

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

**HISTORIC REVIEW BOARD
March 15, 2011
5:30 PM**

On this 15th day of March 2011, 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
J. HARDIN PERRY
CHARLES SCHMIDT
BURLEIGH ARNECKE
ERIC PARKER
RICHARD LAUGHLIN
STAN KLEIN

ABSENT: LARRY JACKSON
MIKE PENICK
MARCIA DIETZ

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

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

MINUTES

J. Hardin Perry moved to approve the minutes from the February 2011 regular meeting after Eric Parker noted one correction. Eric Parker seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #11-11 by Laughlin Homes & Restoration on behalf of Treff & Kerinne Herber to construct a two bedroom structure on property at 205 E. Travis behind existing structure. Richard Laughlin removed himself from the Board for the consideration of this application. Treff & Kerinne Herber, Mr. Laughlin and Shayna Shaffer presented the application. Mr. Laughlin noted the building on the property is currently being used as a bed and breakfast and the new proposed structure, which will be a 2 bedroom rental unit, will be located directly behind the main structure. Burleigh Arnecke asked if the applicants had a master plan for the entire property and the applicants stated they do not have a long term plan but at some point they may connect the existing building

and the proposed building, add some more rental units or build a retirement home for themselves. Stan Klein asked what the maximum amount of buildings they could put on the lot was and Mr. Herber stated they could add another 2 bedroom unit on the lot. Mr. Arnecke asked why the exterior of the proposed building is different than what is on the existing building. Mr. Herber noted it would be low maintenance and long lasting. Mrs. Herber stated there was a mix of stone and frame homes in the block and Mr. Herber stated some of the charm of Fredericksburg are the different exteriors on homes. Mr. Arnecke noted the different collage of material bothers him. Stan Klein asked if the applicants looked to see which exterior materials were already in the neighborhood. Mr. Herber noted there were several different types in the neighborhood. J. Hardin Perry asked what the thought process was in the color variation of the limestone because he does not see that variation in town, except on new construction. Richard Laughlin stated they are not trying to create a historic building but a building with historic lines. Mr. Klein asked what the height would be since the site slopes down and wondered if it would be taller than the existing building. Mr. Klein also noted it will be much more visible from Schubert Street than Travis. Mr. Klein stated they are protective of the neighborhood and don't want to allow an excess of small houses, built in a row, taking up the block. Charles Schmidt moved to approve Application #11-11. Eric Parker seconded the motion. All voted in favor, with the exception of Burleigh Arnecke who abstained, and the motion carried.

Richard Laughlin returned to the Board

Application #11-18 by Mustard Design on behalf of Harold & Kathleen Coates at 608 W. Austin to construct new addition to rear of house. Harold Coates presented the application. Mr. Coates noted there is a brick fence shown to be built in the front of the house, but that fence is not going to be constructed, and the picket fence will remain as it is. Mr. Coates noted most of the wood on the exterior of the house is rotten and will have to be replaced. Mr. Coates also noted the house has been remodeled several times and although the remodels have not been done well, the structure of the house is still in very good shape. Richard Laughlin asked if the windows on the front of the house will be changed and Mr. Coates stated they will be and he would like to move the front door to the area where the non-historic large window is to align the door with the street. Mr. Coates stated they will also add another window on the front of the house. Mr. Laughlin asked if he was changing the windows to a 3/1. Mr. Coates commented they want to change all the windows and Mr. Laughlin noted the Board's concern is changing the pattern of the windows.

Stan Klein commented they want to be able to recognize the original building and the two previous times the applicants have come to the Board that was accomplished, but this application does not do that. Mr. Klein stated relocating the front door is a change to what he believes is original and the Board encourages any changes on a structure be changed to what was original, and not changed away from what is original. Mr. Klein also noted the fascia board on the drawings look very tall and asked if it was going to be as tall as it looked or if it will match what is currently in place. Mr. Coates stated they are proposing to replace it as it is now and Mr. Klein asked that be noted. Mr. Klein commented the lot slopes down in the back and asked if the addition will be built as high as the original structure. The Board and Mr. Coates discussed this and looked at the plans and it was

decided the elevation of the addition will not be lower than the original structure. Mr. Laughlin asked if the proposal is to change all the wood siding to hardi-siding and Mr. Coates stated it is. Mr. Klein asked what the percentage of wood deterioration is on the house to see if it was justified to remove the distinction of the original wood siding. Mr. Coates commented he believes more than 50% of the wood is deteriorated. Mr. Laughlin stated if the Board lets the wood siding be removed it will look like a new house with the new windows, doors and siding. Mr. Klein noted the wood siding is still available and reproducible. Mr. Coates stated by the time they move the door and add the proposed addition there won't be much of the original wood left on the house. Mr. Klein stated the integrity of the original form needs to be maintained because the addition is going to overpower the original structure, and the historic value will be lost if the original form is not maintained. Mr. Laughlin noted there is also a hip roof change and tapered columns shown on the application but Mr. Coates noted the original roof will remain the same.

Stan Klein moved to approve the application conditioned upon the applicant:

- 1) Restore or replace wood siding on original structure (match original profile and dimensions) to distinguish from new additions. The new fascia boards must match the original fascia boards on the original portion of the home that will remain
- 2) Relocation of the front door is acceptable
- 3) Match existing 2/2 light windows in profile and composition on the entire original structure
- 4) Architect/owner to provide documentation on the westernmost (large) window facing Austin Street to determine original status prior to replacement.

Richard Laughlin seconded the motion. All voted in favor and the motion carried.

With nothing further to come before the Board Eric Parker moved to adjourn. Charles Schmidt seconded the motion. All voted in favor and the meeting was adjourned at 6:47 p.m.

PASSED AND APPROVED this the 12th day of April, 2011.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN