

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD**

Tuesday, August 11, 2015

City Hall

Conference Room

126 W. Main St.

5:30 P.M.

1. Call to Order
2. Approve Minutes of July 2015 Regular Meeting *Pp 1 - 3*

APPLICATIONS

3. Application #15-57 by Dan & Lynn Moody, Jr. to construct new residence on property located at 703 & 705 W. Creek Street *Pp 4 - 13*
4. Application #15-60 by Steve Thomas on behalf of Sandra Barr to construct new 2-story residence at 301 N. Crockett *Pp 14 - 28*

ACTION ITEMS

5. Demolition by Neglect property at 410 S. Milam *Pp 29 - 37*

SIGN OFF APPLICATIONS

6. #15-55 – Construct roof over outdoor dining area – 318 E. Austin (Washburne)
7. #15-56 – Place 8' x 10' accessory building on property – 601 W. Creek (St. Barnabas)
8. #15-58 – Paint colors for building exterior and porch posts – 607 (B) W. Main (Jones)
9. #15-59 – Construct two car detached garage – 513 E. Schubert (Sanford / Fauchaux)
10. #15-61 – Paint color & window sash colors – 206 E. Centre (Hever)
11. #15-63 – Convert garage to B&B – 106 S. Lincoln (Cohn)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
June 9, 2015
5:30 PM

On this 14th day of July, 2015 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

SHARON JOSEPH
CHARLES SCHMIDT
ERIC PARKER
STAN KLEIN
DAVID BULLION
MIKE PENICK

ABSENT: JOHN MURAGLIA
KAREN OESTREICH
LARRY JACKSON

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
PAT MCGOWAN – City Attorney
KYLE STAUDT - Building Official
BROC SCHULZ – Building Inspector
TAMMIE LOTH – Development Coordinator

Sharon Joseph called the meeting to order at 5:30 PM.

MINUTES

Charles Schmidt moved to approve the minutes from the June 2015 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #15-44 by John Akin on behalf of Bob and Denise Bauer to construct an approximate 34' x 15' addition to rear of house at 403 N. Adams – John Akin presented the application and noted the owners will be moving into the house and they would like to extend the back out 15 feet to add a master bedroom and enlarge the great room.

David Bullion commented they would be adding 20 – 25 percent to the footprint. Mr. Akin noted it would be closer to 20 percent. Stan Klein asked if they were planning on putting a 1x6 at the addition and then continue with the same siding and Mr. Akin noted that is correct. Mr. Bullion asked if the roofline and gable will be continued and mirrored from the front and Mr. Akin noted the back is a hip roof and will become a gable roof to mirror what is on the front. Mr. Bullion stated it doesn't appear the addition will be visible from the street and Mr. Akin confirmed that was true. Mr. Klein noted the drawings show a standing seam metal roof and that would change the look of the house. Mr. Akin stated they will probably not put on a

standing seam metal roof because of the cost. Mr. Akin noted he believes the existing roof is a 5 V Crimp roof and they will match that. Mr. Klein asked if they will use the same treatment and details and Mr. Akin noted they would. Mr. Bullion asked if there would be additional windows and Mr. Akin noted they will use clad windows that will match what is currently there.

Eric Parker moved to approve Application #15-51 and David Bullion seconded. All voted in favor and the motion carried.

Application #15-53 by Ben & Abigail Jones at 607 W. Main Street to: 1) Construct new covered porch on front of building 2) Construct 680 square foot slab in rear of building 3) Construct new 8' tall dog ear cedar and corrugated metal fence 4) Construct 53' ADA ramp on rear of property – Ben Jones and Abigail Jones presented the application and Mr. Jones noted they would like to add a 12 foot porch area to the front of the building and a deck on the rear that will come out approximately 8 feet. Mr. Jones noted there will be a tin roof, red columns holding the roof of the porch and reclaimed wood on the wall. Ms. Jones noted there will also be 18 inches of rock work below the porch columns. Ms. Jones added they will have custom made doors at the entrance. Sharon Joseph commented the plans look like an improvement to the property. Stan Klein noted he would like to see the actual red color that is proposed because the improvements are fine but the color could shout. Ms. Jones stated they are open to using a color the Board would approve of. David Bullion commented the color should be compatible with the adjacent buildings.

Eric Parker moved to approve the application with the condition the applicant come back to the Board with a swatch of the proposed color, or if the color is an accurate representation of what is in the packet, it be approved and signed off by the Chair. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Demolition by Neglect property at 114 W. Austin

Pastor Casey Zesch and Bon Linka, President of the church council, were in attendance to discuss the Demolition by Neglect letter received. Sharon Joseph noted Pastor Zesch and Mr. Linka met at the property with Kyle Staudt, Building Official, and Broc Schulz, Building Inspector, and are at the meeting to discuss their future plans for the building. Mr. Linka noted the primary concern is the front porch and stated they plan to pay off the mortgage on the property this coming month and have contracted with Randy Stehling to create a master plan for the entire campus. Mr. Linka noted they are trying to decide how to proceed with the structure and current thoughts are to remove the entire porch and rebuild it off site and re-attach it at a later date and asked if that would be acceptable to the Board. Mike Penick noted the porch is a historic structure with historic elements and composite components should not be used in the re-construction. Mr. Penick noted the materials that are going to be used need to be in line with what was original to the building, and if the original materials can be used, they definitely need to be. Stan Klein stated removing the porch is not a good way to restore and reconstruct it. Mr. Klein noted all the physical evidence is there on the porch and sections could be taken off and repaired. Mr. Klein noted Mr. Stehling can make a recommendation on the process to preserve the porch. Mr. Klein noted the porch is probably 100 years old and is a relic to the building. Mr. Klein commented the wood is probably long leaf pine and that is what needs to be used. David Bullion asked what else needed to be done on the building and Mr.

Linka said the flooring upstairs needs to be replaced. Mr. Linka asked if there was timeline in which the work needed to be completed and Brian Jordan, Director of Development Services, noted if the building is not repaired within ninety days it will be in violation, but if the Board is comfortable with having an architect on board and plan of action within the ninety day time frame, it seems like a reasonable solution. The Board agreed.

Demolition by Neglect at 107 W. San Antonio – Kyle Staudt, Building Official, noted the owner is still working on the property.

Demolition by Neglect at 204 S. Crockett – Kyle Staudt, Building Official, stated he and Broc Schulz, Building Inspector, met with Romney Kowert who has been hired to do some painting and repairs on the house. Mr. Staudt commented the house is in really good shape and the repairs Mr. Kowert has to do are minimal.

Demolition by Neglect at 503 W. Austin – Kyle Staudt, Building Official, commented this house is not in bad shape but some of the shutters are falling down. Stan Klein noted the shutters on the front porch are intact but the ones exposed on the side of the house are falling apart. Brian Jordan, Director of Development Services, stated we need to ask if the shutters are original. David Bullion commented there are no hinges on the side shutters so they are not original and if they are just ornamental, there is no concern if they come down. Mr. Bullion noted the front shutters are original but they are fine. There followed some discussion and it was determined the house is not in danger of demolition by neglect, there are only architectural elements that are deteriorating so it is not worthy of sending a Demolition by Neglect letter to the owners. Mr. Bullion suggested City Staff call the owner to let him know the side shutters can be taken down.

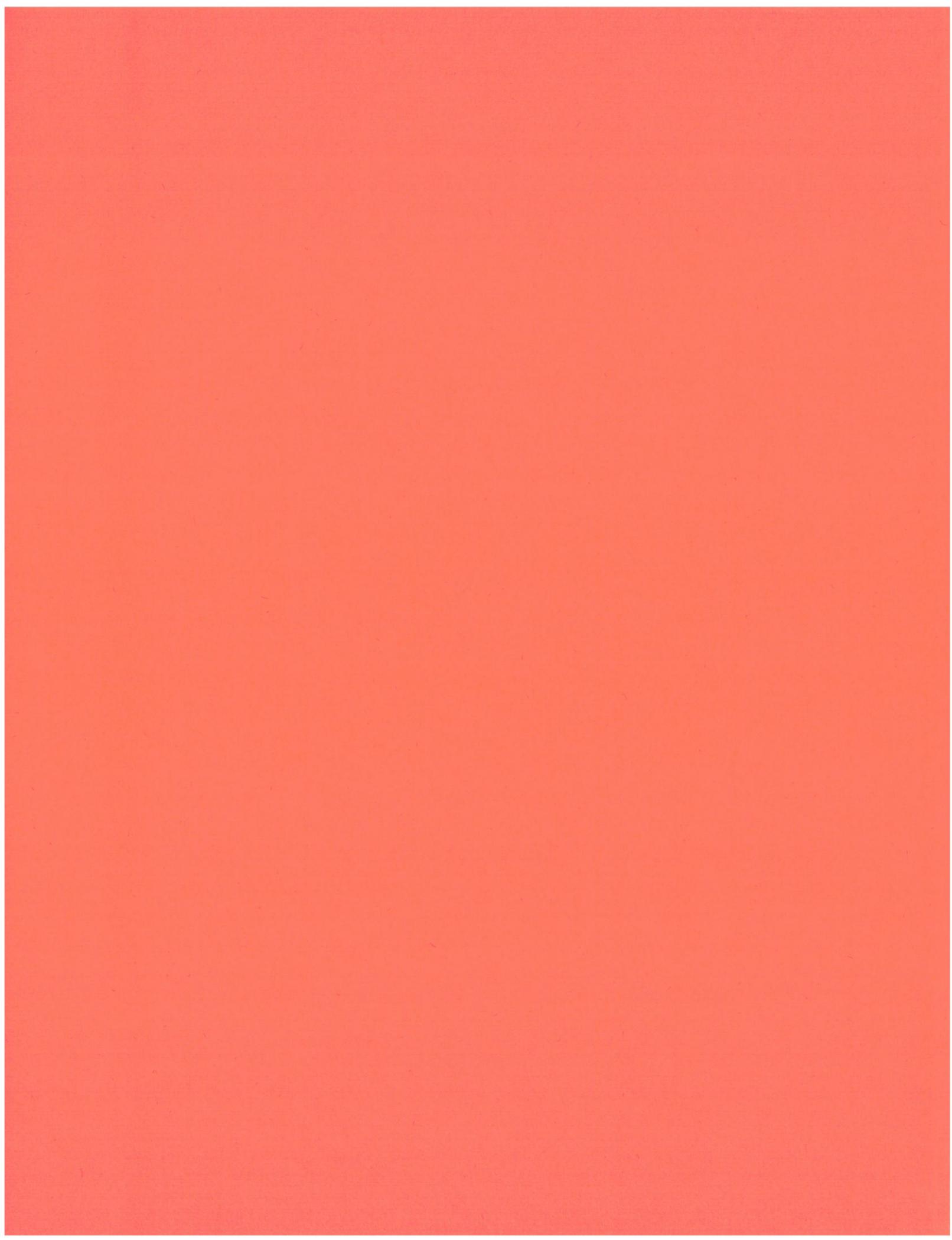
ADJOURN

With nothing further to come before the Board, David Bullion moved to adjourn. Mike Penick seconded the motion. All voted in favor and the meeting was adjourned at 6:13 p.m.

PASSED AND APPROVED this the 11th day of August, 2015.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN



**Historic Review Board
Application Information**

Application Number: 15-57
Date: July 31, 2015
Address: 703 & 705 W. Creek
Owner: Dan Moody
Applicant: Dan Moody
Rating: No rating
Proposed Modifications: New Residence
Neighborhood Characteristics: The subject property is in the Historic District.
Staff Comments: The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

- (1) Removal, addition or modification of architectural detail.** The distinguishing historic qualities or character of a building, structure, or site and its environment shall not be destroyed. Removal or modification of any historic material or distinctive architectural features may be accomplished upon issue of certificate of appropriateness; however, this should be avoided when possible. Architectural features include but are not limited to exterior wall materials, windows, railings, decorative woodwork, masonry, or stone elements.
- (2) Paint color and application.** Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The building official shall determine whether or not the proposed color is within the approved list of colors. Base colors such as vibrant or "hot" shades, dark deep shades, and black shades are not acceptable. If one wishes to use these colors, a certificate of appropriateness must be granted in advance of paint application. The painting of existing historic buildings composed of materials such as unpainted stone or unpainted masonry is prohibited.
- (3) New construction in historic districts.** The board will review all new construction plans within Historic Districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to height, gross volume, proportion, design harmony and setback.

The advisory functions of the Board include the following:

- (1) The effect of the proposed change on the general historic, cultural, and architectural nature of the historic district or landmark.
- (2) The appropriateness of exterior architectural features which can be seen from a public street, alley, or walkway.
- (3) The general design, arrangement, texture, color, and material of the building, or structure, and the relation of such factors to similar features of buildings, or structures, in the district. This consideration shall not be the aesthetic appeal of the structure to the board nor the proposed remodeling, but rather its conformity to the general character of the particular historic area involved.
- (4) Conformance of signage to the general historic, cultural, and architectural character of the historic district or landmark.
- (5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
- (6) The general and specific Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as issued by the secretary of the interior.
- (7) The importance of finding a way to meet the current needs of the property owner and the importance of approving plans that will be economically reasonable for the property owner to carry out.

Preservation Priority Rating. Three-tier rating system used in the 2002 *Fredericksburg Historic Resource Survey* to evaluate all properties within, and adjoining to, the City's Historic District. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change.

HIGH rating. The most significant properties identified in the 2002 *Fredericksburg Historic Resource Survey*. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

MEDIUM rating. Properties 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.

LOW rating. Properties that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual fifty (50) year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than fifty (50) years of age, but which nevertheless may have relative value within the Historic District, meriting preservation. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

15-57

Application for Certificate of Appropriateness

Application Date: 7/16/15 Application Complete: _____

Property Address: 703 & 705 West Creek St. (Replate will be 1000)

Owner: DAN & LYNN MOODY JR. Phone No. 713-417-1610

Address: 3003 W. ALABAMA ST. HOUSTON TX. 77098

Applicant: DAN & LYNN MOODY JR. Phone No. _____

Address: 3003 W. ALABAMA, HOUSTON TX 77098 Fax No. d.moody2@moodyrambwin.com

Description of External Alteration/Repair or Demolition: VACANT LAND.
NEW HOUSE.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site:

New House / STONE-STUCCO/WOOD. 1 STORY
NO GARAGE DOORS VISIBLE FROM STREET

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: _____

NONE KNOWN

Drawing Sketch Date Submitted: _____ Historic Photograph

Desired Starting Date: 8/15/15 Desired Completion Date: _____

SURVEY RATING: High Medium Low None
 RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: _____

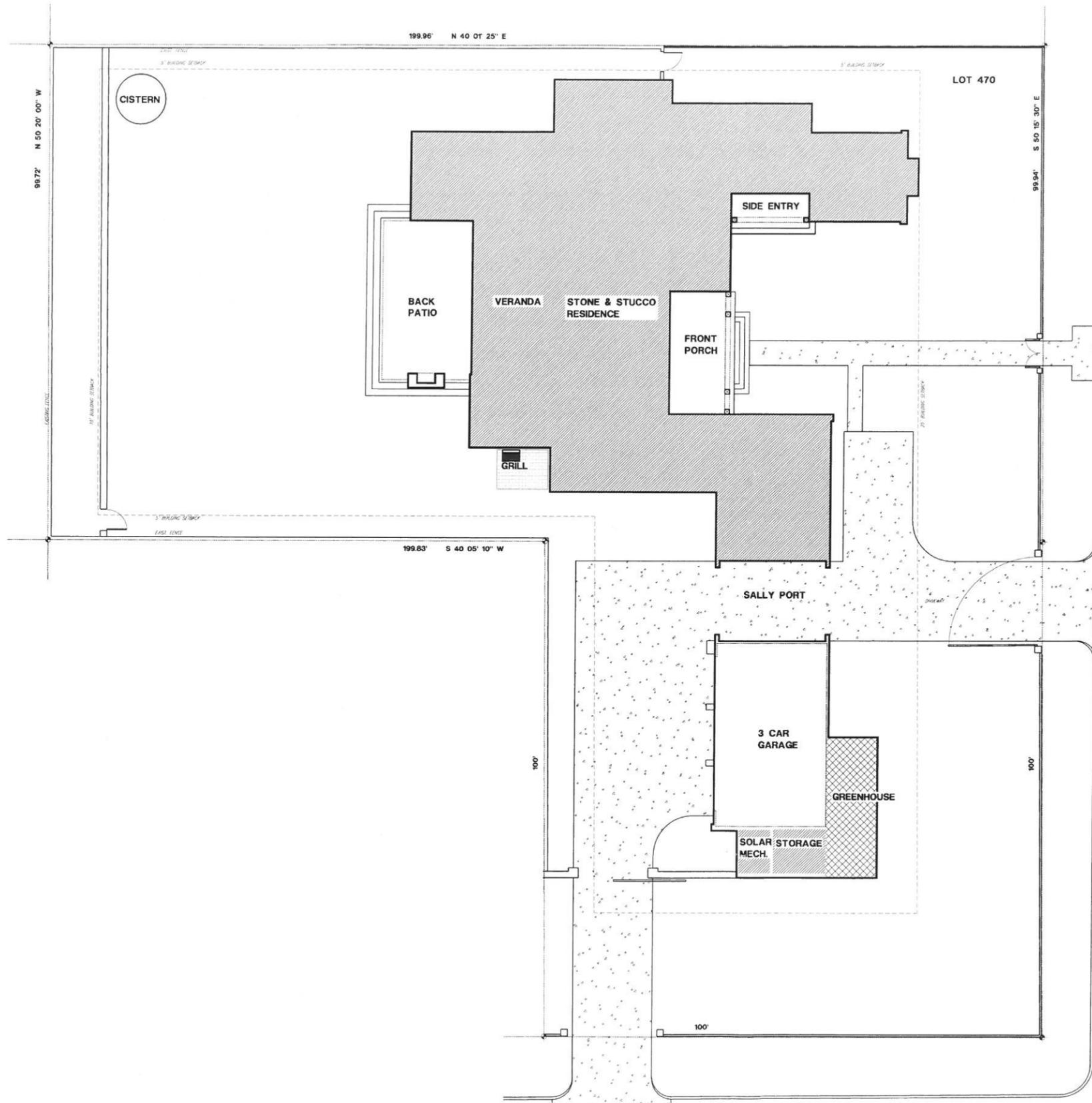
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

_____ Date _____ Insignificant Significant
Building Official's Determination (Max 7 days)

_____ Date _____ Insignificant Significant
Chairman's Determination (Max 7 days)

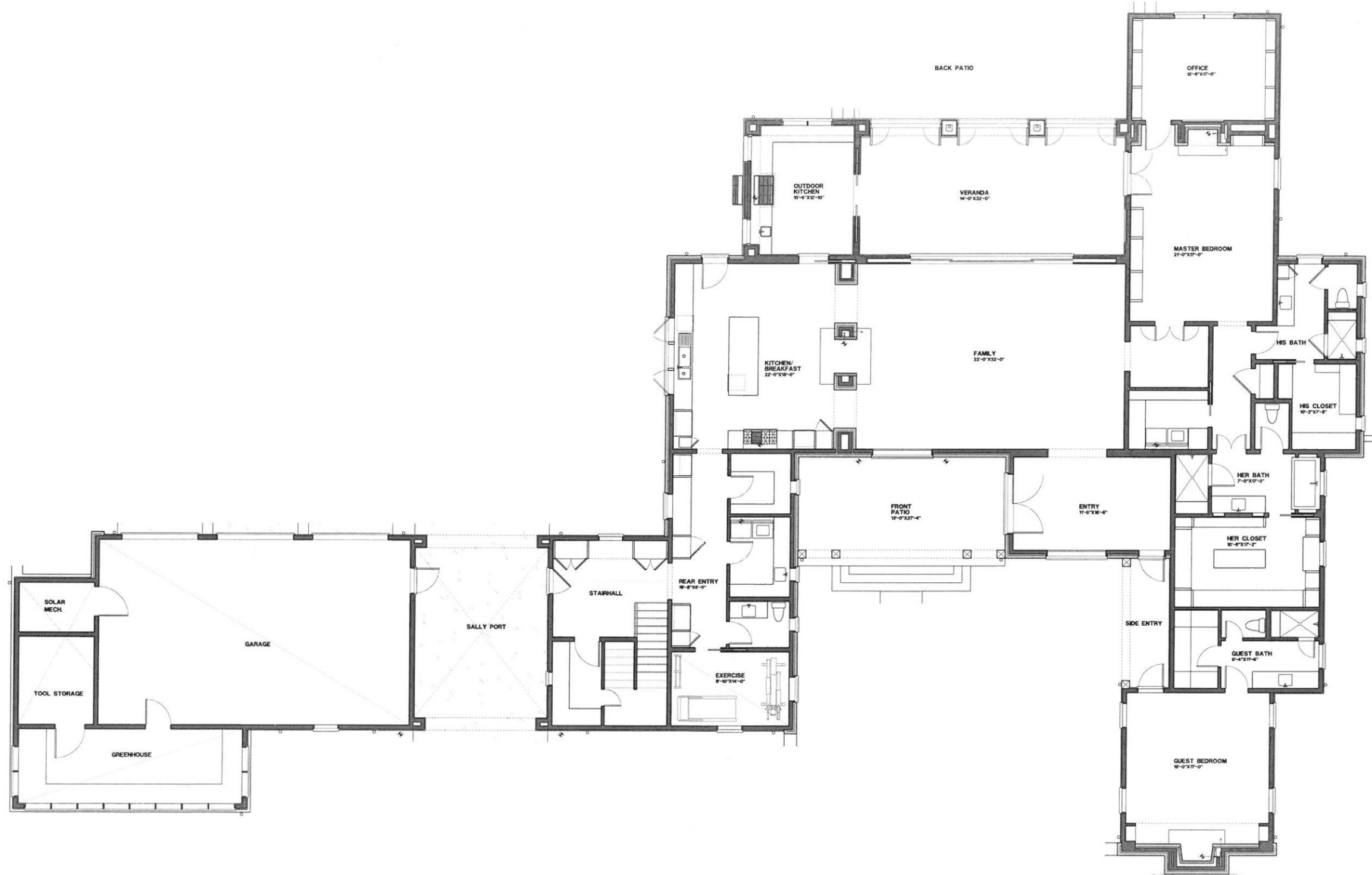
Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

APPLICATION FEE: -\$10.00 plus Board Review; CERTIFICATE OF APPROPRIATENESS-\$40.00



SITE PLAN

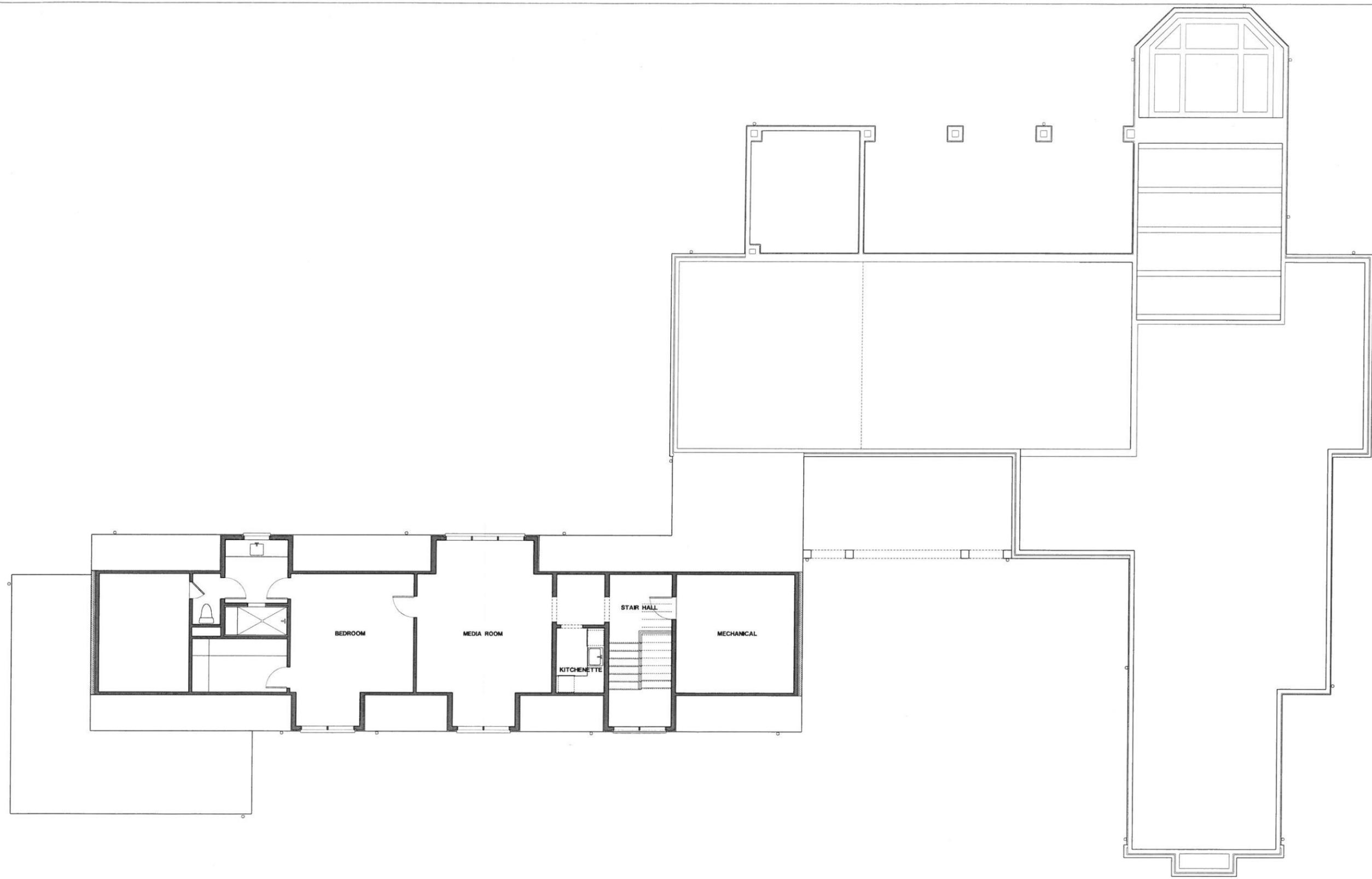
COLBY DESIGN
MOODY RESIDENCE



1ST FLOOR PLAN



COLBY DESIGN
MOODY RESIDENCE



2ND FLOOR PLAN 

COLBY DESIGN
MOODY RESIDENCE



ELEVATION FROM WEST CREEK ST.

COLBY DESIGN
MOODY RESIDENCE



SIDE ELEVATIONS

COLBY DESIGN
MOODY RESIDENCE



REAR ELEVATIONS

COLBY DESIGN

MOODY RESIDENCE



STUCCO

STONE
VENEER

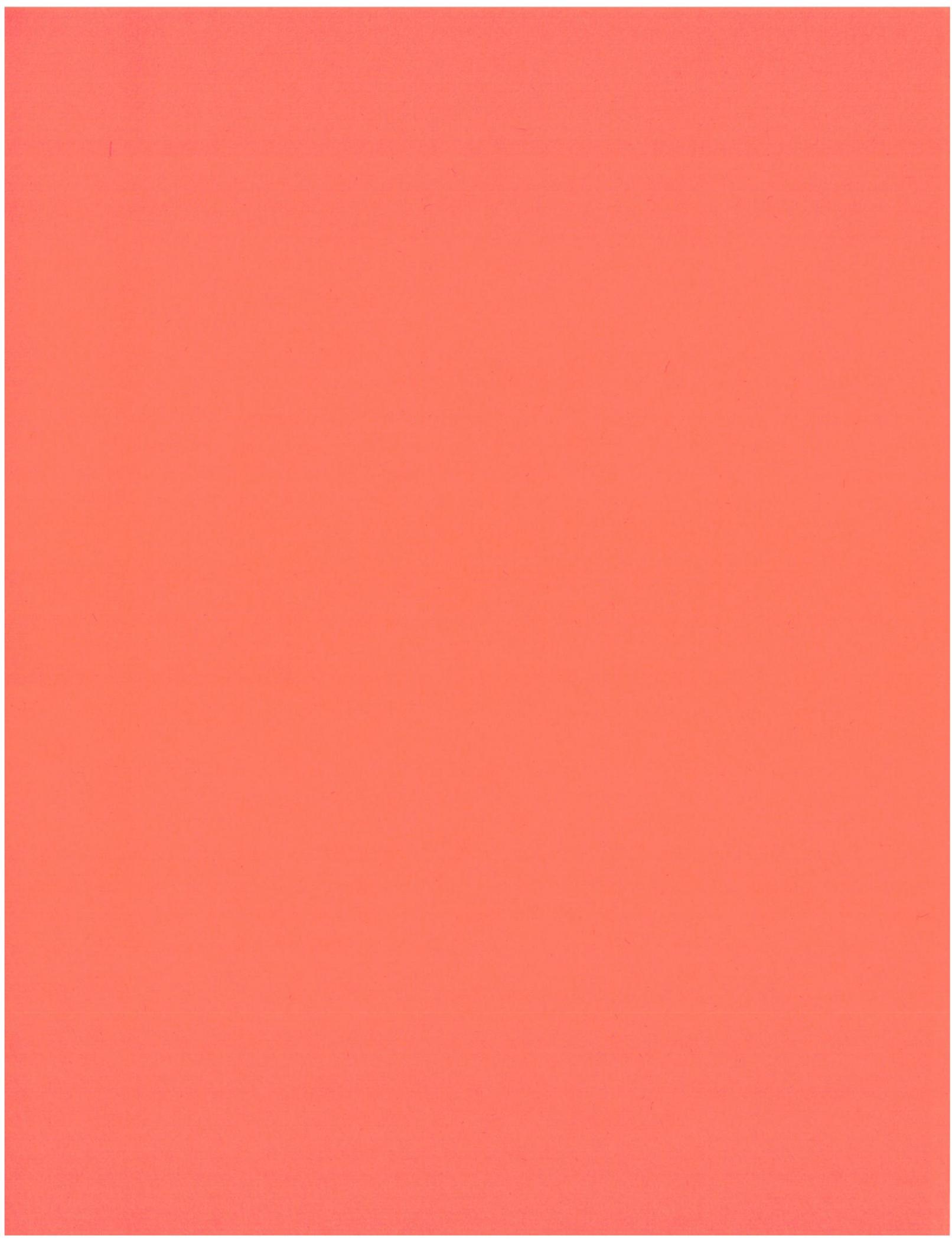
STONE
VENEER

BOARD &
BATTEN

STONE
VENEER

VIEW FROM ACORN ST.

COLBY DESIGN
MOODY RESIDENCE



**Historic Review Board
Application Information**

Application Number: 15-60
Date: July 31, 2015
Address: 301 N. Crockett
Owner: Sandra Barr
Applicant: Steve Thomas
Rating: No rating
Proposed Modifications: New Residence
Neighborhood Characteristics: The subject property is in the Historic District.
Staff Comments: The scope of the project justifies Board review.

General Notes:

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- (5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
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MEDIUM rating. Properties 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.

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15-60

Application for Certificate of Appropriateness

Application Date: July 27, 2015 Application Complete: July 27, 2015

Property Address: 301 North Crockett

Owner: Sandra Barr Phone No. 325-370-0692

Address: 4501 Danhil Dr., Brownwood, TX 76801

Applicant: Steve Thomas - Project Architect Phone No. 830-997-0383

Address: 300 C West Main St., Fredericksburg, TX 78624 Fax No. _____

Description of External Alteration/Repair or Demolition: New 2-story residence to be constructed on vacant lot. Exterior cladding to be stone, stucco, and siding with standing seam roof. Stone privacy wall at rear of property.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: _____

The design incorporates traditional forms and materials which are consistent with historic buildings in the neighborhood.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: None

Drawing Sketch Date Submitted: 7-27-15 Historic Photograph

Desired Starting Date: September 2015 Desired Completion Date: August 2016

SURVEY RATING: High Medium Low None

APPLICANT SIGNATURE: Steve Thomas RPHL: Estimated Date of Construction _____

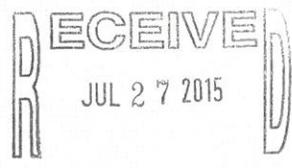
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

