CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
TUESDAY, APRIL 10, 2012
CITY HALL
CONFERENCE ROOM
126 W. MAIN ST.
5:30 P.M.

1. Call to Order

2. Approve Minutes of March 2012 Regular Meeting — *Pp 1 - 3*

APPLICATIONS

3. Application #12-20 by Gillespie County Historical Society to place historical windmills on the area between the C.B. Hoose and Fassel-Roeder structures at 325 W. Main — *Pp 4 - 12*

4. Application #12-23 by Barry & Tammy Sikes at 709 W. Main to construct approximately 40 x 30 addition to the rear and 23 x 10 addition to west side of structure and remove existing storage shed — *Pp 13 - 20*

DEMOLITION BY NEGLECT

5. Barn at 618 W. Main

SIGN OFF APPLICATIONS

6. #12-18 Extend back wall to enlarge kitchen/master bath - 605 W. Austin (Miller) — *Pg 21*
7. #12-19 Addition to west side/back & addition to east side/back - 209 E. Creek (Cook) — *Pp 22 - 23*
8. #12-21 Update & convert detached carport to sitting area & construct small wall to right of house - 303 W. Austin (Kneese) — *Pp 24 - 31*

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
March 13, 2012
5:30 PM

On this 13th day of March, 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
RICHARD LAUGHLIN
CHARLES SCHMIDT
J. HARDIN PERRY
STAN KLEIN
MIKE PENICK
DAVID BULLION

ABSENT:
ERIC PARKER
LARRY JACKSON
BURLEIGH ARNECKE

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

The meeting was called to order at 5:30 PM by Sharon Joseph.

MINUTES

David Bullion moved to approve the minutes from the January, 2012 regular meeting. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #12-12 by David W. & Nancy J. Wieting at 208 E. Orchard to replace rotten siding with new type 122, which was on original building, and change façade. Mr. & Mrs. Wieting presented the application and Mr. Wieting stated he wants to match the siding that is on the other accessory building on the property. Mike Penick noted the building they are speaking about is less than 40 years old and asked if the applicant will be putting in overhead doors. Mr. Wieting stated they would be. Mr. Penick asked if the side elevation will stay the same and Mr. Wieting noted it would, except for some repairs that need to be made to rotten wood. David Bullion commented it looks like a great improvement to the property. Mike Penick moved to approve Application #12-12 and David Bullion seconded the motion. All voted in favor and the motion carried.

Application # 12-13 by Cavan McMahon to develop site at 112 W. Schubert with three new guesthouses, pool and courtyard area. Mr. McMahon presented the application and noted there was previously a house on the lot, but when he bought the lot it was vacant. Mr. McMahon noted he has three different roof designs, a shed roof, a salt box roof and a gable roof. Mr. McMahon stated it will be a small project on the edge of the Historic District and he wants to build the guesthouses to look old with rusted steel and stone laid properly to match the way Fredericksburg stone was historically layed. Mike Penick asked the applicant if he has used core tin siding on another house he built and Mr. McMahon stated he did and showed a photo of the house. Stan Klein commented he didn't realize the lot was large enough to build on and Mr. McMahon stated he likes small projects, which is what this is, and added he will do a large majority of the work himself. David Bullion commented he prefered the salt box roof over gable. Mike Penick stated the materials are more of a concern to him than the roof style. Mr. Penick stated metal is a roof material, not a siding material, but people believe using it makes a structure look old. Mr. Penick commented the applicant could use other materials to give it an old feel and it would be more in keeping with historic materials. Richard Laughlin noted the design is similar to the Nimitz addition and Mr. Penick stated it needs to look like a residential structure and not a barn because it's not in a rural area. Mr. Penick commented there is such an assortment of building styles in that block and Mr. Klein agreed the major statement will be made with the solid forms, and the structure is on the corner so the massing of the forms is important. Mr. Bullion asked what material the applicant would use instead of metal. Mr. McMahon suggested making his own smooth Basse block to use or unpainted wood. Mr. Penick stated he didn't have a problem with the Basse block. Mr. Klein noted the project is definitely being contrasted and the applicant is using something that is familiar. Mr. Klein noted the stone anchors the project and the forms are not tall. Mr. Klein stated the corner structure becomes a feature and it will draw attention to the lot. Mr. Klein asked if the fence will be wood and Mr. McMahon noted he is considering a dry stack fence because he doesn't want too much stone on the property. Sharon Joseph asked if the only concern with the application is the exterior material. Brian Jordan, Director of Development Services, noted if the application is approved as architecture that is fine, but the site plan ~~will~~ may change based on code requirements and a Board of Adjustment variance application that is to be presented. Mr. Klein noted if codes or the variance application change the composition of the buildings, the Board should see the application again with the changes. Mr. Penick agreed he would prefer to see the changes but noted he doesn't have a problem with the overall design with some material changes being made. Mr. Penick asked Mr. McMahon what the roof material will be and Mr. McMahon stated it would be corrugated tin. Mr. Laughlin commented he is not opposed to tin as a siding on the buildings. Mr. Bullion stated he likes the way the tin looks but is struggling with it because he doesn't know where it's used in town. J. Hardin Perry agreed with Mr. Penick and stated he does not believe core tin should be used as a siding. There followed more discussion about the materials being used and it was decided the application should be tabled until the applicant knows if he will be granted a variance. Sharon Joseph asked the applicant if he would agree to having his application tabled and Mr. McMahon said he would.

Mike Penick moved to table Application #12-83 and Stan Klein seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Charles Schmidt moved to adjourn. Stan Klein seconded the motion. All voted in favor and the meeting was adjourned at 6:20 p.m.

