



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, April 14, 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, April 14, 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 Tuesday, April 14, 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. March 10, 2026, Regular Meeting Minutes

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. 2026-64 - 109 N. Orange St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to re-rate from High to Low, two accessory structures, and allow demolition; construction of a new metal building, bearing the legal description of Fredericksburg Addition, Block 34, Lot 102-PT, located at 109 N. Orange St.

- B. 2026-183 - 623 S. Washington St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to relocate the front door and replace it with a new window, install a new door and build new railing, bearing the legal description of GE CO, #591, 615 and 560, Block III, located at 623 S. Washington St.
- C. 2026-250 - 301 E. Main St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to make an addition to the existing structure, add an awning, replace a garage door with three-panel glass doors, and make paint and signage changes to the exterior for property located at 301 E. Main St., bearing the legal description of Fredericksburg Addition, Block 52, Lot 228A.
- D. 2026-212 - 322 E. Main St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) for the replacement of an existing door with a larger double glass door for the property located at 322 E. Main St., bearing the legal description of Fredericksburg Addition, Block 53, Lot 184-PT.
- E. 2026-141 - 201 E. Schubert St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new two-story residential structure with exterior patio and pool for the property located at 201 E. Schubert St., bearing the legal description of Fredericksburg Addition, Block 49, UNMR LOT.
- F. 2026-285 - 110 N. Bowie St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to add an accessory structure (green house) at the property located at 110 N. Bowie St., bearing the legal description of Fredericksburg Addition, Block 10, Lot 121.
- G. 2025-732 - 114 W. Austin St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to demolish a rear portion of an existing structure, rebuild a new addition and demolish attached garages for the property located at 114 W. Austin St., bearing the legal description of Fredericksburg Addition, Block 38, Lot 62AR.
- H. 2026-42 - 408 E. Orchard St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a carport for a property located at 408 E. Orchard St., bearing the legal description of Wendel & Anderegg, Block 3, Lot BR.
- I. 2026-168 - 204 W. Creek St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to enclose an existing carport and convert to a garage for the property located at 204 W. Creek St., bearing the legal description of Fredericksburg Addition, Block 32, Lot 425.
- J. 2026-136 - 207 S. Crockett St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) for the demolition of an outbuilding and replacement of windows for the property located at 207 S. Crockett St., bearing the legal description of Fredericksburg Addition, Block 37, Lot 427R.
- K. 2026-194 - 606 W. Schubert St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to add a carport to an existing structure for property located at 606 W. Schubert St., bearing the legal description of Fredericksburg Addition, Block 12, Lot 552-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 April 8, 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
March 10, 2026, 5:30 PM**

On this 10th day of March 2026, the Historic Review Board convened in regular session in the City Chambers, 2818 E. U.S. Highway 290, 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
Gilbert Gonzalez
Amy Slaughter
David Bullion

ABSENT: Emily Basse

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

CALL TO ORDER

The meeting was called to order at 5:30 PM by Chair David Bullion.

MINUTES

February 10, 2026, Historic Review Board meeting minutes with one spelling correction were unanimously approved.

David Bullion took a moment to acknowledge Cyd Donnell’s service to the community and the Historic Review Board. He thanked her for her insight and commitment to the Historic District and wished her well with her new appointment with Trinity University.

Request 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

Applicant Presentation: Kevin Spraggins

Mr. Spraggins presented a request for an addition to 210 E Austin St., including a new kitchen structure and site improvements for a new restaurant.

Staff Presentation: Susana Huerta

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 Batten, 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. 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.

Board Review:

After a brief review of the application, Gilbert Gonzalez inquired if the same stain color would be used on the new addition (to match the existing). Mr. Spraggins confirmed that the stain would match.

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

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.

Applicant Presentation: Abbie McFarland, Christin Edwards, and Cheryl Fisher
Requested approval for a storage building (modified shipping container) at the rear of their bar; the space would perform as a kitchen to provide food for bar patrons.

Staff Presentation: Susana Huerta

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. 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.

Board Review:

The Board wanted to add a condition to the approval of the shipping container, that it must meet all code requirements. They also mentioned that it could not be seen from the street.

Sharon Joseph made a motion to approve the application with the condition that all code requirements be met.

Amy Slaughter seconded the motion. All voted Aye and the motion carried.

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.

Applicant Presentation: **Michael Chambers**

Mr. Chambers sought permission to demolish a dilapidated shed behind a residential structure.

Staff Presentation: **Susana Huerta**

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. Staff have no objection to the application as presented. Ms. Huerta stated that the Sanborn Maps did not show the structure and therefore the garage/shed did not appear to hold significant architectural features or significance.

Board Review:

The board confirmed the structure had no significant architectural features or historical significance, after reviewing site photos and clarifying the scope, the board approved the demolition.

Jessica Mittel made a motion to approve the demolition of the garage/shed.

Gilbert Gonzalez seconded the motion. All voted Aye and the motion carried.

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.

Applicant Presentation: **Evelyn Guzman**

Ms. Guzman represented the owners and stated that replacement of five windows, work had already been completed prior to permit issuance. She stated that she had reached out to the Building official, Michael Erwin, but that he had never responded so she assumed

that work could commence. A stop work order was issued and the fine for work with out a COA had been paid.

Staff Presentation: Susana Huerta

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. 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.

Board Review:

The board reviewed the original windows to the replacement ones and concluded that even though they were a little different, the new windows seemed to be as close a match as possible. They discussed the need for staff to respond to emails and asked to see the email from Ms. Guzman to Mr. Erwin. Staff displayed the email on the monitors after Ms. Gusman sent it.

Amy Slaughter made a motion to approve the application.

Joe Salinas seconded the motion. All but Sharon Joseph and Jessica Mittel voted Aye. The motion passed 6 to 2.

Director's Report: Susana Huerta

Susana mentioned to the Board to save the date for the joint meeting with City Council on April 21, 2026. She stated that she would keep the Board updated on the status of the meeting via email.

Amy Slaughter reminded the Board of the need to form a subcommittee to review fines and preparing research for City Council. Gilbert Gonzalez and Joe Salinas would join her on the subcommittee. Board members also discussed the allocation of fines collected for work done without permits, considering whether these funds could be directed toward grants for property restoration rather than the general fund. Staff clarified that fines currently go to the general fund, and debated the optics and appropriateness of redirecting fines to support grants for restoration, and considered the implications for compliance and funding future projects.

Concerns and discussion regarding communication with City departments were raised about the building department not replying to applicants, the board agreed to address communication issues between enforcement and development services, and the Historic Review Board at the joint meeting.

David Bullion coordinated with board members to schedule a site visit for an application at the corner of Bowie and Austin Street, confirming availability and planning for multiple visits if necessary to avoid a quorum.

Adjournment:

With no further business to discuss, the meeting was adjourned at 6:15PM.

PASSED AND APPROVED on the 14th day of April 2026.

Jan Musgrove, Planner 1

David Bullion, Chairperson



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: April 14, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-176 - 109 N. Orange St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to re-rate from High to Low, two accessory structures, and allow demolition; construction of a new metal building, bearing the legal description of Fredericksburg Addition, Block 34, Lot 102-PT, located at 109 N. Orange St.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to demolish two accessory structures and build a new barn structure to be used for a commercial activity. The property consists of a 6,283.89 square foot lot with one primary structure and two accessory structures. The two existing accessory structures were built in 1930 and 1940; they were built as barns and previously used as guesthouses. The main structure is rated High and the accessory structures have a Medium rating. The new barn structure is proposed for 2,160 square feet. The existing primary structure is 923.67 square feet.

Application Number: 2026-176

Proposal: Re-rate and demolish two accessory structures and build a new barn (accessory) structure

Address: 109 N. Orange St.

Rating: High (Primary Structure) and Medium (Accessory Structures)

Zoning: CBD - Central Business District

Owner: John Webber

Applicant: Shelby Collier, C3 Development Services

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

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.

High Priority	Medium Priority	Low Priority
Required	Required	Required

Setbacks and Lot Coverage

- Follow lot coverage standards as required in *Section 3.4.1*.

High Priority	Medium Priority	Low Priority
Required	Required	Required

Height and Massing

- 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.)

High Priority	Medium Priority	Low Priority
Required; maximum of one story, 18 feet in height	Required; maximum of two stories, 28 feet in height	Required; maximum of two stories, 28 feet in height

Design

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

- 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.

High Priority	Medium Priority	Low Priority
Required if visible from the public ROW	Required if visible from the public ROW	Recommended

- (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.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Materials

- (b) 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.

High Priority	Medium Priority	Low Priority

Recommended	Recommended	Recommended
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(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.

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

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

High Priority	Medium Priority	Low Priority
Appropriate	Appropriate	Appropriate

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

CODE OF ORDINANCES: ARTICLE III. - HISTORIC PRESERVATION

Sec. 23-63. - Demolition/removal.

- (a) In addition to the requirements of obtaining Board approval for demolitions, all demolitions in the City of Fredericksburg which are required to have a demolition permit, will be reviewed by the Historic Preservation Officer prior to the issuance of a demolition permit by the Building Official of the City. This is to assure that a historic Resource is not inadvertently overlooked in the rating or landmark designation process. If the Historic Preservation Officer determines, with 14 days following the submission of a request to demolish that the Resource should be preserved, then the demolition permit will be abated for a period of 120 days. During such time, the Historic Preservation Officer shall process the Resource under the historic landmark or rating provisions of this Article, and if it is determined to be a historic landmark, or require rating or re-rating, then the provisions of section (b) below will be used to further process the demolition request. The application for demolition will contain the information and be on the forms described in section 23-61(a) above. No building permit will be issued for any demolition of a historic structure which is subject to regulation under Chapter 23 Article III, Historic Preservation of the Code of Ordinances of the City of Fredericksburg unless a building permit for the construction of the replacement structure at the same site is issued at the same time.
- (b) In addition to the criteria specified in section 23-62, the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district:
 - (1) The demolition, removal or relocation of a historic Resource with a rating of "high" or the demolition or removal of a historic Resource with a rating of "medium" in the Fredericksburg Historic Resource Survey is strictly prohibited.
 - (2) The demolition, removal or relocation of a historic Resource with a rating of "low", or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose. Refer to section 23-55 and the Fredericksburg Historic Resource Survey for a more detailed definition of the preservation priority rating system.
 - (3) The demolition of a non-historic accessory structure, non-historic addition or non-historic carport, which is made of primarily non-historic materials, qualifies as an Insignificant Alteration and an Administrative Certificate of Appropriateness may be issued by the Historic Preservation Officer as an administrative approval without review by the Board.
- (c) As an exception to (b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.
- (d) As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building, or that the requirements of section 23-64, economic hardship, below are met.

- (e) The Design Guidelines and Standards for the City Of Fredericksburg, the Secretary's Standards for Rehabilitation, and the Secretary's Guidelines for Rehabilitating Historic Buildings will be used to guide the Board in decisions regarding issuance of a certificate of appropriateness for demolition or removal of a historic Resource within the historic district or upon a historic landmark, when permitted.
 - (f) In the case of a demolition application, the Board shall affirmatively find that:
 - (1) Reasonable measures could not be taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;
 - (2) Reasonable measures have been taken to relocate the Resource to a new site first within the same property, secondly within the historic district (if applicable), or thirdly to an area that will be enhanced by the Resource or where the goals of this article will be furthered and that the same cannot reasonably be done;
 - (3) The condition of the Resource building or structure is such that it has been so altered or deteriorated that it has lost its value for promoting the goals of this article, and is no longer significant, and in such event that the condition is not due to demolition by neglect or action of the owner or another related person or entity;
 - (4) Plans for proposed new construction or other reuse of the property, and their effects on the historical, cultural, social, or architectural identity of the surrounding area will be positive and promote the goals of this article.
 - (g) In the case of a removal application, the Board shall affirmatively find that:
 - (1) Reasonable measures could not be taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;
 - (2) The Resource is no longer significant to the area in which it is situated;
 - (3) Reasonable measures have been taken to relocate the Resource within the same property, and that the same cannot reasonably be done;
 - (4) Reasonable measures have been taken to relocate the Resource within the historic district (if applicable), or that it will be relocated to an area that will be enhanced by the resource and where the goals of this article will be furthered; and
 - (5) That the condition is not due to demolition by neglect.
 - (h) In making the determination to permit demolition or removal of a historic Resource, the Board may place reasonable conditions on the same even if such conditions are not related to the mandatory requirements of this article but which are related to the demolition or removal, and to ensure compliance with the plans approved by the Board. The same may include, but is not limited to, the requirement that all conditions be fulfilled prior to issuance of a building permit for the original Resource's location.
 - (i) Prior to demolition, the Historic Preservation Officer may, as a condition of approval of a certificate of appropriateness for demolition or removal, require the owner, at the owner's expense, to provide documentation of the subject Resources in accordance with the standards of the Historic American Building Survey. Such documentation may include photographs, floor plans, measured drawings, an archeological survey, or other information specified.
 - (j) The special time period for demolition as described in section 23-61(i) above shall apply to all requests under this section.
- (Ord. No. 27-007, 7-5-2017; Ord. No. 2021-16, §§ 9, 10, 7-19-2021)

STAFF RECOMMENDATION:

At the discretion of the Board.

ATTACHMENTS:

- 1. 109 N Orange - Sanborn - 1924

2. 2026-176-109 n orange - narrative (1)
3. 2026-176-109 n orange_lot layoutpdf
4. 2026-176-109 n orange_fencepdf
5. 2026-176-109 n orange_new building elevationspdf
6. 2026-176-109 n. orange_new constpdf
7. 2026-176-no. 255 tanners brown - farrow&ball.jpeg
8. 109 n orange - ratings of all 3

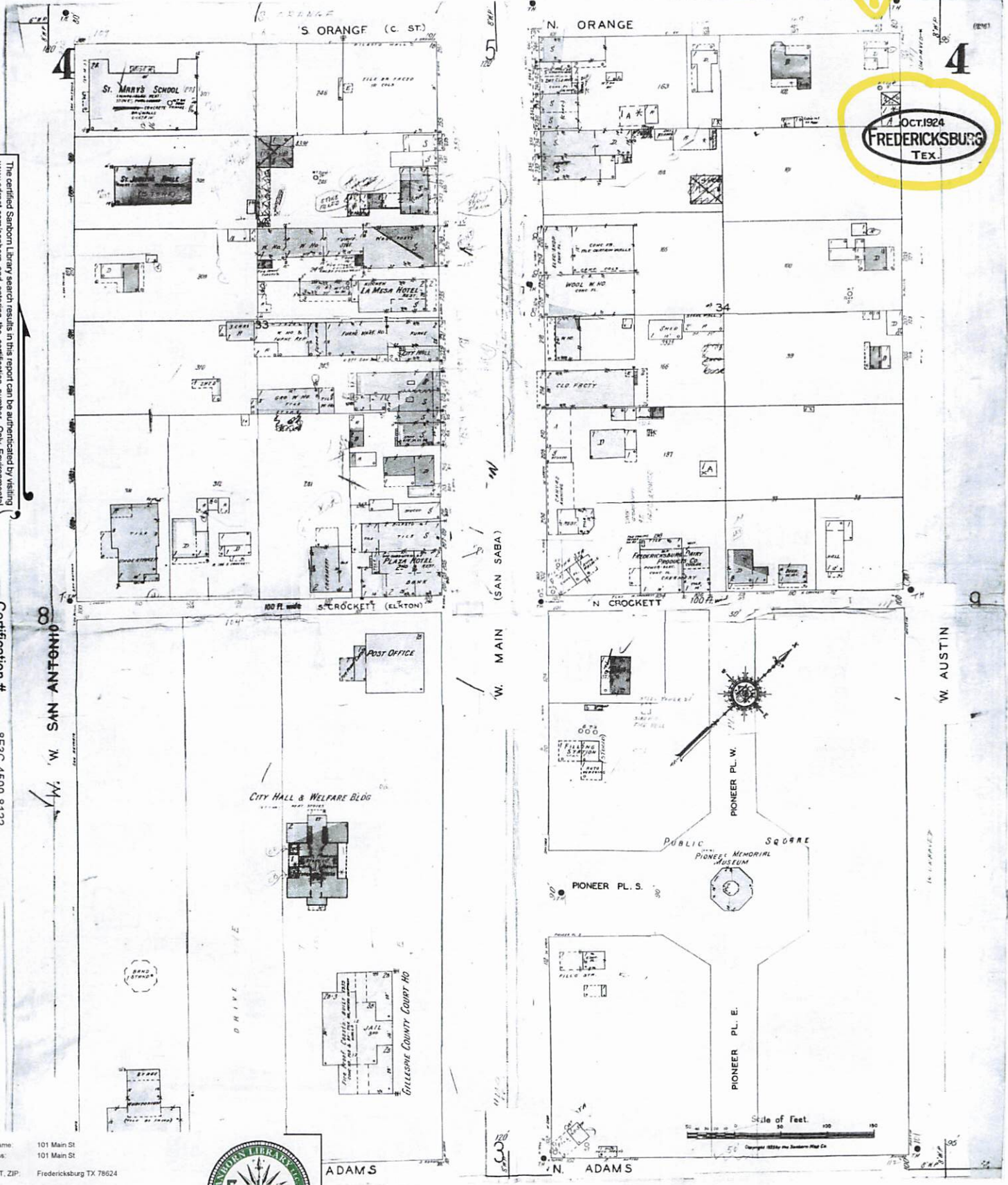
1946 Certified Sanborn Map

109 N Orange

The certified Sanborn Library search results in this report can be authenticated by visiting www.edr.com and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 8F3C-4500-8122

Site Name: 101 Main St
 Address: 101 Main St
 City, ST, ZIP: Fredericksburg TX 78624
 Client: Stan Klein Architect, LLC
 EDR Inquiry: 36939071
 Order Date: 8/1/2013 3:03:19 PM
 Certification #: 8F3C-4500-8122
 Copyright: 1946



109 N. Orange – Development

The owner of 109 N. Orange has been steadily working towards the Commercial Development of this tract for several years. While the property is zoned CBD, the City of Fredericksburg had it listed as a residence and the owner submitted a Site Plan allowing for a change of use from Residential to Commercial which required the installation of sidewalks and other site upgrades. This occurred sometime between 2018-2022.

The owner is now ready to continue preservation of the main structure and requests to re-rate from High to Low, 2 ancillary structures located at the rear of the property. Both structures appear to have been constructed from 1940 – 1950 and have deteriorated significantly.

The Site has been reviewed by local builder Gilbert Gonzalez regarding the age and condition of the ancillary structures who also finds them to not be historically significant. If approved for demolition (or relocation) the plan would be to construct a 36x60 metal building that has 10 ft walls with a 6/12 pitch resulting in 18-19 ft in height.

In addition, the owner would like to repaint the main building with incidental repair of rot found in the siding as well as paint the front door. There is also a desire to construct a 6 ft tall, wire fence with wooden posts.

The specific COA request is as follows:

- Re-rate 2 ancillary buildings from High to Low
- Demolish 2 ancillary buildings
- Build new metal 36 x 60 metal building
- Replace siding on main structure as needed
- Repaint main structure – Dove White
- Paint front door of main structure – Tanners Brown
- Build 4 ft tall perimeter wire fence with wooden posts

High Medium Low

109 N. Orange



2002 Re-evaluation

High Medium Low

Site ID No. 560

Address 109 N. Orange

Date 1880

Stylistic Influence vernacular

GCAD Hyperlink [R25346](#)

Owner WEST, DEBORAH LINDA

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. 590

Previous Ranking 2

Previous Photo References

Roll 29

Frame 25

2 Ancillary Buildings



Building 1









Building 2



Main Building





DESCRIPTION

QTY UNIT

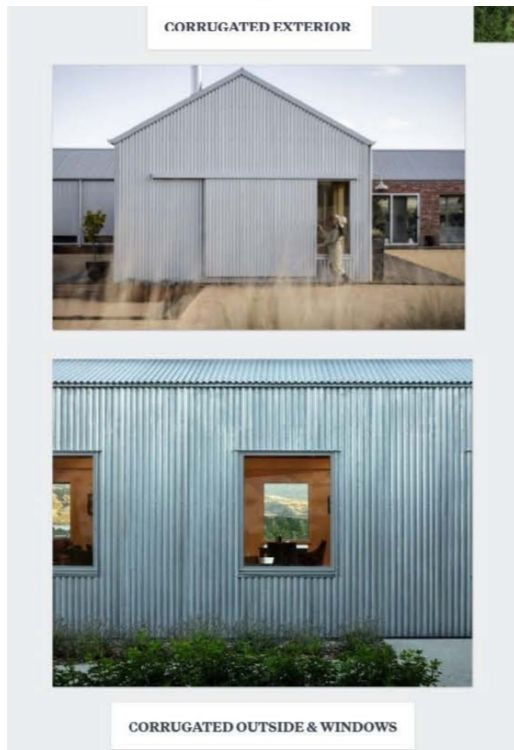
Uncategorized		
■	Existing Lot Area	6283.89 ft ²
■	Existing 1 Story Residence	923.67 ft ²
■	Proposed New Construction	2160.00 ft ²

FIELD NOTES ACCOMPANY THIS PLAT

BUYER: SMITHERS MANAGEMENT TRUSTS
 109 N. ORANGE ST
 FREDERICKSBURG, TEXAS 78624

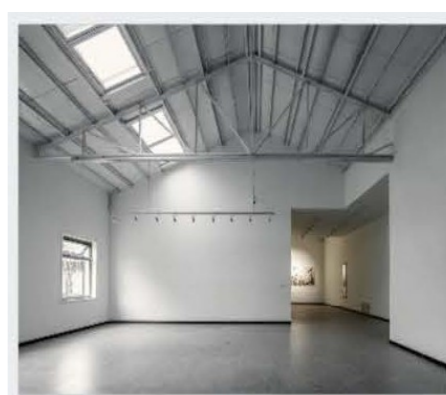
49.07% Total Impervious Cover
 90% CBD max





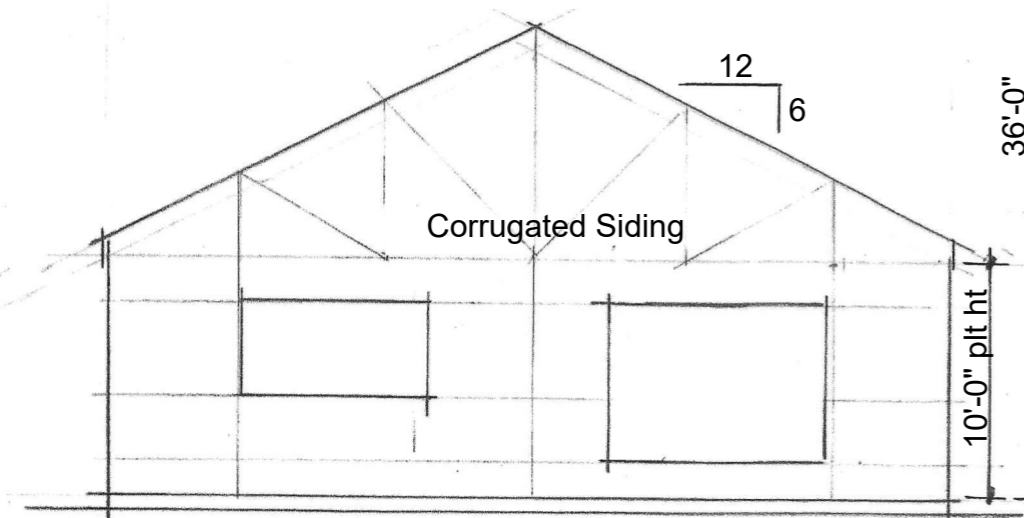
CORRUGATED EXTERIOR

CORRUGATED OUTSIDE & WINDOWS

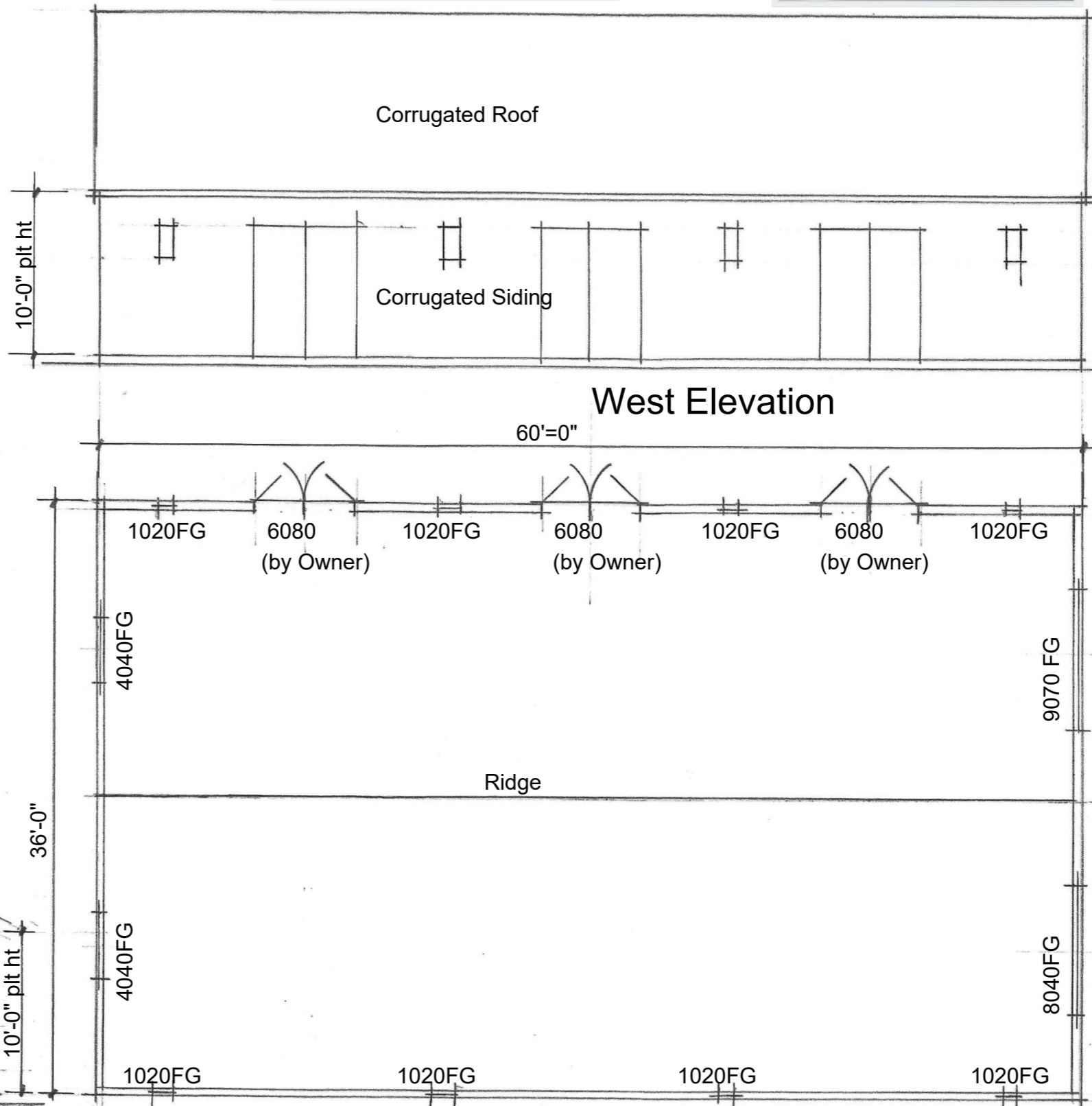


Key Structural & Finish Requirements

- Primary Structure: Steel Framing** Use a **pre-engineered metal building (PEMB)** system or custom **steel I-beam/column framing** (not wood framing). This provides the open spans, high ceilings, and strength needed for the exposed look.
 - No dropped ceiling or soffits—everything stays open.
 - Steel members (beams, purlins, girts) remain fully visible and exposed—no covering with drywall or panels unless for specific insulation sections.
 - This matches the raw, historical vibe of a barn conversion.
- Exterior: Corrugated Metal Siding** Install **corrugated (ribbed) metal panels** as the primary exterior cladding (e.g., 26- or 29-gauge galvanized or Galvalume steel with a factory finish and letting it rust over time).
 - Profile: Standard sinusoidal or similar ribbed style for that classic barn texture.
 - Color: Neutral industrial tones. Would prefer white or silver to keep it modern.
 - Trim and flashings should be matching or contrasting metal—no wood or stucco accents unless specified later. This creates the rugged, low-maintenance shell seen in many Texas metal buildings and modern barns.
- Interior Insulation** Insulate the walls and roof for energy efficiency.
 - Use **fiberglass batts**, or **rigid board insulation** between the steel girts/purlins.
 - Cover the insulated cavities with a **vapor barrier** if needed, then finish interior walls with a clean, minimal material (e.g., white painted drywall or OSB to keep the "insulated but raw" feel).
 - Do **not** leave walls uninsulated or exposed to the exterior metal.
- Floors: Raw Concrete** Pour a **monolithic slab** (or polished if budget allows) with no additional flooring overlays.
 - Finish: Broom finish or lightly polished/troweled concrete for durability and the industrial raw look—no tile, wood, or epoxy coating unless sealed for dust control.



North Elevation



Floor Plan

1/8"=1'-0"

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FIDAE Custom Homes, LLC 1201 Jennifer lane Fredericksburg, Texas 78624 (281) 798-5937	Plans for Webber's, The Showroom 109 N. Orange Fredericksburg, Texas 78624	Gilbert Gonzalez, Designer 1201 Jennifer lane Fredericksburg, Texas 78624 (281) 798-5937
2/21/2026		

P-A1.1



109 N. Orange



2002 Re-evaluation

 High Medium Low

Site ID No. 560

Address 109 N. Orange

Date 1880

Stylistic Influence vernacular

GCAD Hyperlink [R25346](#)

Owner WEST, DEBORAH LINDA

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. 590

Previous Ranking 2

Previous Photo References

Roll 29

Frame 25

109 (rear) N. Orange



2002 Re-evaluation

 High Medium Low

Site ID No. 683

Address 109 (rear) N. Orange

Date 1930

Stylistic Influence

GCAD Hyperlink [R25346](#)

Owner WEST, DEBORAH LINDA

Historic District Yes Historic District

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

Notes Former barn that currently functions as a guesthouse.

1983 Historic Resources Survey

Previous Site No. 590

Previous Ranking 2

Previous Photo References

Roll

Frame

109 (rear) N. Orange



2002 Re-evaluation

 High Medium Low

Site ID No. 684

Address 109 (rear) N. Orange

Date 1940

Stylistic Influence

GCAD Hyperlink [R25346](#)

Owner WEST, DEBORAH LINDA

Historic District Yes Historic District

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

Notes Former barn that currently functions as a guesthouse.

1983 Historic Resources Survey

Previous Site No. 590

Previous Ranking 2

Previous Photo References

Roll

Frame



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: April 14, 2026
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-183 - 623 S. Washington St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to relocate the front door and replace it with a new window, install a new door and build new railing, bearing the legal description of GE CO, #591, 615 and 560, Block III, located at 623 S. Washington St.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to relocate the front door, replace it with a window, install a new door and build a railing on the existing structure. The property consists of an approximately 15,387 square foot lot with an existing 2,240 square foot commercial structure. The structure is a Historic Landmark property with a High Rating. The applicant was issued with administrative approval for a COA for exterior painting and concrete repair.

Application Number: 2026-183

Proposal: Relocate the front door, replace it with a window, install a new door and build a railing on the existing structure

Address: 623 S. Washington St.

Rating: High

Zoning: C-1: Neighborhood Commercial

Applicant: Keana Savage, Savage Real Estate Properties, LLC

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

Doors and Door Openings

Maintenance

☞ Preserve and maintain historic doors, screen doors, door frames, and hardware unless deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(b) Retain and repair door glazing in its historic configuration unless deteriorated beyond repair (SOI Standards 5, 6).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(c) Clean and treat historic doors, door frames, and hardware using accepted preservation methods (see Appendix G, SOI Standards 5, 7).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

Alterations

(d) Do not enlarge historic door openings or create new door openings (SOI Standards 2, 3).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(e) If the historic main entry door is deteriorated beyond repair, replicate the design and look of the new door exactly as the original historic door (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Required for main entrance only	Required for main entrance only	Recommended

(f) If a new door or door frame is required, install the new components so that they maintain the spatial relationships (including depth and dimension) and joint patterns as existed historically relative to door frames, exterior wall planes, and other exterior features (SOI Standards 6, 9).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(g) If historic door hardware is deteriorated beyond repair or missing, choose replacements that match the overall style and time period of construction, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(h) If historic door hardware is missing or deteriorated beyond repair, replace with salvaged period-appropriate hardware if feasible (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(i) A new screen door may be added at the main entrance, provided that it generally suits the style and time period of the building, and that it does not damage or obscure historic character-defining features (SOI Standard 9; see fig. 3-27).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

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).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

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

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

- (c) Where possible, patch the smallest feasible portion of a deteriorated window, matching the historic material, dimensions, profile, and configuration (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

Alterations

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

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

- (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).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

- (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).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

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

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

- (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).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- (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).

High Priority	Medium Priority	Low Priority
Inappropriate if visible from the public ROW	Appropriate	Appropriate

Restoration

(j) If the extant windows are non-historic, consider researching the historic windows' appearance and, if documented, replicate and restore the historic windows (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(k) If the extant windows are non-historic, and if the owner opts to replace the windows, select replacement windows compatible with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Required if visible from the public ROW	Required if visible from the public ROW	Recommended

STAFF RECOMMENDATION:

At the discretion of the Board.

ATTACHMENTS:

1. 2026-183-623 s washington - street view - November 2023 goggle image
2. 2026-183-Savage_Beauty_Exterior
3. 2026-183 - Recent photo
4. 2026-183-savage beauty exterior concept



Savage Beauty

623 S WASHINGTON ST.



Walls: SW 7048
Urbane Bronze

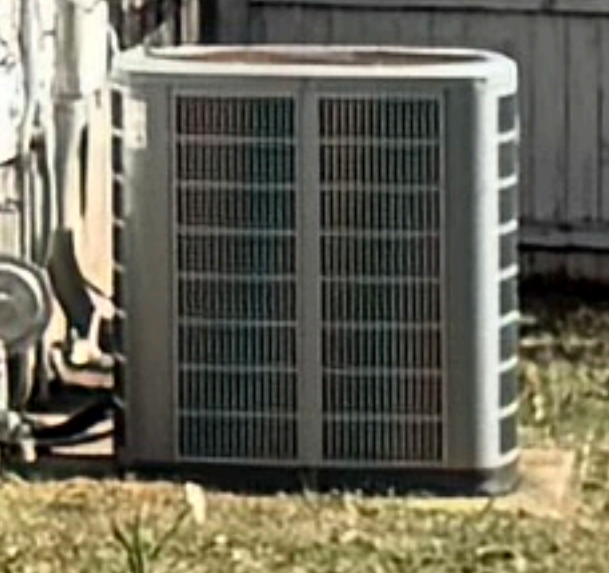
Trim: SW 9590
Taupe of the Morning



Tapered
Columns
to remain



Weathered Oak
Stained
Front Door

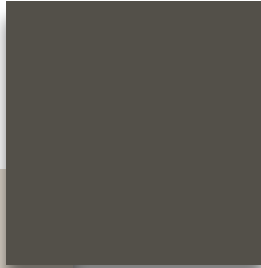


Savage Beauty

623 S WASHINGTON ST.



RENDER



Walls: SW 7048
 Urbane Bronze



Trim: SW 9590
 Taupe of the Morning



Tapered
 Columns
 to remain

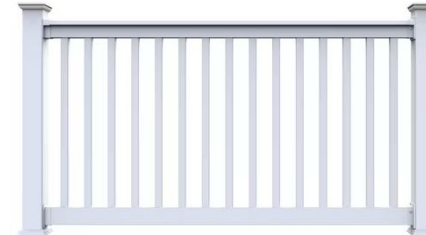


Front Door



EXISTING

Railing





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: April 14, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-250 - 301 E. Main St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to make an addition to the existing structure, add an awning, replace a garage door with three-panel glass doors, and make paint and signage changes to the exterior for property located at 301 E. Main St., bearing the legal description of Fredericksburg Addition, Block 52, Lot 228A.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to build a bathroom addition, add an awning to the back of the building, remove a garage door and replace it with glass doors, paint a logo on the building and stripe around the top of the building; extend the existing railing. The property consists of a 6,000 square foot lot with an approximately 1,012 square foot commercial structure with a Low rating. The structure was built in 1953 with the porches added in 2013.

Application Number: 2026-250

Proposal: Build a bathroom addition, add an awning, replace the garage door, extend the railing and make paint and signage changes.

Address: 301 E. Main St.

Rating: Low

Zoning: CBD - Central Business District

Applicant: Jenny Beuershausen, Leroy's Tex Mex Barbecue

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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Recommended

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Height and Massing

(a) 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.)

High Priority	Medium Priority	Low Priority
Side additions not allowed unless a rear addition is not feasible.	Required	Recommended

(a) 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.)

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

(b) 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.

High Priority	Medium Priority	Low Priority
Appropriate if set back behind the historic rearmost wall	Appropriate if set back behind the historic rearmost wall with a slight offset/inset or siding break	Appropriate if set back 15 feet behind the historic front wall (excluding the porch) or behind the original roof’s ridgeline

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

High Priority	Medium Priority	Low Priority
Required	Recommended	Recommended

(b) 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).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Required set back behind historic rear wall	Required setback a minimum of 15 feet measured from the	Recommended

Design

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

High Priority	; border-left: none; padding: 0in; height: 9.7pt; vertical-align: top;"> Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

(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.)

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Recommended

(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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

(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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

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

High Priority	Medium Priority	Low Priority
Inappropriate	Inappropriate	Allowed if not overpowering neighboring properties.

(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.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public RO W	Required if visible from the public RO W

{S} Revealing an addition’s structural elements—like true load-bearing masonry or revealed posts and beams—is encouraged.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Materials

{S} Modern materials, such as fiber-cement siding, are appropriate for additions, provided that the overall design balances compatibility with differentiation.

High Priority	Medium Priority	Low Priority
Allowed	Allowed	Allowed

{S} Limiting the materials palette for additions to two materials is recommended.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

{S} 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.

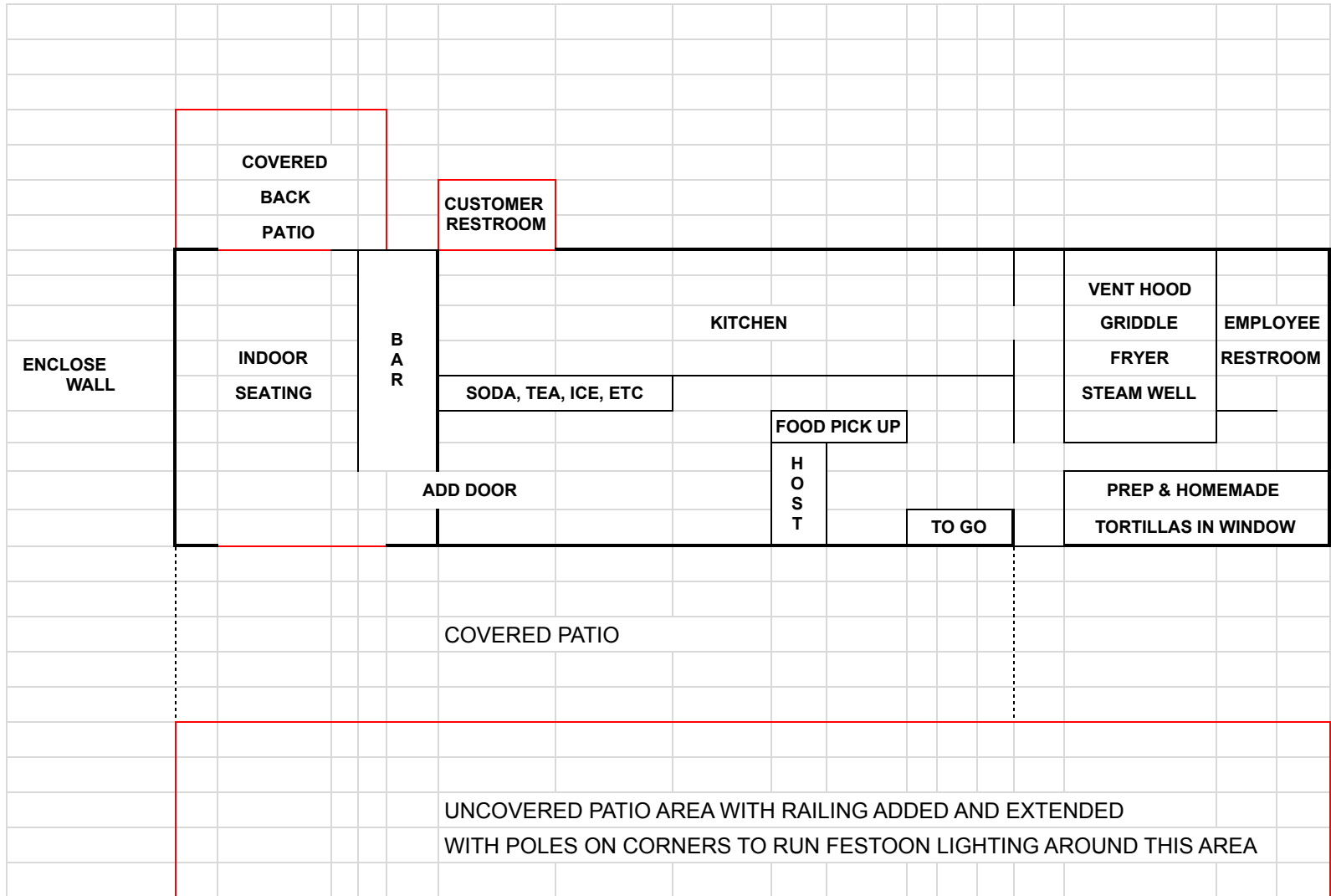
High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

STAFF RECOMMENDATION:

At the discretion of the Board.

ATTACHMENTS:

1. 2026-250-main construction
2. 2026-250-IMG_7069
3. 301 e main - main street view
4. 301 E Main - lincoln street view











HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: April 14, 2026
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-212 - 322 E. Main St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) for the replacement of an existing door with a larger double glass door for the property located at 322 E. Main St., bearing the legal description of Fredericksburg Addition, Block 53, Lot 184-PT.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to replace the front door with a larger double door for better access to the store and accessibility for wheelchairs. The new doors are proposed to be glass with a black frame. The property consists of a 4,038 square foot lot with a 1,352 square foot commercial structure built in 1930 with a Medium rating.

Application Number: 2026-212

Proposal: Replacement of the front door

Address: 322 E. Main St.

Rating: Medium

Zoning: CBD - Central Business District

Applicant: Ronen Tregerman, Beauty Avenue Hill Country LLC

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

Doors and Door Openings

Maintenance

(a) Preserve and maintain historic doors, screen doors, door frames, and hardware unless deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public ROW	Recommended

(b) Retain and repair door glazing in its historic configuration unless deteriorated beyond repair (SOI Standards 5, 6).

High Priority	Medium Priority	Low Priority

Required for all exterior doors	Required if visible from the public RO W	Recommended
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(c) Clean and treat historic doors, door frames, and hardware using accepted preservation methods (see *Appendix G, SOI Standards 5, 7*).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public RO W	Recommended

Alterations

(d) Do not enlarge historic door openings or create new door openings (SOI Standards 2, 3).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public RO W	Recommended

(e) If the historic main entry door is deteriorated beyond repair, replicate the design and look of the new door exactly as the original historic door (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Required for main entrance only	Required for main entrance only	Recommended

(f) If a new door or door frame is required, install the new components so that they maintain the spatial relationships (including depth and dimension) and joint patterns as existed historically relative to door frames, exterior wall planes, and other exterior features (SOI Standards 6, 9).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public RO W	Recommended

(g) If historic door hardware is deteriorated beyond repair or missing, choose replacements that match the overall style and time period of construction, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Required for all exterior doors	Required if visible from the public RO W	Recommended

(h) If historic door hardware is missing or deteriorated beyond repair, replace with salvaged period-appropriate hardware if feasible (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(i) A new screen door may be added at the main entrance, provided that it generally suits the style and time period of the building, and that it does not damage or obscure historic character-defining features (SOI Standard 9; see fig. 3-27).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

STAFF RECOMMENDATION:

At the discretion of the Board.

ATTACHMENTS:

1. 322 E Main - Suggested Door
2. 2026-212-322 E MAIN - HISTORIC
3. street view 322



320-322 E. Main



2002 Re-evaluation

High Medium Low

Site ID No. 398

Address 320-322 E. Main

Date 1930

Stylistic Influence

GCAD Hyperlink [R26831](#)

Owner BROWN, LARRY D & BARBARA

Historic District Yes Historic District

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

Notes Front façade transom windows infilled and porch added to west façade.

1983 Historic Resources Survey

Previous Site No. 427

Previous Ranking 4

Previous Photo References

Roll 35

Frame 17



It's aGlow
Natural Stone Accents





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: April 14, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-141 - 201 E. Schubert St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new two-story residential structure with exterior patio and pool for the property located at 201 E. Schubert St., bearing the legal description of Fredericksburg Addition, Block 49, UNMR LOT.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to construct a new two-story residence with an exterior patio and pool. The property consists of an 8,102 square foot vacant lot. The new 1,215 square foot residence will receive stucco cladding, stone veneer, as well as lap siding. Architectural components such as trim, shutters, the timber porch structure, and timber-framed awnings will be painted to match the new windows. The railing system on the rear patio is to be glass for maximum visibility into the vegetation at the rear of the property. The current site conditions consist of an interlocking retaining wall system which is not structurally adequate and shall be removed. A new concrete, cantilevered retaining wall system will be poured in place. The exterior grade beams of the proposed residence will rest on top of this retaining wall. This concrete wall will receive a cementitious parge coat with an integral color to match the adjacent exterior material.

Application Number: 2026-141

Proposal: New two-story residential structure with exterior patio and pool

Address: 201 E. Schubert St.

Rating: N/A

Zoning: C-2 Commercial

Applicant: Matt Jarosz, Sport & Country

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS: Fredericksburg Historic District Design Guidelines and Standards

Primary Buildings

Residential versus Commercial Standards: Which to Follow?

The section herein differentiates new residential construction (*Section 3.4.2.1*) from new commercial construction (*Section 3.4.2.2*). Select which section to follow **based on the character of the adjacent construction, not the use of the new building**. *Appendix C* provides a map of the historic district indicating where residential forms are appropriate, versus where commercial forms are appropriate.

New Residential Construction

Use of Standards

- (a) Follow residential guidelines for all new construction within historically residential sections of the historic district, regardless of use or zoning. (Refer to the map in *Appendix C*.)

Preservation

- (b) Avoid demolishing a historic building to accommodate new construction; the limited circumstances where demolition is permitted are set forth in the Historic Preservation Ordinance in *Appendix G*.
- (c) Avoid relocating a designated historic building to construct a new building; moving a building into the historic district from elsewhere may be appropriate in some circumstances.

Relocating Historic Buildings

In communities with little or no protection for historic buildings, relocation may be the only viable alternative to save a building from demolition. Moving a historic building from elsewhere onto a lot in Fredericksburg may be appropriate if the building dates from the same period of significance; if the building's style and form are consistent with Fredericksburg's inventory of historic resources; and if the building is sited on the lot with setbacks compatible with the nearby contributing buildings, with appropriate landscaping surrounding it.

- (d) Protect large trees and other significant landscape features from damage during construction, as well as delayed damage due to root compaction or chemical spills during construction activities.

Orientation

- (e) New construction must have the same street-front orientation as the contributing buildings on the same block.

Setbacks

- (f) Appropriate setbacks must be consistent with the surrounding context: front- and side-yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; this may allow setbacks that are deeper or shallower than the base zoning.

Height and Massing

- (g) Appropriate heights for new infill construction depend on the surrounding context at the front of the new building; however, new buildings may gain height toward the back: if more than 50 percent of the contributing resources on the block are two-stories, then the front portion of the new construction may rise to two stories; if less than 50 percent, then front must be one story and any two-story portion must be set back 15 feet behind the front wall (excluding the porch). Heights are measured from the grade plane to the mid point on the roof.
- (h) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings.
 - (i) New construction must have floor-to-floor heights similar to those on contributing buildings on the block (within 3 feet of the tallest floor-to-floor heights found on a contributing building on the block).

Design

- (j) For new buildings, an attached garage shall not be the focal point of the design and should be located no less than 15 feet from the front wall of the building (excluding the porch) or one-third of the depth of the building from the front wall of the building, whichever is greater. The garage shall not represent more than 1/3 of the front façade. (see *Section 3.4.3* for discussion of detached garages)

(k) Front porches are recommended on new primary residential buildings; recommended front porch dimensions are at least 6 feet deep, with an area of at least 60 square feet.

- (l) Design new buildings to be compatible with the historic building but differentiated enough so that they communicate their actual date of construction and do not create a false sense of history.
- (m) Balance compatibility with differentiation among the following aspects of the new building's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette (as shown in *Appendix G.6*).
- (n) Avoid using a historical style not found among the contributing main houses in the district.
- (o) Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have a contemporary roof form, fenestration pattern, and style, if it maintains a compatible footprint shape, materials, and color palette (as shown in *Appendix G.6*).
- (p) Exterior walls, roof features, and window/door openings should authentically communicate the structural system of the new construction. Application of false structural elements is discouraged. The size and placement of window and door openings should accurately correspond to the bays of the structural system. Lintels should reflect the structural system.
- (q) Revealing structural elements—like true load-bearing posts and beams—is encouraged.

Materials

- (r) The palette of materials for new residential construction should not use more than two different primary siding materials; a third material may be added if used for trim only.
- (s) Modern materials, such as fiber-cement siding, are appropriate for residential buildings, provided that the overall design balances compatibility with differentiation.
- (t) If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using true load-bearing masonry walls with stone, brick, or stucco is also encouraged.

STAFF RECOMMENDATION:

At the discretion of the Board.

ATTACHMENTS:

1. 2026-141-201 east schubert st - hrb drawings
2. 2026-141-201 E SCHUBERT - FLOOD PLAN
3. Street view - 201 e Schubert



SPORT&COUNTRY



EXISTING EMPTY LOT - VIEW FROM EAST SCHUBERT STREET

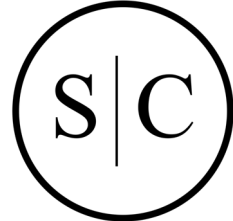


NEIGHBORING RESIDENCE TO THE EAST

GROSS BUILDING: 1,215 SF
14.9% BUILDING COVERAGE
75% ALLOWED

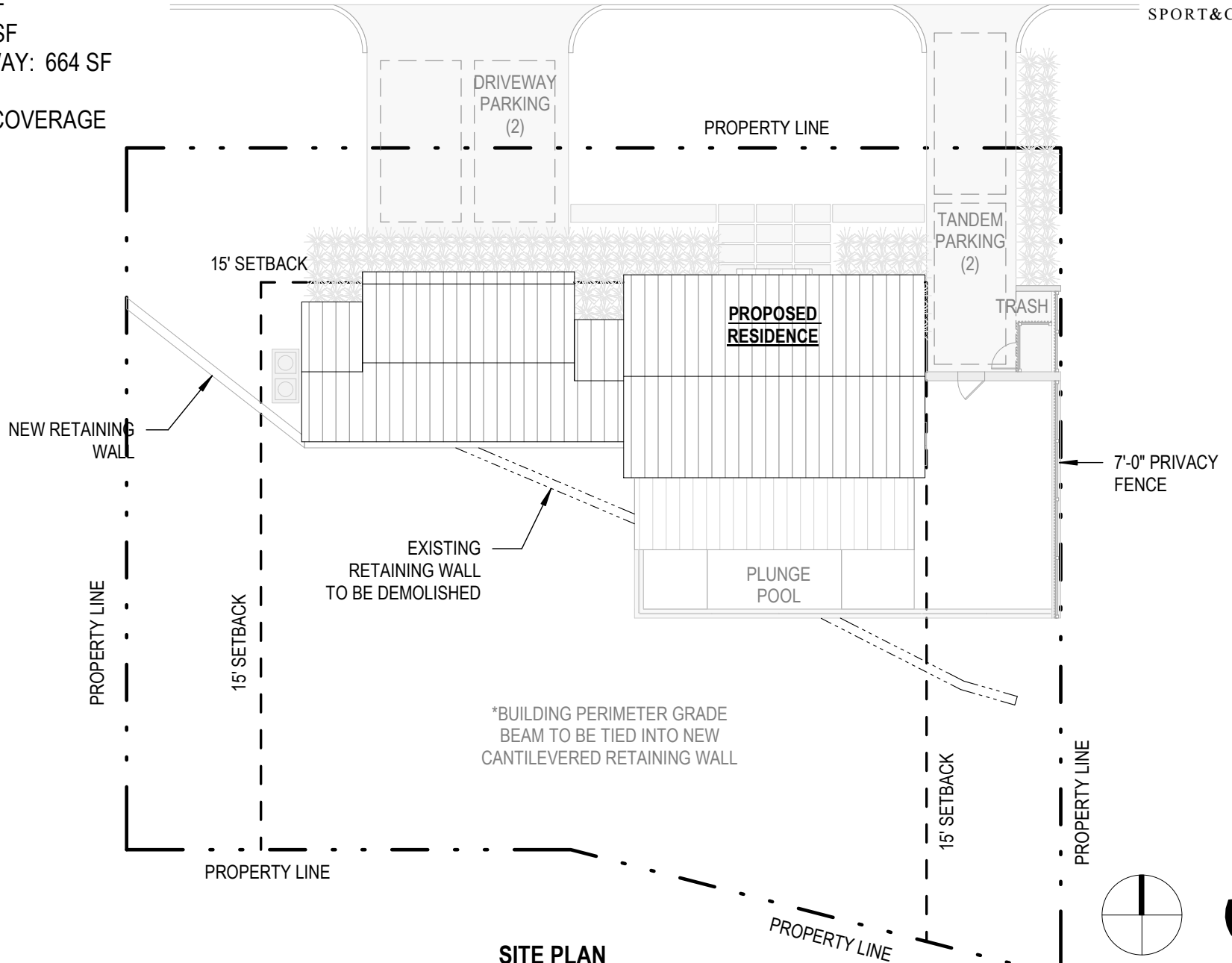
IMPERVIOUS COVERAGE: 2,363 SF
RESIDENCE: 1,215 SF
PATIO & POOL: 484 SF
DRIVEWAY + WALKWAY: 664 SF