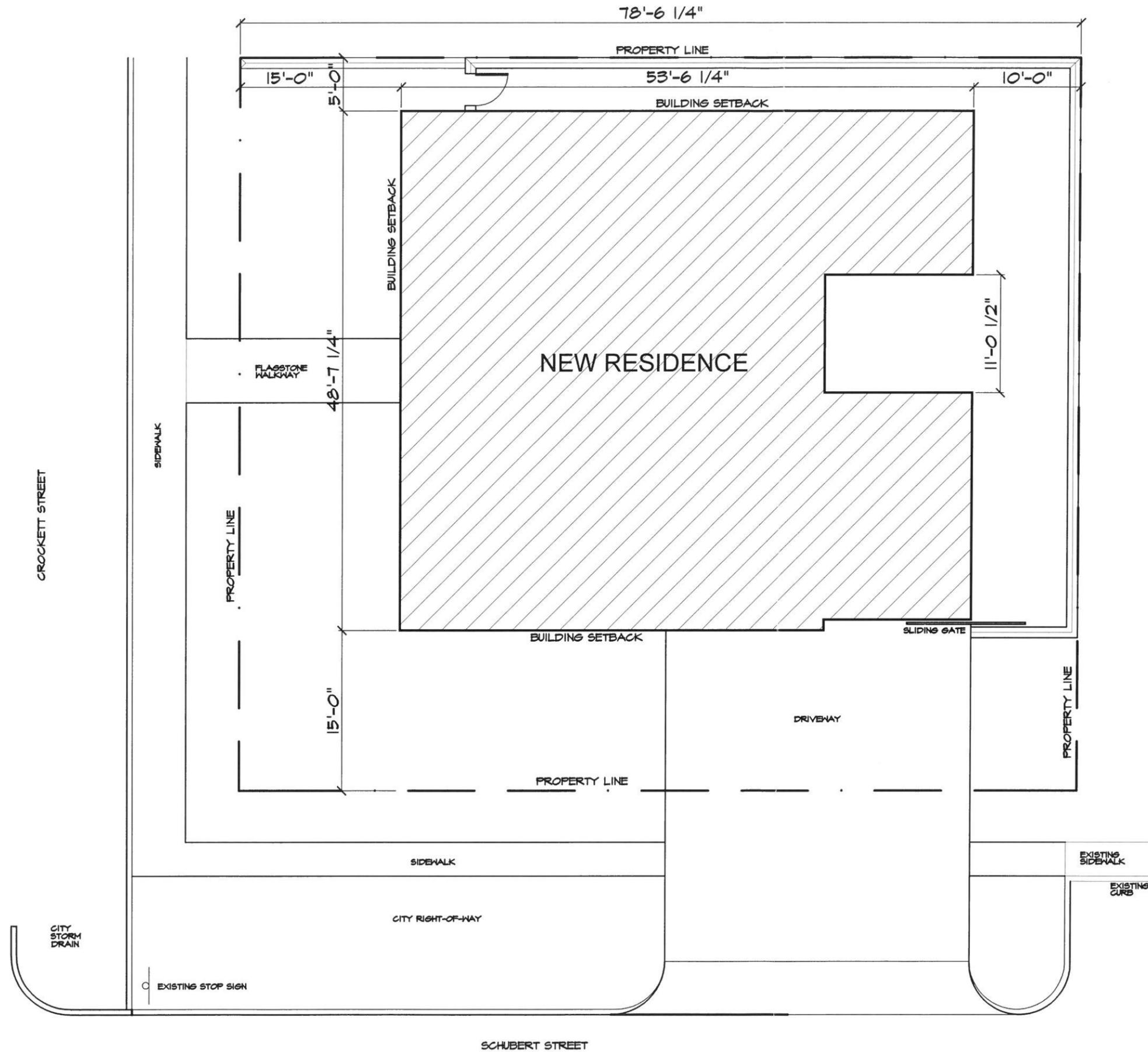
[Signature] Date 7/27/15 Insignificant Significant
Building Official's Determination (Max 7 days)

Chairman's Determination Date _____ Insignificant Significant
(Max 7 days)

Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

APPLICATION FEE: -\$10.00 plus Board Review; CERTIFICATE OF APPROPRIATENESS-\$40.00





SITE PLAN

1" = 10'-0"



