



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, March 12, 2024 ~ 5:30 PM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

David Bullion, Chair
Jessica Mittel, Vice Chair
Larry Jackson, Member
Sharon Joseph, Member
Robin Cowsar, Member

Richard Laughlin, Member
Sam Childers, Member
Joe Salinas, Jr., Member
Amy Slaughter, Member

The City of Fredericksburg Historic Review Board will meet in a regular session on March 12, 2024, at 5:30 PM. The meeting can be viewed on the City's agenda website.
<https://fredericksburgtx.portal.civicclerk.com/event/1082/files>

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on March 12, 2024.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to ahudson@fbgtx.org

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center, 1601E. Main Street, in order to comment.

You will be limited to 3 minutes to speak.

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. APPROVAL OF MINUTES

- A. February 13, 2024, Regular Meeting Minutes

5. CONSENT AGENDA

6. INDIVIDUAL CONSIDERATION

- A. **24-31 - 108 E Schubert** - *Janet Smith* - New Fence along East Travis frontage at the rear of the property.
- B. **24-27 - 311 E Travis** - *MP2 Properties LLC* - Construct new main residence
- C. **24-01 - 110 N. Bowie** - *Jordan Muraglia* - Tank House Addition, Removal of Historic Windmill and Construction of New Side and Front Yard Fence
- D. **24-24 - 209 S Adams** - *SKT Architects* - Demolition of non-historic additions with a new one-story addition to the rear and new storage.
- E. **24-30 - 210 W Ufer** - *Chauncy & Sara Howell* - Replace exterior siding and windows on west, south and east sides of house.

7. DISCUSSION ITEMS

- A. Director's Report: 1. Comp Plan 2. HRB Open Position

8. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM on March 8, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelby Collier
Senior Planner



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM:

MEETING DATE: March 12, 2024

CATEGORY: INDIVIDUAL CONSIDERATION

CAPTION: 24-31 - 108 E Schubert - *Janet Smith* - New Fence along East Travis frontage at the rear of the property.

PRESENTATION:

SUMMARY:

The applicant is requesting a Certificate of Appropriateness to construct a rear fence 5 to 6 ft tall located at the rear of the property, which fronts on east Travis Street. The fence will consist of masonry base and cedar posts.

BACKGROUND:

Application Number: 24-31

Address: 108 E Schubert (rear of property fronts on East Travis)

Rating: Medium

Zoning: R2, Mixed Residential

Owner: Peter & Janet Smith

3.2.12 - Landscape and Site Features

While the property is addressed as 108 E Schubert it is a large lot that has dual frontage on E Schubert and E Travis.

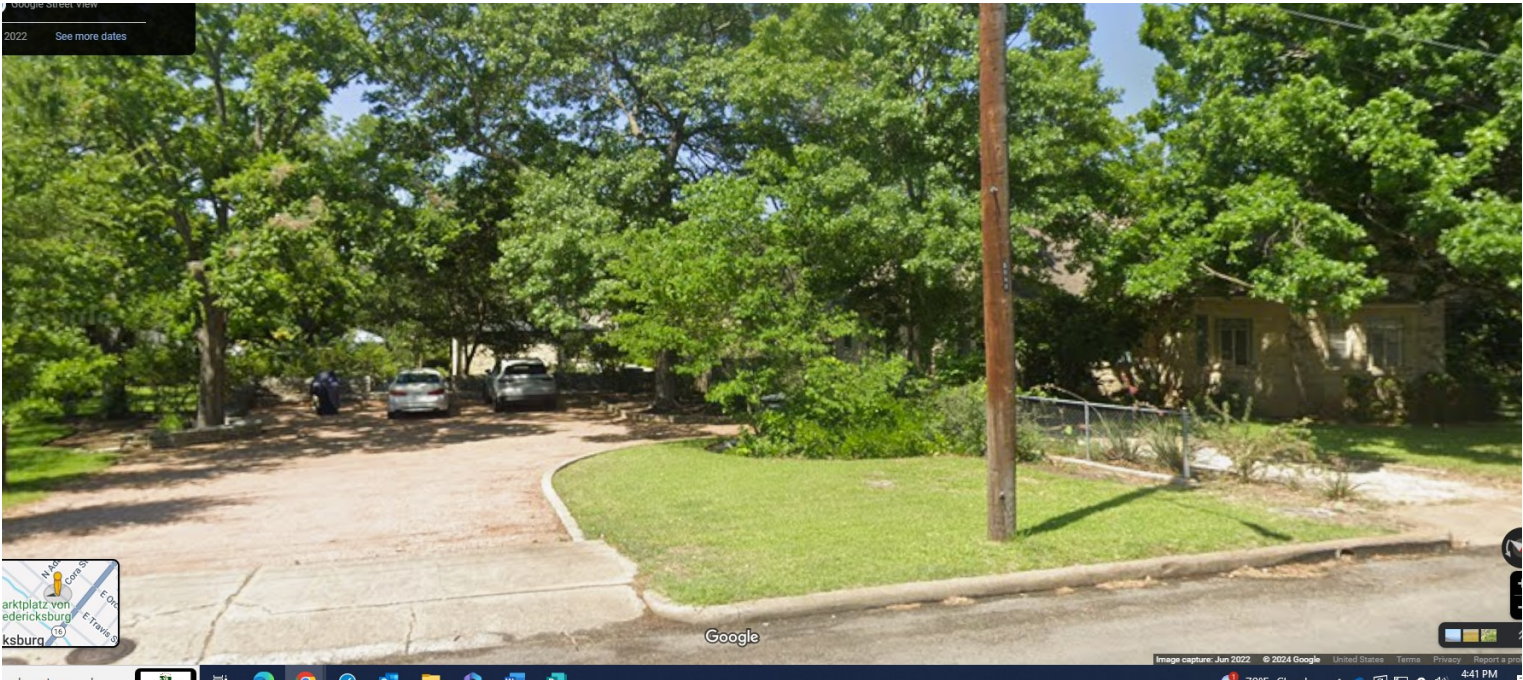
STAFF RECOMMENDATION:

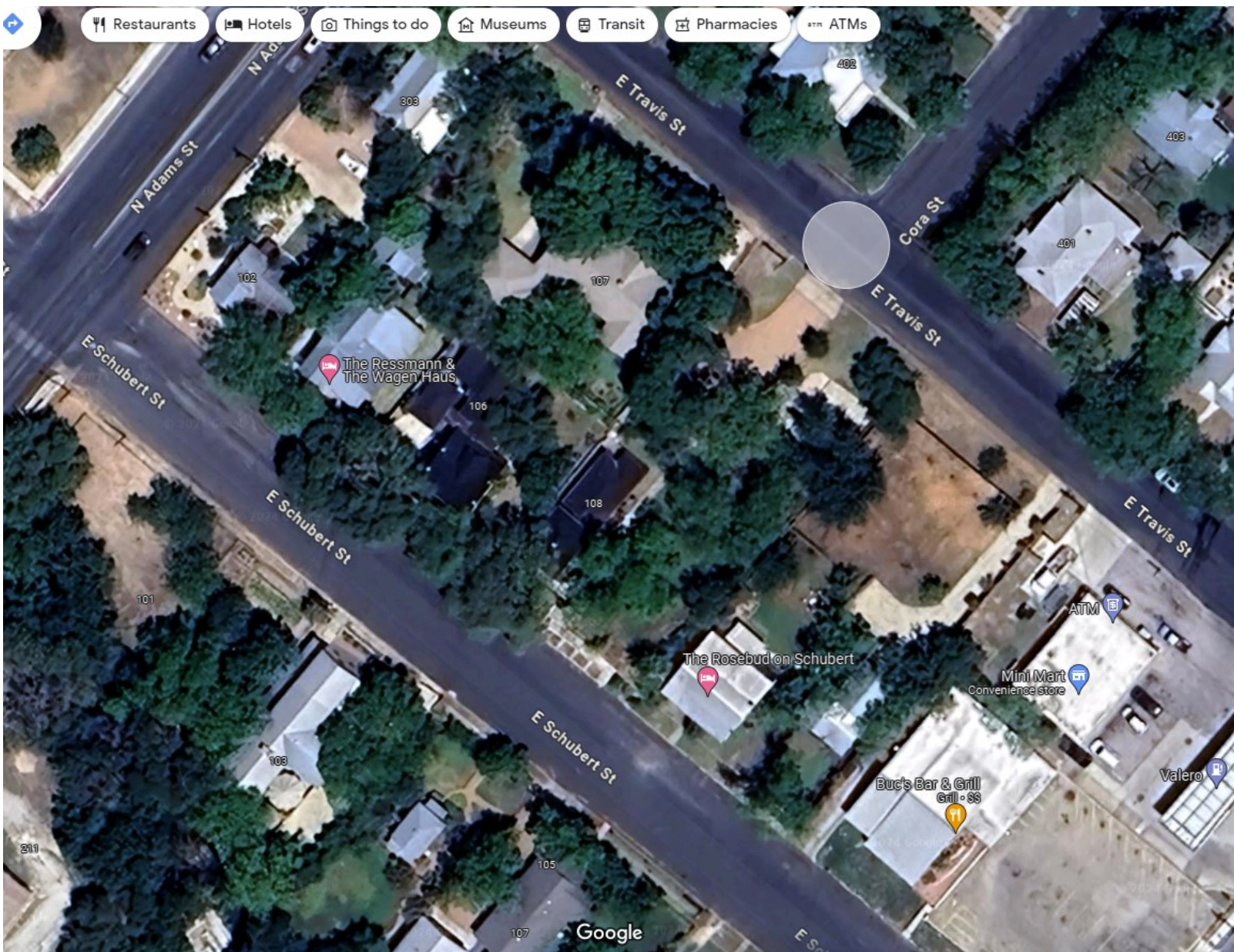
The layout of the fence will tie into the abutting fence to the east and will step back to align with the front facade of the house to the west. Staff recommends approval.

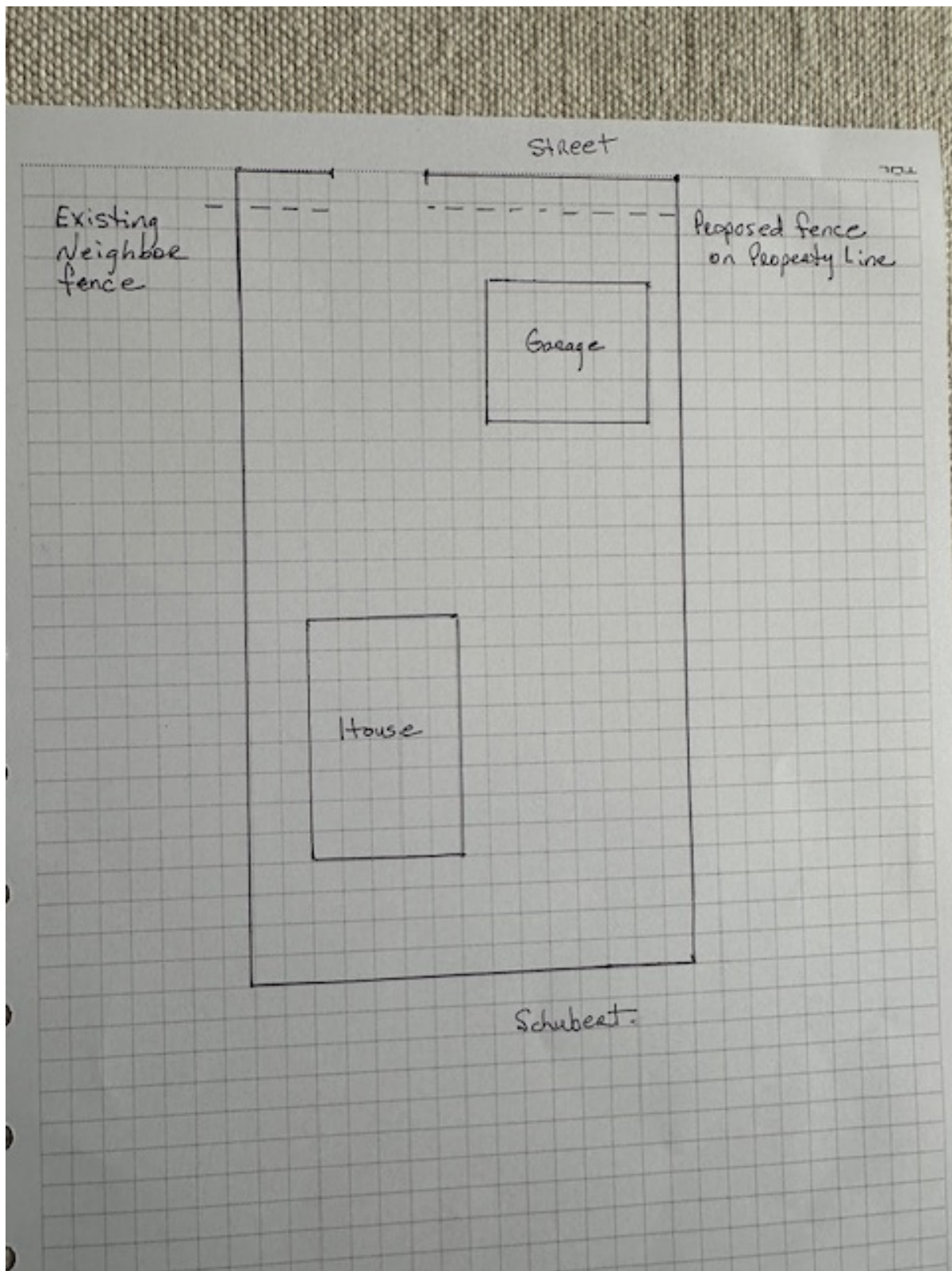
ATTACHMENTS:

1. travis street site pics
2. 108 E Schubert Site Plan
3. view from above
4. view looking out
5. view looking South West
6. view of fence looking south east
7. Certificate of appropriateness app for fence

APPROVAL/REVIEW:







108 E Schubert Site Plan











HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM:

MEETING DATE: March 12, 2024

CATEGORY: INDIVIDUAL CONSIDERATION

CAPTION: 24-27 - 311 E Travis - *MP2 Properties LLC* - Construct new main residence

PRESENTATION:

SUMMARY:

Application Number: 24-27

Rating: Medium

Zoning: R1, Single Family Residence

Owner: MP2 Properties, LLC

Applicant: Michael Perez

The application is requesting a Certificate of Appropriateness to construct a new residence and a pool as well as the relocation of the existing driveway.

