



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, June 9, 2026 ~ 5:30 PM
City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

David Bullion, Chair
Jessica Mittel, Vice Chair
Emily Basse, 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, June 9, 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 June 9, 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. May 12, 2026, Regular Meeting Minutes

CONSENT AGENDA

The items under the consent agenda are deemed by the Historic Preservation Officer to be routine innature and will be approved by one motion of the Board adopting the staff findings andrecommendation as part of the approval. The items on the consent agenda will not be discussed. Any member of the Board or the public that wishes to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

- A. DEV-2026-46-COA - 325 W. Main St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a maintenance shed for the property at 325 W. Main St., bearing the legal description of FBG ADDN, BLK 27, LOT 252R-PT, 2.4174 acres.

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. DEV-2026-45-COA - 206 S. Crockett St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to demolish an existing garage and rebuild on the same foundation for the property located at 206 S. Crockett St., bearing the legal description of FBG ADDN, BLK 32, LOT 355-PT & 356-PT.

6. DISCUSSION ITEMS

- A. Director's Report
- B. Historic Preservation Grant Award Committee Selection

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM on Wednesday, June 3, 2026, on the bulletin board of the City of Fredericksburg, New City Hall at East Campus, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624.



Jan Musgrove
Planner 1

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

**HISTORIC REVIEW BOARD
MEETING MINUTES
May 12, 2026, 5:30 PM**

On this 12th day of May 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: Sharon Joseph
Jessica Mittel
Joe Salinas, Jr.
Emily Basse
Shawn Vinklerek
Gilbert Gonzalez
Amy Slaughter
David Bullion

ABSENT:

ALSO PRESENT: Susana Huerta – Assistant Director of Development Services
Cliff Cross – Director of Development Services
Jan Musgrove – Planner 1
Maria Garcia – Legal Counsel

CALL TO ORDER

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

MINUTES

April 12, 2026, Historic Review Board meeting minutes with the correction that Sharon Joseph did not recuse herself on 2 applications, she abstained were unanimously approved.

Consent Agenda:

DEV-2026-16-COA - 208 W. Centre St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) for the approval of three garage doors for the property located at 208 W. Centre St., bearing the legal description of BASSE BLK 3, LOT 11R.

Jessica Mittel made a motion to approve the item on the consent agenda. Gilbert Gonzalez seconded the motion. All vote Aye and the motion passed.

Request DEV-2026-3-COA - 212 W. Centre St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a screened-in porch addition and a covered / open-air exterior dining space for the property located at 212 W. Centre St., bearing the legal description of BASSE BLK 3 LOT 8.

Applicant Presentation: Matt Jarosz, with Sport and Country
Matt Jaeosz presented plans for a screened porch, open air eating area, garage, and home office.

Board Review:

The board discussed lot coverage, roof details, and the size of the two-story garage/home office.

Sharon Joseph made a motion to approve the application citing that the garage/home office does not exceed the maximum sq footage allowance of 800sq ft. and that the new matches the existing steamed roof ridges on the Main house.

Shawn Vinklarek seconded the motion. All voted Aye and the motion passed unanimously.

Request 2026-266 - 105 N. Acorn St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a rear addition including an attached porch, a pool, pool patio, an outdoor kitchen and relocate a tank house within the property located at 105 N. Acorn St., bearing the legal description of FBG ADDN, BLK 10, LOT 126R-B.

Applicant Presentation: Eric Mustard

Mr. Mustard described the restoration of a Victorian barn house, removal of non-original siding, replacement of the roof, addition of master bedroom and the extension of stone wall. He also mentioned that the tank house would be relocated and restored.

Board Review:

The board discussed material differentiation, the restoration of the gingerbread details, and gutter systems. Amy Slaughter asked if the fence would match the neighboring home's and the applicant responded, yes.

Gilbert Gonzalez made a motion to approve the application.

Jessica Mittel seconded the motion. All voted Aye and the motion passed unanimously.

Request 2026-269 - 606 N. Orange St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) for the demolition of an existing structure and the new construction of a residential structure for the property located at 606 N. Orange St., bearing the legal description of BASSE BLK 1, LOT C.

Applicant Presentation: Deven Vaughan

Mr. Vaughan presented the plans to demolish the existing home and replace with the new design.

Board Review:

Board members discussed the mass and scale of the new residence and stated that they were not comfortable with the design. The height and scale did not meld with the neighboring homes as it would dwarf the neighboring homes and was not appropriate.

Sharon Joseph made a motion to approve the demolition of the existing home and for the applicant to return to the board with a re-worked plan that was not as overwhelming as the presented new build.

Jessica Mittel seconded the motion. All, but Amy Slaughter voted Aye and the motion passed.

Request DEV-2026-15-COA - 223 W. Creek St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to rebuild a garage structure, install French drain, and match the existing home in design and color pallet for the property located at 223 W. Creek St., bearing the legal description of FBG ADDN BLK 31, LOT 444A, -PT LOT 444.

Applicant Presentation: Kevin Sutton

Mr. Sutton requested approval to demolish and reconstruct a failing garage, the new structure would match the Main house’s exterior and maintain the same footprint. He mentioned that he hoped to re-create the garage “barn” doors and stressed that he would add the beading detail to the board and batten siding.

Board Review:

The board discussed the beaded siding details, the door style.

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

Shawn Vinklarek seconded the motion. All voted Aye and the motion passed unanimously.

Request DEV-2026-17-COA - 508 E. Ufer St. - Consideration and action on a request for a Certificate of Appropriateness (COA) to construct a new single-family residential structure for the property located at 508 E. Ufer St., bearing the legal description of LANGERHANS BLK 2, LOT 20R, REPLAT.

