

**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**HISTORIC REVIEW BOARD
July 15, 2014
5:30 PM**

On this 15th day of July, 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
KAREN OESTREICH
CHARLES SCHMIDT
ERIC PARKER
DAVID BULLION

ABSENT: MIKE PENICK
LARRY JACKSON

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
PAT MCGOWAN – City Attorney
KYLE STAUDT - Building Official

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

MINUTES

Eric Parker moved to approve the minutes from the June 2014 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

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 – Arthur Campos, architect for the project, presented the application and stated the project will be a two story house, approximately 3000 square feet, wood construction with stone exterior and stucco on the rear. Mr. Campos noted the stone walls will define two courtyards, one on the south and one on the north. Mr. Campos presented elevation drawings of the proposed house and noted the street is lower than the lot so the house will sit higher than street level and the garage will be setback approximately 50 feet. Mr. Campos noted there will be a balcony off the studio above the garage that will be made from cable reel material. Mr. Campos noted the house will sit beyond the stone walls that make up the courtyard on the N. Lincoln side and stated the structure will be simple and familiar to Fredericksburg and added they are not trying to create a false sense of history.

Sharon Joseph noted she would like to see how the house fits in the neighborhood. Kyle Staudt, Building Official, showed street elevations of the surrounding properties. Bill Sutherland, owner

of the property, described the houses in the neighborhood and the direction the structures face. Mr. Sutherland noted the proposed house will have simple, clean lines with a Texas look that they believe will fit into Fredericksburg. Mr. Sutherland noted the exterior walls along the front property line will be four feet high and the walls on the sides of the house will be eight feet high. David Bullion noted the powerpoint presentation shows the side walls to be eleven feet high and Mr. Campos noted those will be brought down to eight feet. Stan Klein asked if a topographical survey would be done and Mr. Campos noted there would be one done. Mr. Klein noted the elevations will have some impact on the drawings and some adjustments may have to be made before the final approval will be granted. Mr. Campos noted he understands the approval would be conditioned upon certain items. There followed more discussion about the grade of the lot and Mr. Sutherland stated they would adjust the walls around the property line depending on the grade. Mr. Klein noted his concern is that the drawings do not represent the conditions of the lot and while he believes it will be a great compliment to the neighborhood, he would like to see a drawing that represents the true elevation. There followed much discussion about the height of the walls on the perimeter of the property. Sharon Joseph noted the scale of construction needs to be addressed because that is a responsibility of the Board. Mr. Klein noted the finished floor still needs to be established and the grades determined so the Board can get a true perspective of the project. From a building standpoint, Mr. Klein commented the house seems to be a project with contemporary interpretations that blends with the neighborhood. Mr. Klein noted his concerns with this project are the trees that could be lost during construction and not knowing the grade elevation. David Bullion noted the overall scale seems to fit in well with the neighborhood and the materials complement the houses across the street. There then followed discussion on how the measurement of height is calculated and Mr. Jordan explained how it is determined for building codes.

David Bullion moved to approve the design of the house presented on Application #14-51 with the exception of limiting the rock wall on the side streets, Schubert and Lincoln, to four feet high from the grade level of the house. Eric Parker seconded the motion. Mr. Klein noted during the due diligence process the applicants may find there is something else they didn't consider on the wall and if so, the Board is open to further evaluation. Mr. Bullion noted the Board is enforcing stricter restrictions than the City imposes in their zoning ordinance. All voted in favor and the motion carried.

Karen Oestreich thanked Mr. Jordan for his work in getting the wayfinding signs installed because she believes it adds a lot to the community.

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 6:35 p.m.

PASSED AND APPROVED this the 14th day of August, 2014.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN