

Historic Preservation in Fredericksburg

Anna Hudson

Historic Preservation Officer



4 Years with City of San Antonio OHP

Executive Director of Preservation Texas
during 83rd Legislative Session

Authored Professional Report on Texas State
Historic Preservation Tax Credit for
University of Texas

Commercial Real Estate Agent with Yndo
Commercial

Historic Tax Credit Consultant

1st Historic Preservation Officer for City of
Fredericksburg



Historic Review Board

Appointed by City Council

Sharon Joseph, Chair

Larry Jackson, Vice-Chair

David Bullion

Jessica Davis

Richard Laughlin

Karen Oestreich

Eric Parker

Mike Penick

Jerry Sample

Bobby Watson



The HRB shall review all applications proposing additions, alterations, changes, construction, demolition, or relocation within the historic district and historic landmarks.



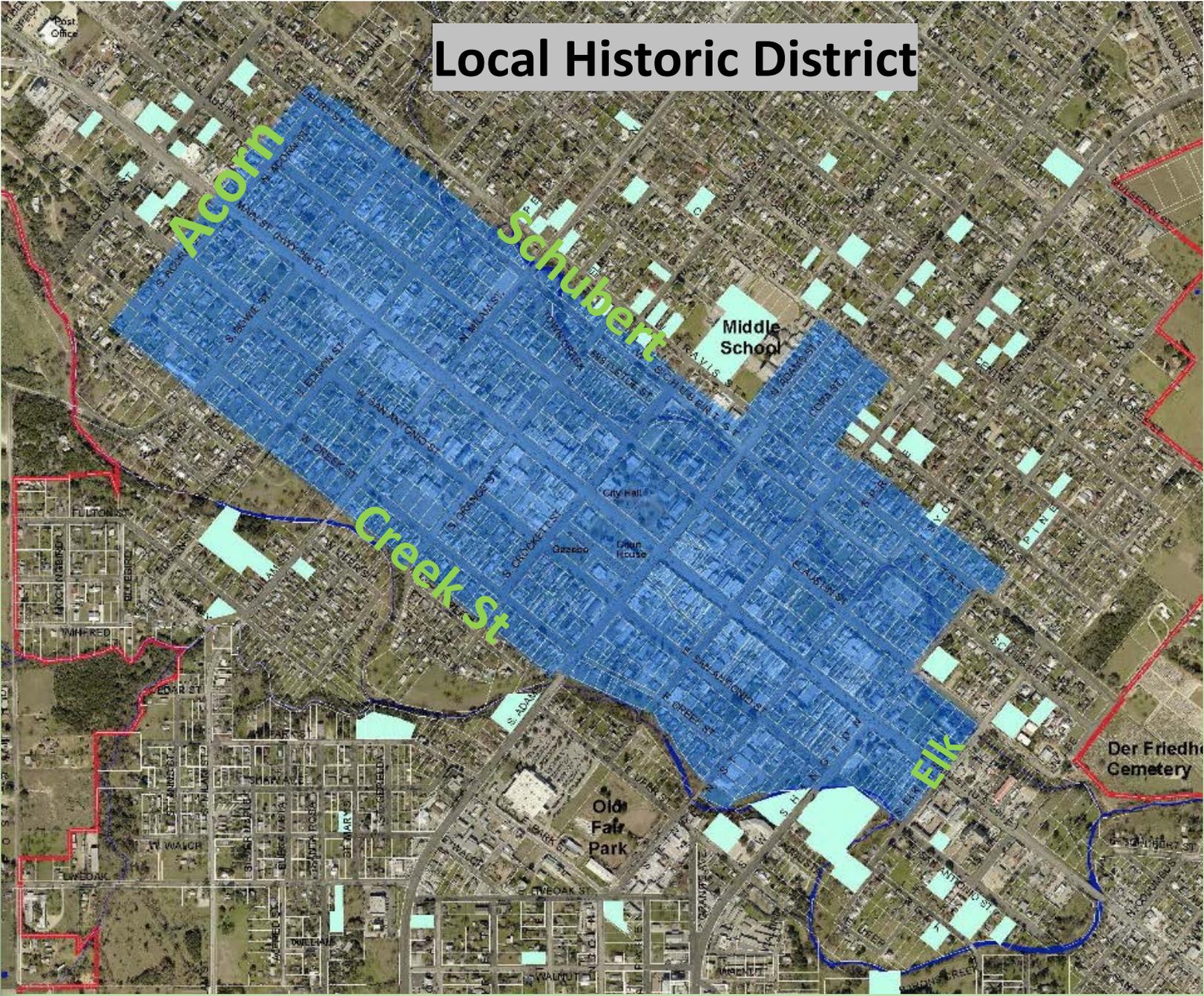


Who we're not!

Pioneer
Museum Staff



Local Historic District



Local Individual Landmarks

606 N. Adams
402 S. Adams
404 S. Adams
703 S. Adams
701 Apple
402 E. Austin
502 E. Austin
805 E. Austin
713 W. Austin
211 W. Burbank
407 W. Burbank
104 E. Centre
112 E. Centre
206 E. Centre
110 W. Centre
112 W. Centre
203 W. Centre
104 N. Cherry
110 N. Cherry
211 N. Cherry
302 E. College

312 E. College
408 E. College
409 E. College
112 W. College
306 W. College
315 W. College
411 E. Creek
605 E. Creek
608 E. Creek
603 S. Creek
111 N. Eagle
710 Ettie
514 Franklin
401 Fulton
205 Goehmann Ln
510 Granite
101 E. Hackberry
112 E. Highway
302 N. Kay
826 Lady Bird Dr
431 S. Lincoln

213 W. Live Oak
408 N. Llano
413 N. Llano
501 N. Llano
502 N. Llano
609 N. Llano
711 N. Llano
803 N. Llano
1004 N. Llano
103 W. Lower
Crabapple
502 E. Main
511 E. Main
600 E. Main
701 W. Main
709 W. Main
714 W. Main
804 W Main
811 W. Main
404 N. Milam

408 N. Milam
608 N. Milam
405 S. Milam
410 S. Milam
101 East Morse
209 East Morse
212 W. Morse
406 N. Orange
208 E. Orchard
210 E. Orchard
212 E. Orchard
408 E. Orchard
202 W. Park
517 E. San Antonio
611 E. San Antonio
714 W. San Antonio
410 E. Schubert
507 E. Schubert
516 St. Mary's
406 Sycamore
110 W. Travis

206 W. Travis
207 West Travis
210 West Travis
301 W. Travis
302 W. Travis
314 W. Travis
320 W. Travis
406 W. Travis
408 W. Travis
302 E. Ufer
1293 US HWY 87 N
201 S. Washington
304 S. Washington
607 S. Washington
610 S. Washington
611 S. Washington
612 S. Washington
614 S. Washington
616 S. Washington
619 S. Washington
623 S. Washington
755 S. Washington



Historic District & Historic Landmarks Map

Legend

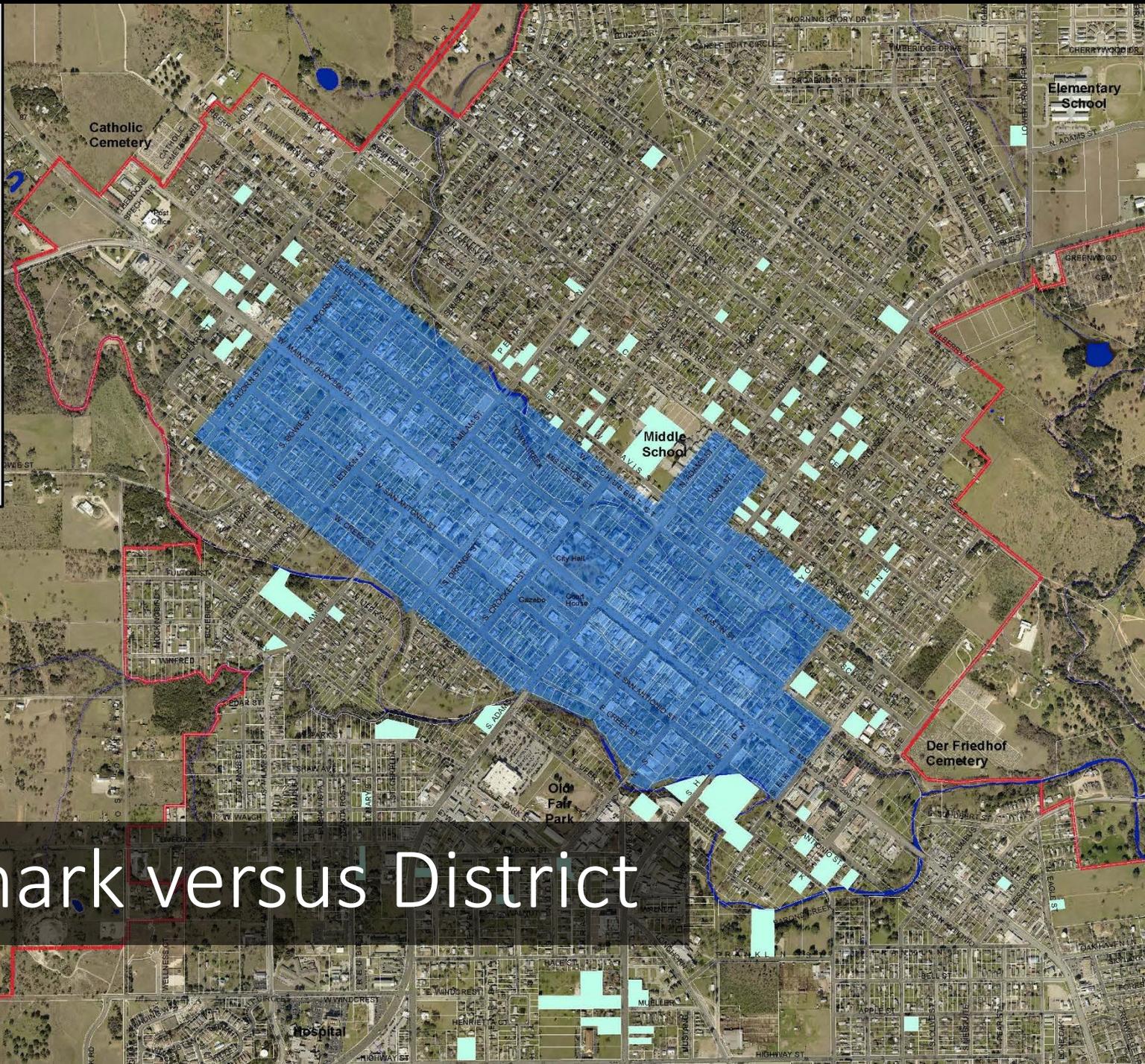
- Property Lines
- Historic Property
- Creeks
- Pond
- City Limits
- Historical District

City of Fredericksburg

128 West Main Street
Fredericksburg, TX 78624
(830) 997-7521
FAX: (830) 997-1861
e-mail: info@fbgtx.org
www.fbgtx.org



Not to Scale



Landmark versus District

How we got here

- 2016 – HRB and Staff agreed there was a need to expand the historic district
- City Council was concerned about ability of staff to handle more reviews.
- Hired first HPO
- RFQ – 8 firms responded
- Chose Cox | McLain Environmental in Jan 2018
- Survey size impacted by budget
- May 2018 – in field survey work

