City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, September 9, 2025 ~ 5:30 PM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

David Bullion, Chair
Jessica Mittel, Vice Chair
Emily Basse, Member
Cyd Donnell, Member
Gilbert Gonzalez, Member
Sharon Joseph, Member
Joe Salinas, Jr., Member
Amy Slaughter, Member
Shawn Vinklarek, Member

The City of Fredericksburg Historic Review Board will meet in a regular session on September 9, 2025, at 5:30PM. 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 September 9, 2025.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to jmusgrove@fbgtx.org

Verbal Comments:
Sign up in-person between 5:00 p.m. and 5:30 p.m. at the New City Hall at East Campus 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624.
You will be limited to 3 minutes to speak.

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1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. APPROVAL OF MINUTES

A. August 12. 2025, Regular Meeting Minutes

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

A. **2025-797** - 203 S. Elk Street- Request to construct a new home on a vacant lot.

B. **2025-828** - 508 W Main - Historic Landmark Property - Request to repair Stucco and Windows.

C. **2025-906** - 211 W. Creek - Request to build a 315 Sq. Ft. addition to the Owner's Suite, and exterior Carport with a walkway.

6. DISCUSSION ITEMS

A. Director's Report

B. Demo By Neglect Update

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM on September 3, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.3

Jan Musgrove

Jan Musgrove
Planner 1

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
MEETING MINUTES
August 12, 2025
5:30 PM

On this 12th day of August 2025, the Historic Review Board convened in regular session at the New City Hall at East Campus, 2818 E. U.S. Highway 290, Fredericksburg, Texas, with the following members present to constitute a quorum:

PRESENT:	David Bullion Sharon Joseph Joe Salinas, Jr. Amy Slaughter Cyd Donnell Shawn Vinklarek Emily Basse Gilbert Gonzalez
ABSENT:	Jessica Mittel
ALSO PRESENT:	Cliff Cross – Director of Development Services Jan Musgrove – Planner 1 John Domenech – Legal Council

CALL TO ORDER
The meeting was called to order at 5:30 PM by Chair David Bullion.

MINUTES
July 2, 2025, Historic Review Board meeting minutes were unanimously approved.

SWEARING IN OF NEW BOARD MEMBERS BY CITY SECRETARY, LETTY VACEK
New board members Gilbert Gonzalez, Emily Basse, and Shawn Vinklarek, welcoming them to the Historic Review Board.

Welcome Remarks:
David Bullion expressed excitement about the new board members, Gilbert Gonzalez, Emily Basse, and Shawn Vinklarek, joining the board. He looked forward to working with them over the next couple of years.

CERTIFICATE OF APPROPRIATENESS:

2025-734 - 703 S Adams – Request to change box gutter-style porch roof to a shed-type roof.

Applicant Presentation:
Mike Jones presented an application to change the roof on his porch to a shed type for better drainage.

Staff Review:
In reviewing the request, the location of the work would be visible from public view. However, the gutter-style portion of the roof appears to have deteriorated. The construction of a shed-type roof would be consistent with the existing roof system and does not appear that it would detract from the historical significance of the landmark. Staff recommend approval of the application as presented.

Board Discussion:
The board discussed the details of the application, including the slope of the new shed roof, its visibility from public view, and its consistency with the existing roof system. Questions were raised about the integrated gutters and the historical significance of the roof.

Amy Slaughter made a motion to approve 2025-734 as presented. Joe Salinas seconded the motion. All voted Aye and the motion carried.

2025-787-202 W Park – Request to replace existing metal roof with another metal roof

Applicant Presentation:
Glen Durst presented an application to replace the existing red metal roof with a 26-gauge double lock standing seam metal roof. The Roof would not be red as the color is baked on and would be a jarring color on the house. The original red was painted to cover up the rust on the metal roof. Mr. Durst mentioned that cost was also a factor in the color of the new roof.

Staff Review:
The replacement of the metal roof would be consistent with the existing roof system, and it does not appear it would detract from the historical significance of the landmark. However, staff would suggest considering a color that would not overwhelm the architectural elements of the structure. Staff recommends approval of the application as presented based upon careful consideration of the roof color.

Board Discussion: The board discussed the historical significance of the roof color and material. Questions were raised about the original roof color, the shininess of the new roof, and the differences between galvanized and galvalume materials.

Approval: The board approved the application after considering staff's recommendation and the applicant's explanations. Sharon Joseph made a motion to approve the application without the red color. Cyd Donnell seconded the motion. All voted Aye and the motion carried.

2025-795 - 306 E College St – Request to re-rate the home from Medium to Low

Applicant Presentation:
Susan Drabb requested a re-rating of her property from medium to low to allow for demolition as the poor condition of the house at 306 E College St. She mentioned that the house had not been updated in about 50 years and was not livable.

Staff Review:
In evaluating the home, it appears to be poorly maintained, and staff have concerns it will continue to deteriorate. Furthermore, future construction on the site will require HRB review and sign off. Clarification of the future purpose of the home should be clarified. Staff recommend the request as presented.

Board Discussion:
The board discussed the condition of the property, including its dilapidated state and lack of historical significance. They considered the age of the house and the alterations made over the years.

Approval:
Sharon Joseph made a motion to re-rate the home from medium to low. Gilbert Gonzalez seconded the motion. All voted Aye and the motion carried.

Shawn Vinklavek recused himself from the dais

2025-797 - New Construction at 203 S Elk St – Request to construct a new home on a vacant lot

Application Presentation:
Graham Fox presented plans for a new single-family residence at 203 S Elk St, including details about the design, materials, and layout of the house.

Staff Review:
In looking at the proposed design, of the home, it is visually different than the neighboring properties. However, the block has a various range of housing types and designs that contribute to a diverse housing style along Elk Street and throughout the neighborhood. The elements of the structure and style will effectively communicate the date of construction and would not create a false sense of history. A goal should be to ensure that any new construction does not visually empower the surrounding historic buildings. Staff believe this structure will not negatively impact any identified

historic landmarks throughout the area. In reviewing this request staff would only recommend approval of this application contingent upon a determination that the home would not overwhelm the existing properties and overpower the surrounding historic landmark properties throughout the general area

Board Discussion:
The board had concerns about the massing and design of the house. The board raised apprehension regarding the height, roof forms, and the proportion of the garage to the front elevation. They discussed the need for the design to fit within the context of the neighborhood.

Denial and Suggestions:
Cyd Donnel made a motion to deny the application for 2025-797 with the following suggestions for the applicant, reducing the height, simplifying the roof forms, and ensuring the garage proportion complies with guidelines. Joe Salinas seconded the motion. All voted Aye and the motion carried.

Shawn Vinklavek returned to the dais.

Cyd Donnell recused herself from the dais.

2025-810 - 217 W Center St – Request to construct an addition and renovation of the existing single-family residence

Applicants Presentation:
Matt Jarroz presented an application for an addition and renovation to the existing single-family residence at 217 W Center St. The plans included enclosing the front porch, adding new exterior cladding, and connecting the existing structures with a hallway.

Staff Review:
The development as proposed is consistent with traditional and historical development patterns 3.4.1. The proposed materials and modifications are appropriate per 3.3 and 3.4. Staff recommend approval of the application as presented.

Board Discussion:
The board discussed the proposed changes, including the materials to be used and the impact on the historical integrity of the house. They considered the consistency of the new materials with the existing structure.

Approval:
Sharon Joseph made a motion to approve the application as presented. Amy Slaughter seconded the motion. All voted Aye and the motion carried. Cyd Donnel was recused.

Cyd Donnel returned to the dais at 6:35PM

2025-811 - 211 W Center Street – Request to Re-rate the primary residence and garage from a Medium rate to a Low-rating to allow for demolition.

Applicants Presentation:
Shelby Collier with C3 Development requested a re-rating of the property at 211 W Center St from medium too low to allow for demolition. Ms. Collier explained that significant modifications had been made to the property at 211 W Center St, including the enclosure of the front porch and changes to the siding.

Staff Review:
In reviewing the request staff have not obtained enough information supporting the applicant's position that the property no longer adds value to the district or has reached a condition of disrepair. Unfortunately, due to the inability to verify that the property has reached a point of alteration or deterioration that the property has lost its value for promoting the goals of the district "article", staff would need additional information prior to recommending a re-rate and demolition of the property. Based upon the need for additional information, staff cannot recommend a re-rate of the property from Medium to Low or the demolition of the structures as presented in the application.

Board Discussion:
The board discussed the modifications and condition of the property, including the loss of historical fabric and the alterations made over the years. They considered the architectural significance of the house and its current state.

Approval:
After considering the staff recommendation and the applicant's explanations, Sharon Joseph made a motion to rerate from medium to low to allow for demolition. Gilbert Gonzalez seconded the motion Amy Slaughter and Cyd Donnell voted Nay, all others voted Aye 7 to 2. Motion carried

Discussion Item on 402 E Travis:
Concept Presentation:
Belinda McDonnell presented a concept plan to move and reconstruct a shed at 402 E Travis to create a more accessible back porch for the owner. The goal was to create a more accessible back porch for the owner, who has mobility issues.

Board Feedback:
The board suggested that moving the shed away from the house and reconstructing it would be a good approach. They emphasized the importance of maintaining the historical integrity of the shed while making it functional for the owner's needs. The board members stated that they looked forward to seeing the final product.

Director's Report:
Cliff discussed potential amendments to the historic preservation ordinance and the need for a more streamlined process for addressing demolition by neglect. He also mentioned the upcoming kickoff meeting for the Unified Land Development Code to be held at the John Klien room on the 23rd of September from 9:00am until 1:00PM.

Cliff Cross read a letter from Mr. Kermit Sultemierer regarding the home (Keller Home) located at 1032 S Milam. He was concerned that the home had some historic value and requested that some members of the Board perform a site visit to determine if the home had historic value as a new development of town homes and condominiums with office space were going to be built resulting in the demolition of the home. Amy Slaughter recommended documenting the structure by taking photos of the home for historical purposes. Sharon Joseph stated that she did not believe that the home had any historical significance.

Demolition by Neglect:
Jan Musgrove gave a brief report on the movement (or lack thereof) on the demo by neglect list and also reported to the board that 60 Residential COA's had been administratively approved, and 42 commercial Coa's had been processed in 2025.

The board reviewed the demolition by neglect list, discussing the status of various properties and the need for more enforcement action.

Follow-up tasks:

Site Visit and Documentation of Keller Home: Coordinate a site visit to the old Keller home at 1032 S. Llano (behind Burger King) to document its current condition and assess any historic significance before the next board meeting.

Legal to Report on Landmark Designation Legislation: Prepare and present a report at the next meeting on recent Texas legislation affecting the city's ability to landmark properties without owner consent.

Demolition by Neglect Enforcement Process: Meet with code enforcement staff to develop and streamline the process for escalating demolition by neglect cases from citation to municipal court action.

Update on Demolition by Neglect Properties: Provide an update on the status of properties on the demolition by neglect list, including actions taken and progress on court proceedings, at the next meeting.

Adjournment:
With no further business to discuss, the meeting was adjourned at 7:41PM.

PASSED AND APPROVED on the 3rd day of September 2025.

_____	_____
Jan Musgrove, Planner 1	David Bullion, Chairperson

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: September 9, 2025
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: **2025-797** - 203 S. Elk Street- Request to construct a new home on a vacant lot.

SUMMARY:
The applicant originally submitted a Certificate of Appropriateness (COA) application requesting permission to construct an approximate 3,249 sq. ft. residence with an approximate 1,200 sq. ft. attached garage. The two-story structure has a proposed square footage totaling approximately 4,400 square feet and has a height totaling approximately 29 feet. The property fronts Elk Street and the design consists of painted brick, Hardie Artisan Siding, copper guitars, wood-clad windows, a walnut-stained mahogany front door and a shingle roof. The application came before the board during their August 12, 2025 meeting and was denied and recommended a resubmission of the application. The applicant has resubmitted the application with revised plans addressing the concerns of the board.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:
Fredericksburg Historic District Design Guidelines and Standards

The property consists of two vacant lots totaling approximately 12,196 sq. ft lot that has frontage on Elk Street.

Application Number: 2025-797

Address: 203 S. Elk

Rating:NA

Zoning: **Mixed Residential, (R2)**

Applicant: Guido Hill Country - Shawn Vinklarek

Historic District Design Guidelines and Standards

3.4.1 Lot Coverage

The applicant should consider the complex types prevalent almond contributing properties on the block based on Sec. 2.3. Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex types (b). Consider maintaining historic-site

development patterns for the relevant complex type discussed in Sec. 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery (c). Appropriate setbacks from the property lines must be consistent with the surrounding context: for residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning (d). The maximum lot coverage allowable will not exceed the base zoning. Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines Sec. 3.4.1(d) and setbacks from historic primary buildings on the property Sec. 3.4.1(e) (f).

3.4.2 Primary Buildings

Follow residential guidelines for all new construction within historically residential sections of the historic district, regardless of use or zoning (refer to the map in appendix C) (a). New construction must have the same street-front orientation as the contributing buildings on the same block (e). Appropriate setbacks must be consistent with the surrounding context: front-and side-yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; this may allow setbacks that are deeper or shallower than the base zoning (f). Design new buildings to be subordinate and not visually overpower the surrounding historic buildings (h). For new buildings, an attached garage shall not be the focal point of the design and should be located no less than 15 feet from the front wall of the building (excluding the porch) or one-third of the depth of the building from the front wall of the building, whichever is greater. The garage shall not represent more that 1/3 of the front facade (see Sec. 3.4.3 for discussion of detached garages) (j). Front porches are recommended on new primary residential buildings; recommended front porch dimensions are at least 6 feet deep, with an area of at least 60 square feet (k). The palette of materials for new residential construction should not use more than two different primary siding materials; a third material may be added if used for trim only (r). Modern materials, such as fiber-cement siding, are appropriate for residential buildings, provided that the overall design balances compatibility with differentiation (s). If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using true load-bearing masonry walls with stone, brick, or stucco is also encouraged (t).

STAFF RECOMMENDATION:

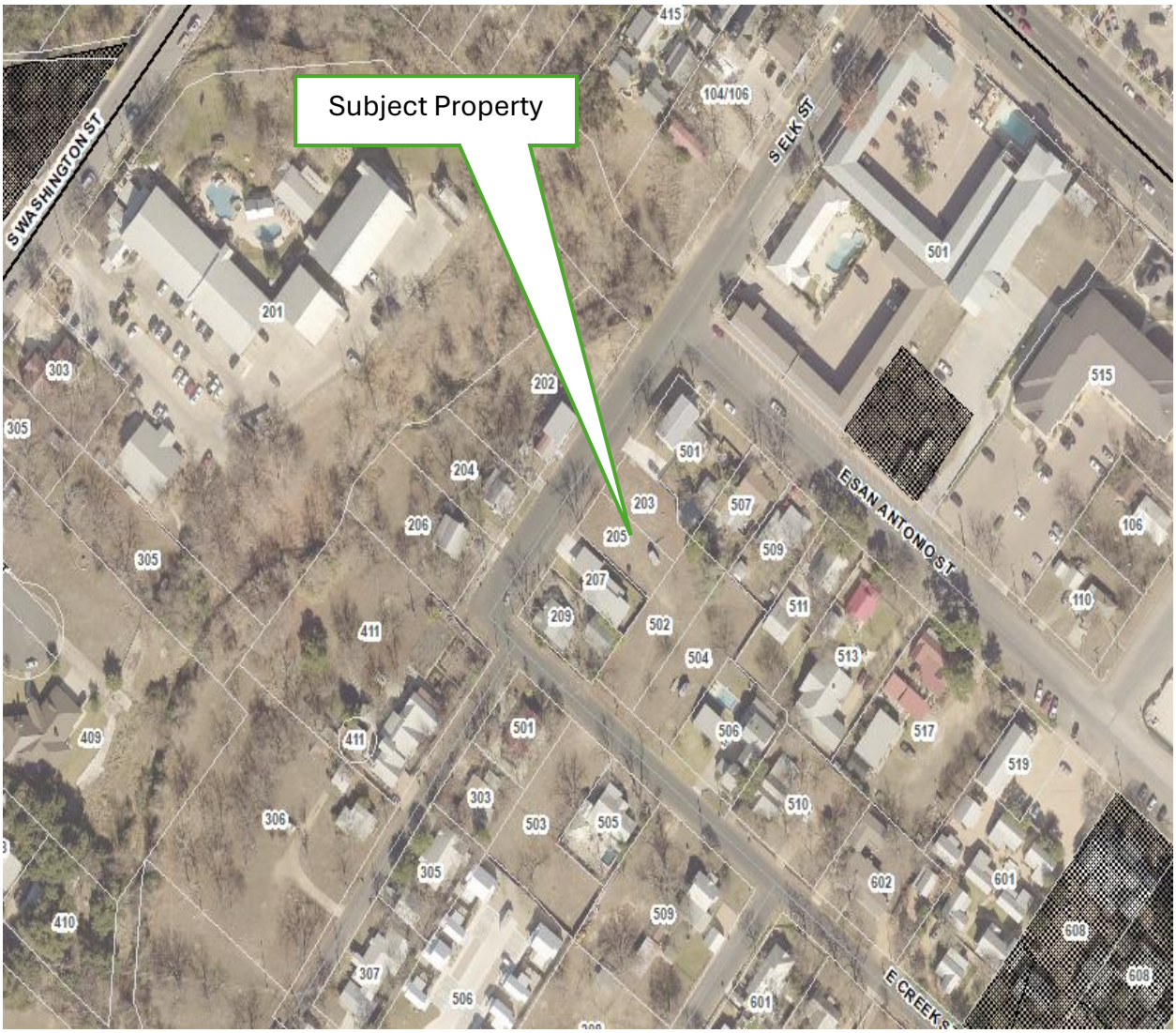
In looking at the proposed design, of the home, it is visually different than the neighboring properties. However, the block has a various range of housing types and designs that contribute to a diverse housing style along Elk Street and throughout the neighborhood. The elements of the structure and style will effectively communicate the date of construction and would not create a false sense of history. A goal should be to ensure that any new construction does not visually empower the surrounding historic buildings. Staff believes this structure will not negatively impact any identified historic landmarks throughout the area. In reviewing this request staff would only recommend approval of this application contingent upon a determination that the home would not overwhelm the existing properties and overpower the surrounding historic landmark properties throughout the general area.

In reviewing the initial request, during the August 12th meeting, the board had concerns with the massing and design of the house. The board raised apprehension regarding the height, roof forms, and the proportion of the garage to the front elevation. They discussed the need for the design to fit within the context of the neighborhood.

As a follow up to the concerns the applicant has resubmitted revised plans reducing the front facade garage elements. Specifically, the revised plans have identified two garage features with a front facade garage and Cochre feature totaling approximately 31 linear feet. Based upon the approximate 93 linear feet, of total structure frontage, the new proposal identifies an approximate 33% front facade for the garage and Cochre. The new proposal would be consistent with the design requirements of 3.4.2(j).

ATTACHMENTS:

1. Location Map
2. Lot Pic
3. 2025-797-New Building Plans
4. 2025-797-elk street 7.15.25


Subject Property
S WASHINGTON ST
S ELK ST
E SAN ANTONIO ST
E CREEK S
415
104/106
501
201
303
305
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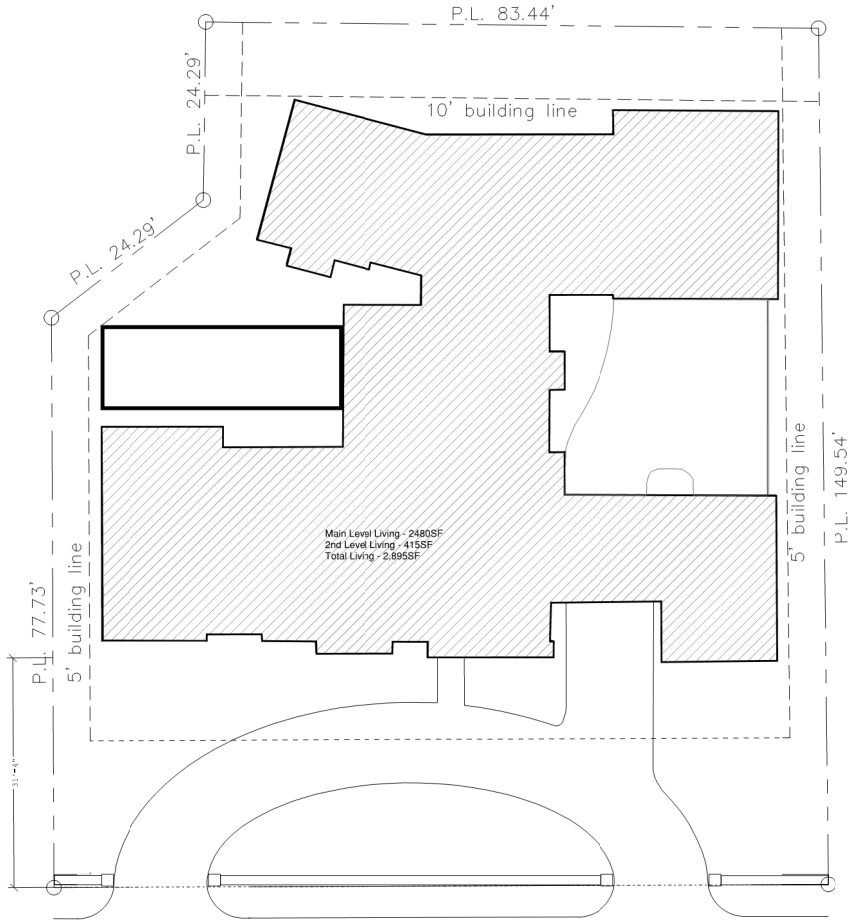


SITE PLAN

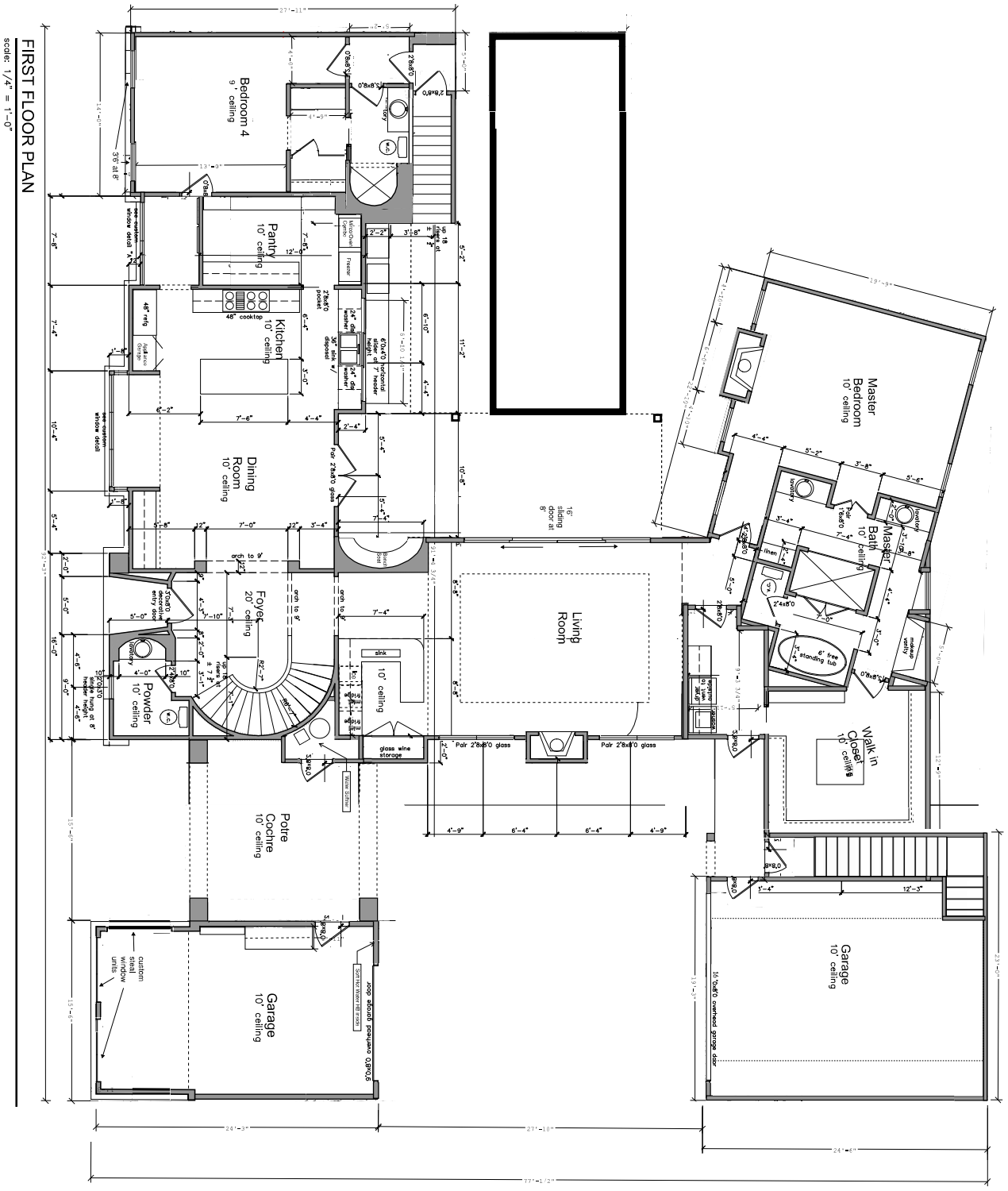
scale: 1/8" = 1'-0"

Impervious Cover Zone R-2
Total Lot Size *11,665SF*

37% Building Footprint - *4,337SF*
3.5% Pool - *380SF*
10% Front Paver Driveway - *1,200SF*
5.5% Motor Court - *634SF*
56% Total Cover - *6,551SF*

203 S. Elk St Fredericksburg
Vinklarek Residence

GUIDO FREDERICKSBURG, LLC
1328 S STATE HWY 16
FREDERICKSBURG, TEXAS
78624



203 S. Elk St Fredericksburg
Vinklarek Residence

GUIDO'S FREDERICKSBURG, LLC
203 S. ELK STREET
FREDERICKSBURG, TEXAS
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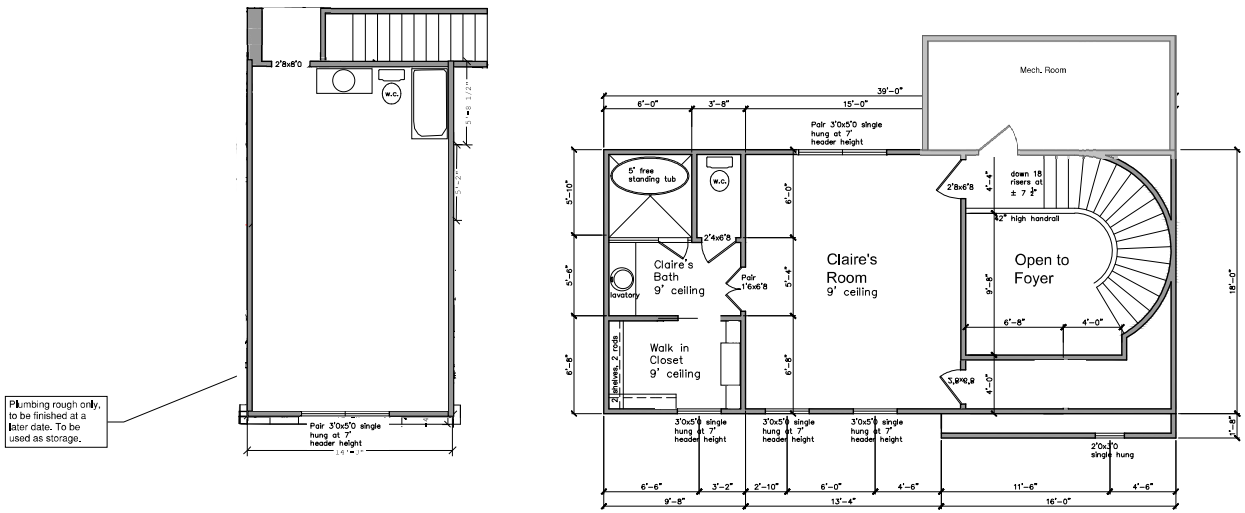
Guido BUILDING VISIONS



SECOND FLOOR PLAN

scale: 1/4" = 1'-0"

Guido BUILDING VISIONS

203 S. Elk St Fredericksburg
Vinklarek Residence

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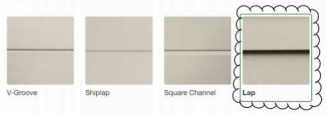
Add sophistication to your design with the attractive, streamlined styling of Hardie® Artisan® Siding—primed for your choice of paint color—to create your masterpiece.

Select your texture



Siding

Slateline®

Bold shadow lines and tapered cut-outs create the look of slate at a fraction of the cost.

★★★★★ 4.7 (27) WRITE A REVIEW



Shingle Roof



FRONT ELEVATION

scale: 1/4" = 1'-0"



Marvin Wood Clad Windows



Steel and Glass Front Door

Ebony

Royal Slate

Stone White

Marvin - Wood Clad Windows in Ebony
Front Door - Black Steel and Glass
Garage Doors - Black Steel and Glass - Not Visible from front of home
Hardi and Brick - Painted in Stone White
Gutters - Black to match roof
Shingle Roof - GAF Slateline in Weathered Slate

Guido BUILDING VISIONS

203 S. Elk St Fredericksburg
Vinklarek Residence

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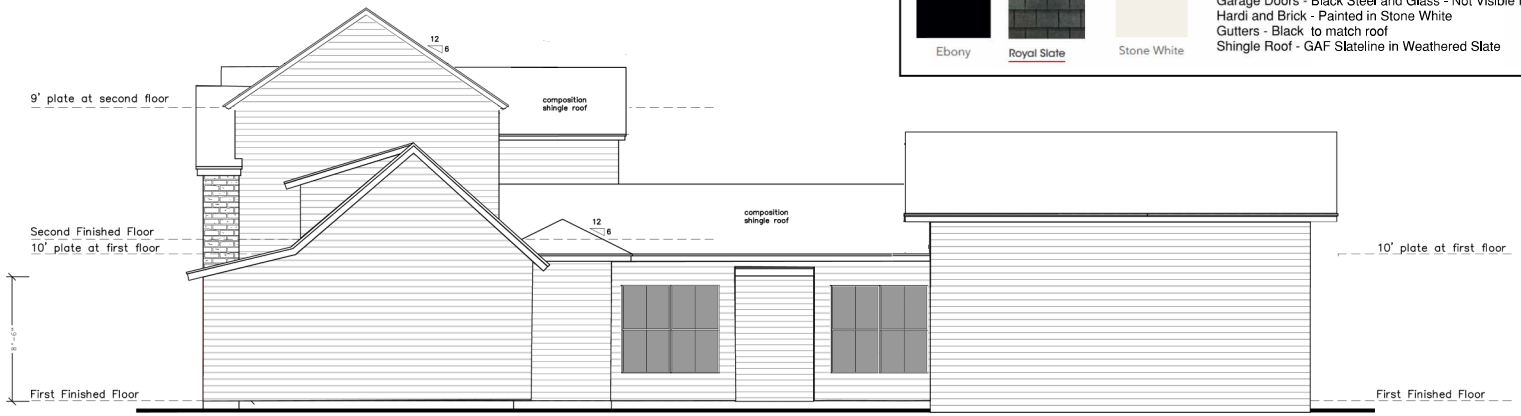
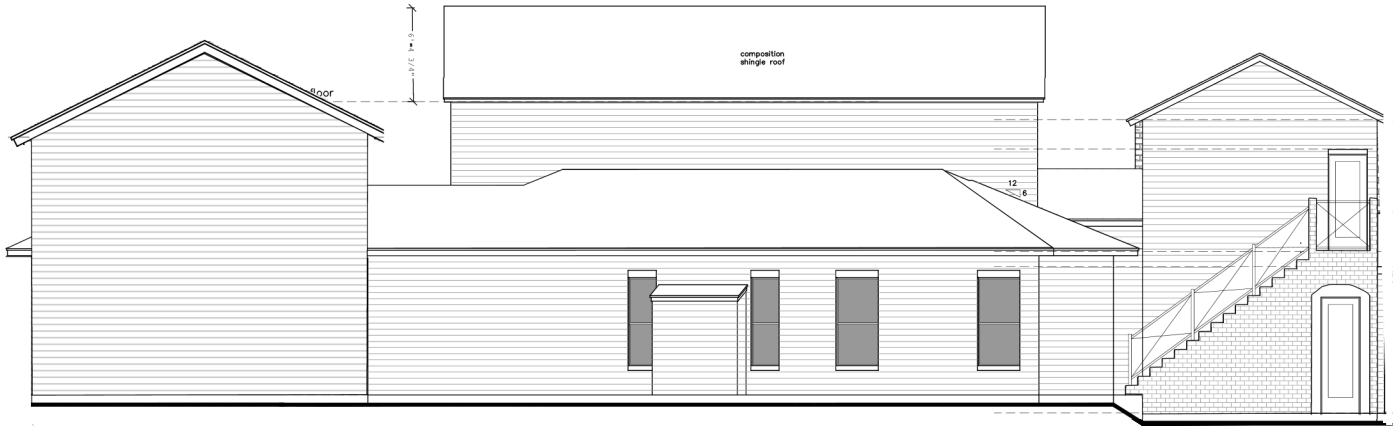


RIGHT ELEVATION

scale: 1/4" = 1'-0"



REAR ELEVATION

scale: 1/4" = 1'-0"

203 S. Elk St Fredericksburg
Vinklarek Residence

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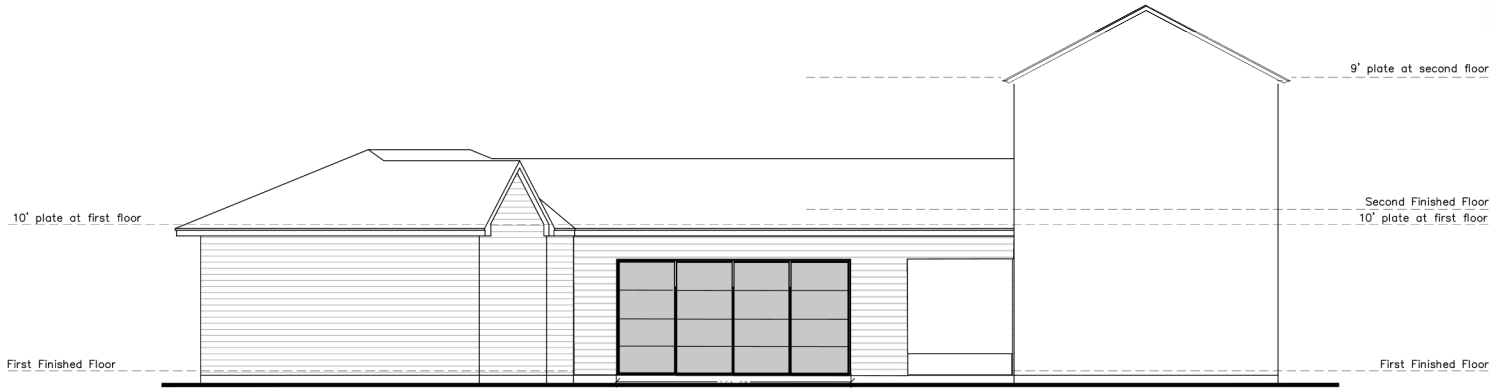

COURTYARD FACING RIGHT

scale: 1/4" = 1'-0"



Marvin - Wood Clad Windows in Ebony
Front Door - Black Steel and Glass
Garage Doors - Black Steel and Glass - Not Visible from front of home
Hardi and Brick - Painted in Stone White
Gutters - Black to match roof
Shingle Roof - GAF Slateline in Weathered Slate

203 S. Elk St Fredericksburg
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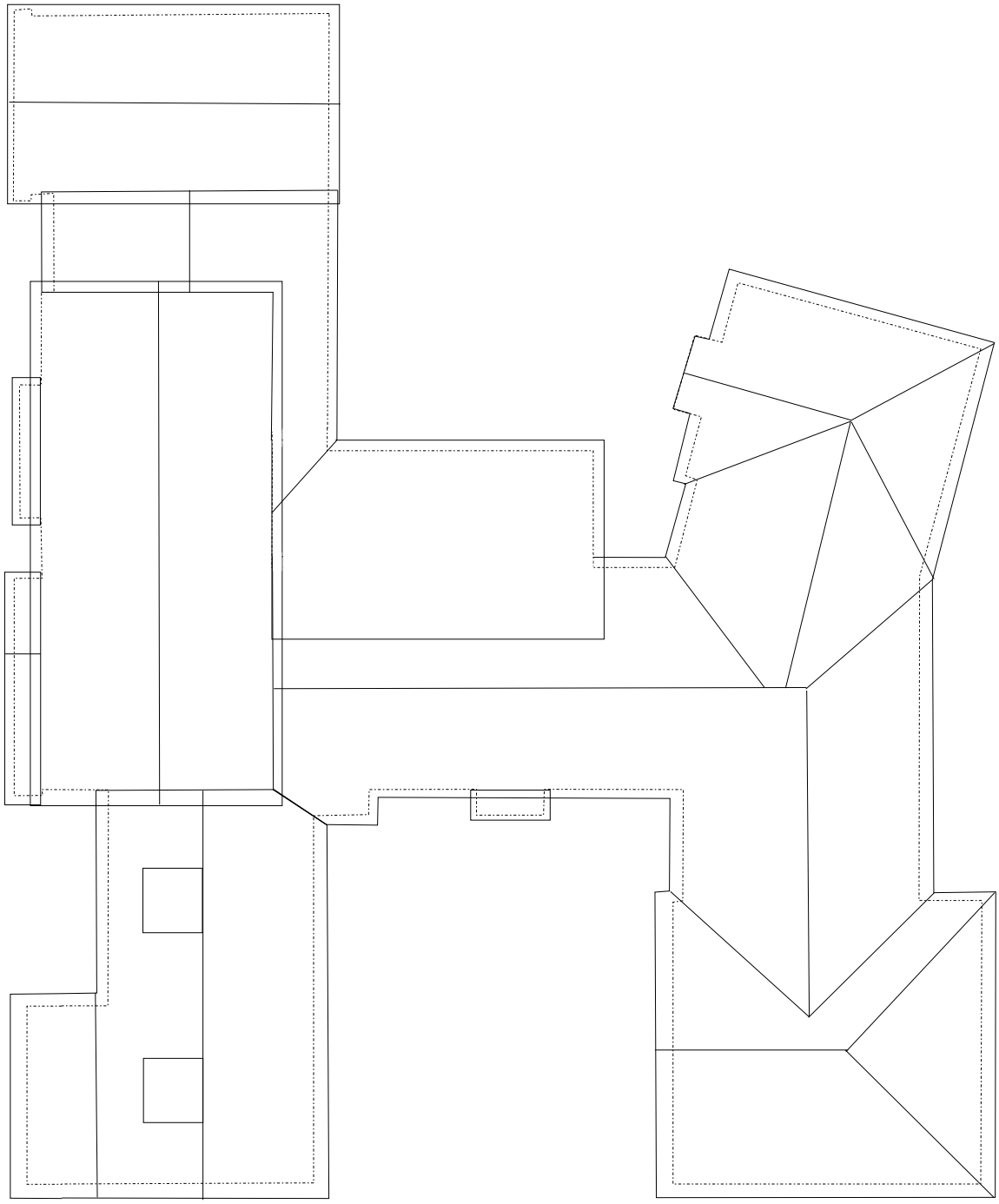

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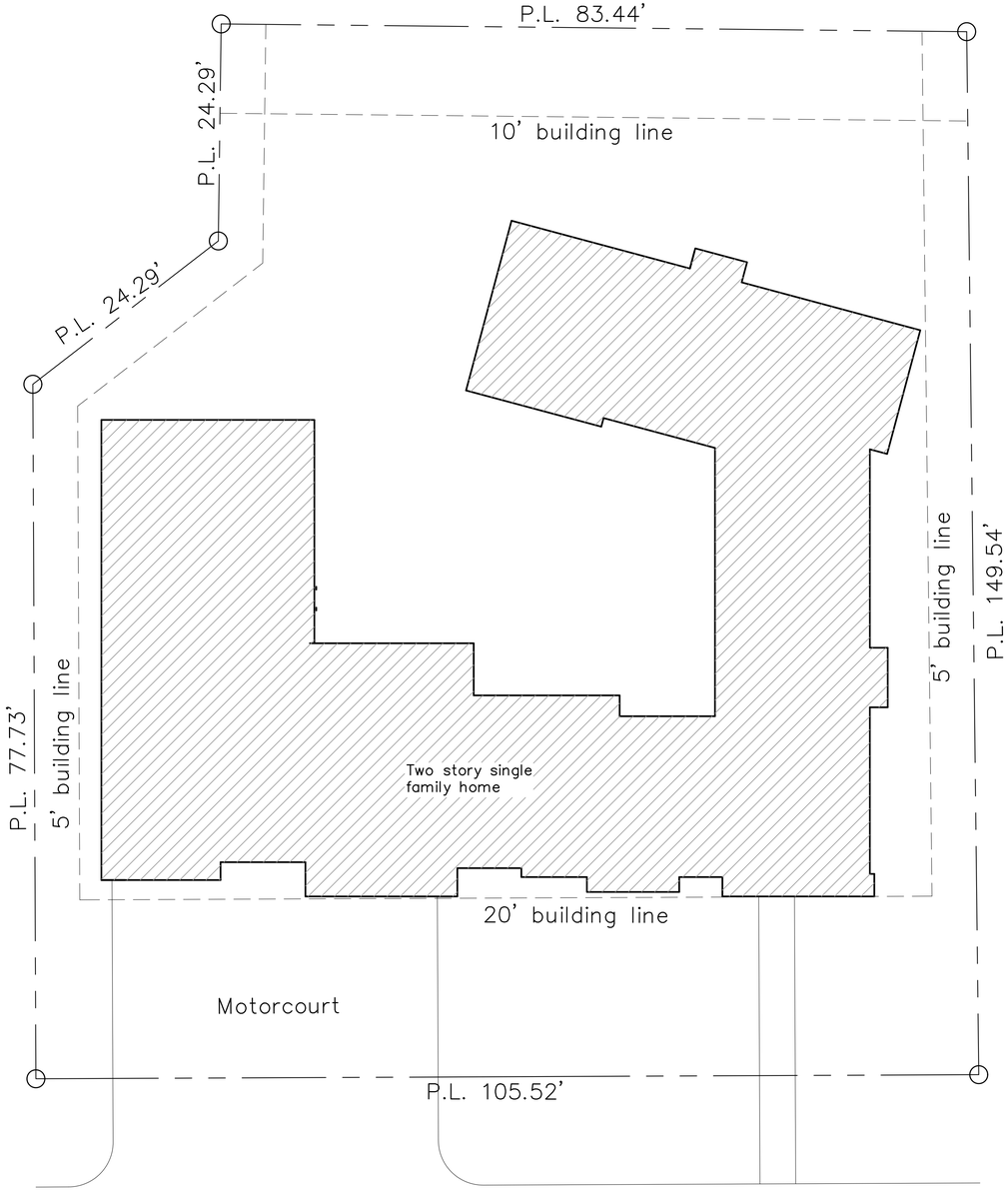
203 S. Elk St Fredericksburg
Vinklarek Residence

Guido
BUILDING VISIONS



SITE PLAN

scale: 1/8" = 1'-0"

site plan - unless noted otherwise

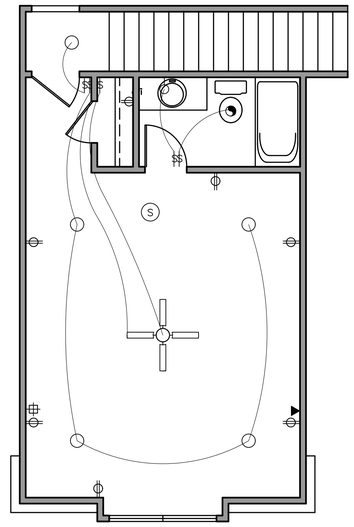
A1-1 The foundation design shall be predicated upon proper final grading by others to ensure adequate drainage. Provisions shall be made for the control and drainage of all surface water from around the perimeter of the proposed foundation.

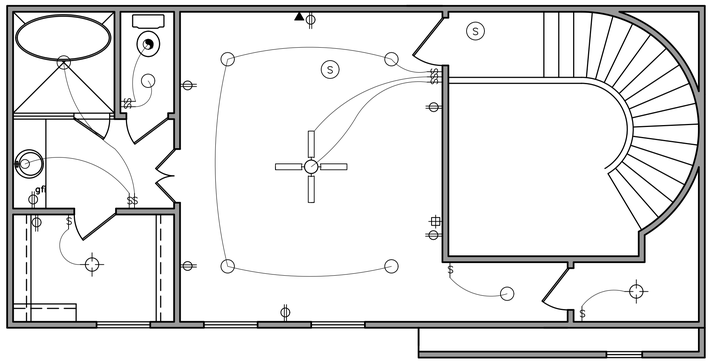
A1-2 Tree locations, if shown, are approximate and should be verified on site. Builder shall tag any trees which are to remain and provide adequate protection againts damage.

A1-3 The builder and/or owner shall be responsible for consulting with a licensed professioanl engineer regarding the foundation, framing, and site drainage. DERRIK MCKENZIE DESIGNER is a professional building design firm, not an engineering firm and is consequently not qualified or licensed to design structural framing or foundations. Should an engeneers seal be present on these drawings, the engeneer of record shall bear the responsibility for the structural design. DERRIK MCKENZIE DESIGNER will not be held responsible for the structural design in any way, or with any prolems associated with the engineering aspects of the structure.

MCKENZIE
DRAFTING AND
DESIGN
OFFICE: 832-814-4945
EMAIL: MCKENZIEDESIGN + OUTLOOK.COM
WEBSITE: MCKENZIEDRAFTINGANDDESIGN.COM

SHEET NO.
A-1





SECOND FLOOR ELECTRICAL PLAN

scale: 1/4" = 1'–0"

electrical symbols key

- ceiling mounted fixture
- recessed light fixture
- recessed wall washer
- ceiling mounted flurocent
- wall mounted fixture
- wall mounted sconce
- heat fixture (heat)
- vent fixture
- security lights
- water outlet (h20)
- hose bib
- telephone outlet
- cable t.v. outlet
- smoke detector (S)
- 120 v duplex outlet
- ground fault interrupt (gfi)
- 220v duplex outlet
- switch
- 3–way switch (3)
- 4–way switch (4)
- ceiling fan

electrical plans - unless noted otherwise

E1– 1 All work performed shall be in accordance with all applicable local codes, regulations, ordinances, and authorities having jurisdiction.

E1– 2 Electrical layout is generally diagrammic. Location of outlet, lights and equipment is approximate. Exact route of wiring, locations of outlets are to be governed by structural conditions and obstructions. Wiring for equipment requiring maintence shall be readily accessable

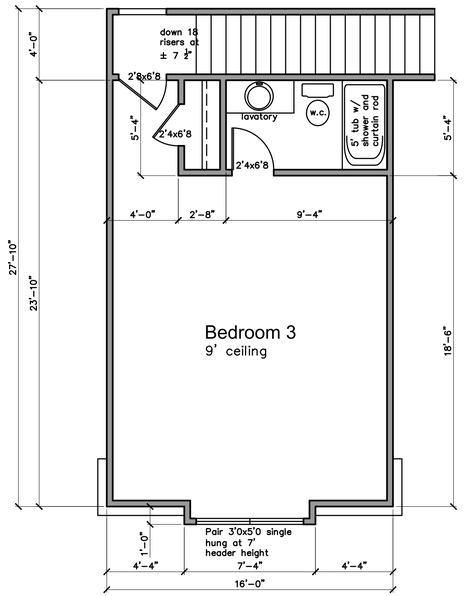
E1– 3 Bottom of all duplex outlet boxes shall be 12" above finish floor. Bottom of switch box height shall be 50" above finish floor. Bottom of switches at cabinetry shall be 6" above adjacent finished counter top

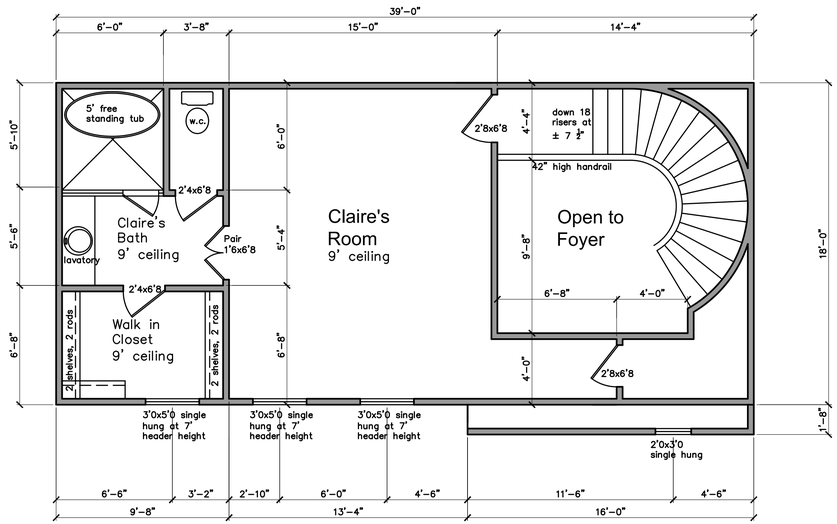
E1– 4 Smoke detectors shall have 120 v connection to house wiring and battery back–up.

E1– 5 Provide ground–fault–circuit–interruption (GFCI) as required

E1– 6 Verify number of air conditioning units with builder or owner. Provide water proof disconnects and 120 volt outlets at each compressor location.

E1– 7 Verify overhead sectional garage door opener locations with manufacturer's specifications





SECOND FLOOR PLAN

scale: 1/4" = 1'–0"

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SHEET NO.
A-3



Hardie® Artisan® Siding

Find your style

Add sophistication to your design with the attractive, streamlined styling of Hardie® Artisan® Siding—primed for your choice of paint color—to create your masterpiece.

Select your texture



Siding

Slateline®

Bold shadow lines and tapered cut-outs create the look of slate at a fraction of the cost.

★★★★★ 4.7 (27) WRITE A REVIEW



Shingle Roof



FRONT ELEVATION

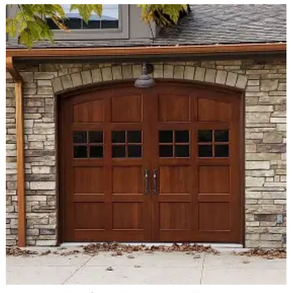
scale: 1/4" = 1'-0"



Painted Brick



Marvin - Wood Clad Windows in Stone White
Front Door - Mahogany - Stained in Walnut
Garage Doors - Cedar wood - Stained in Walnut
Hardi and Brick - Painted in Stone White
Gutters - Copper
Metal Roofing - Coppe
Shingle Roof - GAF Slateline in Weathered Slate



Cedar Garage Doors

RIGHT ELEVATION

scale: 1/4" = 1'-0"

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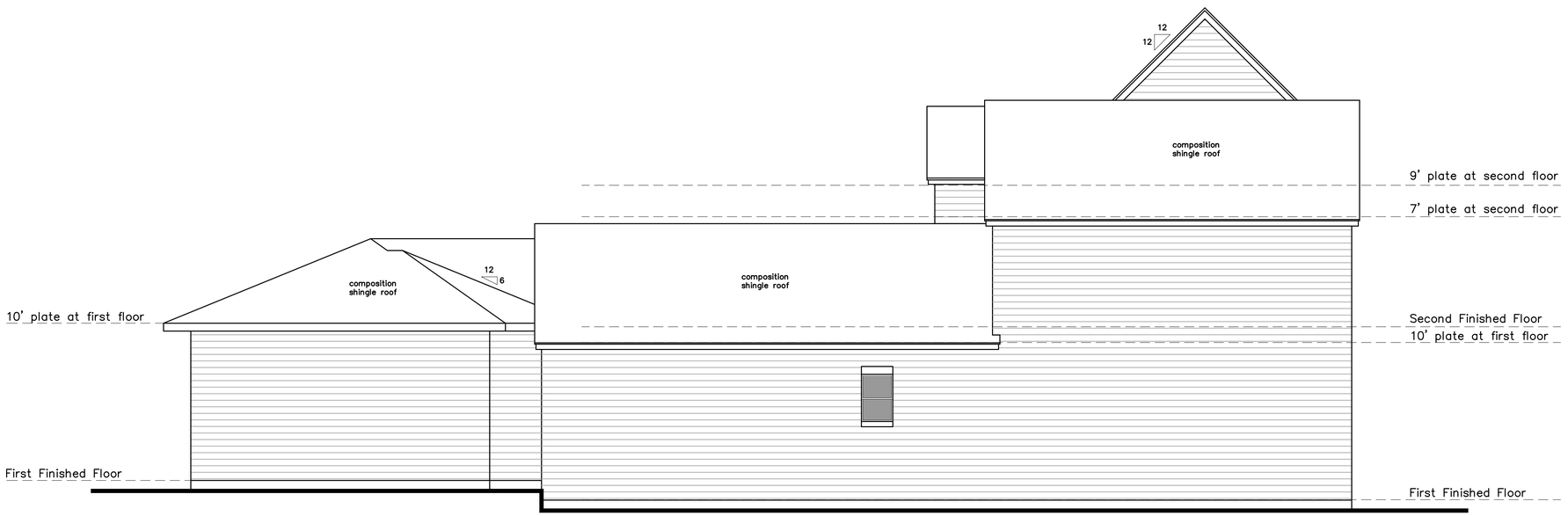
A-4



REAR ELEVATION

scale: 1/4" = 1'-0"



LEFT ELEVATION

scale: 1/4" = 1'-0"

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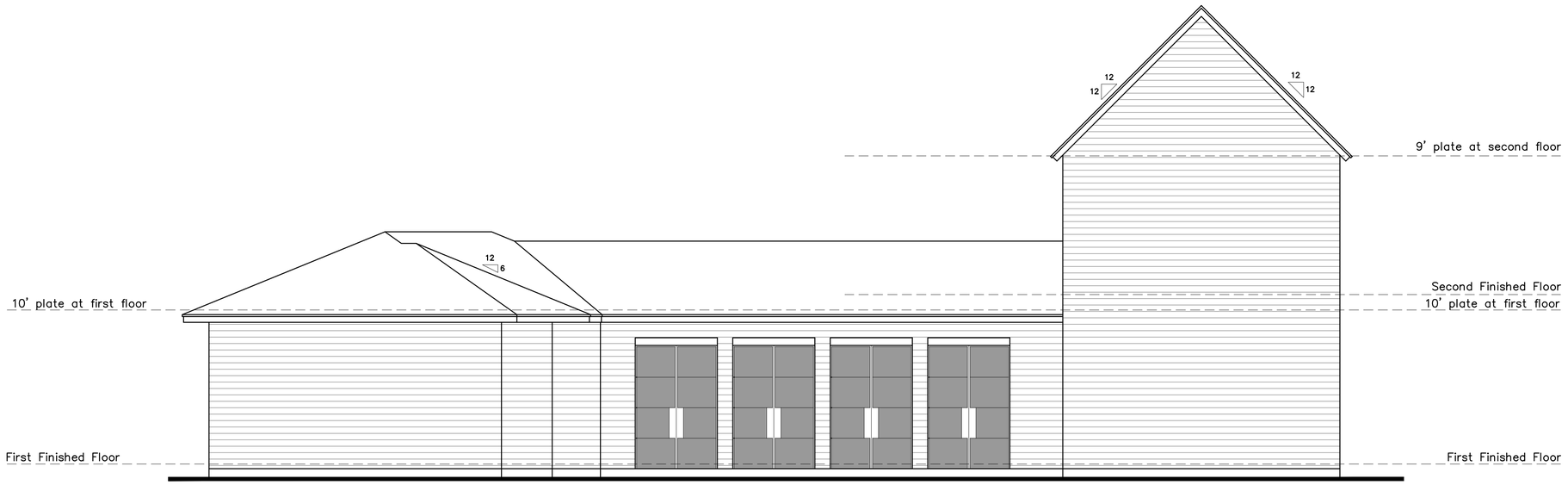
COURTYARD FACING FRONT

scale: 1/4" = 1'-0"