BACKGROUND:

3.4.1 - Lot Coverage

As a Medium rated resource, it is a requirement to design the site plan so that it generally reflects the character-defining features of the prevalent neighboring types (b) and should maintain historic development patterns (c).

3.4.2 - Primary Buildings

The construction of the new residence should be sensitive to the existing landscape with protection of large trees a priority (d) The design of the new building should be subordinate and not visually overpower the surrounding historic buildings (h). The proposed new construction for the primary residence consists of 3,872 sq ft. If the attached, covered accessory uses, such as the porch and portico, are included, this brings the total square footage to 6,273 sq ft. The massing of the proposed residence vastly overshadows the 906 sq ft historic home and is larger than the average home of the block. As designed, the fireplace has become the focal point of the property. Modern materials are appropriate for residential buildings provided that the overall design balances compatibility with differentiation (s) and the palette of materials should be limited to two (r).

STAFF RECOMMENDATION:

The applicant has provided a redesign that adjusted the height of the structure and removed the dormer/gable from the previous concept per comments from the Historic Review Board, however, these changes have not addressed the overall mass and scale of the project, which is 6 times that of the historic resource. Staff recommends a reduced design with a simplified materials palette and the relocation of the fireplace to the western wall.

ATTACHMENTS:

1. 24-27 COA Application
2. 24-27 Renderings

APPROVAL/REVIEW:



Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to
ahudson@fbgtx.org

Subject Property Address	311 E TRAVIS ST.	Date Submitted	02/26/24
Owner name:	MP2 PROPERTIES, LLC	Phone #	210.845.4469
Owner Address:	43115 IH-10 WEST BOERNE, TX 78006		
Authorized Applicant:	MICHAEL A. PEREZ	Phone #	210.845.4469
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.		Applicant E-mail:	MIKE@MP2UD.COM
		Desired Start Date:	3/13/2024
		Desired Completion Date:	3/13/2025

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. (attach another sheet if necessary)

PER 2.13.24 MEETING:

1. ADJUSTMENT TO ROOF HEIGHT AS PRESENTED.

2. ADJUSTMENT TO ROOF DORMER/GABLE DELETION(S).

Attach supporting documentation in jpeg or pdf: ☐ paint color ☒ color photographs ☐ site plan
☒ elevations & floorplans ☐ material specifications. Applications are incomplete without sufficient documentation.

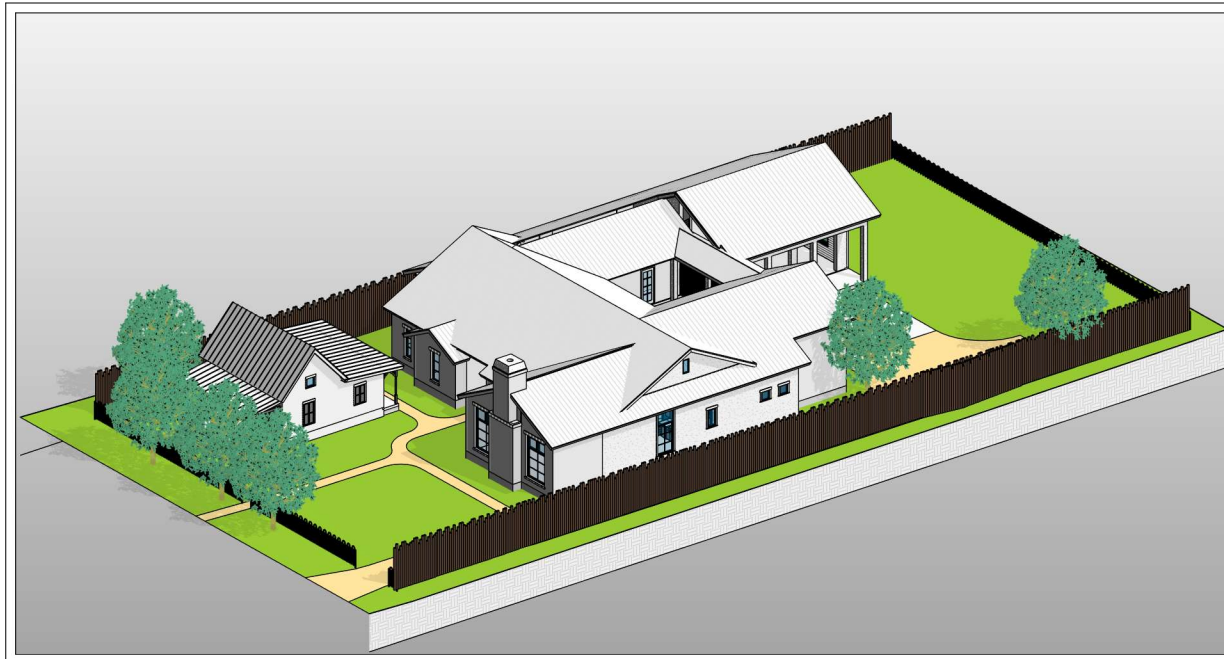
Staff to complete

Application #		Year Built:	
Eligible for Administrative Approval	___ Yes ___ No	Zoning:	
Historic Review Board Meeting Date		Application Fee \$10	COA#
Survey Rating:	High Medium	HRB Fee \$40	paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.



311 E. TRAVIS PROJECT

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FEBRUARY 23, 2024

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EXISTING STREETVIEW



PROPOSED STREETVIEW



TOTAL FLOOR COVERAGE	906 S.F.
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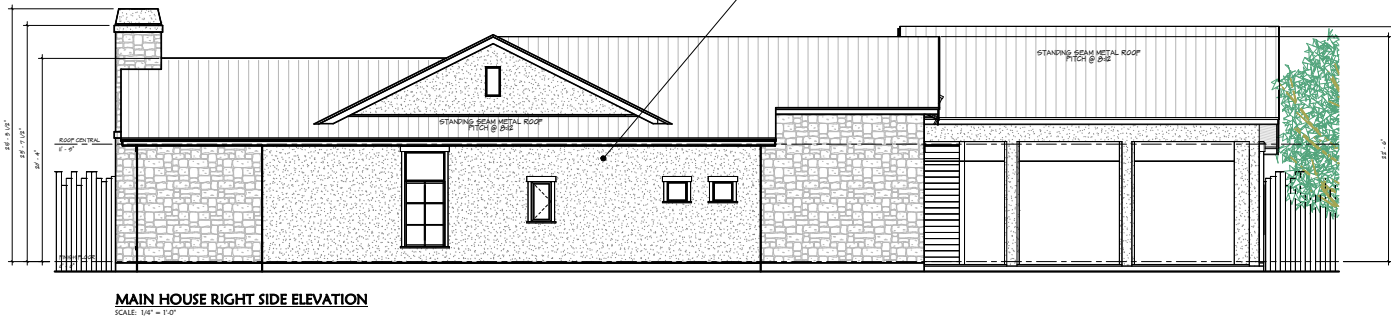
RANDY HERRERA
DESIGNER, LLC

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Email: randy@randyherreradesigner.com
Web: randyherreradesigner.com

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-  **DEEP CHARCOAL COLOR**
ON CASTIA & MAIN HOME - ROOFS
-  **OLYMPIC CHESTNUT BROWN**
ON CASTIA, MAIN HOME WOOD ACCENTS
-  **IRON ORE COLOR**
ON CASTIA & MAIN HOME - DOORS & WINDOW'
-  **COLISEUM MARBLE**
ON MAIN HOME STUCCO & SIDING

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1	FEBRUARY 23, 2024

CONTRACT: 3111 E. TRAVIS PROJECT
 DESIGNER: RANDY HERRERA DESIGNER, LLC
 11500 W. 11TH AVE. SUITE 100
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 WWW.RANDYHERRERADesigner.com

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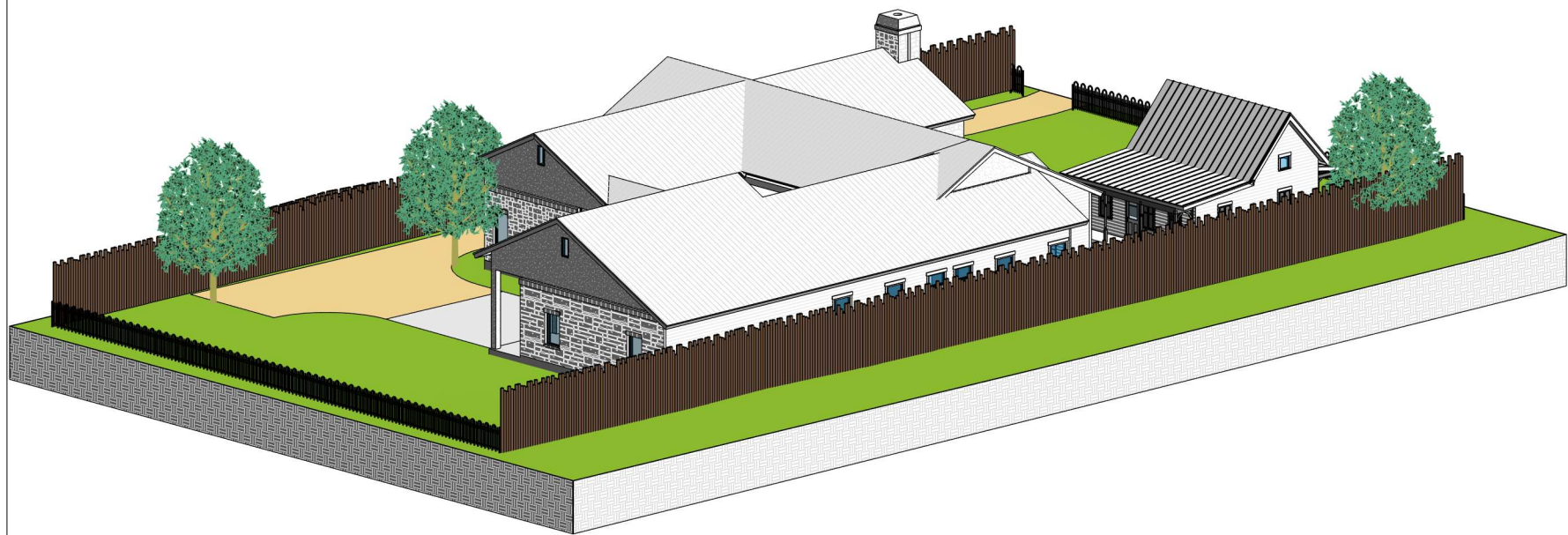
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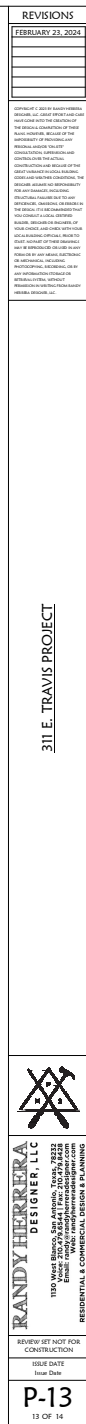
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HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM:

MEETING DATE: March 12, 2024

CATEGORY: INDIVIDUAL CONSIDERATION

CAPTION: 24-01 - 110 N. Bowie - *Jordan Muraglia* - Tank House Addition, Removal of Historic Windmill and Construction of New Side and Front Yard Fence

PRESENTATION:

SUMMARY:

The applicant requests a Certificate of Appropriateness to:

1. construct an addition to both sides of the Tankhouse
2. add stone to the original section of the tank house
3. construct a new front and side yard fence/wall one section of 8' stone and another section of combination of stone and metal
4. remove the windmill

BACKGROUND:

Application Number: 24-01

Rating: High

Zoning: [R1, Single Family Residential](#)

Owner: Richard Beaupre & Jordan Muraglia

Applicant: Richard Beaupre & Jordan Muraglia

3.2.12 - Landscape and Site Features

It is required that the historic fences be maintained (a) and front yard fences should not be built where they were not present historically (b). If there is a safety of noxious use neighboring the property, a new front yard fence may be built, but it must minimize obstruction of character-defining features and be a maximum of 3 ft tall (c). The style of fence should be appropriate for both the style and era of the main building on the property (e)

3.3 - Additions

Additions should avoid damaging historic, character-defining features (a) and should use hyphens to

connect the addition to the historic building (d) and should be set back from the historic building so that the historic building retains visual emphasis (e).

The addition should be visually cohesive and the different parts of the addition should clearly communicate a contemporary date of construction. It is recommended using one consistent roof form. (p). Modern materials are appropriate for additions (s) however, the material palette should be limited to two (t).

Sec. 23-63. - Demolition/removal.(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.

STAFF RECOMMENDATION:

1. The tank house has additions on either side currently. The proposed additions are more contemporary in style and material.
 2. Staff does not recommend approval of the addition of stone to the original section of the tank house.
 3. The property currently has a metal fence that is period appropriate. Staff understands the need to reduce noise and visual intrusion to the site from Main Street. An 8ft wall along the street side would be imposing and would hide the old cabin on the property. The cabin is not original to the site. Staff could support the addition of a 6ft tall rock wall at the corner of the property along Bowie to the front of the cabin. The existing fencing should remain. A non-historic gate was installed along Bowie. Staff does not recommend replacing the fencing in front of the house on Bowie or at the corner of W. Austin.
 4. As a High Rated property the appurtenances carry the same rating. Staff does not recommend approval of the removal of the windmill. If damaged it should be repaired. It could be relocated on site, but the location near the tank house is important the functional history of the appurtenances, they should remain proximate.
-
-

ATTACHMENTS:

1. 110 N BOWIE 2.6.24
2. 110 N. Bowie fence wall concept
3. Fence Info and Description
4. Photos of Windmill
5. Photos of Historic House_Existing Conditions
6. Existing Fence Photos

APPROVAL/REVIEW:

Shelby Collier, Associate Planner

Date:

Rachel Raggio, TOASE Attorney

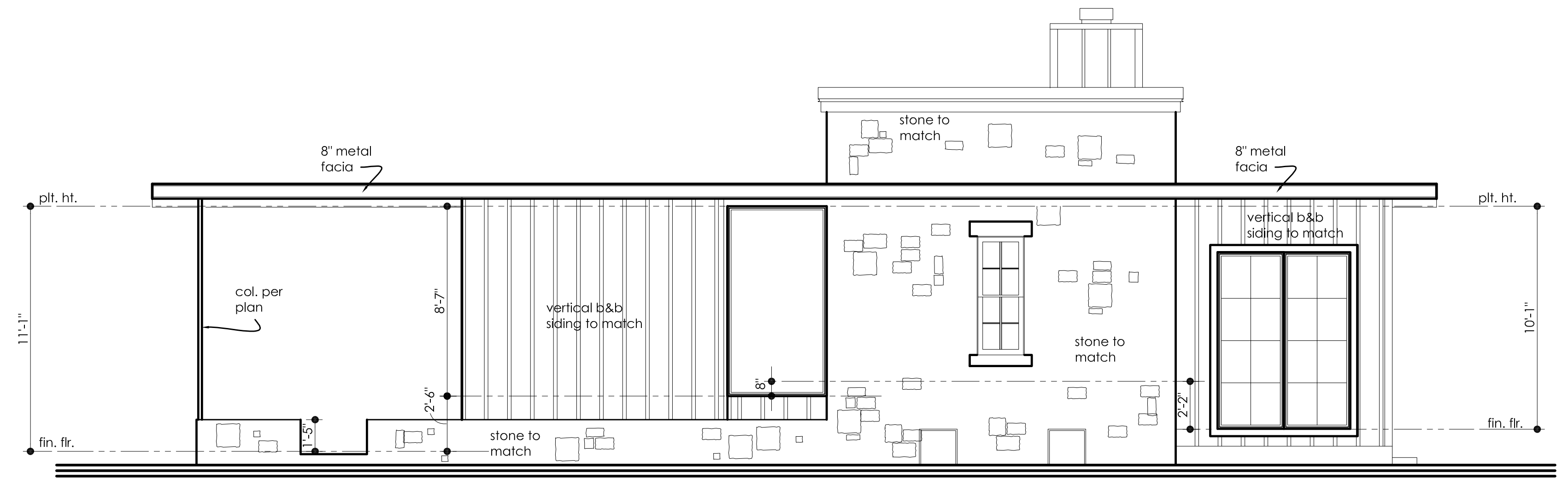
Date:

Anna Hudson, Director of Development Services

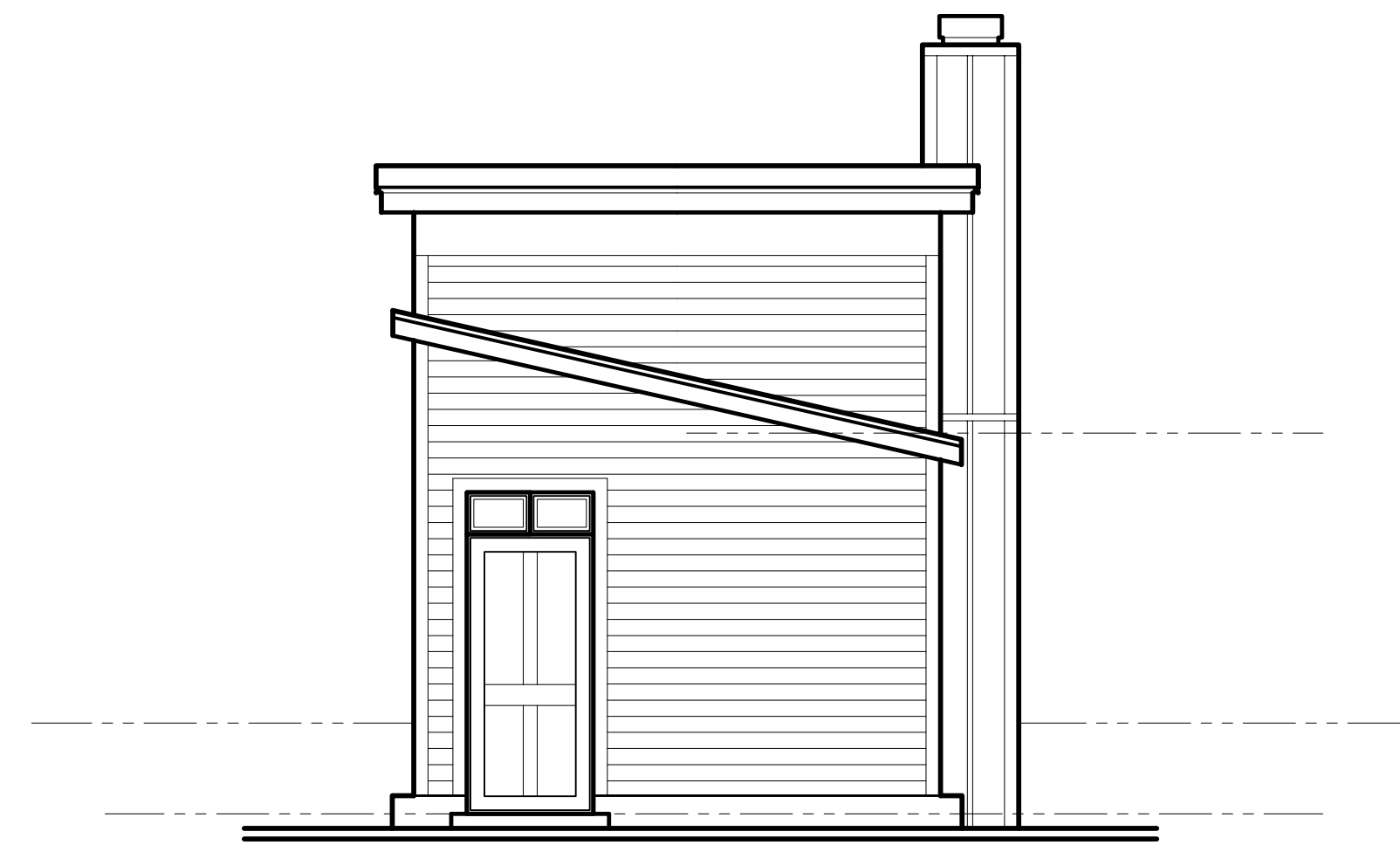
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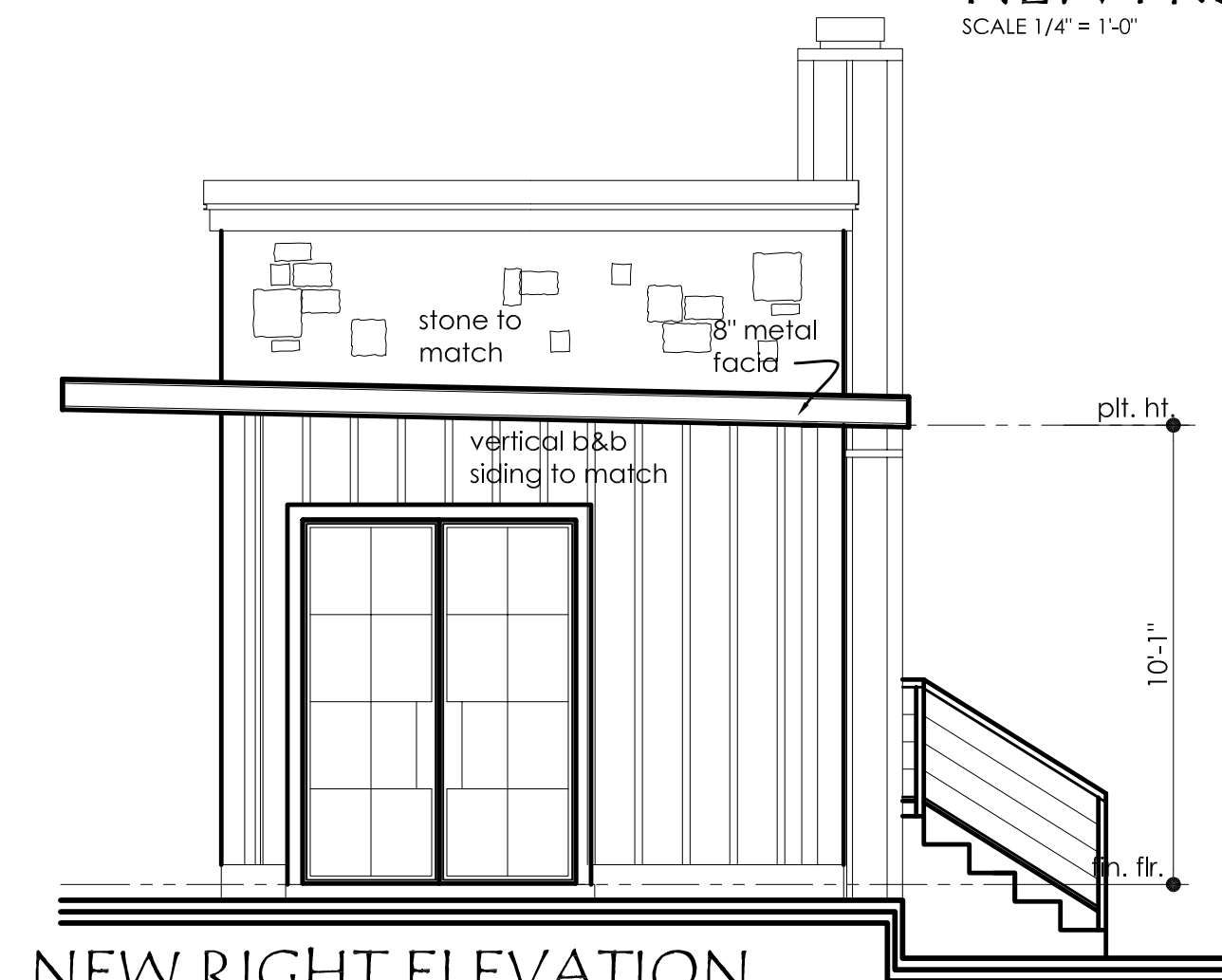
EXISTING FRONT ELEVATION
SCALE 1/4" = 1'-0"



NEW FRONT ELEVATION
SCALE 1/4" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE 1/4" = 1'-0"



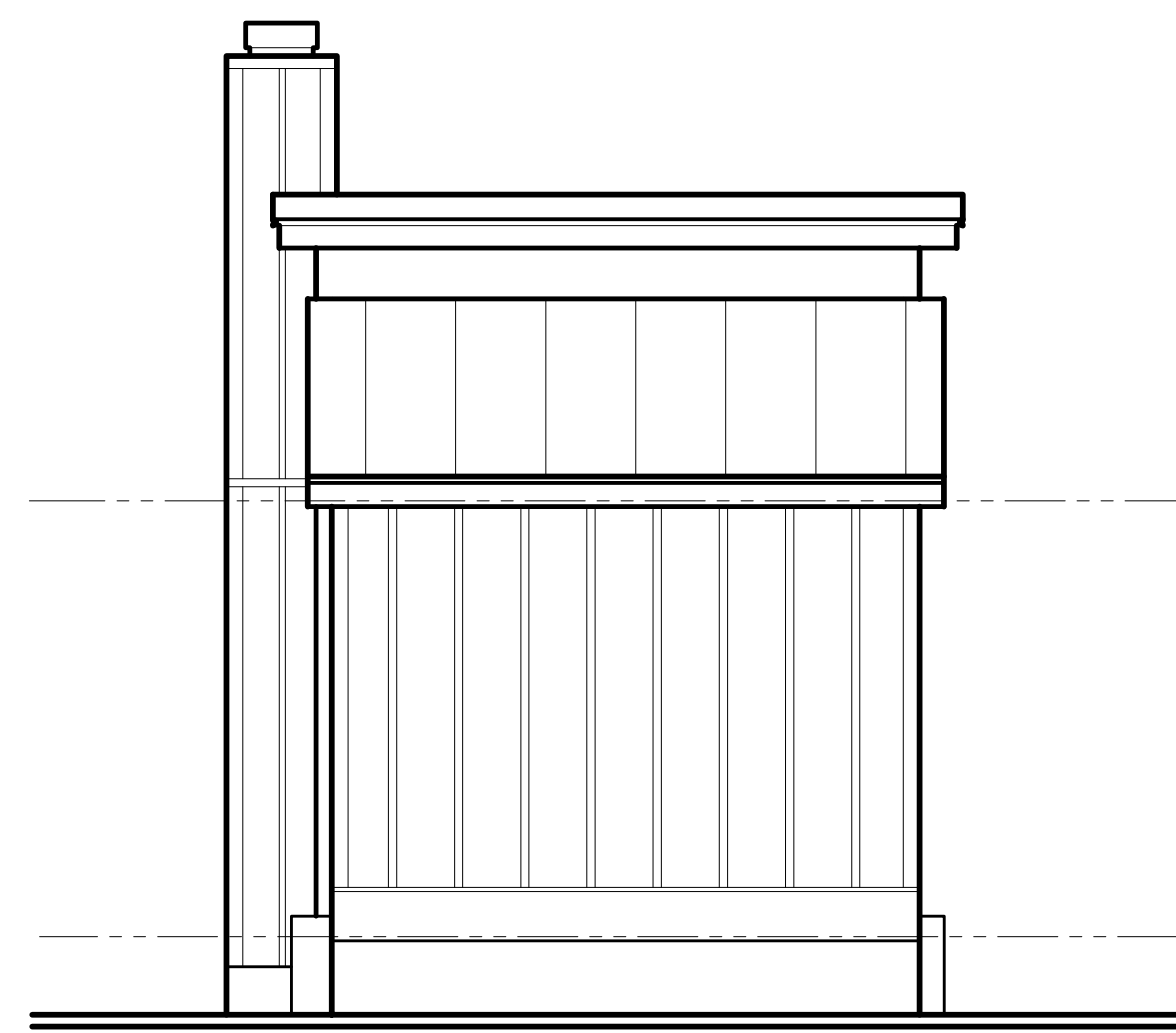
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SCALE 1/4" = 1'-0"



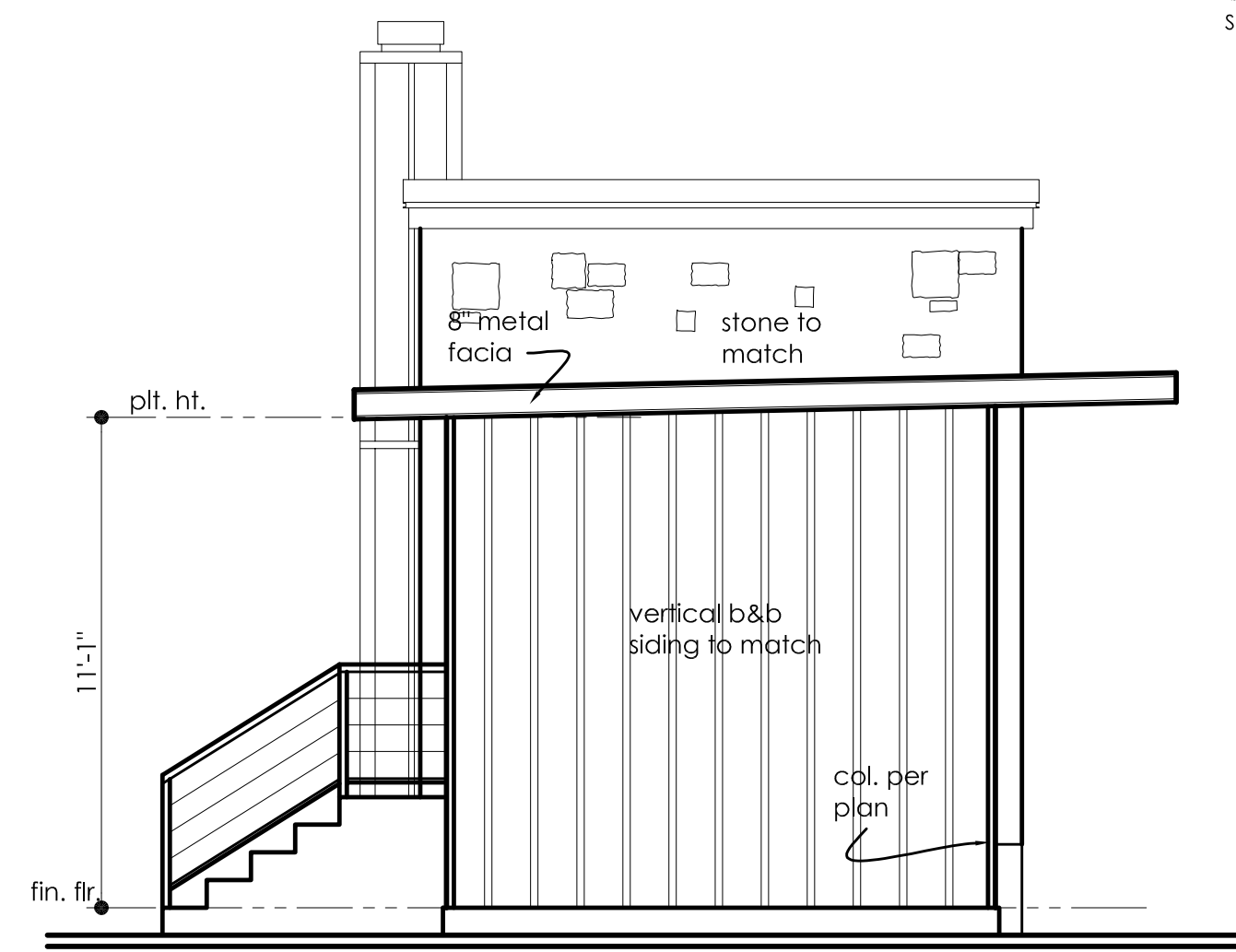
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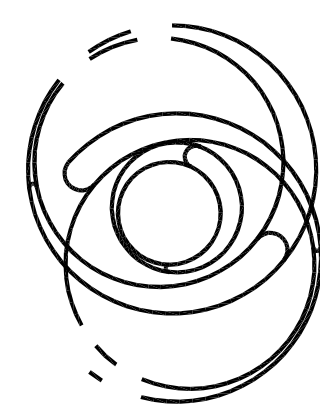
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SCALE 1/4" = 1'-0"



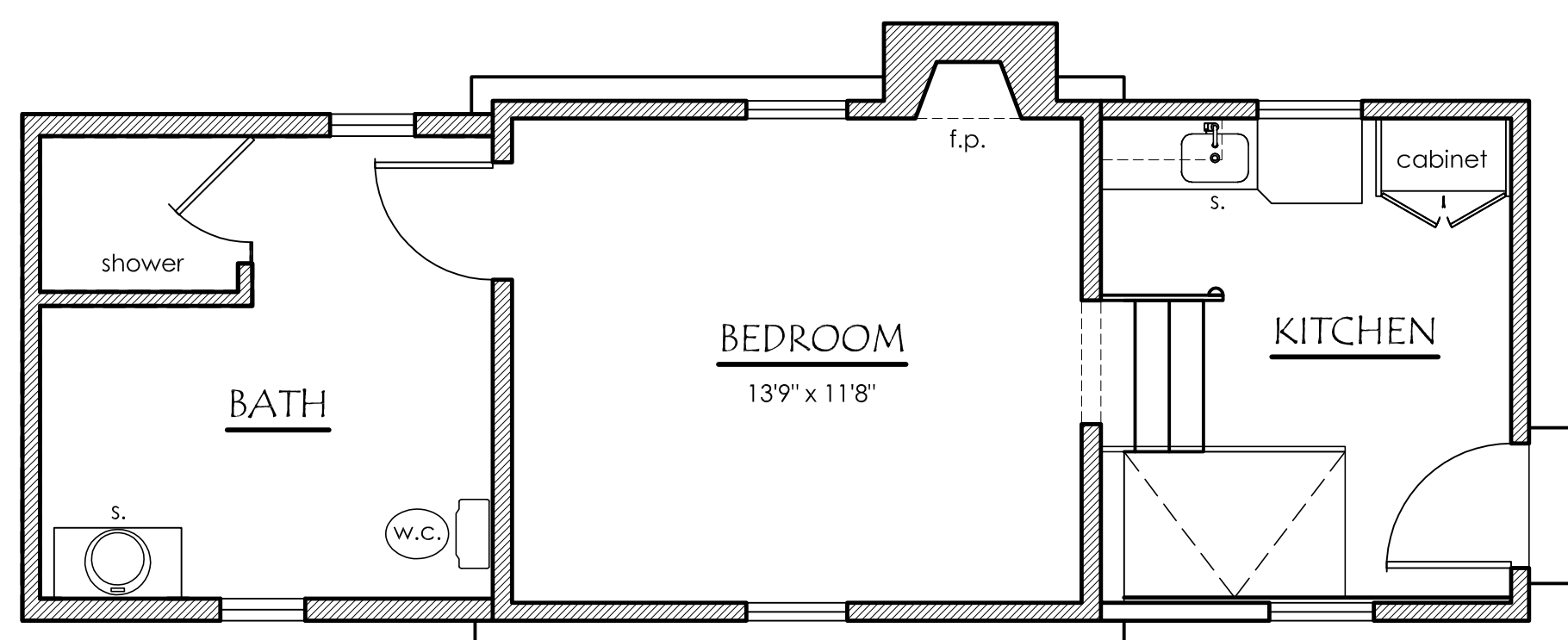
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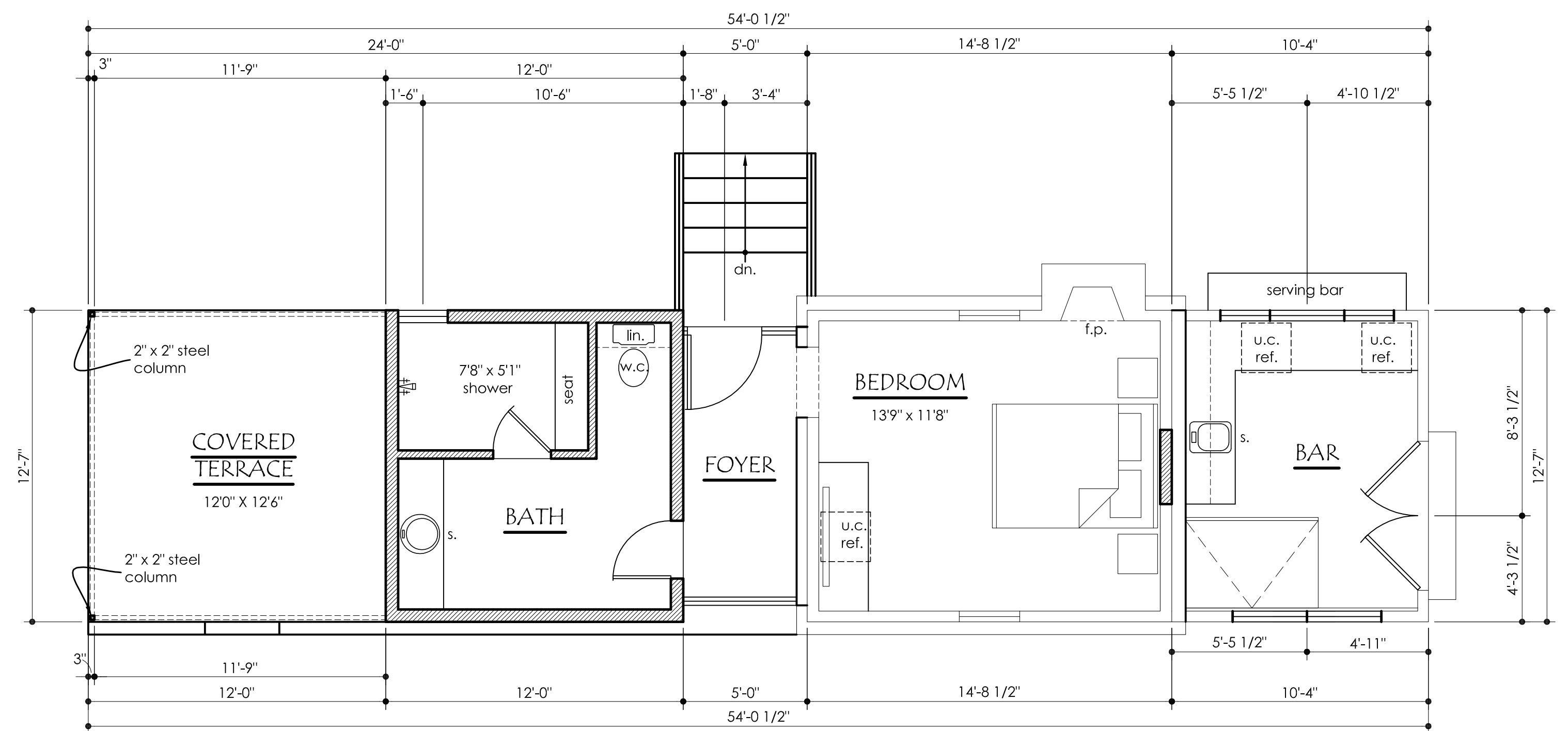
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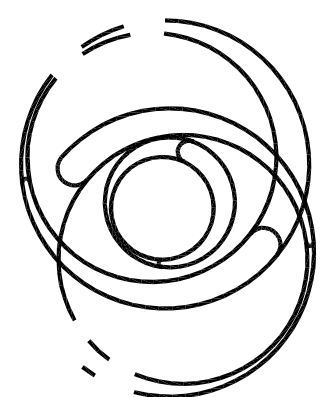
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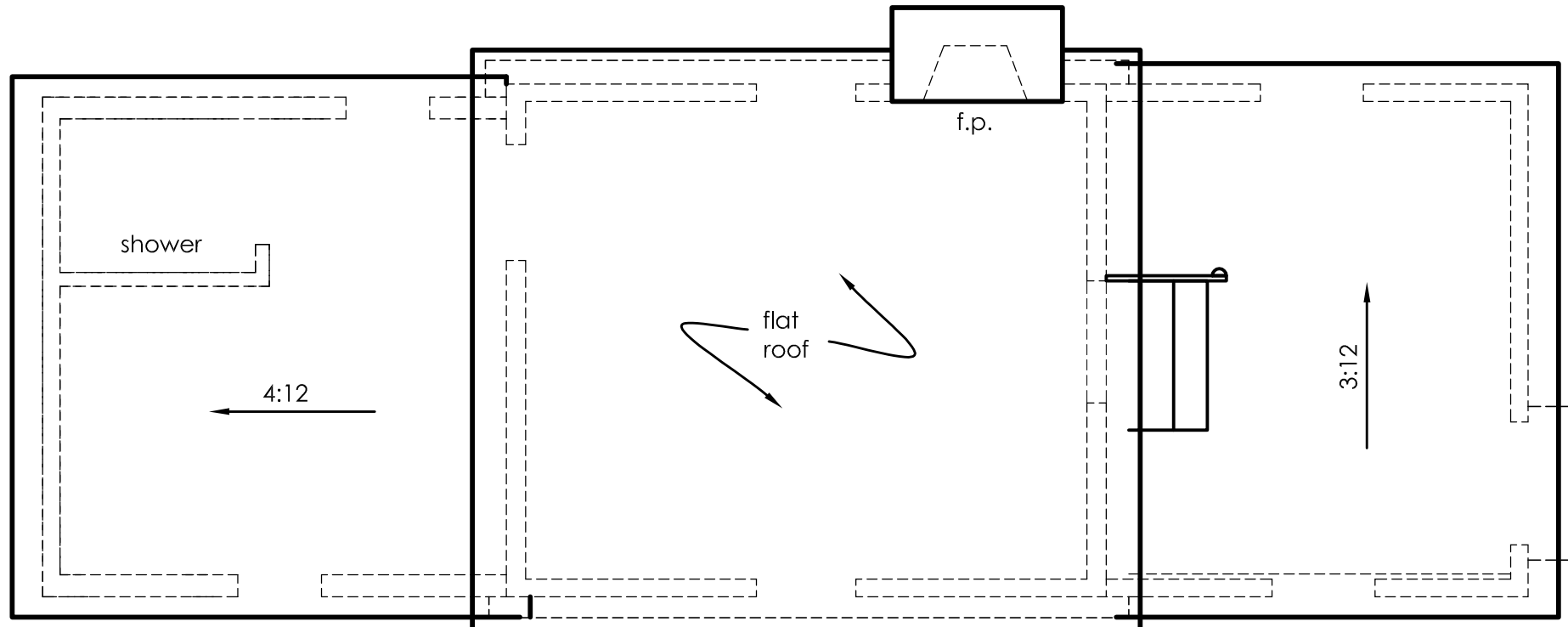
EXISTING PLAN
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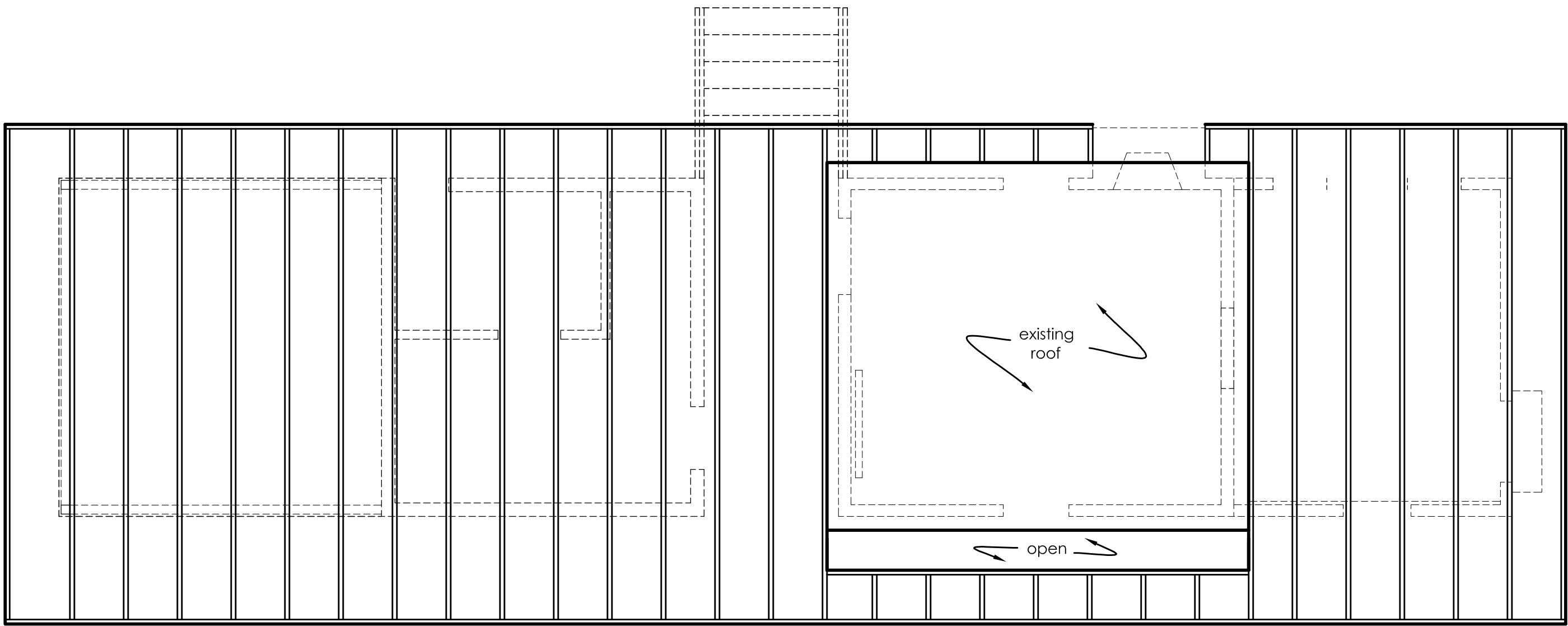
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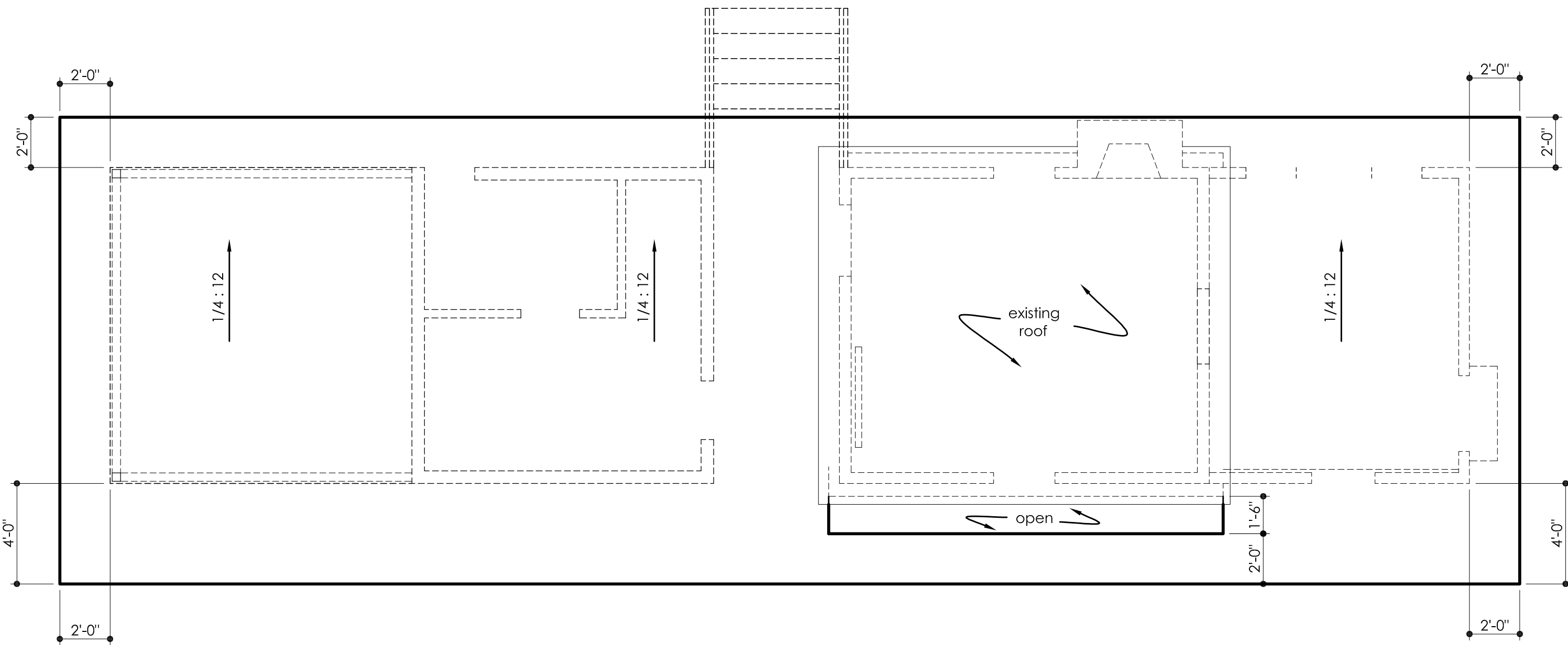
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EXISTING ROOF LAYOUT
1/4" = 1'-0"



NEW ROOF JOIST LAYOUT
1/4" = 1'-0"



NEW ROOF LAYOUT
1/4" = 1'-0"

Here is a general concept of our thinking for the fence at 110 N Bowie St

The red line on the survey represents a low *2 feet Limestone wall and 2 feet historic iron on top combination* (historic local pic of the Vanderschuken are attached for example)

This runs the full length of the the front of the lot on Austin street and a bit over half of the Bowie side (leaving complete visibility to the historic structures)

The solid blue line represents a *solid 8' limestone wall* located only at the corner of the Bowie side (helping to screen and secure property from the 24hrs service station and convince store) The photo of the classic wall with a triangle top is attache to show the type of wall we would like to build there.

The gas station, the garbage it produces, and bright light it's give off, and it's associated traffics and hour of operation are the main reason for the necessity of the wall portion in general. We do think it will also be aesthetically pleasing as well, however its functionality are majorly needed at this point in time.

The blue dots represent a transition between the two.. which we are still examining.. and costing as well, as this is not an inexpensive concept in general.. we are thinking it will be a trasition in height between the two, probably *6' and a combination of stone and iron as well..*

Please let me know the next steps. Attached are the survey with the Marker line where we are proposing those fence. And an images of stone wall and iron fence combo and an image of that will be the concept for the corner wall

Thank you,





















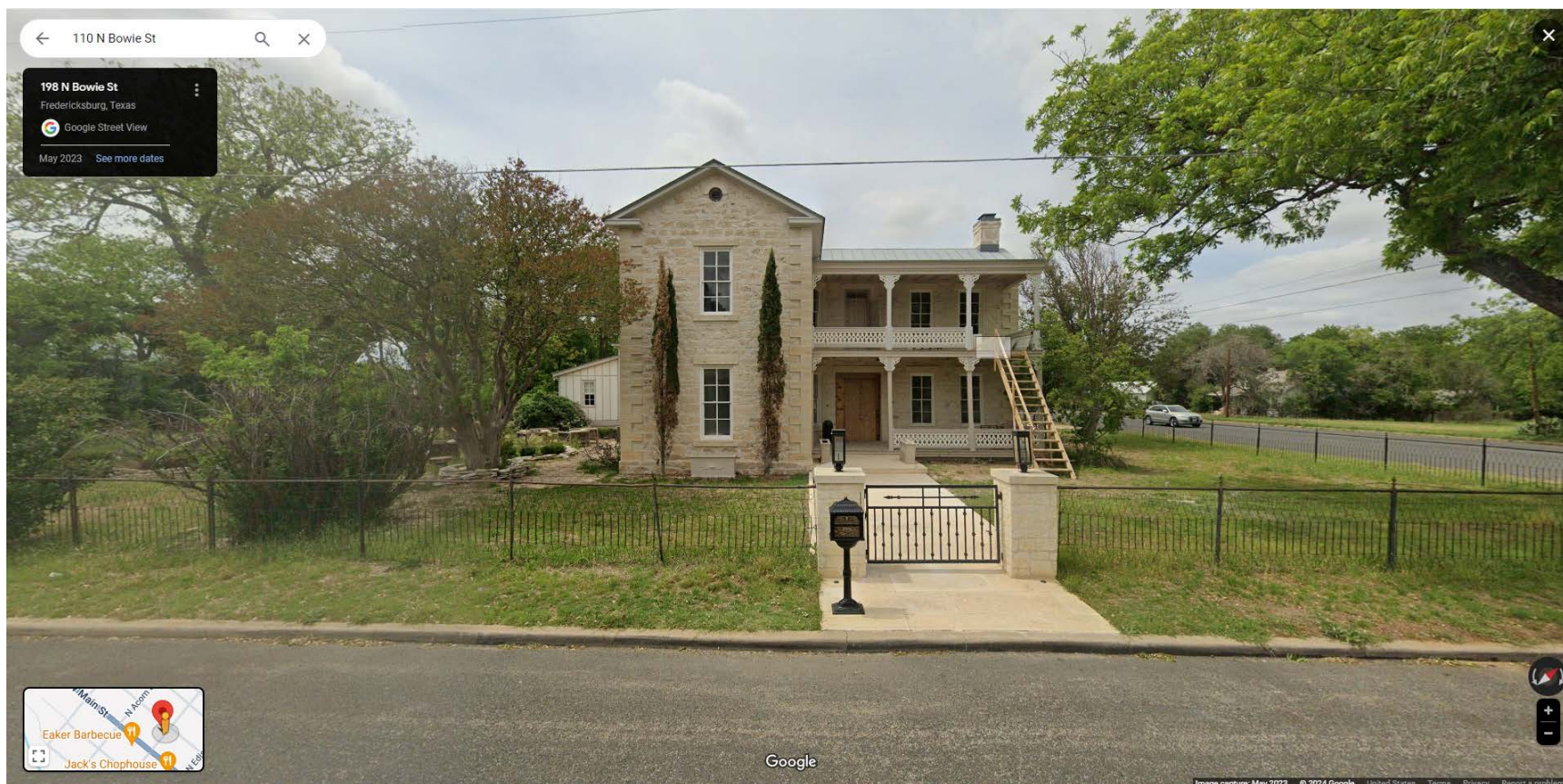
















HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM:

