



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, February 10, 2026 ~ 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
Emily Basse, Member
Cyd Donnell, Member
Gilbert Gonzalez, Member

Sharon Joseph, Member
Joe Salinas, Jr., Member
Amy Slaughter, Member
Shawn Vinklerek, Member

The City of Fredericksburg Historic Review Board will meet in a regular session on Tuesday, February 10, 2026 at 5:30PM [Link to City of Fredericksburg to watch video of meeting.](#)

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on February 10, 2026.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to jmusgrove@fbgtx.org

Verbal Comments:

Sign up in-person between 5:00 p.m. and 5:30 p.m. at the New City Hall at East Campus 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624.
You will be limited to 3 minutes to speak.

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. APPROVAL OF MINUTES

- A. January 13, 2026, Regular Meeting Minutes

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. 2026-64 - 309 W. San Antonio St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new addition to the existing structure and add a new gate to the existing fence for the property located at 309 W. San Antonio St., bearing the legal description of ST MARYS ADDN, LOT 1-PT.

- B. 2026-81 - 117 N. Adams St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new roof for the property located at 117 N. Adams St., bearing the legal description of FBG ADD, BLK 43, LOTS 95-PT & 96-PT.
- C. 2026-63 - 119 W. Creek St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to make renovations to an existing barn structure in the rear of the property located at 119 W. Creek St., bearing the legal description of FBG ADDN, BLK 31, LOT 437-PT.
- D. 2026-34 - 420 W. Plum St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct an addition and a new garage for the property located at 420 Plum St., bearing the legal description of SCHULTZ, BLK 1, LOTS 25 & 26.

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM on Wednesday, February 4, 2026, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.e

Jan Musgrove

Jan Musgrove
Planner 1

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

**HISTORIC REVIEW BOARD
MEETING MINUTES
January 13, 2026, 5:30 PM**

On this 13th day of January 2026, the Historic Review Board convened in regular session in the Conference Room at City Hall, 126 West Main Street, Fredericksburg, Texas, with the following members present to constitute a quorum:

PRESENT: David Bullion
Jessica Mittel
Sharon Joseph
Joe Salinas, Jr.
Shawn Vinklarek
Emily Basse
Gilbert Gonzalez
Shawn Vinklarek

ABSENT: Cyd Donnell

ALSO PRESENT: Cliff Cross – Director of Development Services
Susana Huerta – Assistant Director of Development Services
Maria Garcia – Legal Consultant
John Domenech – Legal Counsel via Zoom

CALL TO ORDER

The meeting was called to order at 5:32 PM by Chair David Bullion.

MINUTES

November 12, 2025, Historic Review Board meeting minutes were unanimously approved.

CERTIFICATE OF APPROPRIATENESS:

2025-66 - 206 S Crockett - Consideration and possible action on a request to amend a previously approved Certificate of Appropriateness (COA) to convert a garage into living space which included new siding, addition of windows and doors and construction of outdoor entertainment space. The applicant is requesting different windows and doors from what was previously approved and changing the proposed placement for the property located at 206 S. Crockett St., legally described as FBG ADDN BLK 32 LOT 355-PT & 356-PT.

Applicant:

Leah and Kenny Clodfelter presented a request to make changes on an existing COA approved by the Board in April of 2025 at a property located at 206 S Crockett, to include changes to window locations, color changes and a front door change.

Staff Review:

The conversion of the garage into living space is the natural evolution of the property and the garage itself does not appear to be a significant resource as it does not appear on the Sandborn Maps and appears to be of a similar age to the Low-rated main residence. The proposed construction of the outdoor entertainment space is appropriate and maintains historic-site development patterns which provide for recreational use at the rear of the lot Sec. 3.4.1(c). Staff recommend approval of the application as revised.

Board Discussion:

The board discussed the proposed changes to the windows, and doors, noting that most alterations would not be visible from the street, with only a single door and some windows potentially seen; the applicants clarified the placement and style of these elements, including the use of black-framed windows and doors instead of white. Board members inquired about the rationale for black windows, the impact of removing garage doors, and the possibility of using a faux garage door; the applicants responded that black windows were chosen for a modern look and referenced other local examples, while explaining that refurbishing the original garage doors was not feasible due to their condition. Amy Slaughter asked if the applicants decided to add the garage doors back, if Staff could administratively approve the change, the rest of the Board agreed with her statement.

Jessica Mittel made a motion to approve the application. Joe Salinas seconded the motion. All voted Aye and the motion carried.

Legal Briefing on Historic Designation and Board Authority:

John Domenech with the City Legal Council provided a legal presentation via Zoom to the Historic Review Board, outlining statutory requirements, the roles and limits of the board, the designation process, owner consent, and recent legislative updates. John explained that the board's authority is grounded in city ordinances and state law, emphasizing the board's role as a recommending body rather than a final decision-maker, with City Council holding ultimate authority on designations and policy.

The presentation also detailed the steps for initiating and processing historic designations, including the need for advanced notice, impact statements, and owner consent, with a three-fourths City Council vote required if the property owner does not consent to landmark designation. John provided a practical checklist for the board to follow during the designation process, noting that adherence to these steps minimizes legal liability for the board and the city. He reported that there were no recent legislative changes affecting the board's work and recommended implementing consistent procedures, templates, and deadline tracking to ensure fair and uniform handling of cases.

Board members discussed how these legal requirements apply locally, including the process for changing property ratings within the district, the need for impact statements, and the distinction between board and City Council responsibilities.

Demolition by Neglect Case Reviews and Enforcement Challenges:

Staff and the board systematically reviewed the status of multiple properties on the demolition by neglect spreadsheet, discussed enforcement actions, coordination with code enforcement and legal staff, and identified ongoing challenges in achieving compliance and timely resolution. The board reviewed a list of properties with ongoing issues, noting the status of code violations, court actions, repairs, and communication with property owners. Board members discussed the need for improved coordination with code enforcement and legal staff, expressing frustration over delays, lack of follow-up, and the transfer of code enforcement responsibilities between city departments.

The board debated the effectiveness of current enforcement tools, including stop work orders and fines, and considered inviting code enforcement and building officials to future meetings to provide direct updates and improve accountability.

Board members raised concerns about additional properties with safety or maintenance issues, the proliferation of unapproved structures, and the need for consistent application of ordinances, including signage and temporary structures. The board discussed the adequacy of current fine schedules, forming a subcommittee to review and recommend changes to penalties for code violations. Amy Slaughter, Joe Salinas and Gilbert Gonzalez volunteered.

2025 Report on COA activity:

Staff reported that the board's overall approval rate for Certificates of Appropriateness in 2025 was 78%, with residential applications approved at an 87% rate and commercial applications at 56%.

Adjournment:

With no further business to discuss, the meeting was adjourned at 7:07PM.

PASSED AND APPROVED on the 10th day of February 2026.

Jan Musgrove, Planner 1

David Bullion, Chairperson



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: February 10, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-64 - 309 W. San Antonio St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new addition to the existing structure and add a new gate to the existing fence for the property located at 309 W. San Antonio St., bearing the legal description of ST MARYS ADDN, LOT 1-PT.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to construct a new addition to the existing structure and install a new gate within the existing fence and driveway to be added to the rear addition. They are proposing to build the new addition behind the existing house and follow the same character and paint color of the existing historic structure. The plan includes retaining all existing landscape.

The property belongs to St. Mary's Catholic Church and consists of a 19,998.40 square foot lot that includes a 2,256 square foot house with a carport and an accessory building in the rear.

Application Number: 2026-64

Address: 309 W. San Antonio St.

Rating: Medium

Zoning: R-2: Mixed Residential

Applicant: SKT Architects, PLLC

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

[Fredericksburg Historic District Design Guidelines and Standards](#)

3.3. ADDITIONS TO HISTORIC PROPERTIES

This section intends to help design appropriate additions to enlarge designated landmarks and all buildings within the historic district (both contributing and noncontributing). The goal of these standards and guidelines is to help clarify how the Secretary's Standards will be interpreted for Certificates of Appropriateness for additions within Fredericksburg, for both landmarks and all properties within the historic district, whether contributing or noncontributing. All standards and guidelines for additions herein are derived from the spirit of SOI Standards 9 and 10. However, these standards and guidelines provide significantly more detail than the Secretary's Standards.

Additions: Compatible but Differentiated

One key philosophy underpinning the Secretary's Standards for Rehabilitation is that additions should be both compatible and differentiated. That means that some aspects of the addition's design

should be compatible, while others should be differentiated. Seven key aspects of an addition's design are listed below:

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

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

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

Visibility from the Public Right-of-Way

Visibility from the public right-of-way (ROW) is used to gauge the appropriateness of design. For corner lots, this includes both the front façade and the street-facing side façade.

Preservation

(a) Avoid damaging or obstructing historic character-defining building features and/or site features when constructing additions.

(b) Consider altering existing interior spaces, including attics, to increase living space before considering the construction of an addition.

Height and Massing

(c) For side additions, use hyphens to connect the addition to the historic building while minimizing the impact on adjoining historic building fabric. The side addition should be pushed back as far as possible so as to retain the original side elevation. (See fig. 3-47.)

(d) For rear additions, consider using hyphens, breezeways, insets, or offsets to connect the addition to the historic building differentiating the massing from the original main house. (See fig. 3-48.)

(e) Set back new additions from the historic building so that the historic building retains visual emphasis.

(f) Additions may gain additional height the further they are set back, with a maximum height no more than 10 feet taller than the historic building, measured from the historic building's original roof peak to the addition's roof peak.

(g) Design basement additions so that they do not raise the historic floor level of the building.

(h) Basement additions that require raising the historic floor level may be appropriate in some cases, provided that the new floor level of the building is not higher than either the average of the contributing buildings on the same block face, or the average of the adjacent buildings (if both adjacent buildings are contributing).

(i) Where possible, align the floor plates of additions with the historic building.

(j) If finishing out an existing attic, the addition of dormer windows may be appropriate in some

instances.

(2) Medium rating.

Resources that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the historic district's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the historic district or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

STAFF RECOMMENDATION:

The proposed addition is located at the rear of the property and will be painted to match siding color and the roof will match the existing primary house. Staff recommends approval as presented.

ATTACHMENTS:

1. 2026-64-309 west san antonio street coa application and supplementary images 1-16-26
2. 2026-64-309 W SAN ANTONIO
3. 2026-64-309 W SAN ANTONIO - STREET VIEW
4. 2026-64-309 W SAN ANTONIO - SIDE VIEW



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

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

Subject Property Address _____

Date Submitted _____

Owner name: _____

Phone # _____

Owner Address: _____

Authorized Applicant: _____ Phone # _____

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

Applicant E-mail: _____

Randy Stehling

Desired Start Date: _____

Desired Completion Date: _____

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

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

_____ Staff to complete _____

Application # _____

Year Built: _____

Eligible for Administrative Approval ___ Yes ___ No

Zoning: _____

Historic Review Board Meeting Date _____

Application Fee \$10 COA#

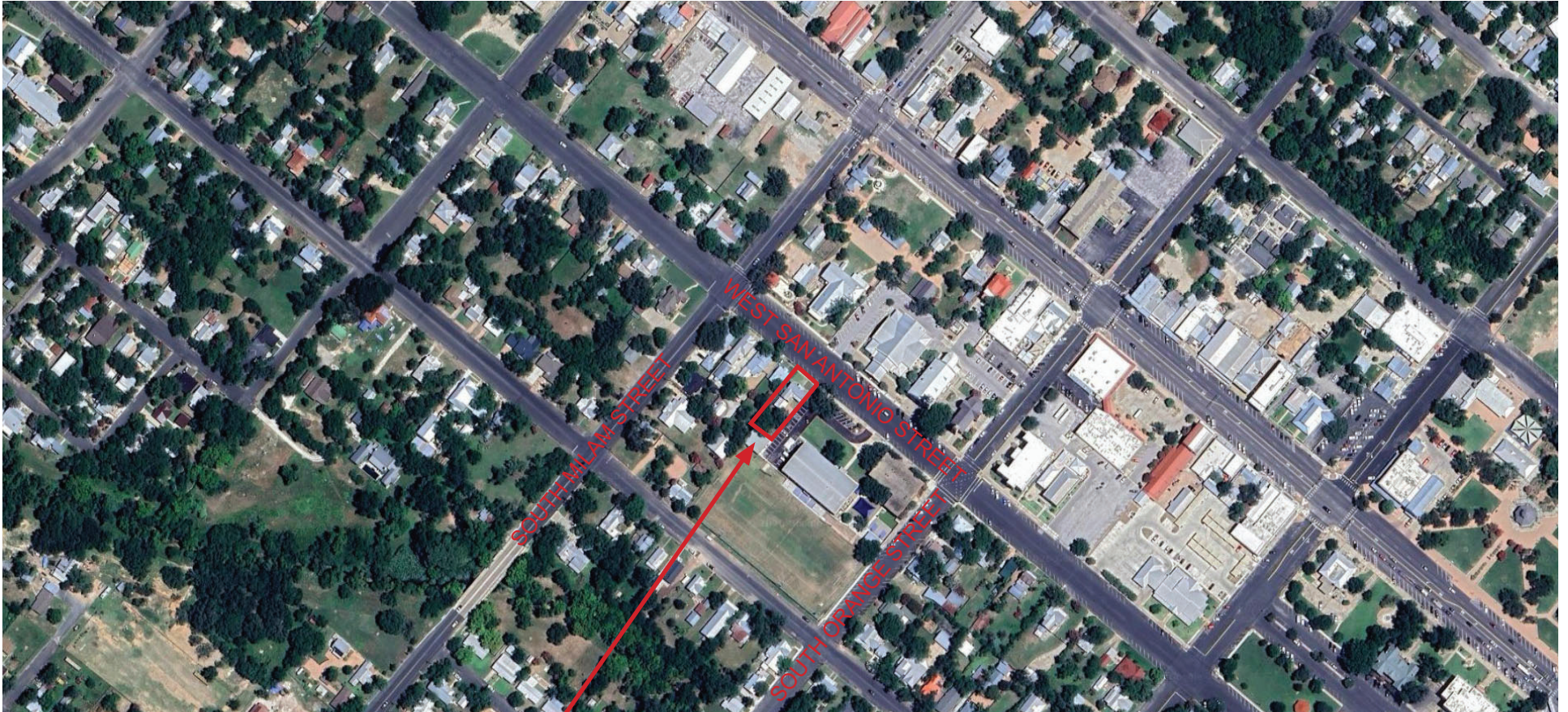
Survey Rating:

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

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



AERIAL VIEW OF 309 WEST SAN ANTONIO STREET

ST. MARY'S PARISH -
RECTORY ADDITION
309 WEST SAN ANTONIO ST
FREDERICKSBURG, TX



EXISTING TREES AND
LANDSCAPING TO
REMAIN



EXISTING HOUSE AND ALL
ARCHITECTURAL DETAILS
TO REMAIN

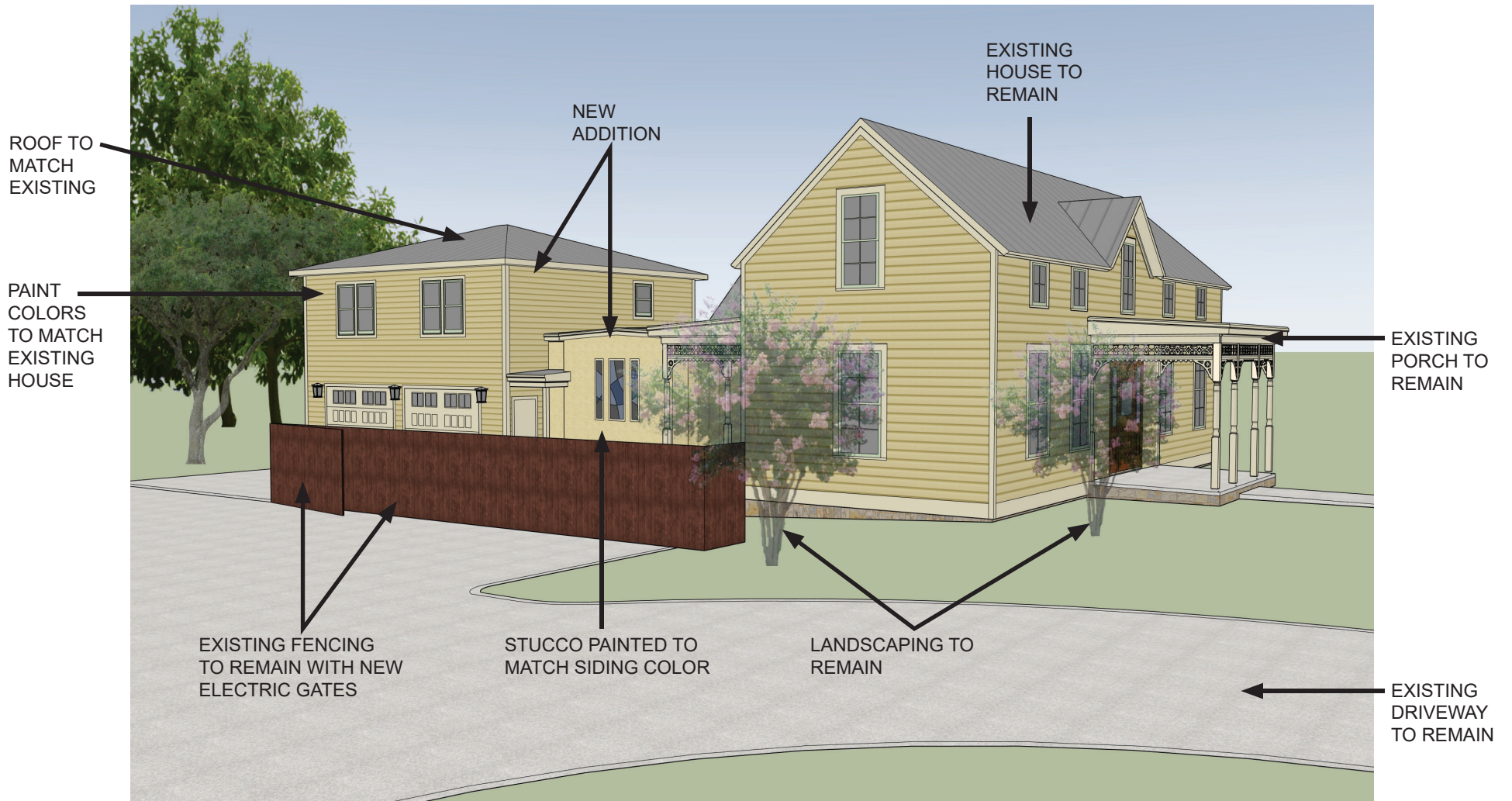
EXISTING TREES AND
LANDSCAPING TO
REMAIN



EXISTING HOUSE AND ALL
ARCHITECTURAL DETAILS
TO REMAIN

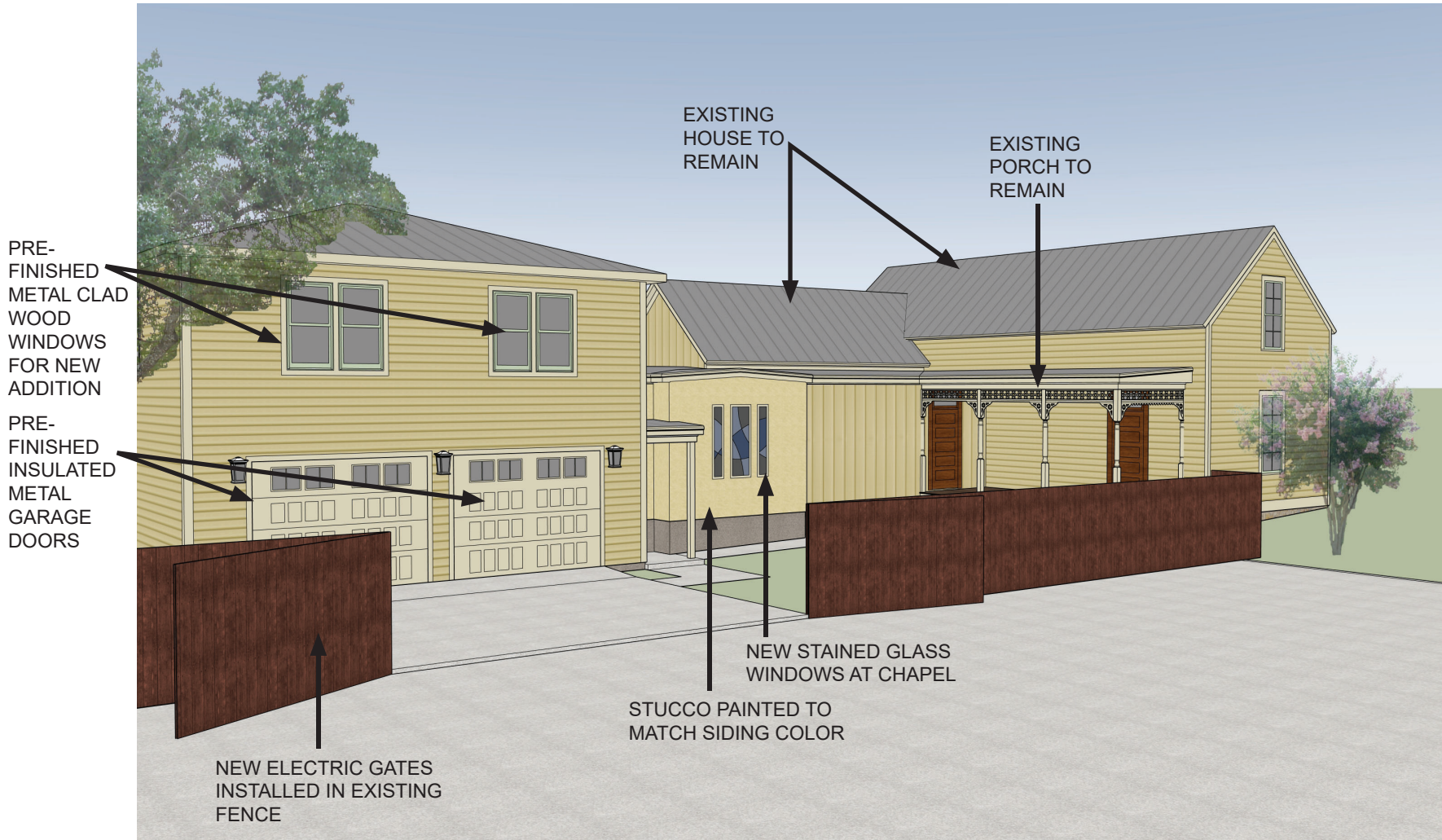
ST. MARY'S PARISH -
RECTORY ADDITION
309 WEST SAN ANTONIO ST
FREDERICKSBURG, TX





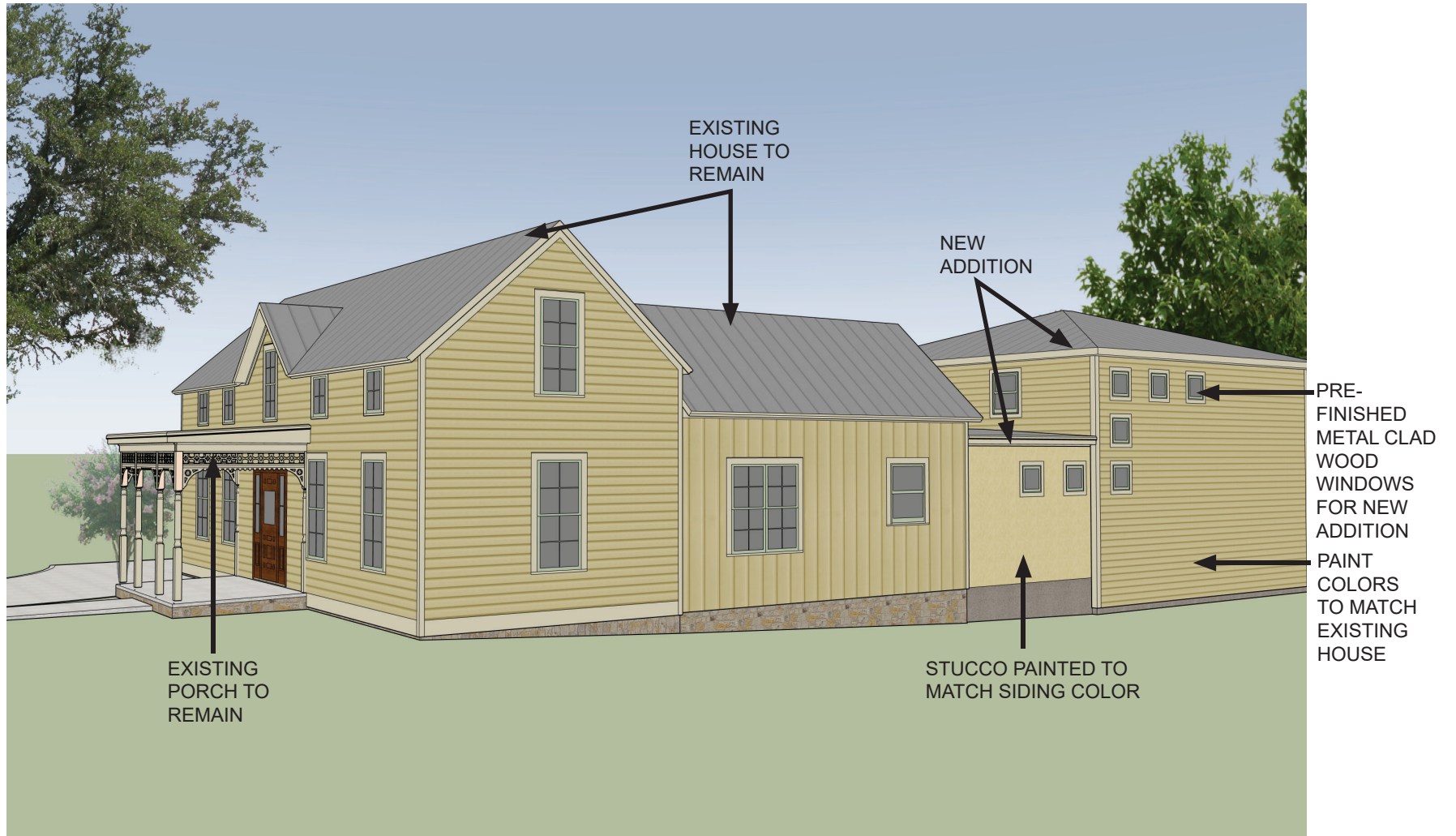
ST. MARY'S PARISH -
 RECTORY ADDITION
 309 WEST SAN ANTONIO ST
 FREDERICKSBURG, TX





ST. MARY'S PARISH -
 RECTORY ADDITION
 309 WEST SAN ANTONIO ST
 FREDERICKSBURG, TX





ST. MARY'S PARISH -
 RECTORY ADDITION
 309 WEST SAN ANTONIO ST
 FREDERICKSBURG, TX



PRELIMINARY

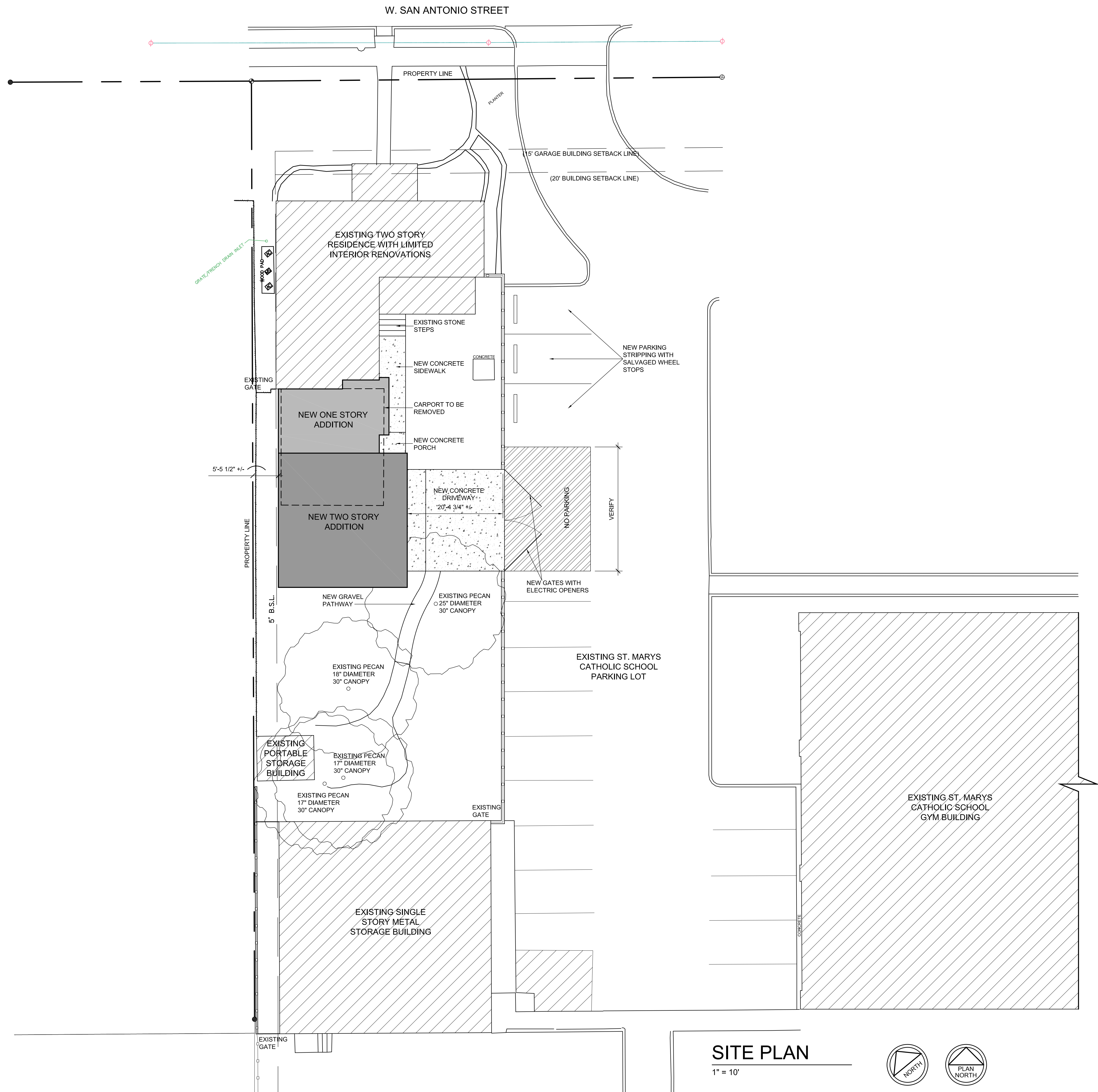
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RANDY R. STEHLING
PROJECT ARCHITECT
NUMBER 14396

RECTORY ADDITION FOR
ST. MARYS CATHOLIC CHURCH
309 WEST SAN ANTONIO STREET FREDERICKSBURG, TEXAS

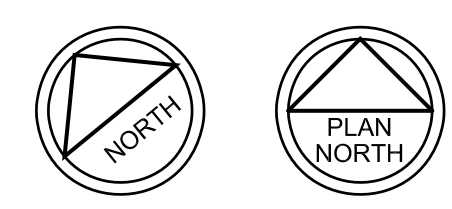
PROJECT #	25-05
DATE	11-5-25
REVISION	

SITE PLAN

C1.1



SITE PLAN
1" = 10'



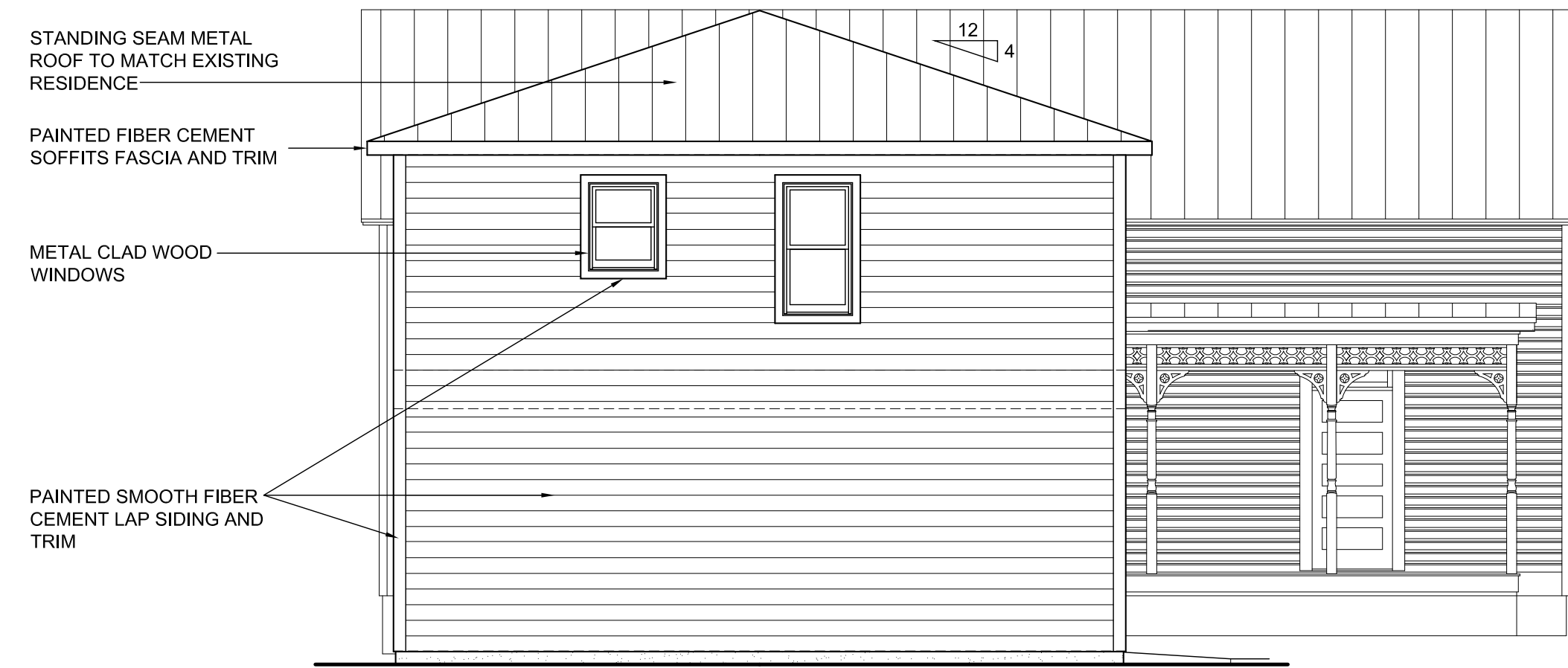
PRELIMINARY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
PROJECT ARCHITECT
RANDY R. STEHLING
NUMBER 14396



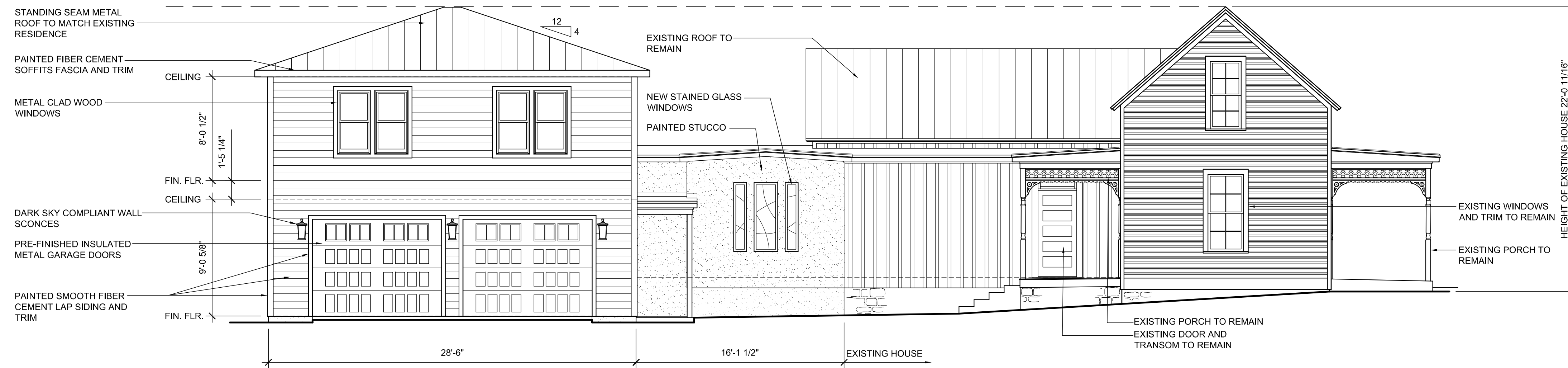
NORTH ELEVATION

3/16" = 1' - 0"



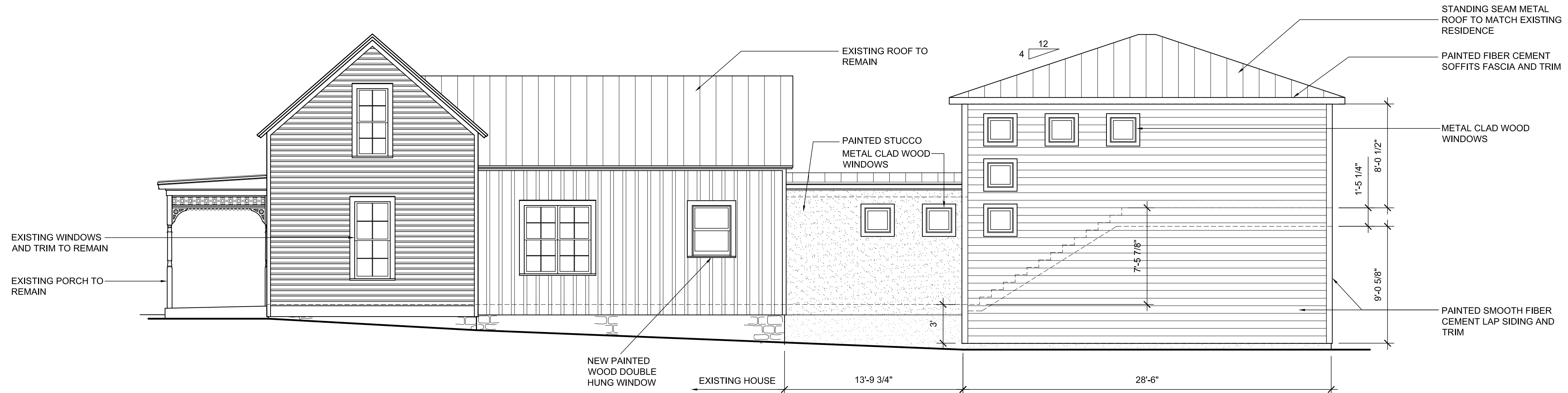
SOUTH ELEVATION

3/16" = 1' - 0"



EAST ELEVATION

3/16" = 1' - 0"



WEST ELEVATION

3/16" = 1' - 0"

RECTORY ADDITION FOR
ST. MARYS CATHOLIC CHURCH
309 WEST SAN ANTONIO STREET FREDERICKSBURG, TEXAS

PROJECT #	25-05
DATE	11-5-25
REVISION	

ELEVATIONS

A2.1

309 W. San Antonio



Site ID No. 209

Address [309 W. San Antonio](#)

Date 1900

Stylistic Influence vernacular

GCAD Hyperlink [R16498](#)

Owner FRANKE, EMMA M-LIFE ESTATE-D/O RUBY LEE
WEIGANDETAL

Historic District Yes Historic District

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

Notes

2002 Re-evaluation

High Medium Low

1983 Historic Resources Survey

Previous Site No. 690

Previous Ranking 3

Previous Photo References

Roll 19

Frame 36







HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: February 10, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-81 - 117 N. Adams St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new roof for the property located at 117 N. Adams St., bearing the legal description of FBG ADD, BLK 43, LOTS 95-PT & 96-PT.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to replace the existing roof on the Texas Jack building. They are proposing to install an R panel laid over the original corrugated roofing which is on the original 1892 trusses. The original trusses and tin are exposed inside as a true ceiling. The applicant would like to frame a new roof up and over the original corrugated roofing and deck with new steel roofing which would be 10 to 12 inches higher than the present roof, hidden behind the parapets.

The property consists of a 19,378 square foot lot that houses a 5,078 square foot commercial structure.

Application Number: 2026-81

Address: 117 N. Adams St.

Rating: Low

Zoning: CBD - Central Business District

Applicant: Albert Holzscheiter, AL47

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

[Fredericksburg Historic District Design Guidelines and Standards](#)

3.2.3. Roofs and Roof Features

Maintenance

Roof Maintenance

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

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

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

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

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

Integrated Gutters

Some buildings in Fredericksburg feature gutters integrated into eaves or cornice, making them difficult to inspect or access for cleaning and repairs. These gutters often clog or rust, causing leaks and water infiltration and deterioration of the surrounding historic materials. Replacement of faulty integrated gutters is appropriate in all instances, provided that the replacement generally maintains the profile and finish of the eaves or cornice. Damage to surrounding historic fabric should be minimized during removal of the integrated gutters and installation of new gutters. (See fig. 3-5.)

Alterations

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

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

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

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

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

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

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

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

Selecting Period-Appropriate Roofing Materials

Selecting period-appropriate roofing materials begins with identifying both your building's construction date and its architectural style (refer to Section 2 above). Some styles are associated with very specific roofing materials, as detailed in Section 2, while others used a variety of roofing materials. In these cases, refer to the discussion of roofing materials by period of construction in NPS Preservation Brief 4: Roofing for Historic Buildings (available online at <https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>). As detailed in Preservation Brief 4, wood shingles (especially using local cedar) were common in the mid-nineteenth century, with metal roofs becoming more widely available around the 1880s, followed by asphalt shingles around the 1890s. Photos of Fredericksburg from the 1890s document cedar shingles on most modest domestic resources (fig. 3-7). Metal roofs were adopted for larger public buildings earlier than residential buildings, and by 1911, the courthouse received a metal roof (fig. 3-8). By the 1930s, the Historic American Buildings Survey (HABS) documented a combination of metal and shingle roofs on all building types throughout Fredericksburg (fig. 3-4). Complicating matters, roofs commonly were replaced throughout a building's period of significance. The maximum lifespan of a cedar shingle roof is about 40 years, while the maximum lifespan of a metal roof is about 70 years. For buildings with a long period of significance, any roofing material present during the period of significance may be appropriate. Refer to Section 1 for guidance on determining your building's period of significance.

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

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

Restoration

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

STAFF RECOMMENDATION:

The proposed roof replacement is on a low-rated structure and hidden by the existing parapet walls which will make it not visible from the street.
Staff recommends approval as presented.

ATTACHMENTS:

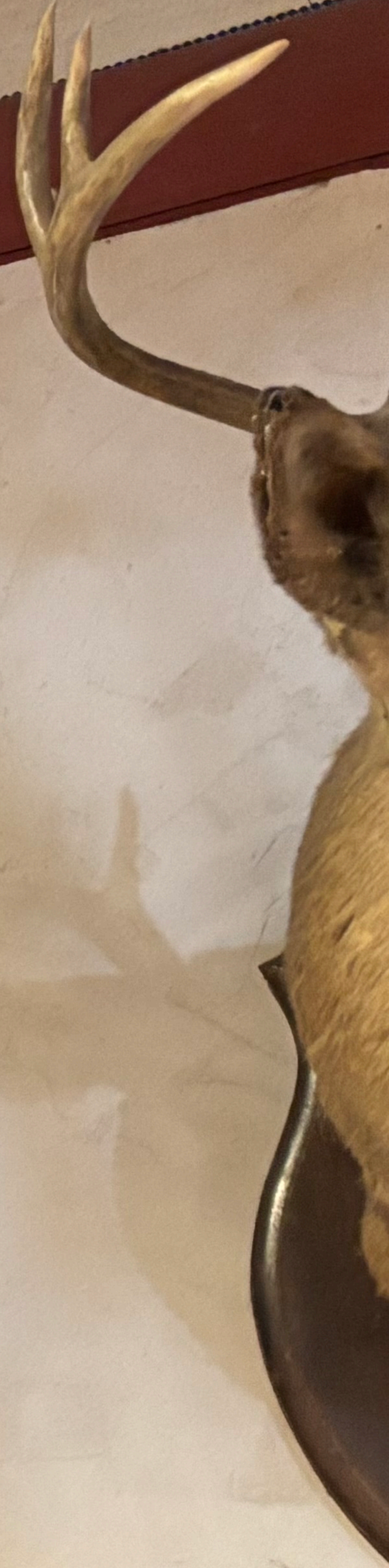
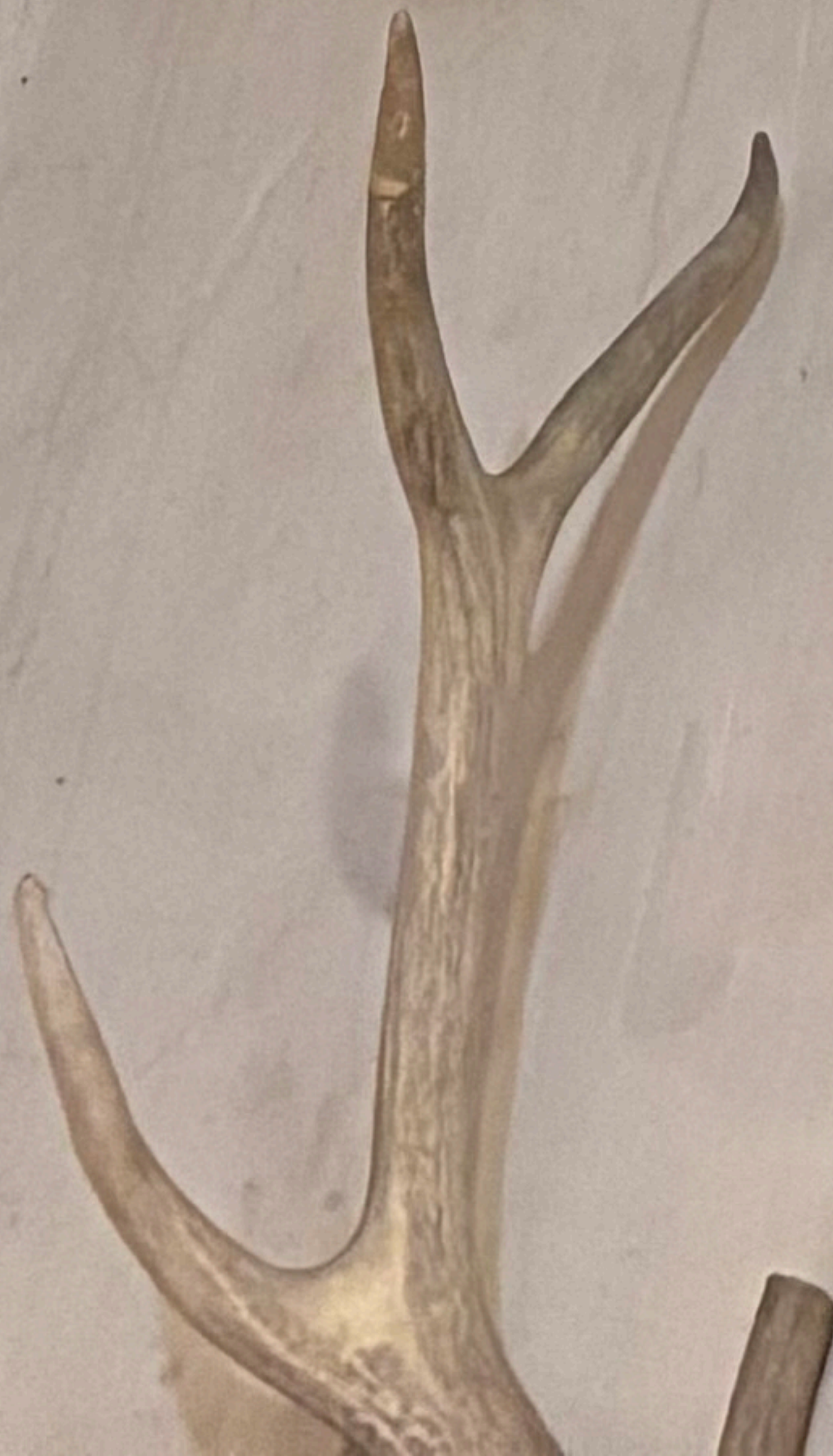
1. 2026-81-117 N ADAMS - STREET VIEW
2. Exterior roof view
3. Interior ceiling view
4. Interior roof view







HERIT'S





Wrangler

KNIVES

COWGIRL

WESTERN WEAR

WESTERN WEAR



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: February 10, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-63 - 119 W. Creek St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to make renovations to an existing barn structure in the rear of the property located at 119 W. Creek St., bearing the legal description of FBG ADDN, BLK 31, LOT 437-PT.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to complete renovations to an existing barn on the property. The proposal is to remove a small dirt stall and reclaim the wood and sheet metal roof to repair two larger stalls. The applicant intends to retain the old barn vintage look and feel.

The property consists of a 15,000-square foot lot with a 2,363-square foot residential structure and a 558-square foot barn. The primary structure has a High rating. However, the barn structure that is proposed to be renovated is low-rated.

Application Number: 2026-63

Address: 119 W. Creek St.

Rating: High

Zoning: R-1: Single Family Residential

Applicant: Bella Rosa Off Main STR LLC

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

[Fredericksburg Historic District Design Guidelines and Standards](#)

3.4.3. Accessory Buildings

Accessory Building Types

An accessory building is any building other than the primary building on a property. It almost always is smaller than the primary building and located behind the primary building. Accessory buildings may be residential (commonly referred to as "Accessory Dwelling Units" or ADUs), or utilitarian – such as garages, carports, and sheds.

Understanding historic accessory building types can help inform and inspire design and construction of new accessory buildings. For definitions and descriptions of historic accessory building types in Fredericksburg, refer to Section 2.2.6.

Priority Rankings and Lot Coverage

If a property includes an existing historic building, lot coverage standards are affected by the property's priority ranking. For the purposes of lot coverage standards, previously empty lots are treated as Low Priority-properties.

Preservation

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

Setbacks and Lot Coverage

(b) Follow lot coverage standards as required in Section 3.4.1.

Height and Massing

(c) 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.)

Design

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

(e) Consistent with historical lot-development patterns, new ADUs should be designed to look like a single, consistent dwelling unit – even if there are multiple units on the interior. The appearance of multiple ADUs on a single property is not consistent with historical development patterns in the district.

(f) Exterior walls, roof features, and window or door openings must authentically communicate the structural system of the new construction. Application of false structural elements is prohibited. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system.

(g) Revealing structural elements—like true load-bearing posts and beams—is encouraged.

Materials

(h) If a wood-frame structural system is used, wood siding or fibercement siding is encouraged. Use of true load-bearing masonry walls with stone, brick, or stucco also is encouraged.

(i) 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.

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

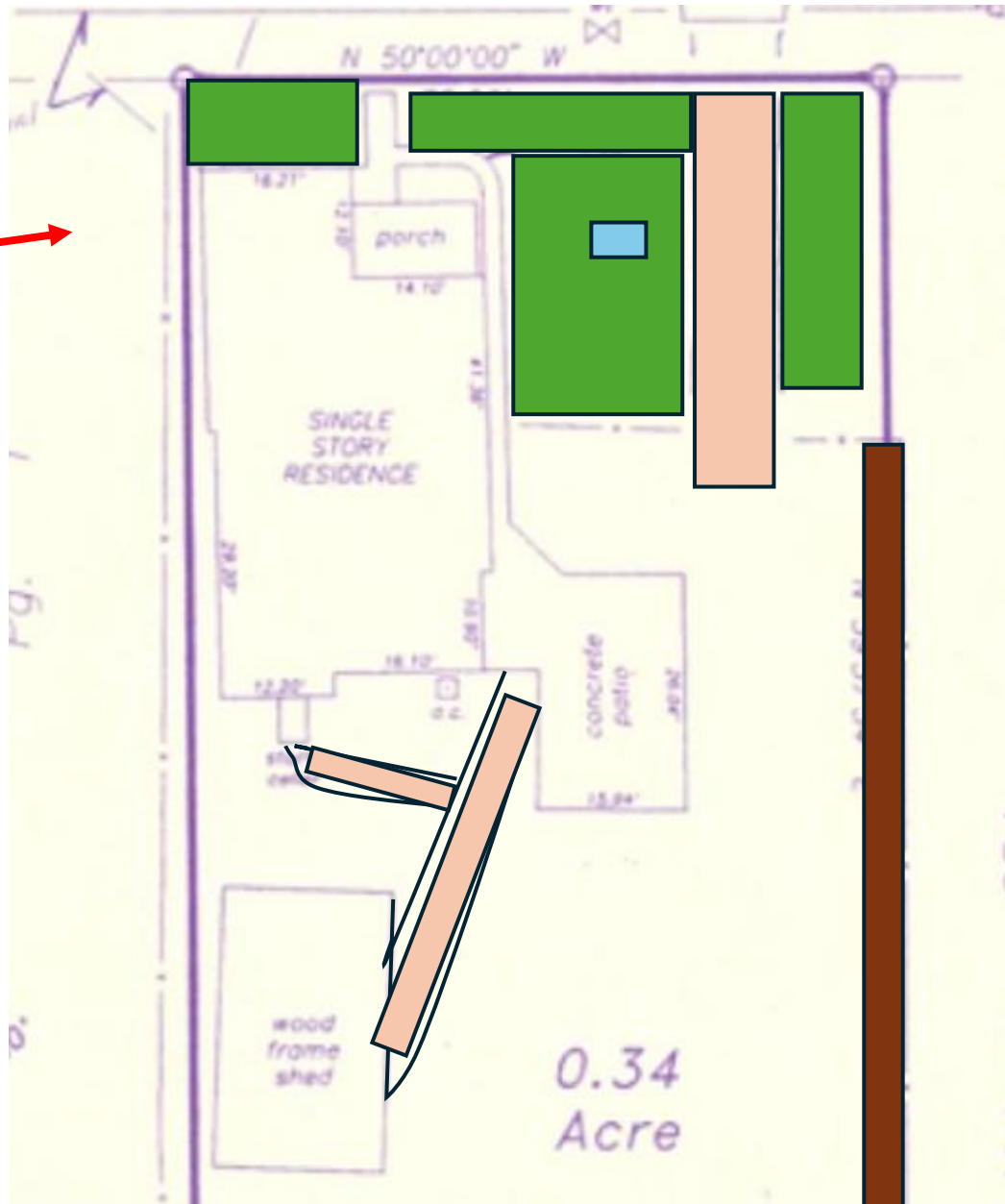
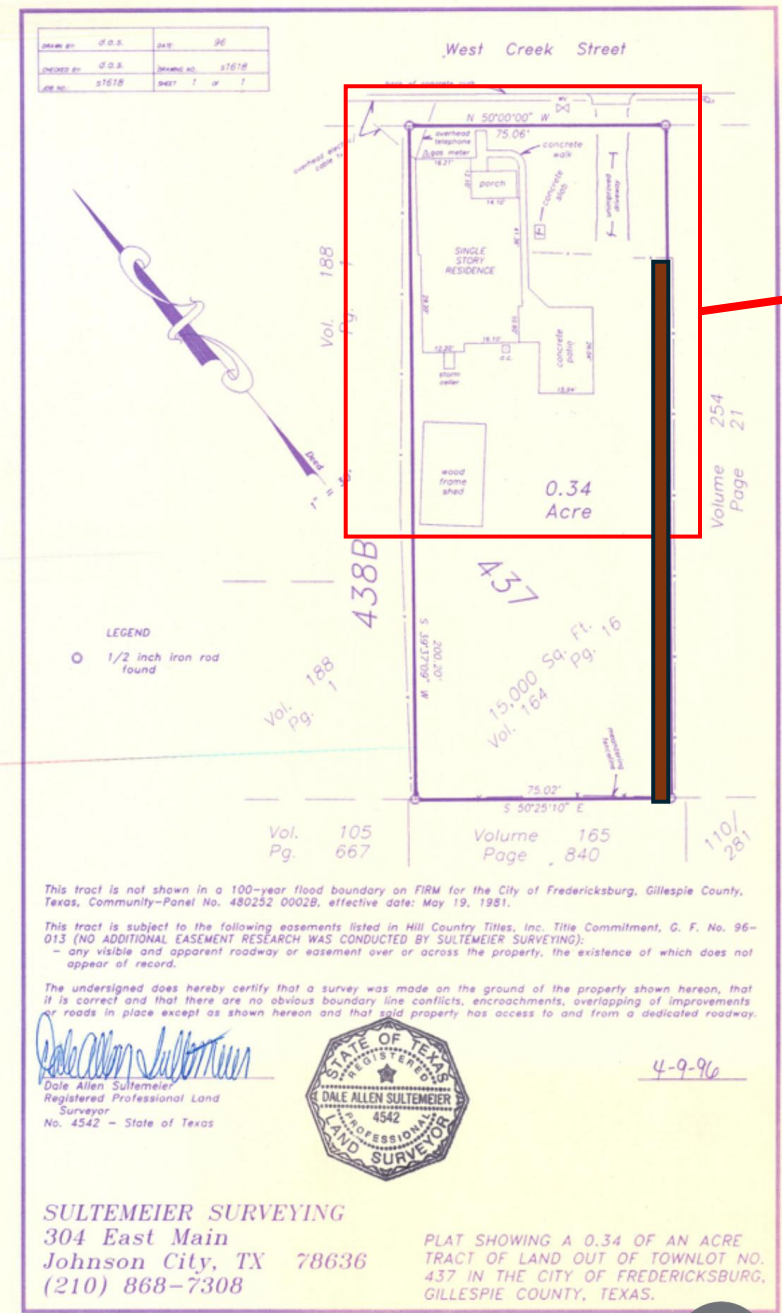
(k) The exterior color palette for new accessory buildings must generally be in the same range as the primary building on the property.

STAFF RECOMMENDATION:





The proposed renovations to the barn reclaiming the existing building materials to retain the old barn vintage look and feel are in conformance with the Historic Design Guidelines and Standards. The high rating of the property requires first for the accessory structure to be re-rated to Low. Staff recommends approval of the reclassification to a Low rating of the accessory barn structure and of the application as presented.

