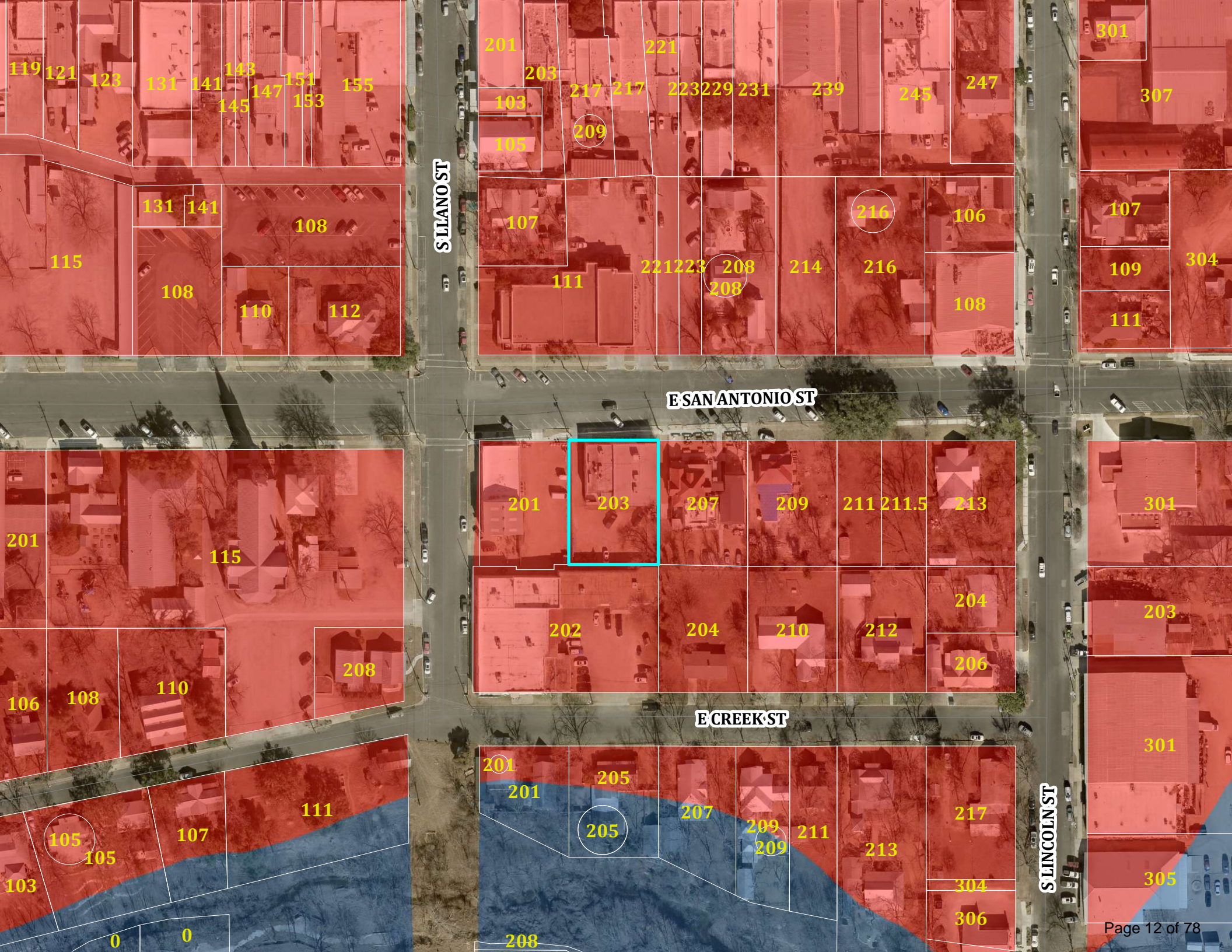
STAFF RECOMMENDATION:

The Sign/Mural as proposed is not appropriate per the Historic Design Guidelines and Standards. It is recommended not to add new ornamentation to exterior walls and in the event that a mural is painted, preference should be given to historical or cultural subjects rather than business promotion; 3.2.6(f)(n).

As the image depicted is not a representation of our community’s history or local culture and promotes the business, rather than the community or district, Staff recommends denial of the application as presented.

ATTACHMENTS:

1. 2025-547 Location Map
2. Historic Resource Survey
3. 2025-547-mural sign drawing - los tios
4. 2025-547 Review Comments
5. 203 E San Antonio_Email Correspondence
6. CE nov Prohibited Sign 203 E San Antonio



S ILANOST

E SAN ANTONIO ST

E CREEK ST

S LINCOLN ST



City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID

Address

Parcel Number

GCAD Valuation (as of 2017; where available)

Year Built

Year Altered

Area

Historic District

Recommendation

Priority

Assessment

2002 Photo



Photo Information & Notes

Image Name

Photo References

Notes

2002 SURVEY DATA (continued)

Property Description

Function	<input type="text" value="Commerce/Trade"/>	No of Stories	<input type="text" value="1"/>
Style	<input type="text" value="not provided"/>	Construction	<input type="text" value="load-bearing masonry"/>
Plan	<input type="text" value="square"/>	Foundation	<input type="text" value="slab"/>
Exterior Walls	<input type="text" value="concrete block"/>	Roof	<input type="text" value="flat"/>
Porches	<input type="text" value="entry"/>	Windows	<input type="text" value="fixed wood sash"/>
Outbuildings	<input type="text" value="not provided"/>	Doors	<input type="text" value="single-leaf door"/>
Alterations	<input type="text" value="not provided"/>		

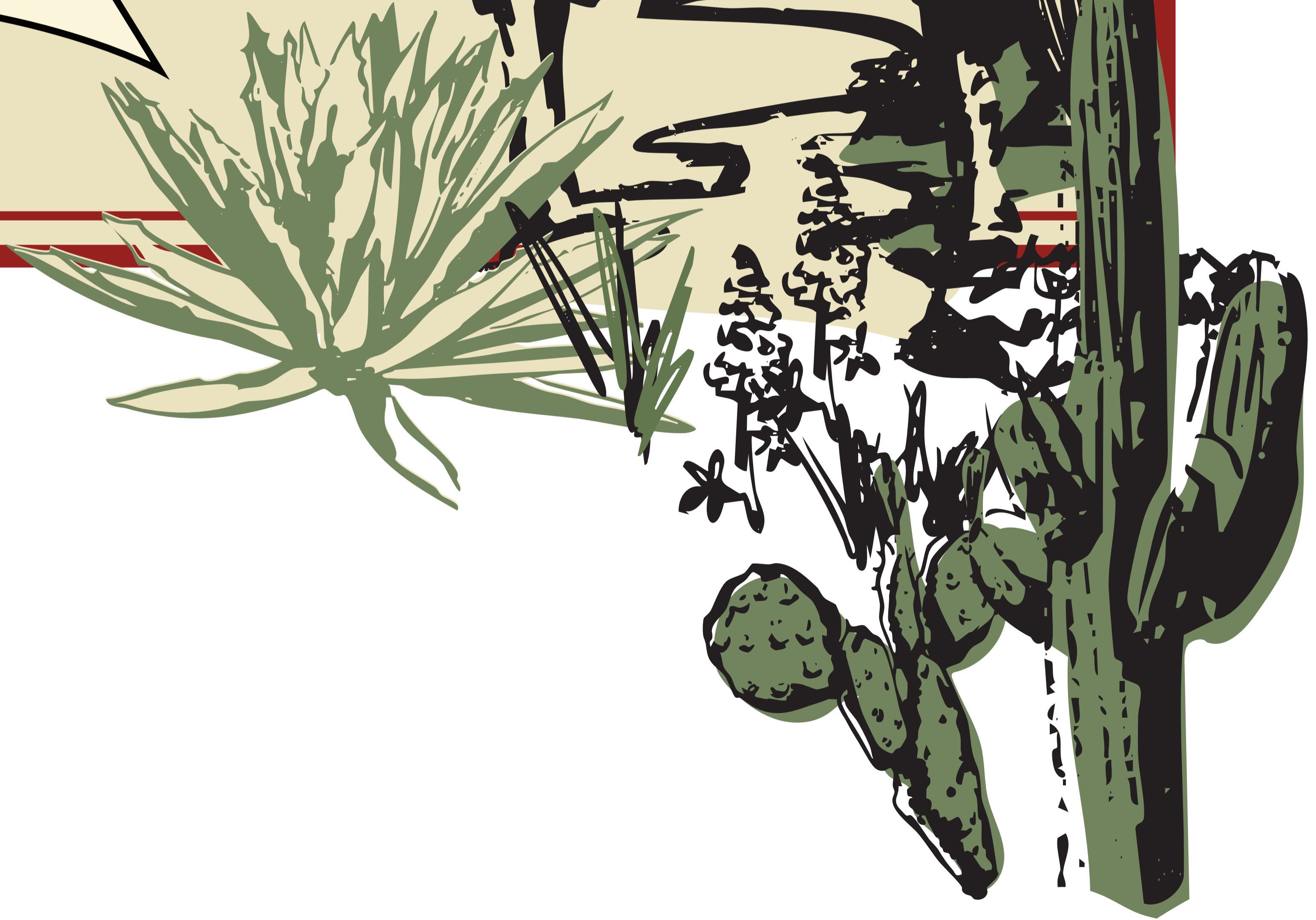
1983 SURVEY DATA

1983 Survey Site No	<input type="text"/>	1983 Survey Ranking	<input type="text"/>
1983 Photo References	<input type="text"/>		

Los Tios

SINCE 1970

WILLKOMMEN
AMIGOS !





Fredericksburg

City Hall
126 W Main Street
Fredericksburg, TX 78624-3708

Date: Wednesday, May 21, 2025

Nicholas Adair
Adair Concepts
201 N Llano St
Fredericksburg TX 78624
nick@adairconcepts.com

Permit Number 2025-547
Job Address: 203 E San Antonio St, Fredericksburg, TX 78624

Dear Nicholas Adair,

Staff has completed its review of plans for the Not Permitted - Mural/additional sign_ Los Tios that is to be located at 203 E San Antonio St, Fredericksburg, TX 78624. Comments from this review follow.

Historic Preservation Review

3.2.6 Exterior Walls

Do not add new wall features or ornamentation where not historically present (f)

Avoid painting historically unpainted exterior walls; this includes avoiding adding murals to previously unpainted walls (g)

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

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). (n)

3.2.11 Signage

Design new signs—including the configuration, shape, and profile— to reflect 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 (d)

Appropriate materials for new signs include wood, metal, and fiber cement; vinyl and plastics are not appropriate (e)

Position new signs so that they do not obscure historic character defining features (g)

Attempt to position new signs so that they highlight and enhance the building's significant character-defining features (h)

Attach new signs in a manner that does not damage the original exterior wall material; for masonry walls, all attachments should anchor into the mortar rather than the masonry unit; use galvanized stainless-steel anchors to avoid rust (i)

Please supply the dimensions of the sign/mural. Height, Width, Length and placement in proportion to the building.

This information must be supplied by Friday, May 30th.

This application will require approval by the Historic Review Board scheduled for Tuesday, June 10th. Staff will provide you with a copy of our review and recommendation by Friday, June 6th.

Should you have questions regarding specific comments, please contact the department referenced under the section in which the comment occurs via the Comments section on the Customer Portal in [MGO Connect](#). Should you have any updated documents, please upload via the Docs section on the Customer Portal on [MGO Connect](#).

