

**CITY OF FREDERICKSBURG  
HISTORIC REVIEW BOARD**

**Tuesday, July 15, 2014**

**City Hall**

**Conference Room**

**126 W. Main St.**

**5:30 P.M.**

1. Call to Order
2. Approve Minutes of June 2014 Regular Meeting *Pp 1 - 4*

**APPLICATIONS**

3. Application #14-51 by Arthur Campos on behalf of Bill and Patty Sutherland to construct a new home on vacant lot at 212 E. Schubert *Pp 5 - 18*

**SIGN OFF APPLICATIONS**

4. #14-44 – Move house on existing lot– 522 W. Austin (Shore)
5. #14-45 – Construct new fence – 101 E. Morse (Hollander)
6. #14-46 – Replace chainlink fence with privacy fence – 301 E. Travis (Clark)
7. #14-47 – Construct 8' addition to garage/workshop – 208 E. Orchard (Wieting)
8. #14-48 – Remove metal siding, replace windows and roof – 501 N. Llano (Winter)
9. #14-49 – Add porch roof structure to east side – 107 E. Austin (Fbg Bible Church)
10. #14-50 – Construct 900 sq. ft. addition to residence – 202 S. Bowie (Littleton)

**ADJOURN**

STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD  
June 10, 2014  
5:30 PM

On this 10<sup>th</sup> day of June, 2014 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  
STAN KLEIN  
MIKE PENICK  
CHARLES SCHMIDT  
LARRY JACKSON  
ERIC PARKER  
DAVID BULLION  
BURLEIGH ARNECKE

ABSENT: KAREN OESTREICH

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

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

**MINUTES**

Charles Schmidt moved to approve the minutes from the May 2014 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

**APPLICATIONS**

**Application #14-42 by Stuart Barron at 401 E. Main Street to construct new one story, approximately 3000 square foot commercial building with stone and stucco exterior and metal porch roofs supported by painted metal columns.** – Barry Wagner, architect for the project, presented the application and stated the project will be developed in two phases. Mr. Wagner commented the property will be divided into two lots and a parking lot will adjoin the two phases. Mr. Wagner stated the existing building will need to be demolished in phase two and noted phase one consists of a small building with three retail spaces and a large parking lot. Mr. Wagner stated the curb cut that is established will remain, the existing rock wall will be taken down and a seat wall will be constructed in its place. Stone and stucco will be used on the new building and the stone pattern will be different on the middle rental unit. Mr. Wagner added the stone will be limestone and the stucco will be tan to blend with the stone. Mr. Wagner noted there will be porches on the front that will be supported with cantilever brackets

and the metal roof will be galvalume. Mr. Wagner noted any exposed steel on the underside of the porch will be painted green and the storefront will be a dark anodized aluminum. Mr. Wagner stated the building height on the outer parapet will be approximately 16 and one-half feet and an additional two feet on the center portions of each space. Mr. Wagner noted the overall footprint of the building is approximately 40' x 78' and the site is stepped down because they are working with the existing sidewalk landings for accessibility so that at each landing point you will be able to enter back onto a porch for that particular retail space.

Larry Jackson moved to approve Application #14-42 and David Bullion seconded the motion. All voted in favor and the motion carried.

**Application #14-43 by Page Sutherland Page on behalf of Gable S Corporation to demolish three one story structures and construct new mixed use, three story structure on property at 406 and 412 E. Main Street.**

– Schaesby Scott, owner of the property, Phillip Kiel of Fuhrman Kiel, and Brandon Townsend of Page Sutherland Page presented the application. Mr. Kiel noted they have updated some of the plans from the comments the Board gave at the informational presentation at the last meeting and comments they have received from neighbors. Mr. Kiel noted there were some specific areas the Board asked them to come back with and the first was to get some context of the existing adjacent properties. Mr. Kiel noted they tried their best to get the drawing to scale and presented those findings. Mr. Kiel stated the building to the left of the proposed project has a fairly large parapet but is set back from the property line. Mr. Kiel noted the sidewalk on the proposed project slopes approximately three feet from one end to the other and because of that, the west side awning is taller and the awning on the east side is lowered to where the transom windows are above the awning. Mr. Kiel noted the Main Street façade is an urban façade right up to the property line, but the east and west building lines are pulled back from the property line, the west being set back approximately 10 feet and the east side set back approximately 30 feet. Mr. Kiel noted the columns that were carrying the awning on the sidewalk have been removed and they are instead proposing a gable-stayed awning and pulling it back a couple feet from the prior design. Mr. Kiel noted the balconies on the east and west sides have been removed for the privacy of the neighbors and commented the parking area on the rear of the property will be granite gravel as opposed to concrete to take the commercial feel away. Mr. Kiel noted there will be lots of stone on the building and stucco will be used as a secondary material. Mr. Kiel added a metal siding will be used that looks a lot like weathered galvalume, but it is a natural material that is not reflective. Mr. Kiel explained there will be special attention paid to the paving material that is used for the sidewalk to make a more intimate scale of textures. Mr. Kiel stated they are trying to respect the two story façade of the Nimitz by proposing a two story urban façade and stepping back the third story. Stan Klein asked what the height of the façade is and Mr. Kiel noted the two story element is 27 feet and the three story element is approximately 37 feet. Mr. Kiel explained the west side is approximately four feet higher (41 feet) because of the slope of the land. Mr. Kiel added the mantel of the opening on the second story has been lowered to help decrease the height of the top of the building and the third floor balcony on the right side of the structure is gone so they bumped the height up in order to animate the design a little. In addition, a cut limestone cap was added to the top of the walls. Mr. Kiel touched on the ideas they have for some modest under-scaled signage that is contemporary for today but ages beautifully because of the manufacturing process that is used. Mr. Kiel then presented a 3D model of the proposed building for the Board to consider and noted the historic elements that were changed from the

applicants informational presentation.

### **PUBLIC COMMENT**

Joe Cloud, owner of All Seasons, noted he is in support of the project and stated the character of the materials nods to the historic materials of Fredericksburg and honors the history of the building materials of the city. Mr. Cloud added there are materials from every era on Main Street and the applicants have taken the most important materials from each era and used them on the proposed building and applauded the applicants for the work they have done.

Bobby Sagebiel concurred with the previous comments and noted they have done an admirable job of blending in and have worked hard to address the community concerns.

Timothy Kooch stated the architect has done a good job of the rendering but the overall impact will be huge in that block.

Sharon Brunner commented she lives in the block behind the proposed hotel and stated she and the neighbors have a concern about the height of the project from their side (Austin Street) because it looks like a four story building which seems massive. Ms. Brunner added they like the materials that are being used but the long lines and angularity seems too contemporary and would like to see some softening of that.

Ernie Loeffler, Director of the Convention and Visitors Bureau, noted during the design phase of their building the Texas Historical Commission told them it looked too historic and the design had to be changed so the building would not appear a historic structure, which he commented is somewhat relevant now as the Board considers this new hotel.

Gary Brunner stated the two sides are very linear and boxy and if the two sides are more distinctive from each other it would soften the look.

Mr. Kiel noted their concerns are the same as the neighbors and they are very sensitive to scale and will continue to work very hard with the materials and plantings. Mr. Kiel noted the building will not have very ornate details and they are designing the building with materials that will age beautifully and add intimacy, appropriate scale and softness.

Burleigh Arnecke commented putting the awnings on brackets instead of columns is a great improvement.

David Bullion stated most of his concerns were addressed but the third story doesn't seem to incorporate any changes, such as a capstone. Mr. Kiel explained it will be a parapet cap and the awnings will be steel bracketed with wooden awnings so as you look up the detail of the wood will give a sense of intimacy and the edge will have a cap to it, but it will be a very light touch so there will not be any heavy shadows created.

Stan Klein noted one of the impacts of the project is the lack of setbacks and asked for the height of the ceilings on the different levels. Mr. Klein asked if the 27 foot height is negotiable and added he liked the introduction of the cap on the second floor. Mr. Klein noted the defining edge is not historical, but it defines the character of the neighborhood and this is the first hotel

in the Historic District so it is critical. Mr. Klein added his concern is the mass at the street because there is nothing like it in the block, which is more residential in nature.

Stan Klein summarized the detail changes the applicants made from their informational presentation to the formal 3D application based on the Board's comments and suggestions as:

- 1) Canopy will be suspended and not supported by columns (columns are deleted)
- 2) Added a cut stone base, all windows are defined by cut stone lintels, expressed cut stone coping cap, third floor will have stucco or metal with an expressed metal parapet cap
- 3) Steel bracketed wooden canopies on the third story
- 4) Balconies are removed on the east and west sides

Mr. Klein then asked if there was any way to drop the right side height by a foot and a half and Mr. Kiel noted it would be very difficult because the stacking has been studied in detail and their concept was the higher the second story, the less the impact of the third story.

David Bullion moved to approve the application predicated on the 3D rendering presented and the points clarified by Stan Klein. Larry Jackson seconded the motion. All voted in favor and the motion carried.

## **DISCUSSIONS**

**Board Appointments** – Brian Jordan, Director of Development Services, asked that the Board members whose terms are expiring to draft a letter stating their desire to be re-appointed or to step down from the Board for the consideration of the City Council.

## **ADJOURN**

With nothing further to come before the Board, Larry Jackson moved to adjourn. Charles Schmidt seconded the motion. All voted in favor and the meeting was adjourned at 7:00 p.m.

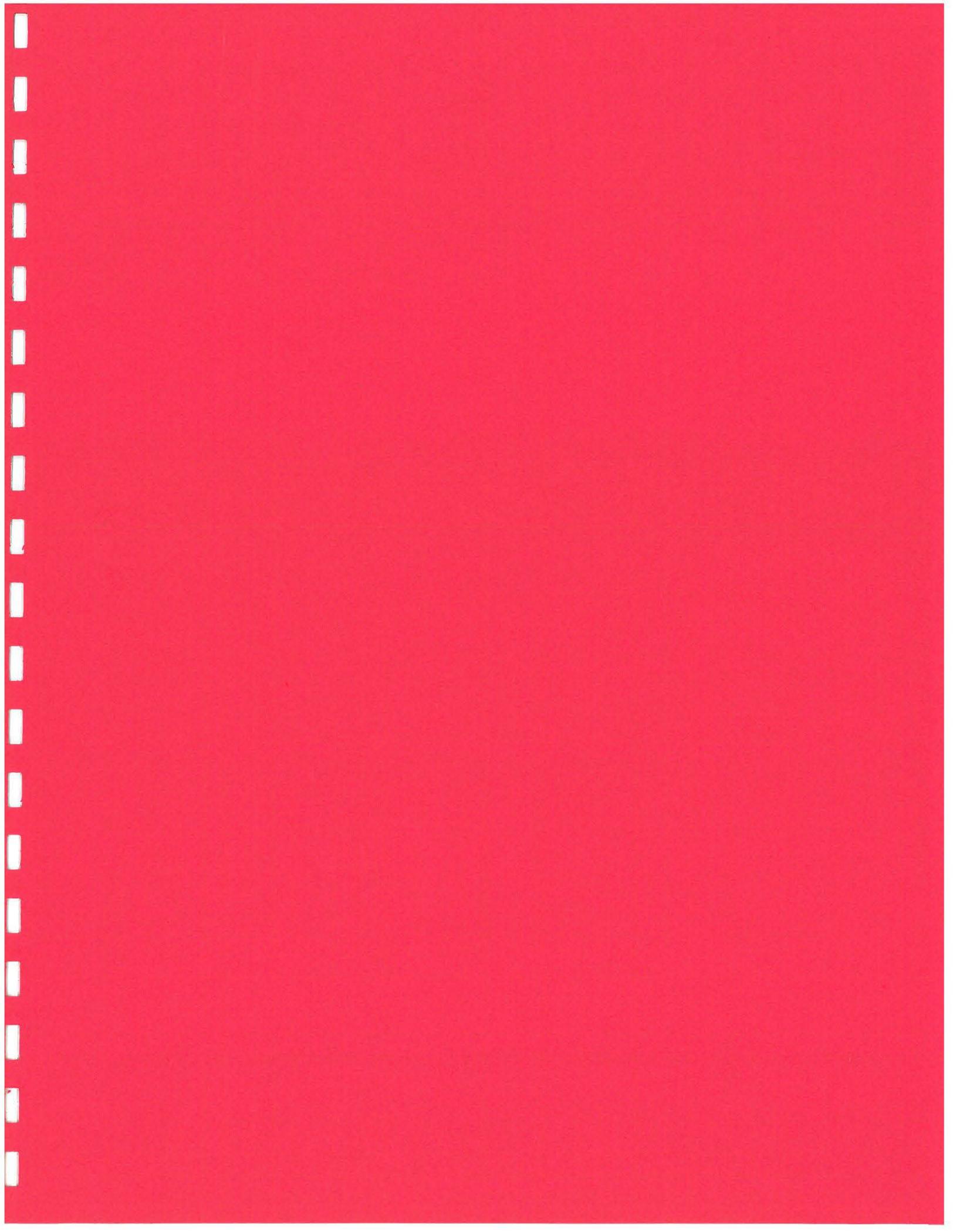
PASSED AND APPROVED this the 15<sup>th</sup> day of July, 2014.