ATTACHMENTS:

1. 2026-63-certificate of appropriateness application - 119 w creek st - landscape-barn
2. Side view 119 W Creek
3. 2026-63-119 W CREEK - STREETVIEW
4. 2026-63-119 W CREEK



Landscape Updates Legend:

-  Grass (turf or artificial turf)
-  Crushed Aggregate (driveway & walkways)
-  6ft Wood Privacy Fence, stained
-  Stone planter box for flowers & bush/tree



Barn Renovation:

1. Remove this dirt stall, reclaim wood and roof sheet metal
2. Renovate remaining two stalls with reclaimed wood and sheet metal to repair missing roof sheet metal and broken/rotten floor/wall wood planks; retaining old barn look & fell





119 W. Creek



2002 Re-evaluation

High Medium Low

Site ID No. 744

Address 119 W. Creek

Date 1900

Stylistic Influence vernacular

GCAD Hyperlink [R16814](#)

Owner HOCKER, JOHN W & NANCY

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. 234

Previous Ranking 2

Previous Photo References

Roll 21

Frame 19



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: February 10, 2026
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-34 - 420 W. Plum St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct an addition and a new garage for the property located at 420 Plum St., bearing the legal description of SCHULTZ, BLK 1, LOTS 25 & 26.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness for the construction of an addition and a new garage. New roofing, siding and finishes will match the existing structure. They are intending to salvage and reinstall all original doors, windows, casings, trims and decorative elements in order to preserve the historic character of the home.

The property consists of an approximate 15,000 square foot lot that houses a 1,458 square foot residential structure.

Application number: 2026-34
Address: 420 W. Plum St.
Rating: Low
Zoning: R-1 - Single Family Residential
Applicant: Eric Mustard, Mustard Designs

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

3.3. ADDITIONS TO HISTORIC PROPERTIES

This section intends to help design appropriate additions to enlarge designated landmarks and all buildings within the historic district (both contributing and noncontributing). The goal of these standards and guidelines is to help clarify how the Secretary's Standards will be interpreted for Certificates of Appropriateness for additions within Fredericksburg, for both landmarks and all properties within the historic district, whether contributing or noncontributing. All standards and guidelines for additions herein are derived from the spirit of SOI Standards 9 and 10. However, these standards and guidelines provide significantly more detail than the Secretary's Standards.

Additions: Compatible but Differentiated

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

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

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

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

Visibility from the Public Right-of-Way

Visibility from the public right-of-way (ROW) is used to gauge the appropriateness of design. For corner lots, this includes both the front façade and the street-facing side façade.

Preservation

(a) Avoid damaging or obstructing historic character-defining building features and/or site features when constructing additions.

(b) Consider altering existing interior spaces, including attics, to increase living space before considering the construction of an addition.

Height and Massing

(c) For side additions, use hyphens to connect the addition to the historic building while minimizing the impact on adjoining historic building fabric. The side addition should be pushed back as far as possible so as to retain the original side elevation. (See fig. 3-47.)

(d) For rear additions, consider using hyphens, breezeways, insets, or offsets to connect the addition to the historic building differentiating the massing from the original main house. (See fig. 3-48.)

(e) Set back new additions from the historic building so that the historic building retains visual emphasis.

(f) Additions may gain additional height the further they are set back, with a maximum height no more than 10 feet taller than the historic building, measured from the historic building's original roof

peak to the addition's roof peak.

(g) Design basement additions so that they do not raise the historic floor level of the building.

(h) Basement additions that require raising the historic floor level may be appropriate in some cases, provided that the new floor level of the building is not higher than either the average of the contributing buildings on the same block face, or the average of the adjacent buildings (if both adjacent buildings are contributing).

(i) Where possible, align the floor plates of additions with the historic building.

(j) If finishing out an existing attic, the addition of dormer windows may be appropriate in some instances.

STAFF RECOMMENDATION:

The proposed addition follows the spirit of the Historic Design Guidelines and Standards in that it is compatible to the existing low-rated structure. The applicant intends to use materials and finishes to match the structure.

Staff recommends approval of the application as presented.

ATTACHMENTS:

1. 2026-34-420 Plum St. - HRB Checklist 1
2. 2026-34-420 plum - historic
3. 2026-34-420 plum
4. 2026-34-420 plum 2
5. 2026-34-420 plum 4
6. 2026-34-420 plum 5



SCOPE OF WORK NARRATIVE

Date: December 15, 2025
Project No.: 2540
Owner: Mr. & Mrs. Rickert
Subject Property: 420 Plum Street
Authorized Applicant: Eric Mustard, Architect

General description of work:

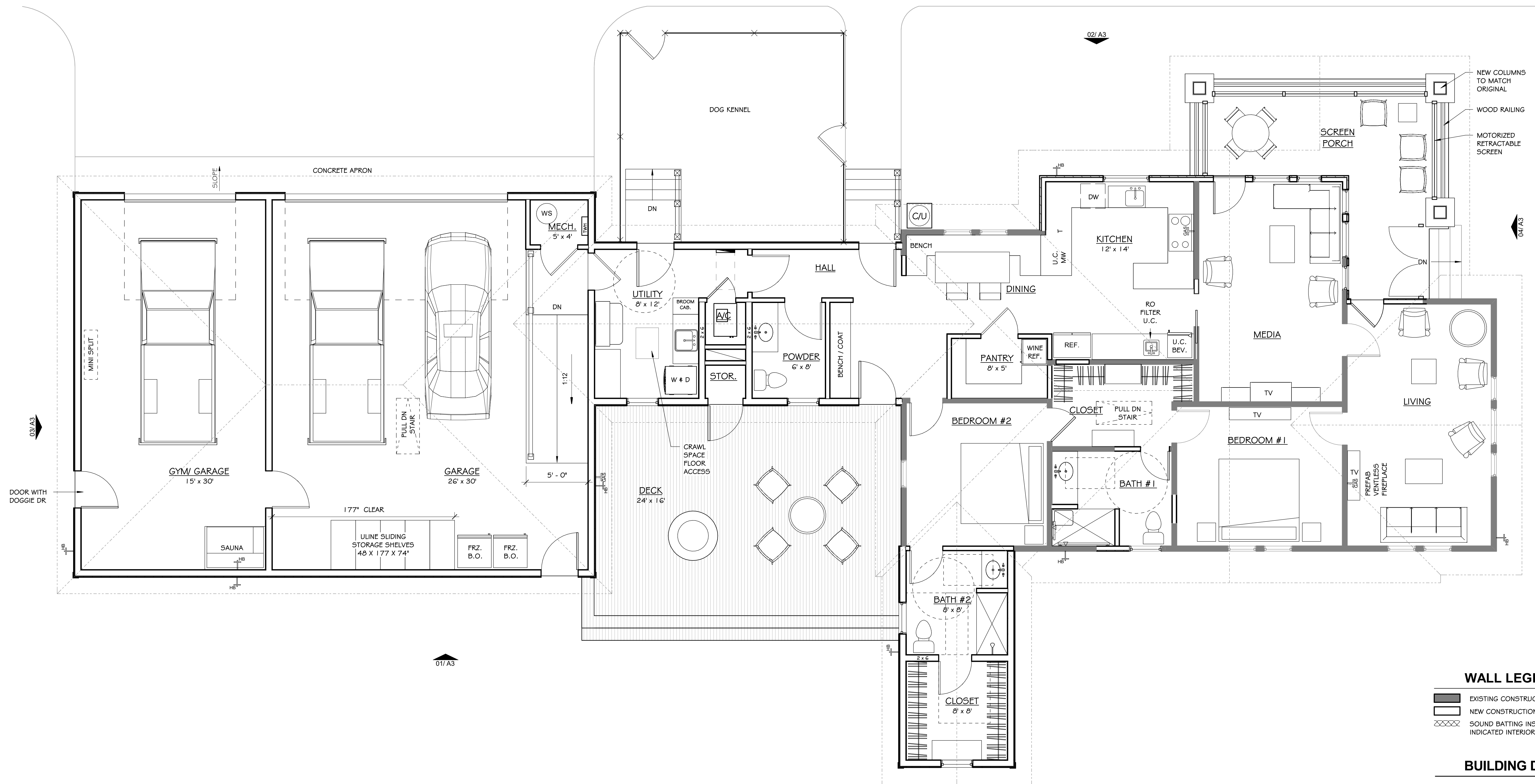
The existing residence will be renovated for the owner’s use. The scope includes the addition of a bathroom, closet, powder room, utility room, and mechanical room to the existing house, as well as a three-bay garage connected to the new addition. The kitchen will be expanded, and new roofing, siding, and finishes will match the existing structure. All original doors, windows, casings, trims, and decorative elements will be salvaged and reinstalled to preserve the historic character of the home.

Modification request to existing structure/site:

No.	Item
01.	Request demolition of the exterior elements:
	a) Removal of the existing overhead power line and electric meter.
	b) Removal of the current driveway.
	c) Removal of two non-original planters.
	d) Removal of two chimneys.
02.	Request demolition of the existing house:
	a) Removal of the infill at original front porch.
	b) Removal of the north wall of the kitchen for expansion.

Proposed new work:

No.	Item
01.	Request approval of site addition:
	a) Installation of a new driveway from Plum Street to the new garage, along with a new walkway and access steps to the house.
	b) Installation of a new electrical pole as shown on the site plan, with underground power routed to the relocated electric meter.
	c) Addition of a new privacy fence on the south, east, and west property lines.
	d) Installation of a dog kennel on the north side of the new addition.
	e) Construction of an uncovered wooden deck on the south side of the new addition.
02.	Request approval of residence addition:
	a) Construction and restoration of the front porch to its original design with operable screens.
	b) Expansion of the kitchen area on the north side.
	c) Addition of a closet and bathroom on the south side of the existing house.
	d) Construction of a three-bay garage divided into two sections: <u>Unconditioned Section:</u> Two bays with a mechanical room and access ramp to the main house. <u>Conditioned Section:</u> One bay designed as a gym.
	e) Addition of a connector between the existing house and the new garage, including a powder room, A/C closet, storage closet, and utility room.



WALL LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- SOUND BATTING INSULATION @ INDICATED INTERIOR WALLS

BUILDING DATA

CONDITIONED SPACE	
EXIST. COND. RESIDENCE	1216 SF
NEW COND. RESIDENCE	438 SF
GYM	492 SF
TOTAL CONDITIONED SPACE	2257 SF
UNCONDITIONED SPACE	
NEW SCREEN PORCH	240 SF
NEW DECK	412 SF
NEW GARAGE UNCOND.	806 SF
TOTAL UNCONDITIONED SPACE	1459 SF
GRAND TOTAL	3715 SF

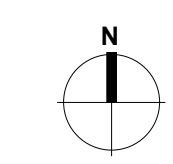
SCALE: 1/4" = 1'-0"

PRELIMINARY
 THESE DRAWINGS ARE FOR INTERIM REVIEW AND NOT FOR
 REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
 ERIC MUSTARD 14525