MEETING DATE: March 12, 2024

CATEGORY: INDIVIDUAL CONSIDERATION

CAPTION: 24-24 - 209 S Adams - SKT Architects - Demolition of non-historic additions with a new one-story addition to the rear and new storage.

PRESENTATION:

SUMMARY:

Application Number: Z-24-24

Address: 209 S Adams

Rating: Medium

Zoning: [Central Business District \(CBD\)](#)

Owner: Holy Ghost Lutheran Church

Applicant: SKT Architects, Randy Stehling

The applicant is requesting a Certificate of Appropriateness for:

1. demolition of a non-historic addition and carport
2. renovation of the existing historic structure including porch repair, roof in-kind replacement, window repair, siding repair
3. construction of an 862 sq ft storage facility in rear

The medium rated resource has been vacant for several years and was a laundromat and a residence prior to its vacancy. The property is part of the Holy Ghost Lutheran Church campus and is intended to operate as the home for the quilting group. Several changes to the property, including the site, will need to take place to make the property functional, such as relocating the driveway to East Creek Street and adding parking at the rear as well as the partial demolition and renovation of the primary building.

BACKGROUND:

3.2.5 Porches:

Maintenance Preserve, maintain, and clean historic porch and exterior stair materials and features according to accepted preservation techniques, unless deteriorated beyond repair (Appendix G, SOI Standards 2, 5, 6, 7).

3.2.6 Walls:

- (i) If historic wall materials are deteriorated beyond repair, patch the smallest area necessary to prevent the spread of deterioration to the surrounding fabric (SOI Standard 6).
- (j) If replacement of historic exterior wall materials is necessary, choose a material identical in dimensions, profile, reveal, and texture to the historic material as closely as possible given available options (SOI Standard 6).

(l) Historic-age foundation skirting should be preserved; new foundation skirting should be appropriate for the age and style of the building (SOI Standards 2, 5, 6).

3.3 - Additions

The addition should avoid damaging or obstructing character-defining features (a) and should make use of a hyphen to differentiate the massing from the original main house (d). Additions may gain additional height the further they are set back with a maximum height no more than 10 ft taller than the historic building (f). As the addition has been designed at the rear of the property, it allows the front of the resource to maintain visual emphasis and places the focus on the details such as the windows, door and gingerbread of the porch. The use of a stucco hyphen makes a clear delineation between the original resource and the modern addition and the removal of the bulky addition to the south, opens up additional character that was previously covered by CMU and provides more visual opportunities for both the historic resource and green space.

3.4.1 - Lot Coverage

The site plan should be developed so that it reflects the character defining features of the neighboring complex types (b) and the site should be developed in accordance with historic development patterns (c). Appropriate setbacks from the property line must be consistent with the surrounding context (d) and setbacks between the accessory and primary buildings of 10 ft must be maintained (e). The proposed site development provides more opportunity for greenspace with parking located at the rear, which is consistent with the neighboring context. In addition, the requested accessory building is more than 10 feet from the primary building, and is compatible in both context and location.

STAFF RECOMMENDATION:

Staff toured the property with the applicant and worked with the applicant on concerns with the original application. The applicant responded to feedback and updated drawings. Staff commends the applicant/owner for taking on the rehabilitation of this important property. The proposed demolition of the non-historic additions will expose an early historic-aged addition. The new additions are appropriate in scale, mass, and materials. The proposed rehabilitation work will bring the property back to its former glory. Staff recommends approval as presented.

ATTACHMENTS:

1. Revised Plans

APPROVAL/REVIEW:



Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to scollier@fbgtx.org

Subject Property Address Date Submitted
Owner name: Phone #
Owner Address:
Authorized Applicant: Phone #

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Applicant E-mail:

Desired Start Date:

Desired Completion Date:

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. (attach another sheet if necessary)

Plans for the project include exterior renovations, demolition of non-historical additions, and adding a new one story addition to the rear of the building. The scale and detail of the addition remain consistent with the original concept and include a siding clad/stucco exterior, wood windows, and standing seam metal roofing. The existing building is 3,825 SF, but will be 2,500 SF after renovation. Exterior paint colors will be selected and submitted for approval at a later date. Additionally, proposing to enlarge existing storage building with construction to match existing.

Attach supporting documentation in jpeg or pdf: ☐ paint color ☒ color photographs ☒ site plan
☒ elevations & floorplans ☐ material specifications. Applications are incomplete without supporting documentation.

Staff to complete

Application #

Year Built:

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning:

Historic Review Board Meeting Date

Application Fee \$10 COA#

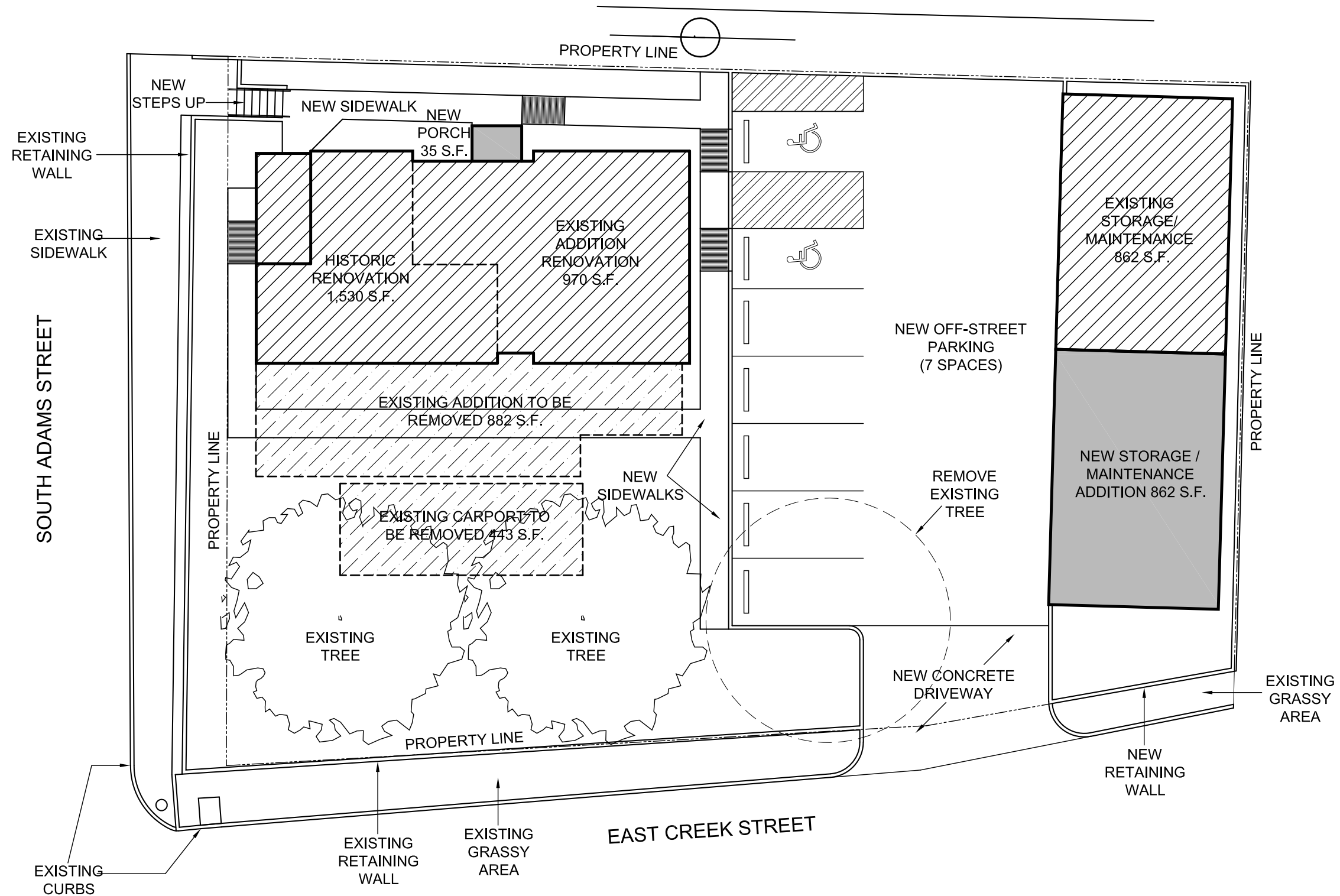
Survey Rating:

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature

Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.



SITE PLAN

1/16" = 1' - 0"