Thank you,

The City of Fredericksburg

Shelby Collier

From: Ted Boyer
Sent: Thursday, May 15, 2025 9:48 AM
To: Nicholas Adair; Shelby Collier
Cc: Jan Musgrove; Jeanette Sanchez; Braxton Roemer
Subject: Re: Los Tios Restaurant - Exterior Building Sign

Good morning Nick,

Thank you for following up, I can only imagine the amount on your plate with the number of ventures under your leadership. Feel free to follow up if there is anything I can do to assist.

Regards,

Ted Boyer

Police Department / Code Enforcement Officer



1601 East Main Street
Fredericksburg, TX 78624
Office: (830) 990-2022 | tboyer@fbgtx.org

Police Department Mission: Improving life within our community through our commitment to community policing by providing ethical police service to all.

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From: Nicholas Adair <nick@adairconcepts.com>
Sent: Thursday, May 15, 2025 6:36 AM
To: Shelby Collier <scollier@fbgtx.org>
Cc: Ted Boyer <tboyer@fbgtx.org>; Jan Musgrove <jmusgrove@fbgtx.org>; Jeanette Sanchez <jesanchez@fbgtx.org>; Braxton Roemer <broemer@fbgtx.org>
Subject: Re: Los Tios Restaurant - Exterior Building Sign

Thanks Ted and Shelby-

So sorry about the delay on this. It completely fell off my plate. I will have the applications submitted today.

Thanks very much for your help.

Nick Adair

On Wed, May 14, 2025 at 1:52 PM Shelby Collier <scollier@fbgtx.org> wrote:

Good afternoon Nick,

I wanted to hop onto this email correspondence and inform you that this property is located in the Historic District and as such all exterior modifications require an approved Certificate of Appropriateness (COA) issued by the Historic Review Board OR the Historic Preservation Officer per [Ordinance 27-007](#).

In addition to obtaining a Sign Permit, you will also need to obtain a COA for the work already performed.

This will result in a \$300 administrative fee as well as a \$50 application fee.

You may submit a COA application through the MGO portal found at the following link:

<https://www.mgoconnect.org/cp/portal>

In addition, you may view information regarding Historic Preservation at the following website.

<https://fbgtx.org/794/Historic-Preservation>

Please feel free to contact me if you have any questions.

Have a blessed day!

Shelby Collier
Senior Planner/Historic Preservation Officer



126 W. Main Street
Fredericksburg, TX 78624

Office: (830) 997-7521 | Direct: (830) 990-2013 | scollier@fbgtx.org

City Mission: We're leading with integrity while providing the best customer services to our community.

From: Ted Boyer <tboyer@fbgtx.org>

Sent: Wednesday, May 14, 2025 11:54 AM

To: Nicholas Adair <nick@adairconcepts.com>

Cc: Jan Musgrove <jmusgrove@fbgtx.org>; Shelby Collier <scollier@fbgtx.org>; Jeanette Sanchez

<jesanchez@fbgtx.org>; Braxton Roemer <broemer@fbgtx.org>

Subject: Re: Los Tios Restaurant - Exterior Building Sign

Good morning Nick,

Following up, 30 days have passed and Development Services has not received any permit application related to the unpermitted sign added to the side of the building. As I alluded to in my initial response, I feel confident that the size of the sign as painted is well above the amount of wall sign space that is available for your business. To assure all my requirements are met I have attached a copy of the notice of violation I will be dropping off at the restaurant at some point today. In my opinion, the formal notice is not required at this point as you have already acknowledged you understood the need to obtain a permit, however doing so will strengthen my case should this require further action in Municipal Court. I have also placed a copy in the mail directed to the registered agent as named in the Texas Secretary of State filings.

I encourage you to follow up with the CC'd staff members to initiate the process of review and permitting within 3 days to avoid further action on my part.

Thank you,

Ted Boyer

Police Department / Code Enforcement Officer



1601 East Main Street
Fredericksburg, TX 78624
Office: (830) 990-2022 | tboyer@fbgtx.org

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From: Nicholas Adair
Sent: Monday, April 14, 2025 2:04 PM
To: Ted Boyer
Cc: Jan Musgrove; Shelby Collier; Jeanette Sanchez
Subject: Re: Los Tios Restaurant - Exterior Building Sign

Thanks Ted-

We will get moving on this right away, Really appreciate your help.

I'll let you know as the process progresses.

Nick

On Mon, Apr 14, 2025 at 1:58 PM Ted Boyer <tboyer@fbgtx.org> wrote:

Mr. Adair,

Thank you for following up on this. My recommendation is to reach out to staff at development services regarding the sign. Ultimately you will most likely be using the MGO website for permit applications within the City of Fredericksburg, which is linked here: [Permit Applications | Fredericksburg, TX - Official Website](#) . By my estimation, you will potentially be seeking two types of permits: 1. Certificate of Appropriateness - as the property is in the historic overlay all things related to exterior features require approval from the Historic Review Board (HRB), 2. Sign Permit - as you have added what is effectively an additional wall sign to the property which was not permitted as part of the original sign package your organization submitted. If you have already interacted with staff at development services, I would recommend contacting that staff member to get the ball rolling.

Regarding the sign itself, our sign ordinance regulates the maximum amount of sign space for each property based upon several variables including lot frontage and building frontage. As the ordinance applies to wall signs, generally businesses are limited to a maximum of 1.5 square feet of wall sign per linear foot of building frontage. A google maps approximation of the building frontage of 203 E San Antonio indicates approximately 80 linear feet, multiplied by 1.5 equals a maximum signage of 120 square feet of which 27.999 has been used for the existing sign leaving approximately 92.01 feet of sign space available.

Our sign ordinance is available for review here

https://library.municode.com/tx/fredericksburg/codes/code_of_ordinances?nodeId=PTIICOOR_CH29SI .

If I can assist you further please feel free to let me know.

Thank you,

Ted Boyer

Police Department / Code Enforcement Officer



1601 East Main Street
Fredericksburg, TX 78624
Office: (830) 990-2022 | tboyer@fbgtx.org

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From: Nicholas Adair
Sent: Monday, April 14, 2025 12:14 PM
To: Ted Boyer
Subject: Los Tios Restaurant - Exterior Building Sign

Hey Ted!

Happy Monday.

My name is Nick Adair and I work for Los Tios restaurant. Kirk Williamson told me you stopped by on Friday regarding our signage on the exterior of our building.

Sorry we were not in front of the permitting on this.

Could you point me in the right direction for getting this started? My cell is (713) 569-0271 if its easier to give me a call. Really appreciate your help.

Nick Adair
President - Adair Concepts



Fredericksburg Police Department

Brian Vorauer
Chief of Police

1601 East Main Street, Fredericksburg, Texas 78624
Telephone (830) 997-7585 Fax (830) 997-9541

May 14, 2025

ADAIR CONCEPTS, LLC
C/O Registered Agent CT Corporation System
1999 Bryan Street, STE 900
Dallas, TX 75201

VIA US MAIL and HAND DELIVERY/ POST ON PROPERTY

Dear Owner and/or Custodian of:

203 East San Antonio Fredericksburg Tx. 78264

GCAD ID: 24244

Legal Description: MOELLERING BLK 1 LOT 2-R

NOTICE From the City of Fredericksburg Code Enforcement Office Case 2025-00008097

Please be advised you are in violation of the following ordinance(s).

Chapter 29 SIGNS Sec. 29-4. - Permit required.

(a) No person shall erect, construct, alter, repair, or relocate a sign without first obtaining a permit from the building official. The signs described in section 29-5 shall be an exception to the requirement.

(b) Each application for a sign permit shall be accompanied by such drawings, descriptions, and specifications as are determined by the building official.

(c) After a sign permit has been issued by the building official, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms and conditions of such sign permit without prior approval by the building official.

(d) Whenever the building official or any police officer finds a sign which was erected after the effective date of the ordinance from which this chapter is derived and which was erected, constructed, altered, repaired, or relocated in violation thereof, the building official or officer shall require the party responsible for such sign to remove same. If the party responsible fails to remove the sign within three days after being notified to do, or if it appears to the building official or officer that the illegal sign placement poses an immediate danger to the public, such sign may be removed by the city at the expense of the party responsible. Any sign so removed shall be stored or impounded and shall not be returned to the party responsible until all applicable charges are paid. If any sign remains unclaimed for a period of 30 days after its removal, or if the removal and storage costs are not paid within the 30-day period, the city may destroy, sell, or otherwise dispose of the sign.

The owner/tenant has painted a wall sign on the property described above located at 203 E. San Antonio without first obtaining a permit from the City of Fredericksburg in accordance with requirements of the City Sign Ordinance. The location is subject to additional review requirements based upon the location's address within the Historic Overlay. The owner should remove the sign and may submit a sign permit application for a replacement to assure the design and placement of the sign meet all requirements of the code.

Chapter 1, Part II, Section 1-6. General penalty for violations of Code

(a) Whenever in this Code, or in any other ordinance of the City, an act is prohibited or is made or declared to be unlawful of an offense or a misdemeanor, or whenever in such Code or Ordinance the doing of an act is required or the failure to do any act is declared to be unlawful, and no specific penalty is provided therefore, the violation of any such provision of this Code or any such Ordinance shall be punished by a fine to be determined by existing Code or Ordinance:

(b) Each day any violation of this Code or of any Ordinance shall continue shall constitute a separate offense. Any violation of any provision of this Code which constitutes an immediate danger to the health, safety, and welfare of the public may be enjoined in a suit brought by the city for such purposes.

Upon receipt of this notification, owner(s) and or custodian(s) of the above address have THREE (3) days to comply and/or contact this office with a course of action to address the issue. If no contact is made with this office, a second inspection will be conducted in approximately THREE (3) days. If no action has been taken, the City has the right to take action to seek penalties from you through the Municipal Court.

Ted Boyer
Code Enforcement Officer



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: June 10, 2025
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-529 - 416/418 East Main - Brookes Bubble Bar - Request to Construct an Outdoor Bar

SUMMARY:

The applicant has submitted a Certificate of Appropriateness (COA) Application requesting permission to make modifications to the backyard that would include the addition of two outdoor bars, painting of the fence pink, painting of the tank house pink, and installation of signage on the tank house.

The property consists of two resources; 418 East Main is the original structure built in 1890 which possesses a Medium-rating that extends to all the property with the exception of the addition to the West (416 E Main) which was constructed in 1965 and possesses a Low-rating. This distinction is important because all applications for the property should be reviewed with a Medium-rating unless it is specific to the Low-rated resource.

The applicant previously submitted a COA, that was reviewed by the Historic Review Board in December 2024, requesting permission to paint the Tank House pink as the work has already been completed. That application was denied, and the applicant has since returned requesting permission to build an outdoor bar and provide additional entertainment space. Similar to the last application, the outdoor bar was already delivered onsite, although it has not been fully constructed. The Building Official issued a Stop Work Order on May 6th and the applicant was instructed to obtain a Certificate of Appropriateness.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Application Number: 2025-529

Address: 416/418 East Main

Rating: Low/Medium

Zoning: CBD, Central Business District

Applicant: Brooke Rogan

[Historic Design Guidelines and Standards](#)

3.2.11 Signage

Design new signs—including the configuration, shape, and profile— to reflect 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 9) (d). Allow the lettering and graphics depicted on new signs to represent the present day to avoid creating a false sense of history (SOI Standards 3, 9) (f). Position new signs so that they do not obscure historic character defining features (SOI Standard 9) (g). Attempt to position new signs so that they highlight and enhance the building's significant character-defining features (SOI Standards 3, 9) (h). Attach new signs in a manner that does not damage the original exterior wall material; for masonry walls, all attachments should anchor into the mortar rather than the masonry unit; use galvanized stainless-steel anchors to avoid rust (SOI Standard 10) (i).