MR. & MRS. RICKERT RESIDENCE

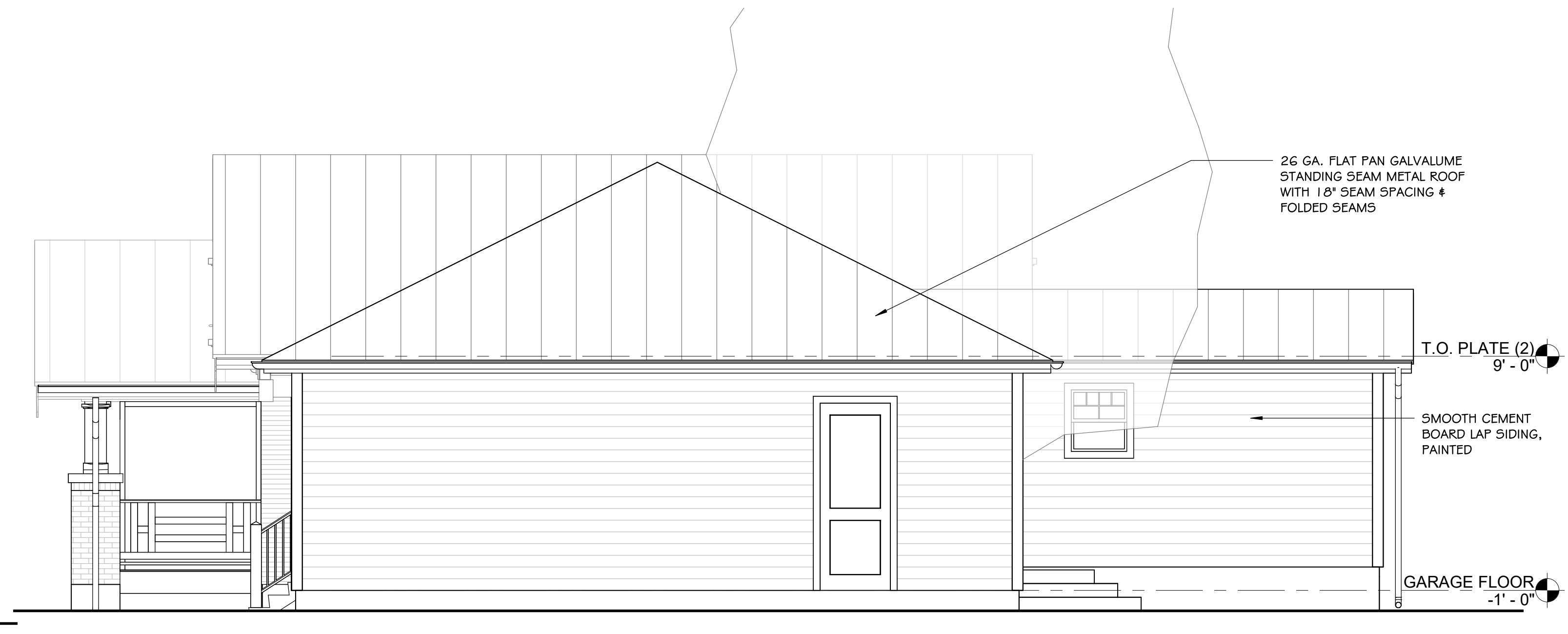
FLOOR PLAN

12.15.25

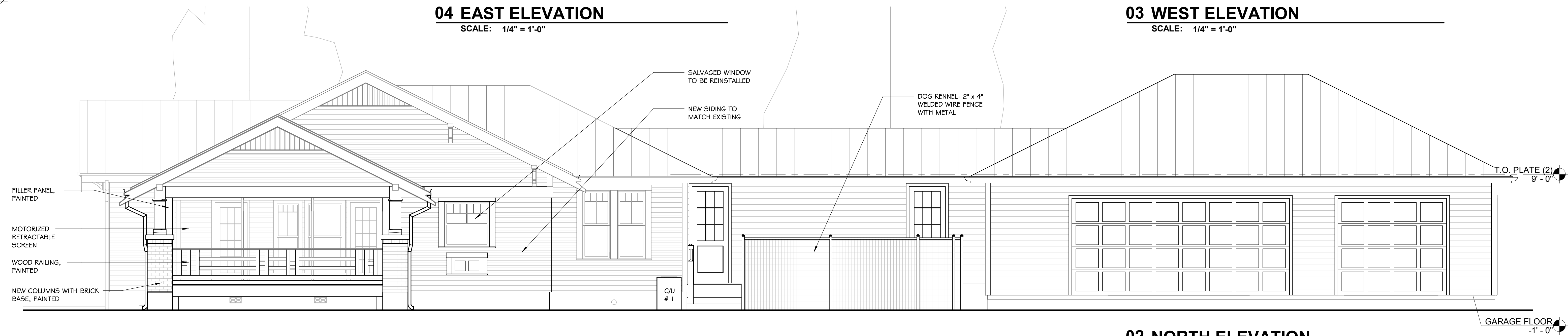




04 EAST ELEVATION
SCALE: 1/4" = 1'-0"



03 WEST ELEVATION
SCALE: 1/4" = 1'-0"



02 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



01 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

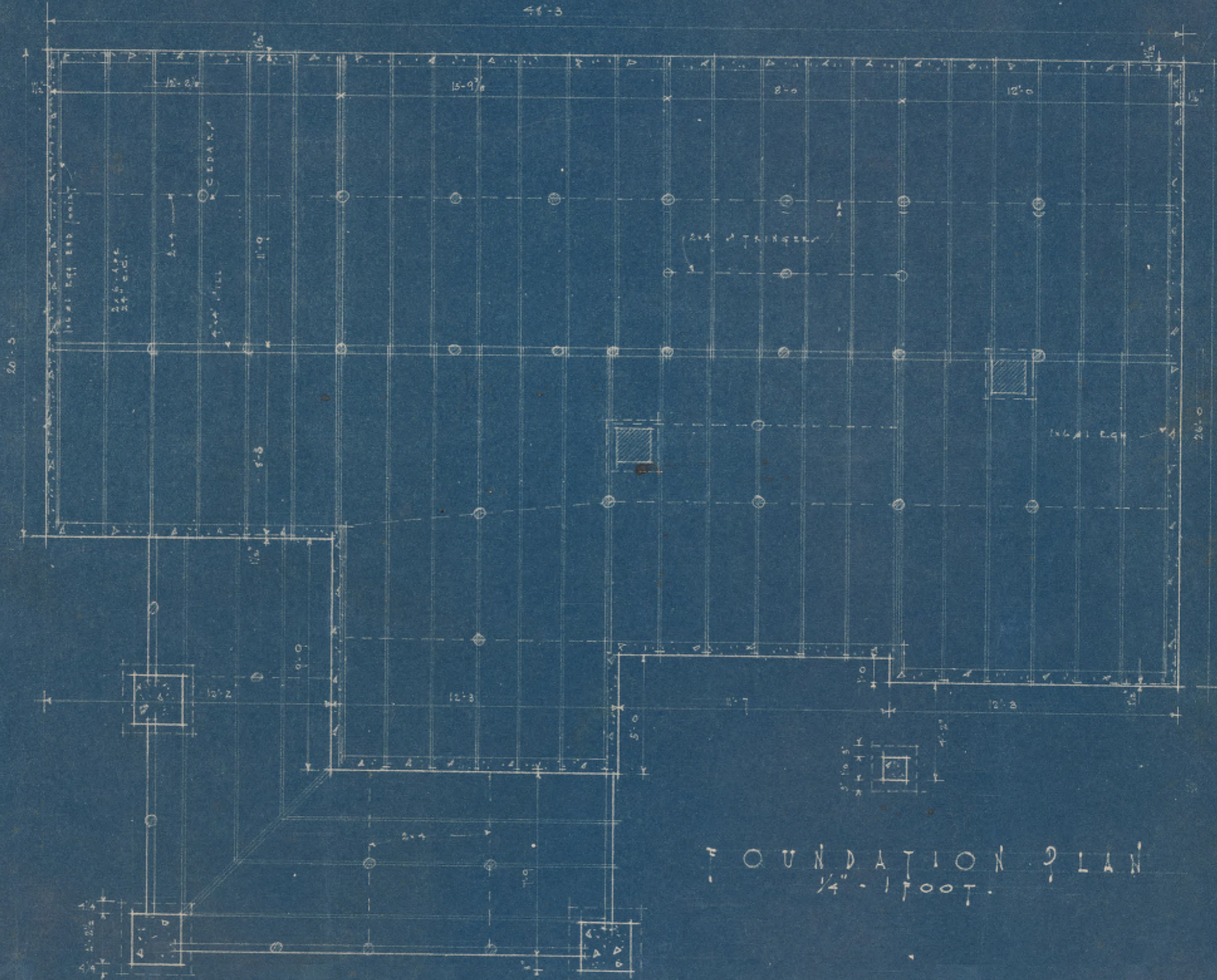
SCALE: 1/4" = 1'-0"

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ERIC MUSTARD 14525

MR. & MRS. RICKERT RESIDENCE

EXTERIOR ELEVATIONS

12.15.25

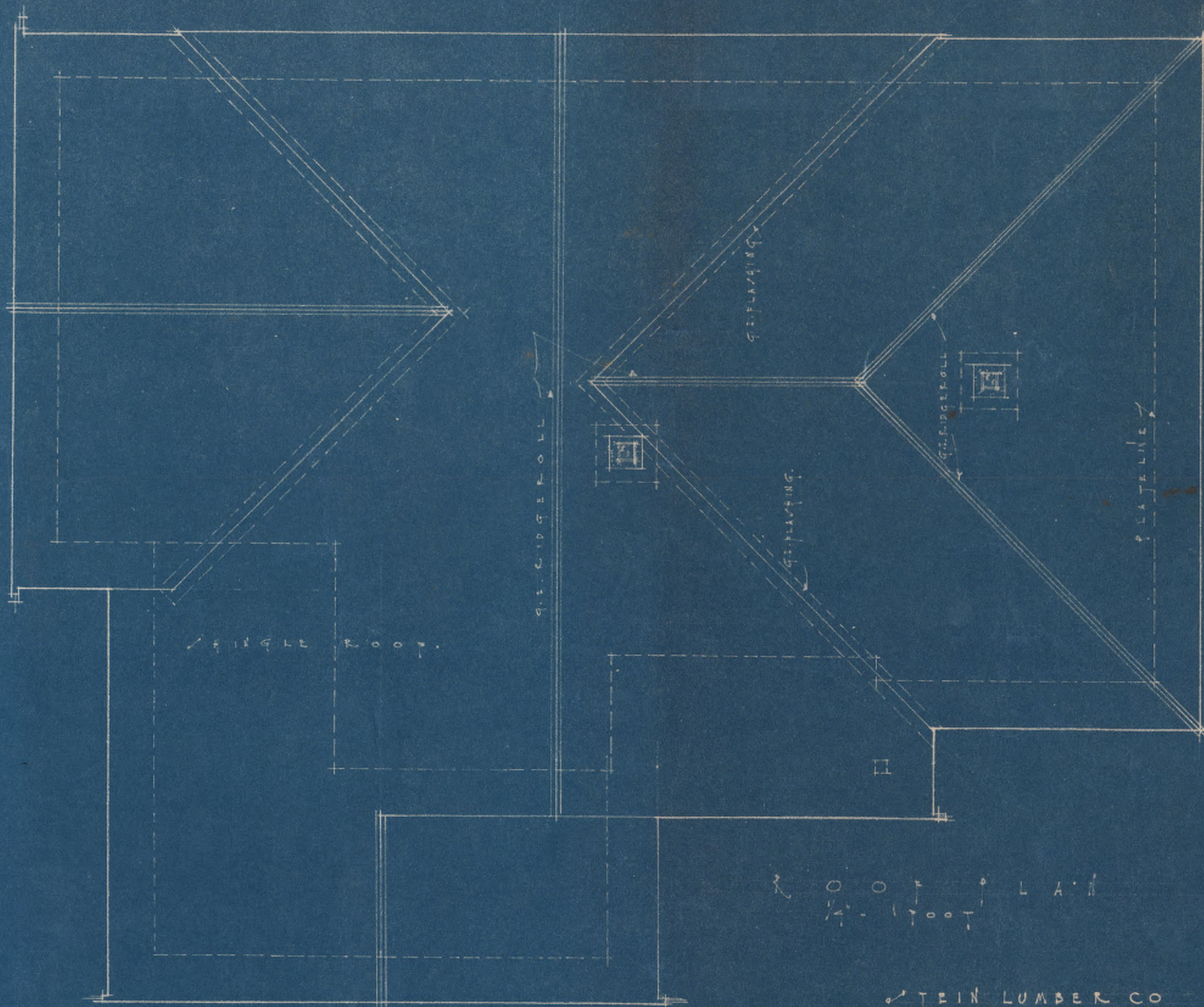


FOUNDATION PLAN
 1/4" = 1 FOOT.

RESIDENCE FOR:
 MR. ERWIN LAND
 FREDERICKSBURG TEX.

TEIK LUMBER CO.
 FREDERICKSBURG.
 TEXAS.

