



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, July 9, 2024 ~ 5:30 PM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

David Bullion, Chair
Jessica Mittel, Vice Chair
Cyd Donnell, Member
Sharon Joseph, Member
Robin Cowsar, Member

Todd Eidson, 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 July 9, 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 July 9, 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. June 11, 2024, Regular Meeting Minutes

CONSENT AGENDA

The items under the consent agenda are deemed by the Historic Preservation Officer to be routine innature and will be approved by one motion of the Board adopting the

staff findings and recommendation as part of the approval. The items on the consent agenda will not be discussed. Any member of the Board or the public that wishes to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

A. **2024-403** - 222 W Centre - Construction of 800 sq ft Garage

B. **2024-275** - 409 E Main - Mural

5. **CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

A. **2024-253** - 522 W Main - Mural

B. **2024-262** - 202 S Crockett - Wood Window Replacement with Vinyl Windows

C. **2024-335** - 701 W Main - Demolition of Outbuilding with Possible Re-rating.

D. **2024-386** - 606 W Creek - Building Addition

E. **2024-388** - 610 W San Antonio - Removal of Chimney

6. **DISCUSSION ITEMS**

A. Director's Report

B. Demo By Neglect

7. **ADJOURN**

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM on July 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
June 11, 2024
5:30 PM**

On this 11th day of June 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
 CYDNEY DONNELL

ABSENT RICHARD LAUGHLIN
 ANNA HUDSON – Director of Development Services

ALSO PRESENT: JENNIFER DRYSDALE– City Attorney Staff
 SHELBY COLLIER – Senior Planner
 JAN MUSGROVE – Planner 1

David bullion called the meeting to order at 5:30 PM.

David Bullion made a statement about the many years that Richard Laughlin had given to the Board. That his time and efforts were greatly appreciated and that he would be sorely missed.

MINUTES

Cydney Donnell made a motion to approve the Mayl 2024 Historic Review Board meeting minutes with corrections. Seconded by Jessica Mittel. All voted in favor and the motion carried.

PUBLIC COMMENT

APPLICATIONS

Application #2024-275 – 409 E Main – Mural

The applicant was not present.

Application #2024-253 – 522 W Main – Mural

The applicant was not present

Application #2024-243 – 301 W Main – Shade Structure – the applicant requests a Certificate of Appropriateness to approve a shade structure that has already been built.

John Boehm, representing the owners, spoke on how the project morphed as the construction progressed. A stop work was handed to a construction worker, not an owner. He said that the owners were informed of the stop work order 20 days later per email. The work had been completed.

Shelby Collier, Senior Planner stated that the property is the current home of Altdorf Biergarten, A Medium rated resource in the Vernacular style, that was built in 1880. The property underwent a major renovation in 2018-2019 that resulted in a new outdoor space located along the east side of the property. The applicant requested a COA on November 14, 2023, for the construction of a 16 – 20 ft tall, 54 x 24 shade structure. With that said, what was built was not the approved structure. The constructed design consisted of wider and taller posts.

Staff does not recommend approval of the shade structure as constructed. The original design presented slender posts and the sails no higher than the buildings. As built, the shade structures detract from the historic nature of the property because of the height and mass of the posts and sails.

John Boehm said he would investigate the cost to lower the poles.

Jessica Mittel suggested that the poles be cut down and to change the color of the poles to a more “beige” color so that they would blend with the development.

Sharon Joseph and Robin Cowsar both mentioned the lack of communication between the applicant and the City.

John Boehm reiterated that the stop work order was handed to one of the construction workers and not the owners.

David Bullion summarized the active discussion; cut the posts, camouflage the pole color, Joe Salinas concurred with cutting at least 6”’s off the top of the poles.

Sharon Joseph made a motion to deny the application and suggested that the applicant return with a revised plan to correct the constructed shade cover. Robin Cowsar seconded the motion. All voted in favor and the motion was carried.

Application #2024-262 – 202 S Crockett – Wood Window replacement with Vinyl Windows

The applicant requested the application be moved to the July 9th Meeting.

DISCUSSION ITEMS

Cydney Donnell stated that she would like to see some research done on the City's procedures for stop work orders.

Cydney Donnell asked what the penalties are for working without a Certificate of Appropriateness.

Shelby Collier stated that there is a \$300.00 penalty for working without an approved Certificate of Appropriateness.

Robin Cowsar requested that Demo by neglect be a standing item on the Agenda.

Robin Cowsar and Jessica Mittel added several properties to the existing list:

101 N Lincoln
207 W San Antonio
204 and 206 S Crockett
312 W Main
600 S Hwy 290
110 N Bowie – Party tents
413 E Main
311 E Travis
413 W Creek

Shelby Collier commented that it would be updated each month.

ADJOURN

With nothing further to come before the Board, Jessica Mittel moved to adjourn. David Bullion seconded the motion. All voted in favor and the meeting was adjourned at 6:38 PM.

PASSED AND APPROVED this the 9th day of July 2024.

JAN MUSGROVE, PLANNER 1

DAVID BULLION, CHAIRPERSON



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: July 9, 2024

CATEGORY: CONSENT AGENDA

CAPTION: 2024-403 - 222 W Centre - Construction of 800 sq ft Garage

SUMMARY:

The applicant requests a Certificate of Appropriateness to construct an 800 sq ft garage.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Application Number: 2024-403

Address: 222 W Centre

Rating: Low

Zoning: R1, Single Family

Owner: Colin Raferty & Jamie Lambrecht

Applicant: D&D Construction

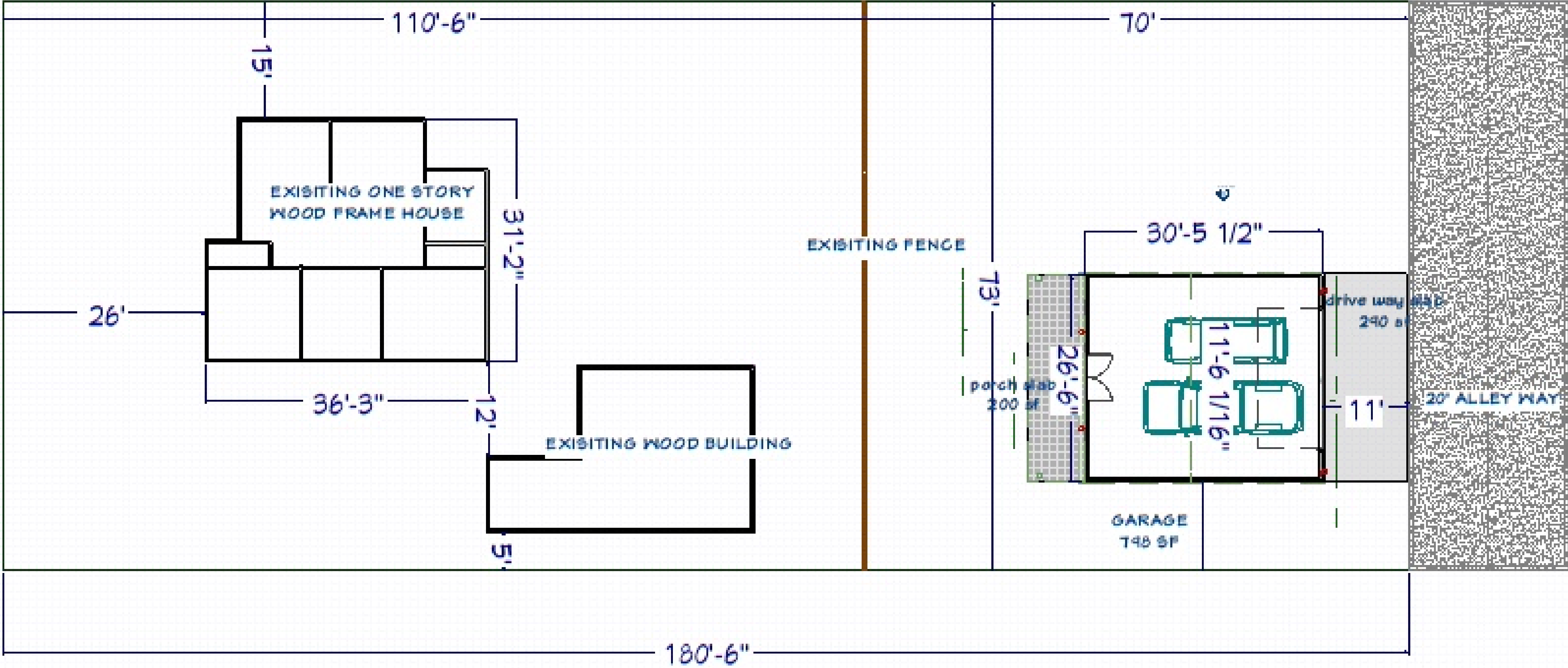
3.4.1 Lot Coverage - It is recommended that historic development patterns be maintained, which includes an open rear yard for residential developments (c). In addition, the square footage of the accessory building shall not exceed 800 sq ft or 50% of the primary building square footage, whichever is greater (h). The development should also maintain appropriate setbacks between the primary building on the property (10 ft setback)(e). Parking should be located at the rear of the property with landscaping used as a buffer between the parking area and primary structure (j)(k).

3.4.3 Accessory Buildings - It is required that new accessory buildings avoid impacting significant historic resources or site features (a) and should follow lot coverage standards (b). The accessory building should be designed

STAFF RECOMMENDATION:

ATTACHMENTS:

1. 2024-403-222 centre street plot plan
2. 2024-403-222 w center saltbox garage view 1
3. 2024-403-222 w centre saltbox garage height
4. Photos



REVISION TABLE		NUMBER	DATE	REVISED BY	DESCRIPTION

COLIN AND JAMIE RAHERTY
222 CENTRE STREET
FREDERICKSBURG TEXAS 78624

PLOT PLAN

DRAWINGS PROVIDED BY: KATY CULVER
KERRVILLE DESIGN BUILD

DATE:

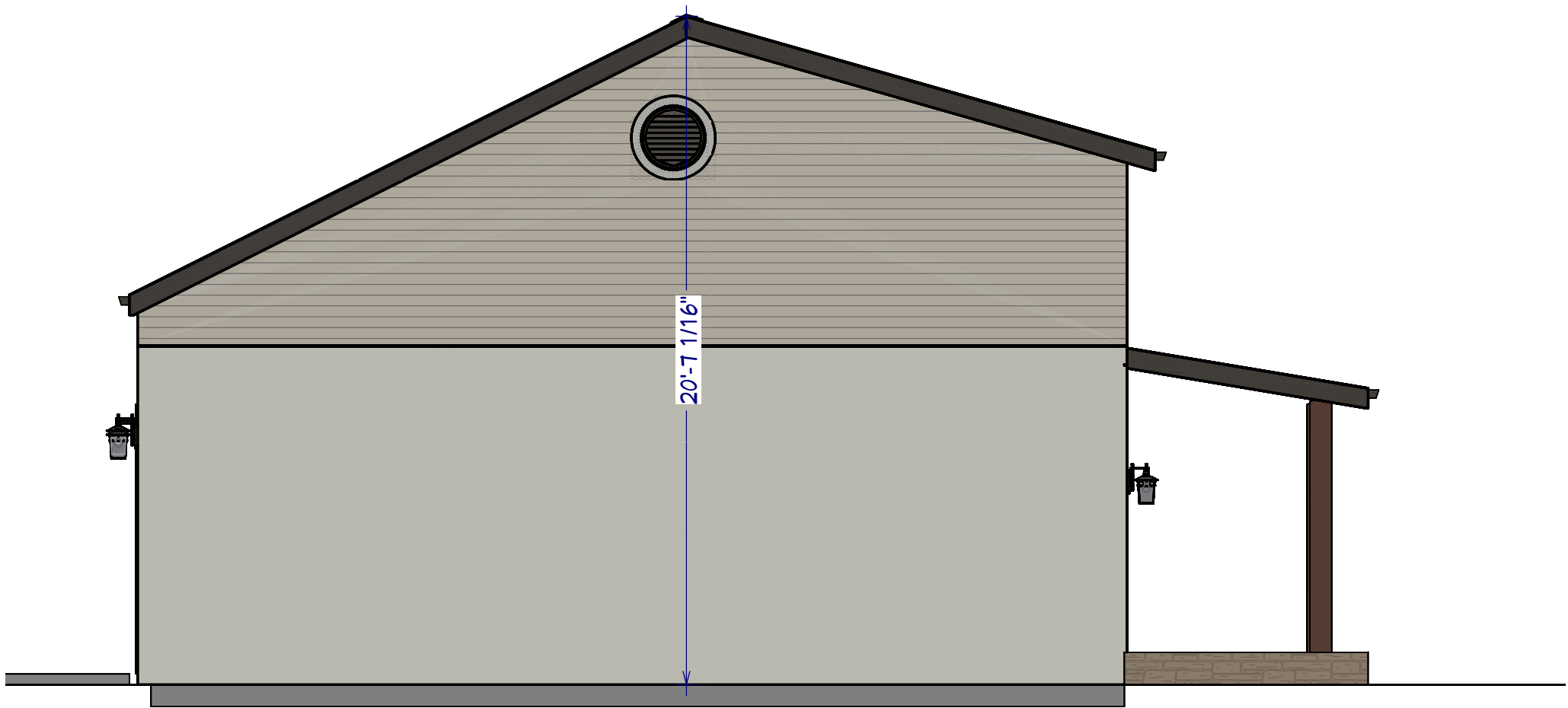
6/21/2024

SCALE:

SHEET:

P-1











HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: July 9, 2024

CATEGORY: CONSENT AGENDA

CAPTION: 2024-253 - 522 W Main - Mural

SUMMARY:

A Certificate of Appropriateness application has been submitted requesting permission to paint a floral mural on the west side of the building that says "Fearfully and wonderfully made." The property is a low-rated property built in 1953 that is the current home of Braveheart Unique Resale Boutique. The work has already been completed.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Proposal: Applicant requests permission to paint a floral mural on the west side of the building that says "Fearfully and wonderfully made".

Application Number: 2024-253

Address: 522 W Main

Rating: Low

Zoning: CBD, Central Business District

Owner: Pate Real Estate, LLC

Applicant: Sheri Danze

3.2.6 - Exterior Walls

Murals may be approved on a case-by-case basis if painted on a previously painted surface with preference given to historic or cultural subjects rather than business promotion (n) In this case, the property in question is a low-rated property with little historical significance and the exterior wall is a painted stucco.

STAFF RECOMMENDATION:

As the property is a low-rated property with a painted exterior, Staff recommends approval of the requested mural.

ATTACHMENTS:

1. 2024-253 Mural





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: July 9, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-275 - 409 E Main - Mural

SUMMARY:

The applicant requests permission to paint a mural that is 12' x 8' in size and says "Howdy Fredericksburg" on property located at 409 E Main Street. The property is a low-rated resource built in 1957 and is the current home of Ferris & Fletch Wine Co.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Proposal: Applicant requests permission to paint a mural that is 12' x 8' and says "Howdy Fredericksburg".

Application Number: 2024-275

Address: 409 E Main

Rating: Low

Zoning: CBD, Central Business District

Owner: Lucky 13 Properties

Applicant: Ferris & Fletch Wine Co

3.2.6 - Exterior Walls

Murals may be approved on a case-by-case basis if painted on a previously painted surface with preference given to historic or cultural subjects rather than business promotion (n) In this case, the property in question is a low-rated property with high visibility on E. Main Street, especially to cars traveling westbound. The wall is currently painted as solid beige color.

STAFF RECOMMENDATION:

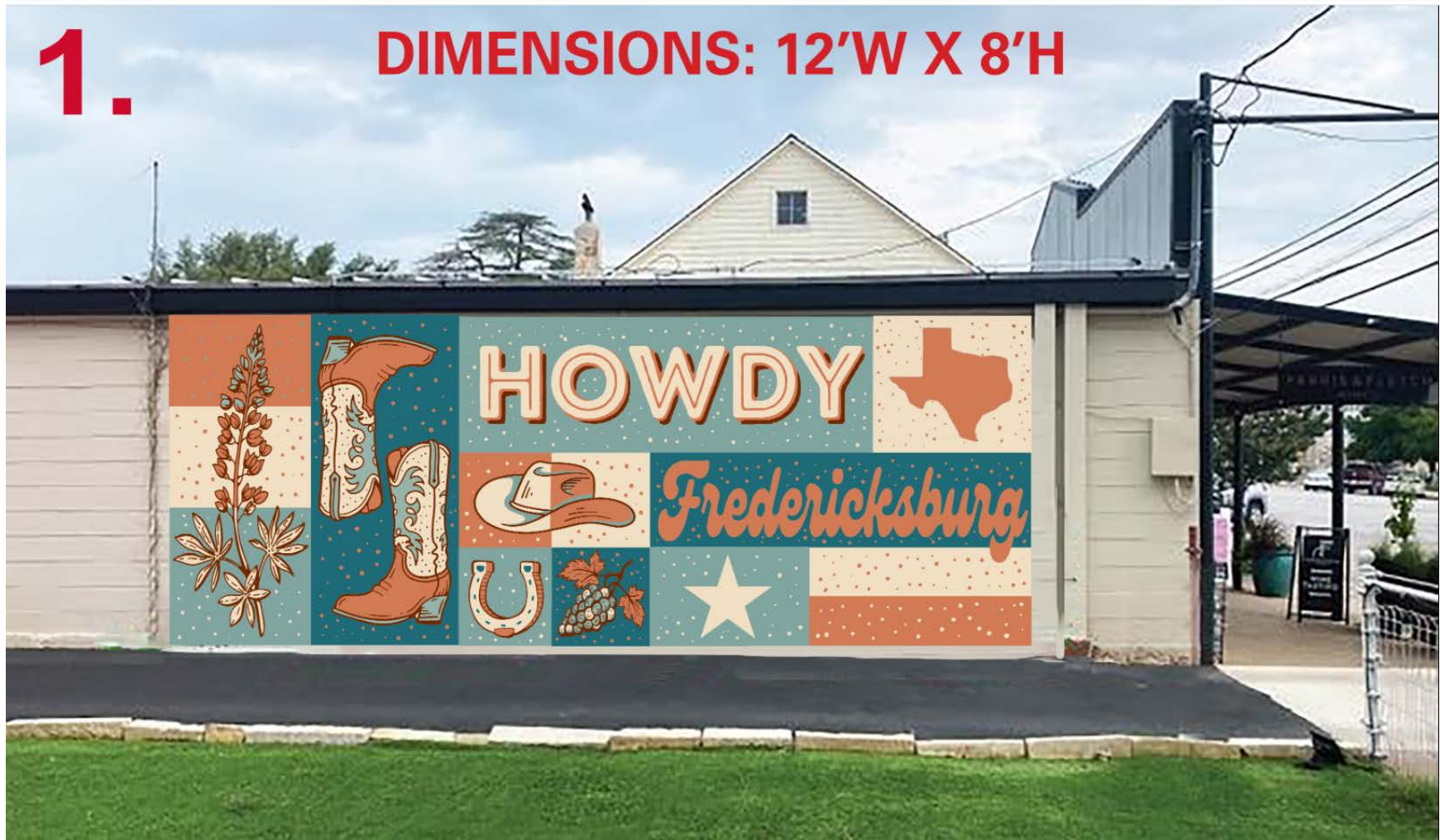
The applicant has provided 3 options for consideration with Staff favoring option 1 with the most muted color palette of the three.

