



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, March 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 March 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 March 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. February 10, 2026 - Regular Meeting Minutes

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. 2026-114 - 210 E. Austin St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a kitchen building structure for the property located at 210 E. Austin St., bearing the legal description of FBG ADDITION, BLOCK 49, LOT UNMBR A, UNMBR EAST OF 72.
- B. 2026-92 - 212 E. Main St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to add a self-contained commercial kitchen

- to the rear of the property in the form of a 160 square foot modified shipping container for the property located at 212 E. Main St., bearing the legal description of FBG ADDITION, BLOCK 48, LOT 176-PT, TOWNLOT 176.
- C. 2026-93 - 501 W. Creek St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to demolish a garage/shed for the property located at 501 W. Creek St., bearing the legal description of FBG ADDITION, BLOCK 13, LOT 457.
 - D. 2026-120 - 207 W. Peach St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to replace five (5) windows for the property located at 207 W. Peach St., bearing the legal description of PFEIL, LOT 5-PT.

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 March 4, 2026 on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Jan Musgrove

Jan Musgrove
Planner 1

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

**HISTORIC REVIEW BOARD
MEETING MINUTES
February 10, 2026, 5:30 PM**

On this 10th day of February 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: Jessica Mittel
Sharon Joseph
Joe Salinas, Jr.
Cyd Donnell
Emily Basse
Shawn Vinklarek

ABSENT: Gilbert Gonzalez
Amy Slaughter
David Bullion

ALSO PRESENT: Susana Huerta – Assistant Director of Development Services
Jan Musgrove – Planner 1
Maria Garcia – Legal Consultant via Zoom

CALL TO ORDER

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

MINUTES

January 13, 2026, Historic Review Board meeting minutes with changes were unanimously approved.

Public Hearing opened at 5:35PM

Representatives with Bluetenfest signed up to speak on an item that was not on the February agenda. Susana Huerta stated that as the item was not on the agenda, the item could not be discussed, Legal representation, Maria Garcia, was online but staff were unable to reach her. The item was delayed until Legal representation could be reached. After reaching Legal, it was definitively determined that a non-agenda item could not be discussed. The Bluetenfest representatives presented several printed packages to the members of the Board, as the Vice-Chair glanced through the presentation, she determined that it was a proposed event in the Historic District and the HRB members had no prevue over the event.

CERTIFICATE OF APPROPRIATENESS:

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.

Applicant: Randy Sterling

Mr. Sterling explained that more accommodations for visiting Priest had prompted the need 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 landscaping.

Staff Review: Susana Huerta

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. 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.

Board Discussion:

Board members discussed the project and complimented the design and dedication to the preservation of the property.

Cyd Donnell made a motion to approve as presented.

Sharon Joseph seconded the motion. All voted Aye and the motion carried.

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.

Applicant: Albert Holzsheiter

Mr. Holzchshieter explained that the new roof was needed as the insurance company had stated that the existing roof was not insurable. The new roof would be constructed over the existing roof.

Staff Review: Susana Huerta

The applicant is requesting a Certificate of Appropriateness to replace the existing roof on the Texas Jack's 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. 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.

Board Discussion:

Board members discussed the project and Joe Salinas recommended that the Applicant obtain an engineering report to determine if the current structure would accommodate the weight of the new structure.

Joe Salinas made a motion to approve with the condition that the work will require a building permit.

Shawn Vinklarek seconded the motion. All voted Aye and the motion carried.

2026-63 - 119 W. Creek St. - Consideration and 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.

Applicant: Michael Hendrix

The homeowner, Mr. Michael HHendrix, explained that he wanted to use part of the barn (lean-too section) to repair the main barn with those materials.

Staff Review: Susana Huerta

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 floor 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 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.

Board Discussion:

The board stated that they appreciated it when homeowners took care of the outbuildings on their property and agreed that the lean too part of the barn could be removed to enable the use of the wood and roofing materials. Cyd Donnell asked if in future the age of the outbuildings be checked using the Sandborn Maps.

Sharon Joseph made a motion to approve the application as presented.

Shawn Vinklarek seconded the motion. All voted Aye except for Cyd Donnell, the motion carried.

2026-34 - 420 W. Plum St. - Consideration and 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.

Applicant: Eric Mustard

Mr. Mustard explained that the owners were now ready to renovate the entire home and they wanted to do the home justice; they had provided the original blueprints and intended to return it to its original state.

Staff Review: Susana Huerta

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 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. 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 matching the structure. Staff recommend approval of the application as presented.

Board Discussion:

The board praised the owners and Mustard Designs for ensuring that the home returns to its original design and investing in the Historic District. They stressed that repairing the original windows was the preferred path rather than replacing them.

Sharon Joseph made a motion to approve the application with the condition that the original 2 chimneys on the roof remain on the new roof.

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

Director's Report:

Susana Huerta informed the Board members that they would be receiving monthly updates to the Demo By Neglect properties and that these would no longer be discussed in open forum.

Sharon Joseph expressed concern for the funds in the Historic Preservation Grant and wanted to know if the Board would still be involved in the process.

Staff reassured her that the applicants would still be vetted by City Staff and board members would be involved in the selection process.

Adjournment:

With no further business to discuss, the meeting was adjourned at 6:44PM.

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

Jan Musgrove, Planner 1

David Bullion, Chairperson



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: March 10, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-114 - 210 E. Austin St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a kitchen building structure for the property located at 210 E. Austin St., bearing the legal description of FBG ADDITION, BLOCK 49, LOT UNMBR A, UNMBR EAST OF 72.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to make an addition to the existing commercial structure for a new kitchen to also include site and parking improvements. The proposed 3,356 square foot addition proposes to follow the same building style, materials and appearance of the existing structure. The material specifications include a Metal Hip Roof, Cedar Clad Board and Baten, Log Cabin Siding, aluminum metal awning and finished concrete exterior.

The property consists of a 14,700 square foot lot that houses a 2,634 square foot commercial structure.

Application Number: 2026-114

Address: 210 E. Austin St.

Rating: Low

Zoning: CBD - Central Business District

Applicant: Kevin Spraggins, VEI Consulting Engineers

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.

Design

(k) Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building.

(l) Design new additions to be compatible with the historic building but differentiated enough so that they are not confused as historic or original to the building. (Refer to the "Additions: Compatible but Differentiated" sidebar above.)

(m) Balance compatibility with differentiation among the following aspects of the addition's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette.

(n) Contemporary architectural styles are appropriate for additions provided that compatibility is retained among other building aspects; for example, an addition may have a contemporary roof form, fenestration pattern, and style if it maintains a compatible footprint shape, materials, and color palette.

(o) New additions should not overpower existing main structures. Fullfloor second story additions that obscure the form of the original structure are not appropriate.

(p) The addition should be visually cohesive as a unit; the different parts of the addition should clearly communicate a unified, contemporary date of construction. Consider using one consistent roof form for the entire addition.

(q) Design exterior walls, roof features, and window/door openings to authentically communicate the structural system of the addition. The size and placement of window and door openings must

accurately correspond to the bays of the structural system. Lintels should reflect the structural system. Application of false structural elements is prohibited.

(r) Revealing an addition's structural elements—like true load-bearing masonry or revealed posts and beams—is encouraged.

Materials

(s) Modern materials, such as fiber-cement siding, are appropriate for additions, provided that the overall design balances compatibility with differentiation.

(t) Limiting the materials palette for additions to two materials is recommended.

(u) If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using masonry veneer or stucco atop a wood-frame structure is discouraged.

STAFF RECOMMENDATION:

The proposed addition is compatible with the existing structure by following the same roof form, materials, stylistic elements and color. Therefore, staff recommends approval of the application as presented.

ATTACHMENTS:

1. 2026-114 210 E Austin Street View
2. 2026-114 210 E Austin Street Historic
3. 2026-114 210 E Austin St Site Plan
4. 2026-114 210 E Austin St Floorplan



210 E. Austin



2002 Re-evaluation

High Medium Low

Site ID No. 84

Address 210 E. Austin

Date 1980

Stylistic Influence vernacular

GCAD Hyperlink

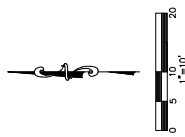
Owner

Historic District No Outside Historic District

Assessment The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

1983 Historic Resources Survey
Previous Site No. _____
Previous Ranking _____
Previous Photo References
Roll _____
Frame _____

Notes



LEGEND

- EXISTING**
- EXISTING STRUCTURES
 - PROPERTY BOUNDARY
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING ELECTRIC LINE
 - EXISTING TELEPHONE LINE
 - EXISTING EASEMENT
 - PRM FLOODWAY LINE (APPROXIMATE)
 - PRM 100-YEAR FLOODPLAIN LINE (APPROXIMATE)
 - PRM 500-YEAR FLOODPLAIN LINE (APPROXIMATE)
 - EXISTING TOWN CREEK FLOWLINE (APPROXIMATE)
 - EXISTING EASEMENT
 - EXISTING CONCRETE CURB
 - EXISTING UTILITY POLE
 - EXISTING WATER METER
 - EXISTING SANITARY SEWER CLEAROUT
 - EXISTING TREE

**AN
EXISTING SITE PLAN
FOR**

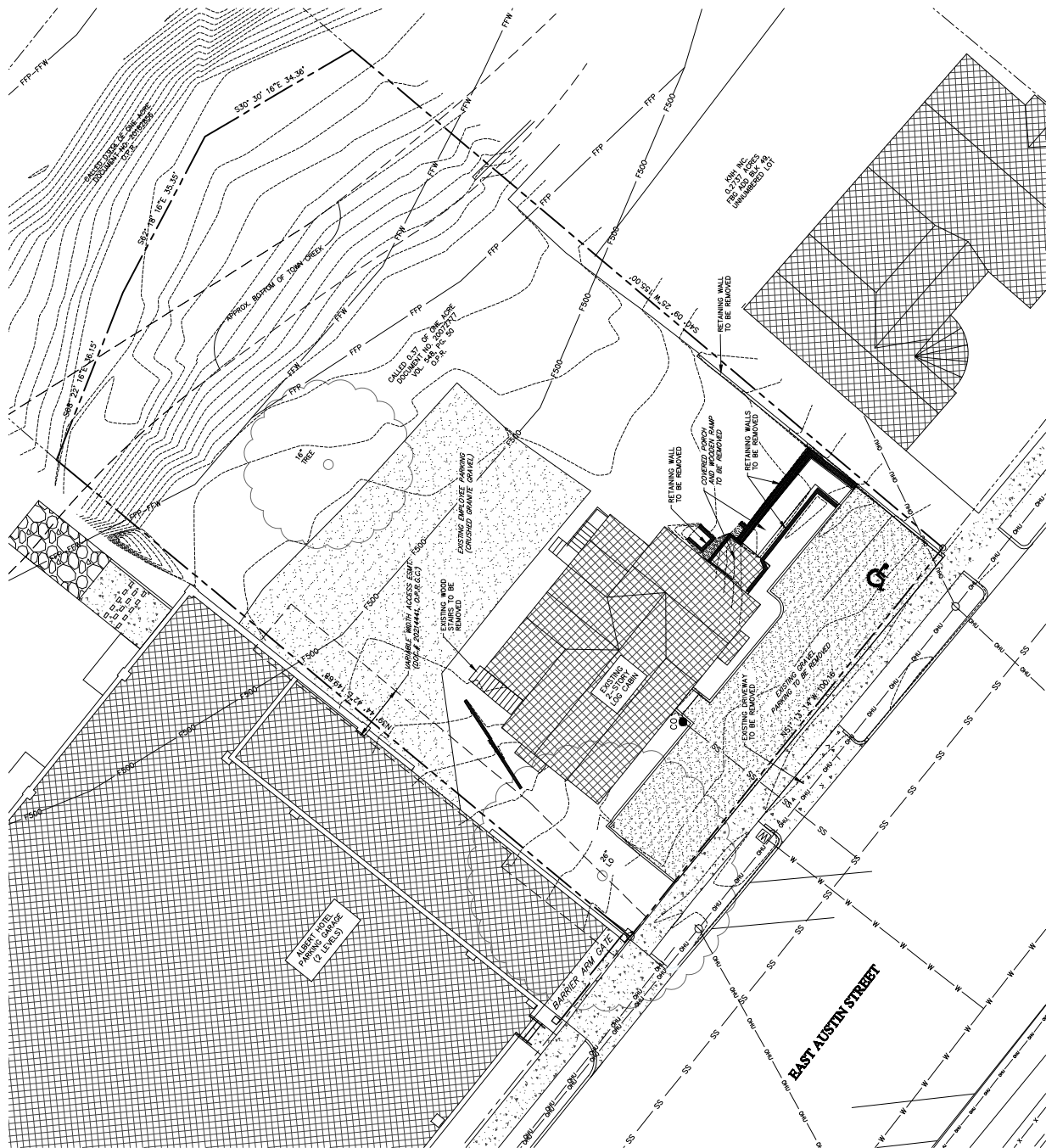
**210 E. AUSTIN ST.
COMMERCIAL**

310 N. AUSTIN ST., FREDERICKSBURG, COLLINGS COUNTY, TEXAS

FILE NO: 26006

DATE: 02/25/2026

SECRET: ESP





LEGEND

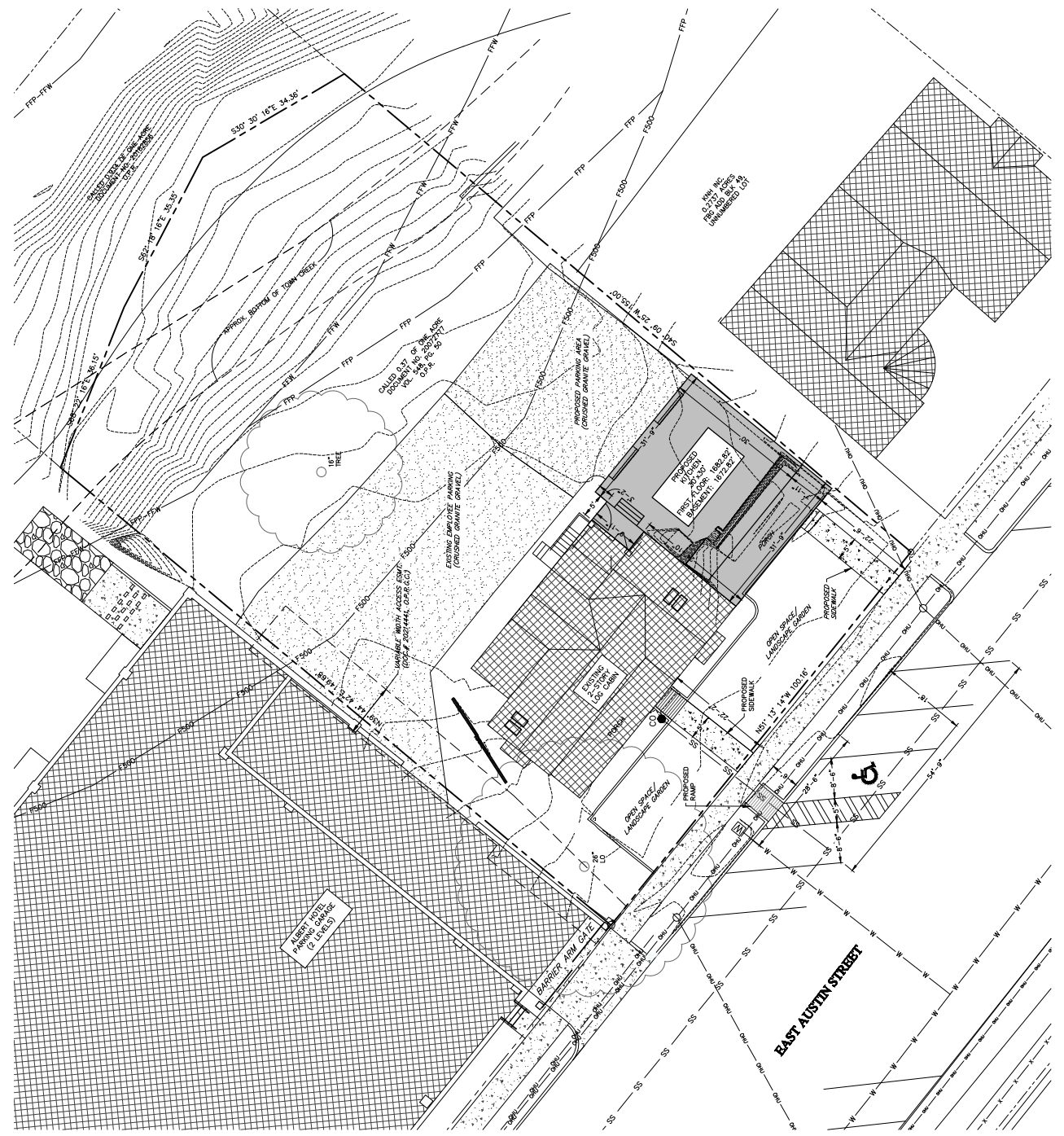
- EXISTING**
- EXISTING STRUCTURES
 - PROPERTY BOUNDARY
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING ELECTRIC LINE
 - EXISTING TELEPHONE LINE
 - EXISTING EASEMENT
 - FPM FLOODWAY LINE (APPROXIMATE)
 - FFW 100-YEAR FLOODPLAIN LINE (APPROXIMATE)
 - F500 500-YEAR FLOODPLAIN LINE (APPROXIMATE)
 - EXISTING TOWN CENTER FLOODLINE (APPROXIMATE)
 - EXISTING EASEMENT
 - EXISTING CONCRETE CURB
 - EXISTING UTILITY POLE
 - EXISTING WATER METER
 - EXISTING SANITARY SEWER CLEANOUT
 - EXISTING TREE
- PROPOSED**
- PROPOSED BUILDING
 - PROPOSED CONCRETE FLOWLINE
 - PROPOSED PAVEMENT STRIPING
 - PROPOSED BARRIER-FREE RAMP
 - PROPOSED HANDICAP PARKING

A
PROPOSED SITE PLAN
FOR

210 E. AUSTIN ST.
COMMERCIAL
310 N. AUSTIN ST., FREDERICKSBURG, COLLINGS COUNTY, TEXAS

FILE NO: 26006
SUBJECT: SP

DATE: 02/25/2026



REFERENCE NOTES

- ① METAL HIP ROOF
- ② DUTCH LAP SIDING
- ③ LOG CABIN SIDING
- ④ EXISTING WOODEN STAIRS
- ⑤ EXISTING WINDOW
- ⑥ ALUMINUM/ METAL AWNING
- ⑦ EXISTING WOODEN DOOR
- ⑧ FINISHED CONCRETE EXTERIOR
- ⑨ EXISTING LIMESTONE ROCK EXTERIOR
- ⑩ EXISTING CMU BLOCK EXTERIOR

**EXISTING
BUILDING ELEVATIONS
FOR**

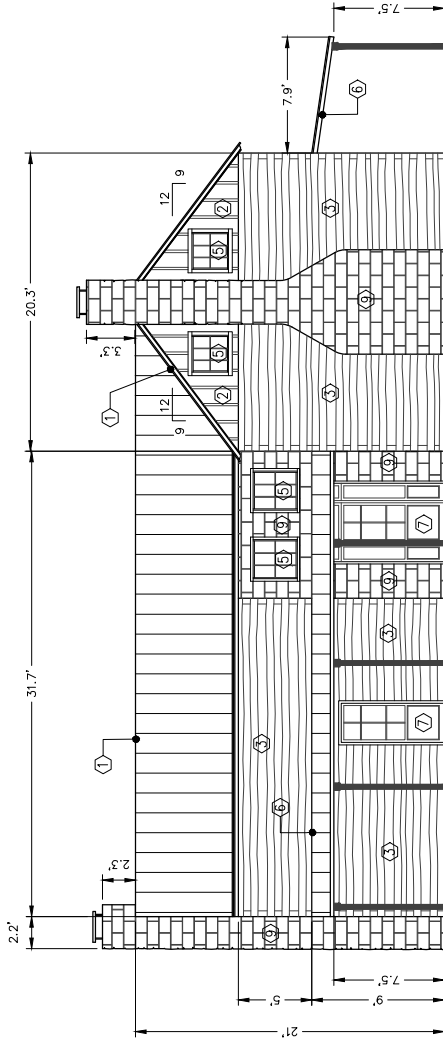
**210 E. AUSTIN ST.
COMMERCIAL**

210 E. AUSTIN ST., FREDERICKSBURG, COLLINGS COUNTY, TEXAS

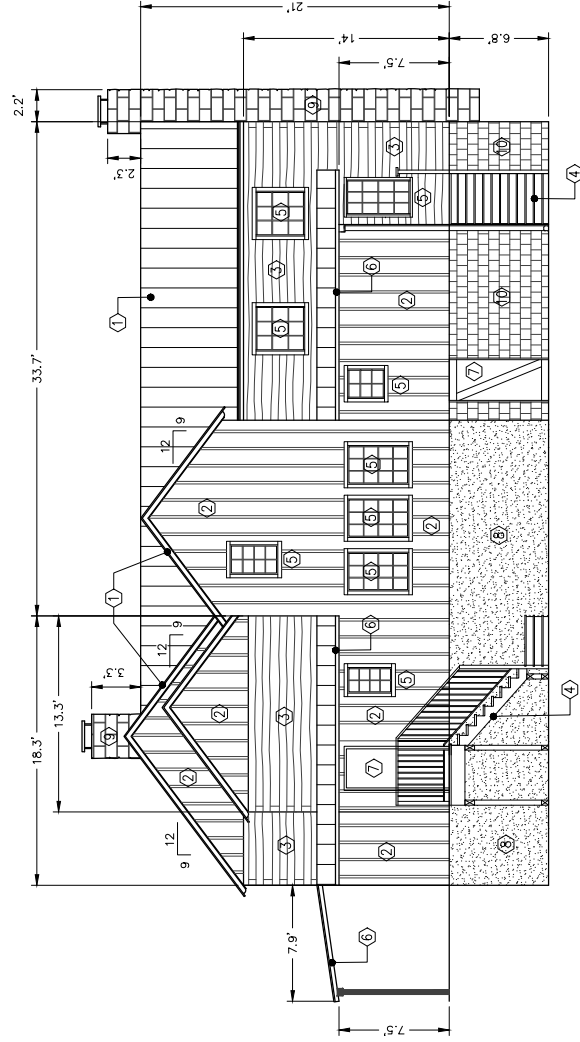
FILE NO: 26006

SHEET: EBB-1

DATE: 02/25/2026



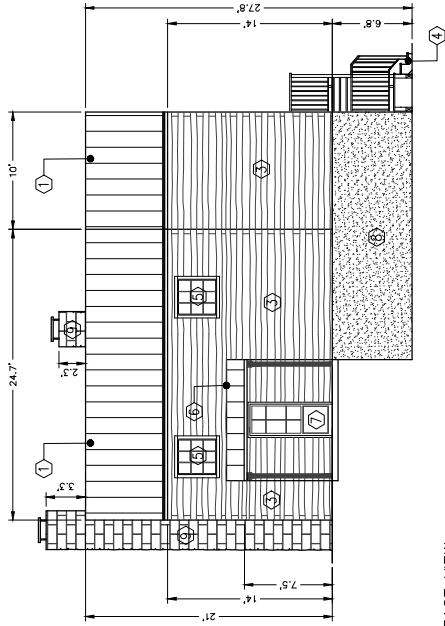
SOUTH VIEW
SCALE 1/4" = 1'-0"



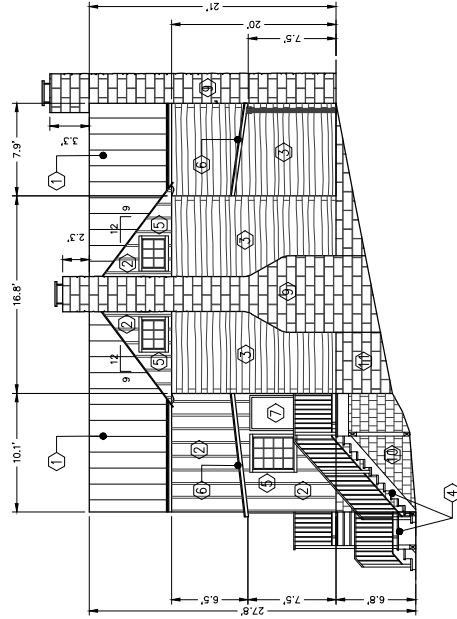
NORTH VIEW
SCALE 1/4" = 1'-0"

REFERENCE NOTES

- ① METAL HIP ROOF
- ② DUTCH LAP SIDING
- ③ LOG CABIN SIDING
- ④ EXISTING WOODEN STAIRS
- ⑤ EXISTING WINDOW
- ⑥ ALUMINUM/ METAL AWNING
- ⑦ EXISTING WOODEN DOOR
- ⑧ FINISHED CONCRETE EXTERIOR
- ⑨ EXISTING LIMESTONE ROCK EXTERIOR
- ⑩ EXISTING CMU BLOCK EXTERIOR



EAST VIEW
SCALE 1/4" = 1'-0"



WEST VIEW
SCALE 1/4" = 1'-0"

EXISTING
BUILDING ELEVATIONS
FOR

**210 E. AUSTIN ST.
COMMERCIAL**

210 E. AUSTIN ST., FREDERICKSBURG, COLLINGS COUNTY, TEXAS

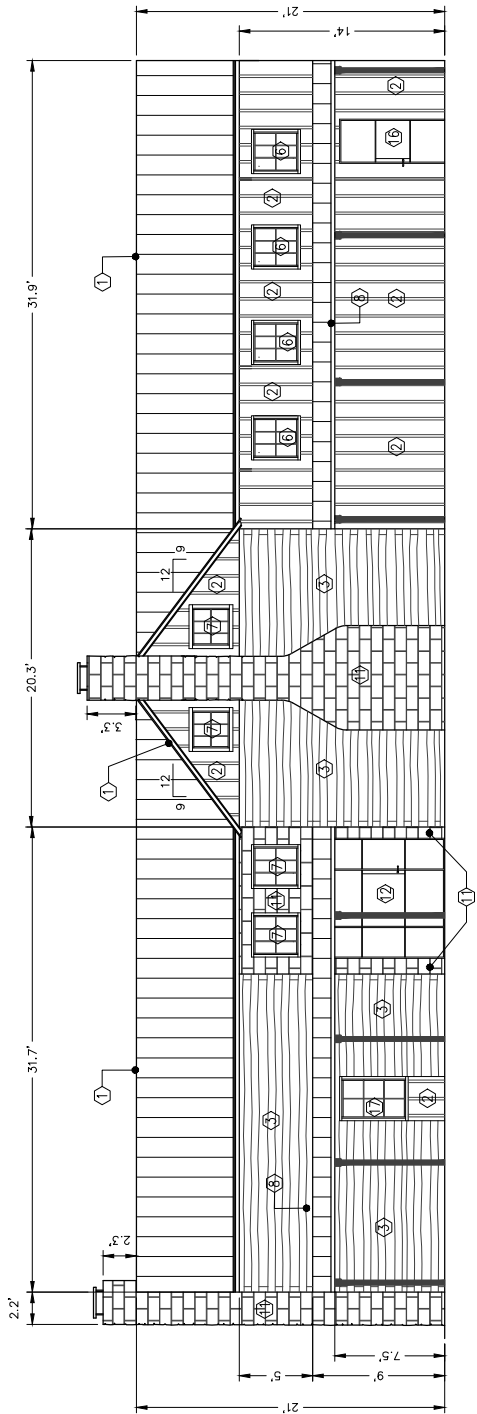
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FILE NO: 26006

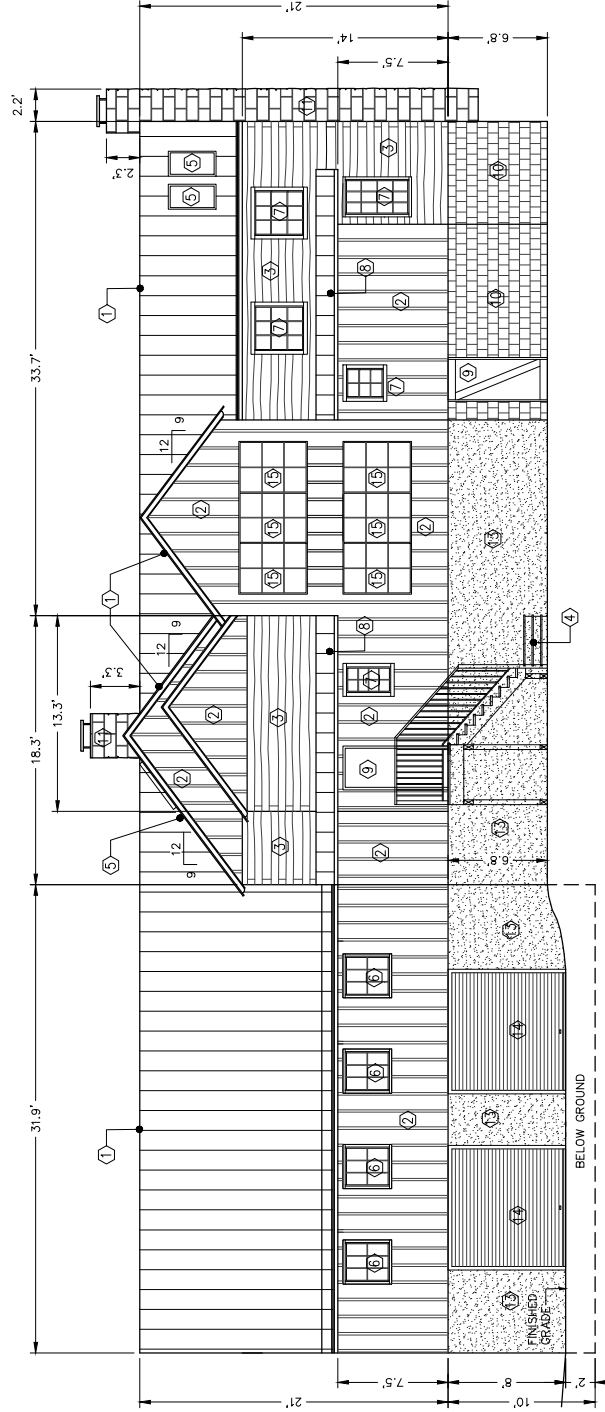
SECRET: EBR.2

REFERENCE NOTES

- ① METAL HIP ROOF
- ② CEDAR CLAD BOARD AND BATTEN
- ③ LOG CABIN SIDING
- ④ EXISTING WOODEN STAIRS
- ⑤ NEW 17.5"x36" SKYLIGHT
- ⑥ NEW 3'x2'x2" WINDOW (MATCH EXISTING WINDOW SIZE)
- ⑦ EXISTING WINDOW
- ⑧ ALUMINUM/ METAL AWNING
- ⑨ EXISTING WOODEN DOOR
- ⑩ EXISTING CMU BLOCK EXTERIOR
- ⑪ EXISTING LIMESTONE ROCK EXTERIOR
- ⑫ NEW 4" GLASS AND STEEL ENTRY DOOR
- ⑬ FINISHED CONCRETE EXTERIOR
- ⑭ 8'x8" ROLL-UP DOORS
- ⑮ 40"x54" GLASS AND STEEL WINDOWS
- ⑯ NEW 3" GLASS AND STEEL DOOR
- ⑰ NEW 34" x 52" WINDOW



SOUTH VIEW
SCALE 1/4" = 1'-0"



NORTH VIEW
SCALE 1/4" = 1'-0"

PROPOSED
BUILDING ELEVATIONS
FOR

**210 E. AUSTIN ST.
COMMERCIAL**

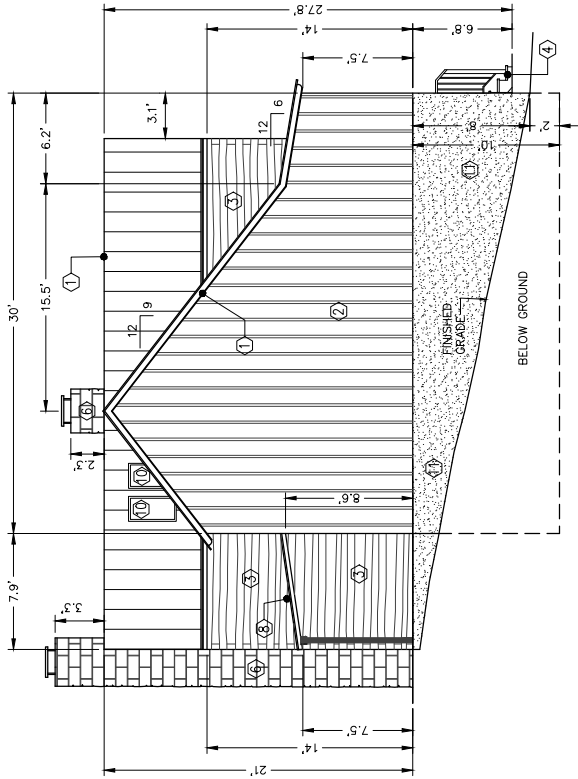
210 E. AUSTIN ST., FREDERICKSBURG, COLLINGS COUNTY, TEXAS

DATE: 02/25/2026
SERIES: PBR-1

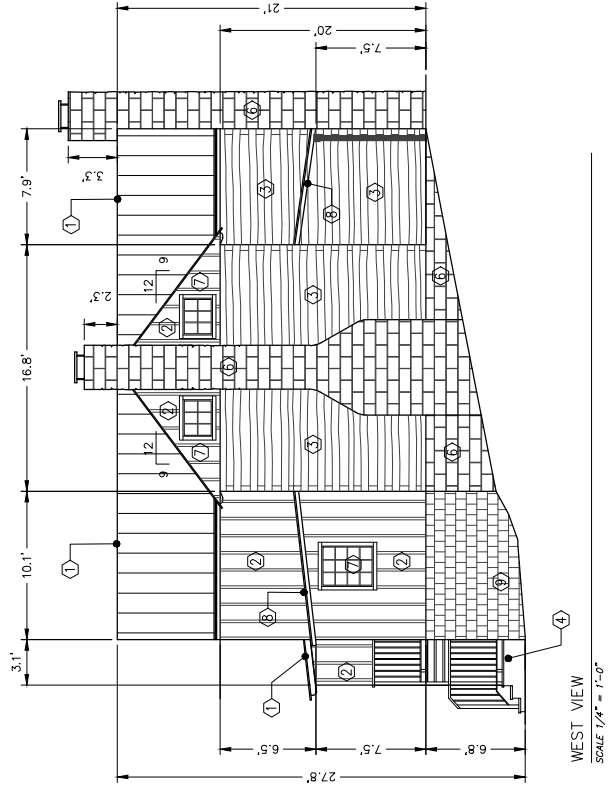
FILE NO: 26006
SUBSET: PBR-1

REFERENCE NOTES

- ① METAL HIP ROOF
- ② DUTCH LAP SIDING
- ③ LOG CABIN SIDING
- ④ EXISTING WOODEN STAIRS
- ⑤ CEDAR CLAD BOARD AND BATTEN
- ⑥ EXISTING LIMESTONE ROCK EXTERIOR
- ⑦ EXISTING WINDOW
- ⑧ ALUMINUM/ METAL AWNING
- ⑨ EXISTING CMU BLOCK EXTERIOR
- ⑩ NEW 17.5"x36" SKYLIGHT
- ⑪ FINISHED CONCRETE EXTERIOR



EAST VIEW
SCALE 1/4" = 1'-0"



WEST VIEW
SCALE 1/4" = 1'-0"