Common Questions/Concerns

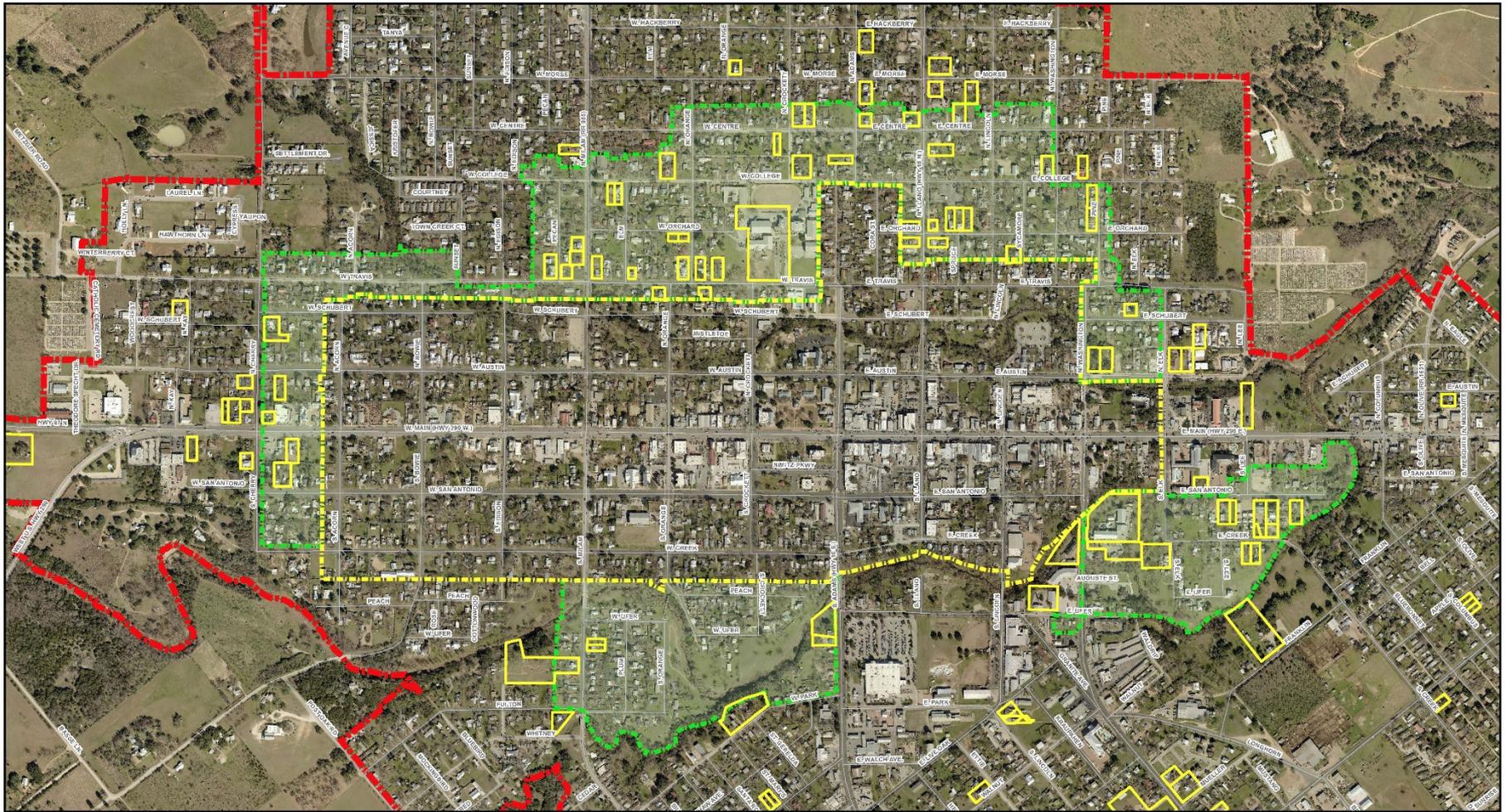
Will my property taxes go up?

What are the benefits?

Do I have to make any changes?

Will my zoning change?

2018 Historic Resource Survey



City of Fredericksburg 2018 Historic Survey Area

-  Existing Historic District
-  Historic Property
-  2018 Historic Survey Area
-  City Limit



What does “Historic” designation mean?



