



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, May 14, 2024 ~ 5:30 PM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

David Bullion, Chair
Jessica Mittel, Vice Chair
Sharon Joseph, Member
Robin Cowsar, Member
Cyd Donnell, 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 May 14, 2024, at 5:30 PM. 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 May 14, 2024.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to scollier@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. April 9, 2024, Regular Meeting Minutes

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. **2024-145 - 606 W Schubert** - New Front Yard Fence

- B. **2024-148 - 110 N Bowie** - New Front Yard Fence
- C. **2024-223 - 606 W Creek** - window replacement, building Additions including porte cochere, new garage, addition of historic brick chimney and changes to pool house veneer - Todd Eidson

6. **DISCUSSION ITEMS**

- A. 107 W San Antonio Demo By Neglect
- B. 413 E Main Demo By Neglect
- C. 311 E Travis Demo By Neglect Update
- D. 413 W Creek Demo By Neglect Update
- E. Director's Report

7. **ADJOURN**

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM on May 9, 2024, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelby Collier
Senior Planner

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
APRIL 9, 2024
5:30 PM

On this 9th day of April 2024, the Historic Review Board convened in regular session at the Law Enforcement Center located at 1601 E. Main Street, with the following members present to constitute a quorum:

PRESENT: DAVID BULLION
 JESSICA MITTEL
 ROBIN COWSAR
 SHARON JOSEPH
 JOE SALINAS
 SAM CHILDERS
 AMY SLAUGHTER
 RICHARD LAUGHLIN – Arrived at 5:32 PM

ABSENT

ALSO PRESENT: ANNA HUDSON – Director of Development Services
 ELIZABETH YELVERTON– City Attorney Staff
 SHELBY COLLIER – Senior Planner

David Bullion called the meeting to order at 5:32 PM.

MINUTES

Sharon Joseph made a motion to approve the March 2024 Historic Review Board meeting minutes with corrections provide by Robin Cowsar and Amy Slaughter. Seconded by Sam Childers. All voted in favor and the motion carried.

PUBLIC COMMENT

APPLICATIONS

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

Chauncy Howell presented the application. He stated that after visiting with Mrs. Anna Hudson, he agree that the siding material on the east and south side is salvagable but the west side will need to be replaced. In addition the windows can be repaired instead of replaced as several of the original wood windows are in decent shape.

Shelby Collier, Senior Planner, stated that applicant is requesting a certificate of appropriateness to replace siding on the west side of the 1930's portion of the home and to repair the wood windows. The property consists of a low-rated home with no primary style constructed between 1924-1938. The applicant is also requesting permission to construct a firepit at the rear of the property.

Staff recommends approval of the revised application that includes replacement of siding along the west side of the 1930's home as well as window repair with in-kind materials.

Richard Laughlin questioned the location of the requested fire pit. The fire pit was identified to be located outside of the rear setback.

Sam Childers made a motion to approve Application #24-30 per Staff recommendation. Seconded by Sharon Joseph. All voted in favor and the motion carried.

Application #2024-18 – 222 W Centre – D&D Construction, Robert Duncan – New Construction of a one-story, two-car garage and storage area.

Jessica Mittel recused herself and left the table.

Katy Culver with Kerrville Design Build presented the application. She stated that it was their desire to construct a one-story, two-car garage with additional storage at the rear of the property using an existing alley for access.

Shelby Collier, Senior Planner, stated that Staff had worked with the applicant for several months as the original application included a third accessory dwelling unit that was not allowed by the base zoning. The applicant revised their request and are now submitting for a one-story, two-car garage and storage area that will consist of board and batten smart siding and a standing seam roof. The requested construction will be located at the rear of the property and will utilize an existing alley for access.

As part of the review Staff referenced Sec. 3.4.1 lot coverage and Sec. 3.4.3 accessory buildings and found that the proposed size of the structure which is 1,211 sq ft is significantly larger than the existing 1,056 sq ft main residence. In addition the applicant is requesting a black and white color palette that is not in keeping with the historic design guidelines.

Staff recommends approval conditioned upon the reduction of the structure to 800 sq ft and a lighter color palette.

Katy Culver stated that the applicant plans a large addition for the main residence as the ownership plans to relocate to Fredericksburg. Katy went on to say that the ownership intends to work with the City and the Board to develop the property.

Sam Childers asked if the owners would be willing to reduce the garage to 800 sq ft.

Katy Culver said she believed the owner would be agreeable to a reduction in size.

Sharon Joseph asked if she should make a motion to table the application.

David Bullion said that the board could approve with conditions.

Amy Slaughter said that she was not comfortable with providing conditional approval without seeing new drawings. She would like the applicant to return.

Sharon Joseph made a motion to Deny Application 2024-18. All voted in favor and the motion carried.

Application #2024-82 – 206 N. Orange – Stan Klein – Demolition and Reconstruction

Stan Kelin presented the application. The property is a one-story that previously obtained approval to remodel the property and provide an addition. The structural engineer reviewed the property and determined that the foundation was not salvageable nor was the interior of the building due to extensive water damage resulting in black mold.

Sharon Joseph asked if this property had been received a demolition by neglect letter.

Stan Klein stated that yes it had received a letter. The ownership than added a tarp to the roof until the new roof could be placed on the strucutre resulting in increased humidity in the home and the creation of black mold. Stan went on to say that the plan is to dismantle the building and reassemble with new materials as needed.

Sharon Joseph commented that she has no opposition to the demolition, she just wanted to bring the importance of demolition by neglect to the Boards attention.

Anna Hudson, Director of Development Services, stated that she is an advocate for preserving buildings, however, she was able to visit the property and confirmed that the building is not salvageable. She is confident that the original material is documented and could be replicated. In addition, the applicant requests permission to move the house forward 9 feet.

Amy Slaughter stated that she has no objection to the demolition and replication, but she does have concerns about moving the building forward.

Richard Laughlin said Stan Klein is presenting what has already been approved.

Jessica Mittel stated that she also has concerns regarding moving the building forward 9 feet and would recommend following staff recommendation that calls for moving the building forward 7 feet.

Sam Childers agrees with Amy Slaughter and Jessica Mittel.

Richard Laughlin made a motion to approve the application as presented. Seconded by Sharon Joseph. Jessica Mittel, Sam Childers and Amy Slaughter voted in opposition. All others voted in favor and the motion carried.

DIRECTORS REPORT

Anna Hudson, Director of Development Services, stated that there was nothing to report.

The Board requested an update on the status of the properties that have received a demo by neglect letter.

ADJOURN

With nothing further to come before the Board, Jessica Mittel moved to adjourn. Sharon Joseph seconded the motion. All voted in favor and the meeting was adjourned at 6:29 PM.

PASSED AND APPROVED this the 14th day of May 2024.

SHELBY COLLIER, SENIOR PLANNER

DAVID BULLION, CHAIRPERSON



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: May 14, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-145 - 606 W Schubert - New Front Yard Fence

SUMMARY:

The applicant requests a Certificate of Appropriateness to construct a 4 ft tall, split rail fence along the front of the property located at 606 W Schubert St. The fence would allow for a 10 ft opening at the driveway and would have a total footage of 95 ft.

FINDINGS:

Application Number: 2024-145

Address: 606 W Schubert

Rating: High

Zoning: R1, Single Family Residential

Owner: Joseph & Marjorie Oates

Applicant: Hill Country Fencing

Findings:

3.2.12 Landscape and Site Features

When reviewing requests, Staff evaluates the site as it relates to the resource. Items, such as fences, are a portion of the story told by the site. For this reason, adding front-yard fences where they were not present historically is not allowed. 3.2.12 (b). If the board finds that the fence is necessary to address a safety issue of undesirable use, the fence must be period appropriate and a maximum of 3 ft tall. 3.2.12 (c) The Secretary of the Interior's Standards advises against adding conjectural fencing to the building site and states that doing so creates an inaccurate appearance of the site. This determination would not apply if there was historical evidence of a fence having existed at the

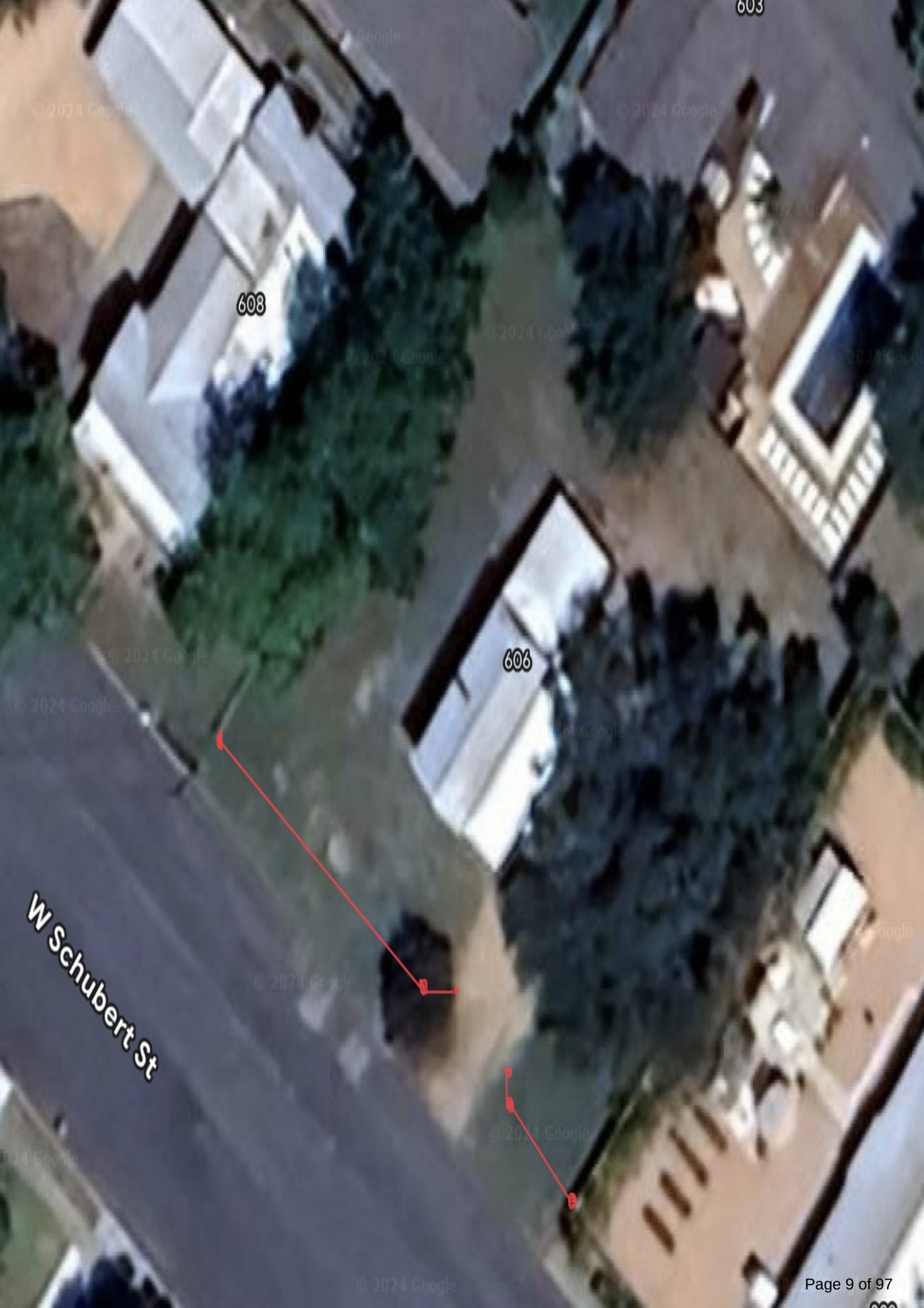
requested location. In that case, Staff may support the recreation of a historic front yard fence with photographic evidence proving the fence's existence.

STAFF RECOMMENDATION:

Staff does not recommend approval of the front yard fence as proposed. The materials are different from the existing side yard fences.

ATTACHMENTS:

1. Site Plan of Fence Layout
2. Fence Example
3. 606 W Schubert Photos



W Schubert St





Front of 606 W Schubert



Front of 606 W Schubert

chubert St
sburg, Texas
gle Street View





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: May 14, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-148 - 110 N Bowie - New Front Yard Fence

SUMMARY:

The applicant is requesting permission to construct a 6 ft tall masonry and iron fence to replace the existing historic fence with a unique wire loop pattern that includes tipped posts at the front of 110 N. Bowie.

FINDINGS:

In a previous meeting, the Board approved an 8 ft wall located at the south-east corner of the property and requested that the applicant return with drawings that depict the requested fence for the front of the property. The applicant has since returned with renderings that show a masonry and iron fence with a requested height of 6 ft. An existing fence is located along the front of 110 N. Bowie and includes a metal fence with a unique loop pattern that includes tipped posts. The existing and proposed fence/wall are located in the City right of way and City Council will need to take action to allow a new encroachment of the right of way.

Application Number: 2024-148

Address: 110 N. Bowie

Rating: High

Zoning: R1, Single Family Residential

Owner: Jordan Muraglia & Ricahrd Beaupre

Findings:

3.2.12 Landscape and Site Features

When reviewing requests, Staff evaluates the site as it relates to the resource. Items, such as fences, are a portion of the story told by the site and this site has long had a fence that surrounds the

property. The applicant is now requesting modifications to the fence that would provide the requested visual appeal for the applicant while maintaining the view of the High rated historic resource. With that said it is required that the front yard fence be a maximum of 3 feet tall 3.2.12 (c).

1.4.2.4 Exceptions

In a limited number of exception circumstances, the Board may vote to approve a COA application that meets the spirit of the Secretary Standards, but does not precisely meet the letter of these standards and guidelines. An exception may be granted if the application is found to be an exceptional design and Staff finds that the design as presented is in fact exceptional and meets the spirit of the guidelines but recommends a 4 ft fence as a 6 ft tall fence would require a variance for placement in the requested location.

STAFF RECOMMENDATION:

Staff recommends approval of the front yard fence with a maximum height of 4 feet from grade conditioned upon the fence incorporating details of the metal portion to be replicated based on documentation of the existing fence. Wrought iron or a similar material would not be an appropriate replacement.

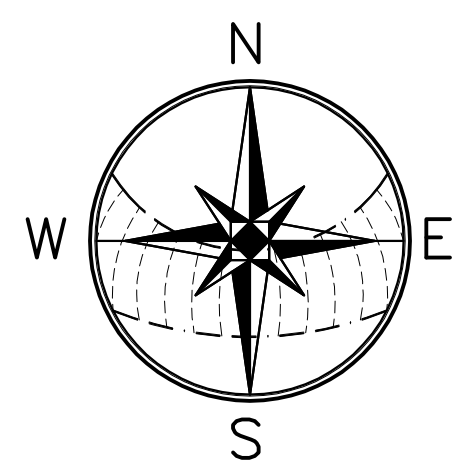
The existing and proposed fence/wall are located in the City right of way. City Council will need to take action to allow a new encroachment of the right of way.