29.1% IMPERVIOUS COVERAGE
80% ALLOWED



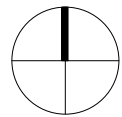
SPORT & COUNTRY

EAST SCHUBERT STREET



SITE PLAN

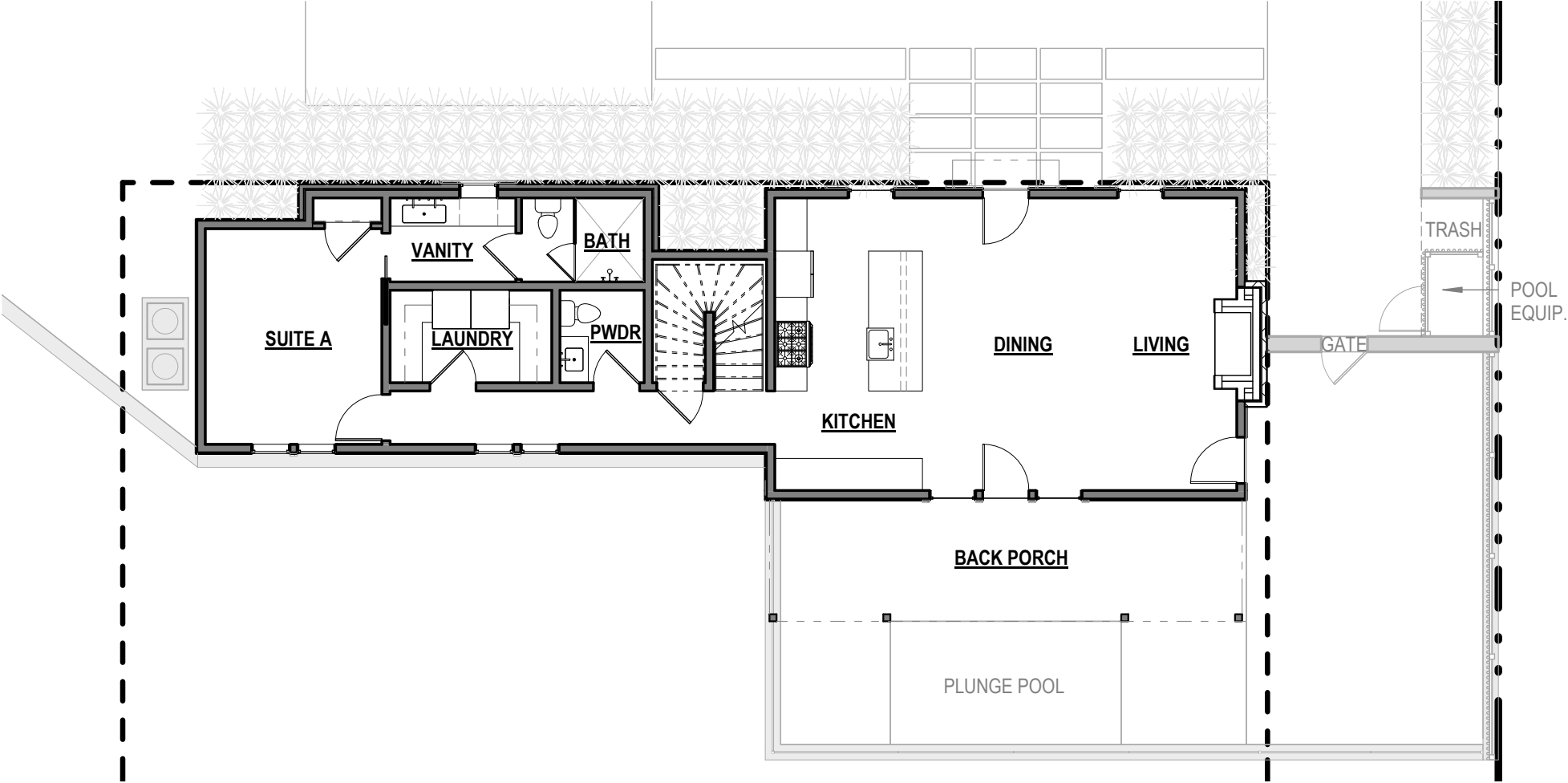
SCALE: 1/16" = 1'-0"



PLAN NORTH

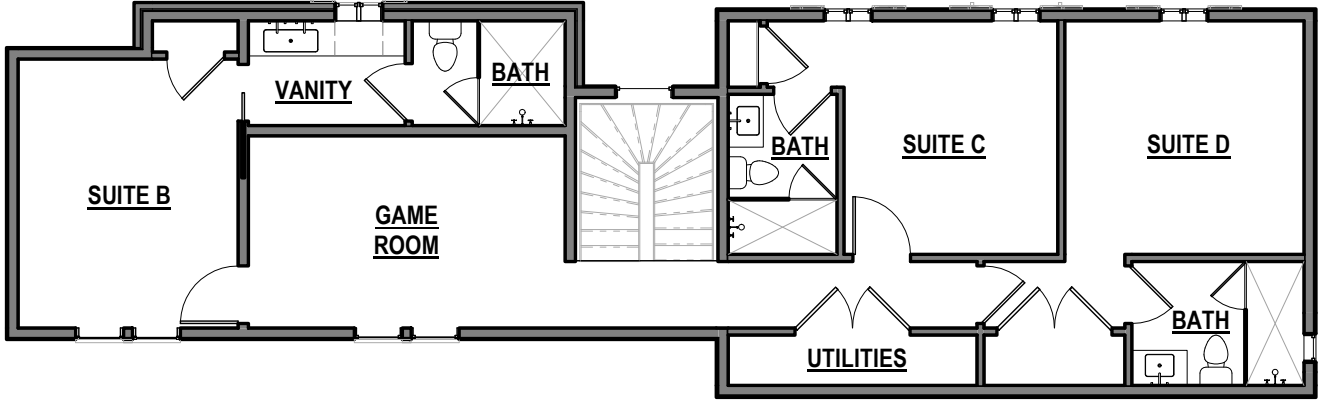


TRUE NORTH



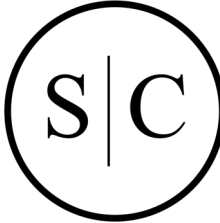
FIRST FLOOR PLAN

SCALE: 1" = 10'-0"



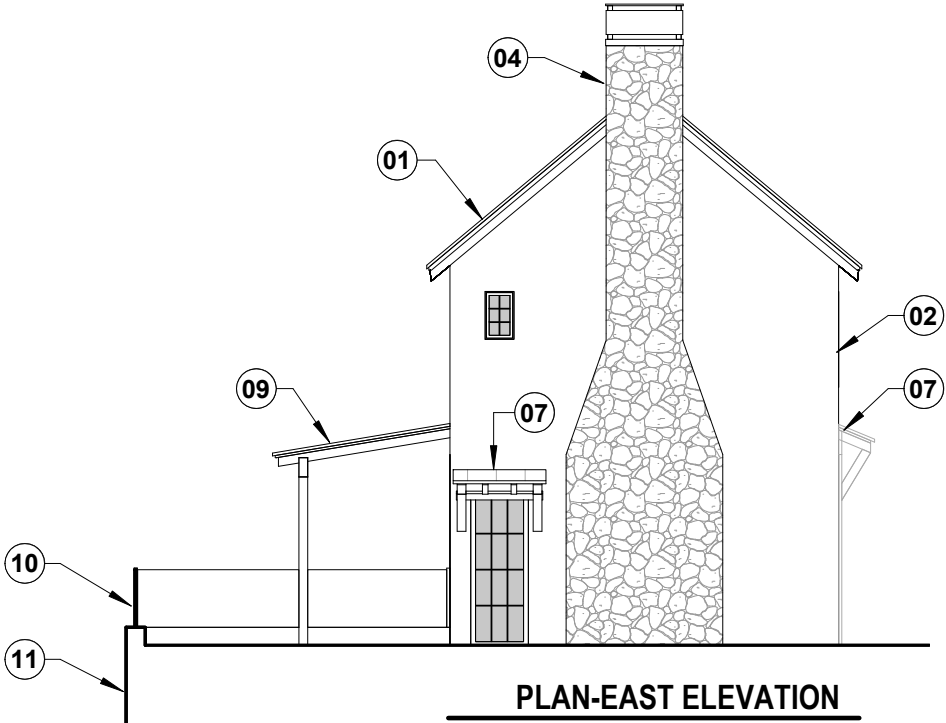
SECOND FLOOR PLAN

SCALE: 1" = 10'-0"



ELEVATION NOTES

- 01 STANDING SEAM METAL ROOF.
- 02 STUCCO CLADDING.
- 03 STONE VENEER.
- 04 STONE CLAD CHIMNEY.
- 05 LAP SIDING WITH 5" EXPOSURE.
- 06 SHUTTER, PAINTED.
- 07 TIMBER FRAMED AWNING, PAINTED.
- 08 STUCCO CLAD PRIVACY WALL WITH WOODEN PASSAGE DOOR.
- 09 TIMBER FRAMED PORCH ROOF.
- 10 GLASS RAILING SYSTEM.
- 11 NEW RETAINING WALL.



PLAN-EAST ELEVATION

SCALE: 1" = 10'-0"



PLAN-NORTH ELEVATION

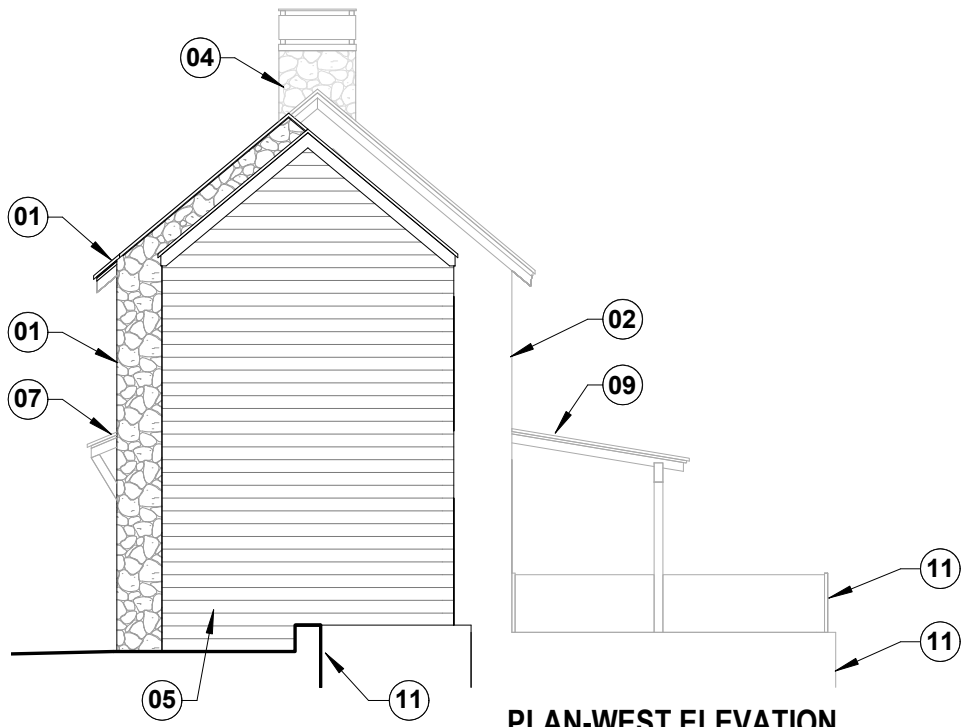
SCALE: 1" = 10'-0"



SPORT & COUNTRY

ELEVATION NOTES

- 01 STANDING SEAM METAL ROOF.
- 02 STUCCO CLADDING.
- 03 STONE VENEER.
- 04 STONE CLAD CHIMNEY.
- 05 LAP SIDING WITH 5" EXPOSURE.
- 06 SHUTTER, PAINTED.
- 07 TIMBER FRAMED AWNING, PAINTED.
- 08 STUCCO CLAD PRIVACY WALL WITH WOODEN PASSAGE DOOR.
- 09 TIMBER FRAMED PORCH ROOF.
- 10 GLASS RAILING SYSTEM.
- 11 NEW RETAINING WALL.



PLAN-WEST ELEVATION

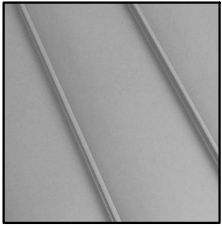
SCALE: 1" = 10'-0"



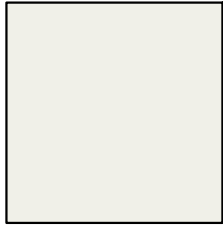
PLAN-SOUTH ELEVATION

SCALE: 1" = 10'-0"

MATERIALS LEGEND



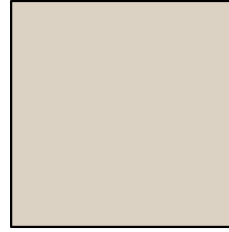
METAL ROOF - GALVALUME
(FLAT PAN STANDING SEAM)



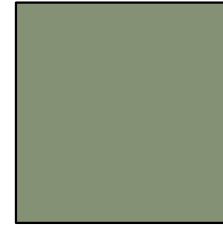
STUCCO - LIGHT CREAM
(INTEGRAL COLOR)



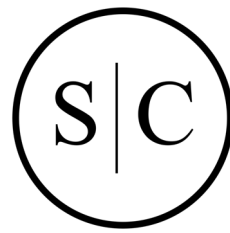
STONE VENEER
CREAM, HEAVY SCHMEAR



SIDING
SHERWIN WILLIAMS NATURAL TAN



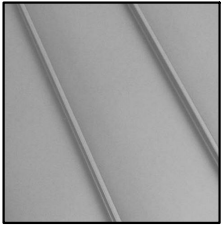
WINDOWS / DOORS
MARVIN - HAMPTON SAGE
(SHUTTERS PAINTED TO MATCH)



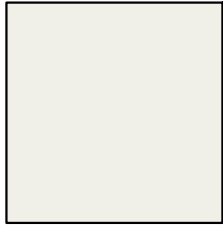
SPORT & COUNTRY



MATERIALS LEGEND



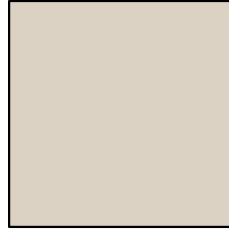
METAL ROOF - GALVALUME
(FLAT PAN STANDING SEAM)



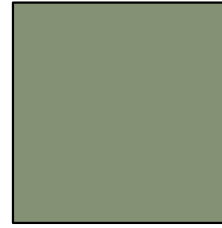
STUCCO - LIGHT CREAM
(INTEGRAL COLOR)



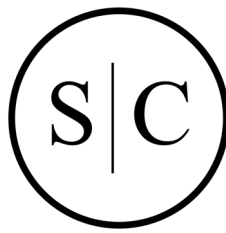
STONE VENEER
CREAM, HEAVY SCHMEAR



SIDING
SHERWIN WILLIAMS NATURAL TAN



WINDOWS / DOORS
MARVIN - HAMPTON SAGE
(SHUTTERS PAINTED TO MATCH)



SPORT & COUNTRY

STANDING SEAM
METAL ROOF

LAP
SIDING

STONE CLAD
CHIMNEY

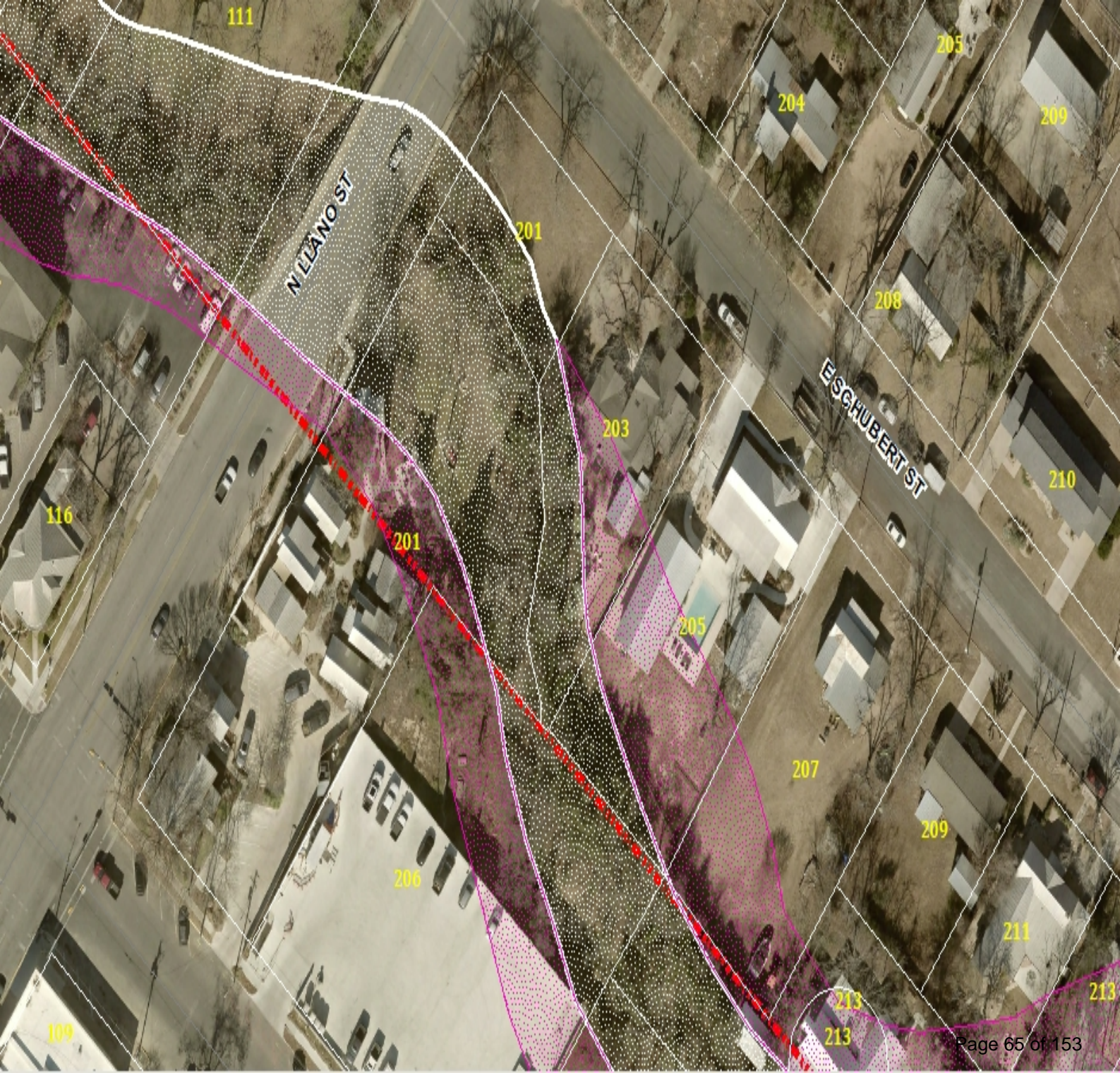
STUCCO CLADDING

TIMBER FRAMED
PORCH ROOF

GLASS RAILING
SYSTEM

APPLY INTEGRAL
COLOR PARGE COAT









HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: April 14, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-285 - 110 N. Bowie St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to add an accessory structure (green house) at the property located at 110 N. Bowie St., bearing the legal description of Fredericksburg Addition, Block 10, Lot 121.

SUMMARY:

City Staff has initiated this request for a Certificate of Appropriateness to add an accessory structure (green house). The accessory structure has already been built and is located in the rear of the property. The property consists of an approximately 15,530 square foot lot with a 3,114 square foot residential structure built in 1889 with additions in 2022, 2023 and 2024.

Application Number: 2026-285

Proposal: New accessory structure (green house)

Address: 110 N. Bowie St.

Rating: High

Zoning: R-1 Single Family Residential

Owner: Jordan Muraglia and Richard J. Beaupre

Applicant: City of Fredericksburg

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

[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

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

High Priority	Medium Priority	Low Priority
Required	Required	Required

Setbacks and Lot Coverage

- Follow lot coverage standards as required in *Section 3.4.1.*

High Priority	Medium Priority	Low Priority
Required	Required	Required

Height and Massing

- 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.)

Required; maximum of one story, 18 feet in height	Required; maximum of two stories, 28 feet in height	Required; maximum of two stories, 28 feet in height
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Design

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

- 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.

High Priority	Medium Priority	Low Priority
Required if visible from the public ROW	Required if visible from the public ROW	Recommended

- (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.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- (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.

High Priority	Medium Priority	Low Priority
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Required	Required	Recommended
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(j) Modern materials, such as fiber-cement siding and corrugated metal, may be appropriate for new accessory buildings.

High Priority	Medium Priority	Low Priority
Appropriate	Appropriate	Appropriate

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

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

STAFF RECOMMENDATION:

Staff is seeking input and potential action from the HRB pertaining to the existing structure on site.

ATTACHMENTS:

1. 2026-285-110 n bowie - 3
2. 2026-285-110 n bowie 2
3. 2026-285-110 n bowie 1
4. 2026-285-110 n bowie 5
5. 2026-285-23-203 Site Plan
6. 110 n bowie - historic
7. 110 n bowie street view



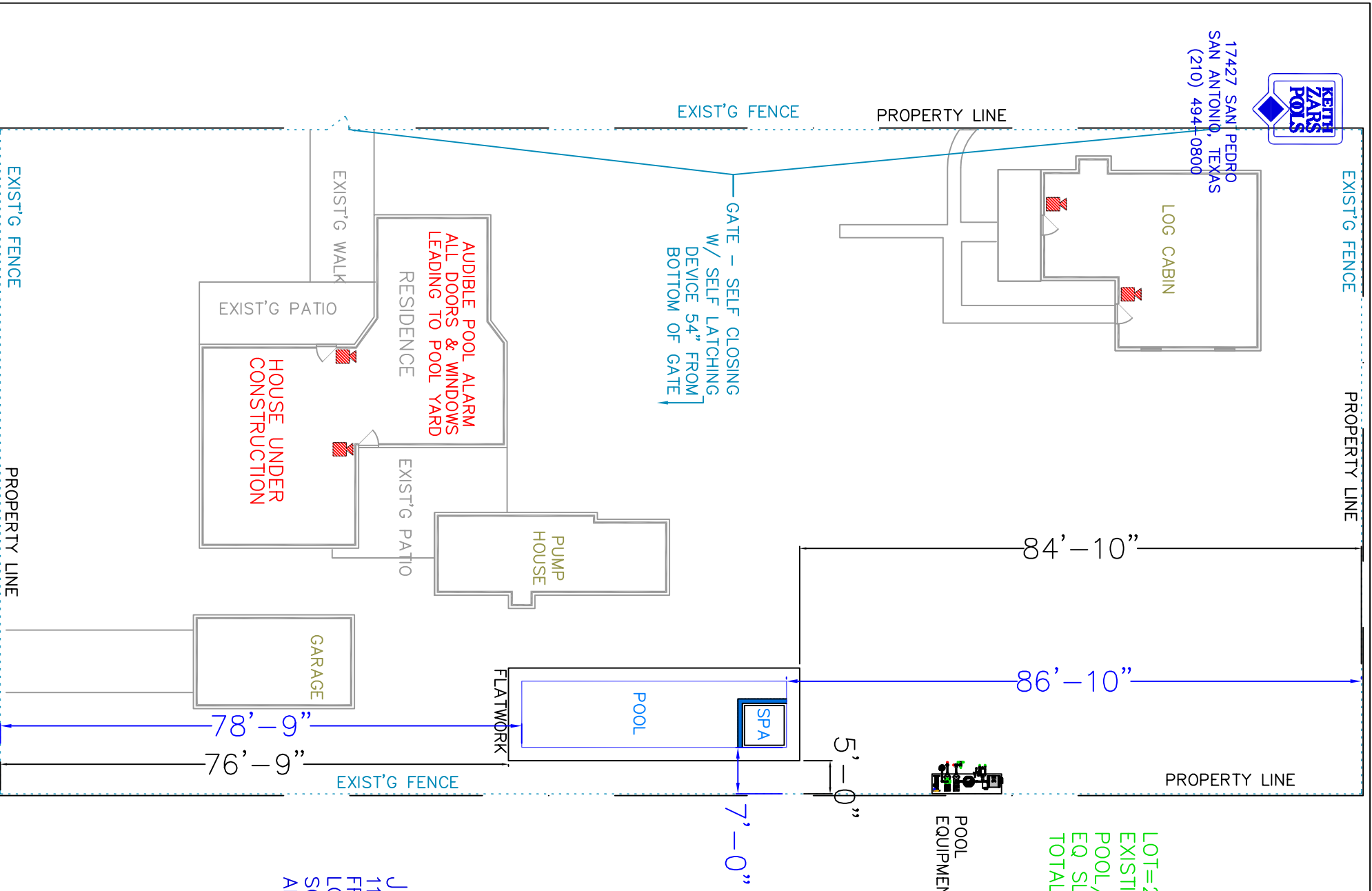








17427 SAN PEDRO
SAN ANTONIO, TEXAS
(210) 494-0800



LOT=20,630SF
EXISTING IMPERVIOUS COVER=4342SF
POOL/SPA=400SF CANTILEVER = 216SF
EQ SLAB=27SF
TOTAL=4,985SF = 24%

POOL
EQUIPMENT

SECTION AG105 BARRIER REQUIREMENTS

AG105.1 Application. The Provisions of this chapter shall control the design of the barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drowning and near drowning by restricting access to swimming pools, spas and hot tubs.

AG105.2 An outdoor swimming pool, hot tube or spa shall be surrounded by a barrier which shall comply with the following.

- 1) The top of the barrier shall be at least 48 inches (1219MM) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51MM) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inch (102MM).
- 2) Openings in the barrier shall not allow passage of 4 inch diameter (102MM) sphere.
- 3) Solid barrier which do not have openings, such as a masonry or stonewall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
- 4) Where the barrier is composed of horizontal and vertical members and the distance between the top of the horizontal member is less than 45 inches (1143MM), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 3 4 1 inches (44MM) in width, where there are decorative cutouts within vertical members, spacing within the cutouts 3 4 shall not exceed 1 inches (44MM) in width.
- 5) Where the barrier is composed of horizontal and vertical members the distance between the tops of the horizontal member is 45 inches (1143MM) or more, spacing between vertical members shall not exceed 4 inches (102MM). Where there are decorative cutouts within vertical members, spacing 3 4 within the cutouts shall not exceed 1 inches (44MM) in width.
- 6) Maximum mesh size for chain link fences shall be 1 2 4 inch (57MM) square unless the fence has slats fastened at the top or the bottom which reduce 3 the openings to not more than 1 4 inches (44MM)
- 7) Where the barrier is composed of diagonal members such as a lattice fence, the maximum opening formed by 3 the diagonal members shall not be more than 1 4 inches (44mm).
- 8) Access gates comply with the requirements of section AG105.2 Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372MM) from the bottom of the gate, the release mechanism and openings shall comply with the following. 8.1) The release mechanism shall be located on the pool side of the gate at least 3 inches (76MM) below the top of the gate; and 8.2) The gate barrier shall have no opening larger 1 than 2 (12.7mm) within 18 inches (457MM) of the release mechanism.
- 9) Where a wall of a dwelling services as part of the barrier, one of the following conditions shall be met. 9.1) The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346; or 9.2) Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372MM) above the threshold of the door; or 9.3) Operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor and doors shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be listed and labeled as a water hazard 9.4) Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by item 9.1 or 9.2 described above.
- 10) Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps. 10.1) The ladder or steps shall be capable of being secured, locked or removed to prevent access; or 10.2) The ladder or steps shall be surrounded by a barrier which meets the requirements of the section AG105.2, Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4 inch (102MM) sphere.

JORDAN MURAGLIA
110 N. BOWIE ST.
FREDERICKSBURG, TX 78624
LOT# 121
SCALE: 1" = 20'-0"
ANSI B (11.00 X 17.00 INCHES)

POOL 10' x 40'
40 SQ. FT. SPA
12" OUT OF GRADE AVERAGE
LICENSE# H-922675

110 N. Bowie



2002 Re-evaluation



High



Medium



Low

Site ID No. 771

Address [110 N. Bowie](#)

Date 1880

Stylistic Influence Victorian Italianate

GCAD Hyperlink [R2061](#)

Owner WILBURN, LYNNE

Historic District Yes Historic District

Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Outstanding decorative features contribute to the resource's significance.

Notes Resource has historic rear additions.

1983 Historic Resources Survey

Previous Site No. 130

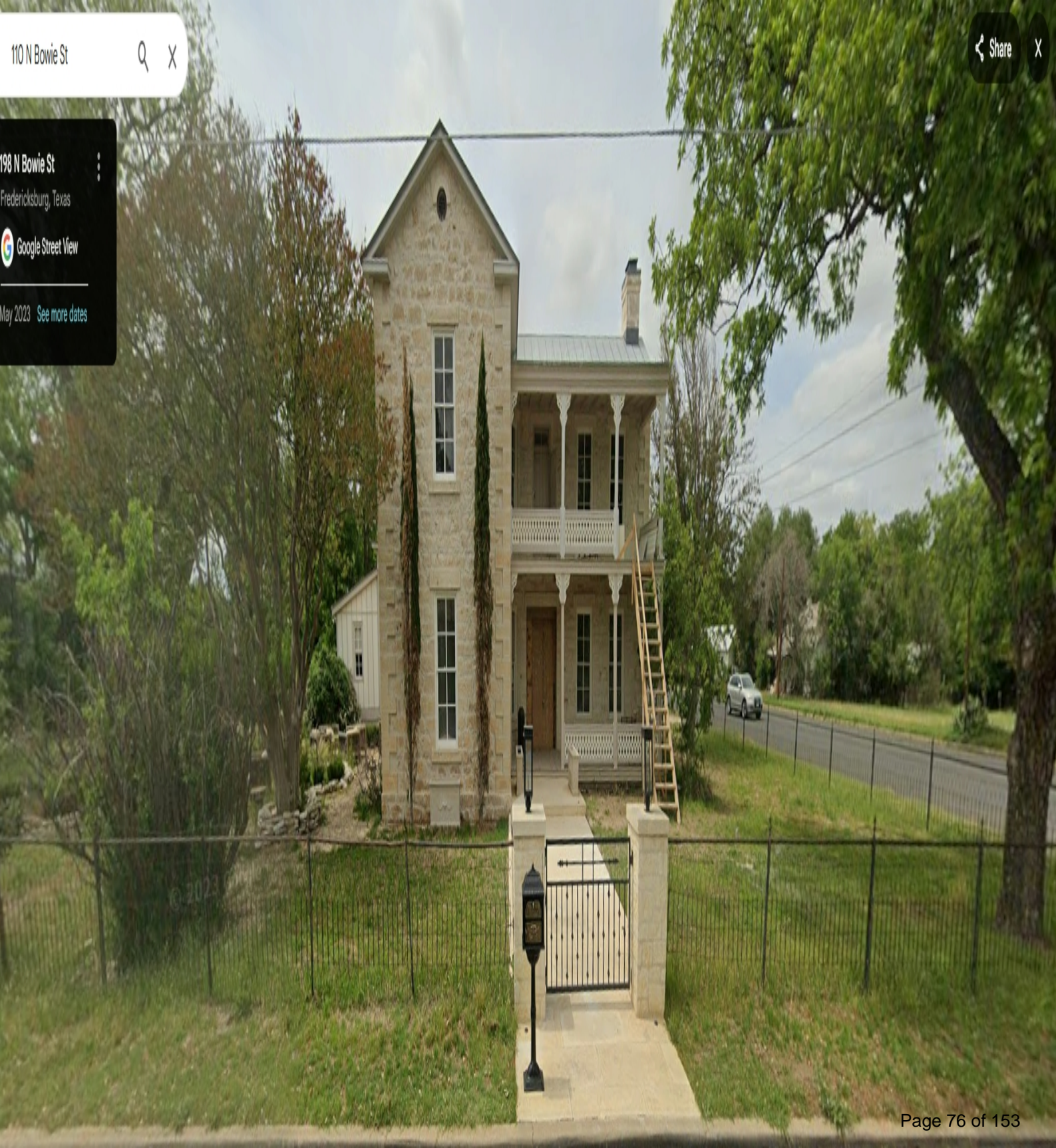
Previous Ranking 1

Previous Photo References

Roll 19 19

Frame 8 14

198 N Bowie St
 Fredericksburg, Texas
 Google Street View
 May 2023 See more dates





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: April 14, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-732 - 114 W. Austin St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to demolish a rear portion of an existing structure, rebuild a new addition and demolish attached garages for the property located at 114 W. Austin St., bearing the legal description of Fredericksburg Addition, Block 38, Lot 62AR.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to remove a non-historic addition (built in the 1950s) and construct an approximate 160 square foot addition. The new addition is proposed with smart siding, a color to match the existing home, a standing-seam metal roof, one exterior side door and two windows. The existing porch is planned to be extended to connect to the side door. The property consists of a 21,004 square foot lot with multiple buildings including Bethany Lutheran Church and accessory uses.

Application Number: 2025-732

Proposal: Demolition (removal) of an addition and construction of a new addition

Address: 114 W. Austin St.

Rating: High

Zoning: CBD - Central Business District

Owner: Bethany Lutheran Church, Inc.

Applicant: Ralph Rode

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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Recommended

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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.)

High Priority	Medium Priority	Low Priority
Side additions not allowed unless a rear addition is not feasible.	Required	Recommended

(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.)

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(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.

High Priority	Medium Priority	Low Priority
Appropriate if set back behind the historic rearmost wall	Appropriate if set back behind the historic rearmost wall with a slight offset/inset or siding break	Appropriate if set back 15 feet behind the historic front wall (excluding the porch) or behind the original roof’s ridgeline

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

High Priority	Medium Priority	Low Priority
Required	Recommended	Recommended

(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).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
	Priority	

Required set back behind historic rear wall	Required setback a minimum of 15 feet measured from the	Recommended
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Design

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

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

(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.)

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Recommended

(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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

(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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

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

High Priority	Medium Priority	Low Priority
Inappropriate	Inappropriate	Allowed if not overpowering neighboring properties.

(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.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Materials

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

High Priority	Medium Priority	Low Priority
Allowed	Allowed	Allowed

Limiting the materials palette for additions to two materials is recommended.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

CODE OF ORDINANCES: ARTICLE III. - HISTORIC PRESERVATION

Sec. 23-63. - Demolition/removal.

- (a) In addition to the requirements of obtaining Board approval for demolitions, all demolitions in the City of Fredericksburg which are required to have a demolition permit, will be reviewed by the Historic Preservation Officer prior to the issuance of a demolition permit by the Building Official of the City. This is to assure that a historic Resource is not inadvertently overlooked in the rating or landmark designation process. If the Historic Preservation Officer determines, with 14 days following the submission of a request to demolish that the Resource should be preserved, then the demolition permit will be abated for a period of 120 days. During such time, the Historic Preservation Officer shall process the Resource under the historic landmark or rating provisions of this Article, and if it is determined to be a historic landmark, or require rating or re-rating, then the provisions of section (b) below will be used to further process the demolition request. The application for demolition will contain the information and be on the forms described in section 23-61(a) above. No building permit will be issued for any demolition of a historic structure which is subject to regulation under Chapter 23 Article III, Historic Preservation of the Code of Ordinances of the City of Fredericksburg unless a building permit for the construction of the replacement structure at the same site is issued at the same time.
- (b) In addition to the criteria specified in section 23-62, the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district:
 - (1) The demolition, removal or relocation of a historic Resource with a rating of "high" or the demolition or removal of a historic Resource with a rating of "medium" in the Fredericksburg Historic Resource Survey is strictly prohibited.
 - (2) The demolition, removal or relocation of a historic Resource with a rating of "low", or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose. Refer to section 23-55 and the Fredericksburg Historic Resource Survey for a more detailed definition of the preservation priority rating system.
 - (3) The demolition of a non-historic accessory structure, non-historic addition or non-historic carport, which is made of primarily non-historic materials, qualifies as an Insignificant Alteration and an Administrative Certificate of Appropriateness may be issued by the Historic Preservation Officer as an administrative approval without review by the Board.
- (c) As an exception to (b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.

- (d) As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building, or that the requirements of section 23-64, economic hardship, below are met.
- (e) The Design Guidelines and Standards for the City Of Fredericksburg, the Secretary's Standards for Rehabilitation, and the Secretary's Guidelines for Rehabilitating Historic Buildings will be used to guide the Board in decisions regarding issuance of a certificate of appropriateness for demolition or removal of a historic Resource within the historic district or upon a historic landmark, when permitted.
- (f) In the case of a demolition application, the Board shall affirmatively find that:
 - (1) Reasonable measures could not be taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;
 - (2) Reasonable measures have been taken to relocate the Resource to a new site first within the same property, secondly within the historic district (if applicable), or thirdly to an area that will be enhanced by the Resource or where the goals of this article will be furthered and that the same cannot reasonably be done;
 - (3) The condition of the Resource building or structure is such that it has been so altered or deteriorated that it has lost its value for promoting the goals of this article, and is no longer significant, and in such event that the condition is not due to demolition by neglect or action of the owner or another related person or entity;
 - (4) Plans for proposed new construction or other reuse of the property, and their effects on the historical, cultural, social, or architectural identity of the surrounding area will be positive and promote the goals of this article.
- (g) In the case of a removal application, the Board shall affirmatively find that:
 - (1) Reasonable measures could not be taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;
 - (2) The Resource is no longer significant to the area in which it is situated;
 - (3) Reasonable measures have been taken to relocate the Resource within the same property, and that the same cannot reasonably be done;
 - (4) Reasonable measures have been taken to relocate the Resource within the historic district (if applicable), or that it will be relocated to an area that will be enhanced by the resource and where the goals of this article will be furthered; and
 - (5) That the condition is not due to demolition by neglect.
- (h) In making the determination to permit demolition or removal of a historic Resource, the Board may place reasonable conditions on the same even if such conditions are not related to the mandatory requirements of this article but which are related to the demolition or removal, and to ensure compliance with the plans approved by the Board. The same may include, but is not limited to, the requirement that all conditions be fulfilled prior to issuance of a building permit for the original Resource's location.
- (i) Prior to demolition, the Historic Preservation Officer may, as a condition of approval of a certificate of appropriateness for demolition or removal, require the owner, at the owner's expense, to provide documentation of the subject Resources in accordance with the standards of the Historic American Building Survey. Such documentation may include photographs, floor plans, measured drawings, an archeological survey, or other information specified.
- (j) The special time period for demolition as described in section 23-61(i) above shall apply to all requests under this section.

(Ord. No. 27-007, 7-5-2017; Ord. No. 2021-16, §§ 9, 10, 7-19-2021)

STAFF RECOMMENDATION:

At the discretion of the Board.

ATTACHMENTS:

1. 2025-732-114 w austin - 1
2. 2025-732-114 w austin - 3
3. 2025-732-114 w austin 4
4. 2025-732-114 w austin 6
5. 2025-732-114 w austin 7
6. 2025-732-114 w austin 8
7. 2025-732-114 w austin 9
8. 2025-732-114 w austin 10
9. 2025-732-114 w austin 12
10. 2025-732-114 w austin 14
11. 2025-732-114 w austin 15
12. 2025-732-114 w austin 16
13. 2025-732-114 w austin 17
14. 2025-732-114 w austin 18
15. 2025-732-114 w austin 19
16. 2025-732-114 w austin 20
17. 2025-732-114 w austin 21
18. 2025-732-114 w austin 23
19. 2025-732-114 w austin 24
20. 2025-732-114 w austin 28
21. 2025-732-2026-732 - 114 W Austin_Narrative
22. 114 w austin historic









































Ralph Rode
1056 Dreck Strasse
Doss Texas 78618
830 889 3259

Hennig House
114 W Austion ST
Fredericksburg Texas 78624

Situation: The Wooden Structure on the back side of the rock structure is deuterating and needs attention.

It presently contains a kitchen and bathroom and some utility areas that is larger than the porch that was there originally.

Proposal: To remove the enlarged area and determine if we can rebuild under the original roof area to have an ADA restroom and a kitchenette.

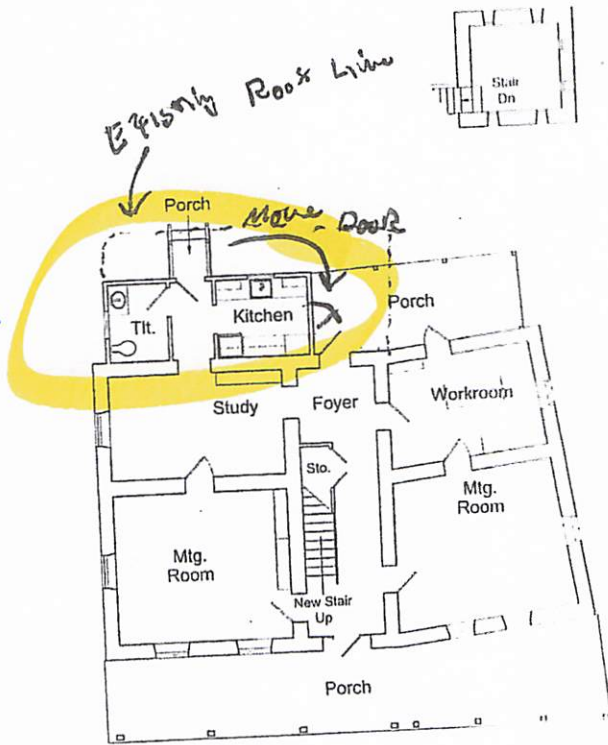
Our plans are to use Smart siding with a board and batten exterior, and use similar windows that were used to replace the existing windows on the main house 2 years ago.

These are our tentative plans. During removal we might discover thing that we would want to in cooperate into the exterior to give it the original look, we will keep you all informed and work with you on your recommendations.

Thank you
Ralph Rode

114 W. AUSTIN

Propose to Redo



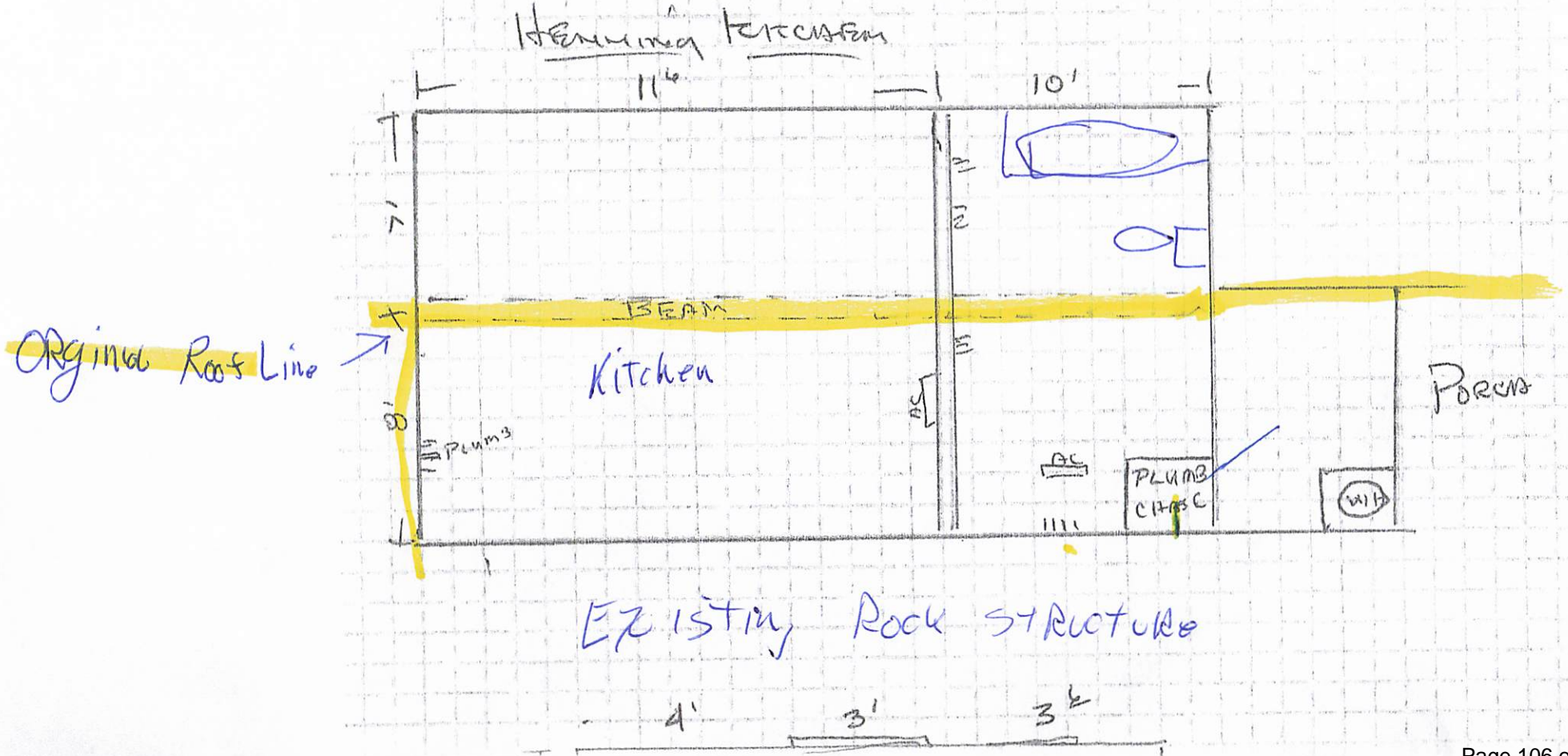
DATE: 11/11/11
DRAWN BY: J. H. H. H.

HENNING HOUSE
FIRST FLOOR PLAN



114 - w. Austin

Existing Add on
as of 3-31-2026



114 W. Austin



2002 Re-evaluation

High Medium Low

Site ID No. 69

Address 114 W. Austin

Date 1880

Stylistic Influence vernacular, Victorian Italianate

GCAD Hyperlink [R18235](#)

Owner HENNIG, JAMES E

Historic District Yes Historic District

Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Outstanding decorative features contribute to the resource's significance. Considered among the most significant resources in the project area.

Notes Felix Van Der Stucken Home. The property is a RTHL. Resource has a significant building that was originally used as a servant's quarters w/ garage attached (see site ID# 623)

1983 Historic Resources Survey

Previous Site No. 71

Previous Ranking 1

Previous Photo References

Roll 31 31 31

Frame 23 24 25



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: April 14, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-42 - 408 E. Orchard St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a carport for a property located at 408 E. Orchard St., bearing the legal description of Wendel & Anderegg, Block 3, Lot BR.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to construct a 520 square foot carport over an existing concrete driveway. The materials proposed to be used include cedar posts and treated lumber framing. The ceiling will be decked to cover framing using exterior siding material. The decking will be painted yellow with white trim and beams to match the house. The roof will be standing seam metal like the existing structure. The underneath of the carport will be painted porch ceiling blue. The property consists of an 8,840 square foot lot that includes a 1,643 square foot structure originally built in 1916 with additions in 2007 and 2012 and a 360 square foot accessory dwelling unit built in 1991. The main structure has a High rating.

Application Number: 2026-42

Proposal: Construct a 520 square foot carport

Address: 408 E. Orchard St.

Rating: High

Zoning: R1 - Single Family Residential

Applicant: Dillon Reeh, Rafterhaus Construction LLC

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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Recommended

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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.)

High Priority	Medium Priority	Low Priority
Side additions not allowed unless a rear addition is not feasible.	Required	Recommended

- (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.)

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- (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.

High Priority	Medium Priority	Low Priority
Appropriate if set back behind the historic rearmost wall	Appropriate if set back behind the historic rearmost wall with a slight offset/inset or siding break	Appropriate if set back 15 feet behind the historic front wall (excluding the porch) or behind the original roof's ridgeline

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

High Priority	Medium Priority	Low Priority
Required	Recommended	Recommended

- (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).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority

Required set back behind historic rear wall	Required setback a minimum of 15 feet measured from the	Recommended
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Design

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

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

(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.)

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Recommended

(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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

(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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

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

High Priority	Medium Priority	Low Priority
Inappropriate	Inappropriate	Allowed if not overpowering neighboring properties.

(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.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Materials

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

High Priority	Medium Priority	Low Priority
Allowed	Allowed	Allowed

{ } Limiting the materials palette for additions to two materials is recommended.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

{ } 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.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

STAFF RECOMMENDATION:

At the discretion of the Board. The structure must meet all setback requirements for the R1 District.

ATTACHMENTS:

1. 2026-42-709dcdaf-f98d-4a80-b434-8aa88442ec1b copy
2. 2026-42-408 e orchard
3. 2026-42-Charming_yellow_house_with_new_carport
4. 2026-42-408 e Orchard Color
5. 2026-42-408 E ORCHARD color swatch
6. 2026-42-408 E Orchard Ceiling Color



2002 SURVEY DATA

Property Information

2002 ID

Address

Parcel Number

GCAD Valuation (as of 2017; where available)

Year Built

Year Altered

Area

Historic District

Recommendation

Priority

Assessment

2002 Photo



Photo Information & Notes

Image Name

Photo References

Notes





Solaria

Sherwin-Williams

6688

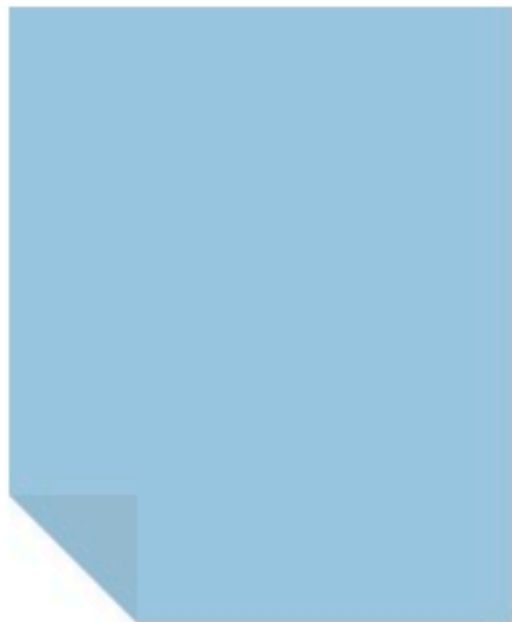
XL Sample Available

Benjamin Moore

Simply White

2143-70

9" x 15" \$6.95



Sherwin-Williams

Porch Ceiling Paint Sample

9063

4.6 ★ Based on 58 reviews



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: April 14, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-168 - 204 W. Creek St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to enclose an existing carport and convert to a garage for the property located at 204 W. Creek St., bearing the legal description of Fredericksburg Addition, Block 32, Lot 425.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to enclose an existing carport of an accessory dwelling unit and convert it to a garage. The proposal includes adding two overhead doors with the same character and paint color as the existing historic structure. The property consists of a 20,473.20 square foot lot with a primary historic structure built in 1875 with additions in 2015 and a guest house built in 2015. The primary structure has a Medium rating.

Application Number: 2026-168

Proposal: Enclosure of the existing carport and convert to a garage.

Address: 204 W. Creek St.

Rating: Medium

Zoning: R1 - Single Family Residential

Applicant: Gilbert Gonzalez, FIDAE Custom Homes, LLC

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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Recommended

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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.)

High Priority	Medium Priority	Low Priority
Side additions not allowed unless a rear addition is not feasible.	Required	Recommended

- (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.)

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- (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.

High Priority	Medium Priority	Low Priority
Appropriate if set back behind the historic rearmost wall	Appropriate if set back behind the historic rearmost wall with a slight offset/inset or siding break	Appropriate if set back 15 feet behind the historic front wall (excluding the porch) or behind the original roof's ridgeline

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

High Priority	Medium Priority	Low Priority
Required	Recommended	Recommended

- (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).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Required set back behind historic rear wall	Required setback a minimum of 15 feet	Recommended

measured from the

Design

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

High Priority	; border-left: none; padding: 0in; height: 9.7pt; vertical-align: top;"> Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

(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.)

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Recommended

(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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

(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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

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

High Priority	Medium Priority	Low Priority
Inappropriate	Inappropriate	Allowed if not overpowering neighboring properties.

(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.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(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.

High Priority	Medium Priority	Low Priority
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Required	Required if visible from the public RO W	Required if visible from the public RO W
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(S) Revealing an addition’s structural elements—like true load-bearing masonry or revealed posts and beams—is encouraged.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Materials

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

High Priority	Medium Priority	Low Priority
Allowed	Allowed	Allowed

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(S) 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.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

STAFF RECOMMENDATION:

At the discretion of the Board.

ATTACHMENTS:

1. Street View 204 W Creek
2. 204 W Creek_COA (1)



204 W CREEK

Medium-Rated Historic Property constructed in 1890 that includes the recent addition of a garage and carport. The request is as follows:

- Enclose the existing carport
- Add 2, 8x7 overhead garage doors (white)
- Paint enclosure to match existing garage and main structure



Existing Carport



Enclose Existing Carport and add (2) 8x7 Overhead Doors
same character and paint color as existing historic structure



Street View with closed existing Driveway Gates



Building Addition - 3.3

- The carport is not a historically significant resource and is part of a newly constructed garage (built within the last 20 years)
- The request to enclose the space is appropriate as the design is compatible with the existing historic building
- The requested modifications will have minimal visibility from the street, which is 150 feet from the structure and 94 feet behind the driveway gates
- The purpose of the enclosure is to add a workout area adjacent to the garage, which is a natural evolution of the space

Design

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

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

- (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.)

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Recommended

- (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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

- (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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

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

High Priority	Medium Priority	Low Priority
Inappropriate	Inappropriate	Allowed if not overpowering neighboring properties.

- (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.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- (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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Materials

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

High Priority	Medium Priority	Low Priority
Allowed	Allowed	Allowed

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	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.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: April 14, 2026
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-136 - 207 S. Crockett St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) for the demolition of an outbuilding and replacement of windows for the property located at 207 S. Crockett St., bearing the legal description of Fredericksburg Addition, Block 37, Lot 427R.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to demolish a non-historic accessory structure (shed) and replace some windows of the primary residential structure. The property consists of a 13,069 square foot lot with a primary residential structure built in 1965 with some additions in 2001 and a 300-square foot shed in the rear. The property has a Low rating and is not a historic resource.

Application Number: 2026-136

Proposal: Demolition of shed and removal and replacement of windows for the primary structure

Address: 207 S. Crockett St.

Rating: Low

Zoning: R1 - Single Family Residential

Applicant: Matt Jarosz, Sport & Country

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

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).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

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

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

- (c) Where possible, patch the smallest feasible portion of a deteriorated window, matching the historic material, dimensions, profile, and configuration (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

Alterations

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

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

- (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).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

- (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).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

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

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

- (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).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- (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).

High Priority	Medium Priority	Low Priority
Inappropriate if visible from the public ROW	Appropriate	Appropriate

Restoration

- (j) If the extant windows are non-historic, consider researching the historic windows' appearance and, if documented, replicate and restore the historic windows (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

If the extant windows are non-historic, and if the owner opts to replace the windows, select replacement windows compatible with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Required if visible from the public RO	Required if visible from the public RO	Recommended
W	W	

CODE OF ORDINANCES: ARTICLE III. - HISTORIC PRESERVATION

Sec. 23-63. - Demolition/removal.

- (a) In addition to the requirements of obtaining Board approval for demolitions, all demolitions in the City of Fredericksburg which are required to have a demolition permit, will be reviewed by the Historic Preservation Officer prior to the issuance of a demolition permit by the Building Official of the City. This is to assure that a historic Resource is not inadvertently overlooked in the rating or landmark designation process. If the Historic Preservation Officer determines, with 14 days following the submission of a request to demolish that the Resource should be preserved, then the demolition permit will be abated for a period of 120 days. During such time, the Historic Preservation Officer shall process the Resource under the historic landmark or rating provisions of this Article, and if it is determined to be a historic landmark, or require rating or re-rating, then the provisions of section (b) below will be used to further process the demolition request. The application for demolition will contain the information and be on the forms described in section 23-61(a) above. No building permit will be issued for any demolition of a historic structure which is subject to regulation under Chapter 23 Article III, Historic Preservation of the Code of Ordinances of the City of Fredericksburg unless a building permit for the construction of the replacement structure at the same site is issued at the same time.
- (b) In addition to the criteria specified in section 23-62, the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district:
- (1) The demolition, removal or relocation of a historic Resource with a rating of "high" or the demolition or removal of a historic Resource with a rating of "medium" in the Fredericksburg Historic Resource Survey is strictly prohibited.
 - (2) The demolition, removal or relocation of a historic Resource with a rating of "low", or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose. Refer to section 23-55 and the Fredericksburg Historic Resource Survey for a more detailed definition of the preservation priority rating system.
 - (3) The demolition of a non-historic accessory structure, non-historic addition or non-historic carport, which is made of primarily non-historic materials, qualifies as an Insignificant Alteration and an Administrative Certificate of Appropriateness may be issued by the Historic Preservation Officer as an administrative approval without review by the Board.
- (c) As an exception to (b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.
- (d) As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building, or that the requirements of section 23-64, economic hardship, below are met.
- (e) The Design Guidelines and Standards for the City Of Fredericksburg, the Secretary's Standards for Rehabilitation, and the Secretary's Guidelines for Rehabilitating Historic Buildings will be used to guide the Board in decisions regarding issuance of a certificate of appropriateness for demolition or removal of a historic Resource within the historic district or upon a historic landmark, when permitted.
- (f) In the case of a demolition application, the Board shall affirmatively find that:
- (1) Reasonable measures could not be taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;

- (2) Reasonable measures have been taken to relocate the Resource to a new site first within the same property, secondly within the historic district (if applicable), or thirdly to an area that will be enhanced by the Resource or where the goals of this article will be furthered and that the same cannot reasonably be done;
 - (3) The condition of the Resource building or structure is such that it has been so altered or deteriorated that it has lost its value for promoting the goals of this article, and is no longer significant, and in such event that the condition is not due to demolition by neglect or action of the owner or another related person or entity;
 - (4) Plans for proposed new construction or other reuse of the property, and their effects on the historical, cultural, social, or architectural identity of the surrounding area will be positive and promote the goals of this article.
- (g) In the case of a removal application, the Board shall affirmatively find that:
- (1) Reasonable measures could not be taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;
 - (2) The Resource is no longer significant to the area in which it is situated;
 - (3) Reasonable measures have been taken to relocate the Resource within the same property, and that the same cannot reasonably be done;
 - (4) Reasonable measures have been taken to relocate the Resource within the historic district (if applicable), or that it will be relocated to an area that will be enhanced by the resource and where the goals of this article will be furthered; and
 - (5) That the condition is not due to demolition by neglect.
- (h) In making the determination to permit demolition or removal of a historic Resource, the Board may place reasonable conditions on the same even if such conditions are not related to the mandatory requirements of this article but which are related to the demolition or removal, and to ensure compliance with the plans approved by the Board. The same may include, but is not limited to, the requirement that all conditions be fulfilled prior to issuance of a building permit for the original Resource's location.
- (i) Prior to demolition, the Historic Preservation Officer may, as a condition of approval of a certificate of appropriateness for demolition or removal, require the owner, at the owner's expense, to provide documentation of the subject Resources in accordance with the standards of the Historic American Building Survey. Such documentation may include photographs, floor plans, measured drawings, an archeological survey, or other information specified.
- (j) The special time period for demolition as described in section 23-61(i) above shall apply to all requests under this section.
- (Ord. No. 27-007, 7-5-2017; Ord. No. 2021-16, §§ 9, 10, 7-19-2021)

STAFF RECOMMENDATION:
At the discretion of the Board.

ATTACHMENTS:

1. 2026-136-207 south crockett st - hrb drawings
2. 2026-136-207 s crockett
3. 2026-136-207 S CROCKETT - STREETVIEW



SPORT & COUNTRY



EXISTING RESIDENCE - VIEW FROM SOUTH CROCKETT STREET



NEIGHBORING RESIDENCE AND CARPORT TO THE NORTH



NEIGHBORING RESIDENCE TO THE SOUTH



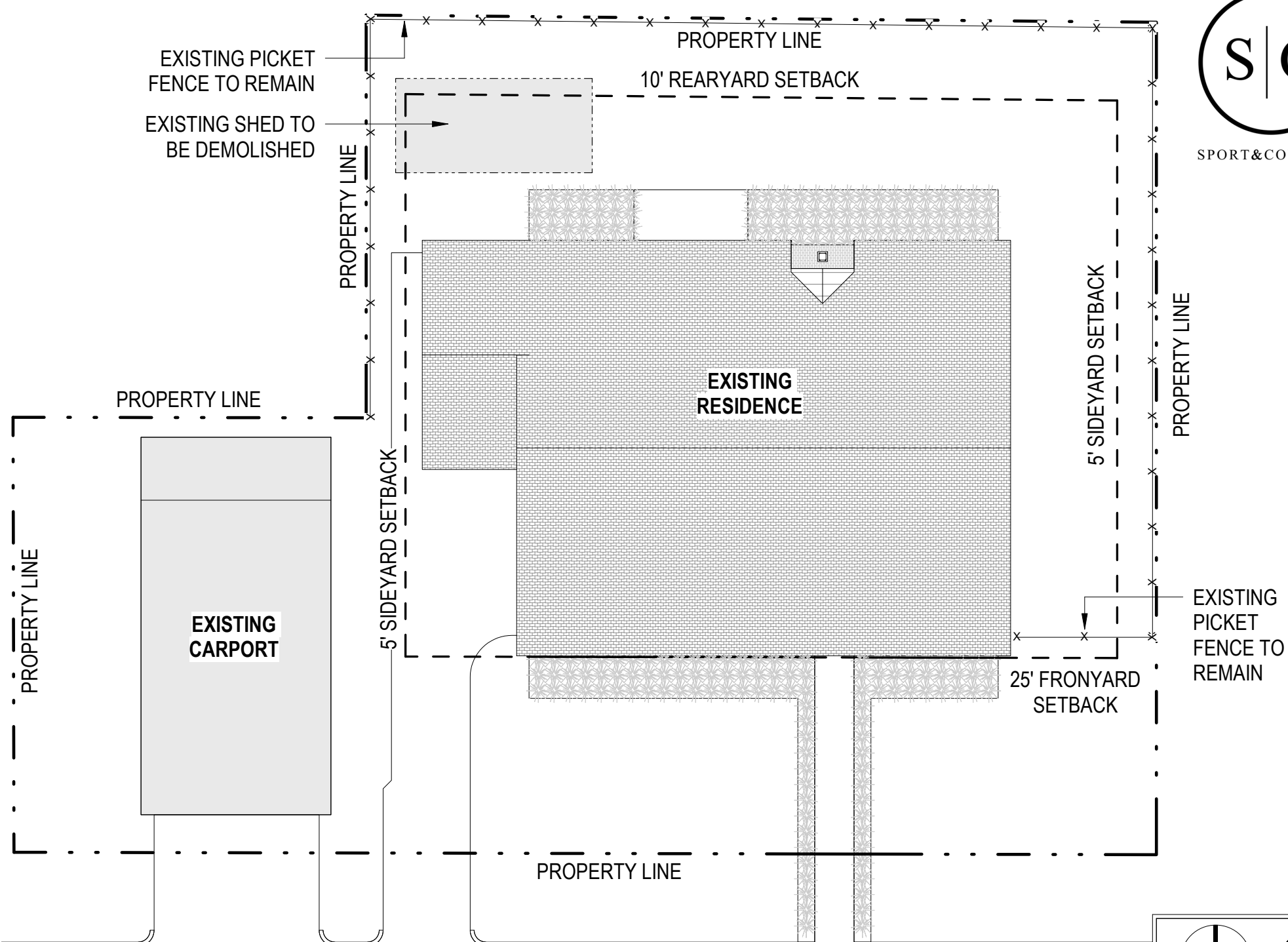
SPORT&COUNTRY



EXISTING SHED - PROPOSED TO BE DEMOLISHED



SPORT & COUNTRY



EXISTING PICKET FENCE TO REMAIN
EXISTING SHED TO BE DEMOLISHED

PROPERTY LINE

10' REARYARD SETBACK

PROPERTY LINE

5' SIDEYARD SETBACK

PROPERTY LINE

PROPERTY LINE

5' SIDEYARD SETBACK

EXISTING RESIDENCE

EXISTING CARPORT

EXISTING PICKET FENCE TO REMAIN

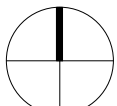
25' FRONYARD SETBACK

PROPERTY LINE

SOUTH CROCKETT STREET

SITE PLAN

SCALE: 1/16" = 1'-0"



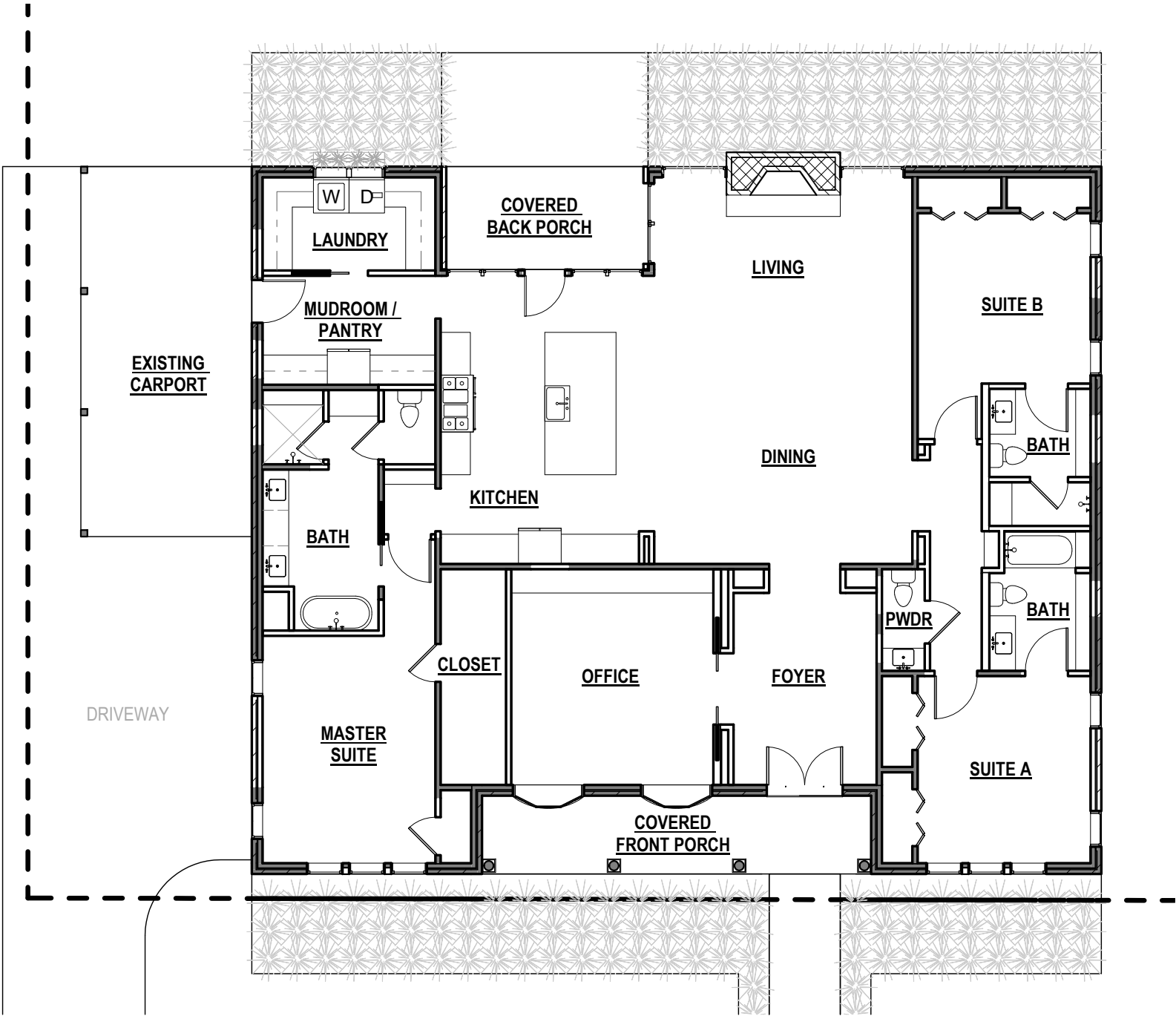
PLAN NORTH



TRUE NORTH



SPORT & COUNTRY



WALL LEGEND



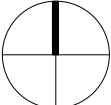
EXISTING WALL



NEW WALL

FIRST FLOOR - HRB

SCALE: 1" = 10'-0"



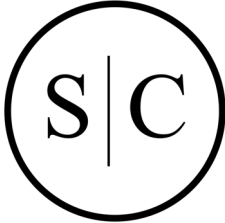
PLAN

North



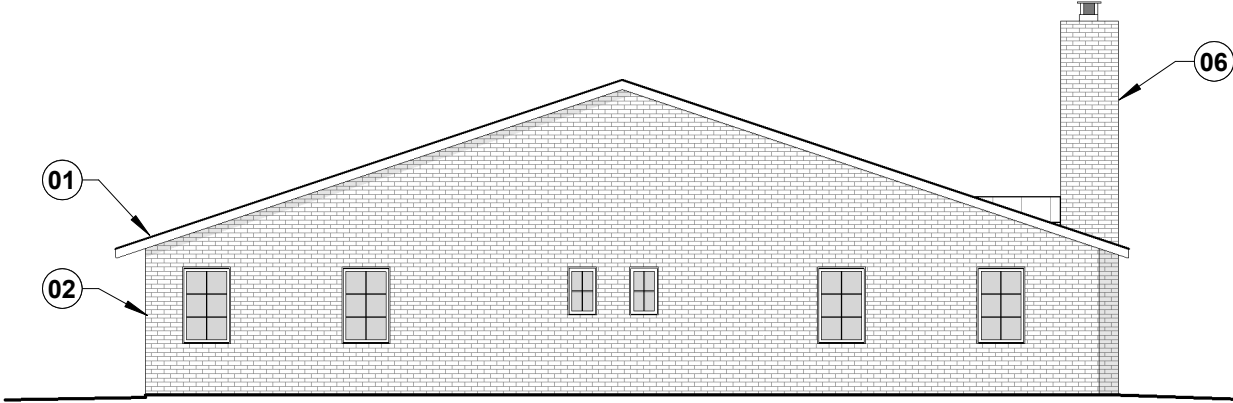
TRUE

North



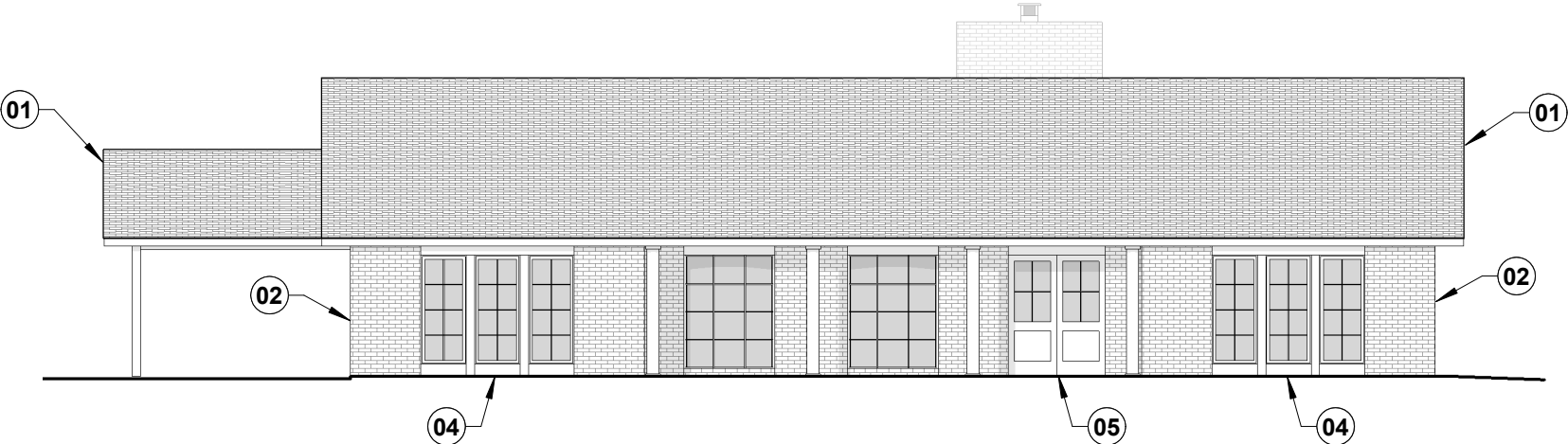
ELEVATION NOTES

- 01 EXISTING ROOF TO REMAIN.
- 02 EXISTING BRICK TO REMAIN.
- 03 EXISTING SIDING TO BE PAINTED.
- 04 NEW WINDOWS.
- 05 SOLID ENTRY DOUBLE DOOR TO BE REPLACED WITH HALF-LITE DOUBLE DOOR.
- 06 EXISTING CHIMNEY TO REMAIN.
- 07 EXISTING SLIDERS AT PATIO TO BE REMOVED AND REPLACED WITH FIXED WINDOWS AND FULL-LITE ENTRY DOOR.



PLAN EAST ELEVATION

SCALE: 1" = 10'-0"



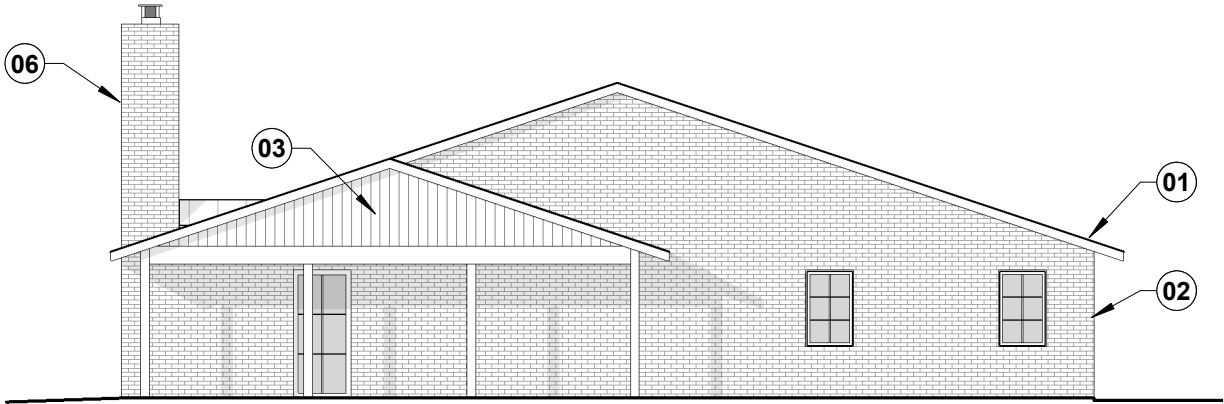
PLAN SOUTH ELEVATION

SCALE: 1" = 10'-0"



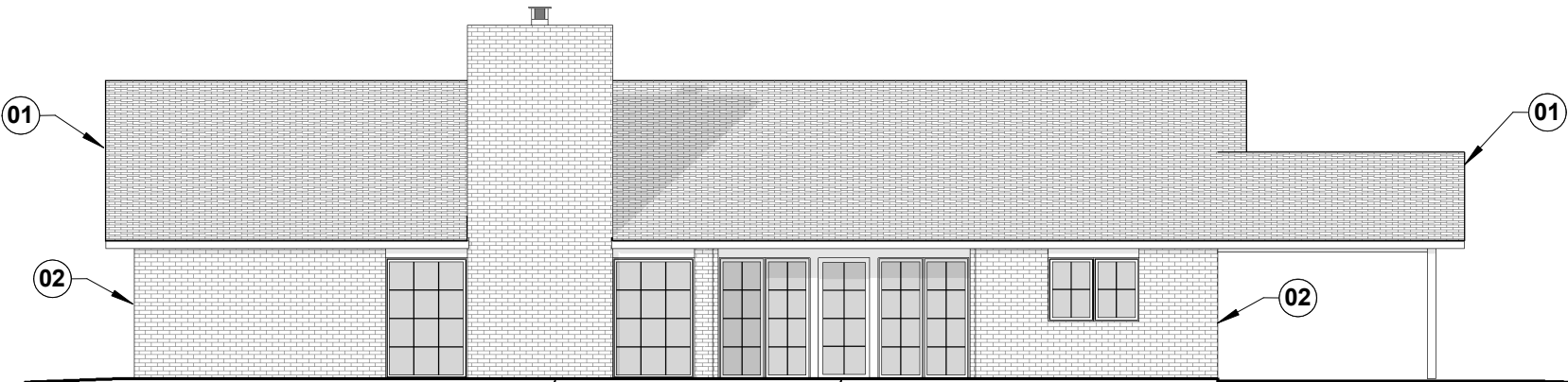
ELEVATION NOTES

- 01 EXISTING ROOF TO REMAIN.
- 02 EXISTING BRICK TO REMAIN.
- 03 EXISTING SIDING TO BE PAINTED.
- 04 NEW WINDOWS.
- 05 SOLID ENTRY DOUBLE DOOR TO BE REPLACED WITH HALF-LITE DOUBLE DOOR.
- 06 EXISTING CHIMNEY TO REMAIN.
- 07 EXISTING SLIDERS AT PATIO TO BE REMOVED AND REPLACED WITH FIXED WINDOWS AND FULL-LITE ENTRY DOOR.



PLAN WEST ELEVATION

SCALE: 1" = 10'-0"



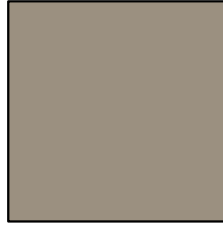
PLAN NORTH ELEVATION

SCALE: 1" = 10'-0"

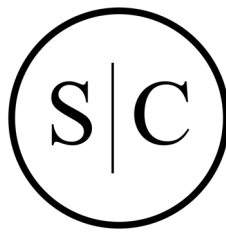
MATERIALS LEGEND



BRICK CLADDING INFILL
(TO MATCH RESIDENCE)



WINDOWS / FASCIA / SOFFIT
S.W. ROOKWOOD CLAY
(S.W. HERITAGE COLLECTION)



SPORT&COUNTRY

ASPHALT
SHINGLE ROOF



BRICK
CLADDING

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

207 S. Crockett



2002 Re-evaluation

High Medium Low

Site ID No. 575

Address [207 S. Crockett](#)

Date 1980

Stylistic Influence

GCAD Hyperlink [R1723](#)

Owner BECKMANN, ROY F & JANET A

Historic District Yes Historic District

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

Notes

1983 Historic Resources Survey

Previous Site No. _____

Previous Ranking _____

Previous Photo References

Roll _____

Frame _____





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: April 14, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2026-194 - 606 W. Schubert St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to add a carport to an existing structure for property located at 606 W. Schubert St., bearing the legal description of Fredericksburg Addition, Block 12, Lot 552-PT.

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to construct a 288 square foot detached carport towards the rear of the property. The carport is an all-season Amerlife 12' x 24' cedar wood hardtop gazebo with a steel roof, waterproof outdoor carport pavilion, heavy-duty snow and a wind-resistant canopy. The property consists of a 10,018 square foot lot with a primary residential structure built in 1915 with a carport addition in 1989. The primary structure has a High rating.

Application Number: 2026-194

Proposal: Construction of a detached carport in the rear of the property

Address: 606 W. Schubert St.

Rating: High

Zoning: R1 - Single Family Residential

Owner / Applicant: Deron Oates

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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Recommended

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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.)

High Priority	Medium Priority	Low Priority
Side additions not allowed unless a rear addition is not feasible.	Required	Recommended

- (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.)

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- (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.

High Priority	Medium Priority	Low Priority
Appropriate if set back behind the historic rearmost wall	Appropriate if set back behind the historic rearmost wall with a slight offset/inset or siding break	Appropriate if set back 15 feet behind the historic front wall (excluding the porch) or behind the original roof's ridgeline

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

High Priority	Medium Priority	Low Priority
Required	Recommended	Recommended

- (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).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Required set back behind hist	Required setback a minimum of 15 feet	Recommended

oric rear wall	measured from the
----------------	-------------------

Design

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

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

{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.)

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Recommended

{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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

{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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

{o} New additions should not overpower existing main structures. Full-floor second story additions that obscure the form of the original structure are not appropriate.

High Priority	Medium Priority	Low Priority
Inappropriate	Inappropriate	Allowed if not overpowering neighboring properties.

{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.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

{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.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

{r} Revealing an addition’s structural elements—like true load-bearing masonry or revealed posts and beams—is encouraged.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Materials

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

High Priority	Medium Priority	Low Priority
Allowed	Allowed	Allowed

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(S) 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.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

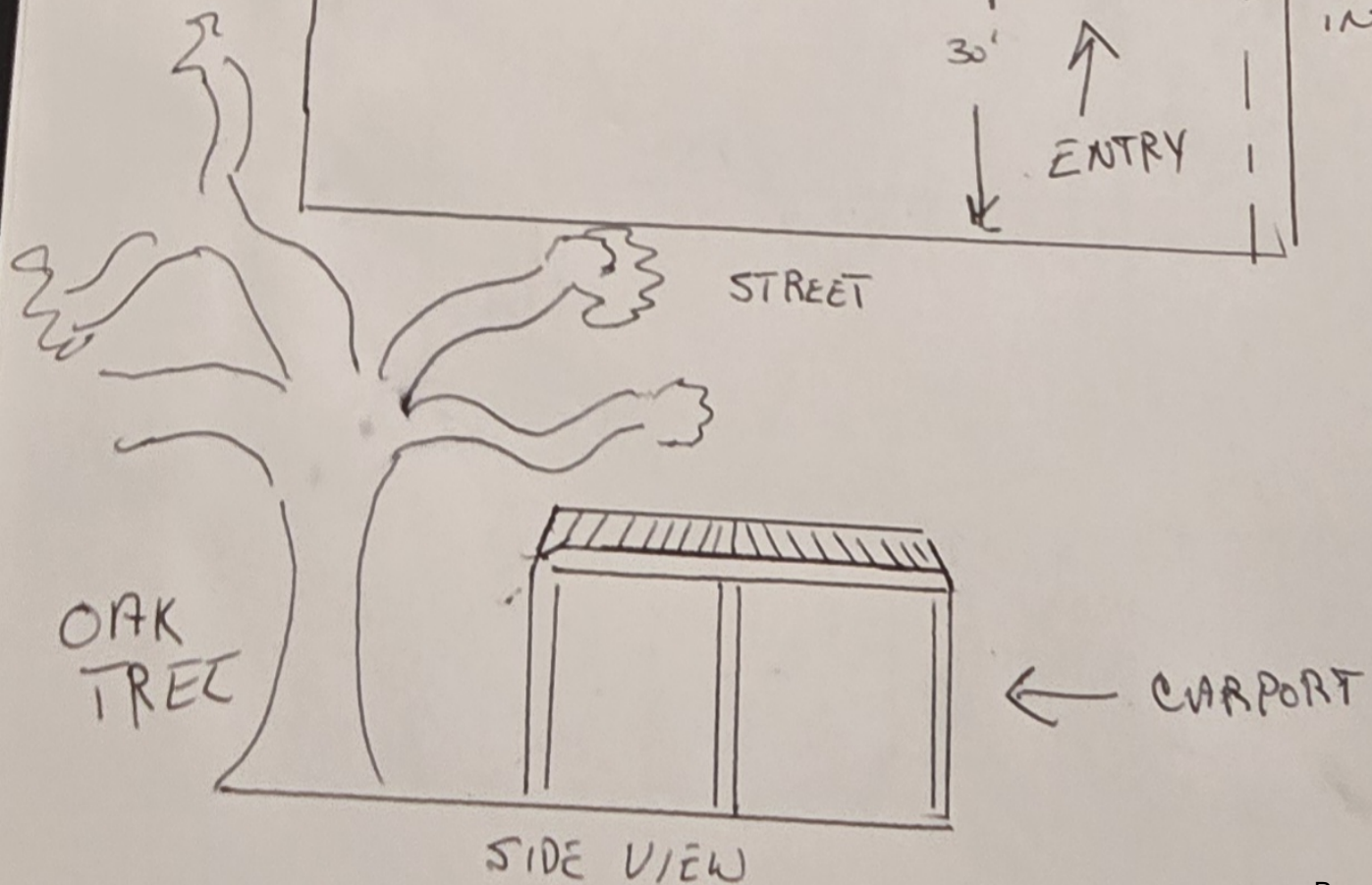
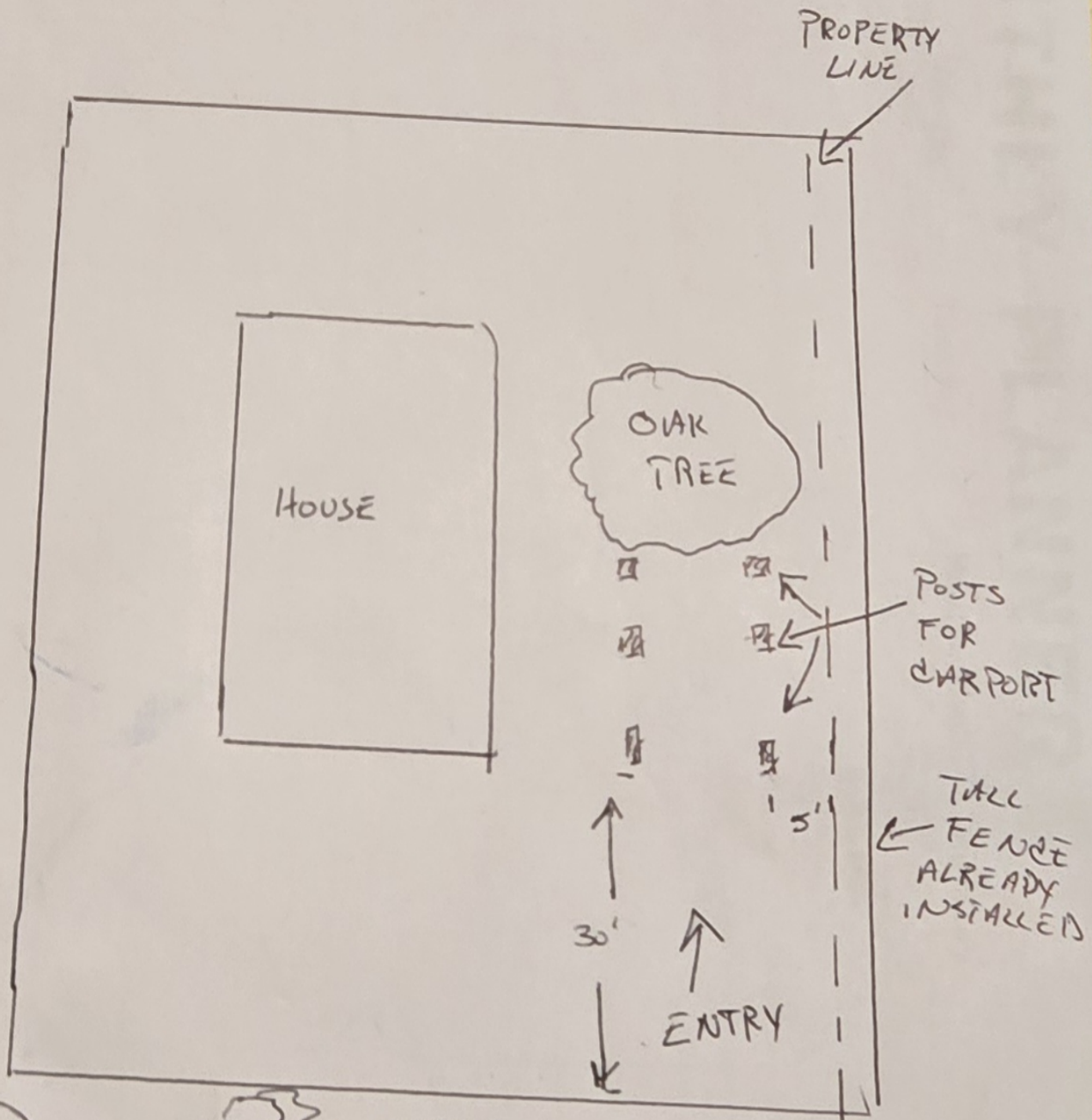
STAFF RECOMMENDATION:

At the discretion of the Board.

ATTACHMENTS:

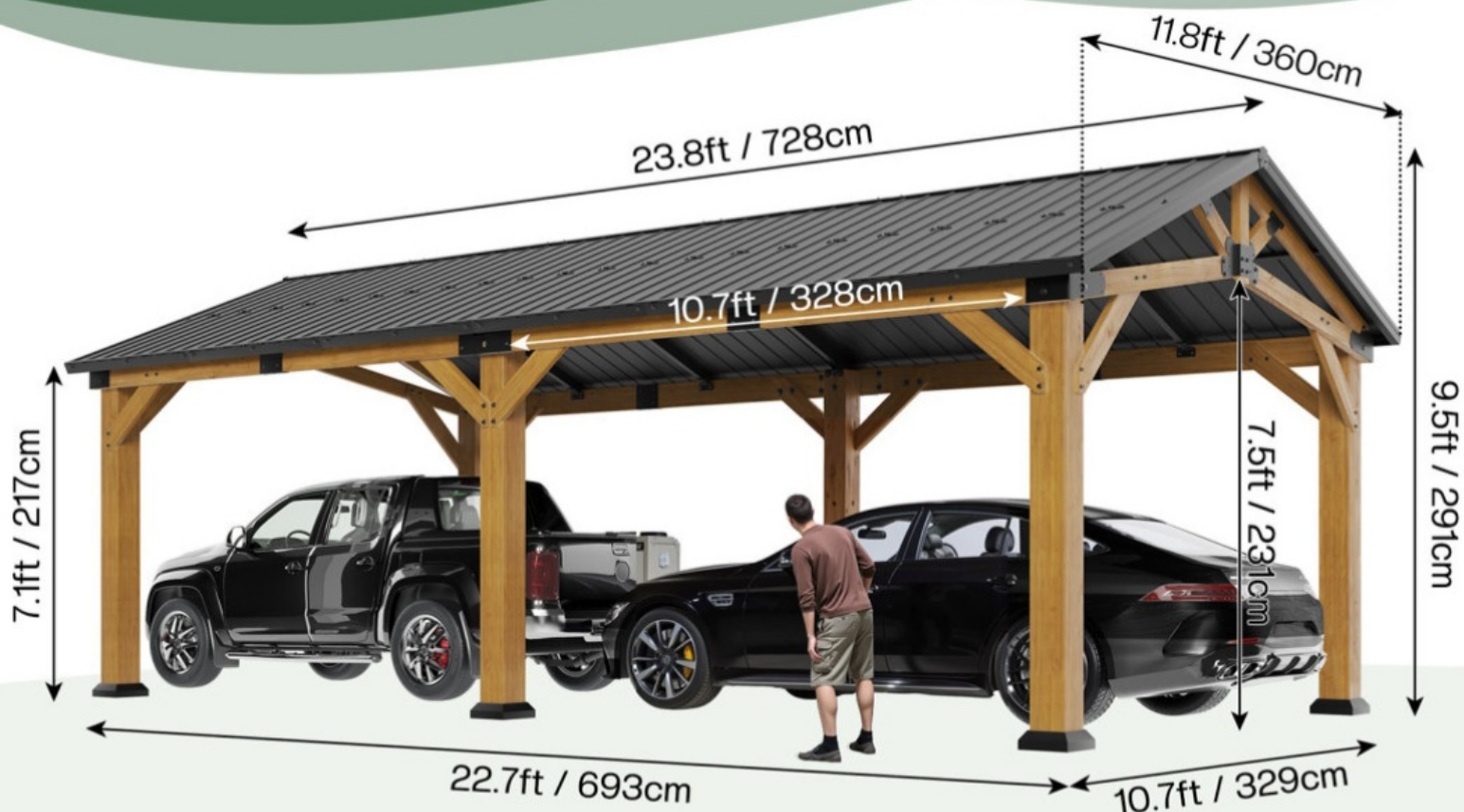
1. 606 W Schubert
2. 2026-194-screenshot_20260303_115737_wayfair
3. 2026-194-screenshot_20260303_115621_wayfair
4. 2026-194-20260304_072057
5. 2026-194-606 w schubert - historic
6. 2026-194-606 w schubert

606 W. SCHUBERT ST.



Oversized for SUV, Pickup & Patio Use

Supports up to 3080lbs



Shipped in One Wooden Crate

All components are packed together in a solid crate for safer delivery and easy handling.



**All-Season Shelter AMERLIFE 12'x24'
Cedar Wood Hardtop Gazebo with
Steel Roof, Waterproof Outdoor
Carport Pavilion, Heavy-Duty Snow &
Wind Resistant Canopy for Patio,
Driveway, Garden**
By AMERLIFE



1/7

All-Season Shelter AMERLIFE 12'x24' Cedar Wood Hardtop Gazebo with Steel Roof, Waterproof Outdoor Carport Pavilion, Heavy-Duty Snow & Wind Resistant Canopy for Patio, Driveway, Garden

By AMERLIFE



Carport location

606 W. Schubert



2002 Re-evaluation

High Medium Low

Site ID No. 4
Address 606 W. Schubert
Date 1900
Stylistic Influence vernacular
GCAD Hyperlink [R21394](#)
Owner LEHMANN, ESTHER
Historic District No Outside Historic District
Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Alterations are sensitive to original historic appearance.

Notes Resource has a side façade, shed roof addition and original north façade exterior staircase altered.

1983 Historic Resources Survey

Previous Site No. 754
Previous Ranking 3
Previous Photo References
Roll 28
Frame 36