PASSED AND APPROVED this the 10th day of April, 2012.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

Historic Review Board
Application Information

Application Number:	12-20
Date:	April 4, 2012
Address:	325 W. Main
Owner:	Gillespie County Historical Society
Applicant:	Stephen Vollmer
Rating:	High
Proposed Modifications:	Add windmills to property.
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.

12 -20

Application for Certificate of Appropriateness

Application Date:_____ Application Complete:_____

Property Address: 325 W Main

~~Legal Description~~:_____

Owner: Gillespie County Historical Society Phone No._____

Address: 325 W Main.

Applicant: Stephen Vollmer Phone No. 990-8441

Address: 325 W. Main

Description of External Alteration/Repair or Demolition: Placement of Historical Windmills on the "GREEN" space between the D.B. Hoose & ~~Kammlah Homestead~~/Fassel-Roeder.

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

Will provide a "visual anchor" to the property & employed to tell the important story of water & windmills in Gillespie County

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

☐ Drawing ☑ Sketch Date Submitted: 3.22. ☐ Historic Photograph

Desired Starting Date: As funds are available Desired Completion Date: Spring of 2013.

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: Stephen Vollmer / Ex. D. Pioneer Museum / GCHS.

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

_____ Date 3/22/12 ☐*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-*$20.00*

RECEIVED MAR 23 2012

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The Windmills of Gillespie County:

Pioneer Museum Complex

Gillespie County Historical Society

Duration of the Project is expected to last 6-8 months. Examples of the windmills have been located and the proposed time table allows for restoration, repairs, and re-conditioning of the windmills prior to and during their installation. At the same time, we plan to develop and produce the interpretive materials composed of at least two educational facets focused on providing the visiting public with the importance of water and the history of the windmill in Gillespie County. The information will be employed to train the Museum's interpreters/docents who guide visitors throughout the grounds. And, secondly to prepare on-site graphic information located on the Museum's grounds and the production of a printed handout for visitors tells the story and illustrates the types of windmills found in the region and the important role they have played in the history of Gillespie County from the 1880's through the 1960's.

The primary beneficiaries of the project are the citizens of Gillespie County. And, in keeping with the mission statement of the Gillespie County Historical Society which is to *Preserve and tell the story of the Texas Hill Country,* this project is a timely reminder of the importance of preserving and promoting Gillespie County's cultural and architectural heritage. This project is conceived and designed to inform residents and visitors alike as to the importance of water and the technologies that provided the pioneers and their descendents with the vital resource that transitioned and advanced their settlement in the region from a subsistence economy on the frontier to a sustainable and viable agro-based economy. Records from within the archives of the GCHS along with the other written accounts, documents and oral histories of the county's residents provide ample information as to the importance of water in the community which throughout recorded history has been subject to cycles of drought.

As much, The Pioneer Museum is dedicated to inform all visitors of the distinct culture and life-style that defines Gillespie County and that amongst the major attractions to the region is to drive the county's roads to see the wildflowers where often, there is a windmill in a nearby pasture. That once common sight of the windmill in the yard or in the field has all too often been taken for granted and, with each passing year, the once ever present windmills are disappearing from sight as is the lyrical song of their pump is fast becoming a faded memory, which is unknown to a younger generation.

Their presence however, is very much a part of the distinct character that has played a definitive role in the image and story of the Hill Country. Now, as the older generation recalls even the drought of the 50's, the severe weather conditions of 2011, have for the first time caught the attention of a younger generation. This project is not only a

reminder of the windmills' architectural historical presence, but as much a lesson on the importance of wind power as an energy source for the recovery of water and now, the generation of electricity. This project provides the student and visitor alike with a greater insight to the region's natural resources and as to the importance of technology in the recovery of water that has played an ongoing role the settlement of the region. From the outset of the era of the pioneers to current times, rancher, farmer and town dweller alike have all recognized the importance of what earlier generations endured and achieved in the settlement of the land. This unique form of architecture is not only well worth preserving, but to be celebrated as an important but often overlooked element that has played a critical role in providing sustenance in our past, and remains as a defining element in the future prosperity of the communities and people who live throughout the region.

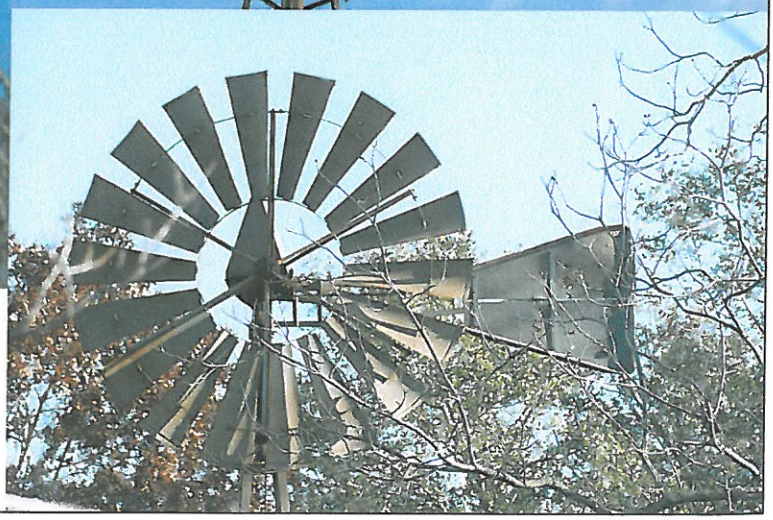
The History of the Windmill in Gillespie County provides a unique opportunity to tell an engaging story and important chapter in the history of Gillespie County. This year, the GCHS is embarking upon telling the story and history the windmill in Gillespie County. It is time to recognize and inform visitors to the county of the importance of water: access to it in the past, present and future development of its towns and the county's livestock and agricultural industry. We have restored the operation of the original Aeromoter Windmill at the rear of the Kammlah homestead, which stands above the existing and its functioning well. The existing Aerometer requires the re-installation of a cypress tank to complete its restoration to an operational state. As outlined, to tell this story, the project requires the installation of an additional antique windmills, the 4 types most commonly seen and employed by the ranchers, farmers and the communities throughout the county and the surrounding region. With their installation, there is a very special opportunity to tell visitors to the county and young residents alike as to the historical importance of *Windmills in Gillespie County*.

From the beginning of the mid-19th century settlement of the county, it didn't take long for the pioneers to appreciate the importance of securing a constant and dependable source of water for their families, ranches and farms. Initially hand dug, the wells commonly reached a depth of some 30 to 40 feet, but in the 1880's the windmill was making its appearance and, it was with the introduction of the new technology there was a change to the landscape and industrial output throughout the county. And, depending upon the size of the blade, one could determine recognize the depth of particular wells. Because of the constant Hill Country breezes, the ever precious resource of water became more widely available on a wide scale to homes; to irrigate and to provide with the precious liquid required by livestock on a regular basis.

This installation on the Main Street grounds of the Pioneer Museum will serve as a permanent exhibit, discussing the history of windmills and tower types used throughout the county from the 1880's through the 1960's. Aeromotor, Dempster, and Wonder are the most widely recognized types that were sold in Fredericksburg and the surrounding region. The Aeromotor representative included the operation of the Krauskopf Brothers, which was located on Main Street (Hondo's), across the street from the Museum on Main Street. Wonder sold by Otto Kolmier Company and Dempster by Fredericksburg Implement Company. Other windmill brands such as, Eclipse, Fairbury, Challenge, Flint and Walling etc. exist in the County and plans are to include one in the exhibit. Once Installed, this multi-dimensional exhibit will not only tell the story, operation, and history of the windmill in the county, it serve as a major attraction and draw on the Main Street green space of the Museum's campus where all drivers and pedestrians will see take notice of the intersection of Main and Milam (Hwys 290 and 965).

Importantly, this installation of antique mills will serve to instruct a younger generation of water's historical and future importance as a limited resource, which we need to conserve and use wisely. Furthermore, the story of the windmill provides the historical context for a resurgent technology and natural energy force that remains very much a part of our contemporary world. In addition to this renewed interest in wind and water, the towers and mills will also serve as the visual anchors to Fredericksburg's "West End" intersection of Milam and Main, which remains as one the County's most important and historical thoroughfares to this day, the aforementioned Highways 290 & 965. With the addition of these eye catchers of whirling blades the mills are sure to become a point of reference throughout the county for everyone when needing to give directions. The placement of the windmills on the museum's campus will also provide lighting options for the museum's grounds for future evening events and/or to illuminate the grounds during the short days of October and November when the GCHS partners with the Farmers Market and the grounds of the Pioneer Museum are open to the general public free of charge. The installation of the windmills on the "green" of the museum's ground will provide a temporary draw until such time that the GCHS is able to construct the *Pavilion Entry* to the museum as outlined in the Master Plan. At that time, the Windmills will be moved to other points on the campus to continue in their roll of telling this important and vital chapter in the history of Fredericksburg and Gillespie County

Windmills of Gillespie County



Project of
Gillespie County Historical Society
2012

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Windmills of Gillespie County

Pioneer Museum Complex
April 2012

Gillespie County Historical Society

325 WEST MAIN STREET **FREDERICKSBURG, TEXAS**

PARTIAL SITE PLAN WINDMILL PROJECT

SCALE 1" = 20'

PLAN NORTH

W. MAIN STREET

HWY. SIGN

SIGNAL LIGHT POLE

LIGHT POLE

LIGHT POLE

HWY. SIGN

WATER METER

WATER METER

HWY. SIGN

S50°00'05"E

1/2" PIPE FOUND

SIGN

28'

RELOCATE HISTORIC WINDMILLS

GAZEBO

MUSEUM ENTRANCE

AC

RELOCATE HISTORIC WINDMILLS

28'-32'

28'

RELOCATE HISTORIC WINDMILLS

38'

PORCH

FASSEL-ROEDER HOUSE

PORCH

GATE

S. MILAM STREET

AC

RESTROOMS

GRANITE GRAVEL

GATE

18" CREPE MYRTLE

24" CREPE MYRTLE

TV

PORCH

WEBER SUNDAY HOUSE

ROCK FENCE

MUSEUM ACCESS

36" CREPE MYRTLE

20" ELM

12" RED OAK

10" RED OAK

SCHOOL HOUSE

12" RED OAK

14" RED OAK

14" RED OAK

12" RED OAK

SHED

GRANITE GRAVEL

GRANITE GRAVEL

12

Historic Review Board
Application Information

Application Number:	12-23
Date:	April 4, 2012
Address:	709 W. Main
Owner:	Barry and Tammy Sikes
Applicant:	Barry and Tammy Sikes
Rating:	High
Proposed Modifications:	Adding office space to existing structure.
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.
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(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.

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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.

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.

12-23

Application for Certificate of Appropriateness

RECEIVED MAR 26 2012

Application Date: 3/26/12 Application Complete:

Property Address: 709 W. Main St.

Legal Description:

Owner: Barry & Tammy Sikes Phone No. 830 992-9659
990-0162

Address: 223 E Main St.

Applicant: Barry & Tamy Sikes Phone No. same

Address: same

Description of External Alteration/Repair or Demolition: Addition of more office space to back of building and removal of existing storage shed.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: We will use board & batten construction, matching the long-existing addition, and the addition will be barely visible from the street.

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

☒ Drawing ☐ Sketch Date Submitted: 3/26/12 ☐ Historic Photograph

Desired Starting Date: ASAP Desired Completion Date: ASAP – Fall 2012

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE:

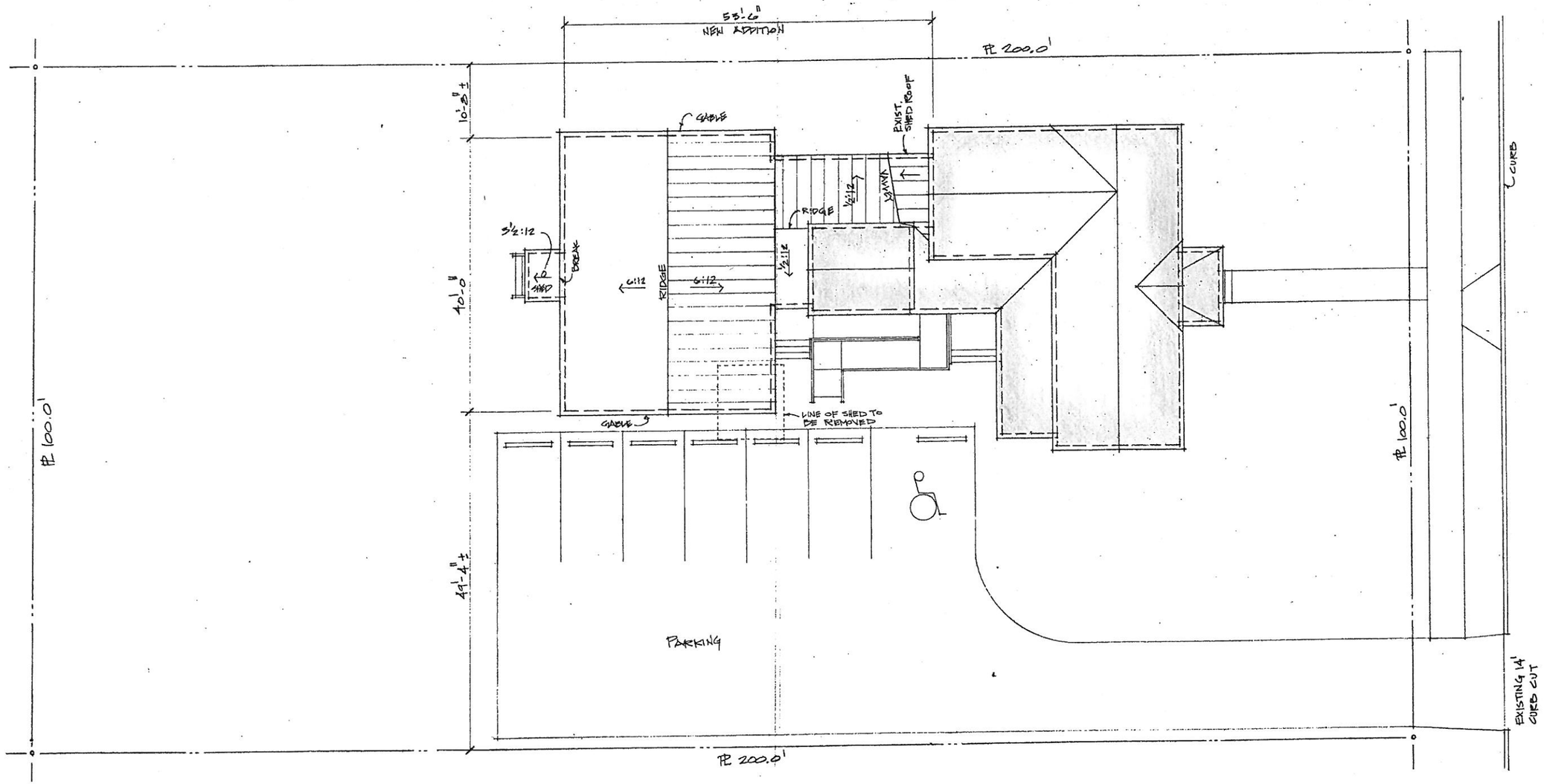
The Applicant *certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property*

Building Official's Determination Date 3/28/12 *(Max 7 days)* ☐*Insignificant* ■*Significant*

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

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

APPLICATION FEE:-*$10.00 plus ☐Board Review* CERTIFICATE OF APPROPRIATENESS-*$20.00*



SITE PLAN

1" = 10'-0"

ADDITION TO 709 W. MAIN ST., FREDERICKSBURG, TEXAS
FOR BARRY & TAMMY SIKES

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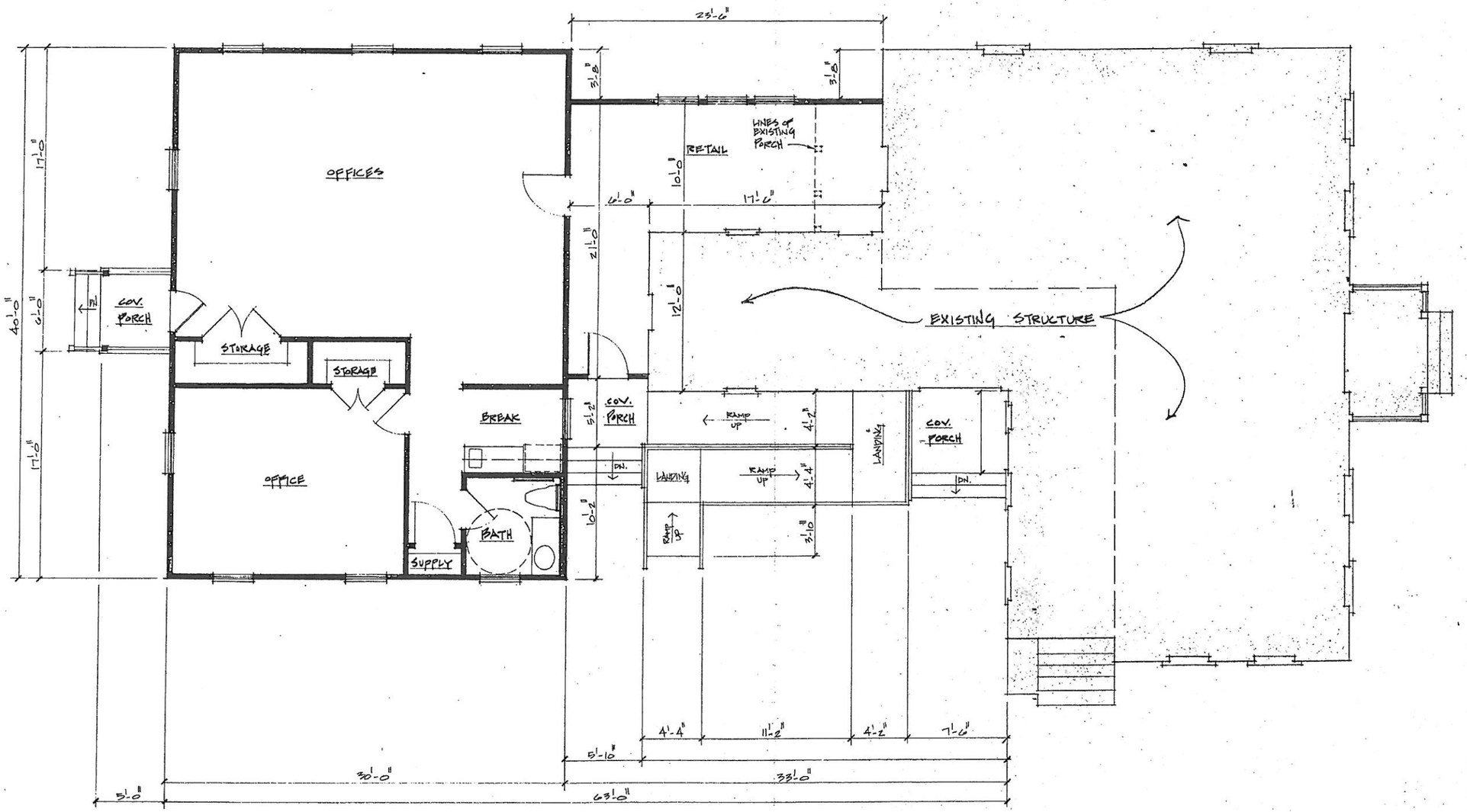
MARCH 2012

Prepared By
W. CASS PHILLIPS
PLANNING & DESIGN
1000 Hill Street
Fredericksburg, TX 78624
(830) 997-0169



FLOOR PLAN

1/4" = 1'-0"

Prepared By
W. CASS PHILLIPS
PLANNING & DESIGN
1000 Hill Street
Fredericksburg, TX 78624
(830) 997-0169

MARCH 2012

ADDITION TO 709 W. MAIN ST., FREDERICKSBURG, TEXAS
FOR BARRY & TAMMY SIKES

2 of 5

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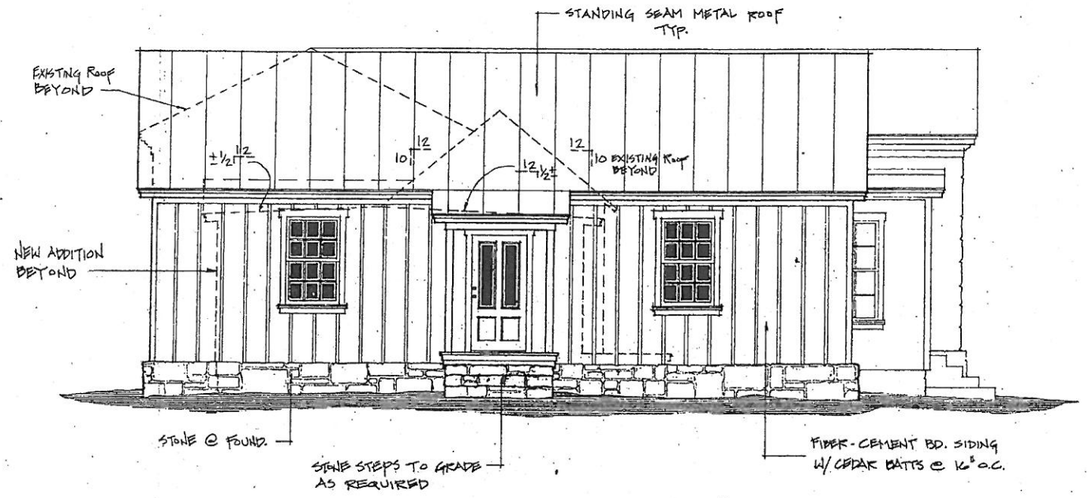


SOUTH ELEVATION 1/4"=1'-0"