ATTACHMENTS:

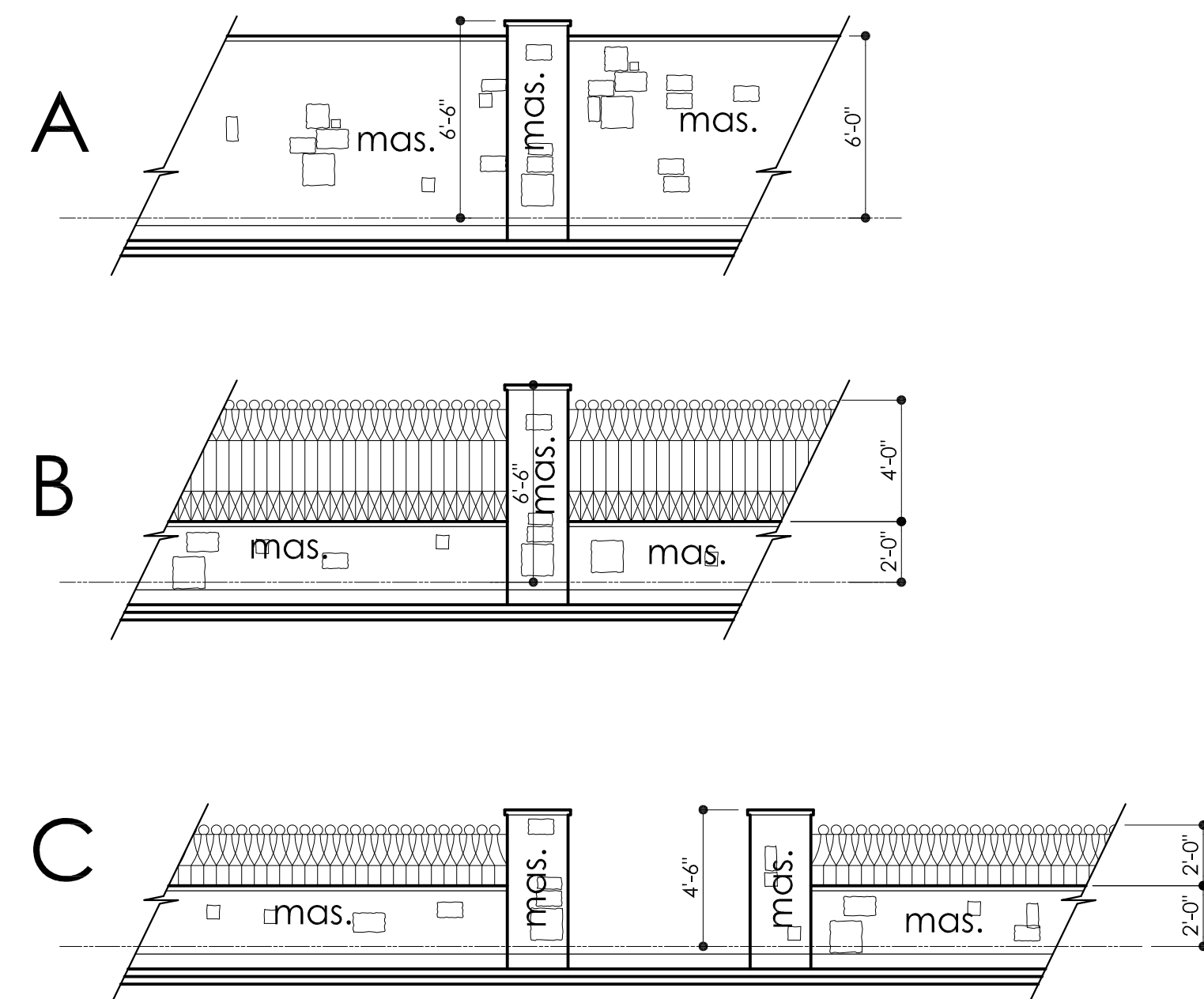
1. Fence Photos
2. 2024-148-110 n bowie front fence

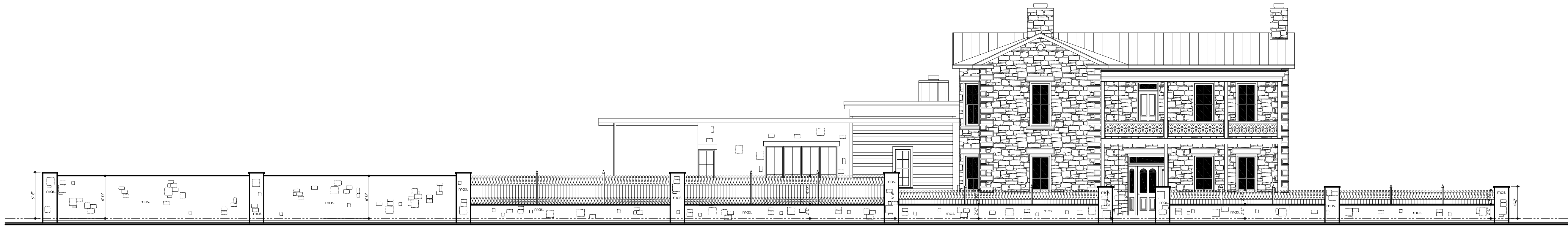






TOWNLOT 144
(0.501 ACRES)
20105292 G.C.O.P.R.





N. BOWIE ELEVATION
SCALE: 1/8" = 1'-0"



W. AUSTIN ELEVATION
SCALE: 1/8" = 1'-0"



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: May 14, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-223 - 606 W Creek - window replacement, building additions including porte cochere, new garage, addition of historic brick chimney and changes to pool house veneer

SUMMARY:

The applicant requests a Certificate of Appropriateness for the following:

Historic House:

- a. replace original wood windows with wood/aluminum clad windows
- b re-install original red brick chimney

2016 addition:

- c. construct a 487 sq ft addition over an existing concrete patio
- d. construct 334 sq ft porte cochere over existing driveway

New construction:

- e. construct 625 sq ft detached, two-car garage
- f. construct 958 sq ft detached pool house/ADU
- g. construct detached 140 sq ft green house
- h. construct detached 187 sq ft chicken coop & run
- i. new 6 ft tall, horizontal wood fence
- j. new pool.

FINDINGS:

The property is a High rated historic bungalow built in the 1920's and had a substantial addition added in 2016.

Application Number: 2024-145

Address: 606 W Creek

Rating: High

Zoning: R1, Single Family Residential

Lot Size: 20,000 sq ft

Existing Residence: 2,640 sq ft

Owner: Grace Family LLC

Applicant: Sierra Homes

Findings:

Design Guidelines

Historic House:

a. replace original wood windows with wood/aluminum clad windows:

3.2.8 Windows: The resource currently has wood windows that are required to be maintained and repaired 3.2.8 (a) (b) not replaced with a different material unless damaged beyond repair. 3.2.8 (e)(f)

b. re-install original red brick chimney

3.2.4 Chimneys: It is required that historic chimneys be maintained. 3.2.4 (a) in this instance, the chimney was removed at some point and if the applicant is willing to replace it based on historical photos.

2016 addition:

c. construct a 487 sq ft addition over an existing concrete patio

d. construct 334 sq ft porte cochere over existing driveway

3.3 Additions: The property added a substantial addition in 2016. The addition of the porte cochère and new addition as proposed would connect to the 2016 addition. With that said, the proposed additions overwhelm the historic house which gets lost in the mass. Furthermore, the property is high rated, it does not allow for a side addition unless it is determined that a rear addition is not feasible. 3.3.(c) An addition should make use of a hyphen to connect the addition to the historic building and minimize the impact on the adjoining historic building fabric. 3.3.(c) In this case, the addition is enclosing an existing porch off the west side of the house resulting in a 487 sq ft increase in living square footage and constructing a 334 sq ft porte cohere on the east side.

New construction:

e. construct 625 sq ft detached, two-car garage

f. construct 958 sq ft detached pool house/ADU

g. construct detached 140 sq ft green house

h. construct detached 187 sq ft chicken coop & run

3.4.1 Lot Coverage - 3.4.3 Accessory Buildings: The proposed pool house/ADU is 958 sq ft and within the required maximum of 2,640 sq ft, which is the size of the residence. The ADU is not allowed to cover a larger footprint than the main residence 3.4.1.(g) The requested garage is 625 sq ft and within the maximum 800 sq ft allowed for accessory buildings 3.4.1.(h). The location of the pool

house/ADU as well as the garage follow the traditional development patterns of the neighborhood as they are located at the rear of the property and appropriately set back behind the high rated resource. 3.4.1 (c)(e) The garage and pool house/ADU are single story and the design identifies them as newer construction with materials that complement the existing resource 3.4.3.(h) (k).

There is an existing shed and covered patio on site and the addition of the greenhouse and chicken coop would bring the total accessory building count to 4 and would require a variance as the maximum number of accessory buildings allowed onsite is 2. Sec 8.250 of the Zoning Ordinance. 4 Accessory buildings is visually overpowering to the high rated property and not typical of the traditional development patterns 3.4.1.(c).

i. new 6 ft tall, horizontal wood fence

3.2.12 Landscape and Site Features: The requested fencing is appropriate and complements the existing fencing onsite to the west and east of the property.

j. new pool.

3.4.1 Lot Coverage: Pools are becoming increasingly popular and are not specifically identified in the Historic Design Guidelines and Standards, however, the location of the proposed pool is appropriate as it is located behind the main residence but centrally located to the property and serves as recreational use 3.4.1 (c)

STAFF RECOMMENDATION:

This application consists of many requests and Staff found that the overall request would negatively impact the integrity of the site. The small bungalow on a large lot will soon be overpowered by large additions and new construction. Staff recommends pulling back on the number of new buildings and additions. If requested to consider each item individually, Staff would recommend the following:

Historic House:

- a. replace original wood windows with wood/aluminum clad windows - Deny
- b re-install original red brick chimney - Approve

2016 addition:

- c. construct a 487 sq ft addition over an existing concrete patio - Deny
- d. construct 334 sq ft porte cochere over existing driveway - Deny

New construction:

- e. construct 625 sq ft detached, two-car garage - Approve
- f. construct 958 sq ft detached pool house/ADU - Approve
- g. construct detached 140 sq ft green house - Deny
- h. construct detached 187 sq ft chicken coop & run - Deny
- i. new 6 ft tall, horizontal wood fence - Approve
- j. new pool. - Approve

ATTACHMENTS:

1. 2024-223-site plan and renderings



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

email completed applications with required supporting documentation to
ahudson@fbgtx.org

Subject Property Address	606 W CREEK	Date Submitted	4/22/24
Owner name:	GRACE FAMILY LLC	Phone #	401-704-8234
Owner Address:	606 W CREEK		
Authorized Applicant:	TODD EIDSON	Phone #	830-997-5020
Applicant Signature:	Todd Eidson	Applicant E-mail:	todd@fbggreenbuilder.com
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.		Desired Start Date:	07-01-2024
		Desired Completion Date:	07-01-2025

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.

SEE ATTACHED PROJECT NARRATIVE
(attach another sheet if necessary)

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	paid
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.



**GRACE PROJECT
606 West Creek Street**

Original House circa 1920:

Re-install original red brick chimney with simple black metal spark-arrestor
Replace existing wood sash single-pane windows with Marvin "Ultimate" all-wood 1-over-1 lite double-pane double-hung windows painted Kelly-Moore "Simply White" to match existing

Existing House (2016 Addition) New 'Bump-Out' at Hyphen:

Frame new 487 square feet Living Room over existing concrete Patio slab
Pattern #117 wood siding to match existing painted Kelly-Moore "Simply White" to match existing
Detailed wood corbels and fascia to match existing
Marvin "Ultimate" aluminum-clad full-lite fixed windows & swinging french doors "Stone White" to match existing
Red brick chimney to complement re-installation of existing chimney
Berridge "Zinc Grey" standing-seam metal roof with ridge cap to match existing
"White" k-style gutters and box downspouts to match existing
Exterior light fixtures as per inspiration photo attached (Dark-Sky compliant)

Existing House (2016 Addition) New Porte Cochere:

Frame new 334 square feet covered parking over existing concrete driveway
Pattern #117 wood siding to match existing painted Kelly-Moore "Simply White" to match existing
Detailed wood corbels and fascia to match existing
Tapered wood columns to match existing
Berridge "Zinc Grey" standing-seam metal roof with ridge cap to match existing
"White" k-style gutters and box downspouts to match existing
1x4 Beadboard ceiling to match existing

New Detached Garage:

Frame new 625 square feet two-car garage over new concrete slab-on-grade from extension of existing concrete driveway
Pattern #117 wood siding to match existing painted Kelly-Moore "Simply White" to match existing
Detailed wood corbels and fascia to match existing
Marvin "Ultimate" aluminum-clad divided-lite double-hung windows "Stone White" to match existing
Haas "921 Plain / Polar White" carriage-style garage doors with 4-pane clear windows
Masonite "Winslow / White" craftsman-style smooth fiberglass door with 3-pane window
Berridge "Zinc Grey" standing-seam metal roof with ridge cap to match existing
"White" k-style gutters and box downspouts to match existing
Exterior light fixtures to match existing (Dark-Sky compliant)

New Detached Pool House:

Frame new 958 square feet accessory dwelling unit over new concrete slab-on-grade
4-6-8 pattern "Hill Country Mix" Limestone masonry veneer with "Creamy" mortar (street view & sides)
Pattern #117 wood siding to match existing painted Kelly-Moore "Simply White" to match existing (rear)
Marvin "Ultimate" aluminum-clad divided-lite double-hung windows & swinging french doors "Stone White" to match existing
Custom wood & glass french entry doors as per inspiration photo attached painted Kelly-Moore "Simply White"
4-6-8 pattern "Hill Country Mix" Limestone masonry chimney with "Creamy" mortar and masonry cap
6x6 S4S Douglas Fir porch posts chamfered-corner painted Kelly-Moore "Simply White" on stone plinths
Berridge "Zinc Grey" standing-seam metal roof with turned/crimped ridge
"White" k-style gutters and box downspouts to match existing
1x4 Beadboard ceiling to match existing
Exterior light fixtures as per inspiration photo attached (Dark-Sky compliant)

Original Detached Shed circa 1920:

No work

New Detached Greenhouse:

Purchase and erect new 140 square feet pre-fabricated greenhouse kit over pervious surface - make & model T.B.D.