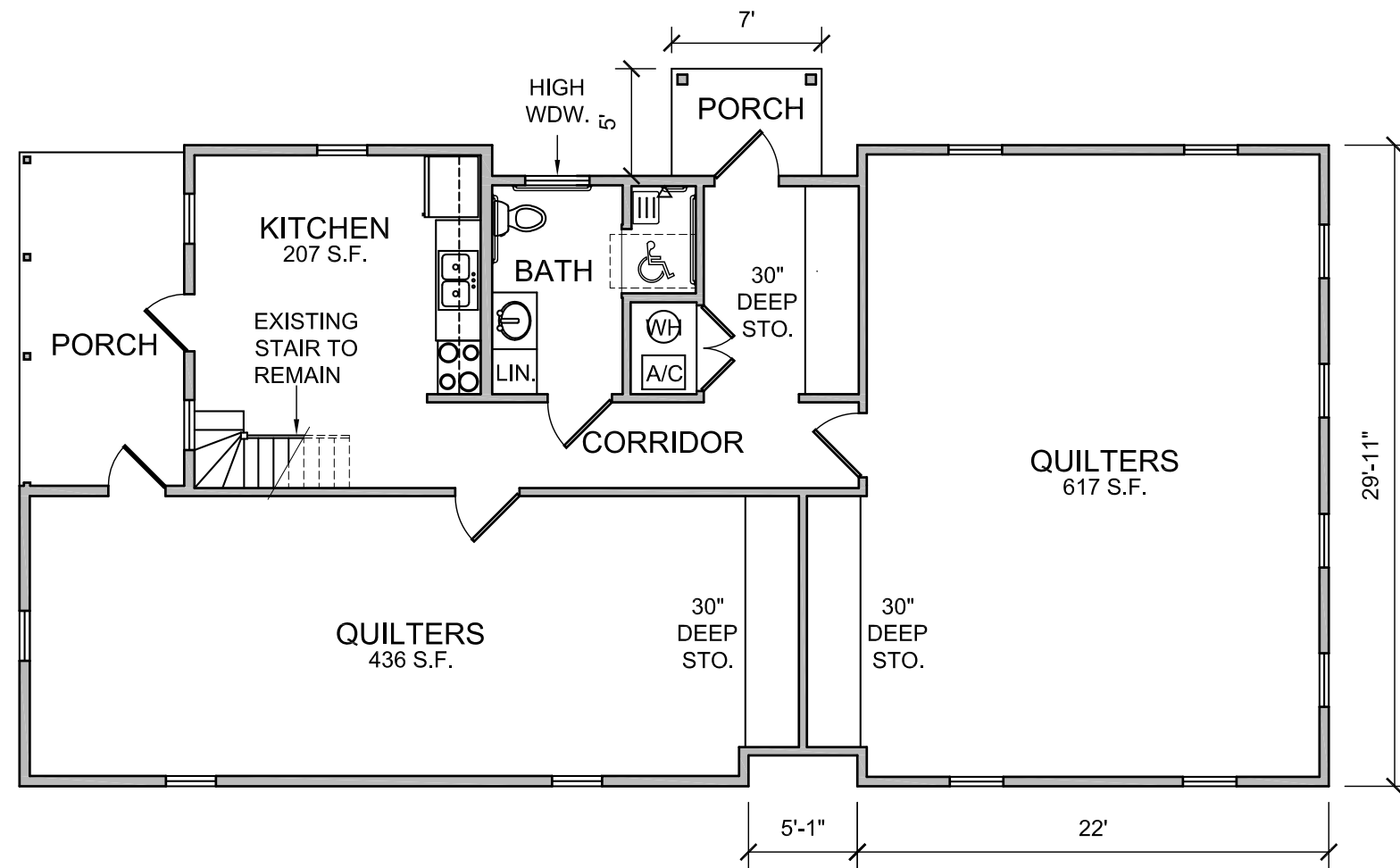


RENOVATION OF 209 SOUTH ADAMS FOR HOLY GHOST LUTHERAN CHURCH

CONCEPTUAL DESIGN

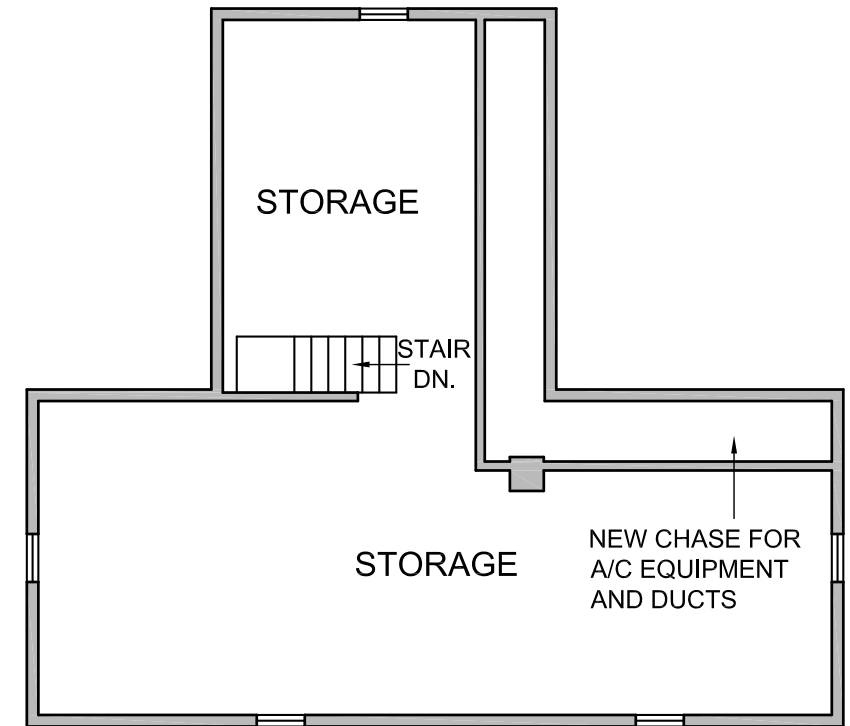


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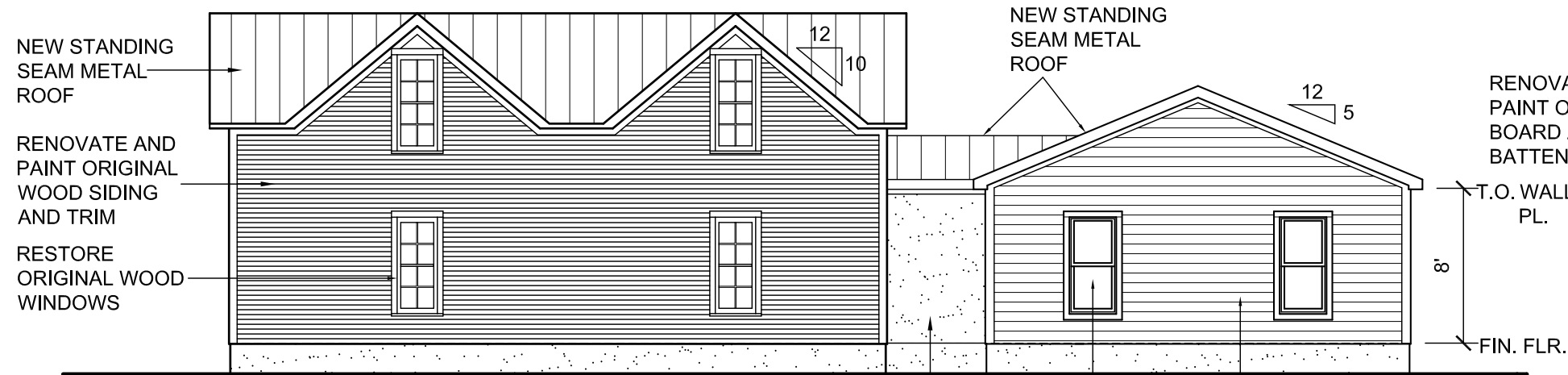
FIRST FLOOR PLAN

1/8" = 1' - 0"



FIRST FLOOR PLAN

1/8" = 1' - 0"



SOUTH ELEVATION

1/8" = 1' - 0"



WEST ELEVATION

1/8" = 1' - 0"

RENOVATION OF 209 SOUTH ADAMS FOR HOLY GHOST LUTHERAN CHURCH

CONCEPTUAL DESIGN

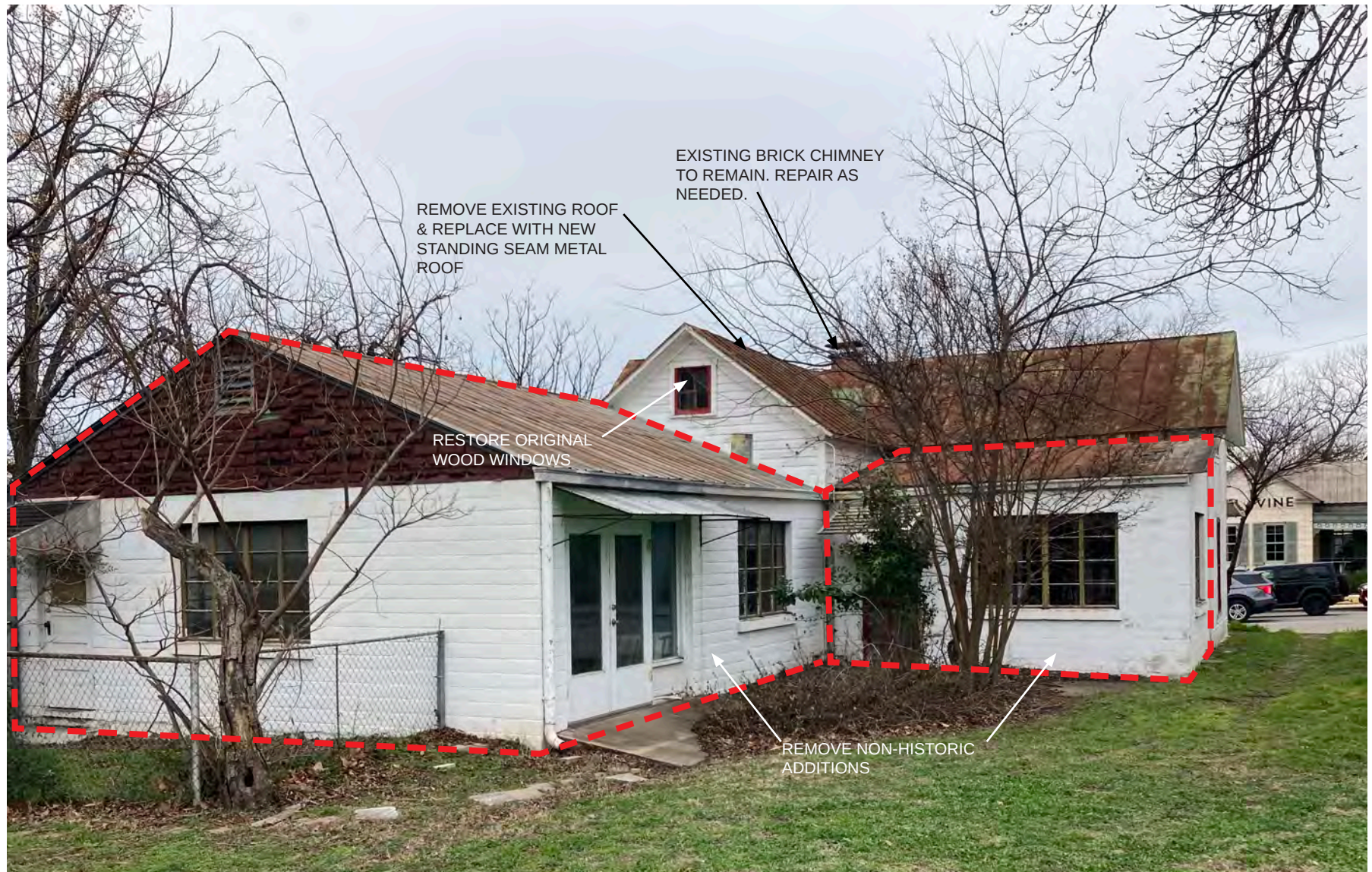


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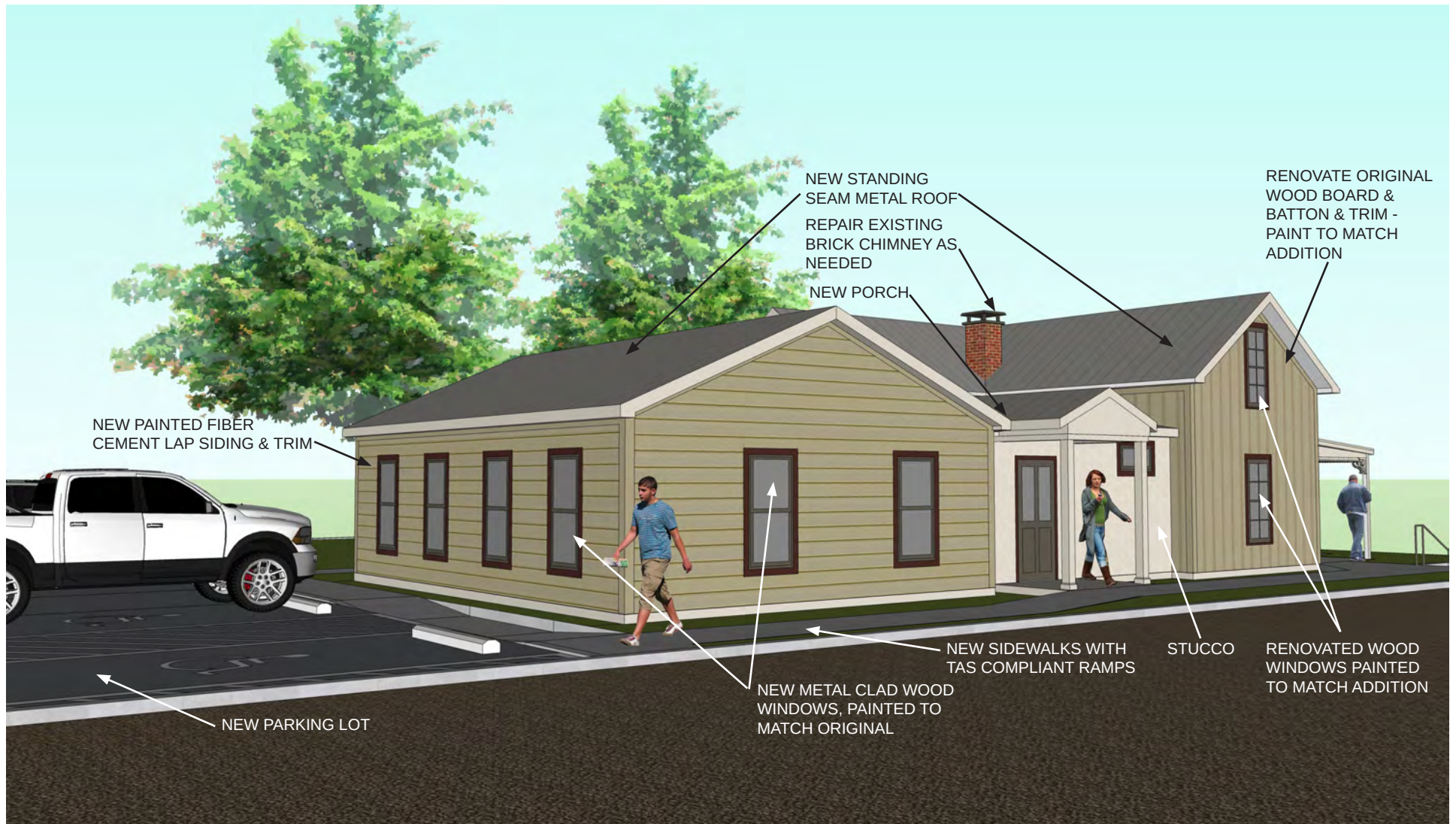






EXISTING STORAGE SHED
- SEE RENDERINGS FOR PROPOSED ADDITION











HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

FROM:

MEETING DATE: March 12, 2024

CATEGORY: INDIVIDUAL CONSIDERATION

CAPTION: 24-30 - 210 W Ufer - *Chauncy & Sara Howell* - Replace exterior siding and windows on west, south and east sides of house.

PRESENTATION:

SUMMARY:

Application Number: 24-30

Address: 210 W Ufer

Rating: Low The property consists of a low-rated home with no primary style, constructed between 1924 -1938. In 2020, the property was approved for a partial demolition and addition to the main residence.