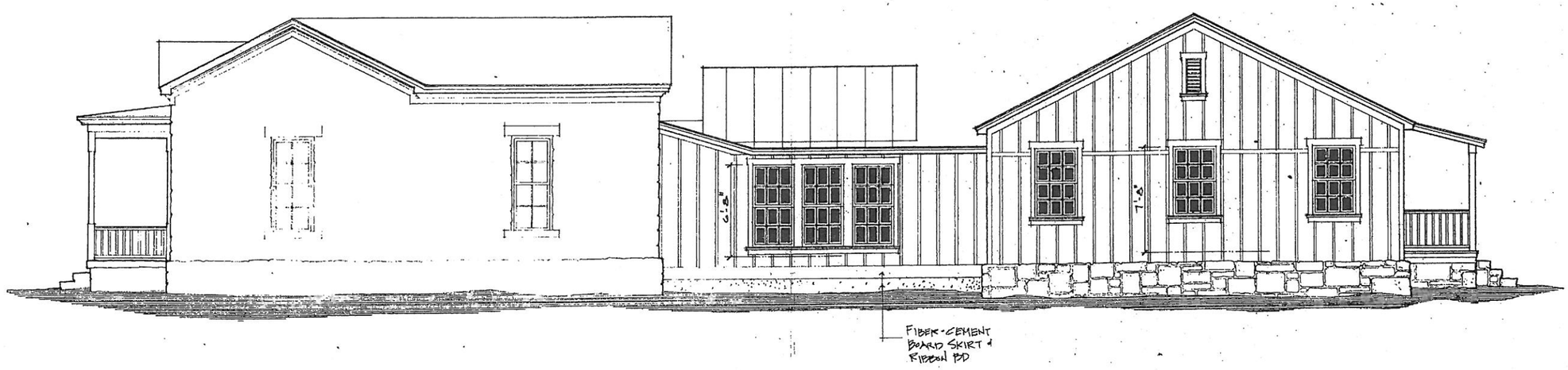
Prepared By:
W. CASS PHILLIPS
PLANNING & DESIGN
1000 14th Street
Fredericksburg, Texas 78624
(830) 997-0169

MARCH 2012

ADDITION TO 709 W. MAIN, FREDERICKSBURG, TEXAS
FOR BARRY & TAMMY SIKES

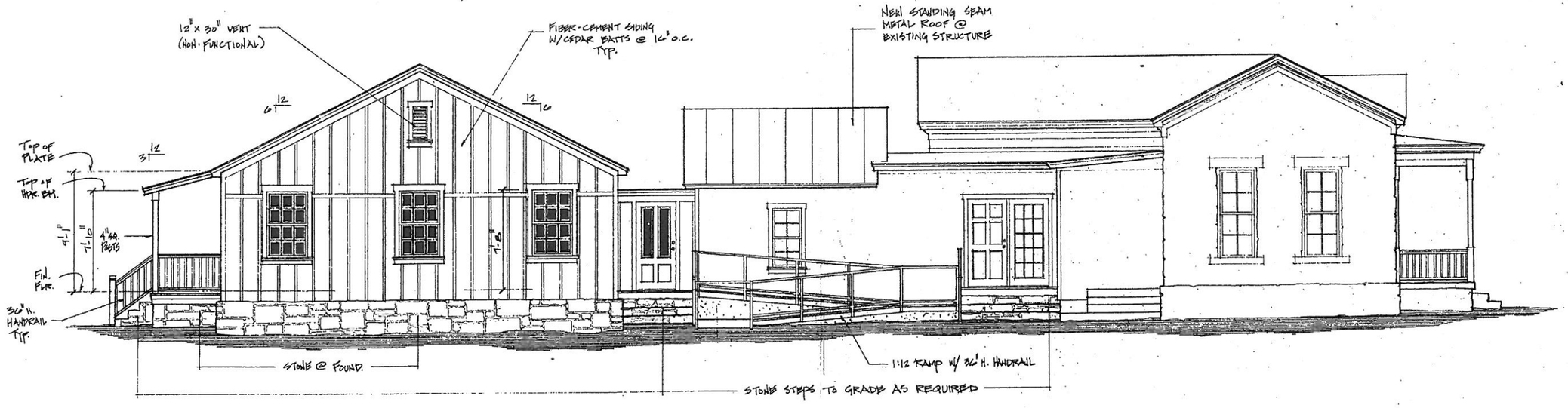
3 OF 5

18



WEST ELEVATION

1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"