ATTACHMENTS:

1. 409 E Main Mural Options

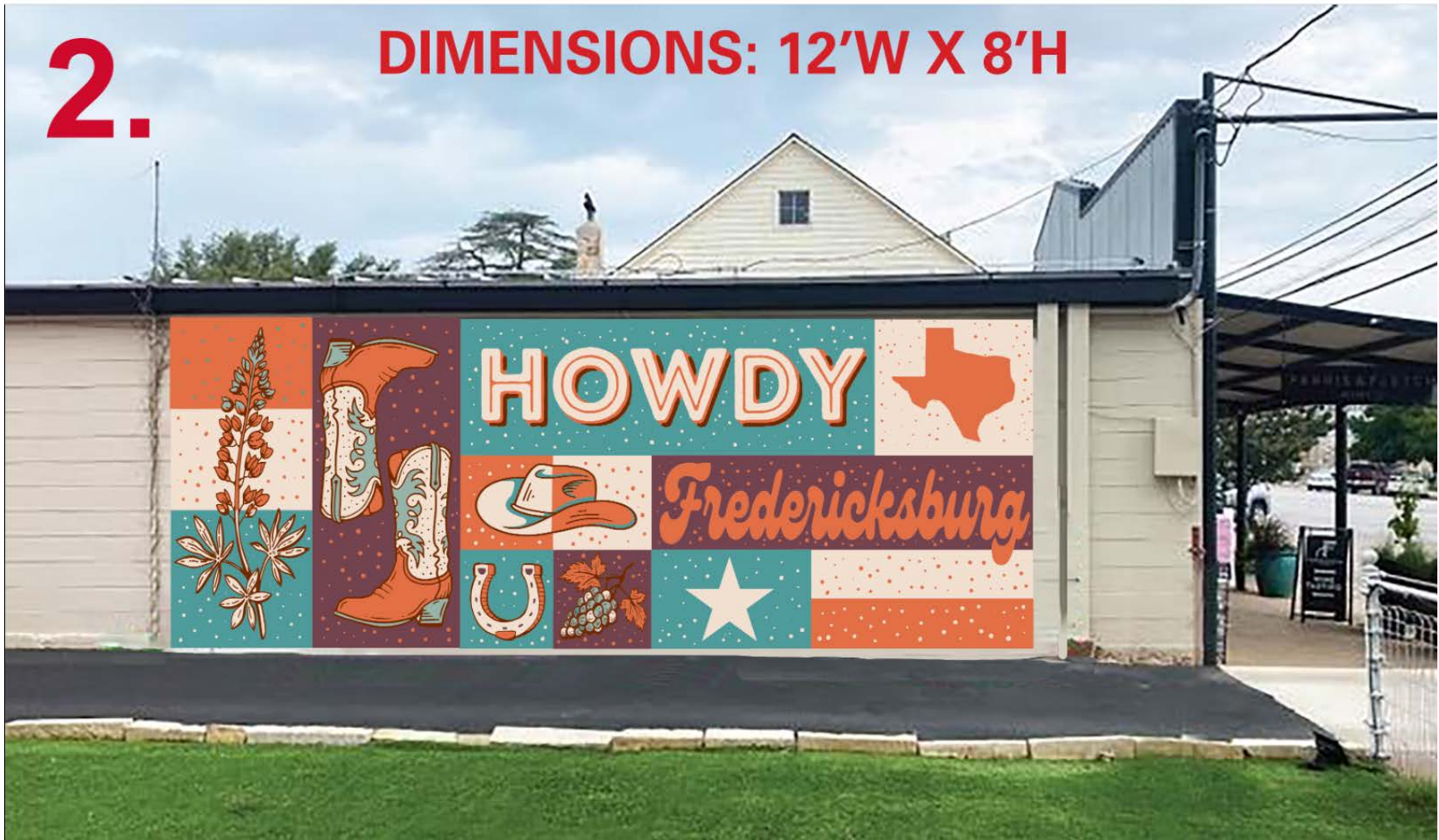
1.