New Detached Chicken Coop & Run:

Frame new 187 square feet stick-built agricultural structure over pervious surface
Pattern #117 wood siding to match existing painted Kelly-Moore "Simply White" to match existing (street view)
Custom rough Douglas Fir stained clear and galvanized wire framing with black strap hardware
Cedar shake shingle roof stained clear

Existing Pavilion (2016 Addition):

No work

Site & Landscape:

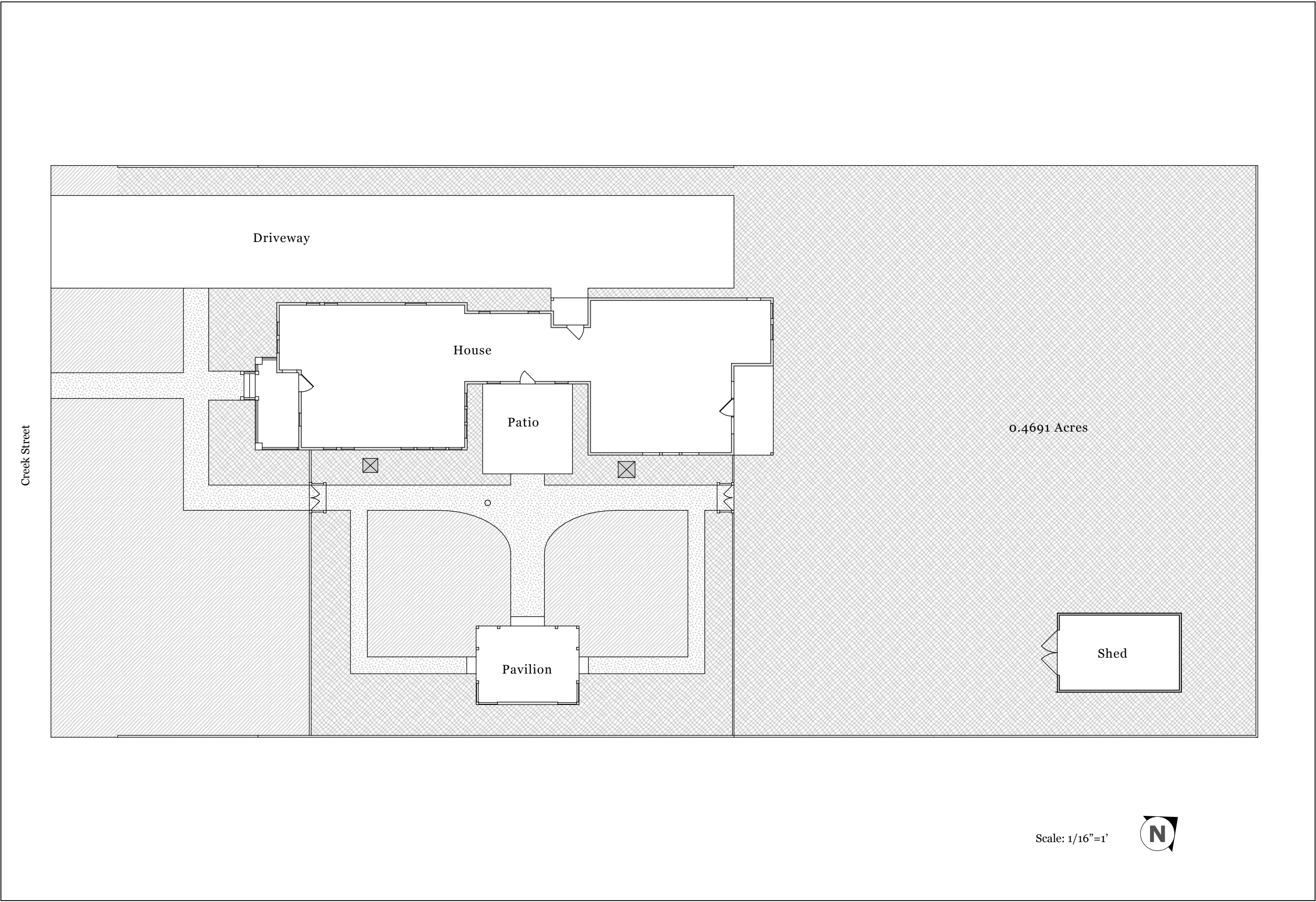
Erect new 6'-0" horizontal wood fence painted white to match existing at West lot line – extending North from existing fence
Erect new 6'-0" horizontal wood fence stained clear at North and East lot lines
Construct new Pool

SHEET NUMBER	SHEET NAME
Sheet A01	Title Page
Sheet A02	Existing Plan
Sheet A03	Proposed Plan
Sheet A04	House Elevations
Sheet A05	House Elevations
Sheet A06	House Elevations
Sheet A07	Garage Elevations
Sheet A08	Pool House Elevations
Sheet A09	Chicken Coop Elevations
Sheet A010	Lot Elevation
Sheet A011	Not Used

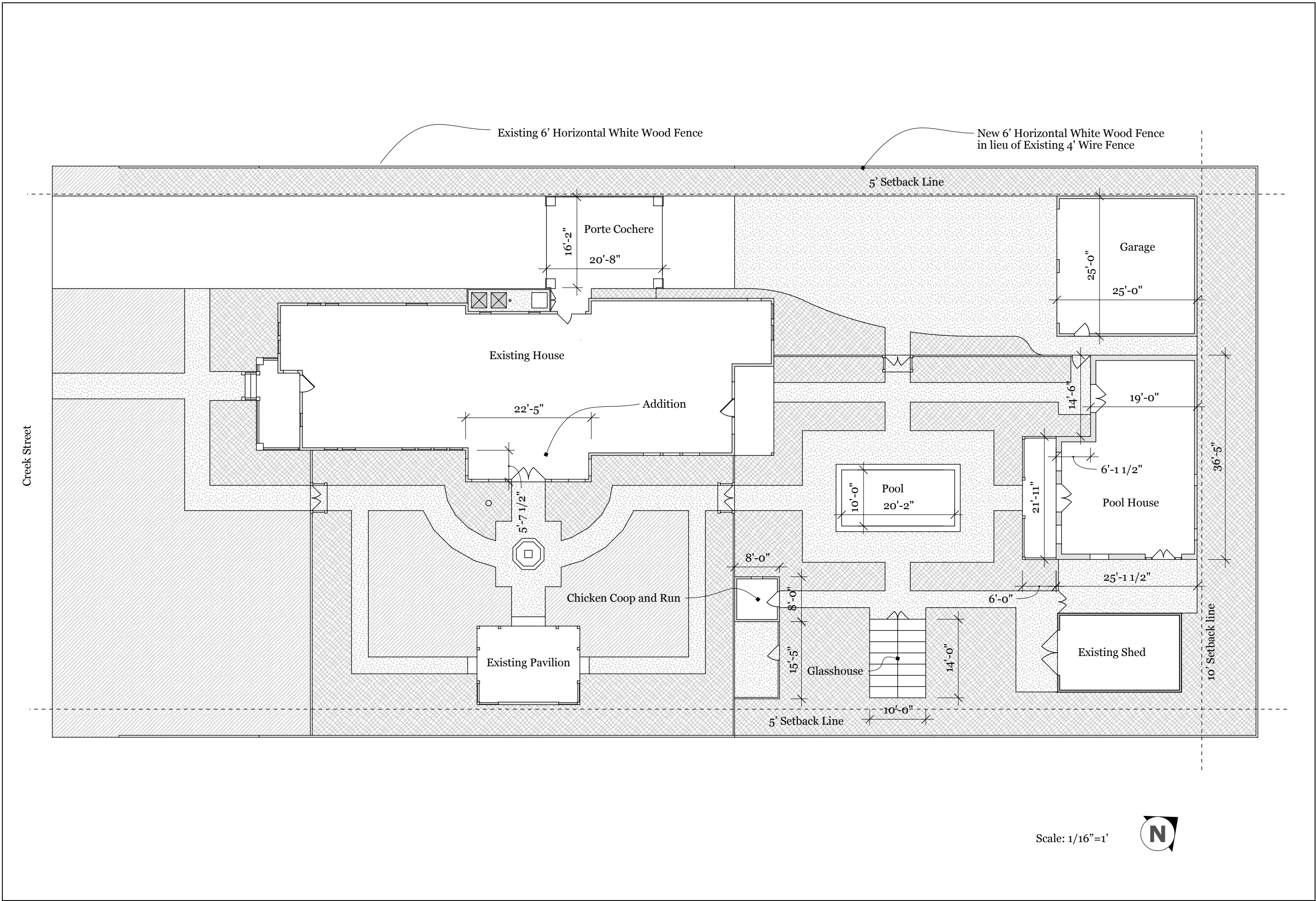


GRACE PROJECT
606 WEST CREEK STREET
FREDERICKSBURG, TX 78624

REVISIONS		TITLE PAGE	GRACE PROJECT	
	MM/DD/YY			REMARKS
1	--/--/--			...
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A	02	EXISTING PLAN	GRACE PROJECT	REVISIONS	
				MM/DD/YY	REMARKS
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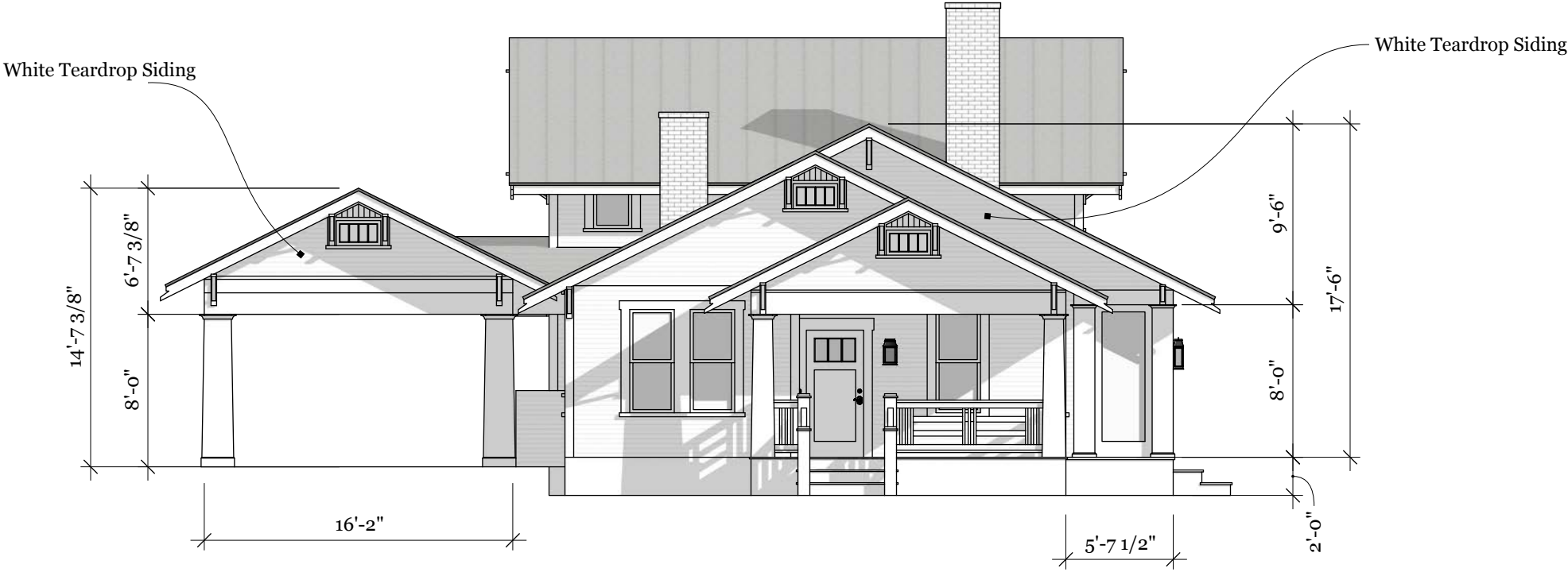
REVISIONS		REMARKS	
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3	MM/DD/YY	...	...
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5	MM/DD/YY	...	...

PROPOSED PLAN		GRACE PROJECT	
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A	03
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Front- Existing



Front- Proposed Additions

Scale: 1/8"=1'

REVISIONS		REMARKS	
		MM/DD/YY	
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HOUSE ELEVATIONS		GRACE PROJECT	
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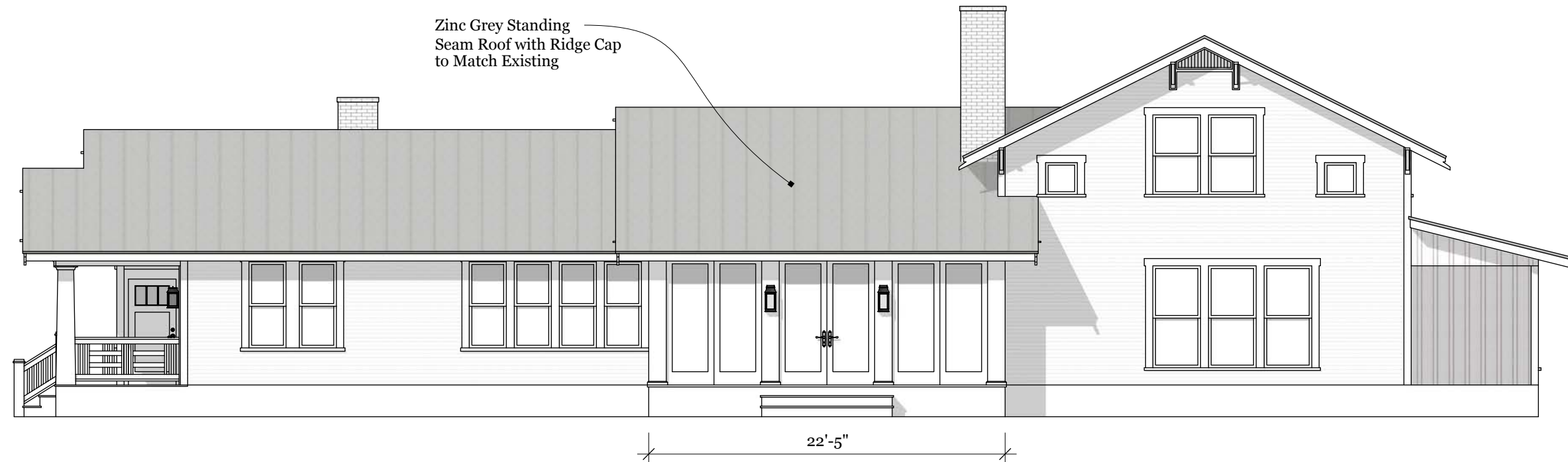
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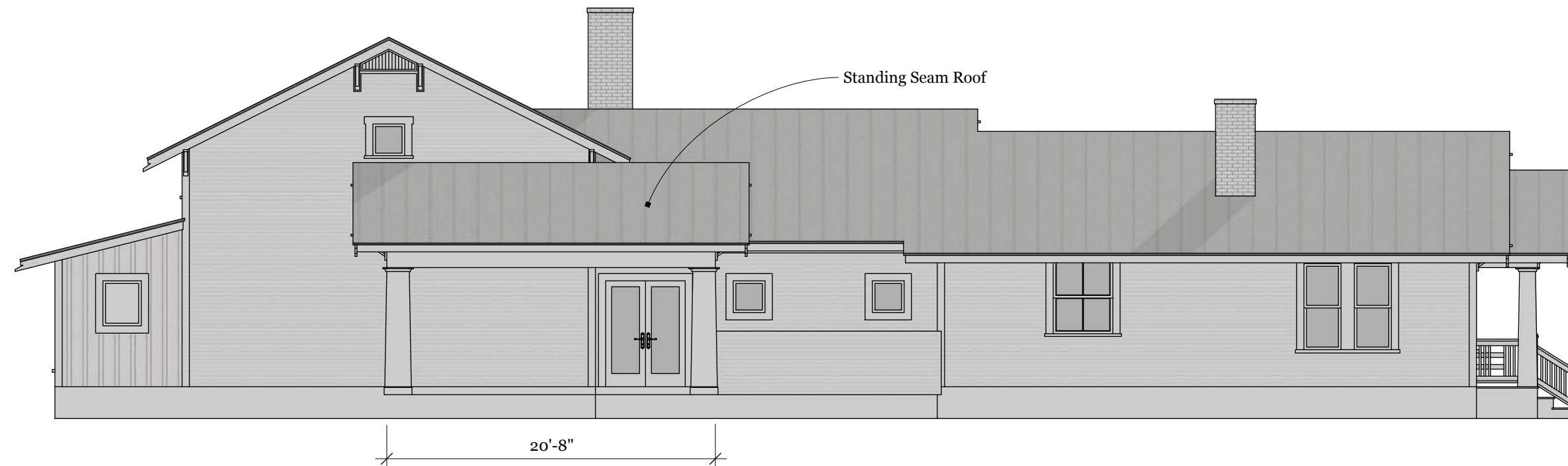
Back- Proposed Additions