19

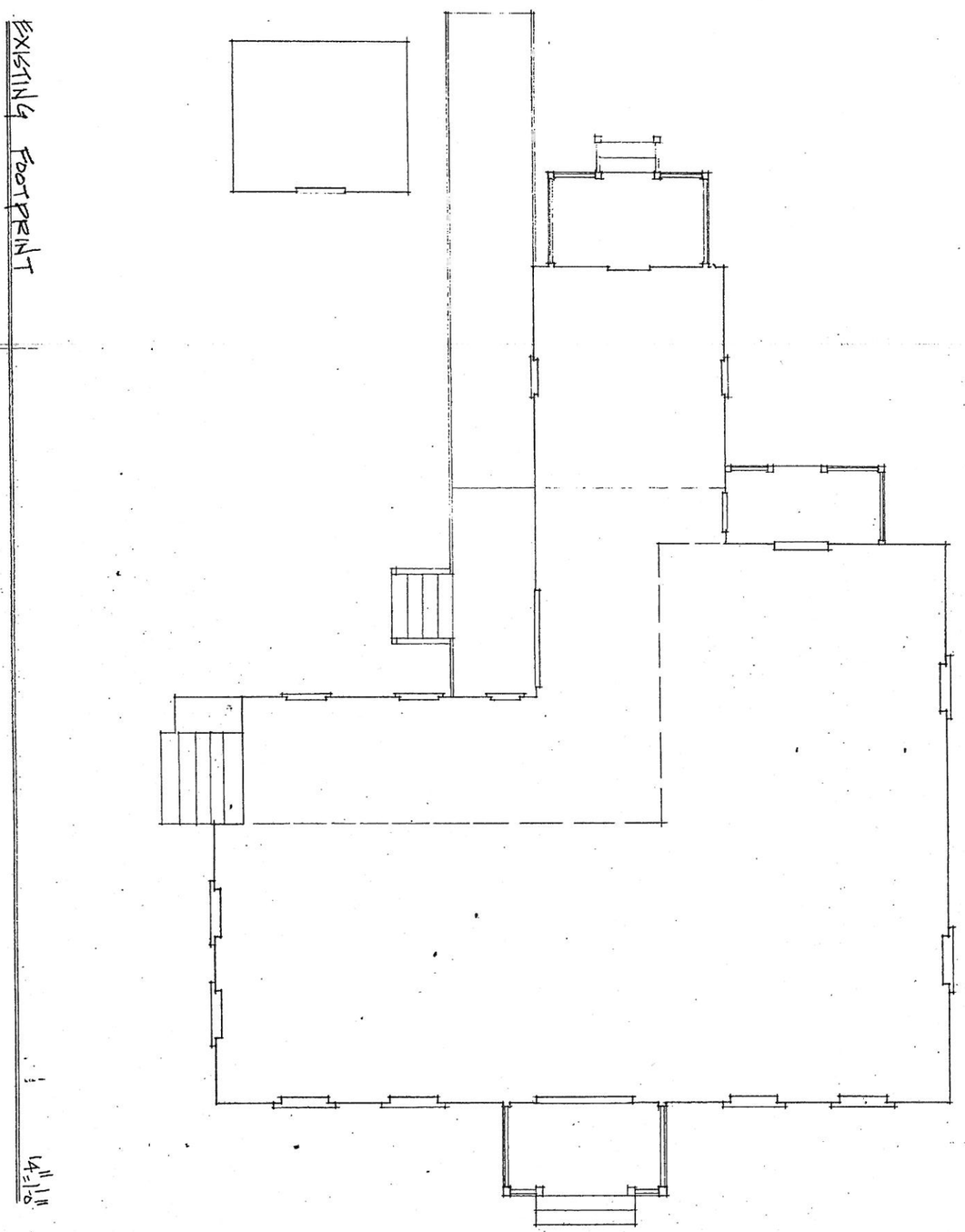
Prepared by
W. CASS PHILLIPS
PLANNING & DESIGN
1000 Mill Street
Fredericksburg, Texas 78624
(830) 997-0169

MARCH 2012

ADDITION TO 709 W. MAIN ST., FREDERICKSBURG, TEXAS
FOR BARRY & TAMMY SIKES

4 OF 5

20



5 of 5	ADDITION TO 709 W. MAIN ST., FREDERICKSBURG, TX FOR BARRY & TAMMY SIKES	MARCH 2012	Prepared By W. CASS PHILLIPS PLANNING & DESIGN 1000 Hill Street Fredericksburg, TX 78624 (830) 997-0169

12-18

Application for Certificate of Appropriateness

MAR 14 2012

Application Date: 3/13/12 Application Complete: _____

Property Address: 605 W. AUSTIN ST.

Legal Description: _____

Owner: BECKY MILLER Phone No. 830-990-2839

Address: 605 W. AUSTIN ST.

Applicant: JOHN S. AKIN Phone No. 830-456-5870

Address: 246 CALLE HOLT RD., Fbg.

Description of External Alteration/Repair or Demolition: EXTENDING ~~SOUTH~~ BACK WALL OF ~~HOUSE~~ SOUTH (AWAY FROM STREET) TO ENLARGE KITCHEN AND MASTER BATH.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: WINDOWS & SIDING WILL MATCH WHAT IS CURRENTLY ON THE BUILDING.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: NO

☑ Drawing ☐ Sketch Date Submitted: 3/12/12 ☐ Historic Photograph

Desired Starting Date: 3/16/12 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 3/15/12 ☑*Insignificant* ☐*Significant*
Building Official's Determination *(Max 7 days)*

_____ Date 3/15/12 ☑*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-*$20.00*

21

Mike Gipson
997-9740 12-19

Application for Certificate of Appropriateness

Application Date:_____ Application Complete:_____

Property Address: 209 E. Creek

Legal Description:_____

Owner: David & Karen Cook Phone No. 210-861-8013

Address: 209 E. Creek, Fbg, Tx 78624

Applicant: D L Gipson Phone No. 997-9740

Address: 905 N. Llano St Fbg Tx 78624

Description of External Alteration/Repair or Demolition: 5'x12' addition on West side back of house. And a 5'x18'3" addition to east side back of house.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: match existing roof, siding, windows, paint and trim.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: No