3.4.1 Lot Coverage

Consider the complex types prevalent among contributing properties on the block based on Sec. 2.3 Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex type(s).(b) Consider maintaining historic-site development patterns for the relevant complex type discussed in Section 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery. (c) Appropriate setbacks from the property lines must be consistent with the surrounding context: for new residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning. (Refer to the map in Appendix C.)(d) Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district, unless granted an exception due to small lot size. (See fig. 3-58.) 10 - 15 ft (e)

3.4.3 Accessory Buildings

Avoid impacting significant historic resources or site features when constructing new accessory buildings.(a) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; The maximum height for an accessory building on a historically designated parcel relates to the preservation priority assigned to the primary building on the parcel.(c) Applied architectural ornament or stylistic detailing of any kind is not appropriate for new accessory buildings. (d) 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 application consists of several requests, including the addition of 2 new accessory structures, painting and signage.

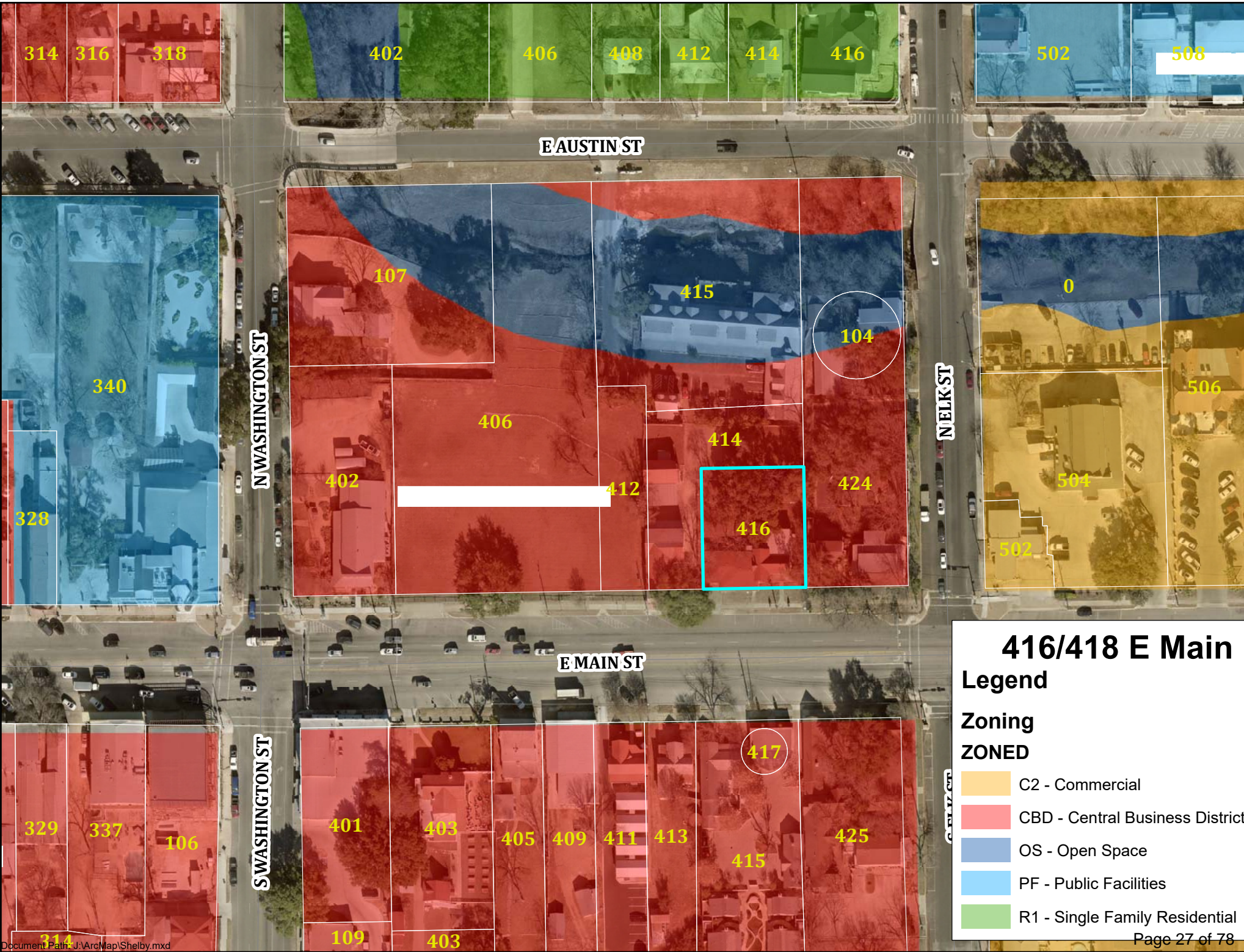
In reviewing the application against the Historic Design Guidelines and Standards Staff found that accessory structures should maintain a minimum distance of 10 - 15 ft from the Low-rated and Medium-rated resources 3.4.1(e). In addition, the development pattern should reflect that of historic layouts such as appropriate circulation paths and uniform building placement 3.4.1(c). The new accessory structures should be designed in such a way as to not visually overpower the surrounding

historic buildings 3.4.3(b).

As for signage, it is important that signage be thoughtfully added to historic resources to maintain the integrity of the building. The signage should reflect the character of the building 3.2.11(d) and should be attached in a manner that does not damage the exterior wall material; for masonry walls, the attachments should anchor into the mortar rather than the masonry unit 3.2.11(i).

ATTACHMENTS:

1. 416 418 E Main Location Map
2. 416 E Main Historic Survey
3. 418 E Main Historic Survey
4. 418 E Main_Site Plan
5. 2024-1001 Photos of Accessory Building
6. Outdoor Bar Seating
7. Photos of the Backyard
8. 2025-529 Review Comment Letter
9. Stop Work Order Email



City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID

Address

Parcel Number

GCAD Valuation (as of 2017; where available)

Year Built

Year Altered

Area

Historic District

Recommendation

Priority

Assessment

2002 Photo



Photo Information & Notes

Image Name

Photo References

Notes

2002 SURVEY DATA (continued)

Property Description

Function	Domestic: Single-Family; Commerce/Trade	No of Stories	1
Style	not provided	Construction	wood-frame
Plan	irregular	Foundation	slab
Exterior Walls	wood siding	Roof	hipped
Porches	inset	Windows	fixed wood sash
Outbuildings	not provided	Doors	single-leaf door
Alterations	exterior materials		

1983 SURVEY DATA

1983 Survey Site No	<input type="text"/>	1983 Survey Ranking	<input type="text"/>
1983 Photo References	<input type="text"/>		

2002 SURVEY DATA

Property Information

2002 ID

Address

Parcel Number

GCAD Valuation (as of 2017; where available)

Year Built

Year Altered

Area

Historic District

Recommendation

Priority

Assessment

2002 Photo



Photo Information & Notes

Image Name

Photo References

Notes

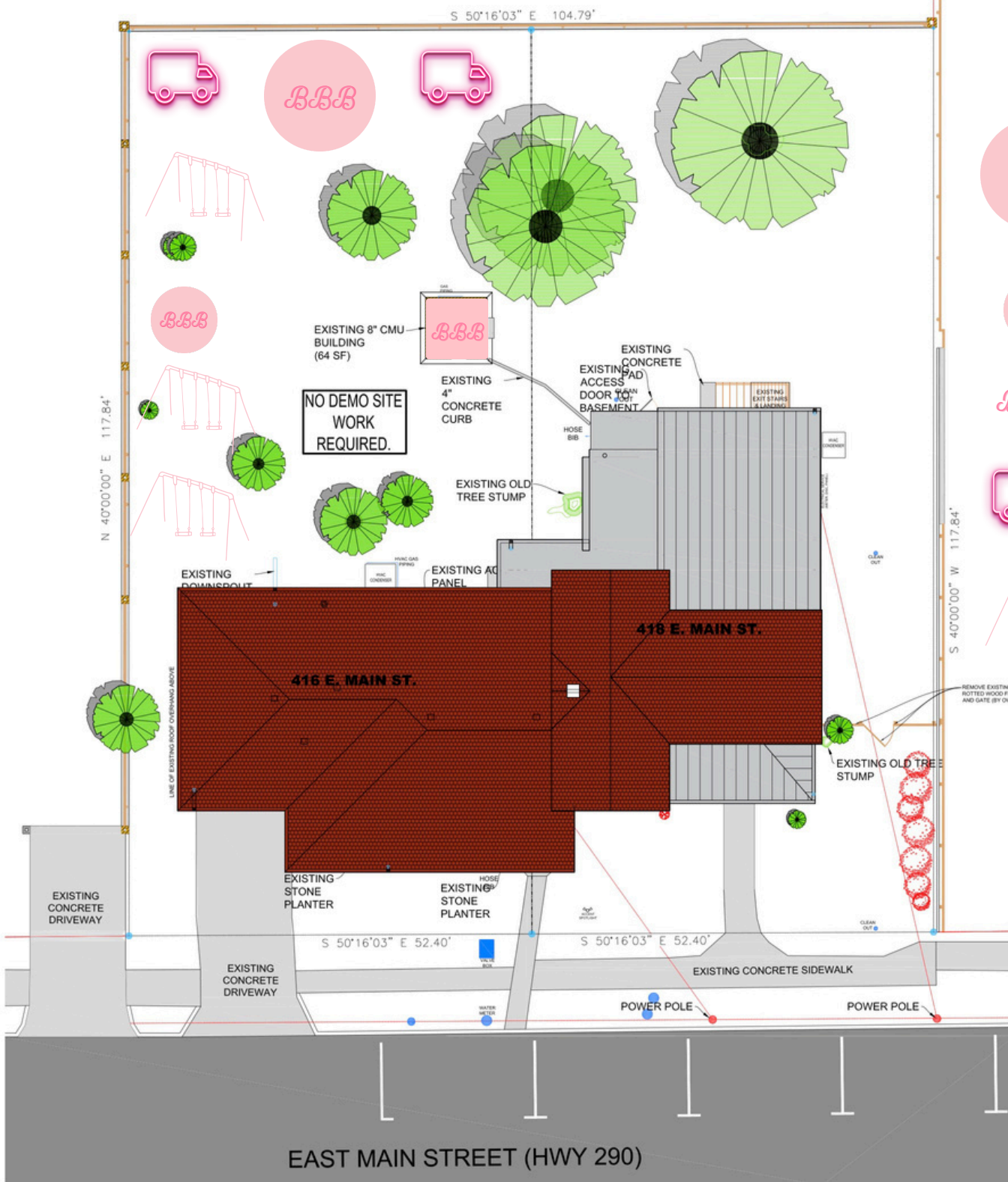
2002 SURVEY DATA (continued)

Property Description







Function	Domestic: Single-Family; Commerce/Trade	No of Stories	1
Style	vernacular	Construction	wood-frame
Plan	wing-and-gable/L-plan	Foundation	pier and beam
Exterior Walls	wood siding	Roof	gable
Porches	hipped	Windows	double-hung wood sash
Outbuildings	not provided	Doors	original
Alterations	addition		

1983 SURVEY DATA

1983 Survey Site No	442	1983 Survey Ranking	3
1983 Photo References			



KEY:

-  10 FT X 10 FT OUTDOOR BAR SEATING
-  5 FT X 5 FT BAR STRUCTURE
-  SIGNAGE SAYING BROOKE'S BUBBLE BAR
-  WINE CART USED FOR STORAGE
-  SWING SET SEATING
-  COLOR: SW 6581 VERBENA
- SAME PAINT USED ON ALL STRUCTURES TO MATCH BUILDING APPROVED COLOR

416 – 418 E Main Accessory Building Photos





THURS MAY 22

ADDITIONAL OUTDOOR BAR SEATING

**BRIDGE'S
MULTIPLE BAR**

DEVELOPMENT REVIEW COMMITTEE

STRUCTURE



PROPOSED
USE

METAL CIRCULAR OUTDOOR BAR FOR MORE SEATING
IN BACKYARD

INSTALL ROOF

SCOPE OF PROJECT

THE BOTTOM LAYER IS ALREADY INSTALLED. WE ARE REQUESTING TO ADD THE ROOF TO BE ABLE TO OPERATE ACCORDINGLY WITH THE HEALTH DEPT REGULATIONS. THIS REQUIRES A ROOF/AWNING TO SERVE BEVERAGES. NO FOOD SERVICE WILL TAKE PLACE. THIS IS TO ONLY HAVE ADDITIONAL SEATING IN THE BACKYARD OF THE BAR.