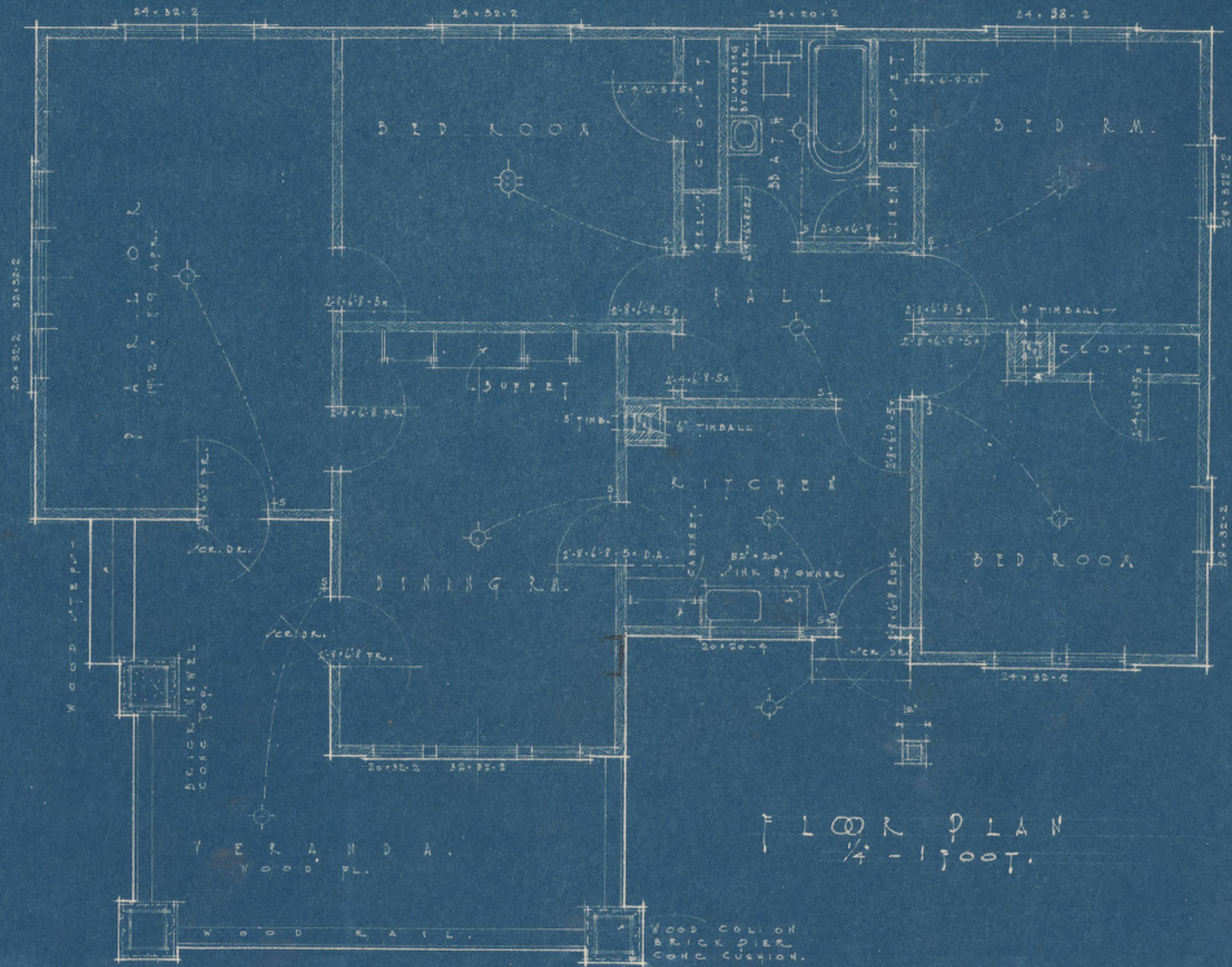
H.C.C.



RESIDENCE FOR:
 MR. ERWIN LAND
 FREDERICKSBURG TEX.

ROOF PLAN
 1/4" = 1' 00"

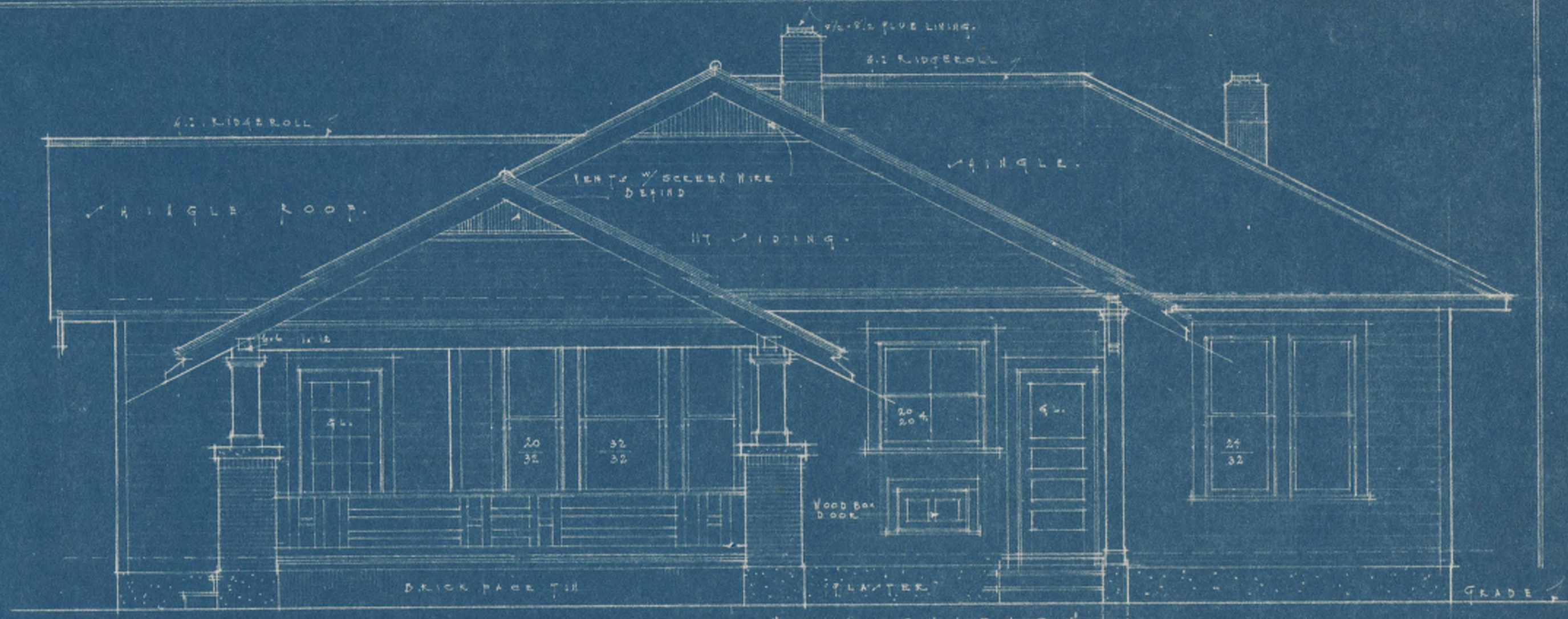
TEIN LUMBER CO
 FREDERICKSBURG
 (H.C.C.)



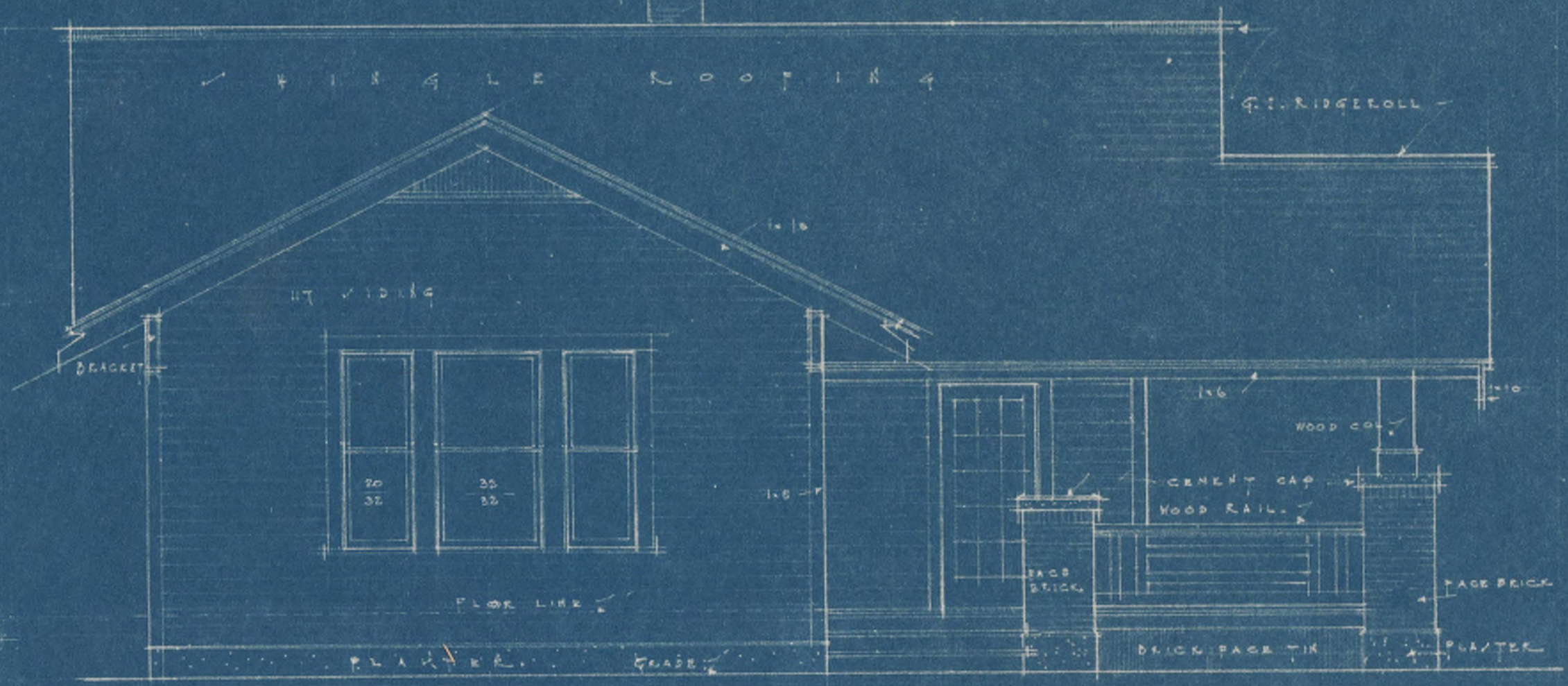
RESIDENCE FOR:
 MR. IRWIN LAND
 FREDERICKSBURG TEX.

TEIN LUMBER CO.
 FREDERICKSBURG
 TEXAS

H.C.C.



N. E. ELEVATION



SOUTH EAST ELEVATION

RESIDENCE FOR:
MR ERWIN LAND
FREDERICKSBURG

STEIN LUMBER CO
FREDERICKSBURG.

H.C.C.







420

K



LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 420 PLUM ST

LAT/LONG 30.273703 -98.881115

ALTERNATE ADDRESS N/A

PARCEL # 21165

LEGAL DESCRIPTION SCHULTZ BLK 1 LOT 25 & 26

OWNER NAME KOTT, BARBARA

2017 GCAD VALUATION \$262,460

PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION None

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

If recommended eligible: CRITERIA (local) N/a

CRITERIA (NRHP) N/a

HISTORICAL INFORMATION

Per Sanborn maps, this resource was constructed between 1924 and 1938. It is present on the 1938 Sanborn map with a wrap around porch.

PHYSICAL DESCRIPTION

YR. BUILT 1930 YR. SOURCE CAD

TYPE Building

FORM Bungalow

PRIMARY STYLE Craftsman

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling





VISIBLE	1. shed	2. shed
ANCILLARY	hist.-age ('68 or earlier)	not hist.-age ('69 or later)
RESOURCES		

ALTERATIONS Roof replaced w/ incomp. materials
Wall cladding replaced - some
Porch altered or enclosed
Windows replaced – some; some window openings resized
Addition to rear/side elevation

**GENERAL
NOTES**

SOURCES Sanborn maps