DIMENSIONS: 12'W X 8'H



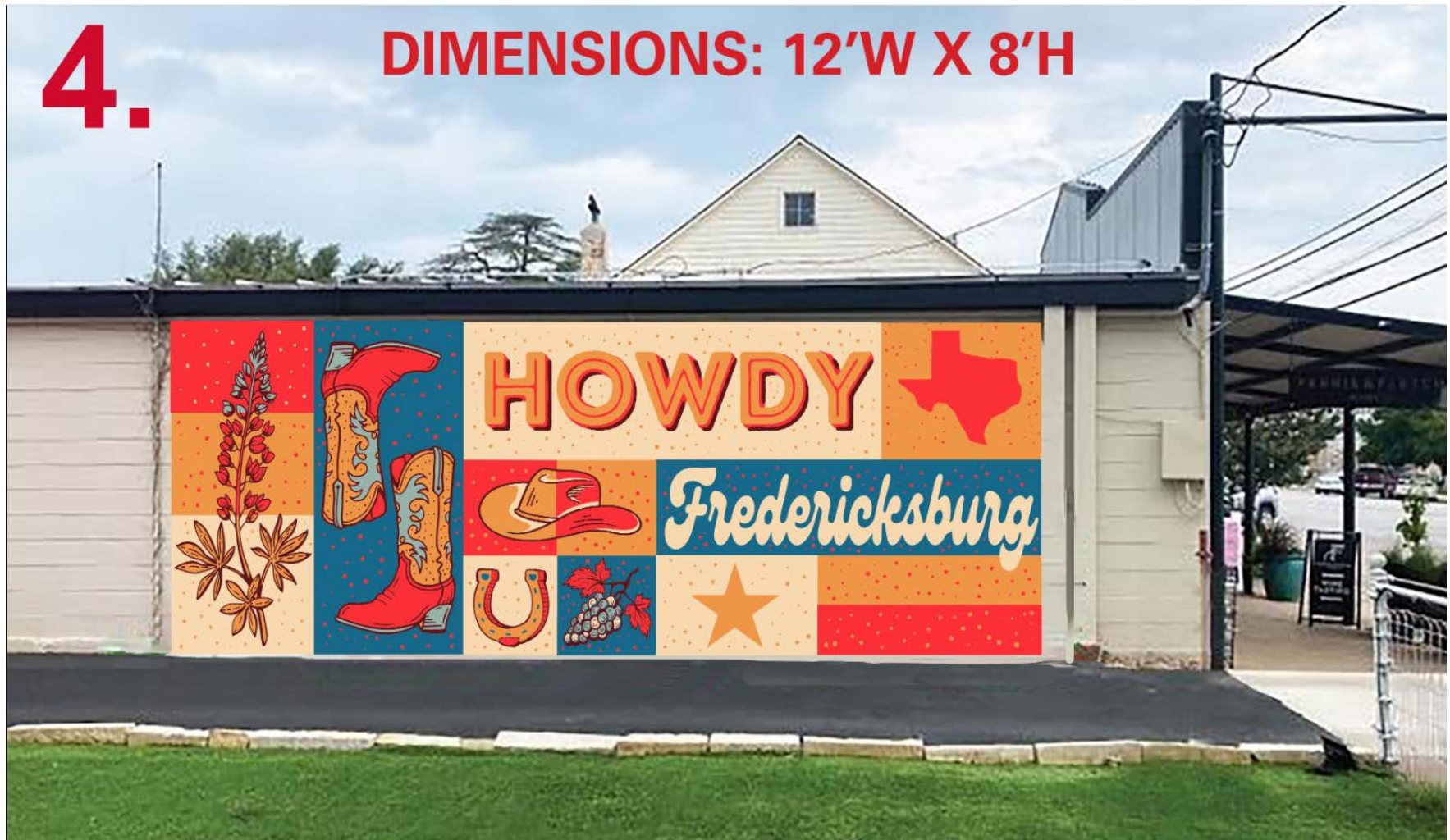
2.

DIMENSIONS: 12'W X 8'H



4.

DIMENSIONS: 12'W X 8'H





HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: July 9, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-262 - 202 S Crockett - Wood Window Replacement with Vinyl Windows

SUMMARY:

The applicant is requesting a Certificate of Appropriateness (COA) to remove the original wood sash windows and replace them with an energy-efficient vinyl windows. Unfortunately, the work has already started without the required COA. Some original windows are still in place. at some point, non historic screens were added.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property consists of a Medium rated, Tudor Revival style resource, that was built in 1935. The property retains several of the original wood windows and is an excellent example of a property with minimal alterations.

Proposal: The applicant is requesting a Certificate of Appropriateness (COA) to remove the original wood sash windows and replace them with an energy-efficient vinyl window.

Application Number: 2024-262

Address: 202 S Crockett

Rating: Medium

Zoning: R2, Mixed Residential

Owner: Joe Snoe

Applicant: Thomas Pesek

3.2.8 - Windows and Window Openings

It is required that all components of existing, historic windows be maintained (a) and repaired (b). If replacement of windows is required due to deterioration, the replacement windows should match the

dimensions, profile and configuration of the historic windows (c) and should maintain the same spacial relationships as existed historically (f). In addition, the material of the windows should be replaced in kind.

STAFF RECOMMENDATION:

Staff does not support the replacement of the the historic wood windows with vinyl windows. The windows appear to be in good condition and should be repaired rather than replaced.

ATTACHMENTS:

1. 2024-262-COA Application
2. Photos of Windows
3. Wood Windows and Vinyl Windows



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	202 S. Crockett	Date Submitted	05/03/2024
Owner name:	Joe Snoe	Phone #	830-499-0372
Owner Address:	202 S. Crockett Fredericksburg, TX 78624		
Authorized Applicant:	Thomas Pesek	Phone #	210-416-4992
Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.		Applicant E-mail:	texasimplesolutions@gmail.com
		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)

Project to be removal of original wood sash windows, and replaced with energy efficient premium vinyl windows. Project not to obstruct the structure of the original framework, hence nothing to impact the integrity of the historic image or structure. In fact, framework has 45 degree cuts resembling the original wood look.

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:	Medium Low	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.









Original Wood Windows



Wood windows replaced with Vinyl



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: July 9, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-335 - 701 W Main - Demolition of Outbuilding with Possible Re-rating.