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SHELLEY BRITTON, CITY SECRETARY

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SHARON JOSEPH, CHAIRMAN



**Historic Review Board  
Application Information**

**Application Number:** 14-51  
**Date:** July 8, 2014  
**Address:** 212 E. Schubert  
**Owner:** Bill and Patty Sutherland  
**Applicant:** Arthur Compos  
**Rating:** Vacant Lot  
**Proposed Modifications:** New Construction.  
**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.



14 51

# Application for Certificate of Appropriateness

Application Date: 6/30/14 Application Complete: 6/30/14

Property Address: 212 E. SCHUBERT

Owner: BILL AND PATTY SUTTERLAND Phone No. 214-628-2370 (c)

Address: 3211 ARMSTRONG AVE, DALLAS, TX 75205

Applicant: ARTHUR CAMPOS, JR, AIA Phone No. 210-683-9992

Address: P.O. Box 241658 Email CAAMPOS ARCHITECT  
SAN ANTONIO, TX 78224 Fax No. @GMAIL.COM

Description of External Alteration/Repair or Demolition: NA, NEW CONSTRUCTION

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

NEW HOME WILL BE ON A VACANT LOT,  
3 OF 4 EXISTING TREES WILL REMAIN.

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

NA

Drawing  Sketch Date Submitted: 6/30/14  Historic Photograph

Desired Starting Date: SEPT, 2014 Desired Completion Date: MARCH 2015

SURVEY RATING:  High  Medium  Low  None

RTHL: Estimated Date of Construction NA

APPLICANT SIGNATURE: Arthur Campos

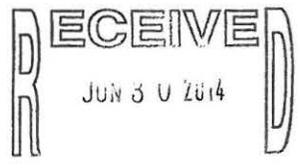
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

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

Joseph Chairman's Determination Date 6/30/14  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



# CAMPOS

ARCHITECTURE | PLLC

P.O. Box 241658 San Antonio, Texas 78224 P: 210-683-9992

**Memo**

**Project: Sutherland Residence**

Date: 6-30-14

To: City of Fredericksburg,  
Historic Design Review Board

From: Arthur Campos, Jr., AIA

Re: Historic Design Review Application Exhibits

Page 1 of 1

## 212 E. Schubert Fredericksburg, Texas

### EXHIBIT A: Chop stone walls and metal roof



**EXHIBIT B: Stucco color and texture and wood trim color**



**EXHIBIT C: Garage door stain: Minwax: Fruit wood**



**EXHIBIT D: Window color: Bronze**

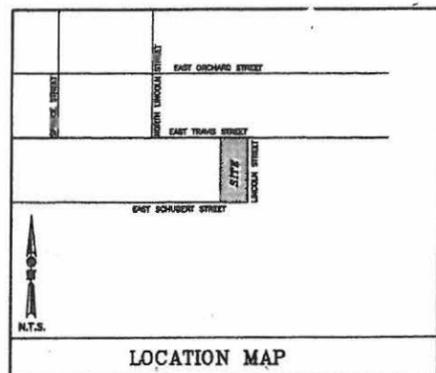


END OF MEMO

cc: file

### RESUBDIVISION OF TOWN LOTS 519 AND A PORTION OF 520 INTO LOT 519 AR (0.238 ACRES) AND LOT 519 BR (0.338 ACRES)

SAID TOWN LOT 519 AND A PORTION OF TOWN LOT 520, BEING THE REMAINING PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO ALEX MITTENDORF BY DEED RECORDED IN VOLUME 49, PAGE 379-379, DEED RECORDS, GILLESPIE COUNTY, TEXAS.



HILL COUNTRY LAND SURVEYING, LLC  
110 NORTH MILAM STREET  
FREDERICKSBURG, TEXAS 78624  
PHONE: (830) 990-2665  
DATE PREPARED: 7 FEBRUARY 2008  
JOB # 07-5276

- NOTE:
1. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (i.e., NO STRUCTURES, SEPTIC TANK FIELDS, ETC.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
  2. THIS PROPERTY IS NOT LOCATED IN FLOOD ZONE "A" ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 48171C 0268 C DATED OCTOBER 19, 2001.
  3. (212) DENOTES PROPERTY ADDRESS

I (WE) HEREBY CERTIFY I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT NO OTHER PERSON OR ENTITY HAS ANY INTEREST IN THE PROPERTY EITHER BY LEASE, OR OTHER EQUITABLE INTEREST, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL PUBLIC STREETS, ALLEYS, WALKS, PARKS, WATER COURSES, EASEMENTS AND OTHER OPEN SPACE TO PUBLIC USE FOREVER AND AGES FOR MYSELF (OURSELVES) AND MY (OUR) HEIRS AND ASSIGNS TO ABIDE FOREVER BY ALL LINES, DEDICATIONS, AND OTHER RESTRICTIONS SHOWN HEREON.

DATE: 03-13, 2008 OWNER: James J. VanDerKam, Donna M. Kullwood

THE STATE OF TEXAS  
COUNTY OF GILLESPIE  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12 DAY OF MARCH, 2008, BY Chae C. Kuehn



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.  
My commission expires: April 20, 2011  
Chae C. Kuehn  
PRINTED NAME OF NOTARY

APPROVED THIS 17 DAY OF March, 2008, AS A MINOR PLAT, BY THE DIRECTOR OF PLANNING AND BUILDING OF THE CITY OF FREDERICKSBURG, TEXAS, AS AUTHORIZED BY SECTION 9.110 OF THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE AND SECTION 212.0065 OF THE TEXAS LOCAL GOVERNMENT 2002.

DATE: 3/17/08 Janice Menburg  
CHIEF OF DEPARTMENT, CITY PLANNING & ZONING COMMISSION

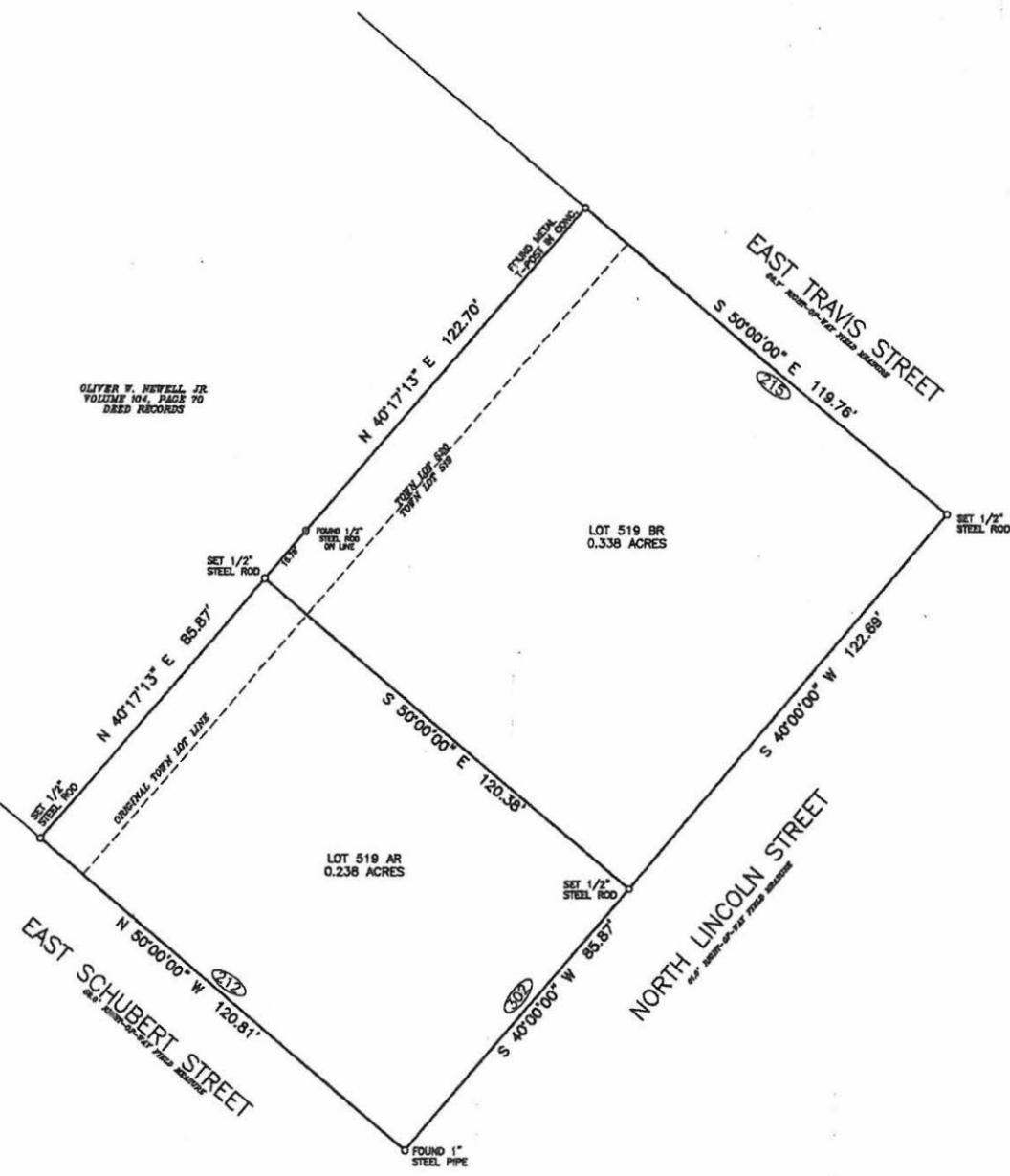


I, BRAD SPENNATH, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON 7 FEBRUARY 2008 AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND THAT THE SPECIFICATIONS ON THIS PLAN ARE IN ACCORDANCE WITH THE CITY OF FREDERICKSBURG'S SUBDIVISION ORDINANCE.

DATE: 3-10-08 Brad Spennath  
REGISTERED PROFESSIONAL LAND SURVEYOR #5357

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
Mary Lynn Roache  
Mary Lynn Roache, County Clerk  
Gillespie County TEXAS  
March 17, 2008 01:58:40 PM  
FEE: \$125.00 2008010009

FILED FOR RECORD AT 1:58 O'CLOCK P.M. THIS THE 17th DAY OF March, 2008, A.D., ON PAGE 73, VOLUME 4 OF THE PLAT  
RECORDS OF GILLESPIE COUNTY, TEXAS.  
Mary Lynn Roache  
DEPUTY CLERK COUNTY COURT  
GILLESPIE COUNTY, TEXAS



OLIVER F. NEWELL, JR.  
VOLUME 104, PAGE 70  
DEED RECORDS

LOT 519 AR  
0.238 ACRES

LOT 519 BR  
0.338 ACRES

12

**CAMPOS**  
 ARCHITECTURE | PLLC  
 SAN ANTONIO, TX 78224  
 P.O. BOX 241668  
 (P) 210-683-9992

**SUTHERLAND  
 RESIDENCE**  
 212 E. SCHUBERT  
 FREDERICKSBURG, TEXAS

**ROOF PLAN**

SCALE: 3/32" = 1'-0"