PROPOSED
BUILDING ELEVATIONS
FOR

**210 E. AUSTIN ST.
COMMERCIAL**

210 E. AUSTIN ST., FREDERICKSBURG, COLLINGS COUNTY, TEXAS

FILE NO: 26006

SHEET: PBR-2

DATE: 02/25/2026

AN
EXISTING FLOOR PLAN
FOR

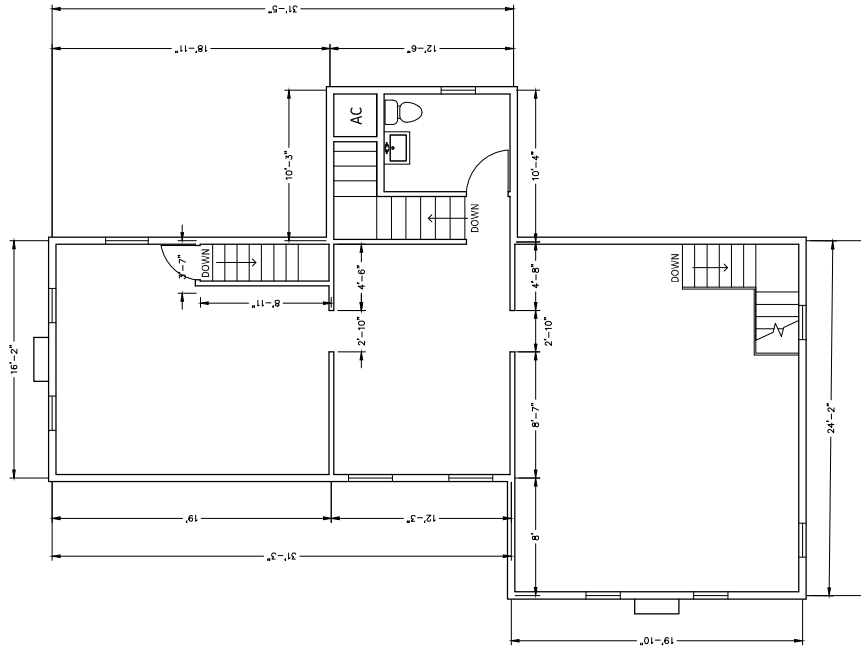
**AUSTIN ST.
RESIDENCE**

288 S. AUSTIN ST., FREDERICKSBURG, COLLINGS COUNTY, TEXAS

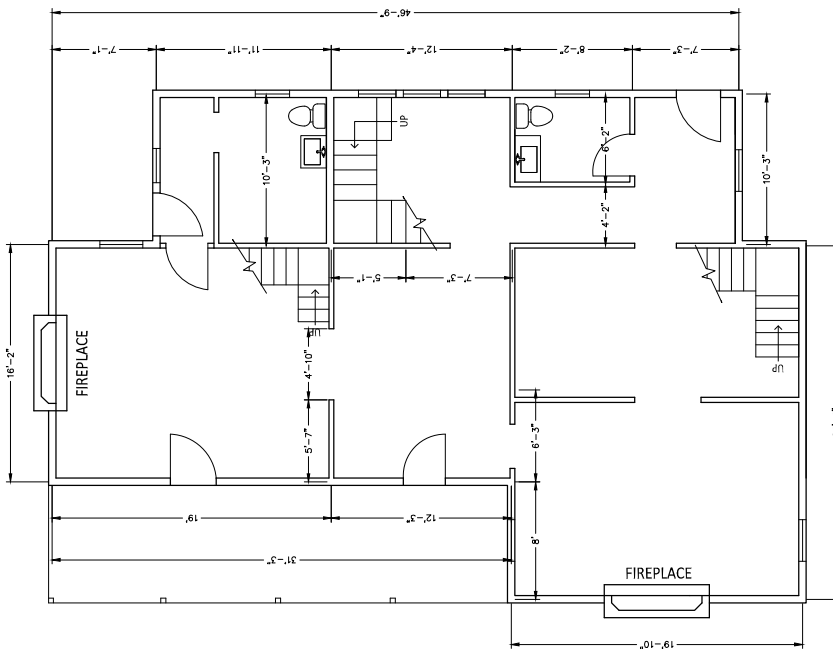
FILE NO: 26006

SHEET: EFP

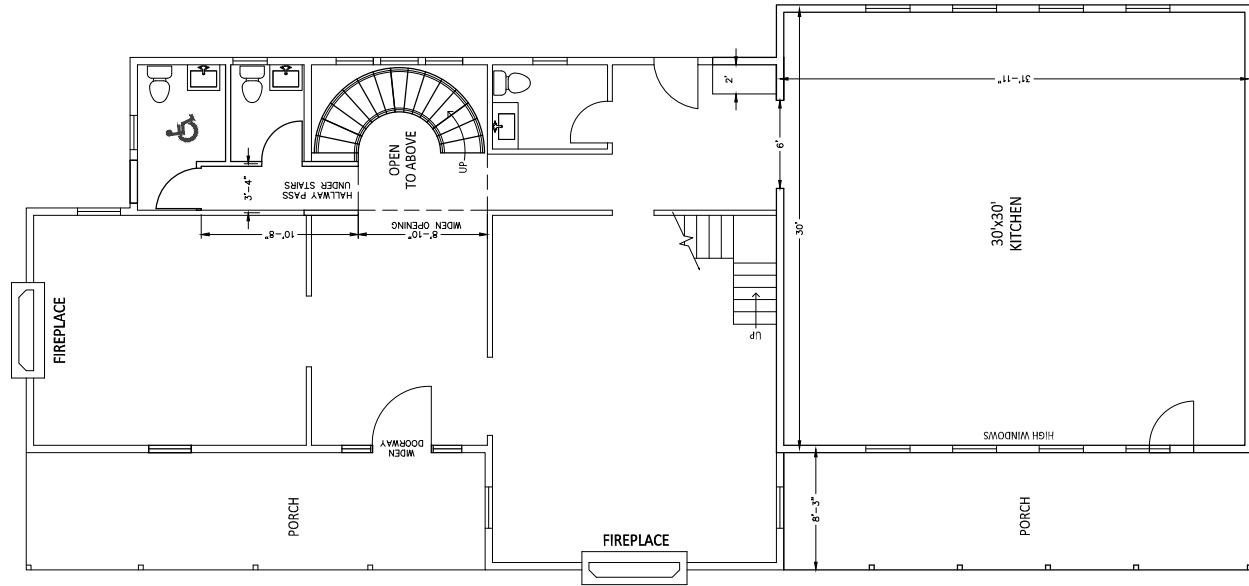
DATE: 02/19/2026



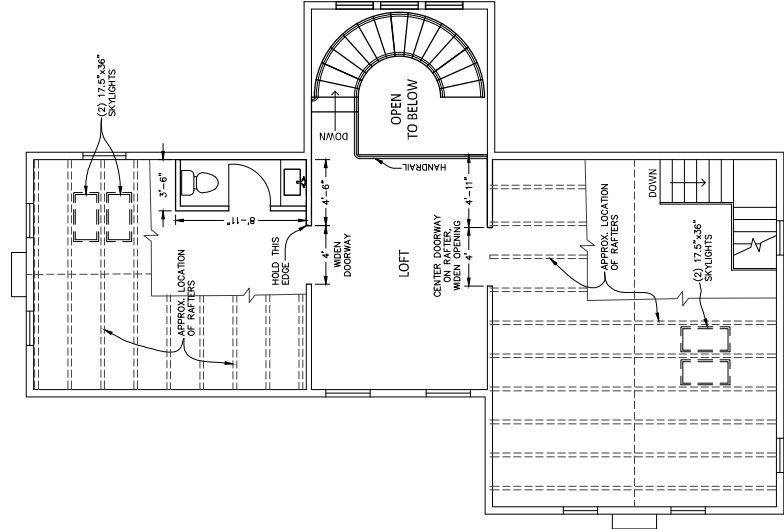
SECOND FLOOR PLAN
SCALE: 1/2" = 1'-0"



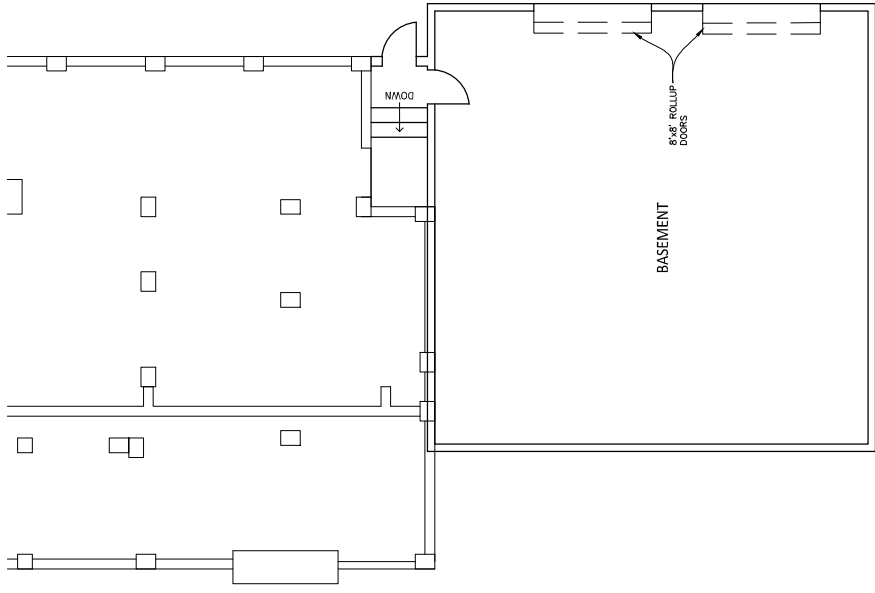
FIRST FLOOR PLAN
SCALE: 1/2" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/2" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/2" = 1'-0"



BASEMENT
SCALE: 1/2" = 1'-0"

A
PROPOSED FLOOR PLAN
FOR

AUSTIN ST.
RESIDENCE

289 S. AUSTIN ST., FREDERICKSBURG, COLLIER COUNTY, FLORIDA

FILE NO: 26006
DATE: 02/19/2026
SUBJECT: PFP



LEGEND

- EXISTING**
- EXISTING STRUCTURES
 - PROPERTY BOUNDARY
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING ELECTRIC LINE
 - EXISTING TELEPHONE LINE
 - EXISTING EASEMENT
 - FORM FLOODWAY LINE (APPROXIMATE)
 - FORM 100-YEAR FLOODPLAIN LINE (APPROXIMATE)
 - FORM 500-YEAR FLOODPLAIN LINE (APPROXIMATE)
 - EXISTING TOWN CENTER FLOODLINE (APPROXIMATE)
 - EXISTING EASEMENT
 - EXISTING CONCRETE CURB
 - EXISTING UTILITY POLE
 - EXISTING WATER METER
 - EXISTING SANITARY SEWER CLEANOUT
 - EXISTING TREE
- PROPOSED**
- PROPOSED BUILDING
 - PROPOSED CONCRETE FLOWLINE
 - PROPOSED PAVEMENT STRIPING
 - PROPOSED BARRIER-FREE RAMP
 - PROPOSED HANDICAP PARKING

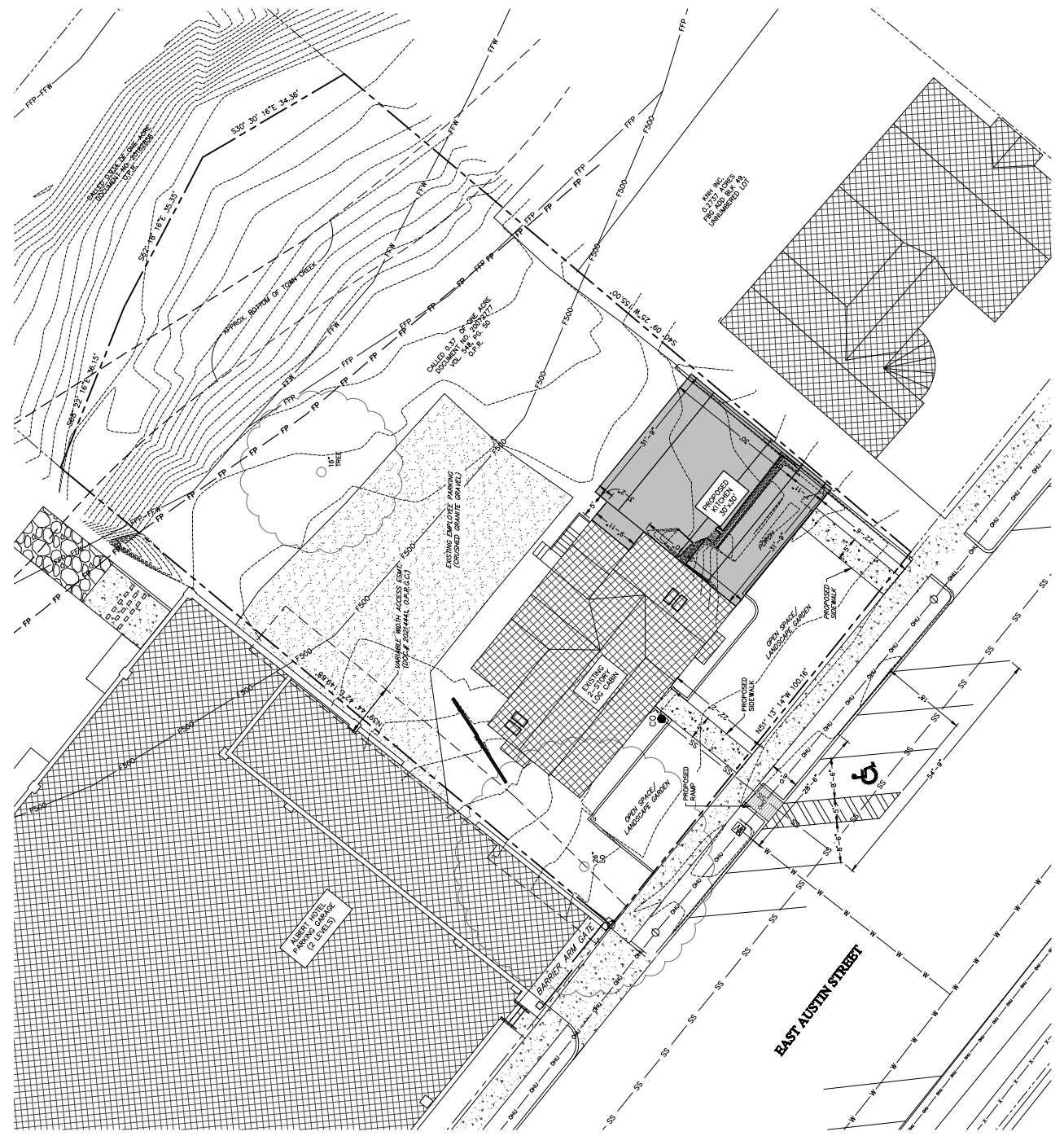
**A
PROPOSED SITE PLAN
FOR**

**210 E. AUSTIN ST.
COMMERCIAL**

310 N. ANTER ST., FREDERICKSBURG, COLLINGS COUNTY, TEXAS

FILE NO: 26006
SUBJECT: SP

DATE: 02/19/2026



REFERENCE NOTES

- ① METAL HIP ROOF
- ② DUTCH LAP SIDING
- ③ LOG CABIN SIDING
- ④ EXISTING WOODEN STAIRS
- ⑤ EXISTING WINDOW
- ⑥ ALUMINUM/ METAL AWNING
- ⑦ EXISTING WOODEN DOOR
- ⑧ FINISHED CONCRETE EXTERIOR
- ⑨ EXISTING LIMESTONE ROCK EXTERIOR
- ⑩ EXISTING CMU BLOCK EXTERIOR

**EXISTING
BUILDING ELEVATIONS
FOR**

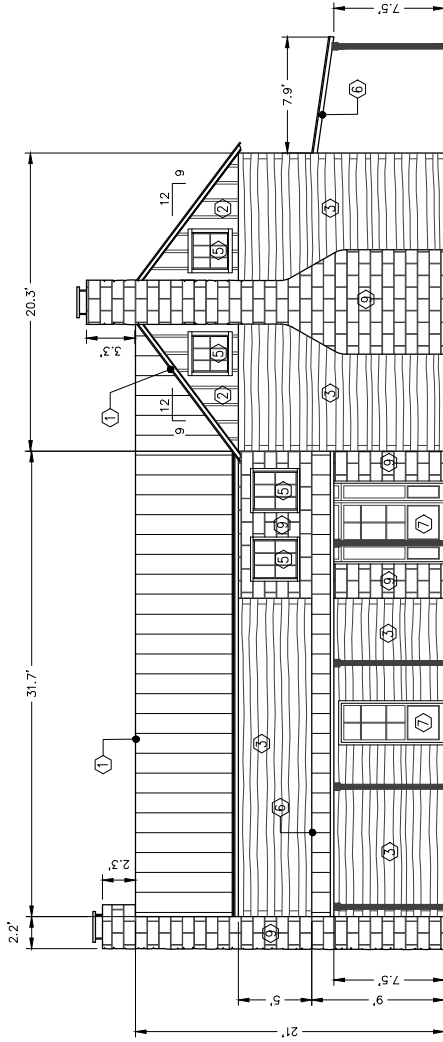
**210 E. AUSTIN ST.
COMMERCIAL**

210 E. AUSTIN ST., FREDERICKSBURG, COLLINGS COUNTY, TEXAS

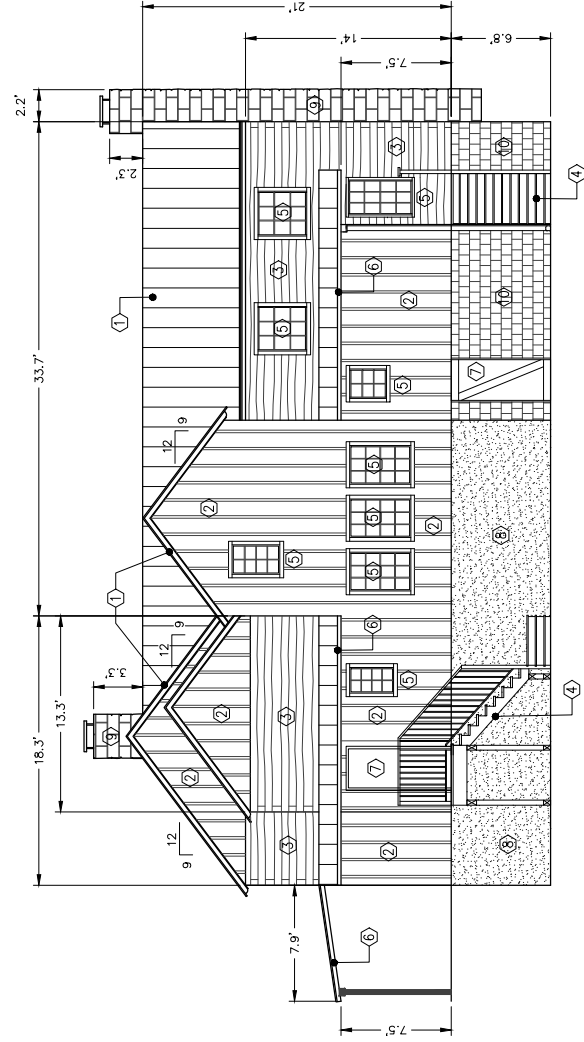
FILE NO: 26006

SHEET: EBB-1

DATE: 02/19/2026



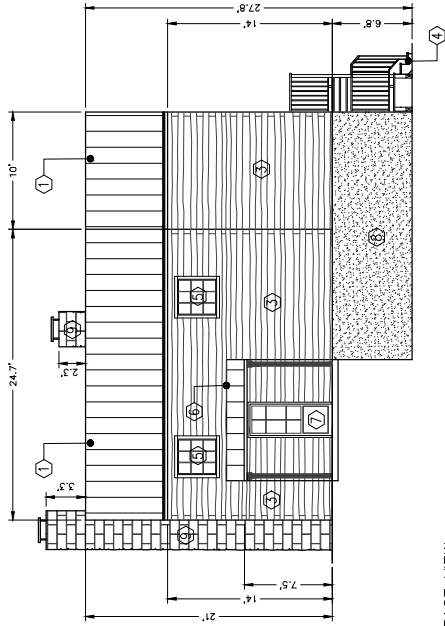
SOUTH VIEW
SCALE 1/4" = 1'-0"



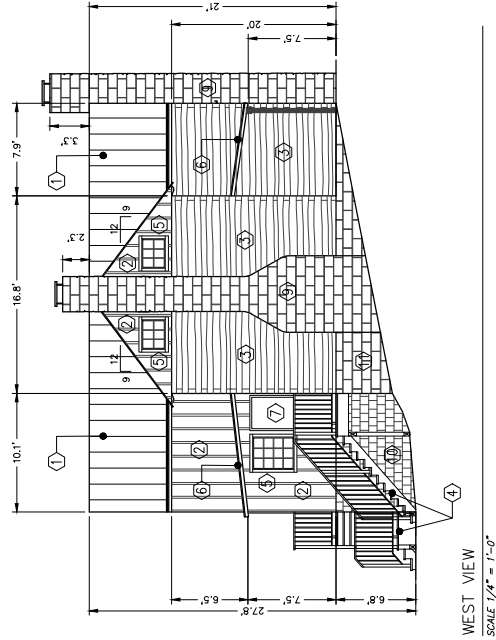
NORTH VIEW
SCALE 1/4" = 1'-0"

REFERENCE NOTES

- ① METAL HIP ROOF
- ② DUTCH LAP SIDING
- ③ LOG CABIN SIDING
- ④ EXISTING WOODEN STAIRS
- ⑤ EXISTING WINDOW
- ⑥ ALUMINUM/ METAL AWNING
- ⑦ EXISTING WOODEN DOOR
- ⑧ FINISHED CONCRETE EXTERIOR
- ⑨ EXISTING LIMESTONE ROCK EXTERIOR
- ⑩ EXISTING CMU BLOCK EXTERIOR



EAST VIEW
SCALE 1/4" = 1'-0"



WEST VIEW
SCALE 1/4" = 1'-0"

**EXISTING
BUILDING ELEVATIONS
FOR**

**210 E. AUSTIN ST.
COMMERCIAL**

210 E. AUSTIN ST., FREDERICKSBURG, COLLINGS COUNTY, TEXAS

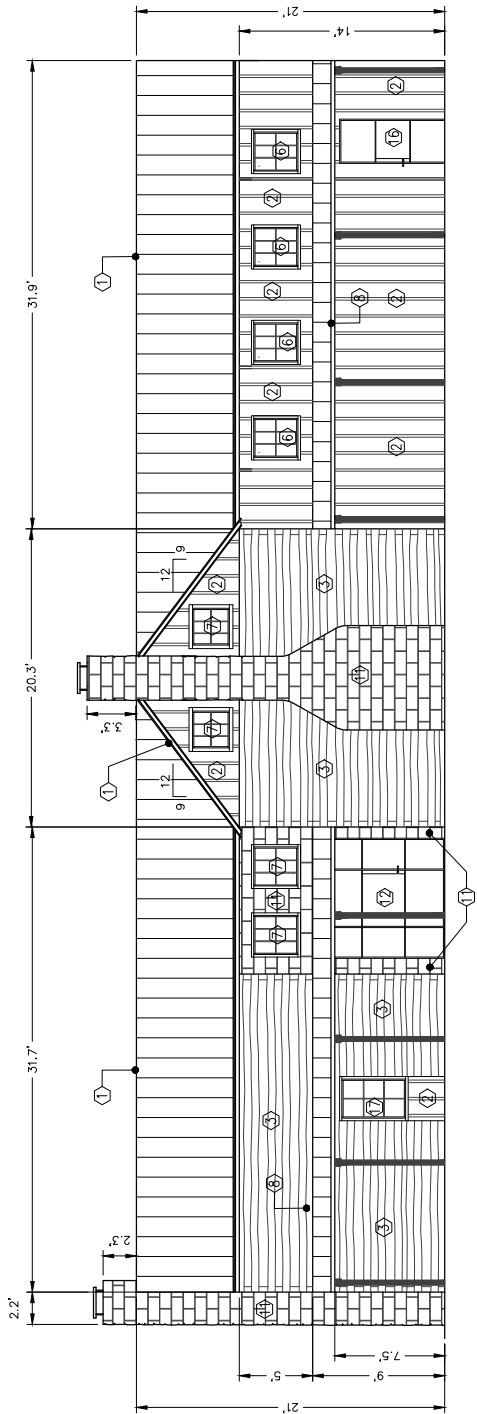
DATE: 02/19/2026

FILE NO: 26006

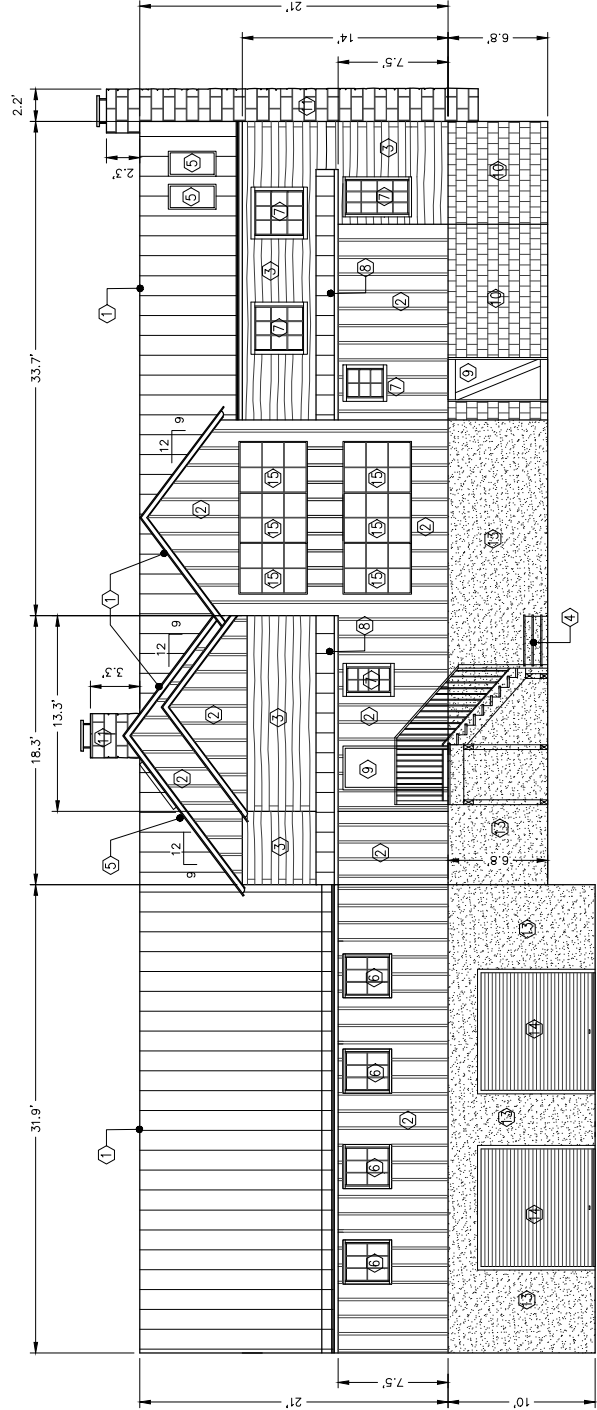
SECRET: EBR.2

REFERENCE NOTES

- ① METAL HIP ROOF
- ② CEDAR CLAD BOARD AND BATTEN
- ③ LOG CABIN SIDING
- ④ EXISTING WOODEN STAIRS
- ⑤ NEW 17.5"x36" SKYLIGHT
- ⑥ NEW 3'x2'x2" WINDOW (MATCH EXISTING WINDOW SIZE)
- ⑦ EXISTING WINDOW
- ⑧ ALUMINUM/ METAL AWNING
- ⑨ EXISTING WOODEN DOOR
- ⑩ EXISTING CMU BLOCK EXTERIOR
- ⑪ EXISTING LIMESTONE ROCK EXTERIOR
- ⑫ NEW 4" GLASS AND STEEL ENTRY DOOR
- ⑬ FINISHED CONCRETE EXTERIOR
- ⑭ 8'x8" ROLL-UP DOORS
- ⑮ 40"x54" GLASS AND STEEL WINDOWS
- ⑯ NEW 3" GLASS AND STEEL DOOR
- ⑰ NEW 34" x 52" WINDOW



SOUTH VIEW
SCALE 1/4" = 1'-0"



NORTH VIEW
SCALE 1/4" = 1'-0"

PROPOSED
BUILDING ELEVATIONS
FOR

**210 E. AUSTIN ST.
COMMERCIAL**

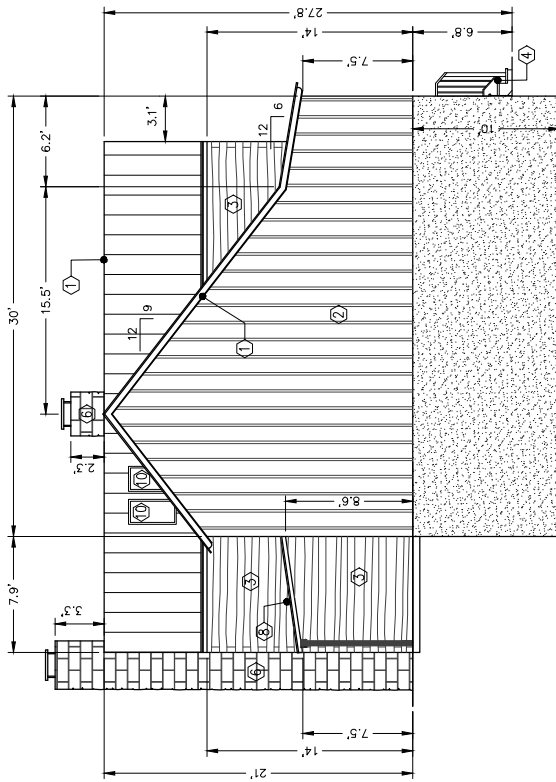
210 E. AUSTIN ST., FREDERICKSBURG, COLLINGS COUNTY, TEXAS

DATE: 02/19/2026
SERIES: PBR-1

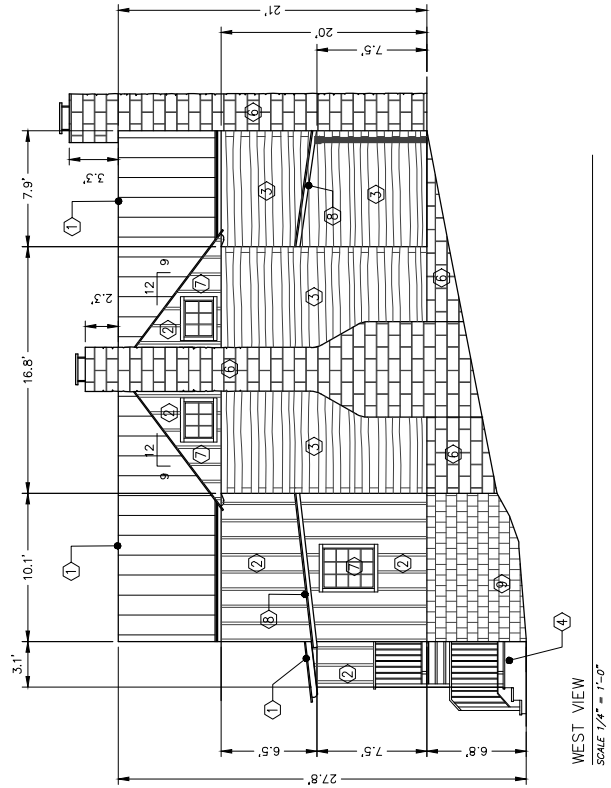
FILE NO: 26006
SUBSET: PBR-1

REFERENCE NOTES

- ① METAL HIP ROOF
- ② DUTCH LAP SIDING
- ③ LOG CABIN SIDING
- ④ EXISTING WOODEN STAIRS
- ⑤ CEDAR CLAD BOARD AND BATTEN
- ⑥ EXISTING LIMESTONE ROCK EXTERIOR
- ⑦ EXISTING WINDOW
- ⑧ ALUMINUM/ METAL AWNING
- ⑨ EXISTING CMU BLOCK EXTERIOR
- ⑩ NEW 17.5"x36" SKYLIGHT



EAST VIEW
SCALE 1/4" = 1'-0"



WEST VIEW
SCALE 1/4" = 1'-0"

PROPOSED
BUILDING ELEVATIONS
FOR

**210 E. AUSTIN ST.
COMMERCIAL**

210 E. AUSTIN ST., FREDERICKSBURG, COLLINGS COUNTY, TEXAS

FILE NO: 26006

SHEET: PBR-2

DATE: 02/19/2026



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: March 10, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-92 - 212 E. Main St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to add a self-contained commercial kitchen to the rear of the property in the form of a 160 square foot modified shipping container for the property located at 212 E. Main St., bearing the legal description of FBG ADDITION, BLOCK 48, LOT 176-PT, TOWNLOT 176.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to add a self-contained commercial kitchen in the form of a modified shipping container. The container is proposed to be located at the rear of the property, adjacent to an existing carport not visible from East Main Street. The size of the modified shipping container is eight (8) feet by 20 feet for a total of 160 square feet.

The property consists of an approximate 2,945 square foot lot that houses a 1,612 square foot commercial building currently being used as the Pioneer Bar.

Application Number: 2026-92

Address: 212 E. Main St.

Rating: Low

Zoning: CBD - Central Business District

Applicant: Judge Edwards, Pioneer Bar

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 accessory structure is located in the rear of the property and not visible from the street. The proposed placement will not alter the historical integrity of the primary structure. Staff has no objection to the application as presented.

ATTACHMENTS:

1. 2026-92 212 E Main St Street View
2. 2026-92 212 E Main St Site Plan
3. 2026-92 212 E Main St Container Example
4. 2026-92 212 E Main St Inside Kitchen









HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: March 10, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-93 - 501 W. Creek St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to demolish a garage/shed for the property located at 501 W. Creek St., bearing the legal description of FBG ADDITION, BLOCK 13, LOT 457.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to demolish a garage/shed on the property. The structure is in disrepair and the applicant states that it is a safety hazard.

The property consists of a 20,000-square foot lot with a 2,751-square foot residential structure and a 420-square foot garage/shed. The primary structure has a Low rating.

Application Number: 2026-93

Address: 501 W. Creek St.

Rating: Low

Zoning: R-1: Single Family Residential

Applicant: Michael Chambers, Marsh Vinyards

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 fiber-cement 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:

Staff has no objection to the application as presented. The garage/shed does not appear to hold significant architectural features and has deteriorated beyond repair.

ATTACHMENTS:

1. 2026-93 501 W Creek Street View
2. 2026-93 501 W Creek Street View2
3. 2026-93 501 W Creek Street View3
4. 2026-93-img_8361
5. 2026-93-img_8362
6. 2026-93-img_8363
7. 2026-93-img_8364
8. 2026-93-img_8366



















HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: March 10, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-120 - 207 W. Peach St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to replace five (5) windows for the property located at 207 W. Peach St., bearing the legal description of PFEIL, LOT 5-PT.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to replace the five (5) windows due to inoperable conditions, lack of functionality and water intrusion. The window specifications provided are No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude. The work has already been completed. A stop work order was issued on February 6, 2026, for working without a COA. A fine was assessed and paid for the work. Staff advised the applicant that HRB approval would be required.

The property consists of an approximately 7,500 square foot lot that includes a 16,000 square foot residential structure in current use as a short-term rental.

Application Number: 2026-120

Address: 207 W. Peach Street

Rating: Medium

Zoning: R-1: Single-Family Residential District

Applicant: Evelyn Guzman, Upgrade My Stay

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

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

3.2.8. Windows and Window Openings

Maintenance

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

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

(c) Where possible, patch the smallest feasible portion of a

deteriorated window, matching the historic material, dimensions, profile, and configuration (SOI Standard 6).

Alterations

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

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

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

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

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

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

Period-appropriate Shutters and Screens

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

STAFF RECOMMENDATION:

Staff has no objection to the application as presented. If replacement of deteriorated historic windows is necessary, the guidelines recommend use of windows that match the dimensions, profile and configuration of the historic windows.

ATTACHMENTS:

1. 2026-120-207 W PEACH STREET VIEW
2. 2026-120-207 W PEACH
3. 2026-120-207 W PEACH 1
4. 207 W Peach
5. 2026-120-peach1
6. 207 W Peach before pic
7. 207 w Peach before pic 2
8. 207 w Peach after
9. 207 W Peach after 2
10. 207 W Peach after 3
11. 207 W Peach after 4



PHYSICAL DESCRIPTION

YR. BUILT c.1925

YR. SOURCE Estimate

TYPE Building

FORM L-plan

PRIMARY STYLE No style

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling







2
0
7



207





2
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7