SUMMARY:

The applicant requests a Certificate of Appropriateness application to demolish a 400 sq ft barn located at 701 W Main Street. The barn is located at the rear of the property and is not visible from the street.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property is a High rated property that consists of a resource built in 1847 in the vernacular style. The age and date of the existing barn is unknown but photos show the building to be overgrown and in serious disrepair.

Application Number: 2024-335

Address: 701 W Main

Rating: High

Zoning: C2, Commercial

Owner:

Design Guidelines

Demolition of a historic resource should be avoided when possible however, there are limited circumstances where demolition may be appropriate (Historic Preservation Ordinance Appendix G) which include the demolition of a resource if the Board determines that it is a hazardous or dangerous building. With that said, this is a unique building that served as a barn and represents a significant loss of the agricultural history of the historic district.

[Sec. 23-63 Historic Preservation Ordinance](#)

In the case of a demolition application, the Board shall affirmatively find that reasonable measures could not be taken to adaptively reuse, rehab or restore the resource and that the resource is no longer significant to the area. The Board should also find that reasonable measures have been taken to relocate the resource on the same property, and it could not be done, or relocate the resource within the district, in addition to finding that the condition is not due to demolition by neglect. The Board may place reasonable conditions on the demolition.

If the Board finds the building is unsalvageable it should be re-rated to allow for demolition as demolition of a High rated property is strictly prohibited.

STAFF RECOMMENDATION:

Given the significant disrepair of the structure, Staff recommends approval of a rerating of the building to low and approval of the demolition with the condition that the building be well documented for possible reconstruction in the future.

ATTACHMENTS:

1. 2024-335-cert of approp application
2. 2024-335-pictures



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 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)

removing old barn that is not maintained and is a safety hazard. Dirt floor, old rusted sheet metal roof and old rotten wood throughout the structure. Approximately, 400 sq feet. No other work is to be done on this project. (ie., no tree removal or other structures)

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.**







HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: July 9, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-386 - 606 W Creek - Building Addition

SUMMARY:

The applicant requests a Certificate of Appropriateness to construct a 229 sq ft addition over an existing concrete slab.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

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

Application Number: 2024-386

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

Design Guidelines

3.3 Additions: The property added a substantial addition in 2016. The addition as proposed would connect to the 2016 addition and the historic portion of the home, however, the design further erodes the visual identity of the historic bungalow as the both additions absorb the home entirely. Furthermore, the property is high rated and does not allow for side additions unless it is determined

that a rear addition is not feasible. 3.3.(c) An addition should make use of a hyphen (as the 2016 addition does) 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 a portion of the existing porch off the west side on the house resulting in a 229 sq ft increase in living square footage.

STAFF RECOMMENDATION:

Staff does not recommend approval of the addition as it results in the loss of the visual identity of the original bungalow as well as the addition's noncompliance with 3.3.(c).

ATTACHMENTS:

1. 2024-386-Plans



HISTORIC DISTRICT/ LANDMARK CHECKLIST

Properties located within the boundaries of the Fredericksburg Historic District or individually designated as a local historic landmark are subject to review by the Historic Preservation Officer and the Historic Review Board. Please check the most current zoning map to see the boundaries of the district and location of individual landmarks.

- ☐ Completed Certificate of Appropriateness Application
- ☐ Photos of existing conditions show all sides of building and details of area in question, and historic photos if available
- ☐ Drawings that adequately show all proposed changes (drawn to scale with dimensions)
- ☐ Site plan for proposed demolition, addition or fencing
- ☐ Narrative describing complete scope of work
- ☐ If removing original or historic material, provide information on replacement material (such as siding, columns, windows, etc.)
- ☐ Paint swatches
- ☐ If bringing building up to ADA code requirements, show ramps and proposed changes to doors, thresholds, etc.

Note: Additional information may be required to complete review of proposed project by the Historic Review Board (HRB). Staff will notify you if the project can be approved administratively or if the project must be approved by the HRB.

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent: Todd Eidson Date: 06-13-2024

Printed Name: Todd Eidson



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	6/13/24
Owner name:	GRACE FAMILY TEXAS 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:	07-15-2024
		Desired Completion Date:	07-15-2025