Scale: 1/8"=1'

		REVISIONS	
		MM/DD/YY	REMARKS
HOUSE ELEVATIONS	GRACE PROJECT	1	...
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		3	...
		4	...
		5	...
A	05		



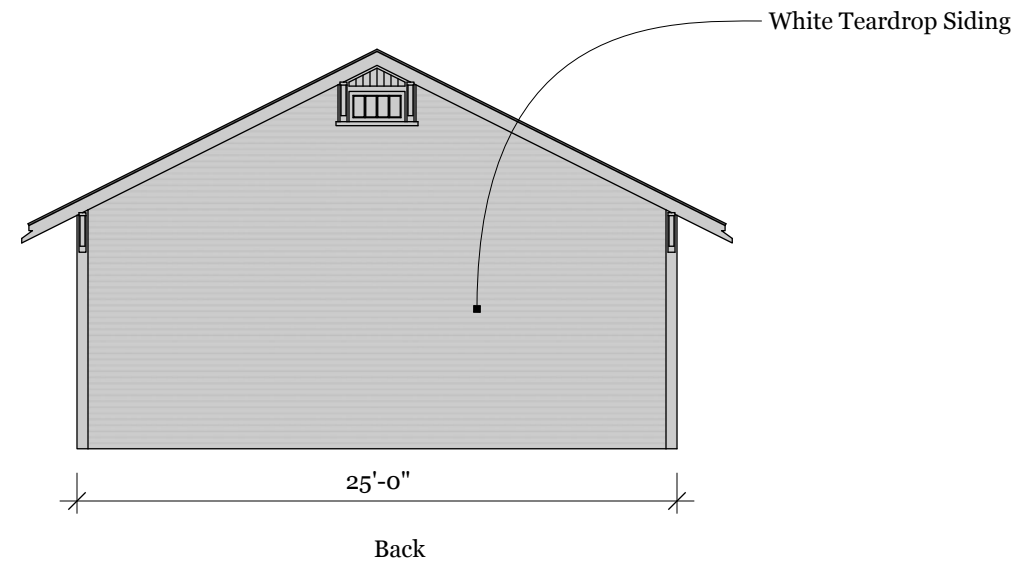
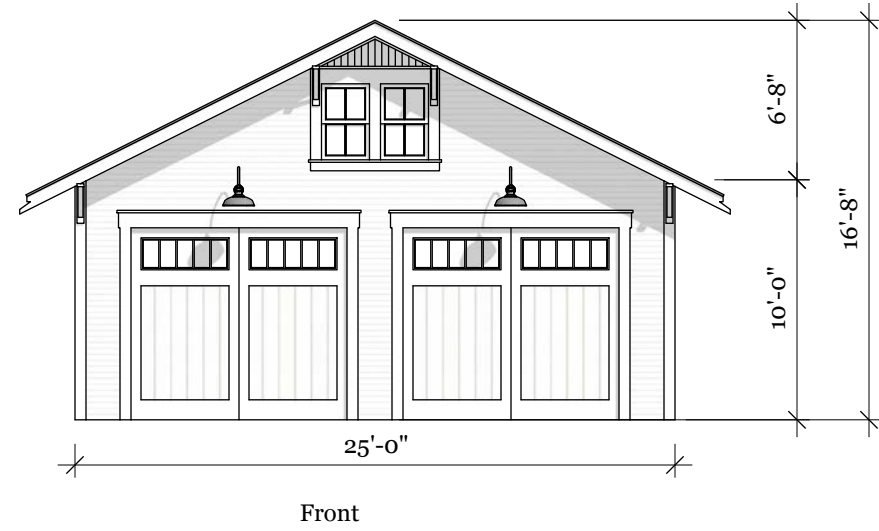
Right- Proposed Additions



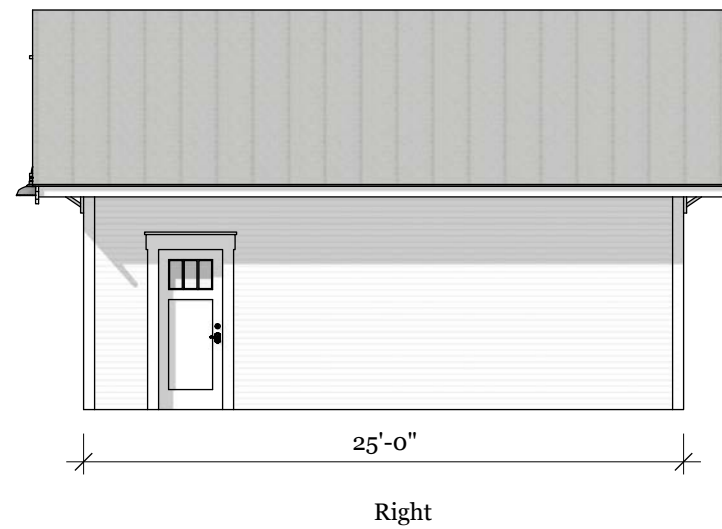
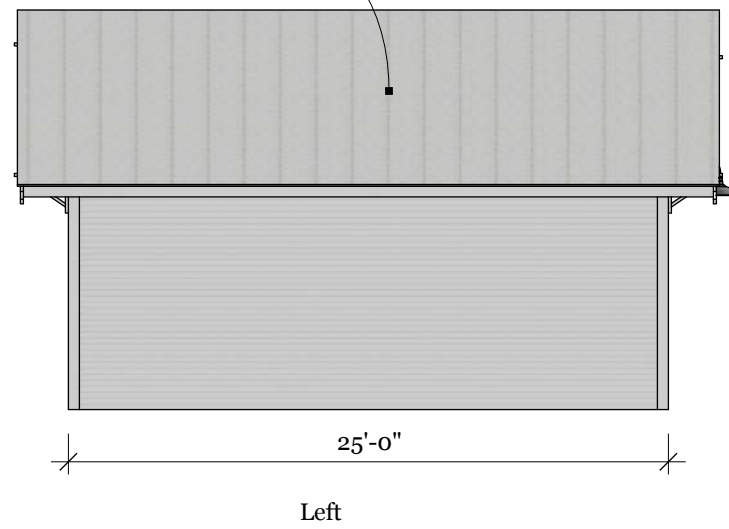
Left- Proposed Additions

Scale: 1/8"=1'

A	HOUSE ELEVATIONS	GRACE PROJECT	REVISIONS	
			MM/DD/YY	REMARKS
			1	---/---/--- ...
			2	---/---/--- ...
			3	---/---/--- ...
			4	---/---/--- ...
			5	---/---/--- ...



Zinc Grey Standing
Seam Roof
with Ridge Cap to
Match Existing



Scale: 1/8"=1'

REVISIONS

REMARKS

MM/DD/YY

1

2

3

4

5

...

...

...

...

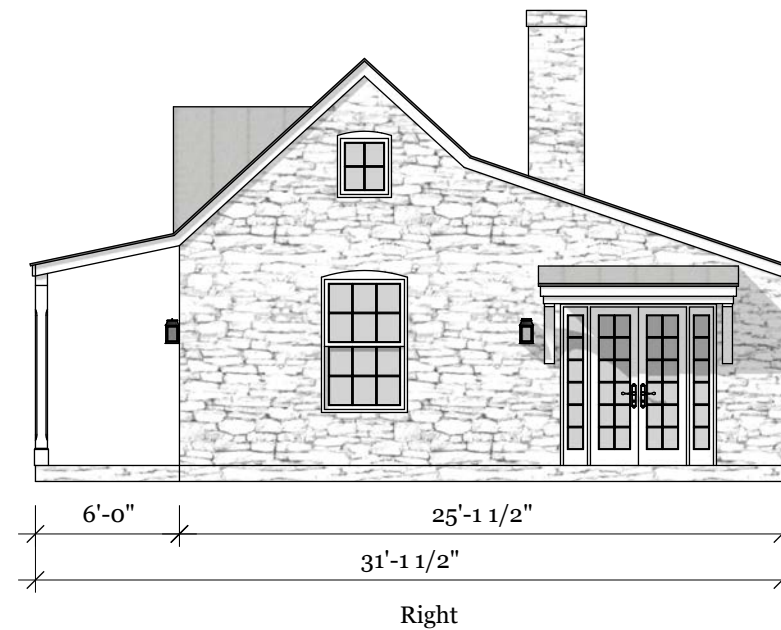
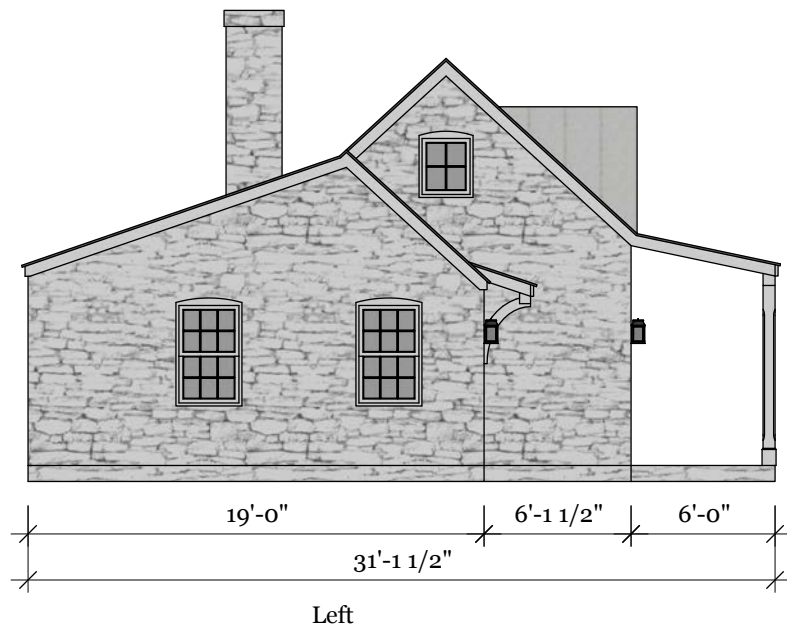
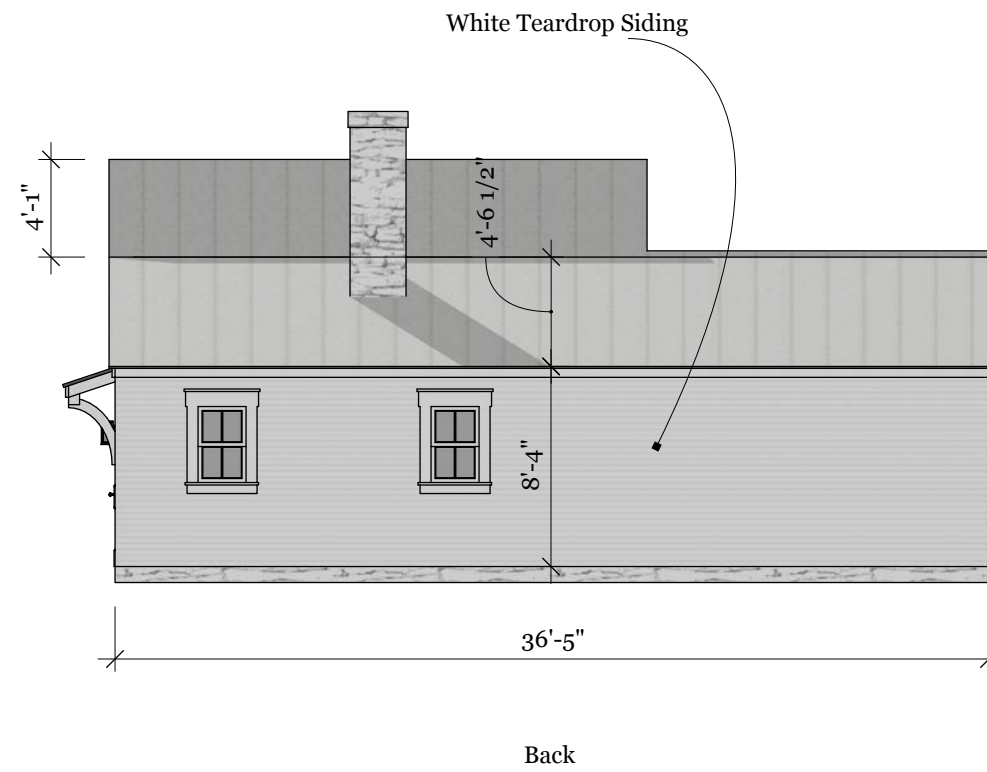
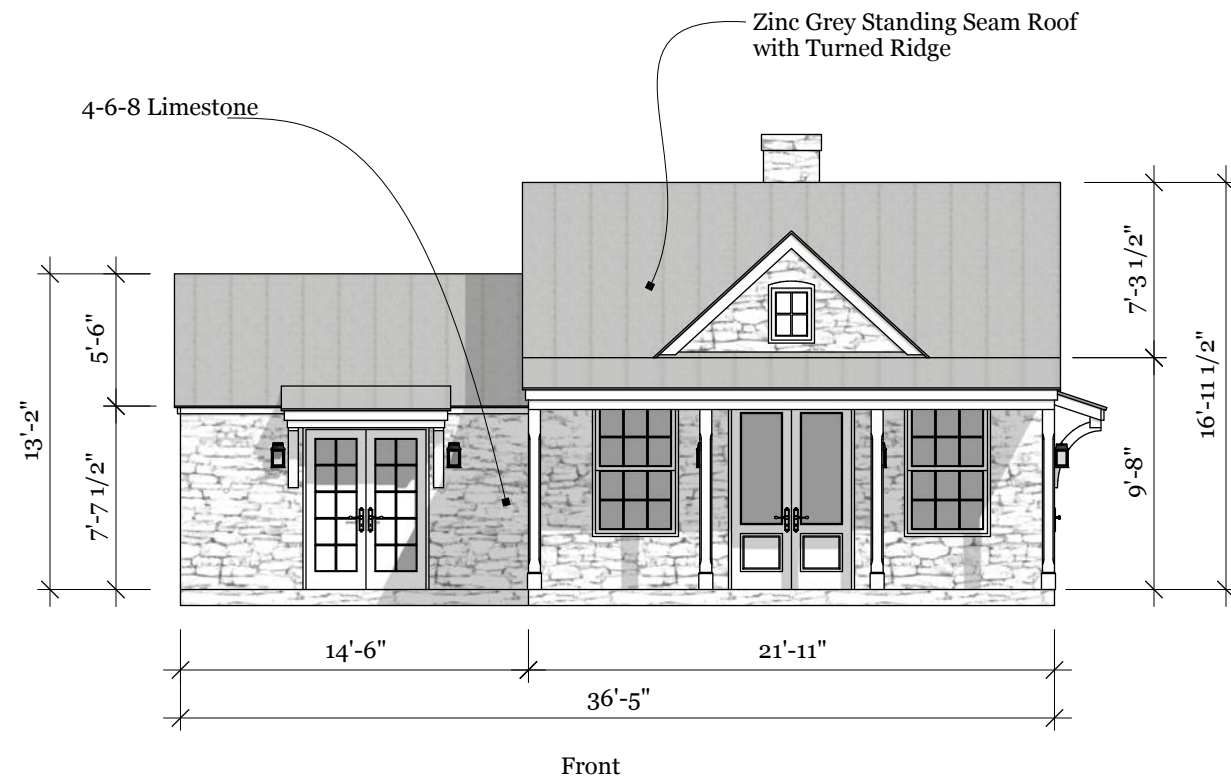
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GRACE PROJECT