Exterior Protection



Certificate of Appropriateness

- Administrative Approval (same time as building permit)
 - Repair & Maintenance
 - Minor Alterations
 - Fences
 - Pools
 - Signs
 - Paint Color



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.
 City of Fredericksburg
 126 W Main St. FBG, TX 78264

Subject Property Address 501 N. Adams Date Submitted 7 March 18
 Owner name: Robert Holland Phone # 512.923.2228
 Owner Address: 501 N. Adams 0969
 Authorized Applicant: Robert Holland Phone # 512.923.0969
 Applicant Signature: [Signature] Applicant E-mail: rahman@astin-rr.com
 Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property. Desired Start Date: 7 March 18
 Desired Completion Date: 12 March 18

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

cedar picket fence along Adams St. face, 36" height
fence elevation proposal included

(attach another sheet if necessary)

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

Staff to complete

Application # 18-29 Year Built: _____
 Eligible for Administrative Approval Yes No Zoning: _____
 Historic Review Board Meeting Date _____ Application Fee \$10 paid
 Survey Rating: High Medium Low HRB Fee \$40 paid
 Staff Comments regarding Administrative Approval:
approval of 3' cedar picket fence along front of lot
to tie into
 Historic Preservation Officer Signature [Signature]

Certificates of Appropriateness must be displayed on site along with building permits and do not take the place of building permits.



Certificate of Appropriateness

- HRB

- Additions
- Demolition
- Material change
- New Construction
- Monthly meeting



Fredericksburg Historic Review Board
Certificate of Appropriateness

Application Number: 18-39
Date: April 10, 2018
Address: 1293 US HWY 87 N
Zoning: C2
Owner: Barons Creek II LLC
Applicant: Brian Miller
Rating: High
Proposed Modifications: 10 new cottages, original porch rehab, closure of entrance

Request:

The applicant is requesting a Certificate of Appropriateness for the following:

1. final approval of the site layout for the proposed cottages
2. final approval of removal of existing porch
3. conceptual approval of exterior elevations for the proposed cottages
4. re-open porch on Klingelhoefer house

Relevant Secretary of Interior Preservation Ordinance:

SOI 2) The historic character of a portion of the historic materials or alteration of historic materials shall be avoided.

SOI 9) New additions, exterior alterations, or materials that characterize historic materials shall be compatible with the historic materials, features, and features to protect the historic integrity of the property and its environment.

SOI 10) New additions and alterations shall be such a manner that if removed in historic property and its environment.

Fredericksburg Design Guidelines for New Construction. 2. U surrounding historic structures. 3. M

©18

126 West Main Street • Fredericksburg

and porch orientations as its neighbors. 4. Minimize the visual and physical impact of parking.

Staff Recommendation/Findings:

1. Staff commends the applicant for responding to concerns of the viewshed of the Klingelhoefer house. In the landmark nomination it was noted that the house is one of the few German immigrant houses that retains its outbuildings and acreage. Its location and high visibility from a busy highway make it a landmark in the sense that it marks the edge of town. However, the proposed number and location of new structures cause the iconic Klingelhoefer house to be lost on the site. Buildings 1 and 2 block a significant view from Hwy 87.