COURTYARD FACING RIGHT

scale: 1/4" = 1'-0"

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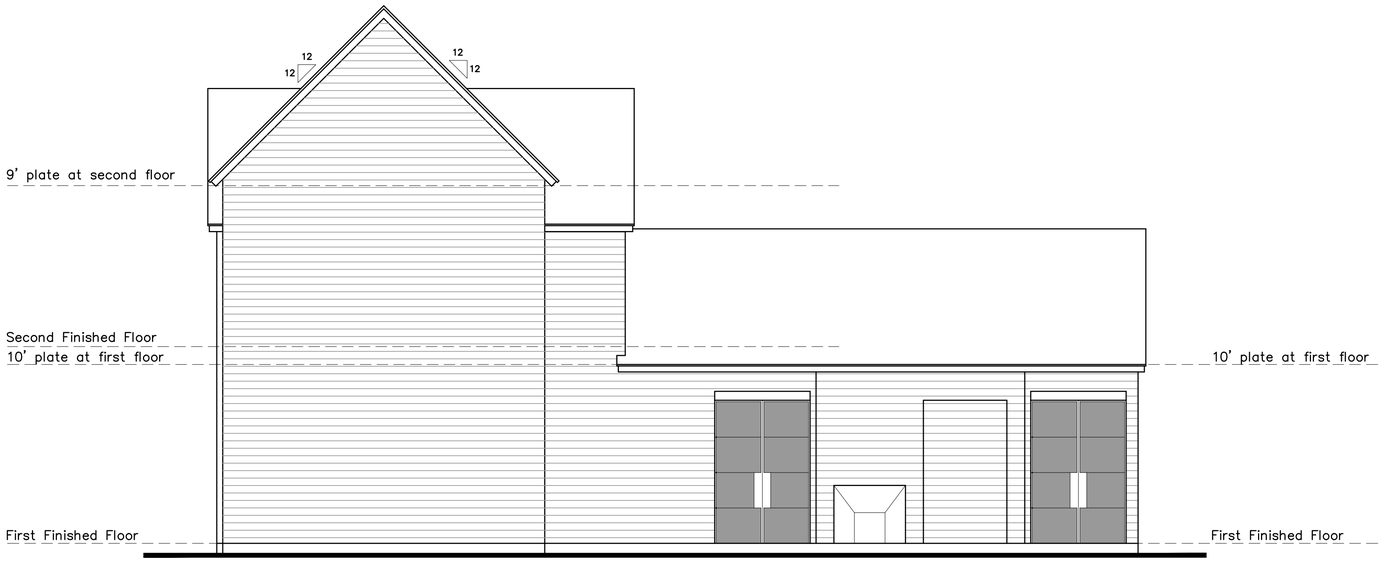
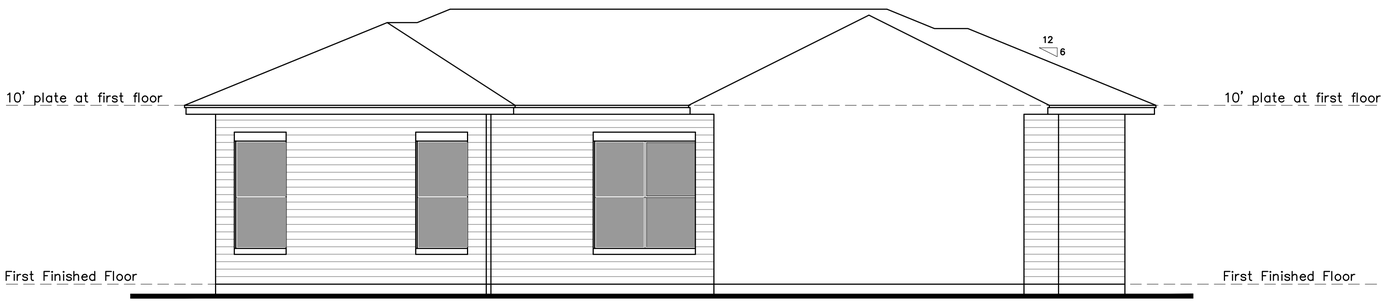
SHEET NO.
A-6



COURTYARD FACING LEFT

scale: 1/4" = 1'-0"



COURTYARD FACING REAR

scale: 1/4" = 1'-0"

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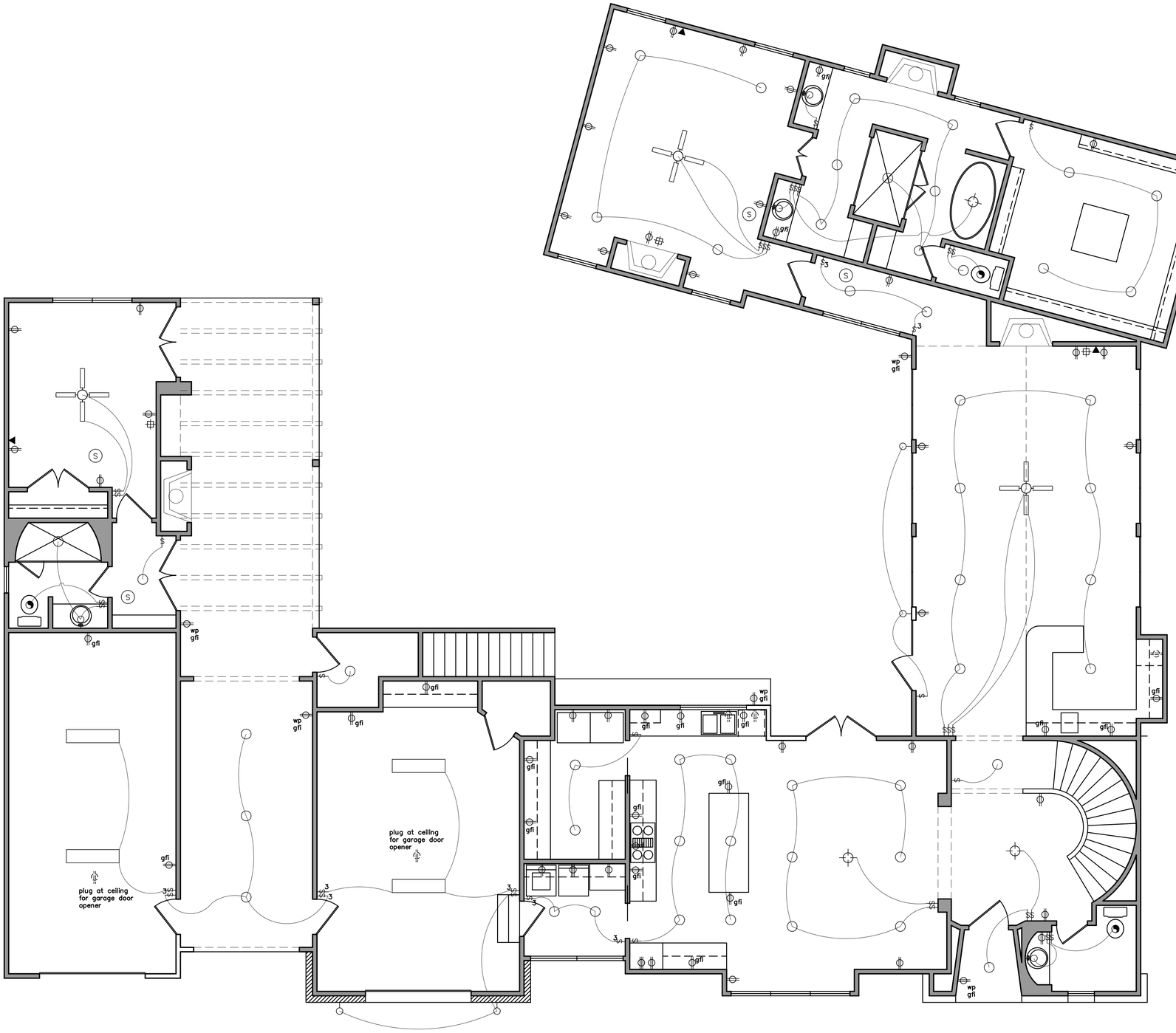
SHEET NO.
A-7



FIRST FLOOR ELECTRICAL PLAN

scale: 1/4" = 1'–0"

electrical symbols key

- ceiling mounted fixture
- recessed light fixture
- recessed wall washer
- ceiling mounted flurocent
- wall mounted fixture
- wall mounted sconce
- heat fixture
- vent fixture
- security lights
- water outlet
- hose bib
- telephone outlet
- cable t.v. outlet
- smoke detector
- 120 v duplex outlet
- ground fault interrupt
- 220v duplex outlet
- switch
- 3–way switch
- 4–way switch
- ceiling fan

electrical plans - unless noted otherwise

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E1–7 Verify overhead sectional garage door opener locations with manufacturer's specifications

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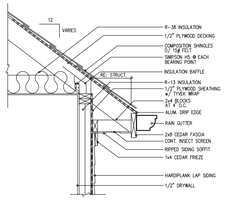
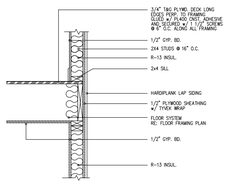


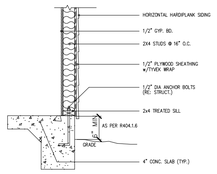
EAVE @ SIDING

PROVIDE FIREBLOCKING AS PER R602.8



FLOOR ASSEMBLY

PROVIDE FIREBLOCKING AS PER R602.8



REFER TO STRUCTURAL FOUNDATION DRAWINGS

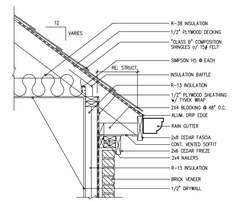
FDN w/SIDING

PROVIDE FIREBLOCKING AS PER R602.8

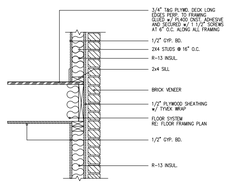
WALL-SIDING

HARDI SIDING WALL DETAILS to comply with R602, R703, 2006 IRC

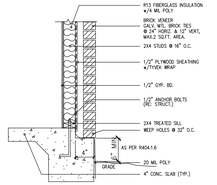
scale: 1/2" = 1'-0"



EAVE @ BRICK



FLOOR ASSEMBLY



REFER TO STRUCTURAL FOUNDATION DRAWINGS

EXT WALL @ GRADE

BRICK / MASONRY WALL DETAILS

scale: 1/2" = 1'-0"

HANDRAIL

Fireblocking shall be provided to cut off all concealed draft opening (both vertical and horizontal) to form an effective barrier between stories and between a top story and the roof space, as per R602.8

Exterior plaster

General: Plastering with cement plaster shall not be less than three coats where applied over metal lath or wire fabric lath and shall not be less than two coats where applied over masonry, concrete, or gypsum board backing as specified in section 2510.5. If the plaster surface is to be completely concealed by another wall, plaster application need be only two coats, provided the total thickness is as set forth in ASTM C 926

On Grade Floor Slabs: On wood framed or steel stud construction with an on-grade concrete floor slab system, exterior plaster shall be applied in such a manner as to cover, but not to extend below, the lath and paper. The application of lath, paper, and flashing or drip screeds shall comply with ASTM C 1063.

Weep Screeds: A minimum 0.019 inch (NO. 26 glavanized sheet gage) corrosion riistant weep screed with a minimum vertical attachment flange of 3 ½" shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4" above the earth or 2" above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

Plasticity agents: Only approved plasticity agents and approved amounts thereof shall be added to portland cement. When plastic cement or masonry cement is used, no additional lime or plasticizers shall be added. Hydrated lime or the equilvent amount of lime putty used as a plaster in an amount not to exceed that set forth in ASTM C 926

Limitations: Gypsum plaster shall not be used on exterior surfaces

Cement plaster: Plaster coats shall be protected from freezing for a period of not less than 24 hours after set has occured. Plaster shall be applied when the ambient temperature is higher than 40°, unless provisions are made to keep cement plaster work above 40° during application and 48 hours thereafter.

Second coat application: The second coat shall be brought out to proper thickness, rodded and floated sufficntly rough to provide adequate bond for the finish coat. The second coat shall have no variation greater than ¼" in any direction under a 5 foot straight edge

Curing and Interval: First and second coats of cement plaster shall be applied and moist cured as set forth in ASTM C 926 and the table below.

COAT	MINIMUM PERIOD MOIST CURING	MINIMUM INTERVAL BETWEEN COATS
First	48 hours (a)	48 hours (b)
Second	48 hours	7 days (c)
Finish		7 days

(a) The first two coats shall be as required for the first coats of exterior plaster, except that the moist curing time period between the first and second coats shall not be less than 24 hours. Moist curing shall not be required where job and weather conditions are faborable to the retension of moisture in the cement plaster for the required time period
(b) Twenty four hour minimum interval between coats of interior cement plaster. For alternate method of application, see section on Alternate method of application.
(c) Finish coat plaster is permitted to be applied to interior portland cement base coats after 48 hour period.

Application to solid backings: Where applied over gypsum backing as specified in section 2510.5, or directly to unit masonry surfaces, the second coat is permitted to be applied as soon as the first coat has attained sufficnt hardness

Alternate method of application: The second coat is permitted to be applied as soon as the first coat has attained sufficient rigidity to recieve the second coat.

Admixtures: When using this method of application, calcium aluminate cement up to 15 percent of the weight of the portland cement is permitted to be added to the mix.

Curing: Curing of the first coat is permitted to be omitted and the second coat shall be cured as set forth in ASTM C 926

Finish Coats: Cement plaster finish coats shall be applied over base coats that have been in place for the time periods set forth in ASTM C 926. The third or finish coat shall be applied with sufficient material and pressure to bond and to cover the brown coat and shall be of sufficient thickness to conceal the brown coat.

Elevated foundation

General: When approved, elevated foundation supporting not more than one story and meeting the provisions of this section may be used. A foundation investigation may be required by the building official.

Material: All exposed wood framing members shall be treated wood. mAll metal connectors and fasteners used in exposed locations shall be corrosion-resistant or non-corrosive steel

Wood Piles: The spacing of wood piles shall not exceed 8 feet on center. Square piles shall not be less than 10" and tapered piles shall have a tip of not less than 8" Eight inch square piles shall have a minimum embedment lenght of 5 feet and shall project not more than 8 feet above undisturbed ground surface. Eight inch taper piles shall have a minimum embedment lenght of 6 feet and shall project not more than 7 feet above undisturbed ground surface.

Girders: Floor girders shall be solid sawn timber, built up 2" thick lumber or trusses. Splices shall occur over wood piles. The floor girders shall span in the direction parrelel to the potential floodwater and wave action.

Connections: Wood piles may be notched to provide a shelf for supporting the floor girders. The total notching shall not exceed 50 percent ofnt epile cross section. Approved bolted connections with ⅜" corrosion resistant or noncorroisive steel plates and ¾" diameter bolts shall be provided. Each end of the girder shall be connected to the piles using a minimum of two ¾" diameter bolts.

General mechanical system requirements

Attics containing appliances requiring access shall be provided with a pull down staircase with a clear opening not less than 22 inches wide and a load capacity of not less than 350 pounds and a clear and unobstructed passageway large enough to allow removal of the largest appliance , but not less than 30" high and 22" wide, and not more than 02 feet in lenght when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring not less than 24" wide. A level service space at least 30" deep and 30" wide shall be present along all sides of the appliance where access is required. The clear access opening dimentions shall be a minimum of 20" by 30" , where such dimensions are large enough to allow removal of the largest appliance.

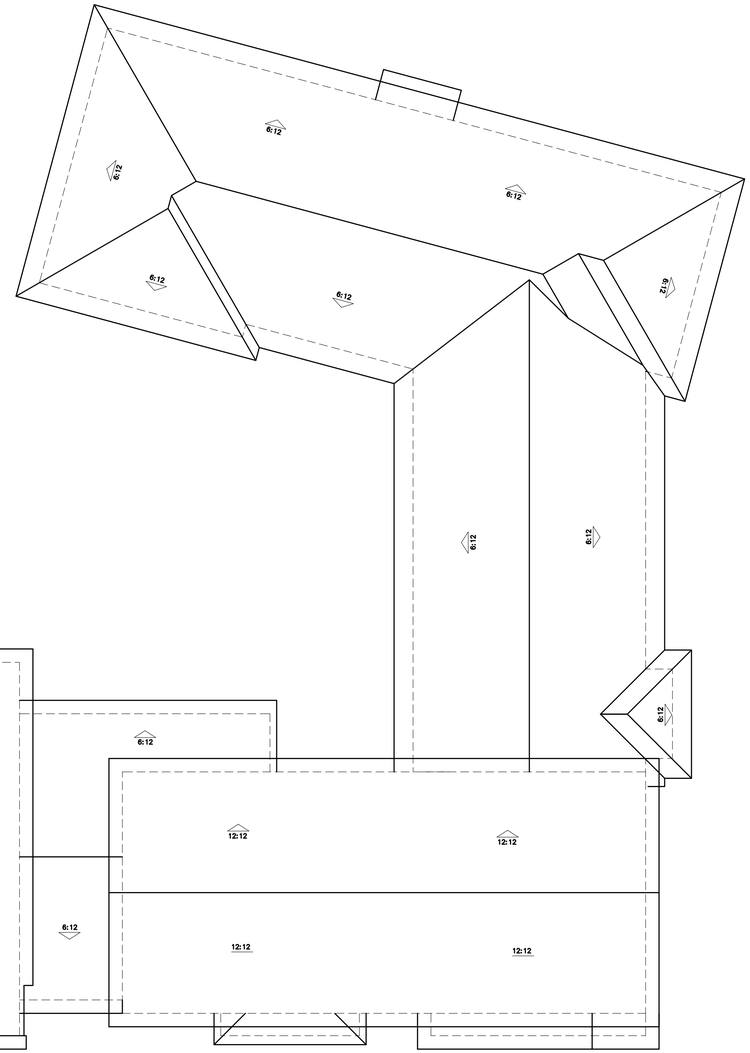
Roof notes

Roof sheathing: solid roof sheathing shall be applied and shall consist of a minimum 1 inch thick nominal lumber applied diagonally or a minimum ⁷/₁₆" thick wood structural panel or particle board (osb) or other approved sheathing applied with the long dimention perpendicular to support rafters. Sheathing shall be nailed at the roof framing in an approved manner. The end joints of wood structural panels or particle board shall be staggered and shall occur over blocking, rafters, or other supports.

Roof covering: Roof coverings shall be approved and shall be installed and fastened in accordance with Ch 9 and with the manufacturer's instructions.

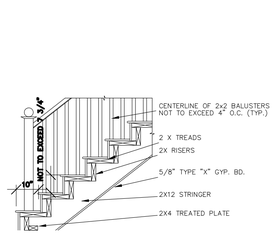
Roof Overhang: The roof eave overhang shall not exceed 3 feet unless an analysis is provided showing that the required resistance is provided to prevent uplift.

The roof overhang at gabeled ends shall not exceed 2 feet unless an analysis showing that the required resistance to prevent uplift is provided.



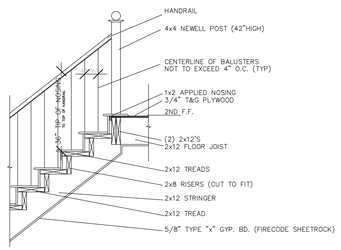
ROOF PLAN

scale: 3/16" = 1'-0"



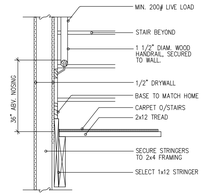
STAIR AT FIRST FLOOR

scale: 1/2" = 1'-0"



STAIR AT SECOND FLOOR

scale: 1/2" = 1'-0"



HANDRAIL

scale: 1/2" = 1'-0"

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SHEET NO.

A-9

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: September 9, 2025
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: **2025-828** - 508 W Main - Historic Landmark Property - Request to repair Stucco and Windows.

SUMMARY:
The applicant requests a Certificate of Appropriateness to
1. Repair existing stucco on the west and south sides of the cabin with like materials.
2. Replace windows on the west and south sides of the cabin with historic-like windows.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:
The property consists of a High-rated resource that was constructed 1846. The property retains several wood windows and stucco that is in the need of repair and replacement.

Application Number: 2025-828

Address: 508 W. Main

Rating: High

Zoning: CBD, Central Business District

Applicant: Bill Sikorski

Historic District Design Guidelines and Standards

Sec. 3.2.6 Exterior Walls

When considering painting the exterior of a High-rated resource the applicant should refer to the period-appropriate masonry maintenance and appropriate design and colors to predominate to the structure.

Sec. 3.2.8 Windows and Window Openings

As the property is a High-rated property, it is a requirement to preserve and maintain all components of existing historic windows (a). Where possible, patch the smallest feasible portion of a deteriorated window, matching the historic material, dimensions, profile and configuration (c). If replacement of deteriorated windows is necessary, use windows that match the dimensions, profile, and

configuration of the historic windows (e). If replacement windows are required, install the new windows so that they maintain the same spatial relationship as existed historically relative to window frames, exterior wall planes, and other exterior features. Substitute materials and clad windows may be appropriate requirements e&f can be met (f).

STAFF RECOMMENDATION:

Staff finds that the property is a High-rated resource and it is best to maintain original materials whenever possible.

1. The wood windows should be replaced with in-kind materials which would include wooden windows 3.2.8.c, If the Board finds that the replacement windows maintain the same spatial relationship as existed historically relative to window frames, exterior wall planes, and other exterior features, substitute materials may be acceptable.
2. Repair stucco with appropriate design and color scheme.

ATTACHMENTS:

1. Location Map 508
2. Zoning Map 508
3. 2025-828-508 w main historic photo
4. 2025-828-frontage of building
5. 2025-828-side view of structure
6. 2025-828 _ Stucco Damage_PDF
7. 2025-828-close up of stucco damage
8. 2025-828-windows
9. 2025-828-window close up
10. 2025-828-window view
11. 2025-828-wood damage


Subject Site
N BOWIE ST
N EDISON ST
S EDISON ST
W AUSTIN ST
N MILA M ST


Subject Site
N ACOR N ST
N BOWIE ST
N EDISON ST
S EDISON ST
N MILA M ST
W AUSTIN ST
W TRAVIS ST
W SCHUBERT ST
SAN ANTONIO ST
CBD
R1
R2
C1
C1.5
C2
OS

08 W. Main



2002 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	337
Address	508 W. Main
Date	1846
Stylistic Influence	vernacular
GCAD Hyperlink	R18466
Owner	PAYNE, PERRY & DEBORAH
Historic District	Yes Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Alterations are sensitive to original historic appearance.
Notes	Loeffler-Weber House. House is an RTHL. Rear shed-roof lean-to added in 1905. East façade addition in keeping with historic appearance.

1983 Historic Resources Survey

Previous Site No. 501

Previous Ranking 1

Previous Photo References

Roll 33

Frame 22


Loeffler-Weber
TEXAS










DO NOT TOUCH / NO TOU















HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: September 9, 2025
CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 2025-906 - 211 W. Creek - Request to build a 315 Sq. Ft. addition to the Owner's Suite, and exterior Carport with a walkway.

SUMMARY:
The applicant is seeking a Certificate of Appropriateness to add an approximate 315 square foot addition and an approximate 534 square foot exterior carport to the existing residence. According to records, the existing approximate 1344 square foot home was constructed around 1920 and is located on an approximate .32 acre lot. The addition and carport is to be complimentary in form and material to the existing home. The applicant is proposing the following materials for the addition:

New Owner's Suite and Attached 1-Car Carport Scope of Work:
Roof: Galvalume® standing-seam metal to match existing with turned/crimped ridge
Siding: Hardie® fiber-cement boards with wood battens to match existing – painted "Seaweed"
Windows: Sierra Pacific® all-wood divided lite to match existing – painted "Sunflower"
Doors: Sierra Pacific® all-wood divided lite to match existing – painted "Sunflower" Trim: Hardie® fiber-cement to match existing – painted "Sand Dune"
Porch Ceilings: Beadboard wood to match existing – painted "Sand Dune" Porch Posts: Square wood to match existing – painted "Sand Dune" Gutters & Downspouts: Galvalume® metal to match existing
Masonry Skirting: Limestone rubble to match existing
Exterior Lights: Visual Comfort Studio® Dark Sky Compliant black barn light

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:
Fredericksburg Historic District Design Guidelines and Standards

Application Number: 2025-906

Address: 211 W. Creek

Rating: Medium

Zoning: R1, Single Family Residential

Applicant: Todd Eidson

Historic Preservation Ordinance No. 27-007

Sec. 23-58 - Designation of Historic Districts, Historic Landmarks and Preservation Priority Rating.

When a property is incorporated into the Historic District, the Historic Review Board assigns a rating; Low, Medium, or High, to that property. The property in question is a Medium-rated resource.

The definition of Medium-rating is as follows:

Resources that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the historic district's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the historic district or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

Historic Design Guidelines and Standards

3.3 Additions to Historic Properties

Avoid damaging or obstructing historic character defining building features and/or site features when constructing additions (a). Design new additions to have less ornamentation and detailing so that they do not visually overpower the historic building (k) and to be compatible with the historic building but differentiated enough so that they are not confused as historic (i). Contemporary architectural styles are appropriate for additions provided that compatibility is retained among other building aspects (n). The addition should be visually cohesive as a unit; the different parts of the addition should clearly communicate a unified, contemporary date of construction (p). Modern materials, such as fiber-cement siding, are appropriate for additions, provided the overall design balances compatibility with differentiation (s). Limiting the materials palette for additions to two materials is recommended (t). If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using masonry veneer or stucco atop a wood-frame structure is discouraged (u).

3.4.1 Lot Coverage

Consider maintaining historic-site development patterns for the relevant complex type discussed in section 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery (c). Appropriate setbacks from the property lines must be consistent with the surrounding context; This may allow setbacks that are deeper or shallower than the base zoning (d). Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district - minimum of 10 ft for medium-rated property (e). The maximum lot coverage allowable will not exceed the base zoning (R1) Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines and setbacks from the historic primary buildings on the property (f).

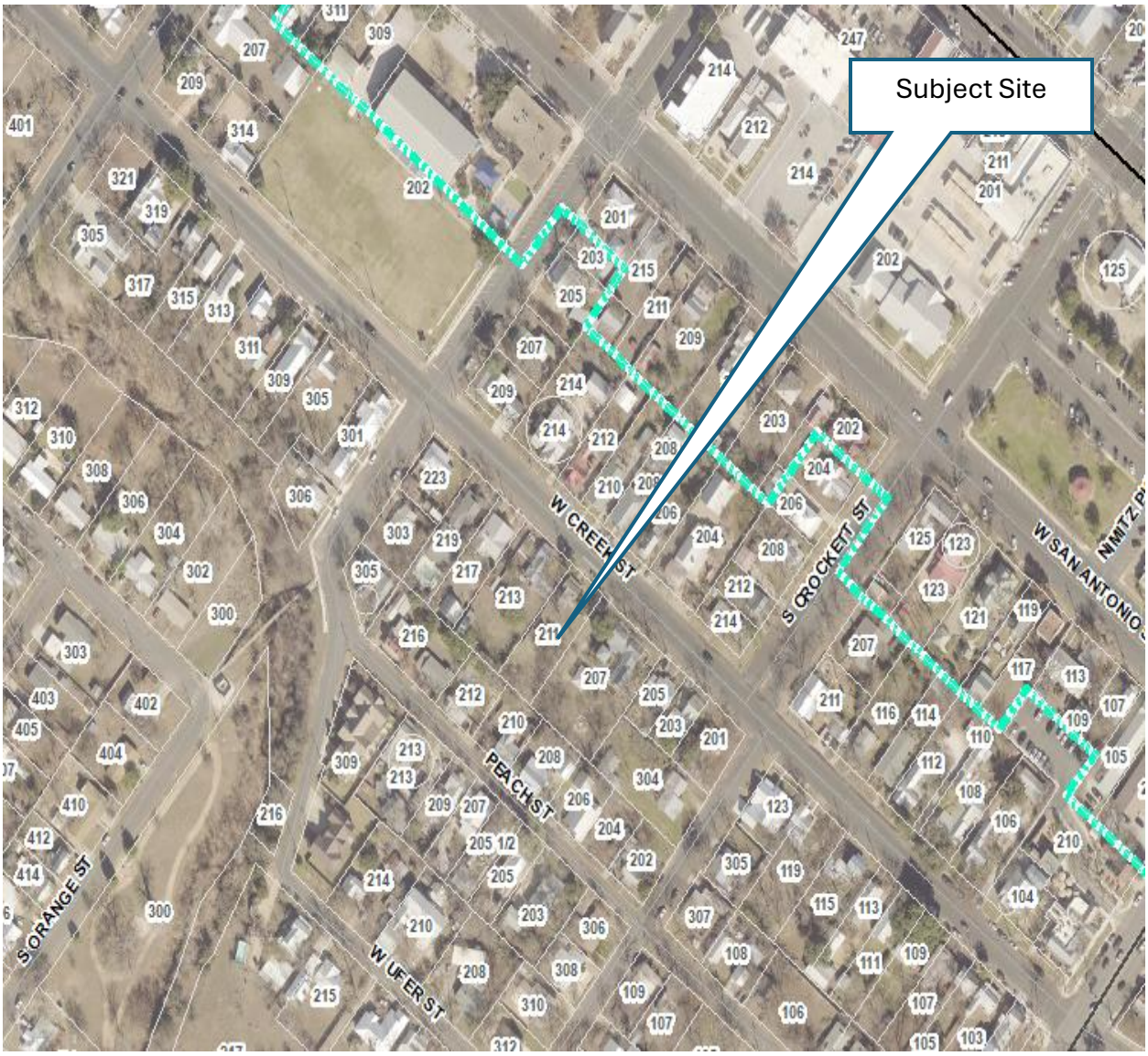
STAFF RECOMMENDATION:
The development as proposed is consistent with traditional and historical development patterns 3.4.1.

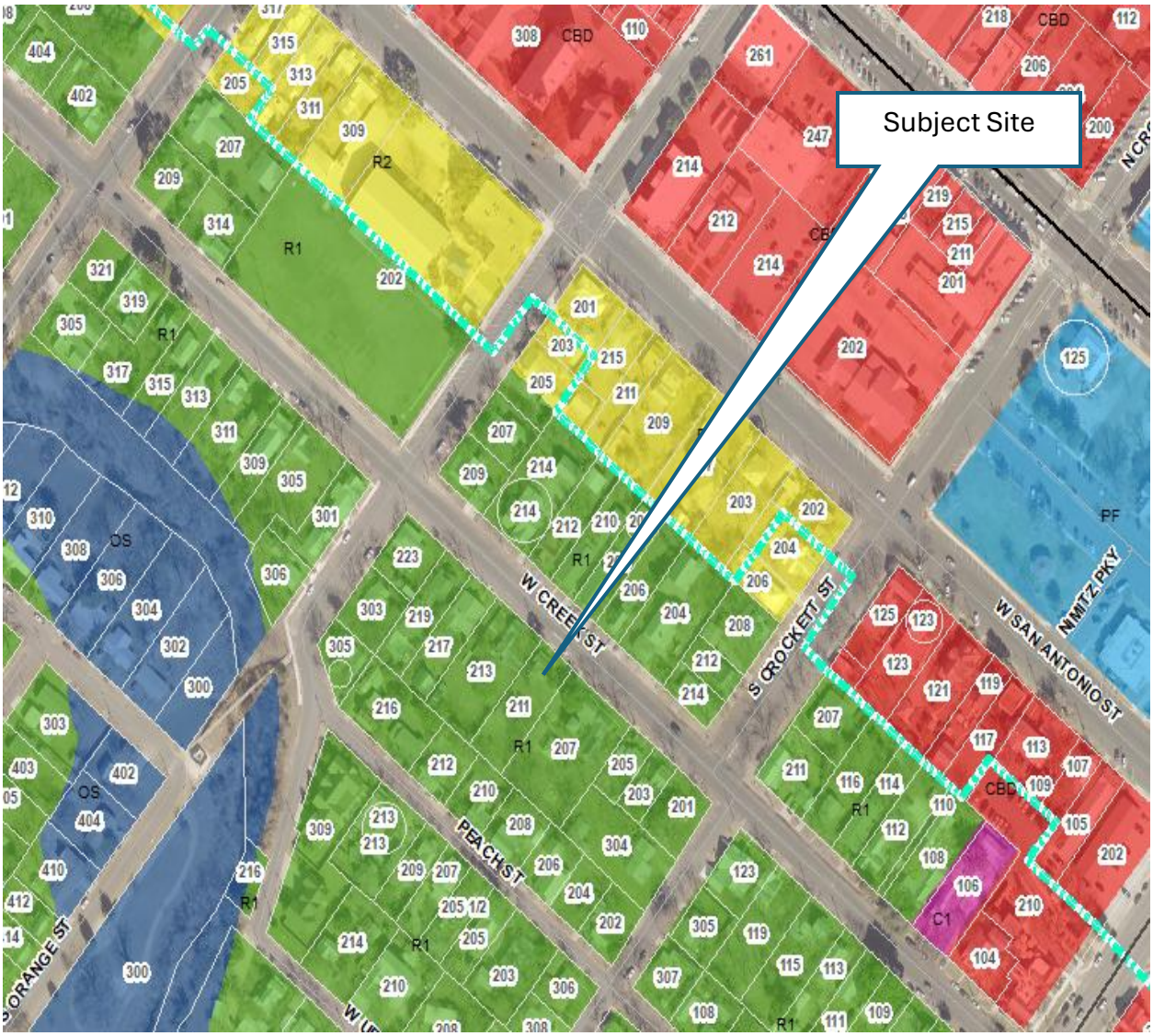
The proposed materials and modifications are appropriate per 3.3 and 3.4.

Staff recommends approval of the application as presented.