GARAGE ELEVATIONS

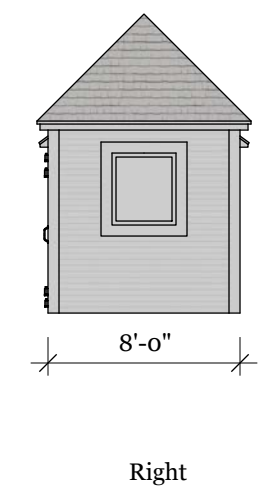
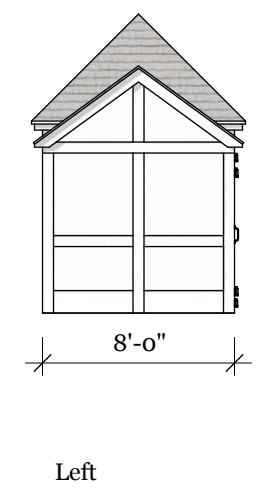
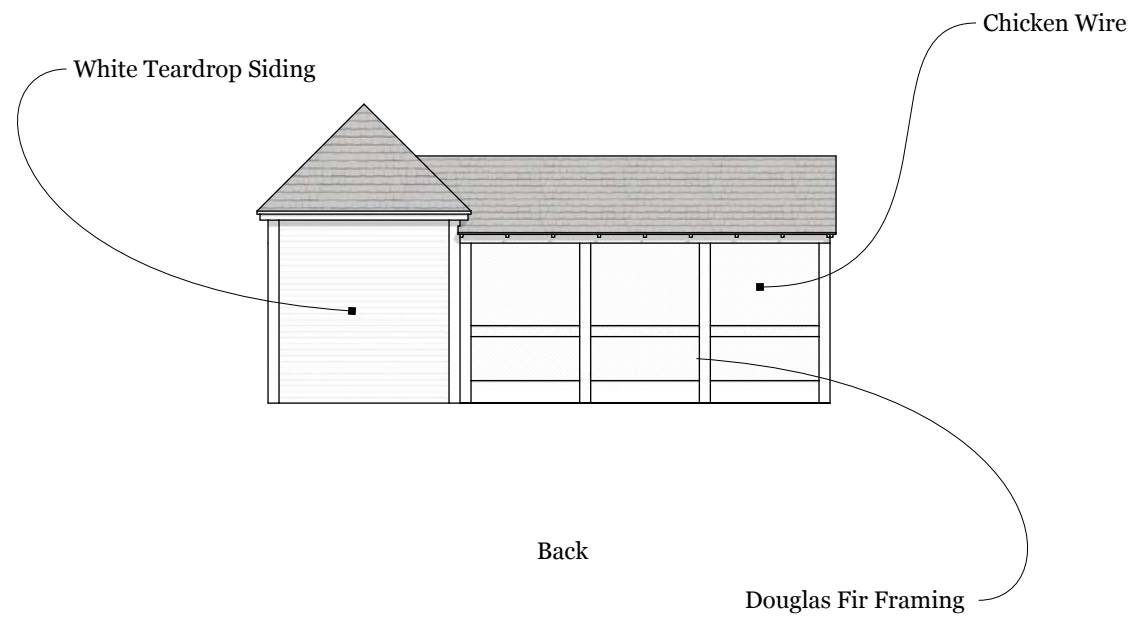
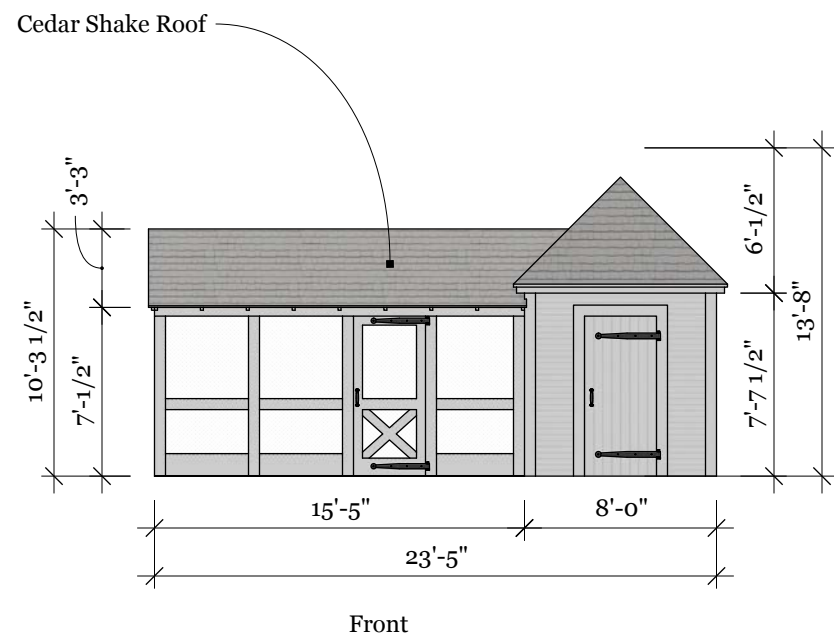
A

07



Scale: 1/8"=1'

REVISIONS		REMARKS
MM/DD/YY		
1	...	
2	...	
3	...	
4	...	
5	...	
SPA BUILDING ELEVATIONS		GRACE PROJECT
A	08	

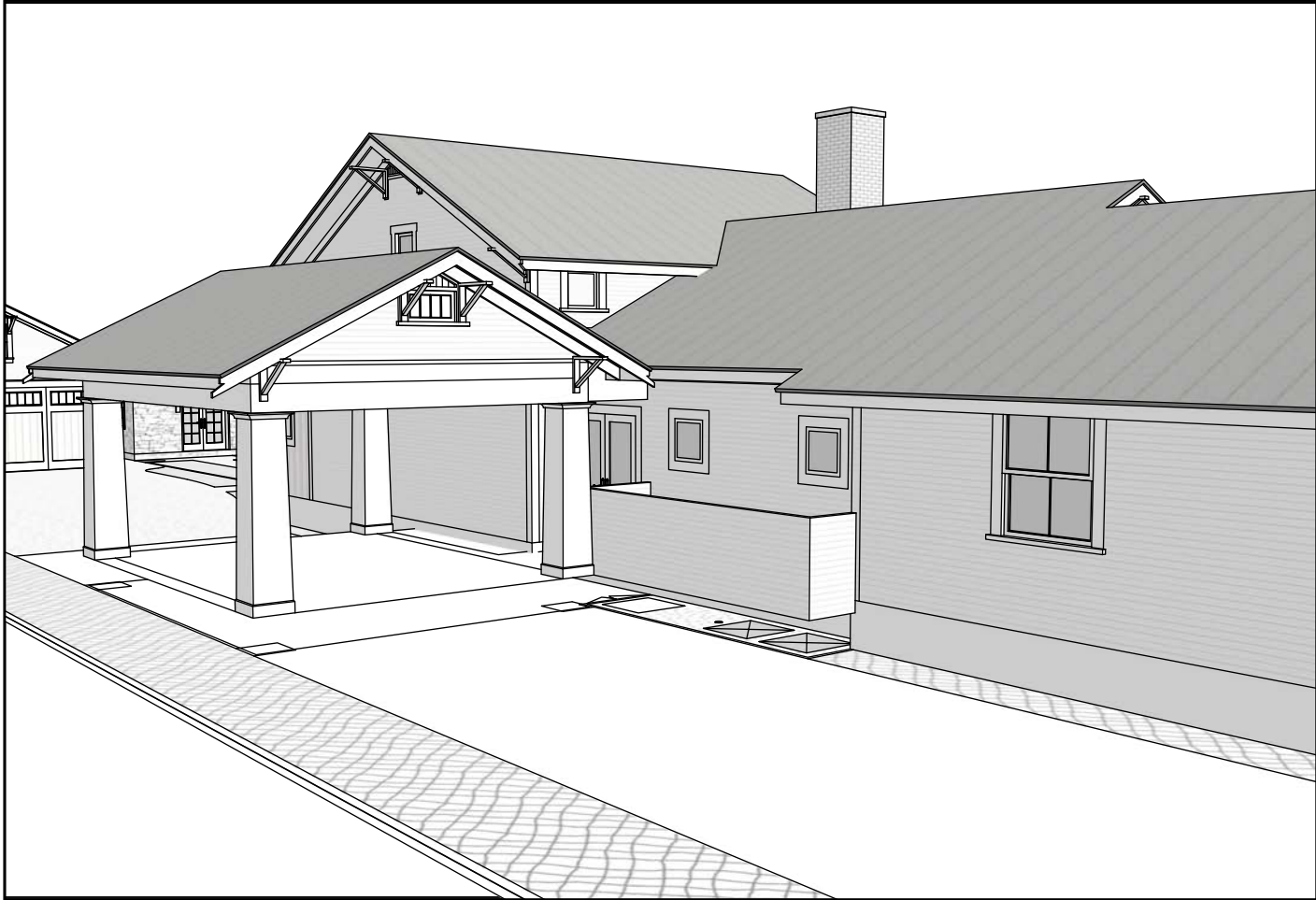


Scale: 1/8"=1'

REVISIONS		REMARKS	
		MM/DD/YY	
1	--/--/--	--	...
2	--/--/--	--	...
3	--/--/--	--	...
4	--/--/--	--	...
5	--/--/--	--	...

CHICKEN COOP ELEVATIONS		GRACE PROJECT	
-------------------------	--	---------------	--

A	09
---	----



REVISIONS		REMARKS
MM/DD/YY		
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...

GRACE PROJECT

PERSPECTIVES

ULTIMATE

MARVIN SIGNATURE® COLLECTION



DOUBLE HUNG WINDOWS

Ultimate Double Hung windows combine state-of-the-art design with classic style. Advanced engineering and high-quality construction make our double hung windows incredibly durable, versatile, and easy to use.



Double Hung G2 windows and Sliding French door in Bronze

Photo: Laurey Glenn

ULTIMATE DOUBLE HUNG G2



Double Hung G2 window in White with Oil Rubbed Bronze hardware



Photo: Laurey W. Glenn

Double Hung G2 windows in White with Oil Rubbed Bronze hardware

ULTIMATE DOUBLE HUNG G2

The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.



INTERIOR



EXTERIOR



UNIQUE WASH MODE ALLOWS CLEANING OF BOTH SIDES OF GLASS FROM INDOORS

ULTIMATE DOUBLE HUNG G2

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

RICH WOOD INTERIOR
Offers beauty and warmth with six wood species and ten interior finish options.

NARROW CHECKRAIL
Provides a sleek aesthetic at 1 15⁄16 inches to maximize daylight opening while maintaining historical accuracy.

TILT WASH MODE
Allows easy access to exterior glass for cleaning and maintenance.



EXCLUSIVE AUTOLOCK
Activates when the sashes are closed, locking the window.

FIRST-RATE ENERGY EFFICIENCY
Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates, and weather needs.

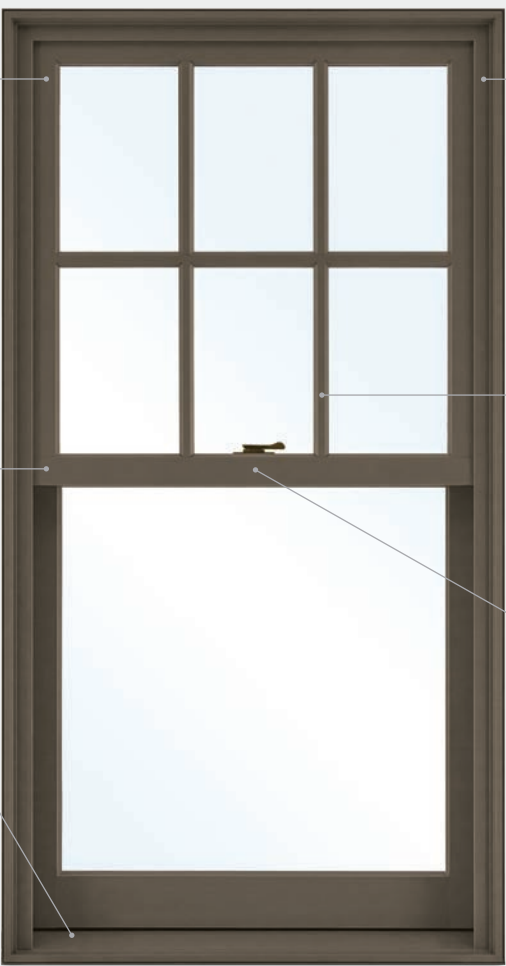
SASH BALANCE SYSTEMS
Enables smooth operation at the largest sizes.

EXTERIOR FEATURES AND PERFORMANCE

DURABLE CLADDING
Extruded aluminum exterior cladding with an AAMA verified 2605 finish and backed by a 20-year warranty against chalking and fading.

EXPANSIVE SIZES
Larger than 5 feet wide by 10 feet high.

TRADITIONAL SILL BEVEL
The 14-degree bevel provides optimal water management while maintaining a classic look.



SUPERIOR WEATHER PERFORMANCE
LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

DESIGN VERSATILITY
An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

ALUMINUM INTER-LOCK
Eliminates drafts and improves the window's overall structural integrity.

ULTIMATE SWINGING FRENCH DOOR G2



Inswing French door G2 with Oil Rubbed Bronze hardware

MARVIN SIGNATURE® COLLECTION



Inswing French door G2 and Elevate Direct Glaze window in White with Simulated Divided Lites

ULTIMATE SWINGING FRENCH DOOR G2

The Ultimate Swinging French door G2, available in both Inswing and Outswing, delivers a traditional aesthetic with 4 ¾ inch top rail and 8 ⅛ inch bottom rail. Select sizes up to 10 feet high and 14 feet wide to maximize views and access to the outdoors. Choose up to 4 panels with an Ogee interior profile.



INSWING
INTERIOR



INSWING
EXTERIOR



Available with IZ3

ALL NEW WINDOWS AND FRENCH DOORS TO MATCH EXISTING (2016 ADDITION)

EXTERIOR FINISH OPTIONS

STONE WHITE

COCONUT CREAM

SIERRA WHITE

CASHMERE

PEBBLE GRAY

HAMPTON SAGE

CADET GRAY

CLAY

CASCADE BLUE

SUEDE

GUNMETAL

WINEBERRY

BRONZE

BAHAMA BROWN

EVERGREEN

EBONY

BRIGHT SILVER (PEARLESCENT)

COPPER (PEARLESCENT)

LIBERTY BRONZE (PEARLESCENT)

CUSTOM COLOR: ANY COLOR YOU WANT

EXTRUDED ALUMINUM

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered exterior material for our Ultimate products.

Select a color from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

REPLACEMENT WINDOWS ON ORIGINAL HOUSE ca1920

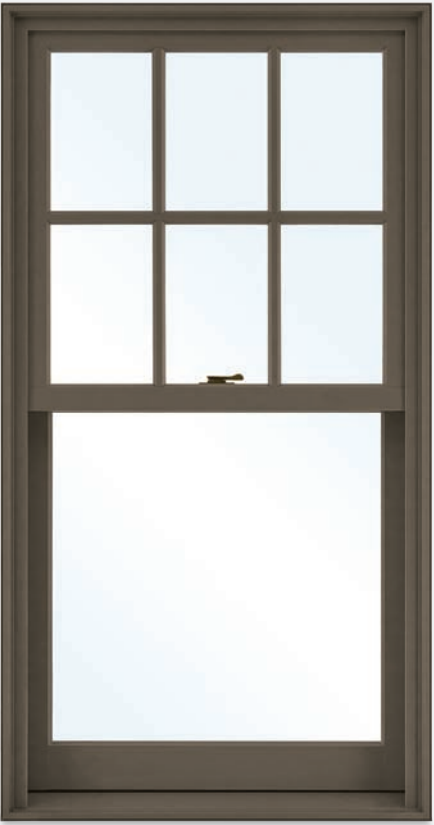
WOOD

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.



Double Hung G2 window in Ebony



Double Hung G2 window in Suede

DIVIDED LITES



Inswing French Door G2 and Round Top window with custom Simulated Divided Lites

DIVIDED LITES

Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass with the energy efficiency of dual pane insulated glass.

Our custom capabilities allow us to create almost any divided lite pattern to match your design style.



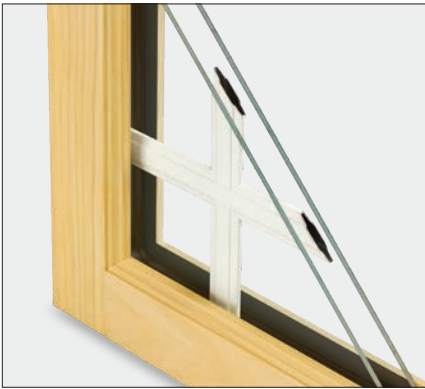
SIMULATED DIVIDED LITE (SDL)

SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.



AUTHENTIC DIVIDED LITE (ADL)

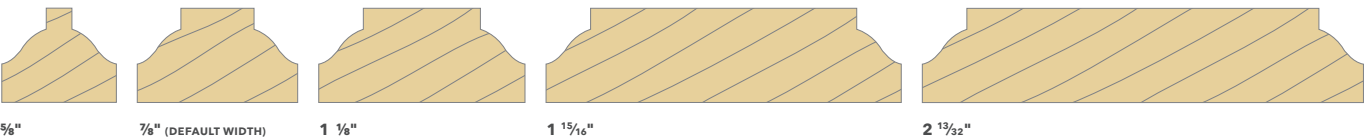
Separate panes of glass are glazed between muntin bars for historical accuracy. Available exclusively with wood exterior units.



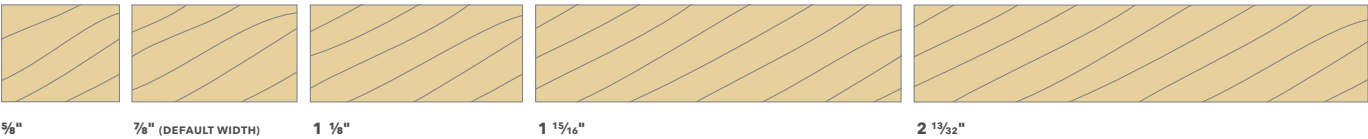
GRILLES-BETWEEN-THE-GLASS (GBG)

Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

FIVE STANDARD BAR WIDTHS



SQUARE STICKING



STICKING AND PROFILES

Sticking refers to the interior profiles of your wood window. Choose from the standard Ogee profile (used on traditional projects) or the optional clean, contemporary Square sticking.



OGEE



SQUARE



SQUARE STICKING



Residential Product Line

FEATURES

- 2" Thick with Overlay
- Full Thermal Break
- 13.45 Calculated R-Value
- CFC-Free Polyurethane Insulation
- 26-Gauge Galvanized Steel
- Polyurethane Overlay Boards
- 17 Base & 16 Overlay Colors
- 12 Door Designs
- 10 Window Options
- 4 Impact Polycarbonate Glazing Options
- Available with Wind Load
- Industry Leading Warranty
 - Lifetime Rust & Delamination
 - 6 Year Hardware
 - 5 Year Overlay Delamination
 - 3 Year Spring
 - 1 Year All Other Components

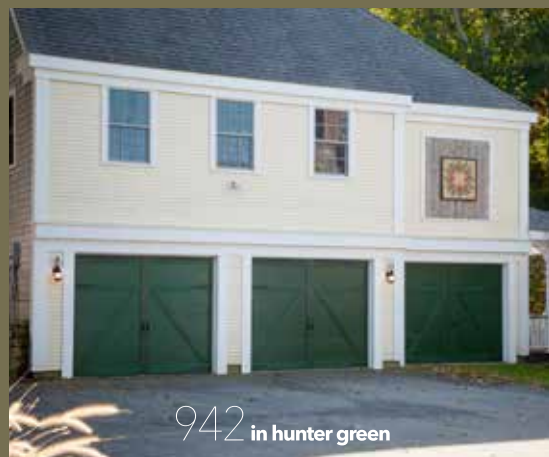


LIMITED
LIFETIME
WARRANTY

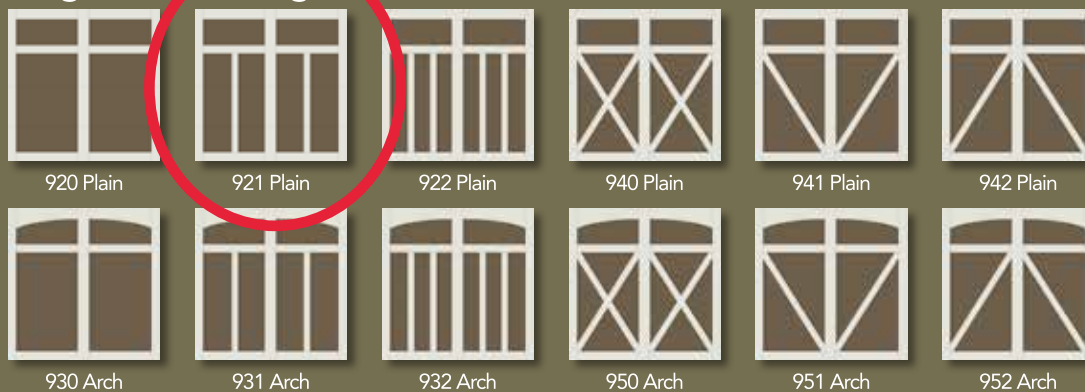


American Tradition series™

930 in carbon black with arch 3-pane dark gray/dark gray windows



Single Door Designs



Double Door Designs



Enjoy the handcrafted quality and rich traditional carriage house style without the maintenance of wood. The American Tradition Series™ doors contain CFC/HCFC-free polyurethane insulation with a calculated R-value of 13.45. They are available in thirteen solid and four wood grain base colors. Overlay boards are glued and pinned to the door and are available in the twelve solid colors, with an option to mix and match.
(example: almond boards on a sandstone door)
Four wood grain overlays are also available.

Solid Base Colors



Almond



Bronze



Brown



Charcoal



Carbon Black**



Gray



Hunter Green



Polar White



Sahara Tan



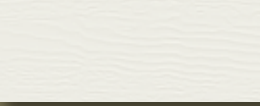
Sandstone



Trinar® Beige*



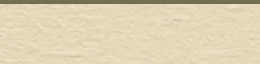
Trinar® Brown*



Trinar® White*

*Trinar® colors carry a 35-year finish warranty. **Carbon Black includes a cool chemistry paint finish but is not recommended for projects with extreme exposures to heat and sunlight.

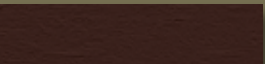
Solid Overlay Colors



Almond



Bronze



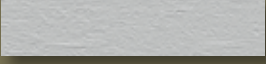
Brown



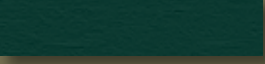
Carbon Black



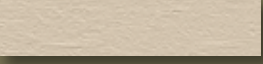
Charcoal



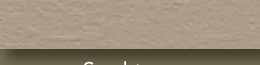
Gray



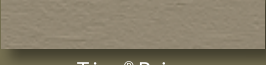
Hunter Green



Sahara Tan



Sandstone



Trinar® Beige



Trinar® Brown



White



Wood Grain Base Colors



Mahogany



Ash



American Walnut



English Oak

Wood Grain Overlay Colors



Mahogany



Ash



American Walnut



English Oak

Color Note: Wood grain overlays are handcrafted and can vary slightly in color like real wood.

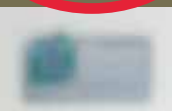
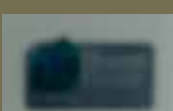
Top Section Window Designs

	
Glazed 3-Pane	Glazed Arch 3-Pane
	
Glazed 4-Pane	Glazed Arch 4-Pane
	
Glazed 6-Pane	Glazed Arch 6-Pane
	
Glazed 8-Pane	Glazed Arch 8-Pane
	
Glazed	Glazed Arch
	
Solid	Solid Arch



Glass Options

Insulated - 1/2" tempered (optional)

		
Clear/Clear	Aqua/Clear	Rain/Clear
		
Clear/Frosted	Aqua/Frosted	Rain/Frosted
		
Light Gray/Clear	Dark Gray/Clear	Bronze/Clear
		
Light Gray/Frosted	Dark Gray/Frosted	Bronze/Frosted
		
Clear/Low-E	Clear/Solar Ban	Dark Gray/Dark Gray

Non-Insulated - 1/8" tempered (standard)

		
Clear	Aqua	Rain
		
Light Gray	Dark Gray	Bronze
		
Frosted	Clear Lexan	Obscure

Impact Polycarbonate - (UV rating on Clear only)

		
Clear	Dark Gray	Pebble
		
Bronze		



Decorative Hardware

	
Hinges (optional)	Handles (standard)



NEW DETACHED GARAGE SIDE DOOR



Winslow Flush-Glazed 3 Panel

- Allows up to 18% more light than doors with traditional glass frames and increases visibility with a wider view.
- Fiberglass Flush-Glazed doors have a modern, seamless look and require less maintenance than wood or steel doors.
- Available as a Masonite Performance Door System, which is 64% better at keeping air and water out.*



Where to Buy



Glass

Clear

Privacy level:  1/10



Finish

Smooth

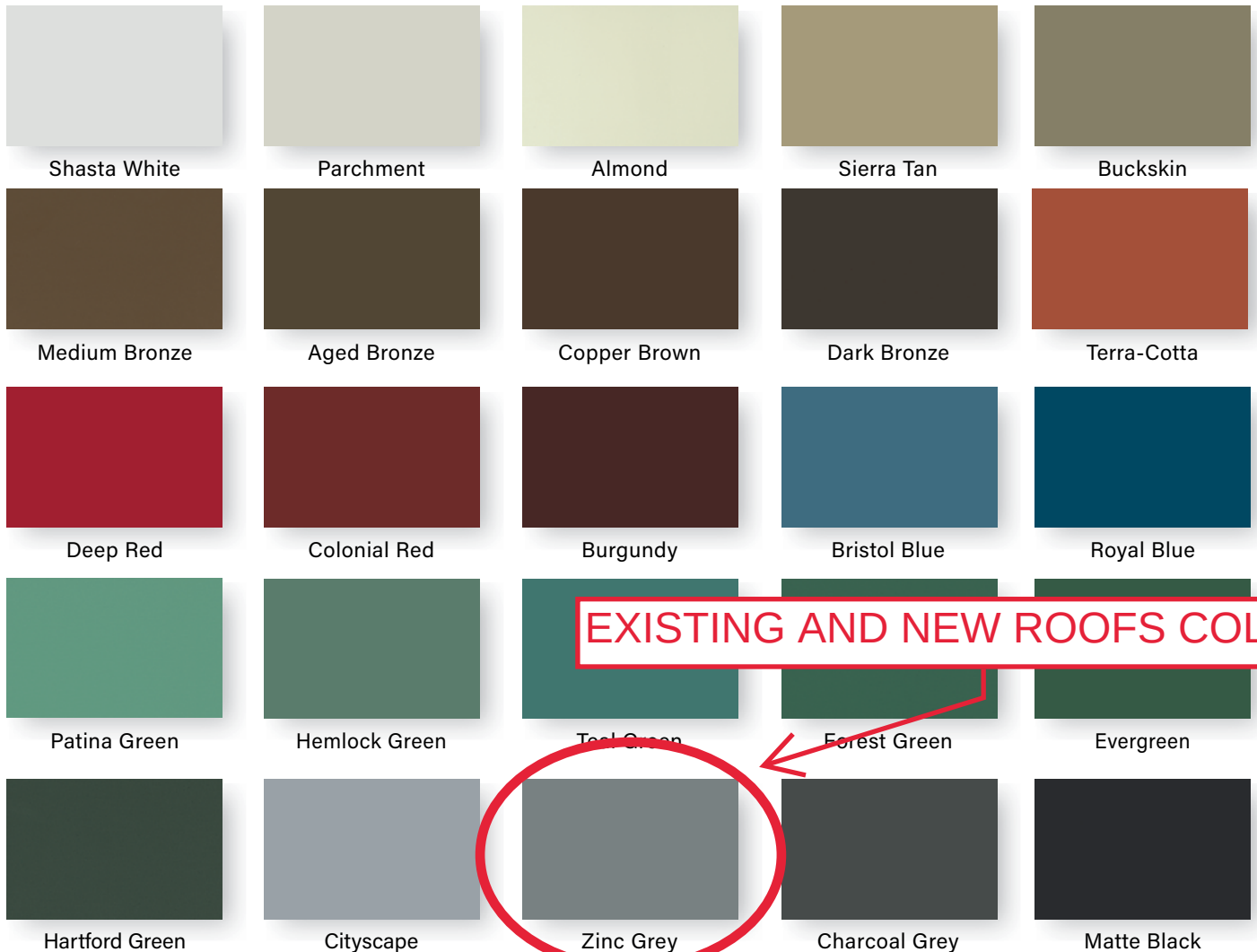


Color

White



Standard Colors



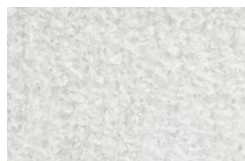
Premium Colors

Premium colors require a nominal surcharge.