2. Removal of vehicular access from 87 will not have a negative impact on the site.

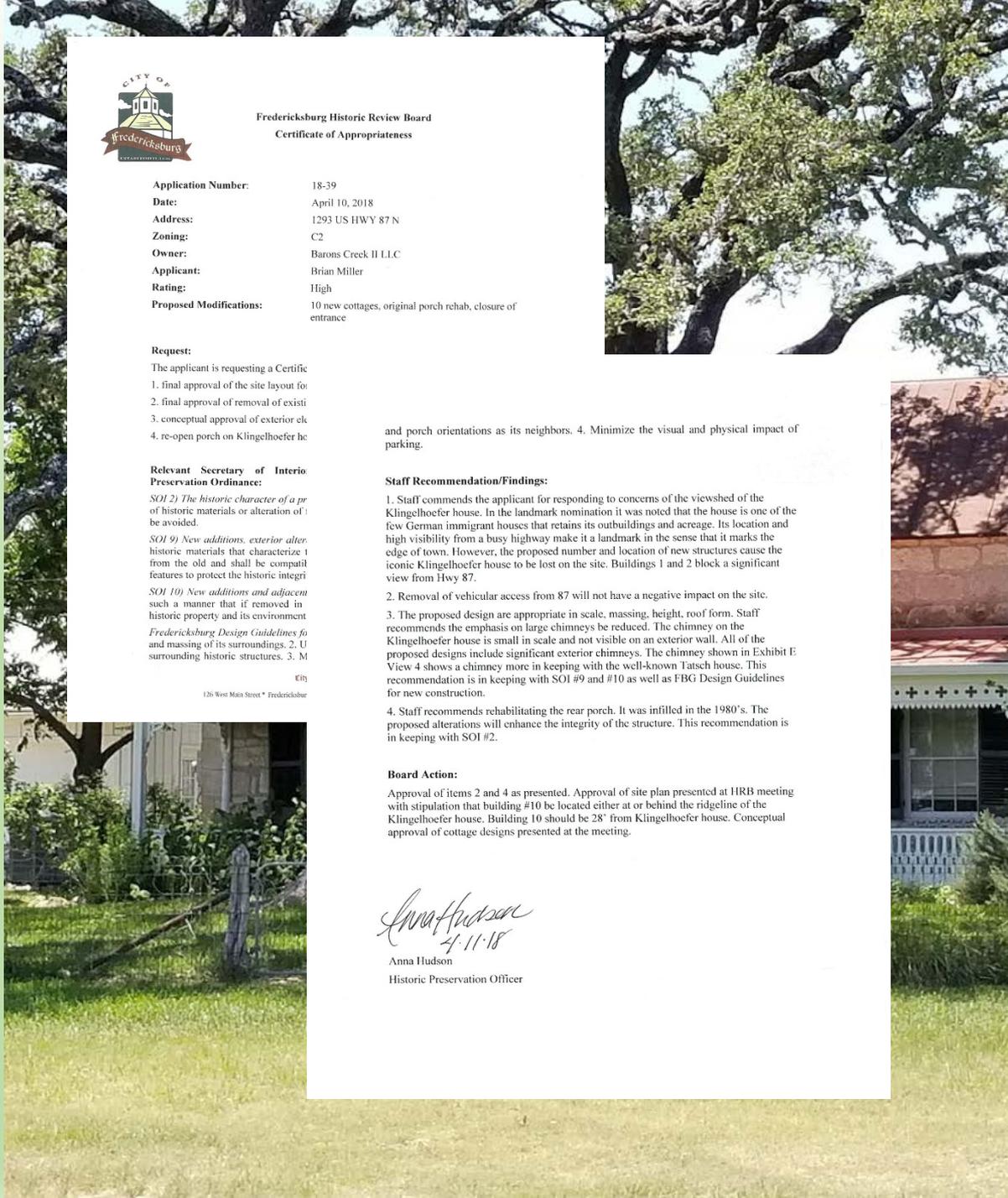
3. The proposed design are appropriate in scale, massing, height, roof form. Staff recommends the emphasis on large chimneys be reduced. The chimney on the Klingelhoefer house is small in scale and not visible on an exterior wall. All of the proposed designs include significant exterior chimneys. The chimney shown in Exhibit E View 4 shows a chimney more in keeping with the well-known Tatsch house. This recommendation is in keeping with SOI #9 and #10 as well as FBG Design Guidelines for new construction.

4. Staff recommends rehabilitating the rear porch. It was infilled in the 1980's. The proposed alterations will enhance the integrity of the structure. This recommendation is in keeping with SOI #2.

Board Action:

Approval of items 2 and 4 as presented. Approval of site plan presented at HRB meeting with stipulation that building #10 be located either at or behind the ridgeline of the Klingelhoefer house. Building 10 should be 28' from Klingelhoefer house. Conceptual approval of cottage designs presented at the meeting.

Anna Hudson
Historic Preservation Officer



What is an appropriate change?

- Fredericksburg Design Guidelines
 - Additions
 - Demolition
 - Material change
 - New Construction
 - Architectural Style

Design Guidelines
for the
City of Fredericksburg
August 1997



Figure 1: 50th Anniversary Parade

Photo by: Fredericksburg Standard-Radi

11-13
26-34



Secretary of the Interior's Standards for Rehabilitation



- A property shall be used for its historic purpose or be placed in a **new use that requires minimal change** to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. **The removal of historic materials or alteration of features and spaces** that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. **Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**



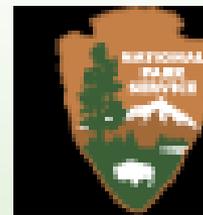
Secretary of the Interior's Standards for Rehabilitation



- **Most properties change over time;** those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive **features, finishes, and construction techniques or examples of craftsmanship** that characterize a historic property shall be preserved.
- Deteriorated historic features shall be **repaired rather than replaced**. Where the severity of deterioration requires replacement of a distinctive feature, the **new feature shall match the old in design, color, texture,** and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by **documentary, physical, or pictorial** evidence.



Secretary of the Interior's Standards for Rehabilitation



- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the **gentlest means possible**.
- Significant **archeological resources** affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- **New additions, exterior alterations, or related new construction shall not destroy historic materials** that characterize the property. The new work shall be **differentiated from the old and shall be compatible with the massing, size, scale, and architectural features** to protect the historic integrity of the property and its environment.
- **New additions** and adjacent or related new construction shall be undertaken in such a manner that **if removed in the future**, the essential form and integrity of the historic property and its environment would be unimpaired.



Property Tax Incentives

- City Council is open to considering a property tax incentive
 - HRB is in support of some form of property tax relief
- Boundary/number of properties will impact City budget

Next Steps

- **Public Input** on ratings (due by Dec 5)
- **HRB** recommendation on boundary and landmarks (early 2019)
- **Planning and Zoning Meeting** (zoning overlay, not change to zoning)
- **City Council** to adopt final boundary and new landmarks outside of boundary