Shawn Vinklarek recused himself from the dais.

Applicant Presentation: Mike Cisneros

Mr. Cisneros presented a new building plan for a single-family residence located at 508 E Ufer Street.

Board Review:

The board members discussed the size of the garage frontage and talked about the percentage allowed in the historic district and compliance with Sec.3.4.2 (J) and determined that the garage could not be more than 33% of the front façade.

Amy Slaughter made a motion to approve with the condition that the garage does not exceed the 33% rule.

Jessica Mittel seconded the motion. All voted Aye and the motion passed unanimously.

Shawn Vinklarek remained absent from the dais.

Request DEV-2026-17-COA - 508 E. Ufer St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a new single-family residential structure for the property located at 508 E. Ufer St., bearing the legal description of LANGERHANS BLK 2, LOT 20R, REPLAT.

Applicant Presentation: Mike Cisneros

Mr. Cisneros presented a new building plan for a single-family residence located at 314 S Lee Street.

Board Review:

The board discussed the structure's size, materials, and impact. They complimented the presenter on the design.

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

Gilbert Gonzalez seconded the motion. All voted Aye and the motion passed unanimously.

Request DEV-2026-18-COA - 314 S. Lee St. - Consideration and action on a request for a Certificate of Appropriateness (COA) to construct a new single-family residential structure for the property located at 314 S. Lee St., bearing the legal description of LANGERHANS BLK 2, LOT 20R, REPLAT.

Shawn Vinklarek returned to the dais.

Request DEV-2026-34-COA - 110 N. Bowie St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to add an accessory structure (green house) to the property located at 110 N. Bowie St., bearing the legal description of Fredericksburg Addition, Block 10, Lot 121.

Public Comment

Mr. Tim Dooley, a Fredericksburg resident and member of the Planning and Zoning Commission, addressed the Board regarding the structure's non-compliance. He stated that the building had been constructed without obtaining the required permits and noted

that this issue was not mentioned in the staff report. Mr. Dooley emphasized the importance of adhering to all City regulations and questioned why some individuals proceed without permits and seek approval only after construction is complete.

Applicant Presentation – Richard Beaupre

Mr. Beaupre provided a detailed overview of the work completed on his property over the past five years, emphasizing the vision and intentional design behind each element. He acknowledged and apologized for not obtaining the required Certificate of Appropriateness (COA), attributing the oversight to a breakdown in communication with previous City staff. He also spoke about his efforts to honor the original property owners and maintain their vision for the site.

Board Reviewed

The Board discussed both the structure’s non-compliance and its compatibility with the main house and surrounding neighborhood.

David Bullion commended the applicant for submitting a thorough 31-page application with detailed supporting documentation. However, he emphasized that the Board’s responsibility is to enforce the City’s historic guidelines and expressed that the structure was not consistent with Fredericksburg’s character, suggesting it would be more appropriate in San Antonio’s King Williams district.

Gilbert Gonzalez inquired whether the structure met setback requirements.

Cliff Cross confirmed that all required setbacks were met.

Joe Salinas asked why Code Enforcement had not cited the property for non-compliance.

Mr. Cross explained that the structure was erected quickly and was not identified in time for enforcement action.

Amy Slaughter questioned the credibility of a research document submitted by Ms. Collins, noting the absence of citations or supporting references. She stated that verifying examples of similar structures, particularly in the original homeowner’s country of origin, would strengthen confidence in the research.

The applicant responded that he would request that information.

Jessica Mittel asked whether the temporary tent on the property had been properly permitted.

Staff confirmed that the tent was not authorized and must be removed regardless of the application's outcome.

The applicant agreed to remove it.

Joe Salinas asked whether the structure, being a prefabricated kit, could be disassembled.

The applicant confirmed that it could technically be taken apart.

David Bullion added that the presence of a foundation made it a permanent structure rather than a temporary one.

After a lengthy discussion, **Sharon Joseph** made a motion to deny the application, citing Ordinance Sections C, D, E, F, and K.

Joe Salinas seconded the motion.

Gilbert Gonzalez stated that he did not believe Section C applied.

Ms. Joseph amended her motion to remove Section C.

Mr. Salinas seconded the amended motion.

Roll Call Vote:

- Joe Salinas – Aye
- Shawn Vinklarek – Nay
- Sharon Joseph – Aye
- Emily Basse – Aye
- David Bullion – Aye
- Amy Slaughter – Aye
- Jessica Mittel – Nay
- Gilbert Gonzalez – Nay

Motion carried, 5–3.

David Bullion encouraged the Applicant to appeal the decision to the Zoning Board of Adjustment.

Staff assured the Board that they would collaborate with the applicant.

Directors Report:

Susana Huerta stated that the Board had received a legal counsel memo regarding abstention versus recusal. She also noted that members would receive an updated Demo by Neglect list. Staff have met with Code Enforcement, and all parties understand the applicable policies and procedures. She added that staff had requested a meeting with the new prosecutor in hopes of establishing a new line of communication.

She talked about the Board receiving an electronic packet versus the printed packets. She asked if the Board members would let Staff know who would want an electronic packet.

Jessica Mittel asked if members could bring their laptops into the meeting.

Cliff Cross stated that yes, that was acceptable and suggested that those that still wanted a paper copy, due to staff delivering to two other boards if members would be open to picking up their copy from City Hall.

Several members said they would be happy to pick up their packets and asked staff to send an email reminder.

Cliff Cross stated that he and David Bullion would be meeting prior to the next scheduled meeting day to discuss items on the agenda.