☑ Drawing ☐ Sketch Date Submitted: 3-6-12 ☐ Historic Photograph

Desired Starting Date: March 19 2012 Desired Completion Date:_____

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: D. L. Gipson

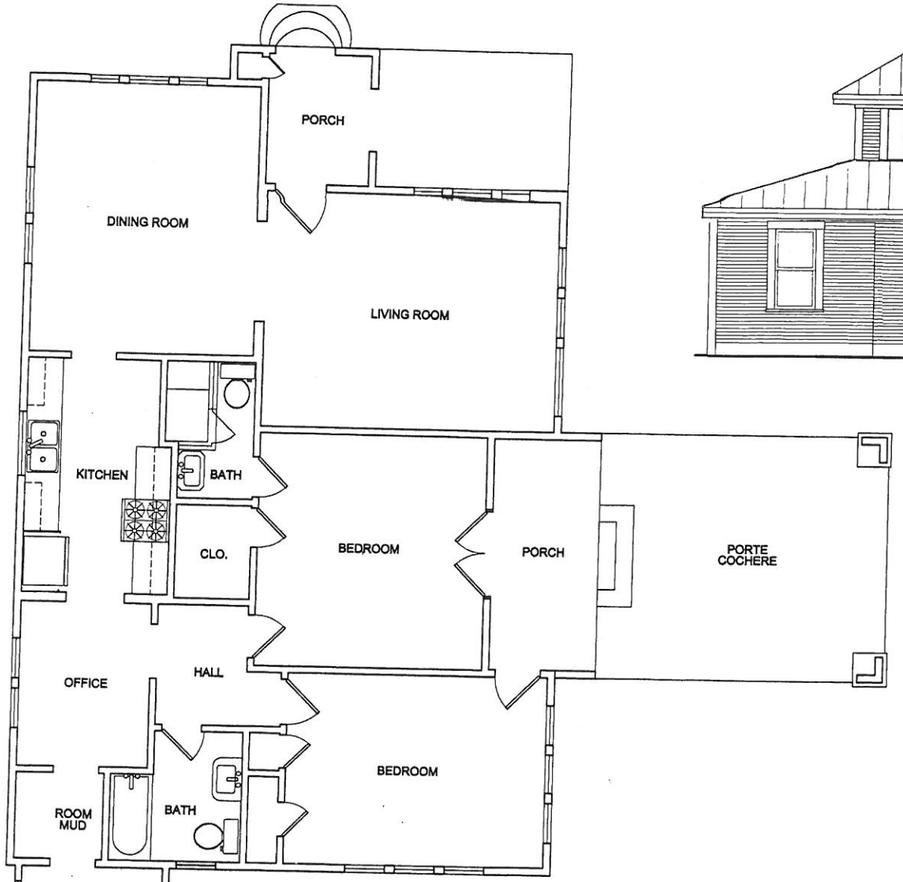
The Applicant *certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property*

_____ Date 3/15/12 ■ *Insignificant* ☐ *Significant*
Building Official's Determination *(Max 7 days)*

_____ Date 3/15/12 ☑ *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-*$20.00*



FLOOR PLAN
1/4" = 1' - 0"

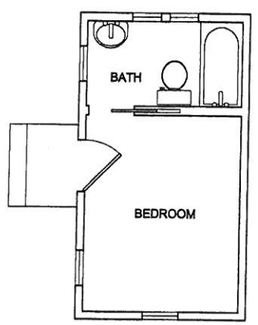
EAST ELEVATION
1/4" = 1' - 0"

NORTH ELEVATION
1/4" = 1' - 0"

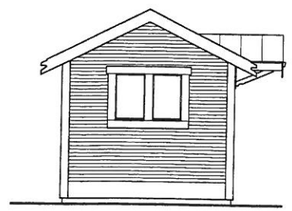
RESIDENCE REMODELING FOR
DAVID & KAREN COOK
209 EAST CREEK STREET FREDERICKSBURG, TEXAS

EXISTING CONDITIONS
FEBRUARY 2009

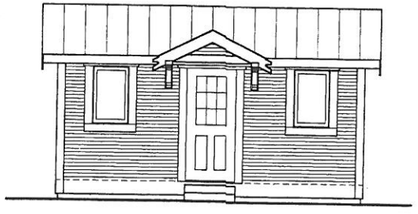
STEHLING · KLEIN · THOMAS · ARCHITECTS
RANDY B. STEHLING, AIA - PROJECT ARCHITECT
307 W. MAIN, SUITE 102 FREDERICKSBURG, TEXAS 78624
PHONE: 830-997-0385 FAX: 830-990-8272



FLOOR PLAN



NORTH ELEVATION



WEST ELEVATION

GUEST HOUSE
1/4" = 1' - 0"

23

12-21

Application for Certificate of Appropriateness

RECEIVED
MAR 23 2012

Application Date: 3-22-2012 Application Complete:

Property Address: 303 W Austin

Legal Description: Single story dwelling

Owner: Curt & Jennifer Knies Phone No. 325 446 6222

Address: 4286 S US Hwy 377 Jacksboro TX 76849

Applicant: Jennifer Knies Phone No. 325.446.6222

Address: Same

Description of External Alteration/Repair or Demolition:

Update detached carport - converting to a sitting area for a B&B. small retaining wall to right of front yard

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

update garage area
rock wall to help w H2O drainage

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

None

☐ Drawing ☒ Sketch Date Submitted: 3-22-2012 ☐ Historic Photograph

Desired Starting Date: Desired Completion Date:

SURVEY RATING: ☐High ■Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE: Jennifer Knies

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

Building Official's Determination Date 3/28/12 ■*Insignificant* ☐*Significant*
(Max 7 days)

Chairman's Determination Date 3/28/12 ■*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-*$20.00*

24

Front of House

"Grace Haus"

I 12 in heighth
24 ft length
rock wall

Rockwall 45 ft length
8 in heighth

27

Replace with a painted steel door & stucco around it

and inside of this wall

Use old barn lumber to cover this wall

7'6"

Stucco this wall - painted same color as currently is

8'6"

This back of building to be stucco

Replace these two beams w/ cedar posts

and place one in far left corner