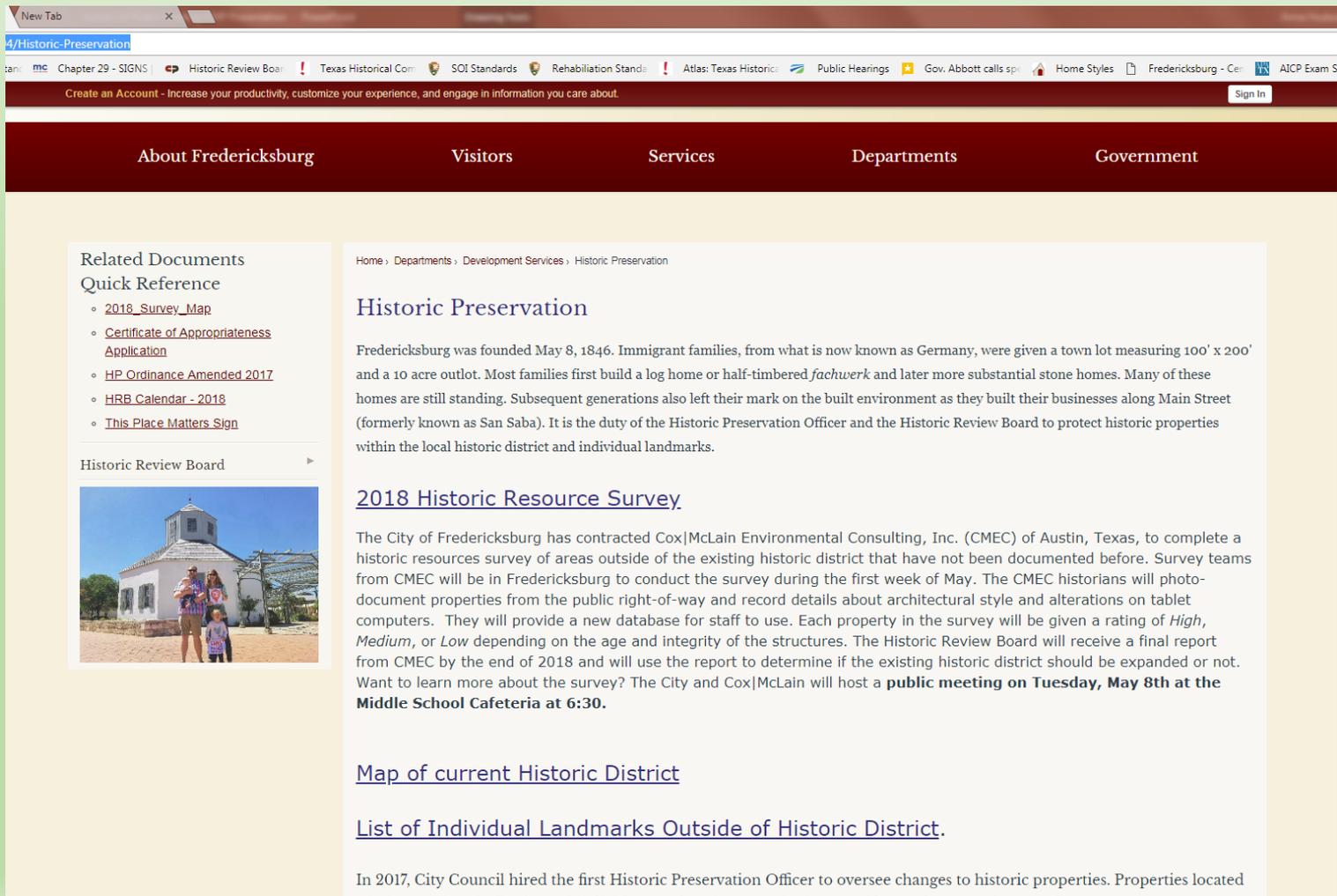
Public Input

- Find your property in Inventory List
- Comment Card
 - Built Date
 - Alterations/Additions
 - Interesting History



Questions?

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



The screenshot shows a web browser window displaying the Historic Preservation page on the City of Fredericksburg website. The browser's address bar shows the URL <http://fbgtx.org/794/Historic-Preservation>. The website has a dark red navigation bar with links for "About Fredericksburg", "Visitors", "Services", "Departments", and "Government". Below the navigation bar, the page content is organized into sections. On the left, there is a "Related Documents Quick Reference" section with a list of links: "2018_Survey_Map", "Certificate of Appropriateness Application", "HP Ordinance Amended 2017", "HRB Calendar - 2018", and "This Place Matters Sign". Below this is a "Historic Review Board" section featuring a photograph of a group of people standing in front of a white, domed building. The main content area on the right has a breadcrumb trail: "Home > Departments > Development Services > Historic Preservation". The main heading is "Historic Preservation", followed by a paragraph explaining the city's history and the role of the Historic Preservation Officer and the Historic Review Board. Below this is a section titled "2018 Historic Resource Survey" with a detailed description of the survey project, including the contractor (Cox|McLain Environmental Consulting, Inc.), the survey date (May), and the public meeting on Tuesday, May 8th at the Middle School Cafeteria at 6:30. At the bottom, there are links for "Map of current Historic District" and "List of Individual Landmarks Outside of Historic District.", and a partial paragraph starting with "In 2017, City Council hired the first Historic Preservation Officer to oversee changes to historic properties. Properties located..."

Anna Hudson
Historic Preservation Officer

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