DESIGN GUIDELINES & STANDARDS

IMPORTANT INFORMATION

-NOT VISIBLE FROM STREET



-New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Ensure that alterations and additions do not damage, destroy, or obscure character-defining features. Design new construction so that it is compatible with but differentiated from the historic-age property. "Integrity" means that a building retains enough of its historic character or appearance to be recognizable as being from the district's period of significance.

-New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



ADDITIONS

ADDITIONS

- Set back new additions from the historic building so that the historic building retains visual emphasis.
- Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building, but differentiated enough so that they are not confused as historic or original to the building.





CONSTRUCTION

THIS METAL STRUCTURE IS ONLY TO ENSURE
ADDITIONAL SEATING IN THE BACKYARD OF BAR.
IT IS NOT GOING TO BE USED FOR ANY OTHER
PURPOSE.

416 E Main – Backyard Photos

Tank House



Outdoor Bar





Fredericksburg

City Hall
126 W Main Street
Fredericksburg, TX 78624-3708

Date: Wednesday, May 21, 2025

BROOKE ROGAN
BROOKES BUBBLE BAR LLC

brooke@brookesbubblebus.com

Permit Number 2025-529
Job Address: 416 E MAIN, FREDERICKSBURG, TX 78624

Dear BROOKE ROGAN,

Staff has completed its review of plans for the 3 tiered bar in the backyard that is to be located at 416 E MAIN, FREDERICKSBURG, TX 78624. Comments from this review follow.

Historic Preservation Review

3.4.1 Lot Coverage

Consider the complex types prevalent among contributing properties on the block based on Section 2.3. Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex type(s).(b)

Consider maintaining historic-site development patterns for the relevant complex type discussed in Section 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery. (c)

Appropriate setbacks from the property lines must be consistent with the surrounding context: for new residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning. (Refer to the map in Appendix C.)(d)

Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district, unless granted an exception due to small lot size. (See fig. 3-58.) 10 - 15 ft (e)

3.4.3 Accessory Buildings

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

Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; The maximum height for an accessory building on a historically designated parcel relates to the preservation priority assigned to the primary building on the parcel. (Note that previously empty lots are considered Low-Priority properties.) (c)

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

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

The application will require approval by the Historic Review Board scheduled for Tuesday, June 10th at 5:30 PM. Staff will provide you with a copy of the review and recommendation by Friday, June 6th.

Please provide additional photos of the bar and backyard by Friday, May 30th to ensure consideration by the Historic Review Board on Tuesday, June 10th.

Should you have questions regarding specific comments, please contact the department referenced under the section in which the comment occurs via the Comments section on the Customer Portal in [MGO Connect](#). Should you have any updated documents, please upload via the Docs section on the Customer Portal on [MGO Connect](#).

Thank you,

The City of Fredericksburg

Shelby Collier

From: Shelby Collier
Sent: Tuesday, May 6, 2025 3:32 PM
To: Brooke Rogan
Cc: Michael Erwin; Evan Williamson; Ted Boyer; Raymond Ubinas; Raymond Ortegon
Subject: RE: Stop work
Attachments: thumbnail_IMG_2211.jpg

Good afternoon Brooke,

Michael Erwin, Building Official, forwarded your email to me regarding property development occurring at Brooke's Bubble Bar (416 E Main St)

As you are aware, 416 E Main Street is located in the Historic District and any development occurring on the exterior of the property requires an approved Certificate of Appropriateness (COA) per the Historic Preservation Ordinance ([No. 27-007](#)). In reviewing the property, Staff determined that a COA was not obtained for the work.

In addition, if the structures are "temporary" they are not permitted in the Historic Shopping District per [Sec. 8.100](#) of the Zoning Ordinance.

I welcome the opportunity to visit with you regarding your project and desires for the property. Please know you are welcome to contact me prior to commencing work to ensure compliance with all applicable regulations and requirements.

I welcome your response regarding the unpermitted work currently underway.

Shelby Collier
Senior Planner/Historic Preservation Officer



126 W. Main Street
Fredericksburg, TX 78624

Office: (830) 997-7521 | Direct: (830) 990-2013 | scollier@fbgtx.org

City Mission: We're leading with integrity while providing the best customer services to our community.

From: Brooke Rogan

Sent: Tuesday, May 6, 2025 11:52 AM

To: Michael Erwin

Subject: Stop work

Hi! I received a “stop work” paper on my door of my bar on east main. I am not doing any construction and am confused as to why I received this? I placed a new metal bar in the backyard for more seating and that is all that has taken place? It is a temporary structure as well. No concrete, nothing permanent. Let me know how we can solve this?

♥♥ Brooke Rogan ♥♥

Cell: 830-998-7007

Email: brooke@brookesbubblebus.com

www.brookesbubblebus.com

BROOKE’S BUBBLE BUS



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: June 10, 2025

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-542 - 311 E Travis - Michael Perez - Request to Modify the Exterior of the Medium-Rated Resource

SUMMARY:

The applicant obtained a Certificate of Appropriateness (COA) to relocate and restore the Medium-rated resource on February 13, 2024. This approval came with several conditions, including the requirement to maintain the pressed tin facade on the front of the building and as much original material as possible.

The applicant has since returned with a COA requesting permission to remove the exterior material on all four sides of the resource and replace with Stucco.

This would include removing wood on the east, west and south sides of the building and removing the pressed tin on north side (front facade). In addition, the applicant would like to update the paint colors.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Application Number: 2025-542

Rating: Medium (Original Building)

Zoning: R1, Single Family Residential

Applicant: Michael Perez

Historic Design Guidelines and Standards

Architectural Styles

This resource invokes the German Vernacular style was prominent throughout Fredericksburg. This style is characterized by thick walls, narrow endows, handmade craftsmanship and minimal original applied ornamentation. Many German Vernacular homes are characterized by fachwerk, however, other vernacular homes wer constructed with limestone or materials that the family had on hand.

3.2.6 Exterior Walls

Retain and repair the historic exterior wall material unless deteriorated beyond repair (required) (a).

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 (c). If historic wall materials are deteriorated beyond repair, patch the smallest area necessary to prevent the spread of deterioration to the surrounding fabric (i). If replacement of historic wall material is necessary, choose a material identical in dimensions, profile, reveal, and texture to the historic materials as closely as possible given available options (required) (j).

STAFF RECOMMENDATION:

The redevelopment of the site has breathed new life into the property, allowing a previously dilapidated High-rated resource to evolve and shine as a representation of the German Vernacular style. The building was most likely an original Sunday House given its date of construction (1900), building form and style and the requested changes if approved may remove important character defining features.

It is required to retain and repair historic exterior wall material 3.2.6(a) and if replacement is necessary due to deterioration, the replacement material should be identical in dimensions, profile, reveal and texture 3.2.6(j). The Historic Review Board previously approved several modifications to the building to assist it with its evolution such as raising the building and installing a limestone skirting. To further remove historic fabric with replacement material that is not identical, is not in keeping with the Historic Design Guidelines and Standards.

ATTACHMENTS:

1. 2025-542 Location Map
2. Historic Resource Survey
3. 2025-542- COA Request
4. Architectural Style_German Vernacular
5. 2025-542 Review Comments



N LINCOLN ST

SYCAMORE ST

N WASHINGTON ST

N PINE ST

N ELK ST

E TRAVIS ST

N LINCOLN ST

N WASHINGTON ST

E SCHUBERT ST

E SCHUBERT ST

211

408

405

408

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404

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408

401

414

416

504

212

302

402

E TRAVIS ST

301

305

309

311

313

302

401

403

405

407

409

211

215

210

302

402

404

0

410

414

414

E SCHUBERT ST

209

211

214

208

401

403

405

407

409

411

413

213

213

306

310

312

314

316

208

318

402

406

408

412

204

414

2002 SURVEY DATA

Property Information

2002 ID

Address

Parcel Number

GCAD Valuation (as of 2017; where available)

Year Built

Year Altered

Area

Historic District

Recommendation

Priority

Assessment

2002 Photo



Photo Information & Notes

Image Name

Photo References

Notes

2002 SURVEY DATA (continued)

Property Description

Function	<input type="text" value="Domestic: Single-Family"/>	No of Stories	<input type="text" value="1.5"/>
Style	<input type="text" value="vernacular"/>	Construction	<input type="text" value="wood-frame"/>
Plan	<input type="text" value="irregular"/>	Foundation	<input type="text" value="pier and beam"/>
Exterior Walls	<input type="text" value="wood siding"/>	Roof	<input type="text" value="gable"/>
Porches	<input type="text" value="shed"/>	Windows	<input type="text" value="single-hung wood sash"/>
Outbuildings	<input type="text" value="garage"/>	Doors	<input type="text" value="original"/>
Alterations	<input type="text" value="exterior materials"/>		

1983 SURVEY DATA

1983 Survey Site No	<input type="text" value="782"/>	1983 Survey Ranking	<input type="text" value="2"/>
1983 Photo References	<input type="text"/>		

311 E TRAVIS

EXISTING (RENOVATED) SUNDAY HOME



311 E TRAVIS

ALTERNATE VIEWS (EXISTING RENOVATED SUNDAY HOME)



311 E TRAVIS PROPOSAL

- Proposal :
- 1. Improve the existing wood siding on the right, rear & left to Stucco, that matches the main residence and other "Sunday houses" in the neighborhood due to wood being unsustainable. We need a permanent solution.
- 2. Update the paint scheme because the new Olympic wood stain and filler did not adhere on the existing wood as intended due to the damage and deterioration.
- 3. Remove the metal tin on the front facade due to the condition and moisture and weathering under it & improve this front elevation to stucco as well for a more well rounded look and quality

410 E
College St.



Photograph, The Loeffler-Weber Sunday House in Fredericksburg. Image available

EXISTING STUCCO EXAMPLES

HISTORIC SUNDAY HOUSES



209 E Austin
(Albert Hotel Sunday House)

205 W Austin



CURRENT WOOD ISSUES IN LESS THAN 1 YR

UNSUSTAINABLE



COLOR MATCH

BODY, FACIA AND SKIRTING TRIM COLOR

Color Match the "body, fascia and skirting trim" of the Sunday House to match the main residence siding and stucco to: Feather Down Benjamin Moore .



REMOVE METAL TIN ON FRONT FACADE

PROPOSAL

1. The tin looks absolutely unpresentable.
2. We are concerned about the condition of the wood & moisture growing under the tin due to our experience with the other wood elevations on the house.



IN CONCLUSION

Requesting the approval of the Sunday House Improvements which include:

- Proposal :
- 1. Improve the existing wood siding on the right, rear & left to Stucco, which matches the main residence and other "Sunday houses" in the neighborhood; due to the wood being unsustainable. We need a permanent solution.
- 2. Update the paint scheme because the new Olympic wood stain and filler did not adhere on the existing wood as intended due to the damage and deterioration.
- 3. Remove the metal tin on the front facade due to the condition and moisture and weathering under it & improve this front elevation to stucco as well for a more well rounded look and quality.

2.1.1. Pre-Railroad Folk

2.1.1.1. German Vernacular (ca. 1846–1910)

Many German vernacular homes are characterized by *fachwerk*, a construction technique found within Central Texas communities settled by German immigrants in the mid-nineteenth century, like Fredericksburg. *Fachwerk* has exposed wooden members—typically arranged horizontally, vertically, and diagonally, joined by wooden pegs—with an infill composed of a mix of mortar and aggregate between these wooden members. Other German vernacular homes in Fredericksburg are constructed with limestone masonry rather than *fachwerk*. Both *fachwerk* and masonry examples sometimes were veneered with limestone-based stucco. Regardless of construction technique, the style includes thick walls and narrow windows, handmade craftsmanship, and minimal original applied ornament. Sometimes architectural expression was integrated via functional features – like arched lintels or peaks in the cornice line to allow window openings at the attic level, a feature commonly found in vernacular construction in Europe.

Associated Building Forms

Building forms commonly associated with the German Vernacular style include Sunday Houses (Section 2.2.1.1, page 2-27), hall-and-parlor (Section 2.2.1.2, page 2-28), or center-passage (Section 2.2.1.3, page 2-29), often with historic-age rear additions.

Character-defining features:

- *Fachwerk* or limestone masonry, sometimes with stucco veneer
- *Fachwerk* included exposed wooden structural members - diagonal, horizontal, and vertical – with infill of rock and mortar
- One- or one-and-a-half stories, sometimes with exterior stairs
- If limestone, rubble or hand-hewn stone
- Thick walls with small windows
- Arched lintels or cornice peaks sometimes present
- No applied ornament
- Wood shake roofs originally, often replaced with metal during the period of significance



Figure 2-3. Photo of *fachwerk* construction at 512 W. Creek Street. Note the horizontal, vertical, and diagonal framing members. Also note the stucco finish and exterior stair. Source: HHM 2003 Historic Resources Survey.



Figure 2-4. Photo of a limestone masonry vernacular house at 206 S. Adams Street. Note the arched lintels at the ground floor. Source: HHM 2003 Historic Resources Survey.



Fredericksburg

City Hall
126 W Main Street
Fredericksburg, TX 78624-3708

Date: Wednesday, May 21, 2025

Michael Perez
MP2 Urban Development, LLC
43115 IH 10 WEST
BOERNE TX 78006
mike@mp2ud.com

Permit Number 2025-542
Job Address: 311 E. TRAVIS STREET, FREDERICKBURG, TX 78624

Dear Michael Perez,

Staff has completed its review of plans for the SUNDAY HOUSE REPAIR - HIGH RATED that is to be located at 311 E. TRAVIS STREET, FREDERICKBURG, TX 78624. Comments from this review follow.

Historic Preservation Review

3.2.6 Exterior Walls

Retain and repair the historic exterior wall materials unless deteriorated beyond repair (a) Required

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 (c) Required

Do not add new wall features or ornamentation where not historically present (f) Required

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 (j) Required

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 (k) Required

This application will require consideration by the Historic Review Board scheduled for Tuesday, June 10th at 5:30 PM. A copy of Staffs review and recommendation will be provided to you on Friday, June 6th by the end of day.

Should you have questions regarding specific comments, please contact the department referenced under the section in which the comment occurs via the Comments section on the Customer Portal in [MGO Connect](#). Should you have any updated documents, please upload via the Docs section on the Customer Portal on [MGO Connect](#).

Thank you,

The City of Fredericksburg



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: June 10, 2025

CATEGORY: DISCUSSION ITEMS

CAPTION: Gillespie County Historical Society - Future Maintenance Facility

SUMMARY:

Gillespie County Historical Society contacted City Staff regarding the potential addition of a 640 sq ft building with an attached carport that will serve as a maintenance facility for the property. Tentatively, the building placement would be located in the far South-East corner of the property to the East of the Kammlah Barn and Bath House.

Staff recommended visiting with the Historic Review Board regarding building design and placement in the form of a discussion item prior to submitting a formal application.

This is only a discussion and no action will be taken.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Fredericksburg Historic District Design Guidelines and Standards

STAFF RECOMMENDATION:

ATTACHMENTS:

1. Historic Review Board Presentation 06.10.25



Gillespie County Historical Society / Pioneer Museum

Proposed Maintenance Facility Discussion item Historic Review Board 06.10.2025

Gillespie County Historical Society Mission: To teach current and future generations the history, culture, and traditions of Fredericksburg and Gillespie County for the advancement of knowledge and preservation of our proud heritage.

Gillespie County Historical Society is recognized as a tax-exempt organization under section 501(c)(3) of the Internal Revenue Code.

Gillespie County Historical Society operations are not currently supported by a designated maintenance facility. The proposed maintenance yard consolidates this operation and will allow for repair and conservation efforts to be quickly carried out to strengthen the museum's capacity to preserve its buildings for current and future generations.

Project Elements

1. New build shed located in the far back southeast corner of property with limited visibility from main street.
 - Gable structure with carport shed addition
 - Roof galvalume standing seam roof
 - Exterior wall cladding LP Smartside board and batten siding with two roll up garage doors
 - Wall height for shed is approximately 9ft
 - Building construction in discovery. 1000 square foot Wood frame structure to be either custom built or prefabricated with assembly on site
2. Existing Arhelger Bath House moved forward if and as required to allow for maintenance yard adjacent to new shed. This structure was built in 1915 and donated to GCHS and placed on the Pioneer Museum campus in 1975.
3. Maintenance yard screened with cedar stay fence