ATTACHMENTS:

1. Location Map 211
2. Zoning Map 211
3. 2025-906-211 w creek
4. KSO 211 W Creek HRB scope


Subject Site
W CREEK ST
S ROCKETT ST
W SAN ANTONIO
PEACH ST
W UFER ST
S ORANGE ST


Subject Site
W CREEK ST
S CROCKETT ST
W SAN ANTONIO ST
NIMITZ PKY
PEACH ST
ORANGE ST
CBD
R1
R2
OS
PF
C1

211 W. Creek



2002 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	738
Address	211 W. Creek
Date	1880
Stylistic Influence	vernacular
GCAD Hyperlink	R27146
Owner	MEAR, SHARON B
Historic District	Yes Historic District
Assessment	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.
Notes	

1983 Historic Resources Survey

Previous Site No. 241

Previous Ranking 3

Previous Photo References

Roll	21	21
Frame	11	12

211 West Creek Street

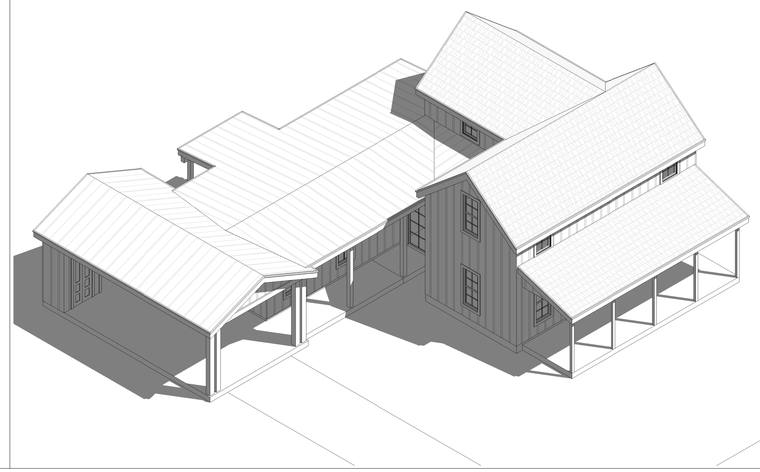
New Owner's Suite and Attached 1-Car Carport Scope of Work:
Roof: Galvalume® standing-seam metal to match existing with turned/crimped ridge
Siding: Hardie® fiber-cement boards with wood battens to match existing – painted "Seaweed"
Windows: Sierra Pacific® all-wood divided lite to match existing – painted "Sunflower"
Doors: Sierra Pacific® all-wood divided lite to match existing – painted "Sunflower"
Trim: Hardie® fiber-cement to match existing – painted "Sand Dune"
Porch Ceilings: Beadboard wood to match existing – painted "Sand Dune"
Porch Posts: Square wood to match existing – painted "Sand Dune"
Gutters & Downspouts: Galvalume® metal to match existing
Masonry Skirting: Limestone rubble to match existing
Exterior Lights: Visual Comfort Studio® Dark Sky Compliant black barn light



THE SANFORD ADDITION

VICINITY MAP

AERIAL VIEW



PROJECT CONTACT INFORMATION

OWNER
TBD

BUILDER
TBD

HOME DESIGNER
Design Visions Of Austin
107 Ranch Rd. 620 S. Suite 201
Lakeway, TX 78734
512. 583. 0059 office

SURVEYOR
TBD

STRUCTURAL ENGINEER
TBD

CIVIL
TBD

Sanford Addition

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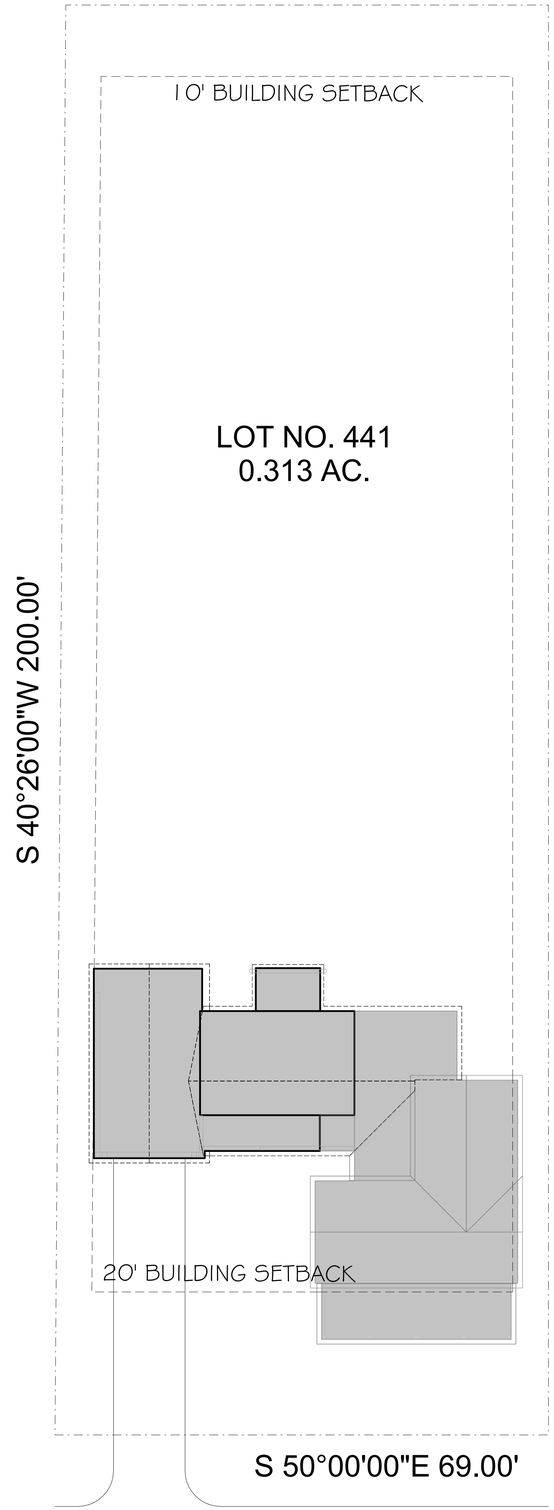
PROJECT:
Sanford Addition
Cover Sheet

A-0.0

date: 07.28.25
project # 25040



CHECK SET AND BID SET NOT FOR CONSTRUCTION

1 Site Plan
1" = 10'-0"

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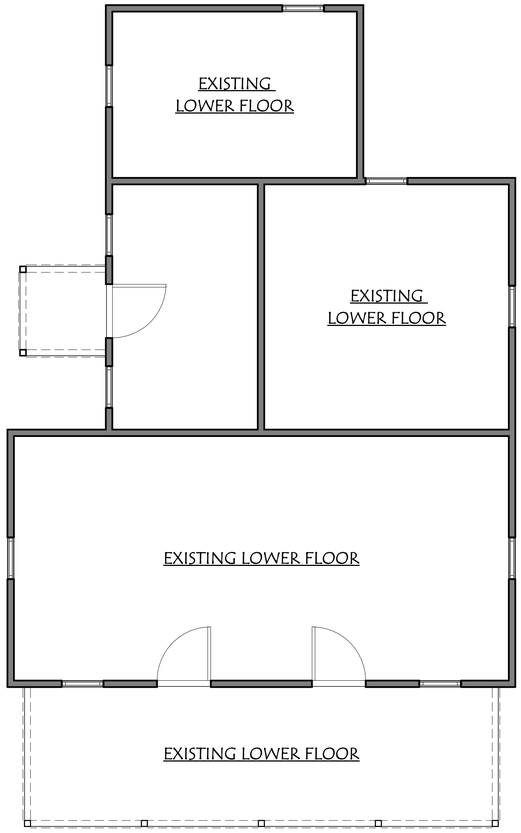
PROJECT:
Sanford Addition
Site Plan

A-1.0

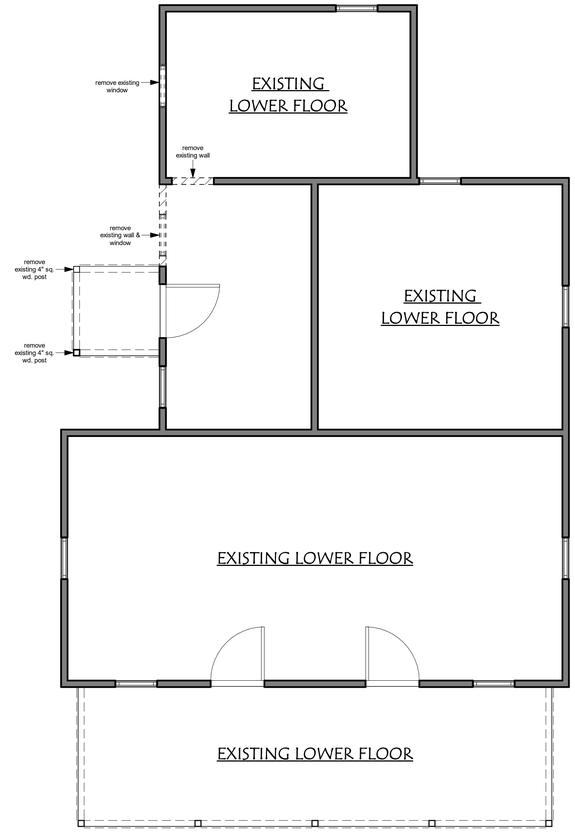
date: 07.28.25
project # 25040

CHECK SET AND BID SET NOT FOR CONSTRUCTION



1 Lower Existing Flr. Plan
1/4" = 1'-0"

0' 1' 4' 8' 16'



2 Lower Demo Flr. Plan
1/4" = 1'-0"

0' 1' 4' 8' 16'

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PROJECT:
Sanford Addition
Lower Existing Flr. Plan

A-2.0

date: 07.28.25
project # 25040

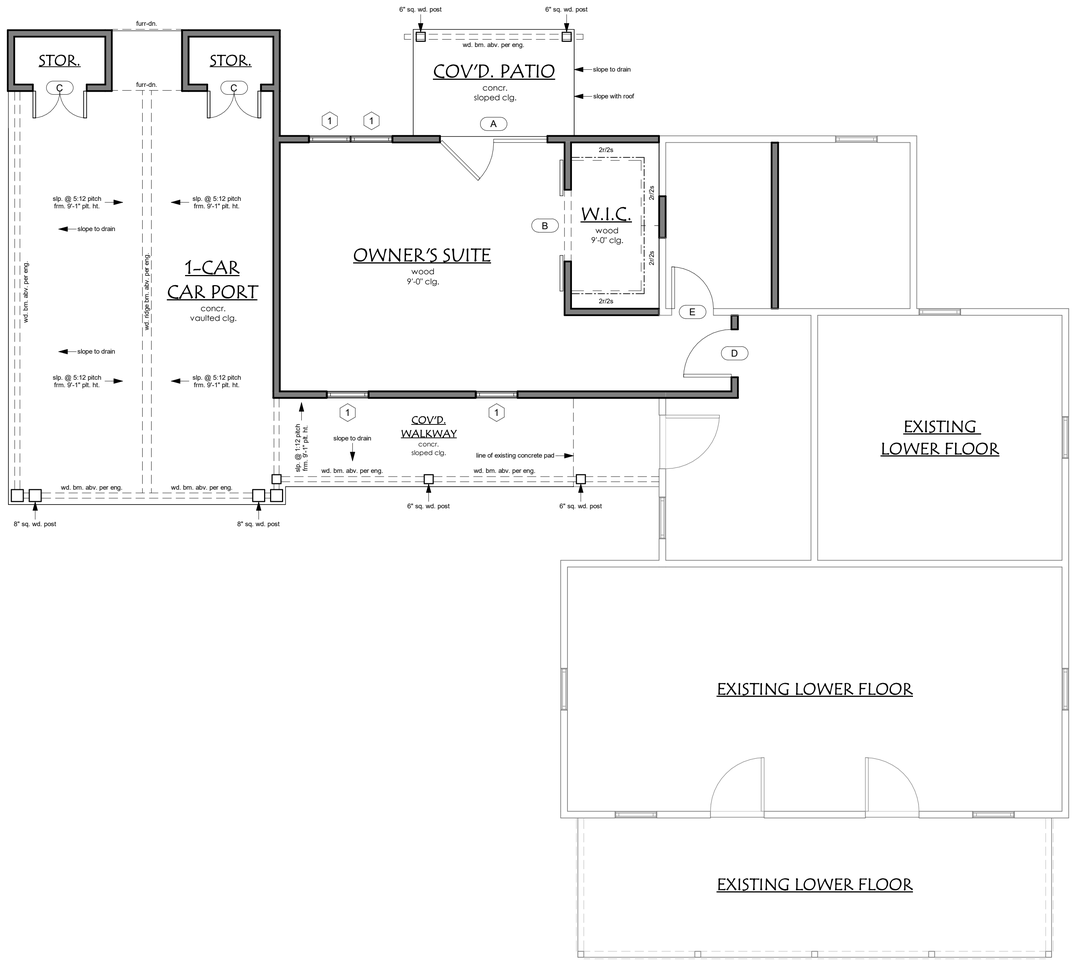
ADDITIONAL SQUARE FOOTAGE CALCS.	
HEATED	315 Sq. Ft.

ADDITIONAL SQUARE FOOTAGE CALCS.	
COV'D. WALKWAY	81 Sq. Ft.

ADDITIONAL SQUARE FOOTAGE CALCS.	
COV'D. PATIO	54 Sq. Ft.

ADDITIONAL SQUARE FOOTAGE CALCS.	
1-CAR CAR PORT	399 Sq. Ft.

ADDITIONAL SQUARE FOOTAGE CALCS.	
IMPERVIOUS	849 Sq. Ft.



CHECK SET AND BID SET NOT FOR CONSTRUCTION

1 Lower Fin. Flr. Plan
1/4" = 1'-0"

0' 1' 4' 8' 16'

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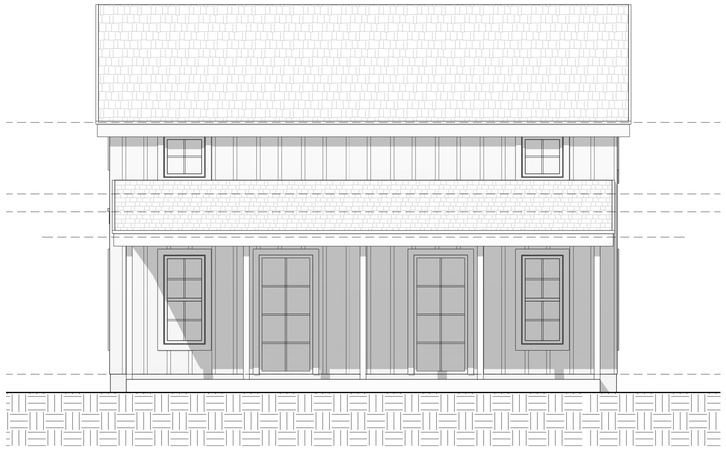
PROJECT:
Sanford Addition
Lower Fin. Flr. Plan

A-2.1

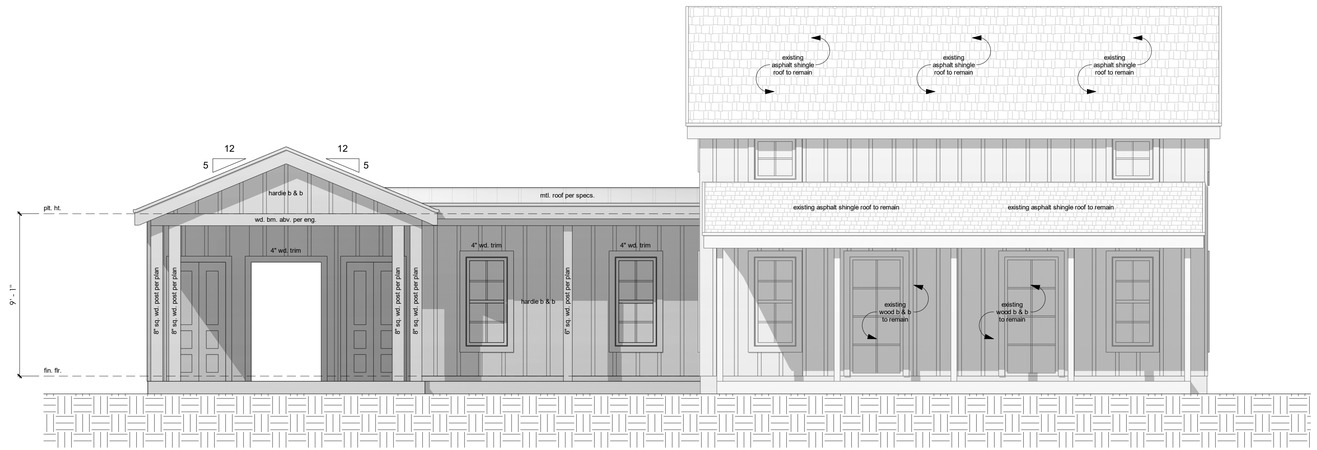
date: 07.28.25
project # 25040

CHECK SET AND BID SET NOT FOR CONSTRUCTION



1 Existing Front Elevation
1/4" = 1'-0"

0' 1' 4' 8' 16'



2 New Front Elevation
1/4" = 1'-0"

0' 1' 4' 8' 16'

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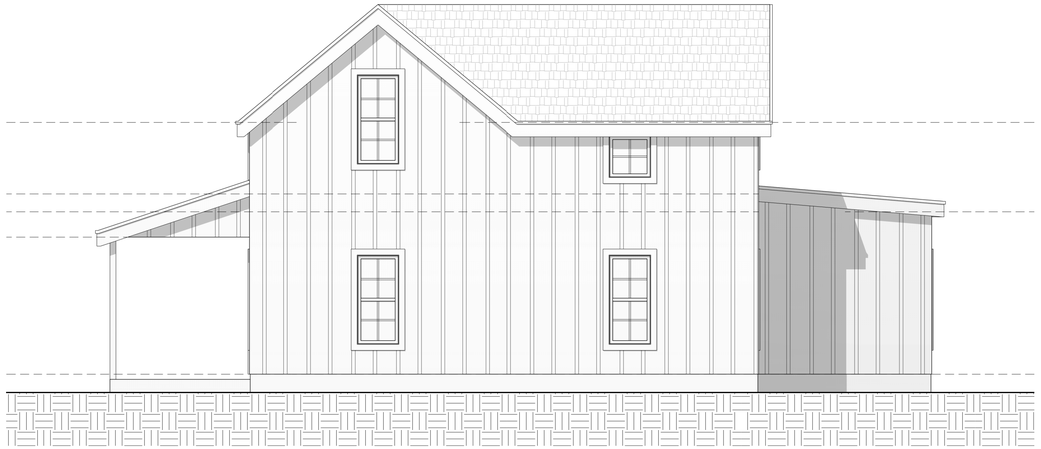
PROJECT:
Sanford Addition
Front Elevations

A-3.0

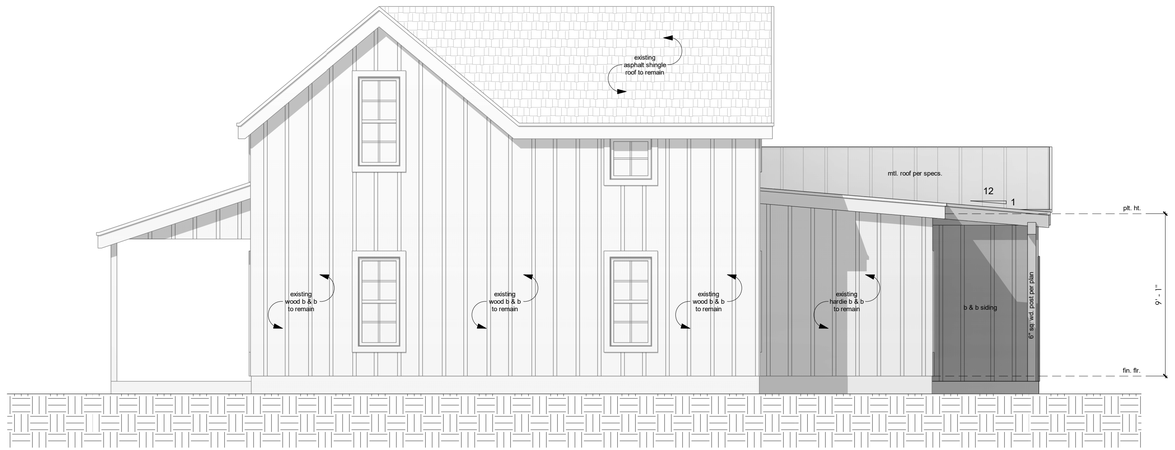
date: 07.28.25
project # 25040

CHECK SET AND BID SET NOT FOR CONSTRUCTION



1 Existing Right Elevation
1/4" = 1'-0"

0' 1' 4' 8' 16'



2 New Right Elevation
1/4" = 1'-0"

0' 1' 4' 8' 16'

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PROJECT:
Sanford Addition
Right Elevations

