

HISTORIC AND DESIGN REVIEW COMMISSION

April 16, 2025

HDRC CASE NO: 2025-085
ADDRESS: 1815 FREDERICKSBURG RD
LEGAL DESCRIPTION: NCB 1929 BLK 36 LOT 1-A EXC NW TRI 12.67 FT AND SE TRI 3.69 FT
ZONING: C-2, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Mike Suarez/Maui Mike's TX LLC
OWNER: BIODEC LLC
TYPE OF WORK: Signage
APPLICATION RECEIVED: April 02, 2025
60-DAY REVIEW: June 01, 2025
CASE MANAGER: Caitlin Brown-Clancy

REQUEST:

The applicant is requesting a Certificate of Appropriateness to install one (1) single back-lit sign reading “Unko Maui’s” and measuring 24 sf on the Southern façade.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 6, Guidelines for Signage

1. General

A. GENERAL

- i. *Number and size*—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.
- ii. *New signs*—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.
- iii. *Scale*—Design signage to be in proportion to the facade, respecting the building’s size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

C. PLACEMENT AND INSTALLATION

- i. *Location*—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.
- ii. *Obstruction of historic features*—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.
- iii. *Damage*—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.
- iv. *Pedestrian orientation*—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

E. LIGHTING

- i. *Lighting sources*—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.
- ii. *Neon lighting*—Incorporate neon lighting as an integral architectural element or artwork appropriate to the site, if used.

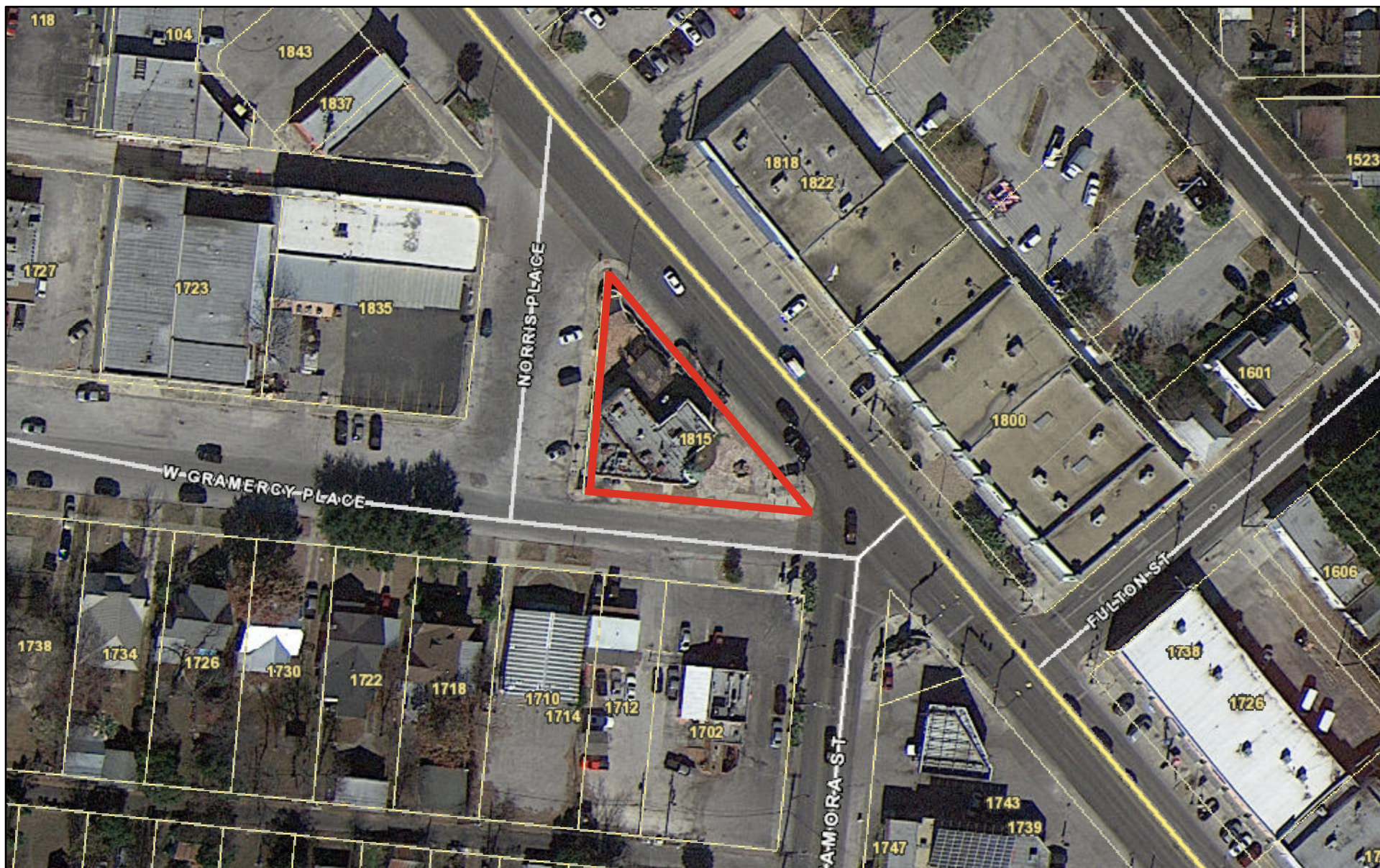
FINDINGS:

- a. The primary commercial structure at 1815 Fredericksburg was constructed in 1937 in the Spanish Eclectic style with Art Deco influence and is an individual historic landmark. The one-story structure features stucco siding, half-barrel tiled parapet walls, arched fenestration patterns, and a tower element on the south-east corner.
- b. COMPLIANCE – Upon submission of the application, staff finds that the work has already been completed prior to the issuance of a Certificate of Appropriateness.
- c. SIZE – The applicant is requesting to install a sign that measures approx. 24 sf. The Guidelines for Signage 1.A.i states that total requested signage should not exceed 50 sf. Staff finds the size of the sign to be appropriate.
- d. PLACEMENT – The applicant is requesting to install the sign on the Southern façade facing the intersection at Fredericksburg and Zarzamora. Currently, the sign sits just below the half-barrel tile detail along the parapet. Guideline 1.C.ii states that obscuring historic building features should be avoided. Staff finds the placement of the sign consistent with the Guidelines.
- e. LIGHTING – The applicant is requesting to install a back-lit sign with illuminated punch through letters. Guideline 1.E.i states that only indirect or bare-bulb sources that do not produce a glare should be used and that internal illumination should not be used. Staff finds the illumination method consistent with the Guidelines.

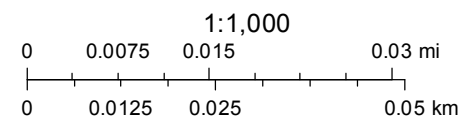
RECOMMENDATION:

Staff recommends the installation of one (1) single back-lit sign reading “Unko Maui’s” and measuring 24 sf on the Southern façade as submitted based on findings a through e.

1815 Fredericksburg Rd



February 26, 2021



535

(505)
ADD. SHEET
DEC. 1930



N. ZARZAMORA



522
N. ELMENDORF



W. GRAMERCY PL

N. NORRIS PL

DONALDSON AV

536

LYNWOOD

FREDERICKSBURG RD

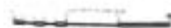
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FULTON





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Frederickburg Rd



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