S. Milam

W. Main

Pioneer Museum
Campus

W. San Antonio

Proposed Maintenance
Yard and Building Location

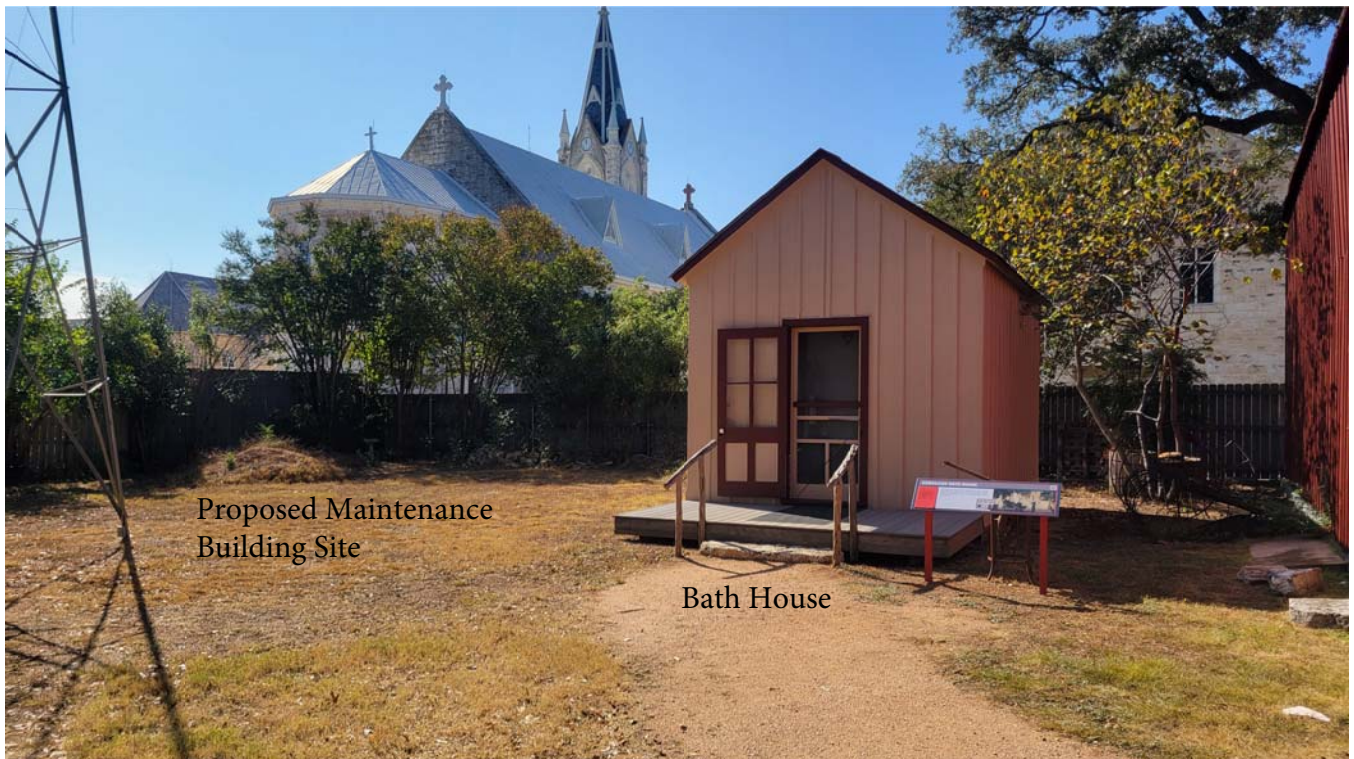


Bath House

Kammlah
Barn

Windmill

Existing Conditions



Proposed Maintenance
Building Site

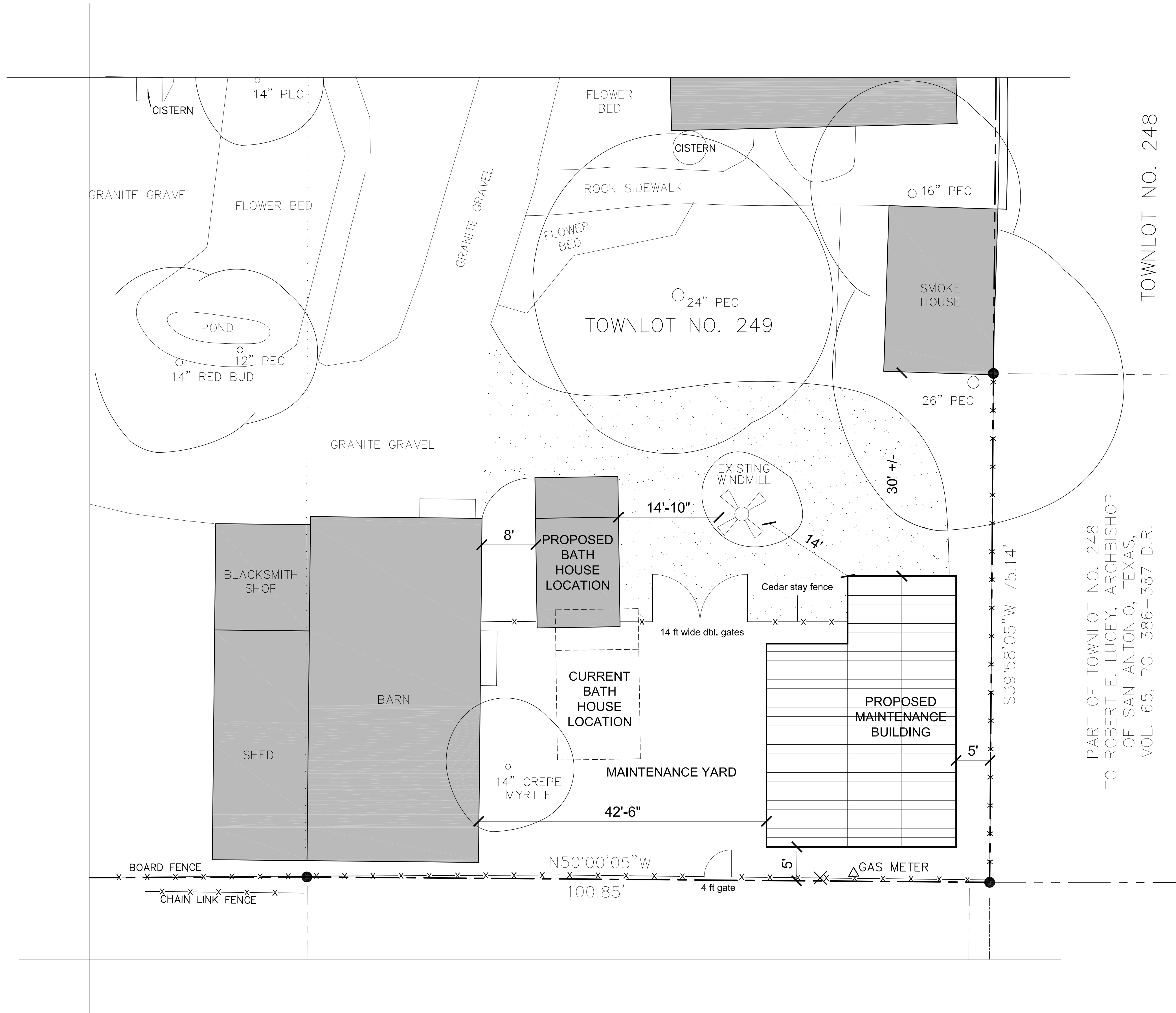
Bath House

Existing Conditions

PRELIMINARY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
PROJECT ARCHITECT
BRANDON WEINHEIMER
NUMBER 24171

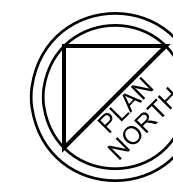
**MAINTENANCE FACILITY FOR
PIONEER MUSEUM**
FREDERICKSBURG, TEXAS



PART OF TOWNLOT NO. 248
TO ROBERT E. LUCEY, ARCHBISHOP
OF SAN ANTONIO, TEXAS,
VOL. 65, PG. 386-387 D.R.

SITE PLAN

1/8" = 1' - 0"



PROJECT #	00-00
DATE	5-20-25
REVISION	

SITE PLAN

A1.0

PROJECT GENERAL NOTES

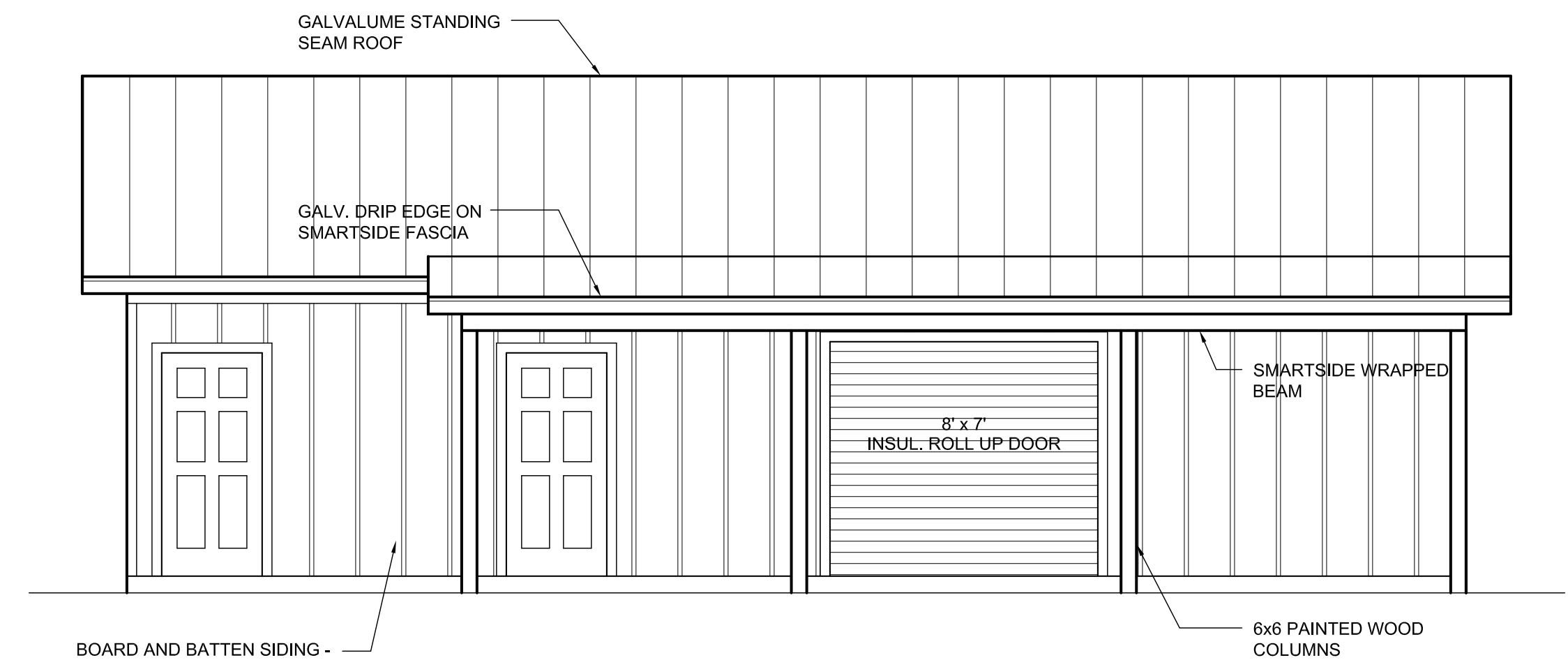
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES, LAWS, AND ORDINANCES, MANUFACTURERS RECOMMENDATIONS, AND REFERENCE STANDARDS, INCLUDING BUT NOT NECESSARILY LIMITED TO THE 2015 INTERNATIONAL BUILDING CODE AND THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF THE TEXAS ACCESSIBILITY STANDARDS (TAS 2012).
- DO NOT SCALE DRAWINGS. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE FROM EDGE OF SLAB TO FINISHED FACE OF MASONRY, STUCCO, AND GYPSUM BOARD WALLS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INSTALLATION REQUIREMENTS OF ALL EQUIPMENT, APPLIANCES, FIXTURES, AND HARDWARE PRIOR TO THE START OF WORK.

ELECTRICAL SYMBOLS

	EXHAUST FAN WITH MANUF. RECOMMENDED SWITCH (VENT THRU ROOF)
	CONVENIENCE OUTLET, 3 WIRE DUPLEX 20 AMP
	QUADRAPLEX OUTLET, TWO DUPLEX OUTLETS UNDER COMMON FACE PLATE
	220 V OUTLET
	TELEPHONE / DATA OUTLET
WP	WEATHER PROOF
AC	ABOVE COUNTER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
	TOGGLE SWITCHES, SPST, 3 WAY AND 4 WAY 48" A.F.F. OR AS NOTED
	SWITCH LEG WIRING
	SURFACE MOUNT LED STRIP

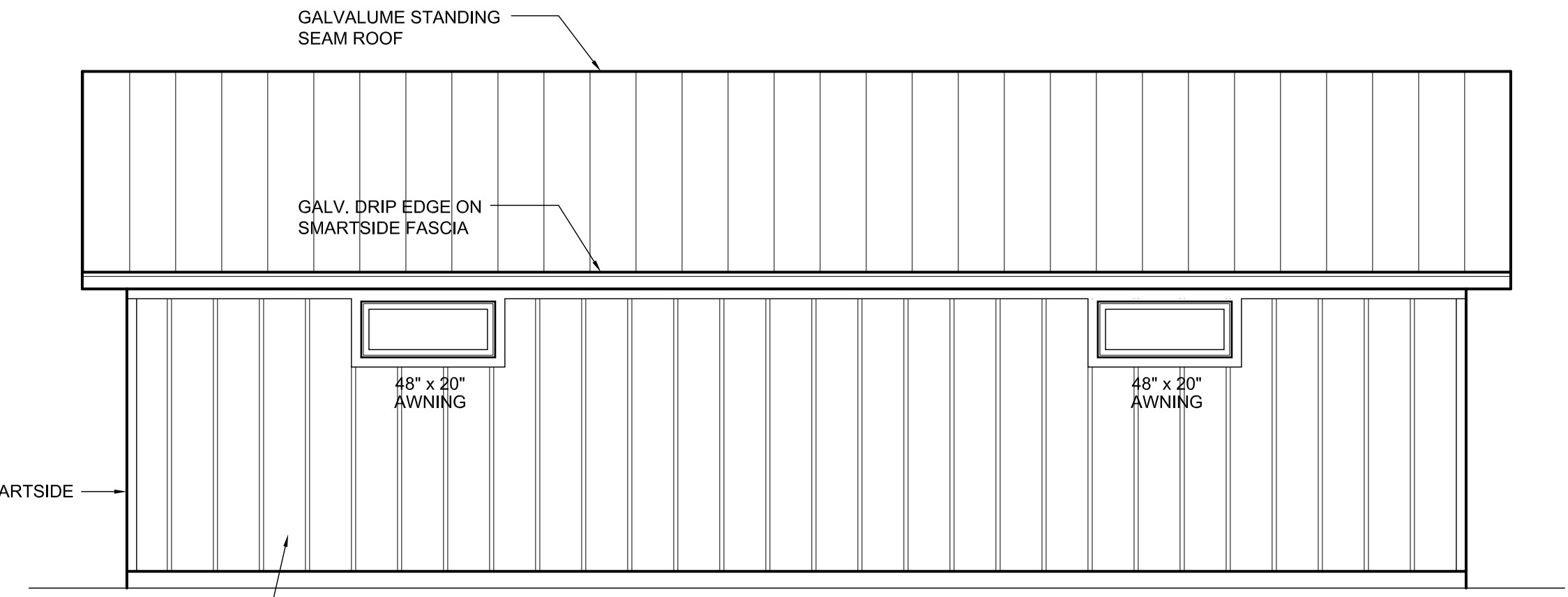
GENERAL ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2014 NEC AND ALL LOCAL ORDINANCES AND AMENDMENTS.
- VERIFY EXACT LOCATIONS AND ROUGH-IN REQUIREMENTS FOR ALL FIXTURES, APPLIANCES, AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. TYPICAL THROUGHOUT.
- UNLESS NOTED OTHERWISE, ALL WALL SWITCHES SHALL BE MOUNTED TO MATCH EXISTING SWITCHES, AND RECEPTACLE OUTLETS SHALL BE MOUNTED AT 18" AFF TO CENTER OF OUTLET. VERIFY HEIGHT OF OUTLETS ABOVE COUNTERS.
- IDENTIFY ALL CIRCUIT BREAKERS AT PANELS WITH MECHANICALLY LABELED SCHEDULES.
- ALL FEEDER AND BRANCH CIRCUIT WIRING SHALL BE COPPER.
- ALL ELECTRICAL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES PRIOR TO INSTALLATION, INCLUDING BUT NOT LIMITED TO PLUMBING, HVAC, AND ARCHITECTURAL.
- NO JUNCTION BOXES SHALL BE LOCATED IN A CONCEALED OR NON-ACCESSIBLE LOCATION.
- LIGHT FIXTURES TO BE SELECTED BY OWNER.