A NEW RESIDENCE FOR
SANDRA BARR
 FREDERICKSBURG, TEXAS

SCHEMATIC DESIGN JULY 27, 2015

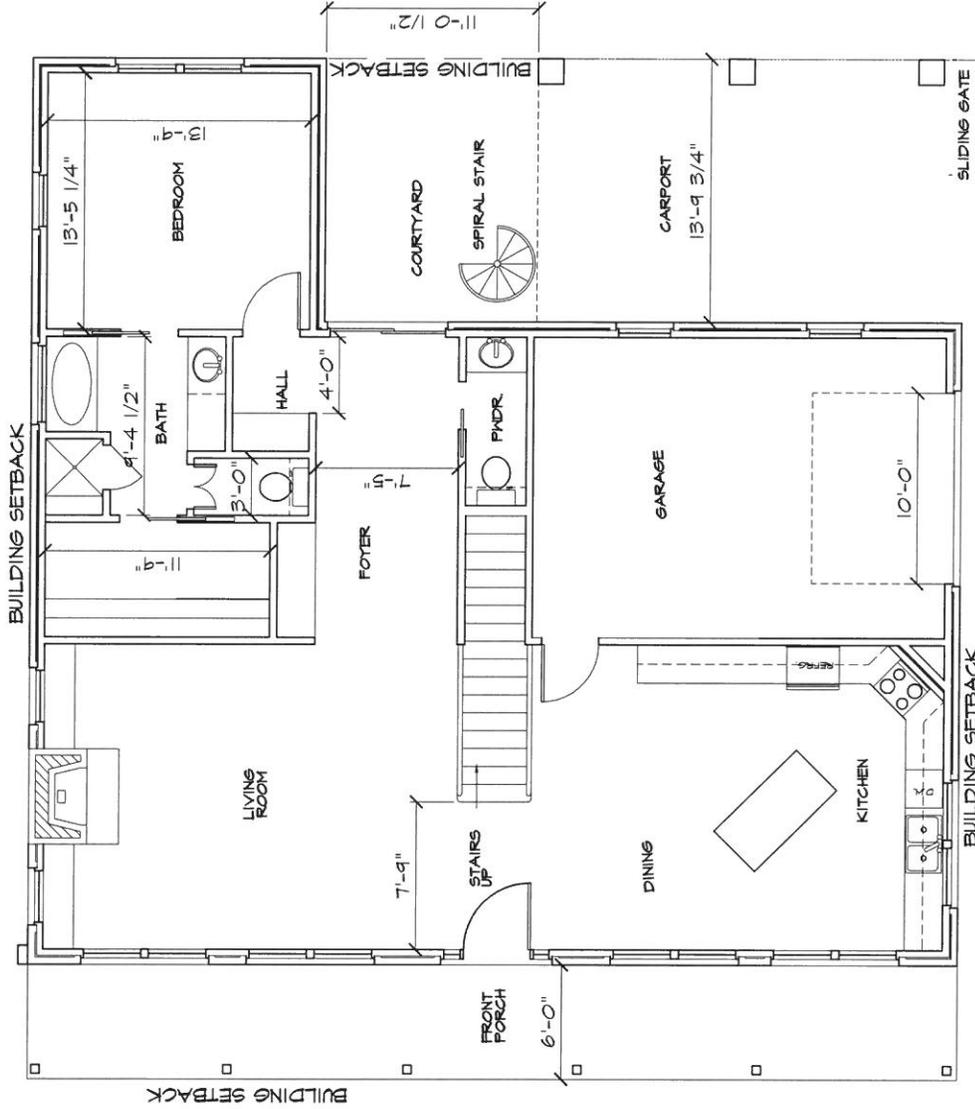
STEHLING · KLEIN · THOMAS · ARCHITECTS

STEVE THOMAS, AIA - PROJECT ARCHITECT

300 W. MAIN, SUITE C, FREDERICKSBURG, TEXAS 78624

PHONE: 830-997-0383 FAX: 830-990-9272

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FIRST FLOOR PLAN

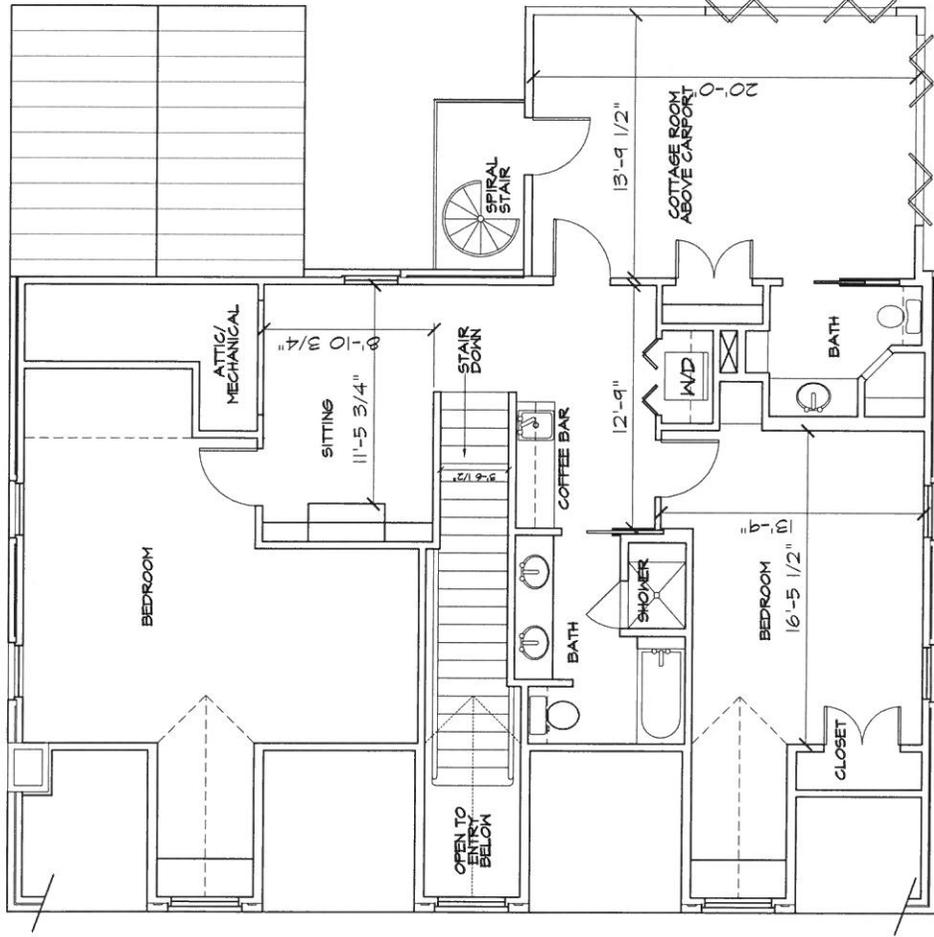
1/8" = 1'-0"

A NEW RESIDENCE FOR
SANDRA BARR
 FREDERICKSBURG, TEXAS

Schematic Design July 27, 2015

STEHLING · KLEIN · THOMAS · ARCHITECTS

STEVE THOMAS, AIA - PROJECT ARCHITECT
 300 W. MAIN, SUITE C, FREDERICKSBURG, TEXAS 78624
 PHONE 830.597.0385 FAX 830.660.8272



SECOND FLOOR PLAN

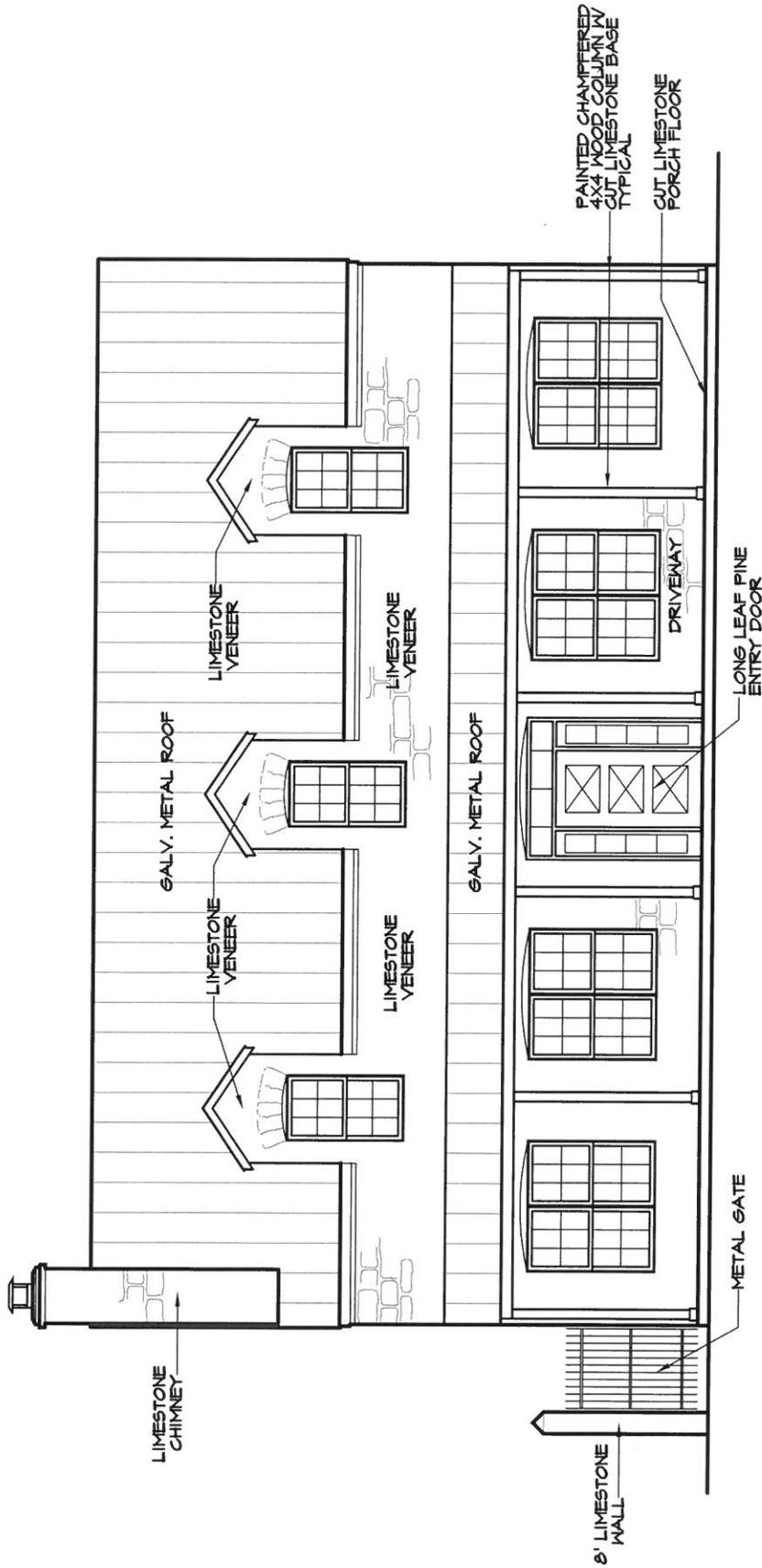
1/8" = 1'-0"

A NEW RESIDENCE FOR
SANDRA BARR
 FREDERICKSBURG, TEXAS

Schematic Design July 27, 2015

STEHLING · KLEIN · THOMAS · ARCHITECTS

STEVE THOMAS, AIA - PROJECT ARCHITECT
 300 W. MAIN, SUITE C, FREDERICKSBURG, TEXAS 78624
 PHONE 830.997.0383 FAX 830.999.9272



FRONT OR WEST (CROCKETT STREET) ELEVATION

1/8" = 1'-0"