A-3.1

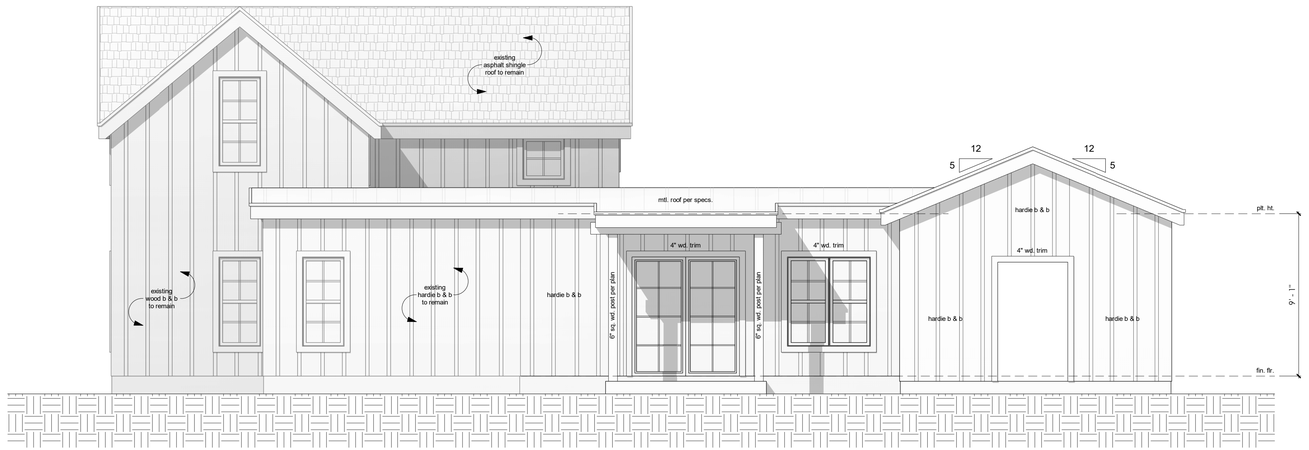
date: 07.28.25
project # 25040

CHECK SET AND BID SET NOT FOR CONSTRUCTION



1 Existing Rear Elevation
1/4" = 1'-0"

0' 1' 4' 8' 16'



2 New Rear Elevation
1/4" = 1'-0"

0' 1' 4' 8' 16'

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PROJECT:
Sanford Addition
Rear Elevations

A-3.2

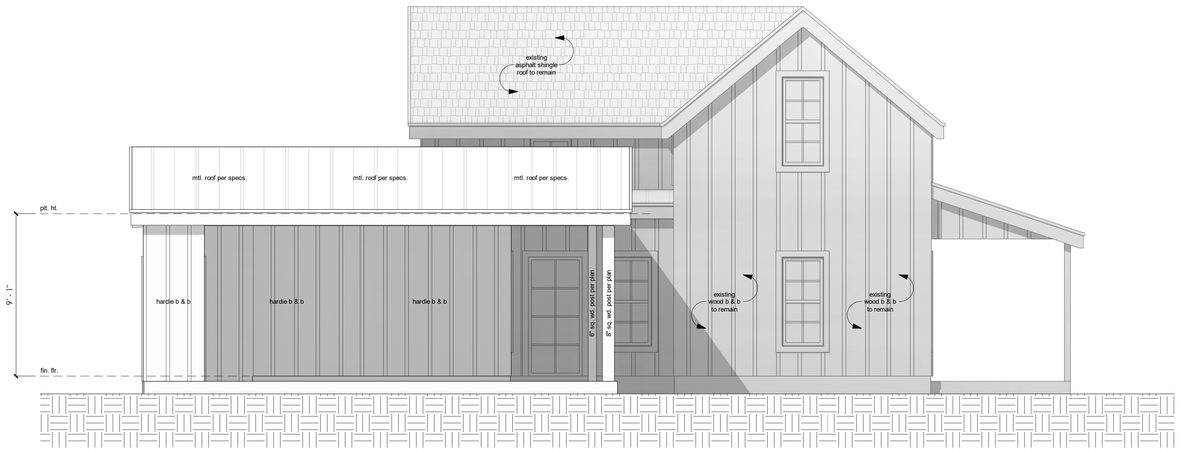
date: 07.28.25
project # 25040

CHECK SET AND BID SET NOT FOR CONSTRUCTION



1 Existing Left Elevation
1/4" = 1'-0"

0' 1' 4' 8' 16'



2 New Left Elevation
1/4" = 1'-0"

0' 1' 4' 8' 16'

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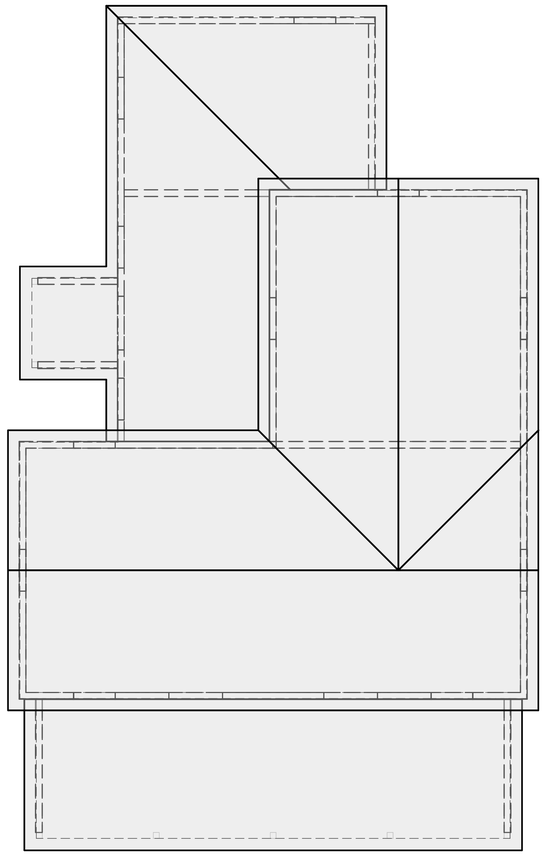
PROJECT:
Sanford Addition
Left Elevations

A-3.3

date: 07.28.25
project # 25040

CHECK SET AND BID SET NOT FOR CONSTRUCTION



1 Existing Roof Outline Plan
1/4" = 1'-0"

0' 1' 4' 8' 16'

Sanford Addition

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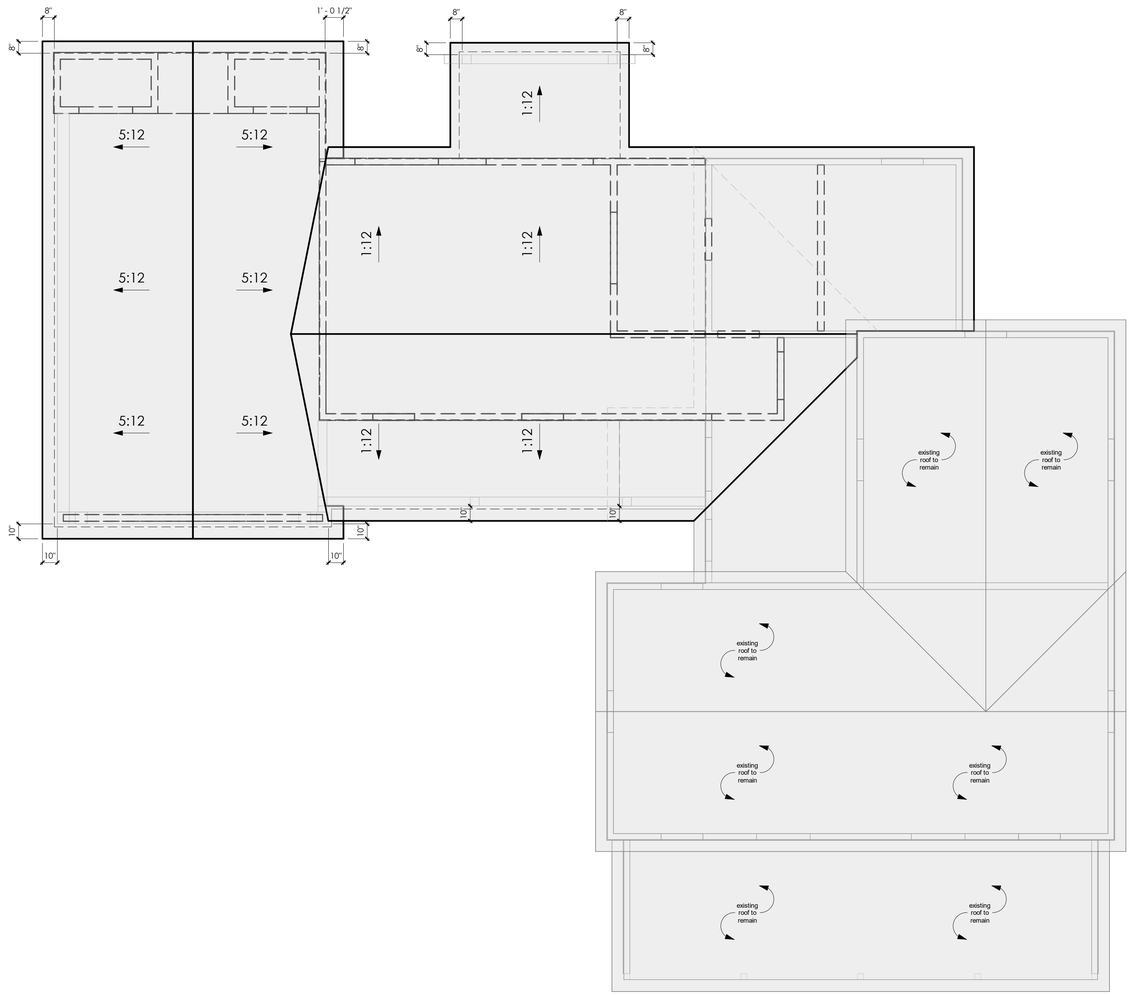
PROJECT:
Sanford Addition
Existing Roof Outline Plan
A-4.0

date: 07.28.25
project # 25040



1 New Roof Outline Plan
1/4" = 1'-0"

0' 1' 4' 8' 16'

CHECK SET AND BID SET NOT FOR CONSTRUCTION

Sanford Addition

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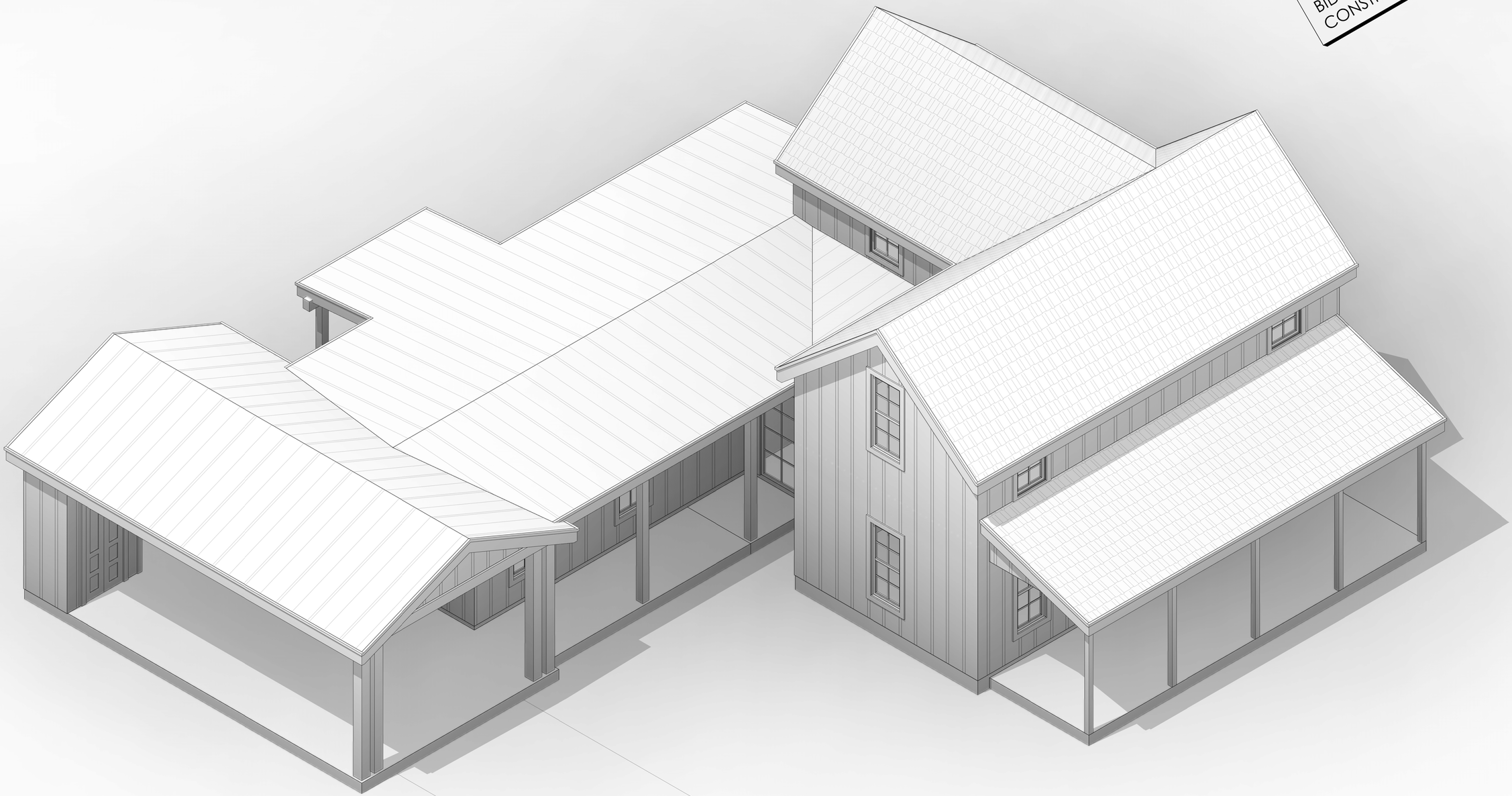
PROJECT:
Sanford Addition
New Roof Outline Plan

A-4.1

date: 07.28.25
project # 25040

CHECK SET AND BID SET NOT FOR CONSTRUCTION



Sanford Addition

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PROJECT:
Sanford Addition
Exterior 3D View

A-5.0

date: 07.28.25
project # 25040

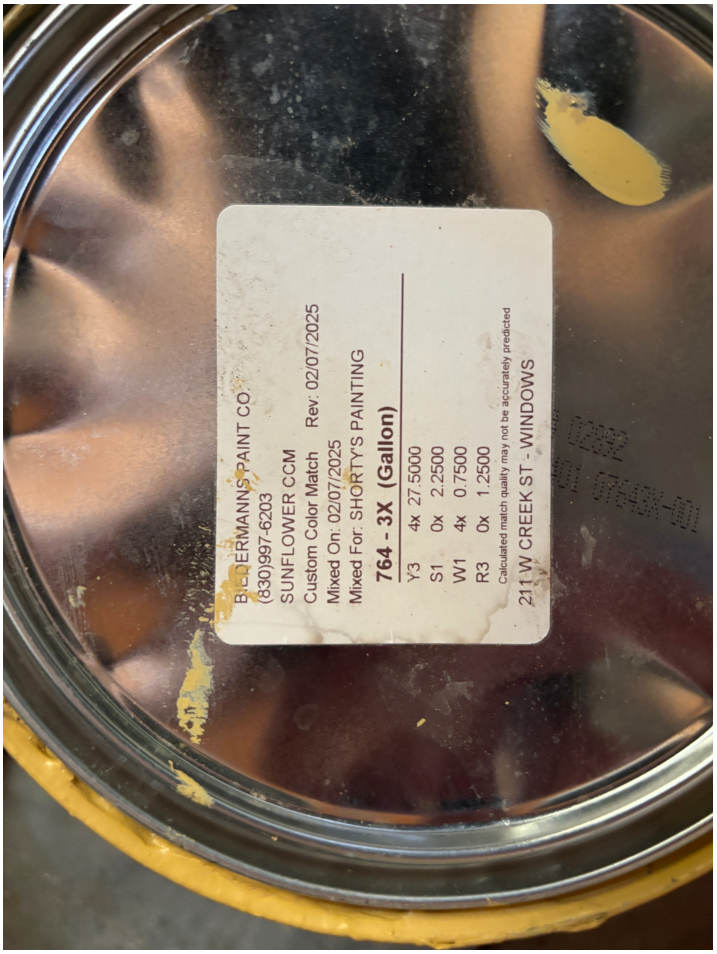

211 W Creek Street




Circa 1920
Hardie siding
Wood siding
2002 Addition



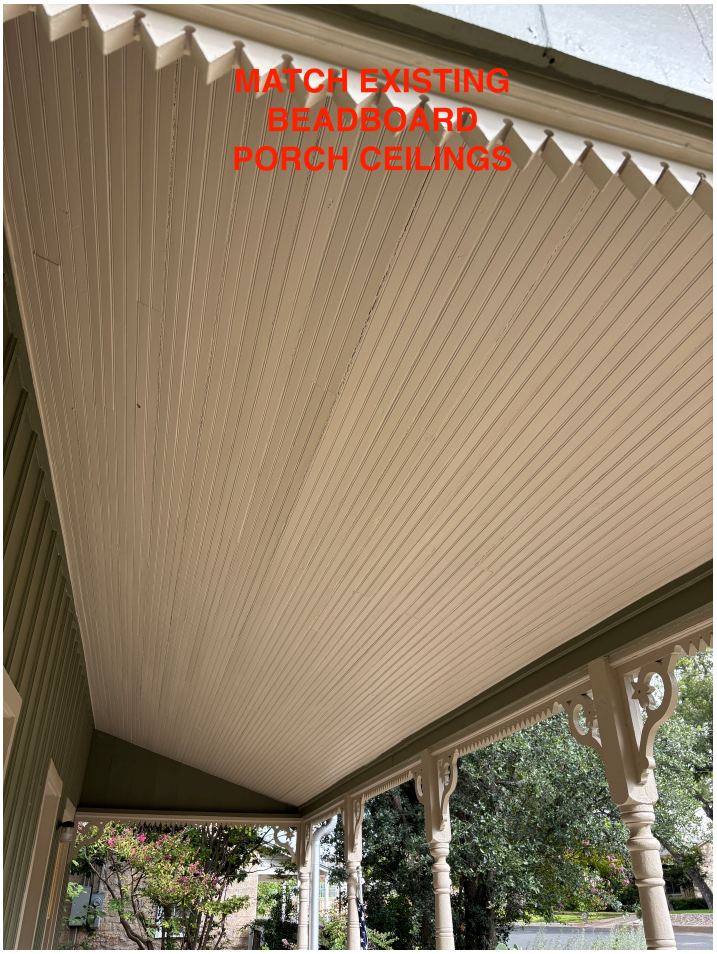

BIEDERMANNS PAINT CO.
(830)997-6203
SEAWEED CCM
Custom Color Match Rev: 02/07/2025
Mixed On: 02/24/2025
Mixed For: SHORTY'S PAINTING
764 - 3X (Gallon)
S1 2x 15.7500
W1 3x 7.7500
R3 0x 5.5000
Y1 3x 2.7500
Calculated match quality may not be accurately predicted
211 W CREEK ST - SIDING
BIEDERMANNS PAINT CO.
(830)997-6203
SAND DUNE CCM
Custom Color Match Rev: 02/07/2025
Mixed On: 02/27/2025
Mixed For: SHORTY'S PAINTING
764 - 2X (Gallon)
Y3 1x 6.2500
S1 0x 18.5000
W1 1x 3.0000
R3 0x 4.2500
Calculated match quality may not be accurately predicted
211 CREEK ST - TRIM


BIEDERMANNS PAINT CO.
(830)997-6203
SUNFLOWER CCM
Custom Color Match Rev: 02/07/2025
Mixed On: 02/07/2025
Mixed For: SHORTY'S PAINTING
764 - 3X (Gallon)
Y3 4x 27.5000
S1 0x 2.2500
W1 4x 0.7500
R3 0x 1.2500
Calculated match quality may not be accurately predicted
211 W CREEK ST - WINDOWS


ORIGINAL WOOD BATTEN PROFILE


BENJAMIN MOORE COLORS
SEAWEED
SAND DUNE
SUNFLOWER


MATCH EXISTING GALVALUME
GUTTERS& DOWNSPOUTS


MATCH EXISTING
BEADBOARD
PORCH CEILINGS


MATCH EXISTING SQUARE PORCH POSTS


EXISTING OUTBUILDING


MATCH EXISTING MASONRY SKIRT


EXISTING DOOR
TO REMAIN
NEW DOORWAY
TO NEW ADDITION

Standard Colors



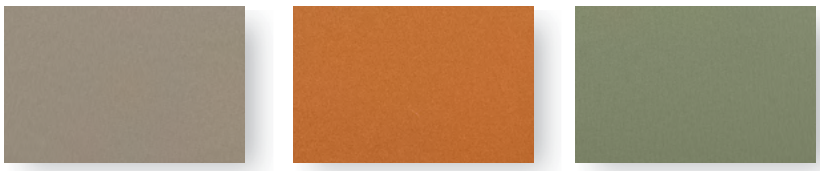
Premium Colors

Premium colors require a nominal surcharge.