David Bullion replied that he also wanted to add that the packets in the future packets, there would be no "Staff Recommendation" but the new statement will be Staff comments and staff will state whether the application follows the Ordinance.

Cliff Cross stressed the need to be consistent with the findings of Fact and that Staff would going forward be more vigilant in making sure that the Board had those at hand so that they could make an informed, consistent decision.

Demo By Neglect:

Susana Huerta noted that four new properties were proposed for notice and would need Board action before being added to the Demo by Neglect list. The specific addresses were included in the agenda packet.

Jessica Mittel made a motion to approve the addition of the four (4) properties listed to be noticed with a Demo By Neglect letter. One of the properties on Austin Street had previously been to the board and would need to be removed from the list.

Gilbert Gonzalez seconded the motion.

After a brief discussion as to the error of the 210 E Austin address.

Jessica Mittel amended her motion to include items 1, 3 and 4 and exclude that address (210 E Austin) and to pursue the property across the street and add it to the list.

Sharon Joseph seconded the amended motion.

All voted on Aye and the motion carried.

Jessica Mittel asked what the status of signs that were in the district were not in compliance.

Cliff Cross responded the Staff were conducting a survey of non-compliant signs throughout the city and would be coordinating with other departments to cover the City.

Gilbert Gonzalez asked if signs were part of a building permit.

Cliff responded that typically yes, but that a large majority of the signs were for existing building with new tenants.

Adjournment:

With no further business to discuss, the meeting was adjourned at 8:06 PM.

PASSED AND APPROVED on the 9th day of June 2026.

Jan Musgrove, Planner 1

David Bullion, Chairperson



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: June 9, 2026

CATEGORY: CONSENT AGENDA

CAPTION: DEV-2026-46-COA - 325 W. Main St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to construct a maintenance shed for the property at 325 W. Main St., bearing the legal description of FBG ADDN, BLK 27, LOT 252R-PT, 2.4174 acres.

SUMMARY:

The applicant, the Gillespie County Historical Society, is requesting a Certificate of Appropriateness (COA) for the construction of a new maintenance shed in the far back south-east corner of the property. This item was brought to the Board as a discussion item at the June 2026 meeting.

The location of the proposed structure has limited visibility from Main Street. The shed will have a gable structure with a carport shed addition, a roof galvalume standing seam roof, exterior wall cladding, LP Smartside board and batten siding with two rollup doors. The wall height for the shed is approximately nine (9) feet high. It will be a 1,000 square foot wood-framed structure to be either custom-built or prefabricated with assembly on site. The existing Arhelger Bath House will be moved forward if and as required to allow for a maintenance yard adjacent to the new shed. This structure was built in 1915 and donated to GCHS and placed on the Pioneer Museum campus in 1975. The maintenance yard is proposed to be screened with a cedar stay fence. The maintenance building will be painted a greenish brown tone to blend in with the surrounding cedar. The accents will be a "wool skein" color to brighten the building without it becoming visually distracting, as well as having a connection with the yellow siding of the bathhouse.

Application Number: DEV-2026-46-COA

Proposal: Construction of a 1,000 square foot maintenance shed

Address: 325 W. Main St.

Rating: Low

Zoning: PF - Public Facilities District

Owner: Gillespie County Historical Society

Applicant: Heather McCarver

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.)

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

(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

(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

(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 has no objection to the proposed maintenance shed.

ATTACHMENTS:

1. DEV-2026-46-COA-2025-669-historic review board presentation 06.10.25 with paint colors
2. DEV-2026-46-COA-letter of intent
3. DEV-2026-46-COA-325 w main - historic



Gillespie County Historical Society / Pioneer Museum

Proposed Maintenance Facility Discussion item Historic Review Board 06.10.2025

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

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

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

Project Elements

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



S. Milam

W. Main

Pioneer Museum
Campus

W. San Antonio

Proposed Maintenance
Yard and Building Location



Bath House

Kammlah
Barn

Windmill

Existing Conditions



Proposed Maintenance
Building Site

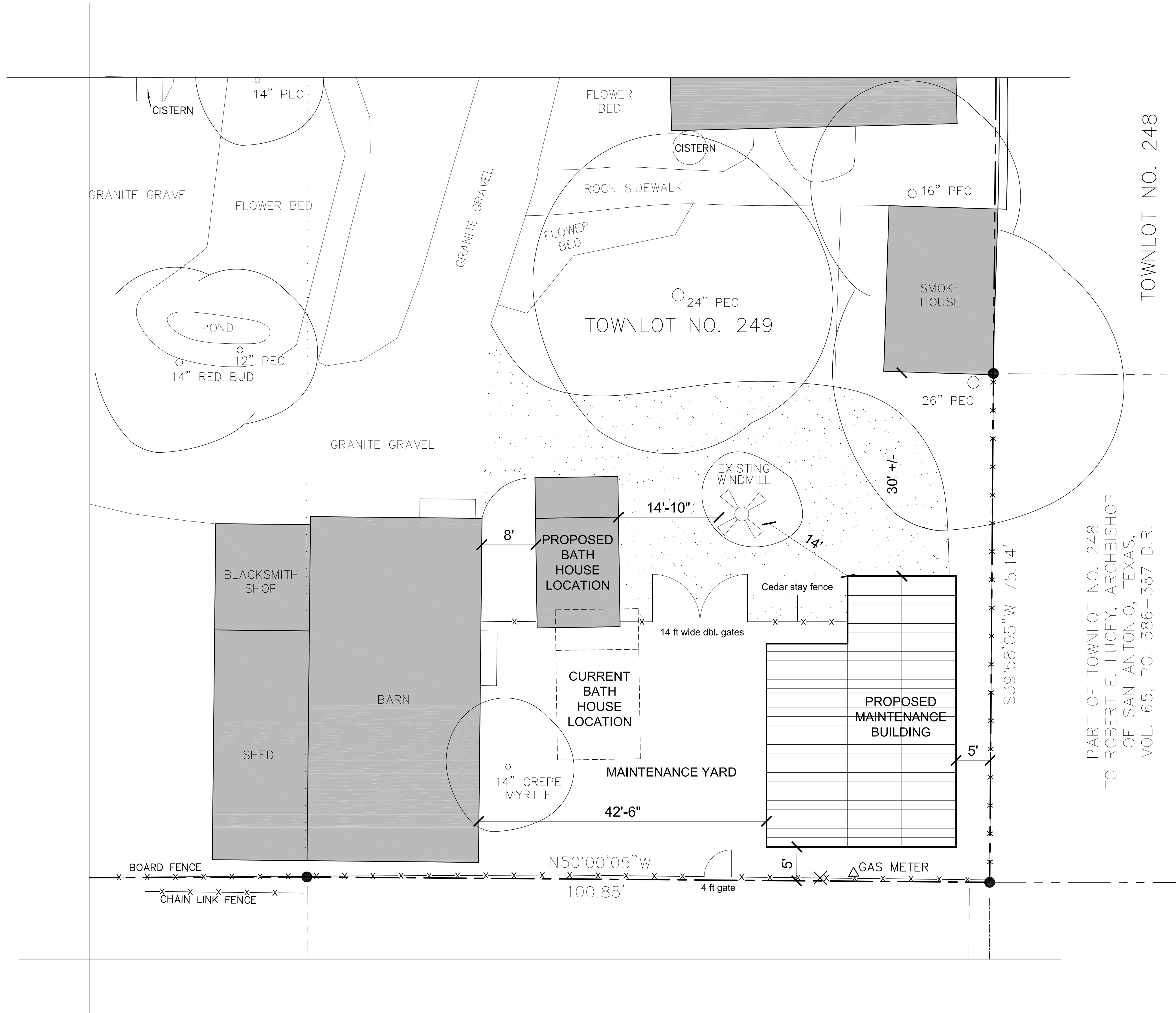
Bath House

Existing Conditions

PRELIMINARY

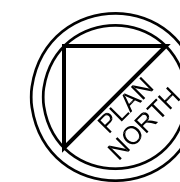
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
PROJECT ARCHITECT
BRANDON WEINHEIMER
NUMBER 24171

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



SITE PLAN

1/8" = 1' - 0"



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

SITE PLAN

A1.0

PROJECT GENERAL NOTES

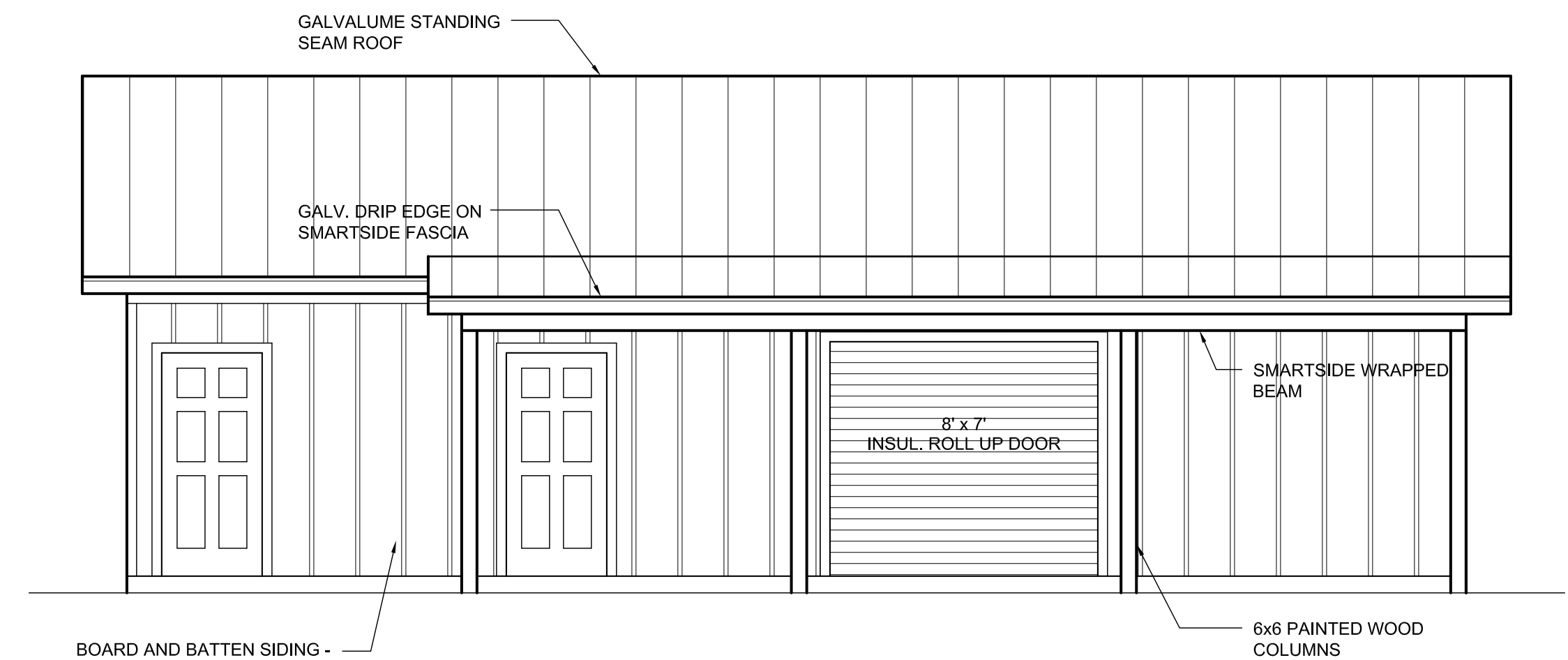
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES, LAWS, AND ORDINANCES, MANUFACTURERS RECOMMENDATIONS, AND REFERENCE STANDARDS, INCLUDING BUT NOT NECESSARILY LIMITED TO THE 2015 INTERNATIONAL BUILDING CODE AND THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.
- ALL WORK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

ELECTRICAL SYMBOLS

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

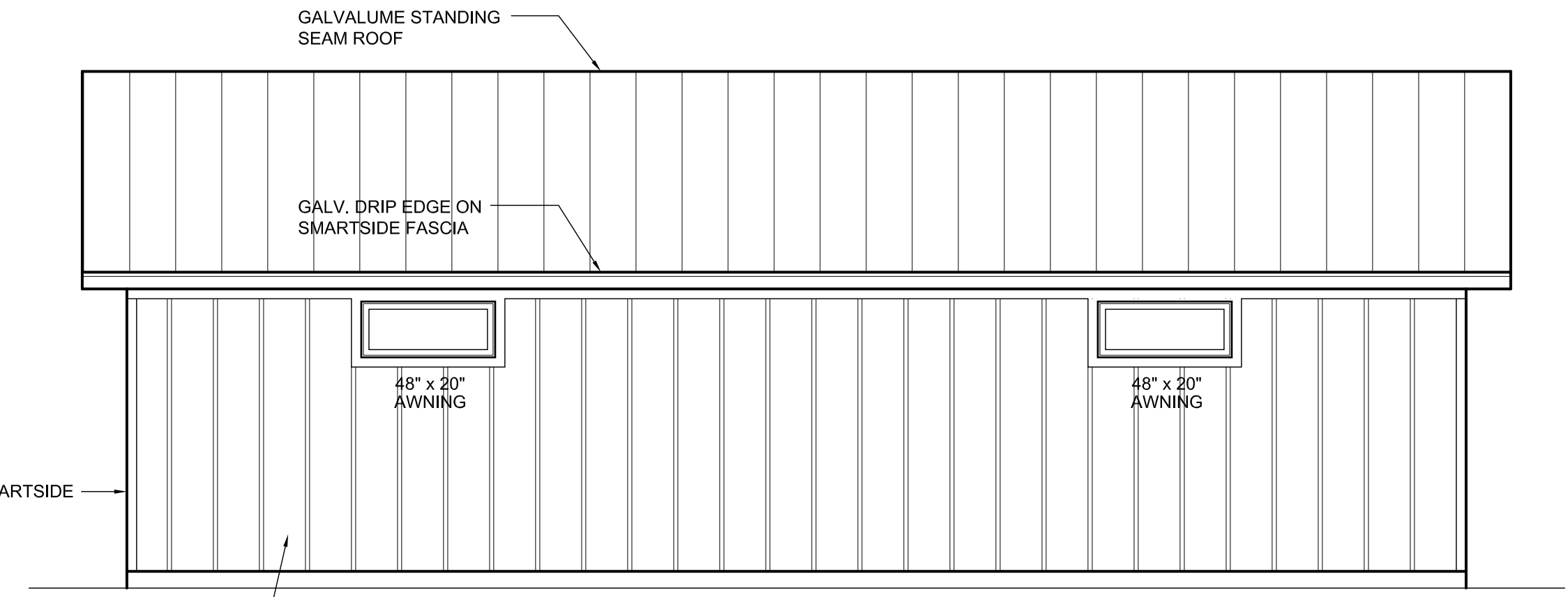
GENERAL ELECTRICAL NOTES

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



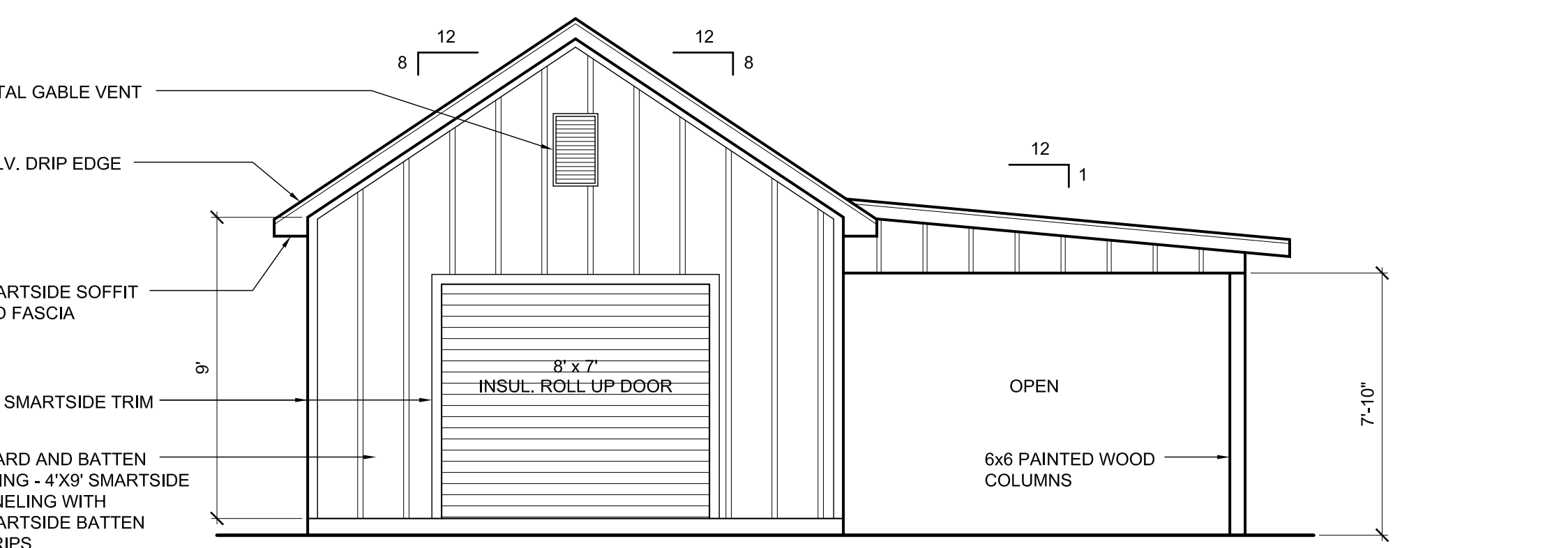
WEST ELEVATION

1/4" = 1' - 0"



EAST ELEVATION

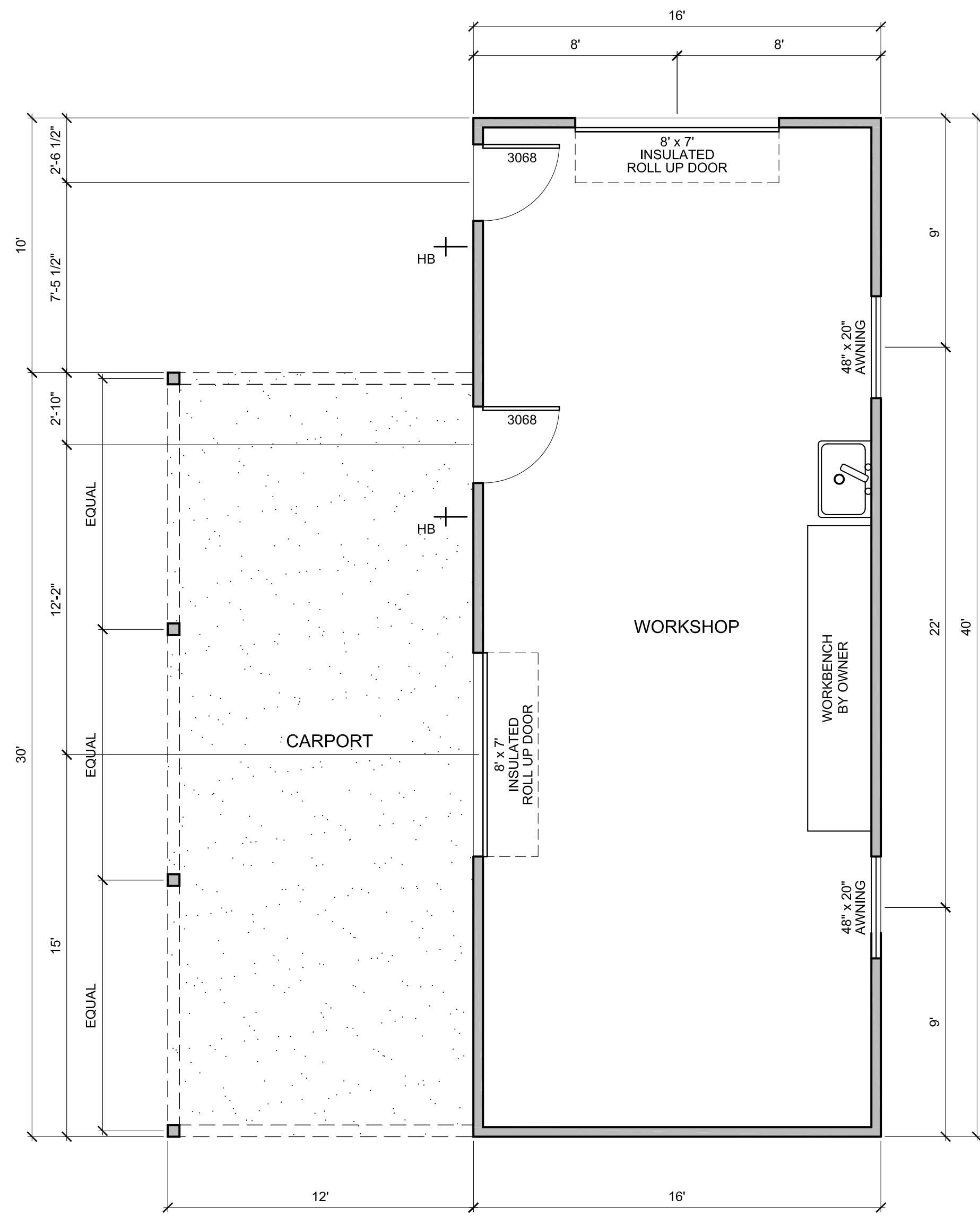
1/4" = 1' - 0"



NORTH ELEVATION

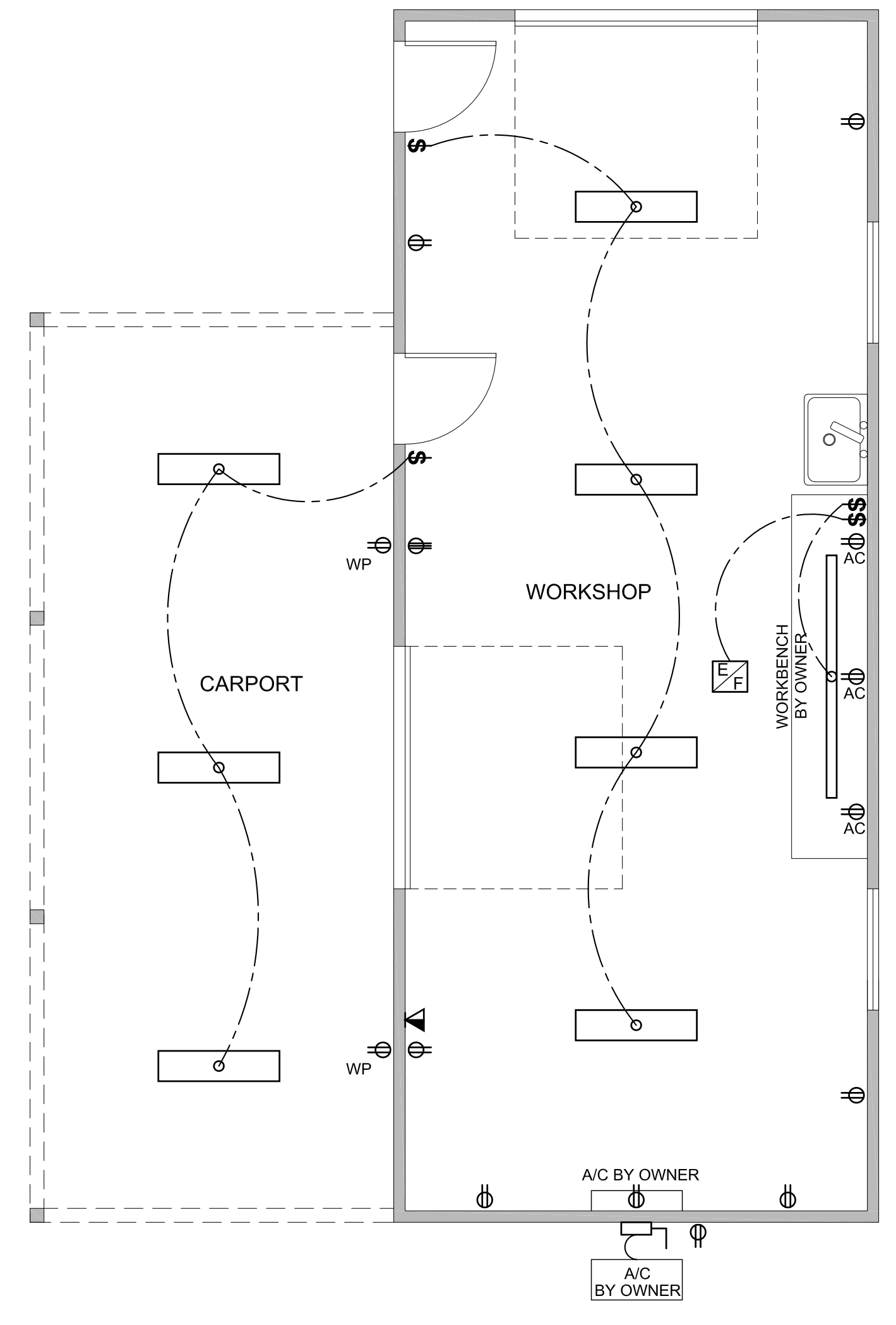
1/4" = 1' - 0"

SOUTH ELEVATION SIMILAR



FLOOR PLAN

1/4" = 1' - 0"



LIGHTING AND POWER PLAN

1/4" = 1' - 0"



SKT Architects, PLLC
300 West Main, Suite C
Fredericksburg, TX 78624
www.sktarchitects.com
P: 830-997-0383

PRELIMINARY

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

MAINTENANCE FACILITY FOR PIONEER MUSEUM
 FREDERICKSBURG, TEXAS

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

FLOOR PLAN / ELEVATIONS

A2.0



Conceptual Rendering of
Proposed Maintenance Building



Proposed
Maintenance Shed

Relocated
Bath House

Kammlah Barn

New Cedar Stay Fence

Existing Windmill



Example of Existing
Cedar Stay Fence on Campus

Maintenance Shed color recommendation

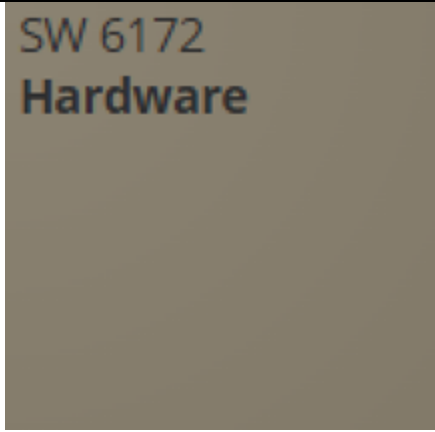
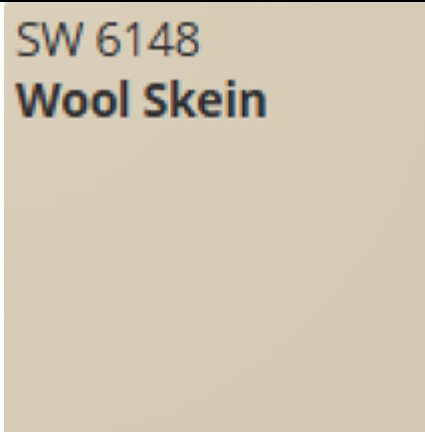
From Brandon Weinheimer <brandon@sktarchitects.com>

Date Mon 6/16/2025 2:38 PM

To Heather McCarver <hmccarver@pioneermuseum.org>

Heather -

I asked Haley in our office to suggest some colors for the maintenance shed. She recommend the ones below to not visually over power the adjacent historical buildings. The greenish brown tones of the Hardware paint color on the siding of the maintenance building will blend with the surrounding cedar fencing while complimenting the warm tones of the red barn and yellow bath house. The Wool Skein accents will help brighten the maintenance building, without becoming visually distracting, as well as having a connection with the yellow siding of bath house.

 <p>SW 6172 Hardware</p>	 <p>SW 6148 Wool Skein</p>
<p>Sherwin Williams SW 6172 – Hardware</p> <p>- Board and Batten Siding</p>	<p>Sherwin Williams SW 6148 – Wool Skein</p> <p>- All trim - Columns - Swing Doors and Trim</p>

The roof would be Galvalume finish.

The color for the roll up doors would be selected from the manufacturer’s standard finish options. Our preference would be galvalume to match the roof. However, if the manufacturer does not offer this as a standard finish, we would recommend a gray or tan paint finish.



Gray



Tan

Let me know if you need anything else.

Thanks,

Brandon Weinheimer, AIA
Principal



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Hi Susana,

Thank you for taking the time to help guide me through the process of applying for an extension for Project #2841501.

The project experienced delays during the planning phase as our organization evaluated whether to pursue a prefabricated or custom-built structure in order to determine the most appropriate long-term solution for the site. Additional time was also required to identify qualified contractors and obtain multiple bids in accordance with our organizational bylaws and approval procedures.

We are currently in the final stages of contractor selection and anticipate beginning construction in late June to early July 2026.

There are no substantial changes to the previously approved plans.

Thank you for your consideration, and please let me know if there is any additional information or documentation needed for the extension request.

Sincerely,

Carter Robertson

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

325 W. Main



2002 Re-evaluation

- High
- Medium
- Low

Site ID No. 237

Address 325 W. Main

Date 1980

Stylistic Influence

GCAD Hyperlink [R27441](#)

Owner CITY OF FREDERICKSBURG

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: June 9, 2026

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: DEV-2026-45-COA - 206 S. Crockett St. - Consideration and possible action on a request for a Certificate of Appropriateness (COA) to demolish an existing garage and rebuild on the same foundation for the property located at 206 S. Crockett St., bearing the legal description of FBG ADDN, BLK 32, LOT 355-PT & 356-PT.

SUMMARY:

The applicant has submitted a request to amend a previously approved Certificate of Appropriateness (COA) requesting permission to demolish an existing garage and to rebuild it into a living space on the same foundation. This property has been considered multiple times and received approval for different elements, including constructing a new outdoor entertainment area. The latest request entails replacing the roof, adding new tresses for support and adding structural wall support to the existing garage structure. Staff determined that with this request the applicant is technically demolishing the current structure and building a new one in its place. Hence, the need to obtain consideration by the Board.

The property is a Low-rated resource constructed in 1935 and possesses no particular style. The property consists of a 6,895 square foot lot with a 1,280 square foot main residence and an existing garage totaling 440 square feet. A Demolition by Neglect letter was previously provided to the applicant on 07/17/2024 in which they responded with the COA application requesting permission to convert the garage into living space. The COA was originally approved on April 8, 2025. The proposed modifications included new board and batten siding, the addition of black-framed windows and doors, and a new standing-seam metal roof. In January 2026, the Board approved a COA for new windows and doors instead of what was previously approved. The applicant also obtained approval to construct a covered outdoor entertainment space that totals 276 square feet and includes a standing-seam metal roof connecting to the converted garage as well as 6x6 fir posts and an outdoor fireplace approximately 12 feet in height. The proposed color palette included white with natural wood fir posts. The request changed the proposed windows and doors as well as the placement. The applicant reversed the blueprint and placed the kitchen and bathroom to go on the opposite side of the previous garage doors. The request included installing double-hung windows. On the rear side of the structure, they are placing an extended French door with side windows on the side of the doors. The kitchen window is proposed as a slider window. They will have black windows and doors.

Application Number: 2025-66

Address: 206 S Crockett

Rating: Low

Zoning: R2, Mixed Residential
Applicant: Kenny & Leah Clodfelter

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

- (e) 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

☒ 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
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:

Staff has no objections to this request as presented. The property has a low rating and previously obtained approval for COAs for multiple aspects of the renovation. The garage does not appear to be a significant resource as it does not appear on the Sandborn Maps and appears to be of a similar age to the Low-rated main residence.

ATTACHMENTS:

1. COA 2025-66 - 206 S Crockett Street View (1)
2. 2025-66-206 S Crockett (1)
3. COA 2025-66 - 206 S Crockett - Scope of Work (1)
4. 206-66 HRB 206 S Crockett - Site Plan (1)
5. 2025-66 HRB 206 S Crockett - Window (1)
6. COA 2025-66 206 S Crockett - Door (1)



206 S. Crockett



2002 Re-evaluation

High Medium Low

Site ID No. 814
Address 206 S. Crockett
Date 1935
Stylistic Influence
GCAD Hyperlink [R22340](#)
Owner PENICK, MICHAEL R ETAL % JIMMY PENICK
Historic District Yes Historic District
Assessment Typical example of a common building form, architectural style, or plan type that has suffered minor or no alterations.

Notes

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

Appendix B, Page 75



Ultimate Glider Window

Aluminum Exterior / Wood Interior





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: June 9, 2026

CATEGORY: DISCUSSION ITEMS

CAPTION: Historic Preservation Grant Award Committee Selection

SUMMARY:

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

STAFF RECOMMENDATION:

ATTACHMENTS:

None