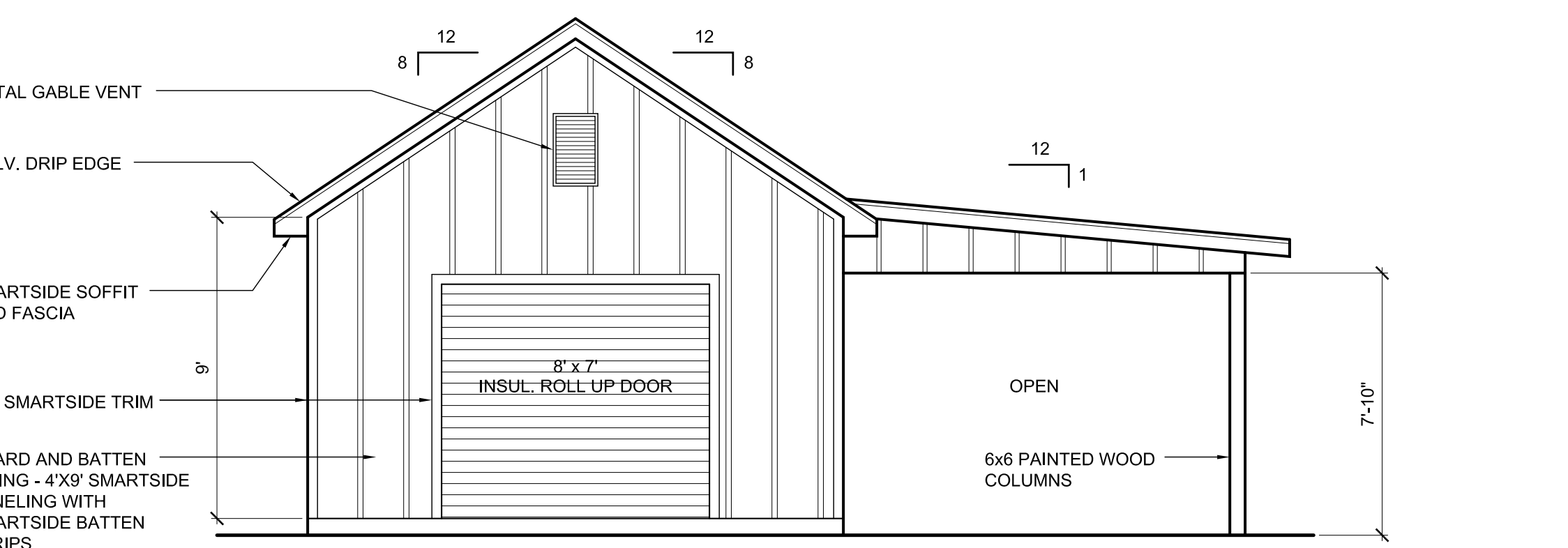
WEST ELEVATION

1/4" = 1' - 0"



EAST ELEVATION

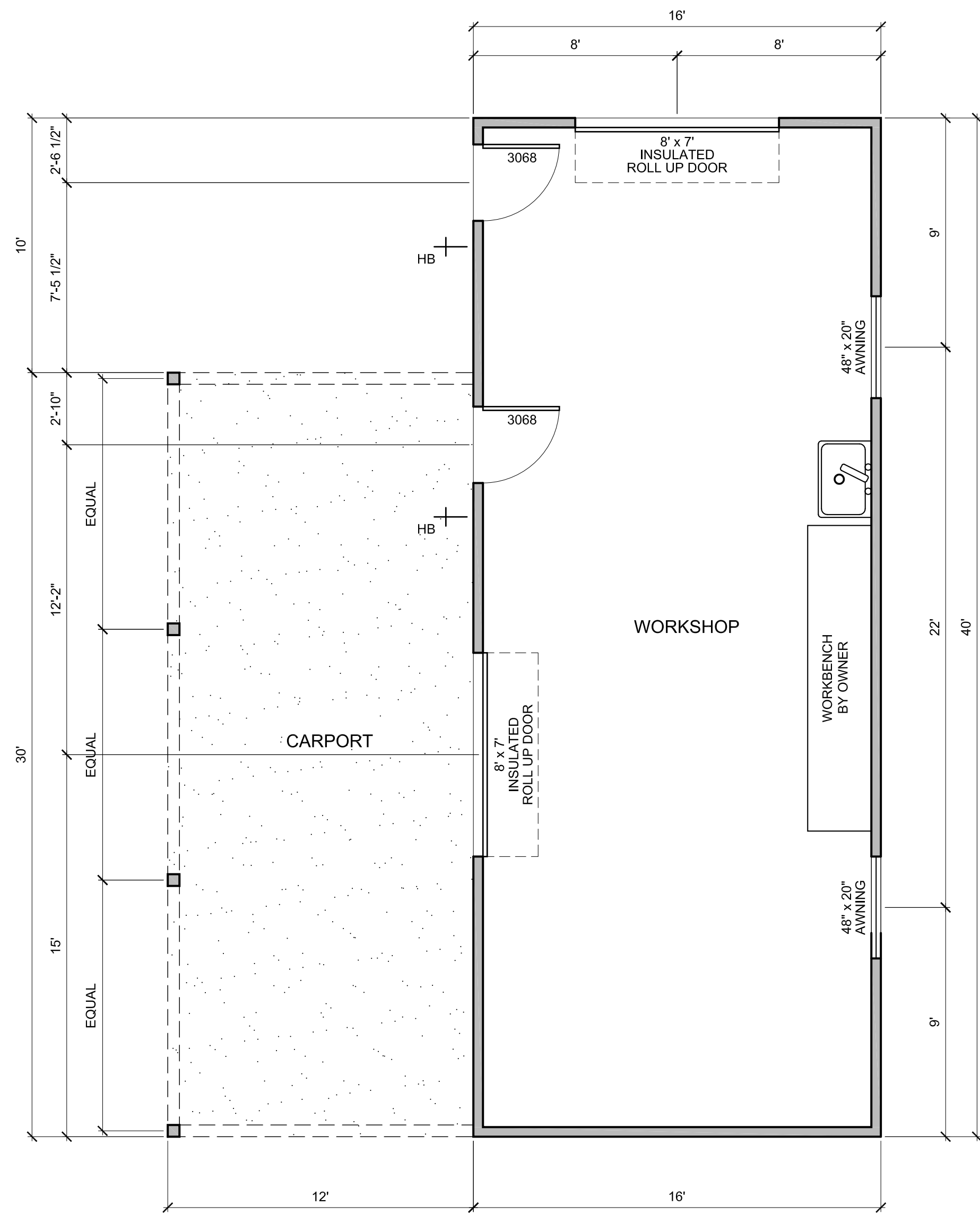
1/4" = 1' - 0"



NORTH ELEVATION

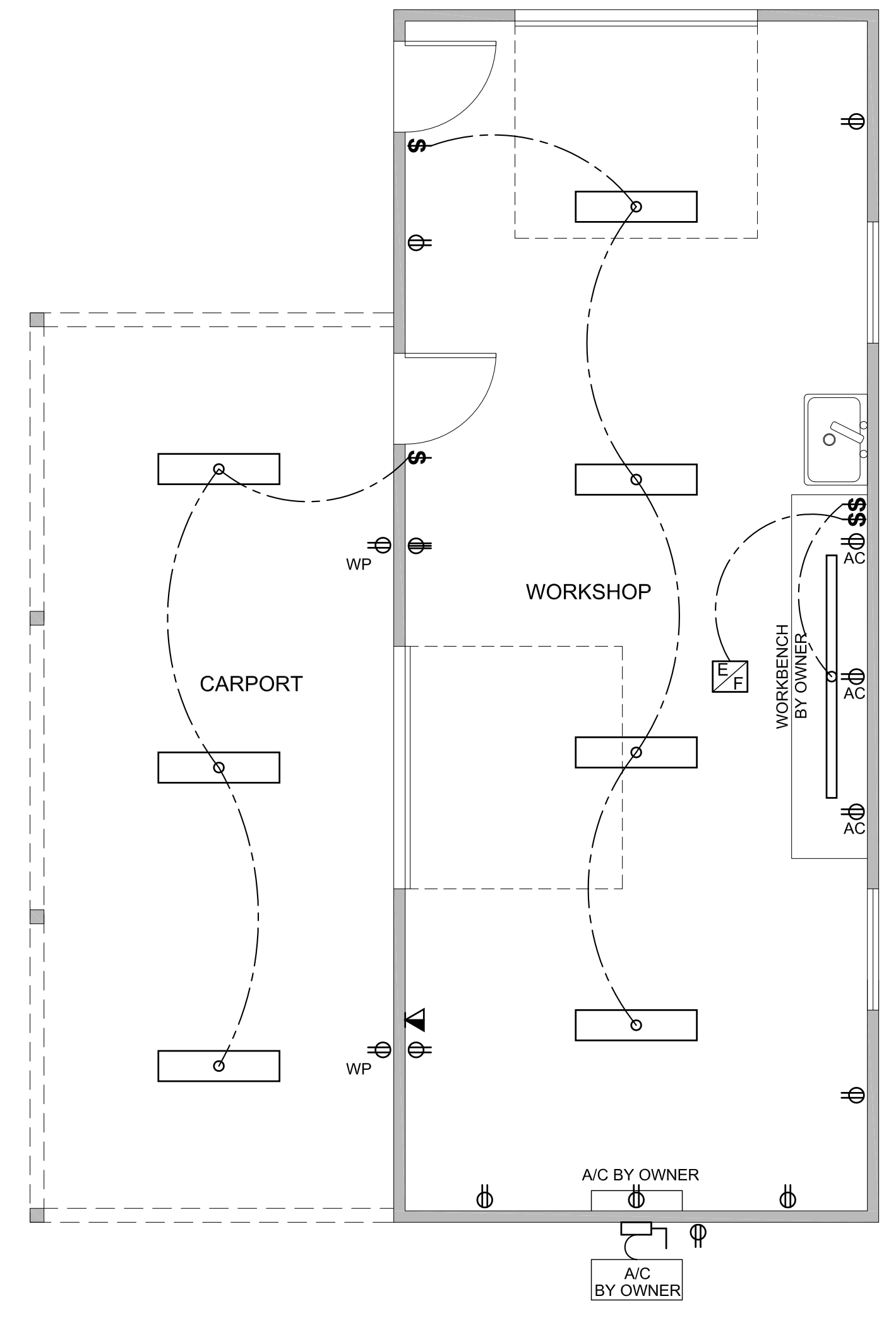
1/4" = 1' - 0"

SOUTH ELEVATION SIMILAR



FLOOR PLAN

1/4" = 1' - 0"



LIGHTING AND POWER PLAN

1/4" = 1' - 0"