Zoning: R1, Single Family Residential

Owner: Chauncy & Sara Howell

The applicant requests A Certificate of Appropriateness to:

1. replace siding on the west, south and east sides of the 1930s portion of the house. The new siding will be custom milled to match what is currently on the home.
2. replace the windows on the west, south and east sides of the building with Kresmark 200 series vinyl windows in a pebble stone color.

BACKGROUND:

3.2.6 - Exterior Walls

It is recommended that the exterior wall material be retained (a). However, if the material is not salvageable, the siding may be replaced with material that is identical in dimensions, profile, reveal and texture (j) as proposed by the applicant.

3.2.8 - Windows

It is recommended that all existing windows, screens and shutters be maintained unless they are beyond repair (a). If replacement windows are necessary, the new windows should match the dimensions, profile and configuration of the historic window (e). In addition, the new windows should maintain the same spatial relationships, including depth and dimension, as existed historically relative

to window frames, exterior wall planes and other features (f). The use of vinyl may be appropriate (f).

STAFF RECOMMENDATION:

While the house as a low rating due to significant additions and alterations, the remaining original material has historic value and should be retained where possible, or replaced in kind. The original 4/4 wood windows should be replaced in-kind, not with vinyl windows. A wood-clad window with the same light pattern would be acceptable replacement. The wood repair and in-kind replacement is appropriate. The new fire pit is not readily visible from the street and will not impact the integrity of the property.

ATTACHMENTS:

1. 2024 Certificate of Appropriateness Application
2. 210 West Ufer Scope of Work 2024 plan
3. 2Siteplanfire
4. 11 Left and Rear Elevation
5. 10 Front and Right Elevation

APPROVAL/REVIEW:



Certificate of Appropriateness Application

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City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to ahudson@fbgtx.org

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Attach supporting documentation in jpeg or pdf: ☒ paint color ☒ color photographs ☒ site plan
☒ elevations & floorplans ☒ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application #

Year Built:

Eligible for Administrative Approval ☐ Yes ☐ No

Zoning:

Historic Review Board Meeting Date

Application Fee \$10 COA#

Survey Rating:

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature

**Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits
and do not take the place of building permits.**

210 West Ufer

Chauncy and Sara Howell

Application for Certificate of Appropriateness

Expected Start Date: 4/08/24

Seeking approval for exterior work of the 1930 portion of the home. This portion of the home, has the original siding from what we can tell. The siding on the west side of the house is in very poor shape, either rotted, or missing completely. Siding on the front of the house is pretty good shape, and the east side is in ok shape, but parts need to be replaced. Windows on the west side have rotted out, and front porch windows have no energy value to them. The windows on the east side were replaced in the late 90's and are ok, but don't match other windows or the new ones we were approved for the recent addition in the back.

We will be removing the siding and windows on the west, south, and east sides of the house. Fixing any framing material need, installing new energy efficient windows, possibly running new wires, installing spray foam from the outside and then re-sheathing and residing. The siding is going to be a custom milled siding piece to match what is currently on the 1930 portion of the house.

The siding will be painted with what the same colors that the recent addition was done with and that is Red Barn SW 7591 for the siding and the trim is Compatible Cream SW 6387. The windows will be replaced with Krestmark 200 series <https://westlakeroyalwindows.com/krestmark-collection/>, vinyl, and pebble stone color.

Also, during this time we will be upgrading the courtyard section of the house with a fireplace similar to the one attached however made out of white limestone.



Fireplace example



siding example

Additional information 3/1/24 – added pictures of the Front, west and east side of the house. As you can see the front is in decent shape from being under the front porch. The East side is in OK shape, and

could probably just be sanded down and repainted. The west side for sure has some structural rot and will need some framing redone. The windows are a mix of a little bit of everything. The ones in front on the porch are in pretty good shape and could be reused. The ones on the left side of the house is starting to rot at the bottom sash. The windows on the right were replaced in the 90's according to the stamp on the glass.



Front of house



West side of house



West side of house rot



West side of house rot



West side of house window



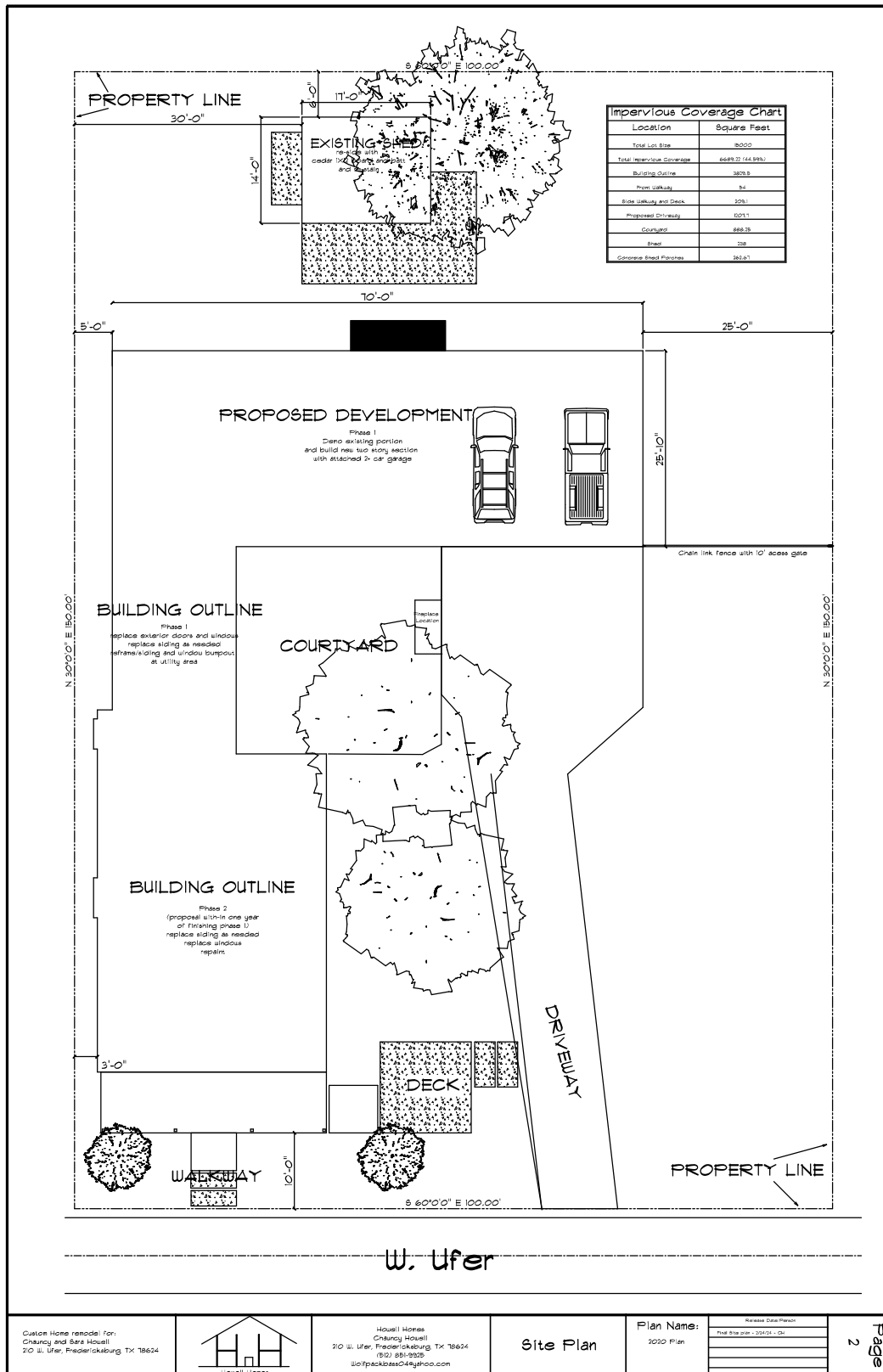
East side of house



East side of house

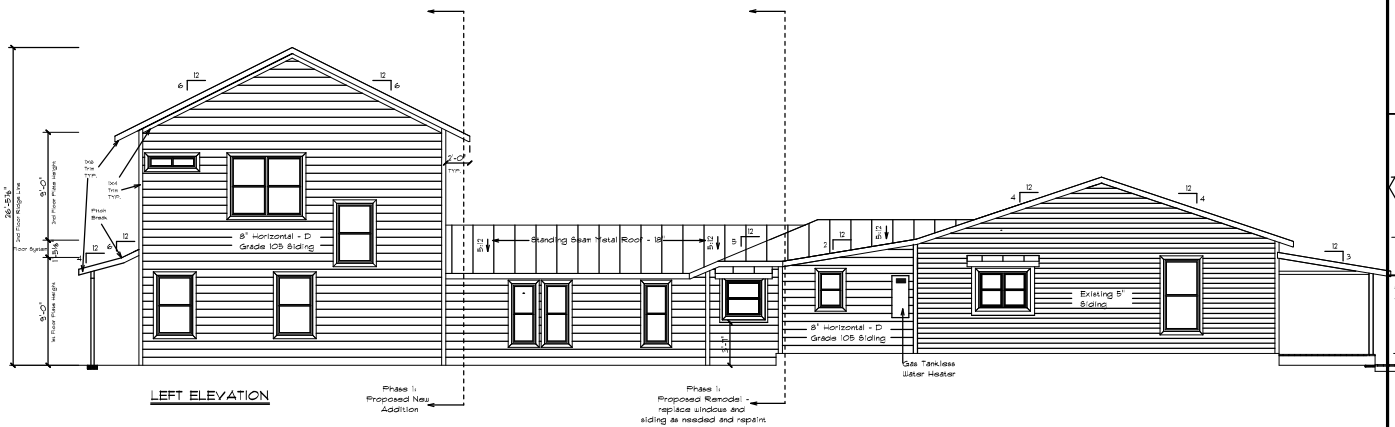


East side windows replaced in the 90's





REAR ELEVATION

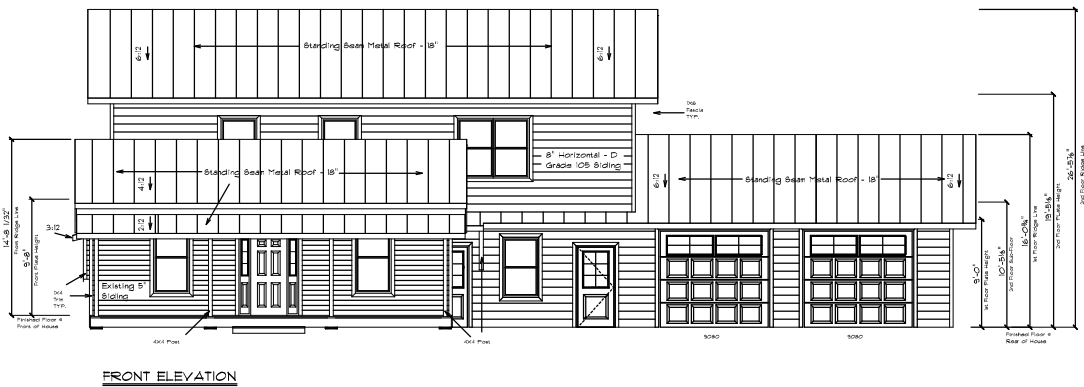


LEFT ELEVATION

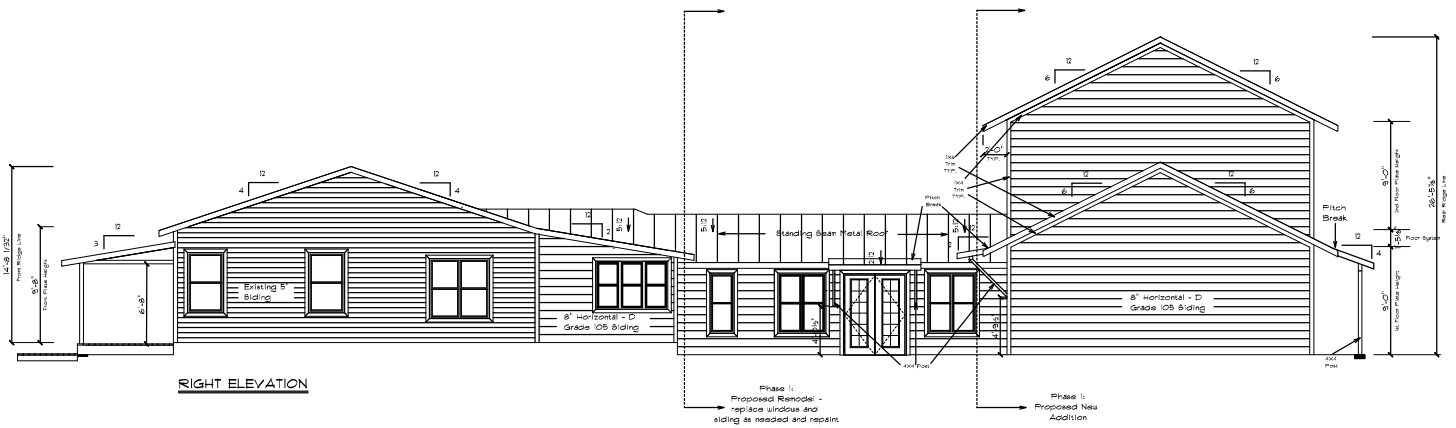
Phase I:
Proposed New
Addition

Phase I:
Proposed Remodel -
replace windows and
siding as needed and repaint

Gas Tankless
Water Heater



FRONT ELEVATION



RIGHT ELEVATION