A NEW RESIDENCE FOR
SANDRA BARR

FREDERICKSBURG, TEXAS

Schematic Design July 27, 2015

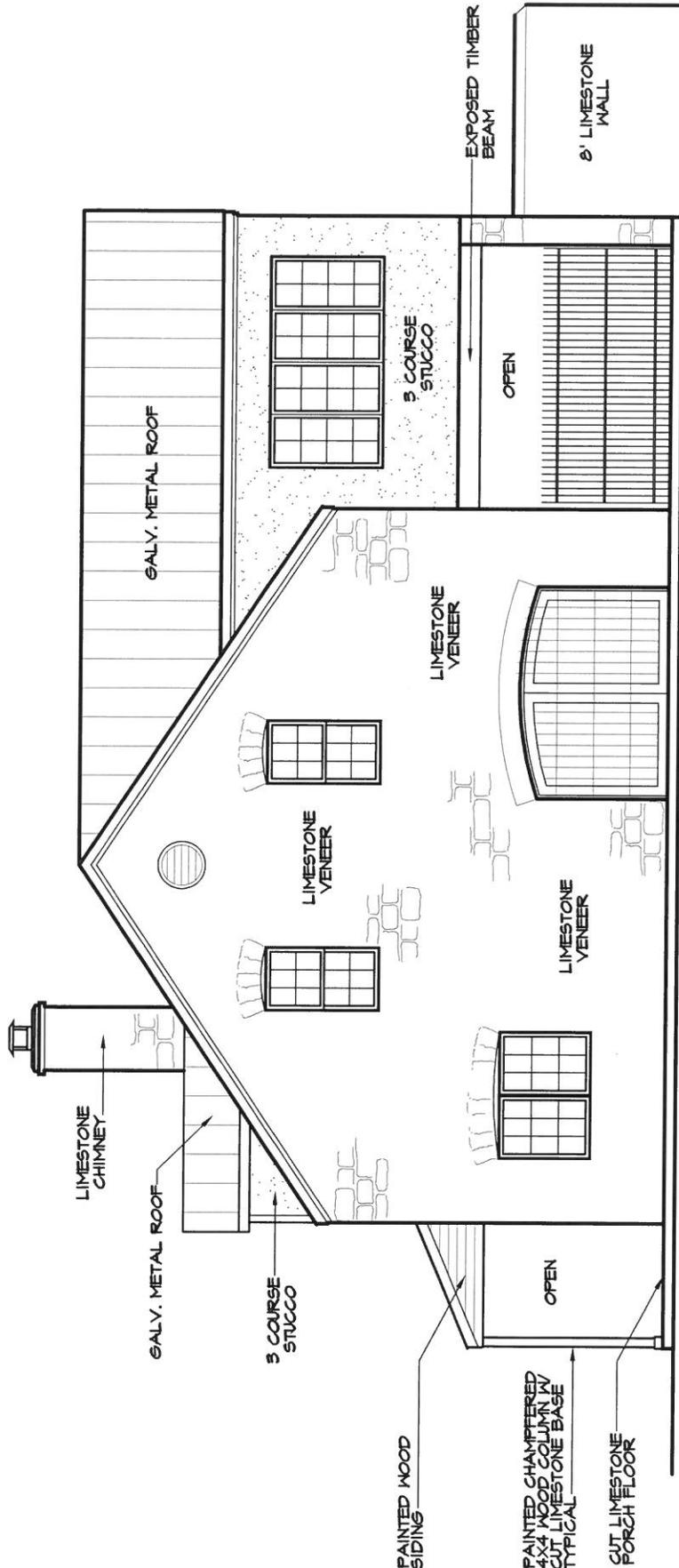
STEHLING · KLEIN · THOMAS · ARCHITECTS

STEVE THOMAS, AIA - PROJECT ARCHITECT

300 W. MAIN, SUITE C, FREDERICKSBURG, TEXAS 78624

PHONE: 830-997-0383

FAX: 830-990-9272



METAL SLIDING GATE

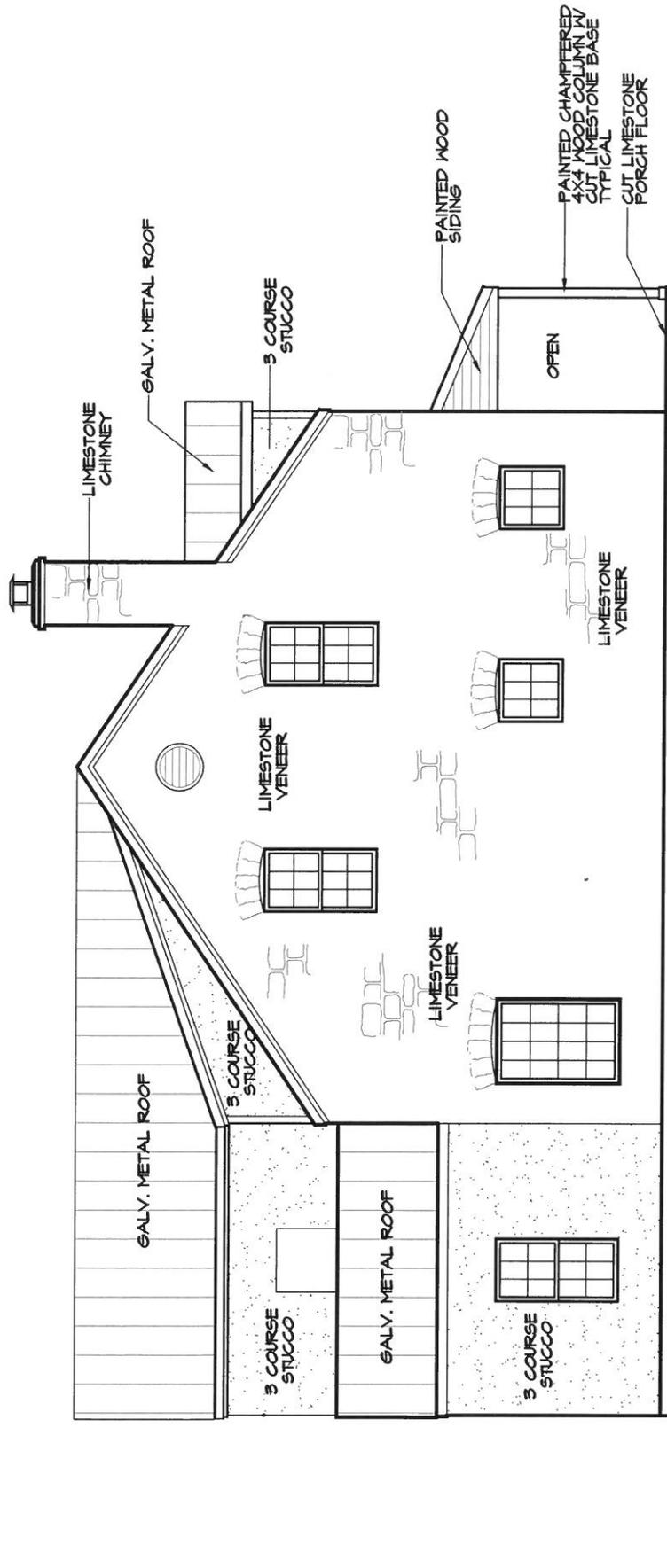
SOUTH (SCHUBERT STREET) ELEVATION

1/8" = 1'-0"

A NEW RESIDENCE FOR
SANDRA BARR
 FREDERICKSBURG, TEXAS
 Schematic Design July 27, 2015

STEHLING · KLEIN · THOMAS · ARCHITECTS

STEVE THOMAS, AIA - PROJECT ARCHITECT
 300 W. MAIN, SUITE C, FREDERICKSBURG, TEXAS 78624
 PHONE: 830-997-0383 FAX: 830-990-9772