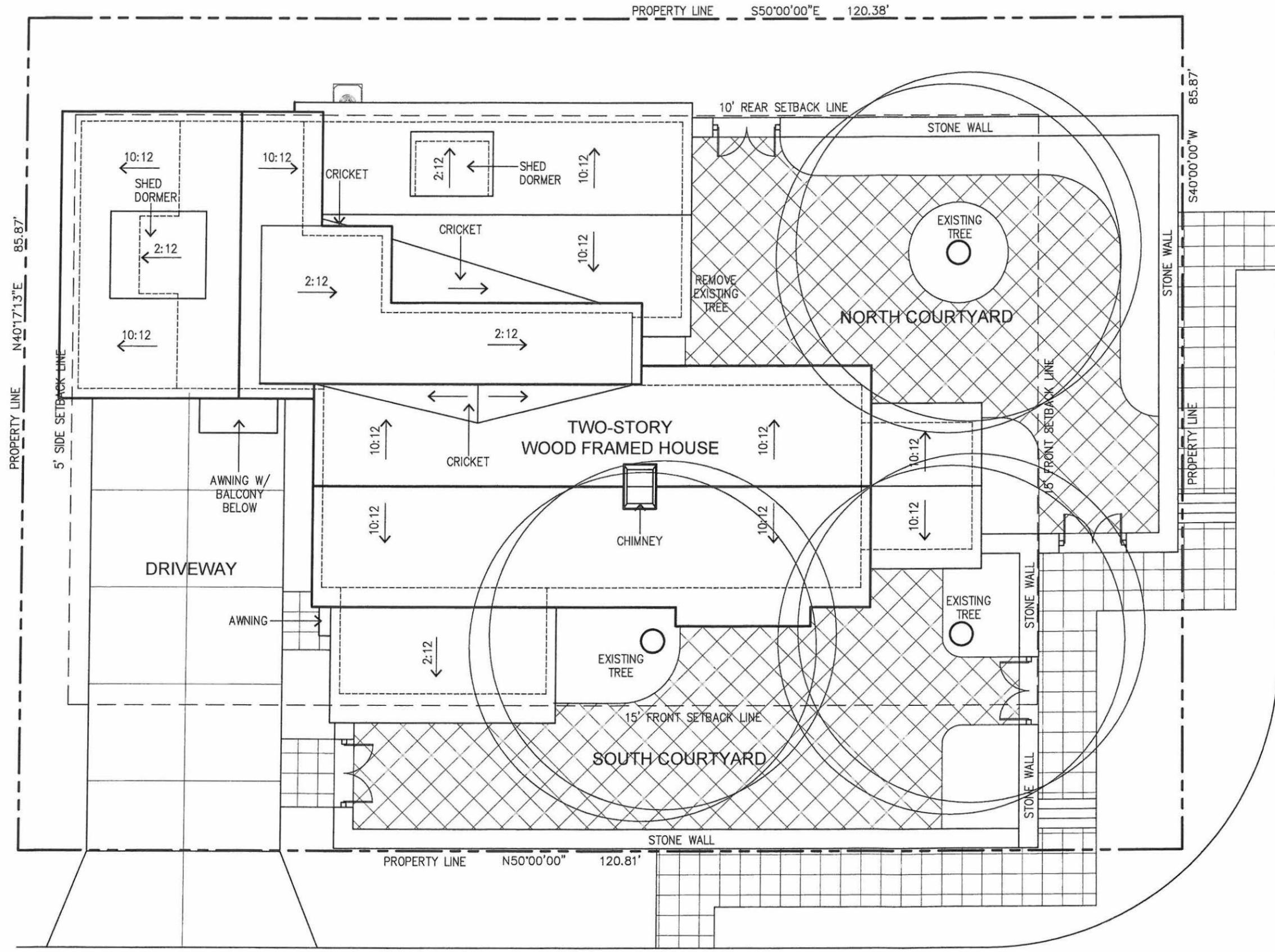
PLAN / TRUE  
 NORTH



NOT FOR REGULATORY  
 APPROVAL, PERMITTING OR  
 CONSTRUCTION

ARCHITECT  
 ARTHUR CAMPOS, JR.  
 LICENSE # 20849  
 STATE OF TEXAS

JUNE 30, 2014



EAST SCHUBERT

13

**CAMPOS**  
 ARCHITECTURE | PLLC  
 SAN ANTONIO, TX 78224  
 P.O. BOX 241658  
 (P) 210-883-9992

**SUTHERLAND  
 RESIDENCE**  
 212 E. SCHUBERT  
 FREDERICKSBURG, TEXAS

**SITE PLAN**  
 SCALE: 3/32" = 1'-0"

PLAN / TRUE  
 NORTH



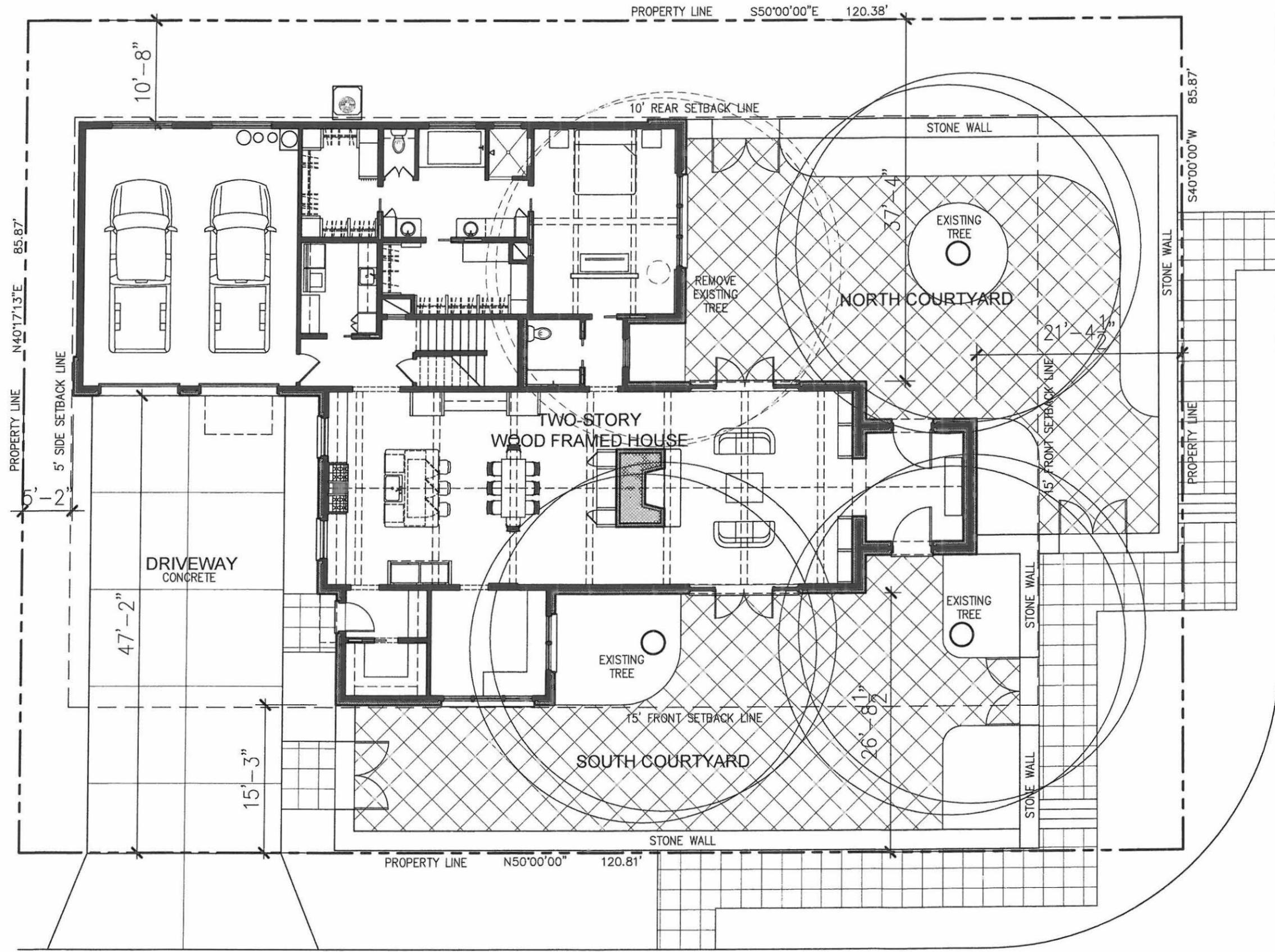
**AREA CALCULATIONS**

FIRST FLOOR (HVAC)	2,615 S.F.
SECOND FLOOR (HVAC)	560 S.F.
TOTAL HVAC	3,175 S.F.
GARAGE (NON-HVAC)	625 S.F.
TOTAL FRAMED	3,800 S.F.
TOTAL SLAB	3,344 S.F.

NOT FOR REGULATORY  
 APPROVAL, PERMITTING OR  
 CONSTRUCTION

ARCHITECT  
 ARTHUR CAMPOS, JR.  
 LICENSE # 20849  
 STATE OF TEXAS

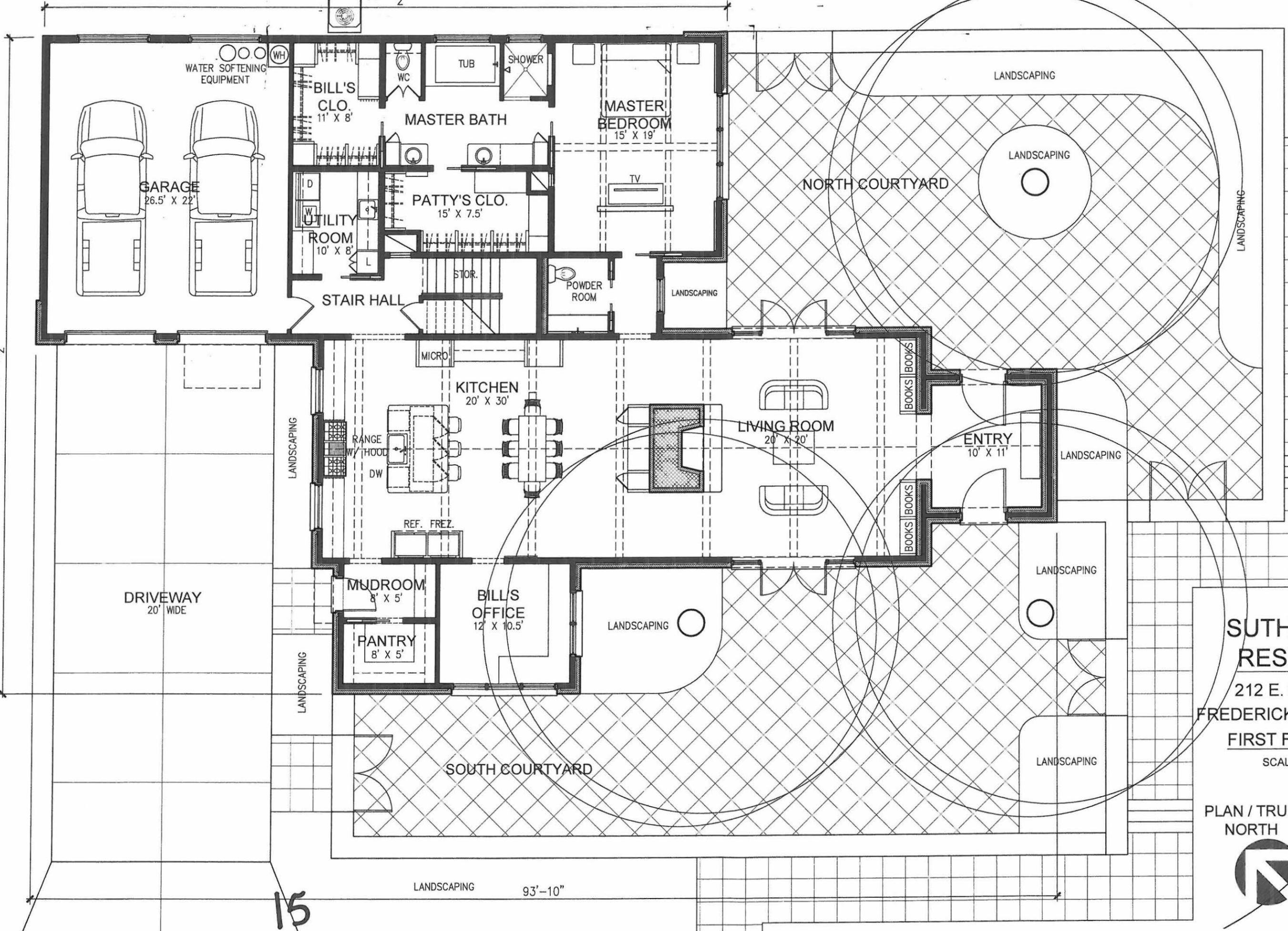
JUNE 30, 2014



NORTH LINCOLN STREET

EAST SCHUBERT

14



**SUTHERLAND  
 RESIDENCE**  
 212 E. SCHUBERT  
 FREDERICKSBURG, TEXAS  
**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

PLAN / TRUE  
 NORTH



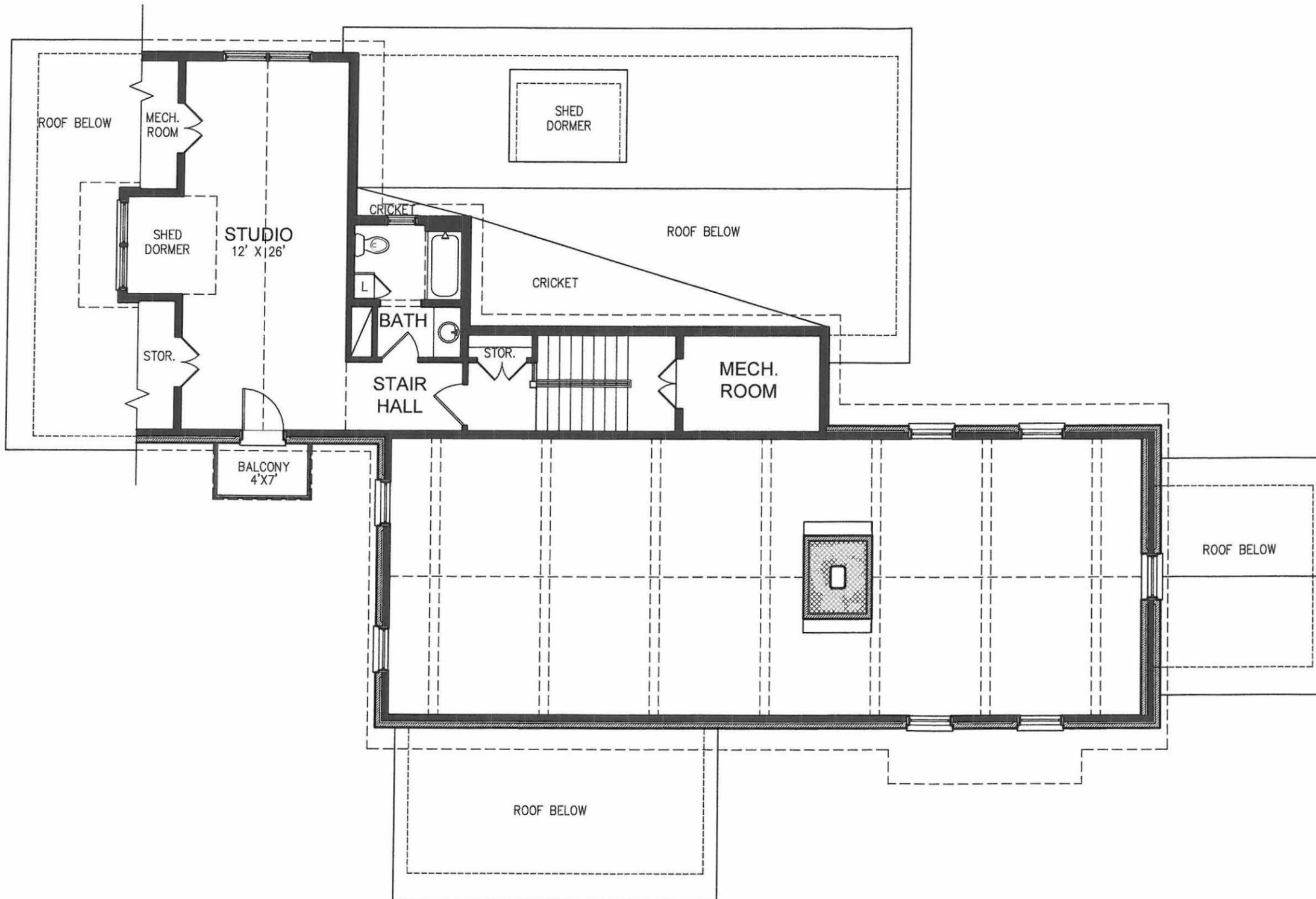
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ARCHITECT  
 ARTHUR CAMPOS, JR.  
 LICENSE # 20849  
 STATE OF TEXAS

JUNE 30, 2014

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ARCHITECTURE | PLLC  
SAN ANTONIO, TX 78224  
P.O. BOX 241658  
(P) 210-683-9992



**SUTHERLAND  
RESIDENCE**  
212 E. SCHUBERT  
FREDERICKSBURG, TEXAS  
**SECOND FLOOR PLAN**

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

PLAN / TRUE  
NORTH

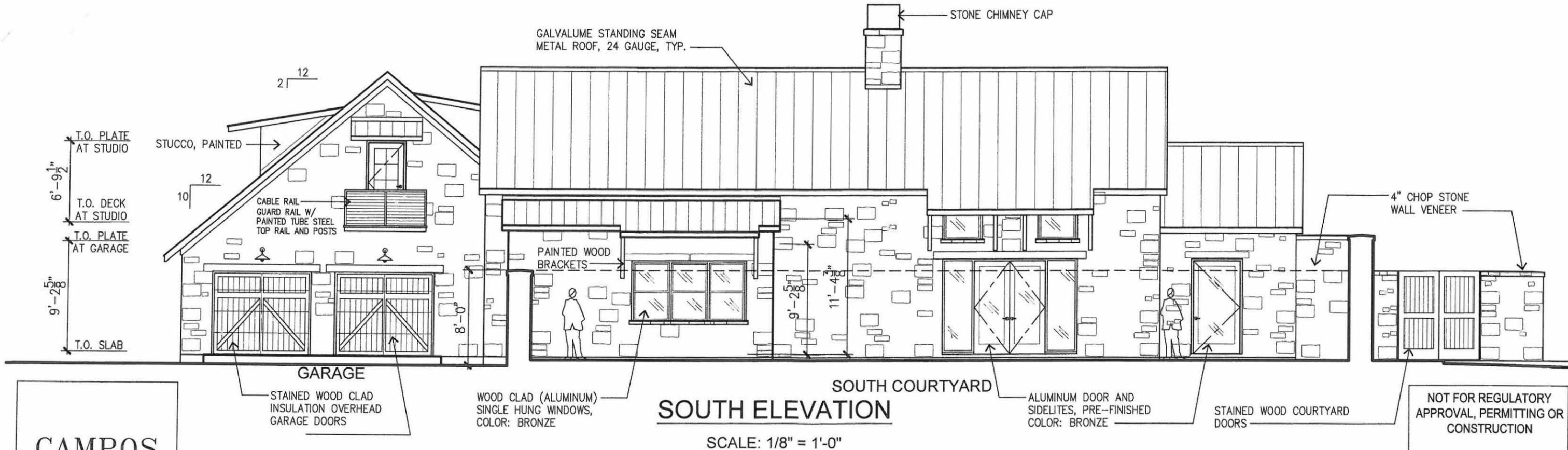
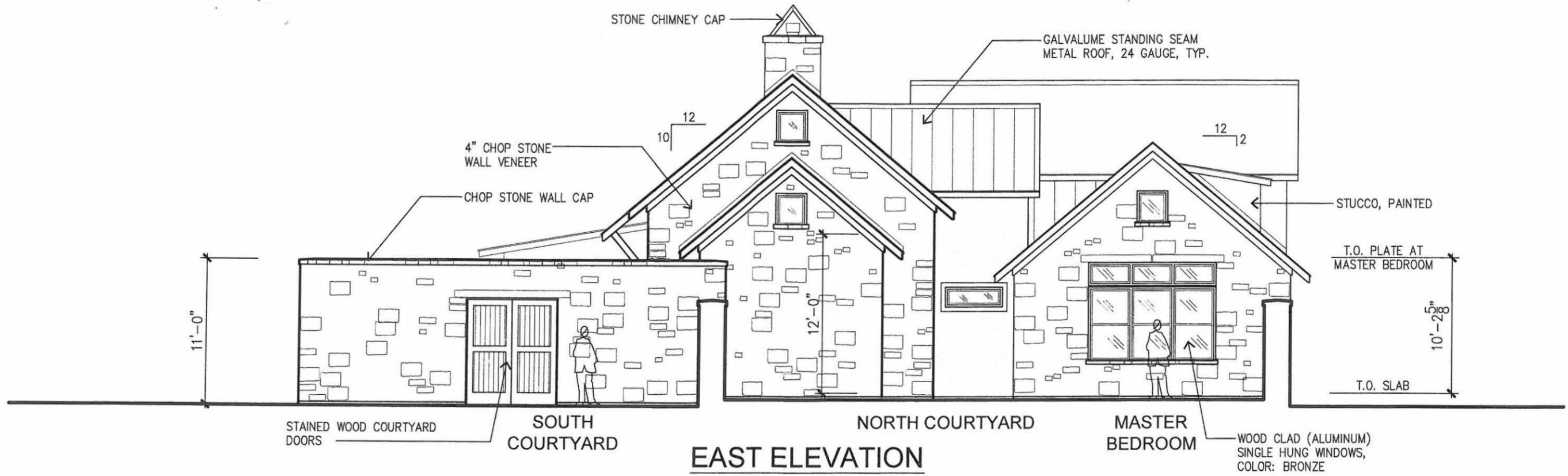


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ARCHITECT  
ARTHUR CAMPOS, JR.  
LICENSE # 20849  
STATE OF TEXAS

JUNE 30, 2014

16



**CAMPOS**  
 ARCHITECTURE | PLLC  
 SAN ANTONIO, TX 78224  
 P.O. BOX 241658  
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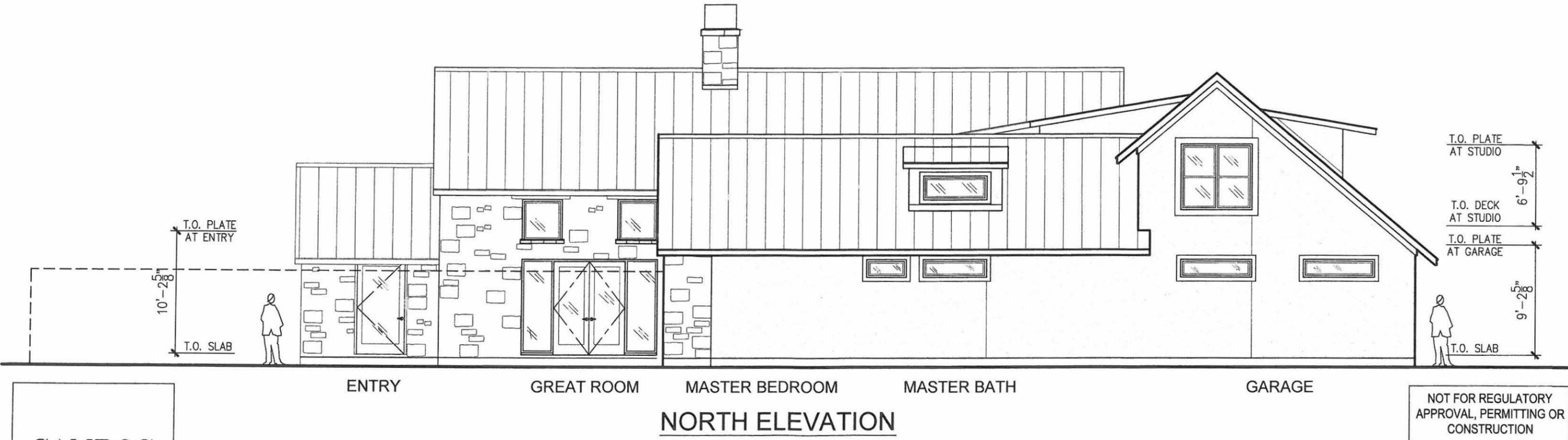
**SUTHERLAND RESIDENCE**  
 212 E. SCHUBERT | FREDERICKSBURG, TEXAS

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 LICENSE # 20849  
 STATE OF TEXAS

JUNE 30, 2014

17



**CAMPOS**  
 ARCHITECTURE | PLLC  
 SAN ANTONIO, TX 78224  
 P.O. BOX 241658  
 (P) 210-883-9992

18

SCALE: 1/8" = 1'-0"  
**SUTHERLAND RESIDENCE**  
 212 E. SCHUBERT | FREDERICKSBURG, TEXAS

NOT FOR REGULATORY  
 APPROVAL, PERMITTING OR  
 CONSTRUCTION  
 ARCHITECT  
 ARTHUR CAMPOS, JR.  
 LICENSE # 20849  
 STATE OF TEXAS  
 JUNE 30, 2014