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
REVISED

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

Frame new 229 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

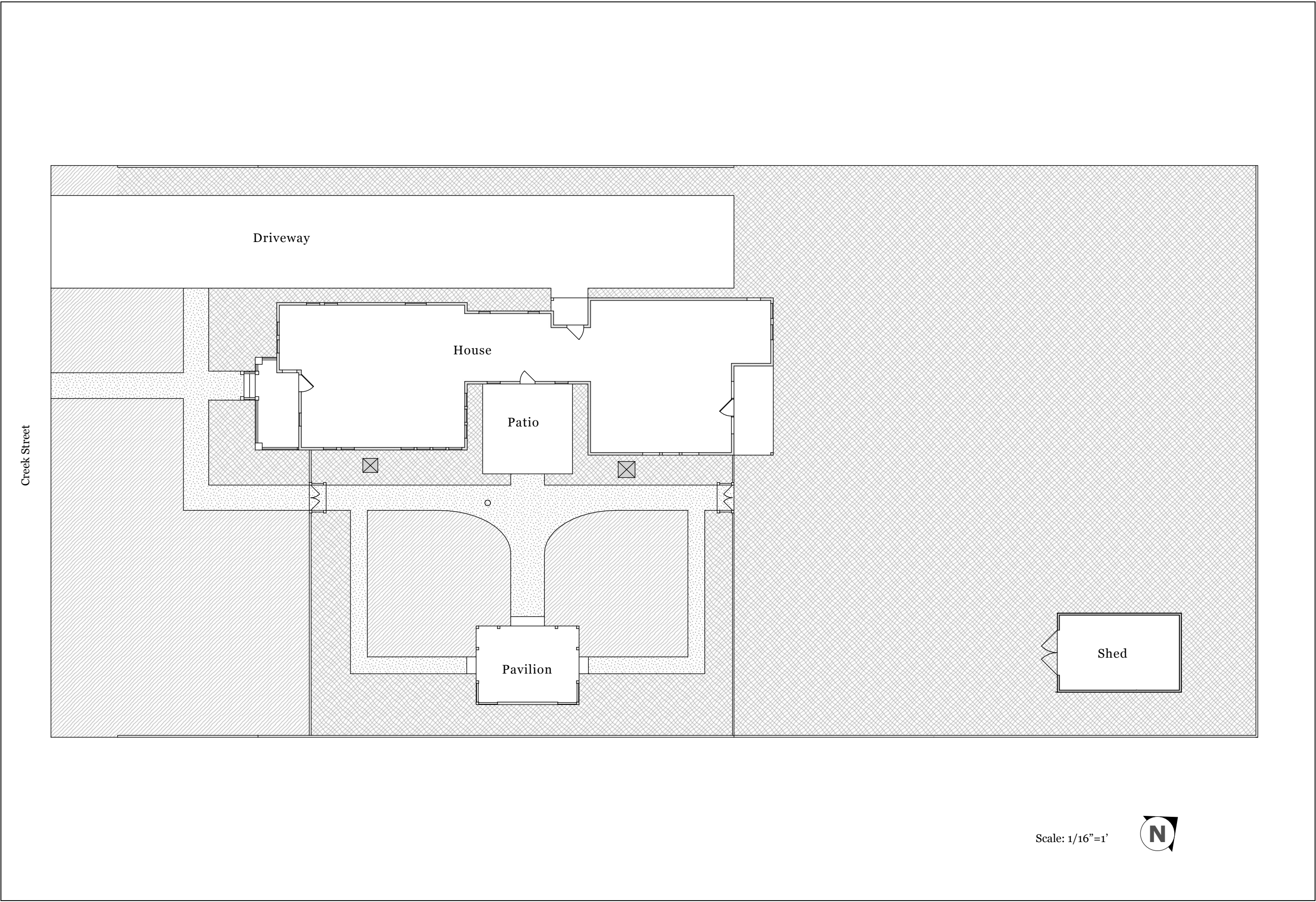
Marvin "Ultimate" aluminum-clad full-lite fixed windows & swinging french doors "Stone White" to match existing

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

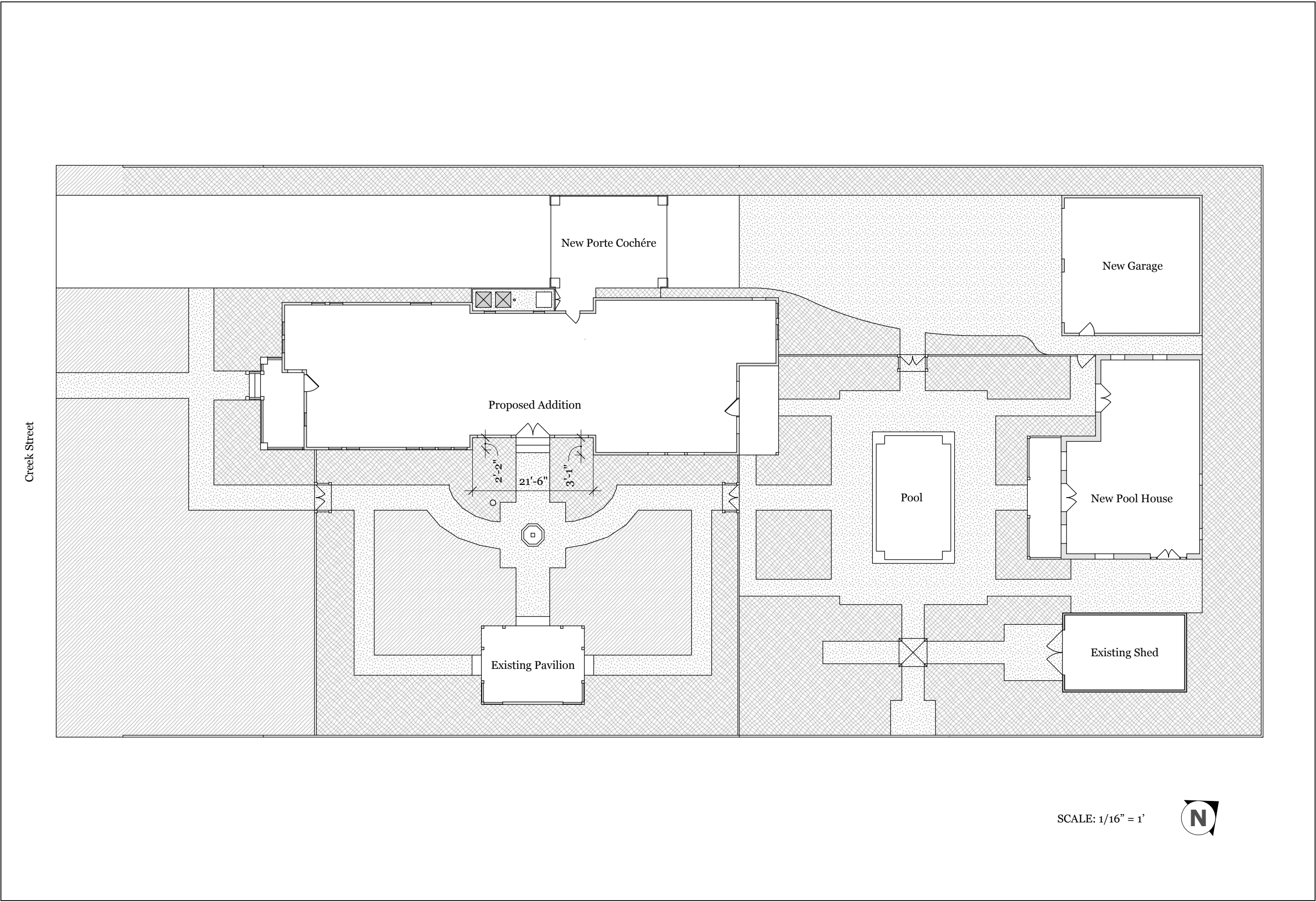
Exterior light fixtures as per approved Certificate of Appropriateness #2024-223



		REVISIONS	
		MM/DD/YY	REMARKS
A	02	1	...
		2	...
		3	...
		4	...
		5	...