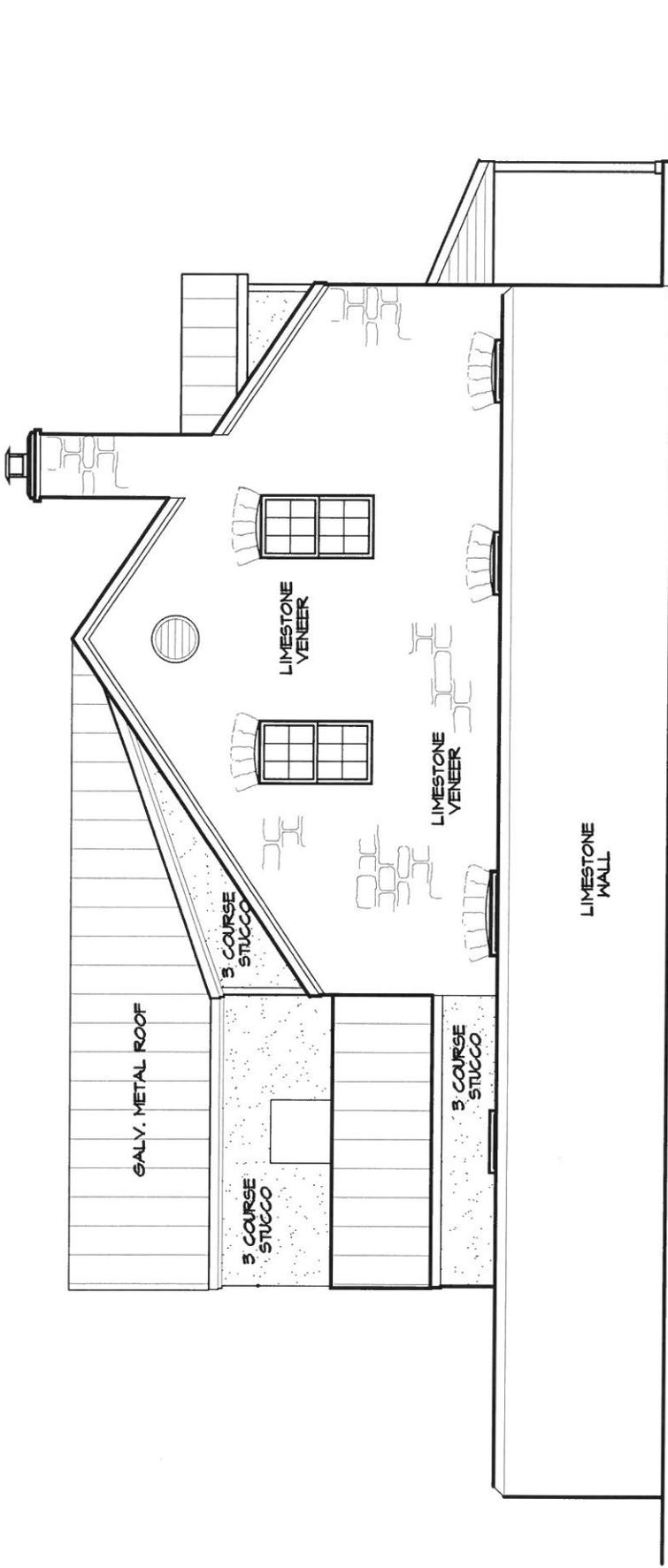


NORTH (SIDE YARD) ELEVATION

1/8" = 1'-0"

A NEW RESIDENCE FOR
SANDRA BARR
 FREDERICKSBURG, TEXAS
 Schematic Design July 27, 2015

STEHLING · KLEIN · THOMAS · ARCHITECTS
 STEVE THOMAS, AIA - PROJECT ARCHITECT
 300 W. MAIN, SUITE C, FREDERICKSBURG, TEXAS 78624
 PHONE: 530-997-0383 FAX: 830-990-9272



NORTH (SIDE YARD) ELEVATION W/ WALL

1/8" = 1'-0"

A NEW RESIDENCE FOR
SANDRA BARR
 FREDERICKSBURG, TEXAS

Schematic Design July 27, 2015

STEHLING · KLEIN · THOMAS · ARCHITECTS

STEVE THOMAS, AIA - PROJECT ARCHITECT

300 W. MAIN, SUITE C, FREDERICKSBURG, TEXAS 78624

PHONE 800-997-0383 FAX 630-960-9272



EAST(REAR YARD) ELEVATION

1/8" = 1'-0"

A NEW RESIDENCE FOR
SANDRA BARR
 FREDERICKSBURG, TEXAS
 Schematic Design July 27, 2015

STEHLING · KLEIN · THOMAS · ARCHITECTS
 STEVE THOMAS, AIA - PROJECT ARCHITECT
 300 W. MAIN, SUITE C, FREDERICKSBURG, TEXAS 78624
 PHONE: 830-987-0383 FAX: 830-980-9272



EAST(REAR YARD) ELEVATION W/ WALL

1/8" = 1'-0"

A NEW RESIDENCE FOR
SANDRA BARR
 FREDERICKSBURG, TEXAS
 Schematic Design July 27, 2015

STEHLING · KLEIN · THOMAS · ARCHITECTS
 STEVE THOMAS, AIA - PROJECT ARCHITECT
 300 W. MAIN, SUITE C, FREDERICKSBURG, TEXAS 78624
 PHONE: 830-977-0383 FAX: 830-960-9272



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New Residence for
Sandra Barr
Fredericksburg, Texas
July 27, 2015

View from Crockett Street

STEHLING • KLEIN • THOMAS • ARCHITECTS, P.L.L.C.
STEVE THOMAS, AIA - PROJECT ARCHITECT
300 C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624
PHONE: 830-997-0383 FAX: 830-990-9272



New Residence for
Sandra Barr
Fredericksburg, Texas
July 27, 2015

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View from Schubert Street

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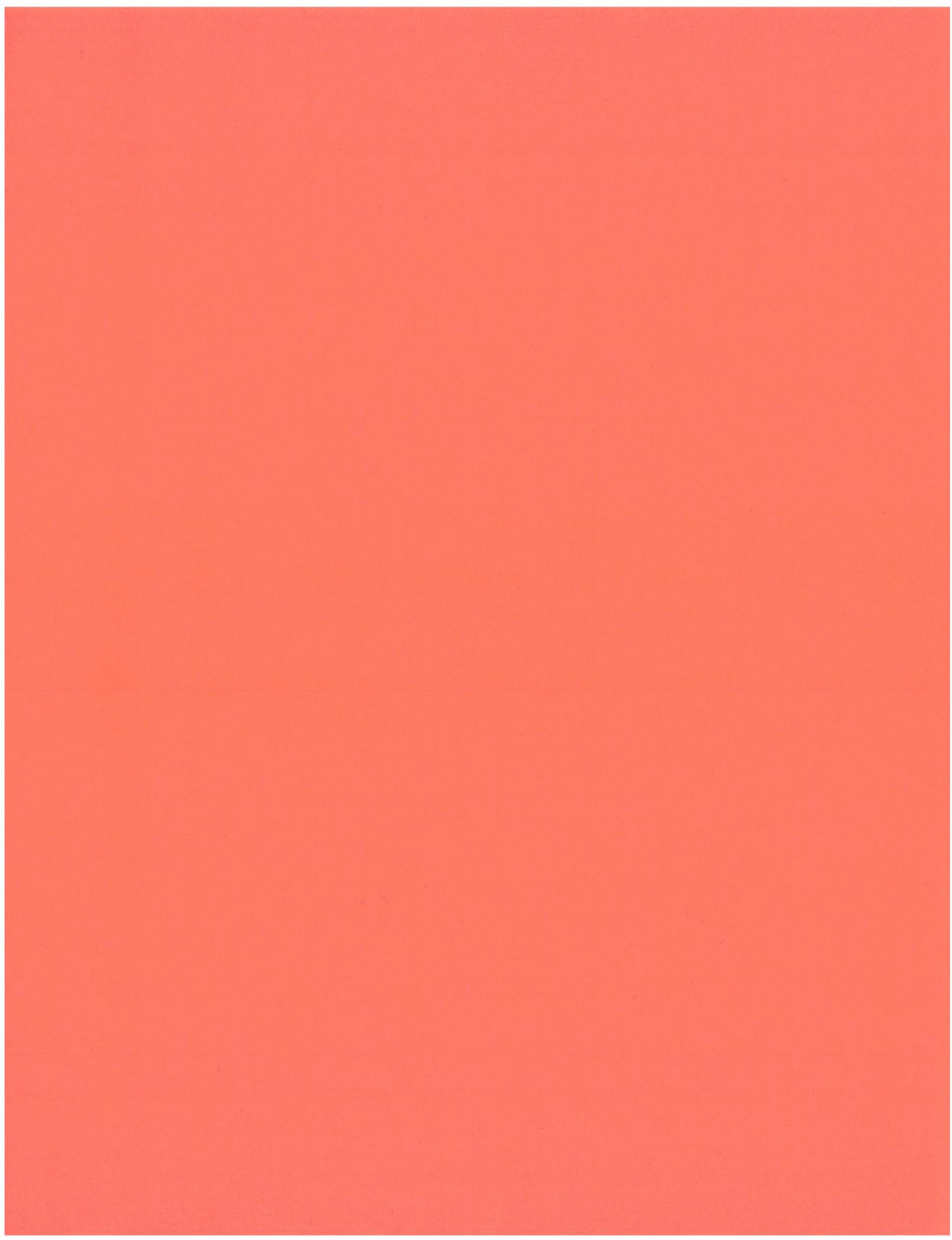


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View from corner of Schubert and Crockett

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