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PRELIMINARY

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MAINTENANCE FACILITY FOR PIONEER MUSEUM
FREDERICKSBURG, TEXAS

PROJECT #	00-00
DATE	5-20-25
REVISION	

FLOOR PLAN / ELEVATIONS

A2.0



Conceptual Rendering of
Proposed Maintenance Building



Proposed
Maintenance Shed

Relocated
Bath House

Kammlah Barn

New Cedar Stay Fence

Existing Windmill



Example of Existing
Cedar Stay Fence on Campus

Address	Items of Neglect	Comments/ Updates from Staff	Owner	Step One Determination of Neglect letter	Step 2 Code Notified same day as letter is mailed
Yellow properties still in violation		Municipal Court Action required		30 days to respond	Code issues Noitce of Violation
105 S Adams	Windows broken, general disrepair	4/10 - County Judge spoke with Garett Bonn, applying for a grant to do major repairs, but would address the broken windows and plywood in windows and other smaller repair items.	Gillespie County	none sent	Gillespie County
513 W Main	foundation		Brickner		4/15/2025
107 W San Antonio	Paint Failure, Wood Decay, General Deterioration	1/6/25 - Code is going to make contact	Don Nagel	1/22/2024	Don Nagel
113 W San Antonio	Paint Failure, Wood Decay, General Deterioration	1/6/25 - Code is going to make contact	Don Nagel	7/17/2024	Don Nagel
Blue Properties		DSD to follow up			
Green Properties		Active COA in place			
207 W San Antonio	Wood Decay, General Deterioration	5/16 - COA granted 4/1 - COA submitted - paint and repair all damaged wood -- 3/31/25 - Ms.Parker 3/21/25 - Sent a follow up email to Mrs. Parker in regard to submitting a COA -- JM 2/4/25 - Ms. Parker will be subitting a COA in March - 12/31/24 - Code left message for the owner	Claudia Parker	9/10/2024	Claudia Parker
413 E Main	Paint Failure, Wood Decay, General Deterioration	4/22/25 - COA sumitted - 4/1/25 - email sent to Ms. Hudson re status of submission - 3/24/25 Sent email to Becky Hudson - she is wanting to resubmit A COA for the rehab of the house. 3/21/25 - Left phone message for Becky Hudson - JM (1/6/25 - Code posted a citation on 1/6/25.	Becki Hudson	4/23/2024	
206 S Crockett - Garage Building	Paint Failure, Wood Decay, General Deterioration	4/8/25 - COA Obtained - 3/17 - Submitted another COA, HRB in April 2025 - 1/25 COA subitted on February HRB Agenda COA was rejected due to lack of requested information	Leah Clodfelter	7/17/2024	Leah Clodfelter

216 W Schubert	Paint Failure, Wood Decay, General Deterioration	3/17/25- site visit with Board members, applicant wil submit COA when ready for a rehab not demo and some new build.	Aggie Construction - Robert Canales	7/17/2024	Aggie Construction - Robert Canales
		4/8/25 - COA approved for metal posts due to safety, denial of the porch trim, balistrades and gingerbread - must be replaced with the original design as depicted in historical photographs 4/2 - COA submitted for change to ginderbread decoration - 4/1 - COA submitted for window repair, COA subitted for Porch gingerbread change request - 3/24/25 - stop work order issued - due to metal posts being installed versus Wood pillars and gingerbread details not as submitted - 1/21 - COA APPLIED FOR - work without a COA - Fne Paid - 1/16/25 - active work being done on the homes deck, stop work order issued, Mr. Stroeher called and asked to come in to get the required COA. 12/31/24 - Ray Ortegon spoke to Mr. Stroeher in person, said he would contact staff, wood has been scrapped - no COA in MGO (1/6/25)			
101 N Lincoln	Paint Failure, Wood Decay, General Deterioration		Ed Strayer	7/16/2024	Ed Strayer

Completed COA's		History Of Previous Demo By Neglect Properties			
258 E Main - 2 Story Building Rear	Paint Failure, Wood Decay, General Deterioration	COA issued to Akin on 10/31/2024 but work not begun as of 12/31/2024	1/6/24 - Painted - photo's provided	7/17/2024	1/6/24 - Painted - photo's provided
612 N Llano	Paint Failure, Wood Decay, General Deterioration			Property was demo'd and new house built in its place	
204 S Crockett - Accesory Building	Wood Decay, General Deterioration, Stovepipe failure	Approved COA issued on 01/06/25	Suzanne Doughty	8/15/2024	Suzanne Doughty

Properties with Issues	Sited for work without a permit	Status Update	Resolution	Court Date	Resolution
102 W Austin	Temp Fence	6/6/25 Sent another email - 5/16/25 - sent email a to progress - 6/6 - no response - 4/2/25 sent email asking for an update - 3/18 - attempted to submit a COA - working on resubmission			

211 W Main	Unpermitted Painting of facade black	4/3/24 Court Case deferred to may 2025 - 3/21 - email into Municipal court - requesting update
416-418 W Main	Brooks Bubblebar - Tank house painted	
116 N Crockett	Blue/white stripped umbrellas on patio	
110 N Bowie	Marque tents for "cats"	
403 W Schubert	Mural painted on Grand Central's wall	
203 E San antonio	Mural/sign painted - Los Tios	June 2025 - On agenda with HRB 4/17/25 - code noticed Owner of noncompliance

Historic Preservation, The Arts & Hotel Occupancy Taxes

A City may spend a portion of its hotel occupancy tax revenues (up to 15%) to enhance historical projects or activities, or advertising and promotional programs to encourage tourists to visit historic sites or districts. It is not enough that a project or activity event might be historic in nature as Texas law requires that the historical related expenditure also promote tourism.

Many municipalities have adopted a Historic Preservation Ordinance or Program that receives funding from HOT and several of these municipalities have included the Arts into Historic Preservation efforts or separated them entirely and created separate boards to manage and award the funds.

City of Galveston

The City of Galveston has an Arts and Historic Preservation Advisory Board that allocates HOT funds to arts and historic preservation related non-profit organizations. The City of Galveston has created a fund that sets aside 6/8 of a penny on the HOT rate for such endeavors. This amount is then distributed every two years. Organizations requesting funding must meet the following criteria:

- Demonstrate tax-exempt status;
- Be in operation for at least one calendar year before the application deadline;
- Produce financial statements showing activity for one calendar year;
- Be headquartered in Galveston;
- Attach an organizational history/philosophy statement to the application;
- Provide programs and events available to city residents and tourists;
- Demonstrate that the request for hotel tax funds does not constitute more than 20 percent of operational budget;

- Comply with all City ordinances and procurement procedures.

City of San Marcos

The City of San Marcos supports our community's art and cultural scene with a series of grant programs for individual artist/artist teams, creative businesses, or nonprofit arts organizations.

Tourism Grant: This grant is funded by Hotel Occupancy Tax (HOT). State law sets the rules on how this money may be spent; HOT funds must be used to directly enhance and promote tourism and the hotel and convention industry in San Marcos. Fifteen percent of the grant award must be used for paid advertising outside a 50-mile radius of the San Marcos city limits. Grant recipients must provide paid advertising samples and receipts in their final reports.

Spark Tourism Grant: This grant is funded by Hotel Occupancy Tax (HOT) for newer applicants with smaller funding needs. Projects that have received City arts and cultural grants for less than three years may apply. All requirements of the Tourism grant apply with the exception of permanent public artworks that are exempt from 15% paid advertising component.

Signature Event Grant: This grant is funded by Hotel Occupancy Tax (HOT) for newer applicants with smaller funding needs. A signature event is a well-branded, well-marketed event that brings people together to celebrate and enjoy different forms of artistic expression, music, food, sports and/or traditions in San Marcos. The annual in person event, must have an attendance of over 5,000 people, been successfully held for more than three consecutive years and more than fifty percent of its participants and attendees are from outside the area.

https://assets.simpleviewinc.com/simpleview/image/upload/v1/clients/sanmarcostx/APPROVED_2025_Awards_072441f4-e5c5-4374-a397-4102bd2f3206.pdf

https://assets.simpleviewinc.com/simpleview/image/upload/v1/clients/sanmarcostx/2025_SMTX_ArtsCultureGrants_guidelines_and_instructions_08a24743-d8ae-470a-88e8-641727ac81c9.pdf

City of Texas City

The Texas City Cultural Arts Foundation was chartered in 1997 to promote cultural arts in Texas City. The Foundation sponsors cultural art events, activities and programs and awards grants to deserving individuals and organizations that complement the Foundation's mission. This Foundation is a non-profit corporation created to promote the Arts and the administration of the corporation is conducted by a Board of Directors and the operation and budget are overseen by the City.

City of Granbury

The City of Granbury also has a Historic Preservation Ordinance, however, they took a slightly different approach and adopted [Ordinance 07-234](#), authorizing a tax incentive program to preserve the city's unique and historic neighborhoods while encouraging property owners to maintain and rehabilitate their residences. The city has created the historic neighborhood improvement zone and neighborhood empowerment zone in order to provide tax exemptions for those qualified properties and improvements. All residential properties must be habitable.

Who May Qualify?

- Level 1 - Residential structures that have been designated as City of Granbury historic landmarks by the City Council. Such properties may be eligible for an exemption up to 100% of the city's ad valorem tax assessed for the structure for a period of 10 years. If your property has not been land-marked, visit the [Granbury Historic Landmarks Page](#) for information and applications.
- Level 2 - Major exterior or structural improvements, \$40,000 or more, to residential structures located within the historic neighborhood improvement zone that are at least 50 years old. For qualifying improvements, property owners may receive up to 70% of the city's ad valorem tax assessed for the structure for a period of 10 years.

- Level 3 - Minor interior or exterior improvements, \$15,000 or more, to residential structures located within the historic neighborhood improvement zone that are at least 50 years old. For qualifying improvements, property owners may receive up to 40% of the city's ad valorem tax assessed for the structure for a period of 10 years.

Neighborhood Empowerment Zone

The city has also created the neighborhood empowerment zone to allow for those property owners who qualify for one of the tax incentive levels above to possibly receive waivers from building permit fees and impact fees. View the [Tax Incentive Application](#) and the [Historic Neighborhood Improvement Zone/Empowerment Zone Map](#) if interested.

City of Austin

PARD's Historic Preservation and Tourism Program (HPT) leads the restoration, stewardship, interpretation and promotion of the irreplaceable historic and cultural resources of Austin's park system allowing visitors and residents to discover and experience an authentic connection to the city's diverse history.

The funding for many HPT projects is made possible through Hotel Occupancy Tax (HOT) funding to support projects and initiatives that meet allowable uses as defined under Chapter 351 of the Texas Tax Code. HOT revenue is an essential tool for the promotion of tourism and supports the growth of the tourism, convention and hotel industry. PARD is an important partner in this effort as public parks, museums and cultural centers are among the top tourist attractions in the City.

Grants

If you own a historic property that attracts out-of-town tourists, you can apply for a Heritage Preservation Grant. Heritage Preservation Grants are for up to \$250,000 and can be used for capital work, signage, or planning, marketing, and education projects. Grants are awarded each year. Visit the [Heritage Tourism Division](#) for more information.

Preservation Austin offers [grants](#) up to \$10,000 for education; brick-and-mortar work; and planning, historic resource surveys, and local historic designation. These grants are awarded twice a year and require a match. Grants of up to \$1,500 are awarded on a rolling basis and do not require a match.

People living in older and historic properties can receive grants and loans from the City of Austin Housing Department. Households must meet income qualifications for all programs, which include:

- [Architectural Barrier Removal](#) - This grant program helps make homes accessible for people with disabilities and senior Austinites. Available to both homeowners and renters.
- [GO REPAIR! Grant Program](#) - This grant program helps to fix serious structural issues for Austinite homeowners and to make homes more accessible for homeowners with disabilities.
- [Home Rehabilitation Loan Program](#) - This program offers 0% interest loans to help make owner-occupied homes safe, focusing on interior and exterior repairs to bring homes up to code.
- [Minor Home Repair Grants](#) - This grant program helps homeowners to make repairs that pose an immediate threat to their health and/or safety.
- [Plumbing Program](#) - This program helps homeowners with plumbing repairs and water savings.