EXISTING PLAN

GRACE PROJECT



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

GRACE RESIDENCE 606 CREEK STREET, FREDERICKSBURG, TX 78624	
GRACE PROJECT 1.4.4	

PROPOSED PLAN	
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A	O1
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REVISIONS		MM/DD/YY	REMARKS
1		--/--/--	...
2		--/--/--	...
3		--/--/--	...
4		--/--/--	...
5		--/--/--	...

STREET VIEW		GRACE PROJECT 1.4.4

A	02
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REVISIONS		REMARKS	
		MM/DD/YY	
1		...	...
2		...	...
3		...	...
4		...	...
5		...	...

VIEW FROM SHED

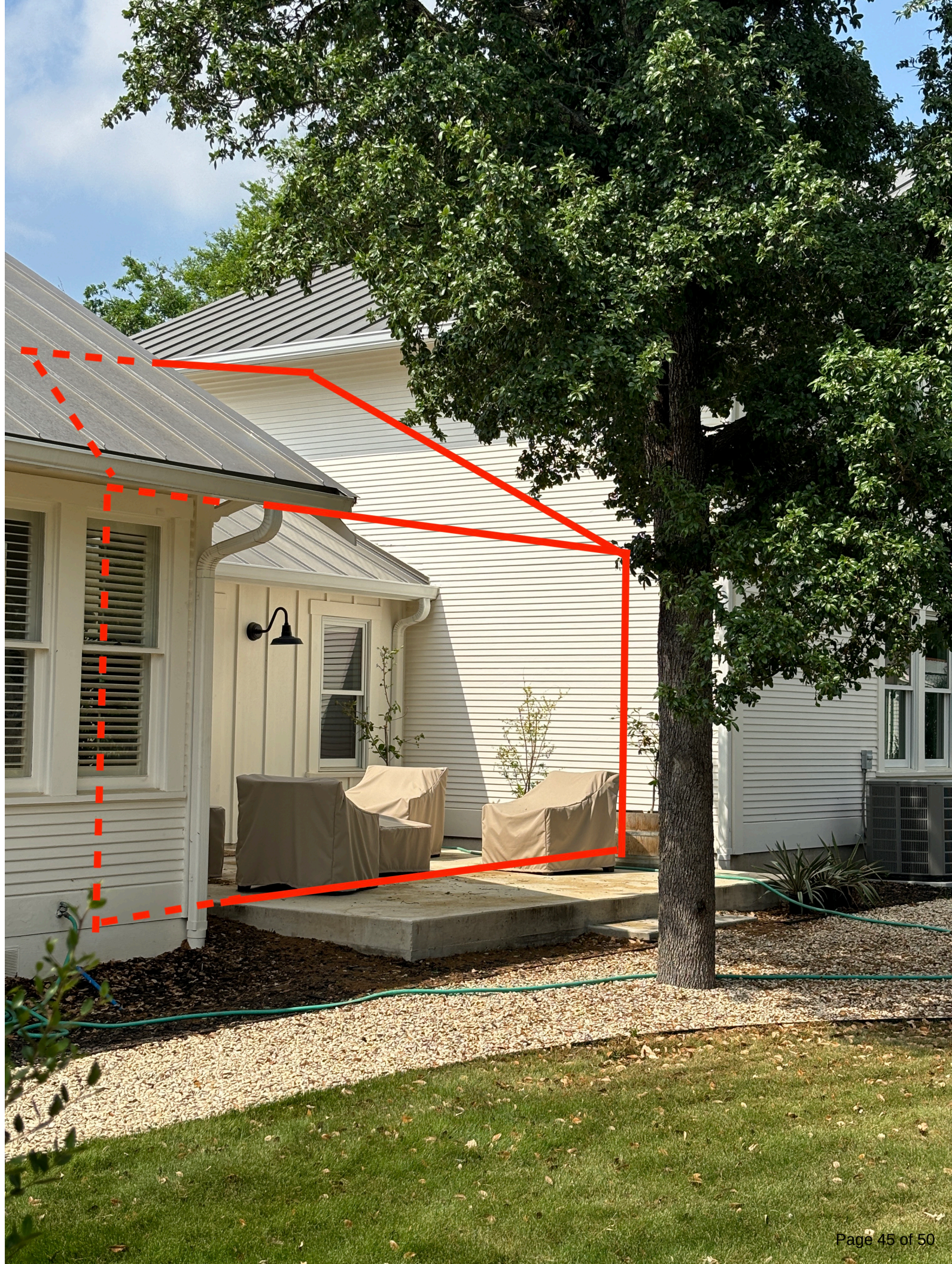
GRACE PROJECT 1.4.4

A

03



606 W CREEK ST







HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: July 9, 2024

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-388 - 610 W San Antonio - Removal of Chimney

SUMMARY:

The applicant requests a Certificate of Appropriateness to remove the existing chimney from property located at 610 W San Antonio.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

The property was built in 1900 in the Colonial Revival style and is a Medium rated resource that is a distinctive building type and style but has had alterations as the second story porch has been closed in and a front gable has been added to the porch.

Application Number: 2024-388

Address: 610 W San Antonio

Rating: Medium

Zoning: R1, Single Family Residential

Owner: Thomas Austin

Design Guideline Review

3.2.4 Chimneys - It is recommended to preserve and maintain historic chimneys unless they are deteriorated beyond repair (a). If the chimney is forward and within 15 ft of the ridge line it is required that the chimney be maintained. (b) If the chimney is deteriorated beyond repair or is structurally unstable, the chimney may be reconstructed (g) and in some cases may be reconstructed using new materials (f).

STAFF RECOMMENDATION:

Staff does not support the removal of the chimney from the medium rated resource.

ATTACHMENTS:

1. House and Chimney Photo