Natural Metal Finish

Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of Galvalume® steel sheet with a clear, organic resin applied to the top side and bottom side of Galvalume® substrate.



Acrylic-Coated Galvalume®



Please consult the BMC Technical department at Technical@Berridge.com for LEED and Energy Star compliance information. Due to limitations in the printing process, please request actual color chips for accurate color viewing.

Two If By Sea LED Outdoor Wall Sconce

By Modern Forms



Call Us (877) 445-4486

Two If By Sea LED Outdoor Wall Sconce
By Modern Forms

Product Options

Size: Medium

Details

Finish: Black
Dimmer Range: 100 to 5%

Dimensions

Medium Option Backplate: Width 6", Height 6"
Medium Option Fixture: Width 6", Height 18", Depth 7.56", Weight 7.91Lbs

Lighting

Medium

Lamp Type	LED Built-in
Total Lumens	932
Total Watts	15.00
Volts	120
Color Temp	3000 (Soft White)
Average Lifespan (Hours)	54,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Additional Details

Product URL:
<https://www.lumens.com/two-if-by-sea-led-outdoor-wall-sconce-by-modern-forms-MFM1907372.html>
Rating: ETL Listed Wet

ITEM#: MFM1907372



Notes:

**ALL EXTERIOR SCONCES
EXCEPT DETACHED GARAGE**

Ships To Canada
Dimmable
OK For Outdoor Use
Made In USA
Limited 2 year for finish, 5 years for Functional
Contract Grade
Dimmer Range: 100 to 5%
Material: Aluminum
Shade Material: Clear Hammered Seeded Glass
Dimmable: Yes
Dimmer Not Included
Dimmer Type: ELV or TRIAC dimmer
Installation Type: Hardwired
Location Rating: ETL Listed Wet

Dark Sky Compliant: This design is compliant with International Dark Sky Association standards to reduce outdoor light pollution.

Title 24 Compliant: This design is compliant with California's expansive Title 24 energy use regulations.
OK for Outdoor Use
Warranty: Limited 2 year for finish, 5 years for Functional
Made In USA
Options:
Size: Small, Medium, Large





606 WEST CREEK STREET



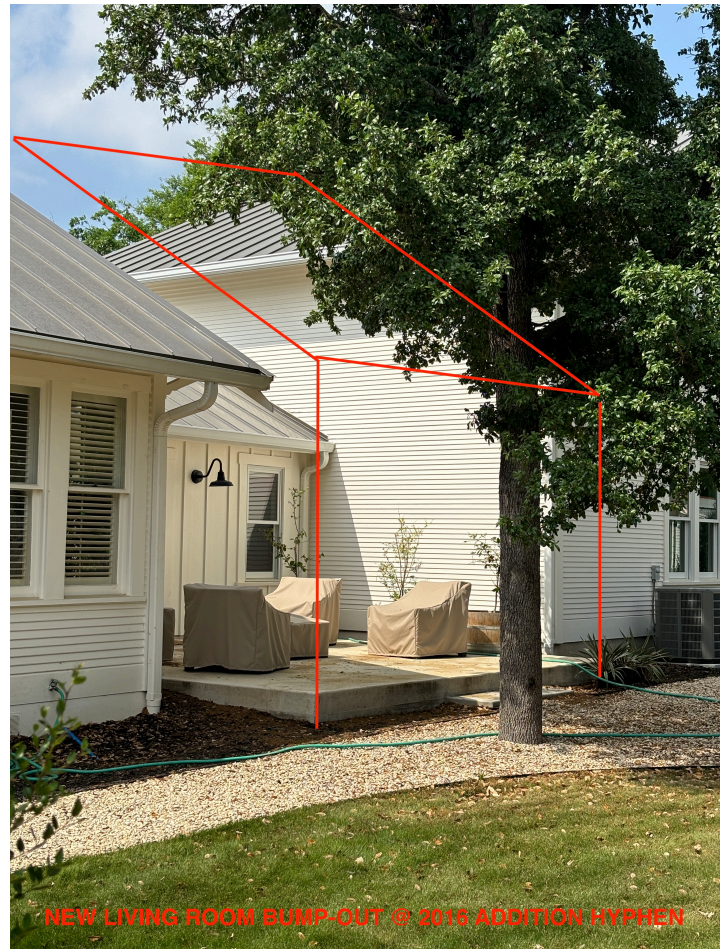














EXTEND EXISTING WEST 6' WHITE HORIZONTAL WOOD FENCE



EXISTING SHED ca. 1920



CHANGE EXISTING EAST STAINED WOOD VERTICAL WOOD FENCE TO HORIZONTAL



EXISTING WEST 6' WHITE HORIZONTAL WOOD FENCE



NEW POOL HOUSE STREET PERSPECTIVE



NEW POOL HOUSE
MASONRY VENEER



NEW POOL HOUSE DOORS, MASONRY, PORCH POSTS INSPIRATION



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: May 14, 2024

CATEGORY: DISCUSSION ITEMS

CAPTION: 107 W San Antonio Demo By Neglect

SUMMARY:

The property located at 107 W San Antonio Street has fallen into disrepair and has signs of paint adhesive failure, wood decay and general deterioration.

FINDINGS:

The property first received a demolition by neglect letter on January 22, 2024. The property owner had 30 days to respond to the letter based on Sec. 23-65 of the Historic Preservation Ordinance and failed to do so. Therefore, a second letter was sent on April 23, 2024, and instructed the owner that he has 90 days to stabilize the property and prevent further deterioration.

If the owner fails to stabilize the property, then the Historic Review Board may direct the Historic Preservation Officer or her appointee to accomplish the necessary repairs and stabilize the resource. The City would then charge the owner for the repairs. If the City incurs expenses as part of the repair, the City will assess a lien on the real estate lot that the expenses occurred on.

The owner has until Monday, July 22, 2024 to contact City Staff and stabilize the property.

STAFF RECOMMENDATION:

ATTACHMENTS:

1. HRB Letter of Neglect 107 W. San Antonio
2. Demo By Neglect 90 Days_04_23_24
3. Demo by neglect photos

January 22, 2024

Don Nagel
113 W. San Antonio
Fredericksburg, Texas 78624

RE: Property located at 107. San Antonio

Dear Mr. Nagel,

The City of Fredericksburg's Historic Preservation Ordinance requires that properties located in the City's Historic District or which are designated as Historic Landmarks be preserved and not be allowed to be demolished, even when the demolition occurs because of the neglect by the owner to maintain or repair the property. This is referred to in the ordinance as demolition by neglect. A copy of that section of the preservation ordinance is attached to this letter.

Please be advised that the property located at the above address appears to be in violation of the demolition by neglect provisions of the preservation ordinance in the following respects:

- Paint Adhesive Failure
- Wood Decay
- General Deterioration

Generally, stabilization of the property and the prevention of further deterioration is required to bring your property into compliance with the ordinance. As the trustee, you will have thirty (30) days from the date of this notice to correct the defects or present to the Board a plan for remediation if the defect cannot be remedied within such thirty (30) day period. Please either remedy the property violation or contact Michael Erwin, the City's Building Official, at City Hall, 126 West Main Street, 997-7521 to discuss and propose a plan to bring the property into compliance.

The City is very fortunate to have a significant Historic District with so many valuable structures. It is also very important that the integrity of these structures be maintained. We would appreciate your prompt attention to this matter.

If you would be inclined, the Historic Review Board is available to meet with you to discuss the matter, or any solutions you may propose. We look forward to hearing from you, and we thank you in advance for your attention to this issue.

Sincerely,

Shelby
Collier

 Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou=
email=rcollier@rbgtx.org, c=US
Date: 2024.01.22 10:27:31 -0600

Shelby Collier,
Associate Planner

12.211 Prevention of Demolition by Neglect

A. Duty to Maintain. All Historic Landmarks and all significant buildings, objects, sites, and structures located in the Historic District, shall be preserved against decay, deterioration, and kept free from certain structural defects by the owner thereof or such person, persons, or entities who may have custody or control thereof. Such owners, or other persons shall repair such building, object, site, or structure if it has any of the following defects:

1. Deteriorated or inadequate foundations;
2. Defective or deteriorated flooring or floor supports of insufficient size to carry imposed loads with safety;
3. Members of walls or other vertical supports that split lean, list, or buckle due to defective material, workmanship, or deterioration;
4. Members of walls or other vertical supports that are insufficient to carry imposed loads with safety;
5. Members of ceilings, roofs, and their support system, or other horizontal members which sag, split, or buckle due to defective material, workmanship, or deterioration;
6. Members of ceiling and roof supports or other horizontal members that are insufficient to carry imposed loads with safety;
7. Fireplaces or chimneys which list, bulge, or settle due to defective material, workmanship, or deterioration;
8. Deterioration or defects in paints, coating systems, or flashing resulting in destructive moisture penetration or rot;
9. Any fault, defect, or condition in the building which renders the same structurally unsafe or not properly watertight.

B1. Determination of Neglect. If the Board upon recommendation or presentation by the Building Official of the City or its designee makes a determination that a resource is being demolished or deteriorated by neglect, it shall direct the City Building Official to notify the owner or owners of the resource of this preliminary determination, stating the reasons therefore, and shall give the owner of record thirty (30) days from the date of such notice to correct the defects or present to the Board a plan for remediation if the defect cannot be remedied within such thirty (30) day period.

B2. Subsequent Determination If, within thirty (30) days after such initial determination, the Board shall again determine that the resource is being demolished or deteriorated by neglect, it may direct the City Building Official to file a complaint for a violation of a zoning ordinance of the City, against the owner or owners if the necessary repairs are not completed within ninety (90) days of the second determination by the Board that the subject building or structure is being demolished or deteriorated by neglect.

B3. City Stabilization Additionally, the Historic Review Board may direct the City Building Official to accomplish the repairs necessary to stabilize and protect the resource. The City shall then pay therefor, and charge the expenses incurred in doing such work or having such work done or improvements made to the record owner of such resource. If such work is done or improvements made at the expense of the City, then such expenses shall be assessed as a lien on the real

estate, lot or lots upon which such expense was incurred except as prohibited by law. The City, and the City's authorized assistants, employees, contracting agents, or other representatives, are hereby expressly authorized to enter upon private property at all reasonable hours for the purpose of completing repairs necessary for the stabilization and repair of a resource. Any court having jurisdiction over such cases including the Municipal Court of the City shall have authority to issue all orders necessary to enforce this article. Neither the City nor its employees, agents or contractors shall be answerable in damages or otherwise for damage to property due to the enforcement of this article.

B4. Lien Establishment. The City Manager or other person authorized to act on behalf of the City shall file a statement of such expenses incurred by filing the amount of such expenses, the date on which said work was done or improvements made, with the County Clerk of Gillespie County Texas. The City shall have a privileged lien on such lot or lots or real estate upon which said work was done or improvements made to secure the expenditures so made. Said lien amount shall bear interest per annum from the date said statement was filed at the greater of the maximum rate published by the State Board of Control, or the rate of ten percent (10%). For any such expenditures, and interest, as aforesaid, suit may be instituted and recovery and foreclosure of said lien may be had in the name of the City. The statement of expenses so made, as aforesaid, shall be a prima facie proof of the amount expended for such work or improvements.

April 23, 2024

Don Nagel
113 W. San Antonio
Fredericksburg, Texas 78624

RE: Property located at 107. San Antonio

Dear Mr. Nagel,

The City of Fredericksburg's Historic Preservation Ordinance requires that properties located in the City's Historic District or which are designated as Historic Landmarks be preserved and not be allowed to be demolished, even when the demolition occurs because of the neglect by the owner to maintain or repair the property. This is referred to in the ordinance as demolition by neglect. A copy of that section of the preservation ordinance is attached to this letter. Additionally, this is the second attempt to contact you about the subject property. A letter was initially sent out on January 22, 2024 and no response was given within the allotted thirty (30) days.

Please be advised that the property located at the above address appears to be in violation of the demolition by neglect provisions of the preservation ordinance in the following respects:

- Paint Adhesive Failure
- Wood Decay
- General Deterioration

Generally, stabilization of the property and the prevention of further deterioration is required to bring your property into compliance with the ordinance. As the trustee, you will have ninety (90) days from the date of this notice to correct the defects. Please remedy the property violation.

The City is very fortunate to have a significant Historic District with so many valuable structures. It is also very important that the integrity of these structures be maintained. We would appreciate your prompt attention to this matter.

If you would be inclined, the Historic Review Board is available to meet with you to discuss the matter, or any solutions you may propose. We look forward to hearing from you, and we thank you in advance for your attention to this issue.

Sincerely,

Shelby
Collier

 Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=collier@fagtc.org, c=US
Date: 2024.04.23 10:17:15 -05'00'

Shelby Collier
Senior Planner
City of Fredericksburg

12.211 Prevention of Demolition by Neglect

A. Duty to Maintain. All Historic Landmarks and all significant buildings, objects, sites, and structures located in the Historic District, shall be preserved against decay, deterioration, and kept free from certain structural defects by the owner thereof or such person, persons, or entities who may have custody or control thereof. Such owners, or other persons shall repair such building, object, site, or structure if it has any of the following defects:

1. Deteriorated or inadequate foundations;
2. Defective or deteriorated flooring or floor supports of insufficient size to carry imposed loads with safety;
3. Members of walls or other vertical supports that split lean, list, or buckle due to defective material, workmanship, or deterioration;
4. Members of walls or other vertical supports that are insufficient to carry imposed loads with safety;
5. Members of ceilings, roofs, and their support system, or other horizontal members which sag, split, or buckle due to defective material, workmanship, or deterioration;
6. Members of ceiling and roof supports or other horizontal members that are insufficient to carry imposed loads with safety;
7. Fireplaces or chimneys which list, bulge, or settle due to defective material, workmanship, or deterioration;
8. Deterioration or defects in paints, coating systems, or flashing resulting in destructive moisture penetration or rot;
9. Any fault, defect, or condition in the building which renders the same structurally unsafe or not properly watertight.

B1. Determination of Neglect. If the Board upon recommendation or presentation by the Building Official of the City or its designee makes a determination that a resource is being demolished or deteriorated by neglect, it shall direct the City Building Official to notify the owner or owners of the resource of this preliminary determination, stating the reasons therefore, and shall give the owner of record thirty (30) days from the date of such notice to correct the defects or present to the Board a plan for remediation if the defect cannot be remedied within such thirty (30) day period.

B2. Subsequent Determination If, within thirty (30) days after such initial determination, the Board shall again determine that the resource is being demolished or deteriorated by neglect, it may direct the City Building Official to file a complaint for a violation of a zoning ordinance of the City, against the owner or owners if the necessary repairs are not completed within ninety (90) days of the second determination by the Board that the subject building or structure is being demolished or deteriorated by neglect.

B3. City Stabilization Additionally, the Historic Review Board may direct the City Building Official to accomplish the repairs necessary to stabilize and protect the resource. The City shall then pay therefor, and charge the expenses incurred in doing such work or having such work done or

improvements made to the record owner of such resource. If such work is done or improvements made at the expense of the City, then such expenses shall be assessed as a lien on the real estate, lot or lots upon which such expense was incurred except as prohibited by law. The City, and the City's authorized assistants, employees, contracting agents, or other representatives, are hereby expressly authorized to enter upon private property at all reasonable hours for the purpose of completing repairs necessary for the stabilization and repair of a resource. Any court having jurisdiction over such cases including the Municipal Court of the City shall have authority to issue all orders necessary to enforce this article. Neither the City nor its employees, agents or contractors shall be answerable in damages or otherwise for damage to property due to the enforcement of this article.

B4. Lien Establishment. The City Manager or other person authorized to act on behalf of the City shall file a statement of such expenses incurred by filing the amount of such expenses, the date on which said work was done or improvements made, with the County Clerk of Gillespie County Texas. The City shall have a privileged lien on such lot or lots or real estate upon which said work was done or improvements made to secure the expenditures so made. Said lien amount shall bear interest per annum from the date said statement was filed at the greater of the maximum rate published by the State Board of Control, or the rate of ten percent (10%). For any such expenditures, and interest, as aforesaid, suit may be instituted and recovery and foreclosure of said lien may be had in the name of the City. The statement of expenses so made, as aforesaid, shall be a prima facie proof of the amount expended for such work or improvements.









HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: May 14, 2024

CATEGORY: DISCUSSION ITEMS

CAPTION: 413 E Main Demo By Neglect

SUMMARY:

The property located at 413 E Main obtained approval from the Historic Review Board on December 13, 2022, to relocate the existing historic resource and implement repairs of the property including repairs to the porch, removal of a rear addition, infill of Basse block basement and relocation of the house 3' to the east to allow for vehicular access to the rear of the property. It appears as though work never started on the property, and it has since fallen into disrepair.

FINDINGS:

At the April 9, 2024 Historic Review Board Meeting, the Board identified this property as one that had fallen into disrepair and directed City Staff to send a Demolition by Neglect Letter to the property owner. City Staff submitted the Demolition by Neglect Letter on April 24, 2024 and the property owner has 30 days (May 24, 2024) to respond to the letter.

If the owner fails to respond to the Demolition by Neglect Letter, then Staff may send a second letter that allows for the owner to stabilize the property within 90 days. If the owner fails to respond to the second letter, then the Historic Review Board may direct the Historic Preservation Officer or her appointee to accomplish the necessary repairs and stabilize the resource. The City would then charge the owner for the repairs. If the City incurs expenses as part of the repair, the City will assess a lien on the real estate lot that the expenses occurred on.

STAFF RECOMMENDATION:

ATTACHMENTS:

1. 12_13_2022_Approved COA 22-110-A
2. 413 E Main_Demo_by_Neglect_30_Days



Historic Review Board
Certificate of Appropriateness

Application Number: 22-110-A
Date: December 13, 2022
Address: 413 E Main
Zoning: CBD
Owner: Becki Hudson
Applicant: Nicki Heiner – Design Hill Interiors
Rating: Medium
Proposal: rehabilitation of house, relocation of house on site, relocation of front doors, porch repairs, removal of rear addition, new rear addition, infill Basse block basement

Request:

The applicant is requesting a Certificate of Appropriateness to:

- A. Relocate 2 front doors to location of windows
- B. Replace rotten posts and railing with new wood decorative posts and railings
- C. Replace existing porch trim with gingerbread trim
- D. Relocate pier and beam house 3' to the east to allow safer vehicular access to the rear of the property
- E. remove non-original rear addition
- F. construct new rear addition
- G. enclose Basse block basement due to years of leakage
- H. replace metal roof
- I. repaint all exterior features
- J. removal front metal fence and arch (circa 2015)
- K. Demo existing Basse block tank house and re-use blocks
- L. Demo existing wooden barn and re-use materials

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

3.2.3 Roofs

(f) If deteriorated beyond repair, replacement roofing materials should resemble the dimensions, profile, appearance, and configuration of the historic material (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for area visible from ROW	Recommended	Recommended

(g) Original and period-appropriate wood shingles should be maintained; if deteriorated beyond repair, wood shingles should be replaced with matching wood shingles; variation in wood species is acceptable if the profile, dimension, and finish match (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

3.2.4 Chimneys

Maintenance

(a) Preserve and maintain historic chimneys and stove pipes unless they are deteriorated beyond repair (SOI Standards 5, 6).

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

(b) Maintain and repair the materials of historic chimneys and stove pipes according to accepted preservation techniques (*Appendix G*, SOI Standards 5, 7).

High Priority	Medium Priority	Low Priority
Required for the entire roof	Required forward from the ridgeline for the front 15 feet	Recommended

Alterations

(c) Do not add new chimneys and stove pipes where not historically present (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Required for area visible from ROW	Required forward from the ridgeline for the front 15 feet	Recommended

3.2.5 Porches and Exterior Stairs

Maintenance

(a) 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).

High Priority	Medium Priority	Low Priority
Required for all	Required if visible	Recommended

exterior porches	from the public right-of-way (ROW)	
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(b) Do not add new porch features or ornamentation where not historically present (SOI Standard 3; see fig. 3-15).

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

(c) If replacing deteriorated historic porch materials or features, patch the smallest area possible, matching the materials, dimensions, profile, texture, and configuration of existing historic porch features (SOI Standard 6).

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

Restoration

(d) If historic porch, balcony, or exterior stair railings do not meet current building codes, work with building code officials to determine if an exception may be possible, especially if the porch or balcony is seldom used. For porches and balconies that remain in use, maintain the historic railing and supplement it with a visually unobtrusive higher rail (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(i) If original porch posts are missing and their historic appearance is not documented, replace them with simple supports appropriate to the style and time period (SOI Standard 3).

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

(h) Additions of ramps to comply with ADA standards should consider minimizing damage to historic fabric (SOI Standards 9, 10; see fig. 3-16).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(k) Remove visible non-historic porch features that diminish the structure's historic integrity (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

3.2.6 WALLS

Maintenance

(a) Retain and repair the historic exterior wall materials unless deteriorated beyond repair (SOI Standards 2, 5, 6).

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

b) Maintain, repair, and clean historic exterior walls according to accepted preservation techniques (see *Appendix G*, SOI Standards 5, 7).

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

j) If replacement of historic exterior wall materials is necessary, install the new materials maintaining spatial relationships (including depth, dimension, and joint patterns) as historically relative to window frames, door frames, and other exterior features (SOI Standards 3, 6).

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

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).

3.2.7. Doors and Door Openings

Maintenance

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

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

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

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

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

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

Alterations

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

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

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

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

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

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

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

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

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

3.2.8 WINDOWS

Maintenance

(a) Preserve and maintain all components of existing historic windows, screens, and shutters unless deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority

Required for all windows	Required if visible from the public ROW	Recommended
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Alterations

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

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

j) If the extant windows are non-historic, consider researching the historic window's appearance, and if documented, replicate and retore the historic windows.

High Priority	Medium Priority	Low Priority
recommended	Recommended	Recommended

(k) the windows, select replacement windows compatible with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standard 3).

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

3.2.12 Landscape and Site Features

Alterations

(b) Do not construct front-yard fences where they were not present historically, unless necessitated by a safety issue or an adjacent noxious use (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Required	Recommended	Recommended

(c) If a safety issue or adjacent noxious use necessitates adding a new front-yard fence, it must be period-appropriate, minimize obstruction of views of character-defining features of the building, and be a maximum of 3 feet tall; opaque walls are not appropriate for front yards in residential blocks (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Service Areas and Parking

(i) Locate service areas at the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances.

High Priority	Medium Priority	Low Priority
Required	Required	Required

(j) Locate off-street parking to the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances.

High Priority	Medium Priority	Low Priority
Required	Required	Required

(k) Always use landscaping as a buffer between service areas/parking lots and streets or buildings, as well as to break up the visual effect of a parking lot – regardless of the location of the service area or parking lot.

High Priority	Medium Priority	Low Priority
Required	Required	Required

Staff Recommendation/Findings:

Rehabilitation of the house has begun by removing the non-original asbestos siding which has uncovered some original features. Some requested items will need further documentation to ensure the proposed changes are period appropriate and historically accurate. Overall staff commends the new owner for taking on the rehabilitation. Items that are repair/maintenance and rehab based on photographic or physical evidence can be approved by staff administratively with more documentation and include the following:

A, B, H, I, J based on relevant sections of the Design Guidelines/Standards for Porches, Roofs, Landscaping, Walls, Windows, and Doors.

Items that need Historic Review Board approval.

C. If there is any type of evidence that the house previously had gingerbread the request can be considered, otherwise this request is not in keeping with section 3.2.5.(b)

D. The property has Central Business District zoning which allows and encourages a variety of commercial uses. CBD zoning allows buildings to be built on the lot line. The 400 block of E Main Street was historically a residential block that has been used for commercial businesses for decades. The lots are deep and narrow. This lot in particular has very limited access to the majority of the lot behind the house. While the request to move the house to the east would alter the original development pattern, the request makes the property more usable. On this block the most important setback is the front

yard setback. There is no request to change this. The pier and beam house can likely take place without causing much harm. The Basse block rear addition currently leaks. The applicant is proposing to either dismantle and rebuild the addition with the house move, or keep it I situ and address water infiltration issues.

E. The existing rear addition is an enclosed porch. Staff recommends the removal

F. More information is needed on the design including roofline.

G.If it is decided that infilling the basement is the best approach, staff recommends the window be retained but covered from the inside.

K. More information is needed on the condition of the Basse block tank house

L. More information is needed on the barn. If it is not of historic age staff recommends dismantling to allow for re-use of materials.

Board Action:

Approval of items: A, B, E,H, I, and J. Item G approved with staff comments. Denial of items C, F,K, and L.

Item D will require a site visit. A new rendering to be provided with the proposed relocation of the house.

April 23, 2024

Sticks & Stones FBG LLC
C/O Patrick O'Connor & Associates
1089 Mountain Laurel Dr
New Braunfels, TX 78132

RE: Property located at 413 East Main

To whom it may concern,

The City of Fredericksburg's Historic Preservation Ordinance requires that properties located in the City's Historic District or which are designated as Historic Landmarks be preserved and not be allowed to be demolished, even when the demolition occurs because of the neglect by the owner to maintain or repair the property. This is referred to in the ordinance as demolition by neglect. A copy of that section of the preservation ordinance is attached to this letter.

Please be advised that the property located at the above address appears to be in violation of the demolition by neglect provisions of the preservation ordinance in the following respects:

- Paint Adhesive Failure
- Wood Decay
- General Deterioration

Generally, stabilization of the property and the prevention of further deterioration is required to bring your property into compliance with the ordinance. As the trustee, you will have thirty (30) days from the date of this notice to correct the defects or present to the Board a plan for remediation if the defect cannot be remedied within such thirty (30) day period. Please either remedy the property violation or contact Shelby Collier, the Senior Planner, at City Hall, 126 West Main Street, 997-7521 to discuss and propose a plan to bring the property into compliance.

The City is very fortunate to have a significant Historic District with so many valuable structures. It is also very important that the integrity of these structures be maintained. We would appreciate your prompt attention to this matter.

If you would be inclined, the Historic Review Board is available to meet with you to discuss the matter, or any solutions you may propose. We look forward to hearing from you, and we thank you in advance for your attention to this issue.

Sincerely,

Shelby
Collier

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2024.04.23 11:04:53 -05'00'

Shelby Collier,
Senior Planner
City of Fredericksburg

12.211 Prevention of Demolition by Neglect

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6. Members of ceiling and roof supports or other horizontal members that are insufficient to carry imposed loads with safety;
7. Fireplaces or chimneys which list, bulge, or settle due to defective material, workmanship, or deterioration;
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9. Any fault, defect, or condition in the building which renders the same structurally unsafe or not properly watertight.

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HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: May 14, 2024

CATEGORY: DISCUSSION ITEMS

CAPTION: 311 E Travis Demo By Neglect Update

SUMMARY:

The property had sat vacant for a number of years with several demo by neglect letters having been issued. The property has since sold, and a COA has been approved to relocate the historic resource to the front western corner of the property, remodel the resource, and construct a 6,000 sq ft residence and fence.

FINDINGS:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. 311 E Travis Demo By Neglect Update

311 E Travis Demo By Neglect Update











HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: May 14, 2024

CATEGORY: DISCUSSION ITEMS

CAPTION: 413 W Creek Demo By Neglect Update

SUMMARY:

The property obtained a COA under previous ownership (Packs) to rehab the property, which included a partial demo, addition and remodel. Unfortunately, during construction the project stopped and a demo by neglect letter was issued. Shortly after, the property sold to the current owner and construction continued.

FINDINGS:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. 413 W Creek Demolition By Neglect Update

413 W Creek Demolition By Neglect Update