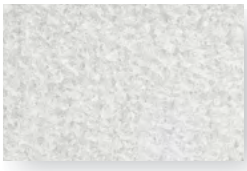
Metallic Colors

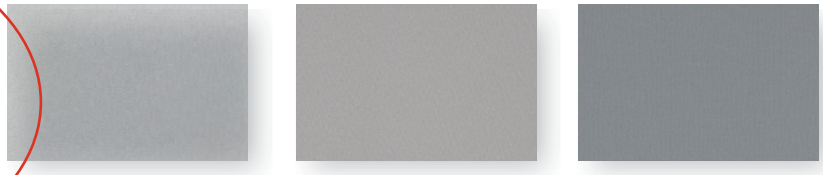
Metallic colors are premium finishes which require a nominal surcharge.



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.





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.

BERRIDGE STOCK AVAILABILITY AND COLOR DETAILS

S - Stock Color N - Non-Stocking Color N/A - Not Available

Standard Colors	24 Gauge		22 Gauge*		0.032 Aluminum*		0.040 Aluminum*		SR	EM	SRI
	48"	42"	48"	42"	48"	42"	48"	42"			
Aged Bronze	S	S	S	N	S	N	S	N	0.30	0.86	30
Almond	S	S	S	N	S	N	S	N	0.65	0.83	77
Bristol Blue	S	S	N	N	N	N	N	N	0.33	0.85	33
Buckskin	S	S	S	N	N	N	N	N	0.32	0.83	32
Burgundy	S	S	N	N	N	N	N	N	0.29	0.85	29
Charcoal Grey	S	S	S	S	N	N	N	N	0.31	0.84	30
Cityscape	S	S	S	S	N	N	N	N	0.48	0.85	54
Colonial Red	S	S	N	N	N	N	N	N	0.33	0.85	34
Copper Brown	S	S	N	N	N	N	N	N	0.30	0.85	29
Dark Bronze	S	S	S	S	S	N	S	N	0.28	0.85	27
Deep Red	S	S	N	N	N	N	N	N	0.39	0.84	41
Evergreen	S	S	N	N	N	N	N	N	0.30	0.83	29
Forest Green	S	S	S	N	N	N	N	N	0.25	0.83	22
Hartford Green	S	S	N	N	N	N	N	N	0.28	0.83	26
Hemlock Green	S	S	N	N	N	N	N	N	0.31	0.83	30
Matte Black	S	S	S	S	N	N	N	N	0.26	0.89	26
Medium Bronze	S	S	S	S	S	N	S	N	0.31	0.85	31
Parchment	S	S	S	N	S	N	S	N	0.52	0.83	58
Patina Green	S	S	N	N	N	N	N	N	0.34	0.86	36
Royal Blue	S	S	N	N	N	N	N	N	0.26	0.85	25
Shasta White	S	S	S	N	S	N	S	N	0.60	0.84	70
Sierra Tan	S	S	S	N	S	N	S	N	0.39	0.85	42
Teal Green	S	S	N	N	N	N	N	N	0.27	0.87	27
Terra - Cotta	S	S	N	N	N	N	N	N	0.32	0.83	31
Zinc Grey	S	S	S	S	S	N	S	N	0.39	0.85	42
Acrylic-Coated Galvalume®	S	S	S	S	N/A	N/A	N/A	N/A	0.67	0.20	59
Premium Colors*											
Award Blue	S	S	N	N	N	N	N	N	0.17	0.83	11
Natural White	S	S	N	N	N	N	N	N	0.76	0.84	93
Metallic Colors*											
Antique Copper-Cote	S	S	N	N	N	N	N	N	0.33	0.84	34
Champagne	S	S	N	N	N	N	N	N	0.40	0.85	43
Copper-Cote™	S	S	N	N	N	N	N	N	0.51	0.85	59
Lead-Cote™	S	S	N	N	N	N	N	N	0.46	0.84	50
Preweathered Galvalume®	S	S	N	N	N	N	N	N	0.40	0.85	43
Zinc-Cote™	S	S	N	N	N	N	N	N	0.53	0.83	59

Testing results for Kynar 500® or Hylar 5000® PVDF Resin-Based Color Finishes coil coating applications:

- Specular Gloss: (ASTM D-523) Low and medium gloss only
- Color Uniformity: (ASTM D-2244) Color controlled both instrumentally and visually
- Dry Film Thickness: (ASTM D-7091, ASTM D-1005, NCCA 11-13, 11-14, 11-15) Primer 0.20 ± 0.05 mil, topcoat 0.75 ± 0.05 mil
- Hardness: (ASTM D-3363, NCCA 11-12, Eagle Turquoise Pencils) HB Minimum
- Adhesion (X-Cut): (ASTM D-3359) No adhesion loss
- Adhesion (Crosshatch): (ASTM D-3359) No adhesion loss
- Abrasion Coefficient: (ASTM D-968) 100 liters/mil topcoat
- Direct Impact Flexibility: (ASTM D-2794, Gardner Impact Tester, 1/10" Distortion) Excellent, no removal
- Reverse Impact Flexibility: (NCCA Spec. 11, ASTM D-2794, Gardner Impact Tester, 5/8" ball Impact force in inch pounds equal to metal thickness) Excellent, no cracking or loss of adhesion
- Formability: (ASTM D-4145, 180° T-Bend on 1/8 Mandrel) No cracks or loss of adhesion
- Erosion: (20 years, 45° South Florida) Maximum 15% loss
- Humidity Resistance: (ASTM D-2247) Passes 2000 hours on Galvalume® and 4000 hours on Aluminum
- Acid Resistance: (ASTM D-1308, Proc. 3.1.1, 10% Sulfuric Acid spot test, 24 hour exposure) Excellent, no effect
- Salt Spray Resistance: (ASTM B-117) Passes 2000 hours on Galvalume® and 4000 hours on Aluminum
- Alkali Resistance: (ASTM D-1308, Proc. 5.2, 10% Sodium Hydroxide, 24 hour exposure) Excellent, no effect
- Detergent Resistance: (ASTM D-2248, 72 hours immersion in 3% solution at 100°F) Excellent, no effect
- Resistance to Acid Pollutants: (ASTM D 1308 Proc. 3.1.1, 24 hour exposure 10% HNO^3 vapors) Excellent, no effect
- Weathering - Color Retention: (ASTM D-2244, 20 years, 45° South Florida) Maximum 5 NBS units color change
- Weathering - Chalk Resistance: (ASTM D-4214, 20 years, 45° South Florida) Not worse than No. 8 rating

Notes:
1. ASTM - American Society for Testing Materials
2. NCCA - National Coil Coaters Association
3. Galvalume® is 55% Aluminum-Zinc alloy coated sheet steel and is a registered trademark of BIEC International Inc.
4. Kynar 500® is a registered trademark belonging to Arkema, Inc.

S Stock Color; Not subject to a minimum order
N Non-Stock Color; Subject to inventory on hand; 4,500 sf minimum order for 22 Gauge and 0.032 & 0.040 Aluminum
N/A Not Available
* Consult BMC on product availability for 22 Gauge and 0.032 and 0.040 Aluminum. Premium and Metallic colors are subject to a surcharge, contact BMC for additional information

BMC SAN ANTONIO
6515 Fratt Rd.
San Antonio, TX 78218
(210) 650-3050
Fax (210) 650-0379

BMC HOUSTON
1720 Maury St.
Houston, TX 77026
(713) 223-4971
Fax (713) 236-9422

BMC DALLAS
2015 California Crossing
Dallas, TX 75220
(972) 506-8496
Fax (972) 506-8478

BMC DENVER
7505 E. 41st Ave.
Denver, CO 80216
(303) 322-3703
Fax (303) 322-3810

BMC CHICAGO
1175 Carolina Dr.
W. Chicago, IL 60185
(630) 231-7495
Fax (630) 231-7520

BERRIDGE FLORIDA SALES CORPORATION**
8802 Venture Cove
Tampa, FL 33637
(813) 335-4505
Fax (210) 650-0379

BMC PHOENIX
5717 W. Washington St.
Phoenix, AZ 85043
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Fax (210) 650-0379

BMC ATLANTA
319 Lee Industrial Blvd.
Austell, GA 30168
(770) 941-5141
Fax (770) 941-7344

BMC OKLAHOMA CITY
1400 Exchange Ave.
Oklahoma City, OK 73108
(405) 248-7404
Fax (210) 650-0379

BMC KANSAS CITY
1235 Southwest Blvd.
Kansas City, KS 66103
(913) 227-0855
Fax (210) 650-0379

BERRIDGE CALIFORNIA SALES CORPORATION**
8442 Sultana Ave.
Fontana, CA 92335
(562) 402-2081
Fax (562) 865-7878

** Berridge California and Florida Sales Corporations are separate entities from Berridge Manufacturing Company.

CORPORATE & SALES HEADQUARTERS
2610 Harry Wurzbach Road
San Antonio, TX 78209
(210) 650-3050
Fax (210) 650-0379

MANUFACTURING FACILITY
2201 Rudeloff Road
Seguin, TX 78155
(830) 401-5200
Fax (830) 303-0530

CRRC COOL ROOF RATING COUNCIL RATED PRODUCT

WWW.BERRIDGE.COM

Fall 2020 - Berridge Manufacturing Company Color Chart - Printed in the U.S.A.

Barn Light Outdoor Wall Sconce
By Visual Comfort Studio

Product Options

Finish: Black,
Size: Medium,
Bulb Requirements: Bulb Included,
Bulb Type: LED

Details

Includes 6 inch extender rod

Dimensions

Medium Option Backplate: Diameter 5"
Medium Option Fixture: Width 12", Height 10.63", Depth Adjustable From 17.13", Adjustable To 23.13", Weight 1.8Lbs

Lighting
Medium

Lamp Type	LED
Total Lumens	1100.0
# of Bulbs	1 (Included)
Bulb Type	9W A19 E26
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	15,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Additional Details

Product URL:
https://www.lumens.com/barn-light-outdoor-wall-sconce-by-visual-comfort-studio-STU2636579.html
Rating: ETL Listed Wet

ITEM#: STU2636579



Notes:

Prepared by:

Prepared for:	Sierra Homes
Project:	211 W Creek St
Room:	Rear Covered Patio
Placement:	Dark Sky Compliant
Approval:	

Created August 4th, 2025

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
MEETING DATE: September 9, 2025
CATEGORY: DISCUSSION ITEMS

CAPTION: Demo By Neglect Update

SUMMARY:

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:
Fredericksburg Historic District Design Guidelines and Standards

STAFF RECOMMENDATION:

ATTACHMENTS:
1. Demolition By Neglect Spreadsheet (2)

Address	Items of Neglect	Comments/ Updates from Staff	Owner	Step One Determination of Neglect letter	Step 2 Code Notified same day as letter is mailed	Step 3 - 2nd Letter of Violation	Step 4 - Code may take action	Court Date	Step 5 - City Stabilization	Step 6 - COF establishes a lien for work perfomed	Court Date
Yellow properies still in violation		**Municipal Court Action required**		**30 days to respond**	**Code issues Noitce of Violation**	**90 days to respond**	**no response after the 90 days - code may pursue municipal court action**		**HRB may direct HPO to stabilize the property - expences recouped as a lien againsted the property**		
513 W Main	foundation	no action	Brickner		4/15/2025						
107 W San Antonio	Paint Failure, Wood Decay, General Deterioration	July - Court Case Filed and returned by prosecuter for more detailed information - 6/13/25 - code filled in municipal court - 1/6/25 - Code is going to make contact	Don Nagel	8/1/2025	Don Nagel	08/27/2024 hand delivered					
113 W San Antonio	Paint Failure, Wood Decay, General Deterioration	1/6/25 - Code is going to make contact	Don Nagel	8/1/2025	Don Nagel						
216 W Schubert	Paint Failure, Wood Decay, General Deterioration	August of 2025 Roof appears to be coming off, code to issue notice of violation - July 2025 - Code did not pursue a notice of violation as the site is secured.3/17/25- site visit with Board members, applicant wil submit COA when ready for a rehab not demo and some new build.	Aggie Construction - Robert Canales	7/17/2024	Aggie Construction - Robert Canales						
Blue Properties		**DSD to follow up**									
105 S Adams	Windows broken, general disrepair	6/12 - S. COLLIER TO WORK WITH JEFF MCHALEK WITH THE COUNTY TO ADDRESS ISSUES - 4/10 - County Judge spoke with Garett Bonn, applying for a grant to do major repairs, but would address the broken windows and plywood in windows and other smaller repair items.	Gillespie County	none sent	Gillespie County						
203 E San Antonio	Mural/sign painted - Los Tios	July - Michael Erwin to work with the applicant - JUNE HRB - INSTRUCTED STAFF TO WORK WITH THE APPLICANT - June 2025 - On agenda with HRB 4/17/25 - code noticed Owner of noncompliance	Rebecca Meuter(represesntative)								
Green Properties		**Active COA in place**									
102 W Austin	Temp Fence	August - COA states build of new rear fence slated for Jan 2026 - Paid over $1100 in fees and court costs - July - Court Action initated - 6/16/25 - received email from 102 W Austin owner, re submitting a COA - 6/13/25 - notice of violation filed in municipal court - 6/6/25 Sent another email - 5/16/25 - sent email a to progress - 6/6 - no response - 4/2/25 sent email asking for an update - 3/18 - attempted to submit a COA - working on resubmission	Leanne Holley	COA approved admin - build new fence in January 2026							
315 W Austin		July -received grant money from HPG - yet to submit for a coa 6/30/25 Submitted for a HPG - 7/18/25 Grant $ allotted to help with repairs 6/17/25 - letter sent to owners - code enforcement copied - General disrepair	Joan Jenschke								
207 W San Antonio	Wood Decay, General Deterioration	5/16 - COA granted 4/1 - COA submitted - paint and repair all damaged wood -- 3/31/25 - Ms.Parker 3/21/25 - Sent a follow up email to Mrs. Parker in regard to submitting a COA -- JM 2/4/25 - Ms. Parker will be subitting a COA in March - 12/31/24 - Code left message for the owner	Claudia Parker	9/10/2024	Claudia Parker	08/27/2024 staked & Mailed					
413 E Main	Paint Failure, Wood Decay, General Deterioration	4/22/25 - COA sumitted - 4/1/25 - email sent to Ms. Hudson re status of submission - 3/24/25 Sent email to Becky Hudson - she is wanting to resubmit A COA for the rehab of the house. 3/21/25 - Left phone message for Becky Hudson - JM (1/6/25 - Code posted a citation on 1/6/25.	Becki Hudson	4/23/2024							
Completed COA's		**History Of Previous Demo By Neglect Properties**									
206 S Crockett - Garage Building	Paint Failure, Wood Decay, General Deterioration		Leah Clodfelter	7/17/2024	Leah Clodfelter	08/27/2024 staked & Mailed					
101 N Lincoln	Paint Failure, Wood Decay, General Deterioration		Ed Strayer	7/16/2024	Ed Strayer						
258 E Main - 2 Story Building Rear	Paint Failure, Wood Decay, General Deterioration		1/6/24 - Painted - photo's provided	7/17/2024	1/6/24 - Painted - photo's provided						
612 N Llano	Paint Failure, Wood Decay, General Deterioration			Property was demo'd and new house built in its place							
204 S Crockett - Accesory Building	Wood Decay, General Deterioration, Stovepipe failure		Suzanne Doughty	8/15/2024	Suzanne Doughty						
Properties with Issues	**Sited for work without a permit**	**Status Update**	**Resolution**	**Court Date**	**Resolution**						

211 W Main	Unpermitted Painting of facade black	4/3/24 Court Case deferred to May 2025 - 3/21 - email into Municipal court - requesting update	6/16/25 - SC followed up with an email re COA and fine - 6/12/25 - Municipal court states applicant paid court costs/fines- $1000 and $111 in court costs									
116 N Crockett	Blue/white stripped umbrellas on patio	8/27/25 - Code to revisit and notice										
110 N Bowie	Marque tents for "cats"											
403 W Schubert	Mural painted on Grand Central's wall											
416-418 W Main	Brooks Bubblebar - Tank house painted	June HRB - Paint and signage to be removed correctly from the tank house.	Brooke Rogan	Follow up in 2 months - status of tank house								
623 S Washington	Unpermitted addition of a railing on a Landmarked Property	August - Code Enforcement issued a notice of violation	SOLOMON PROPERTIES LLP									