

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

**HISTORIC REVIEW BOARD  
April 12, 2011  
5:30 PM**

On this 12<sup>th</sup> day of April 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  
STAN KLEIN  
MIKE PENICK  
MARCIA DIETZ

ABSENT: LARRY JACKSON  
ERIC PARKER  
RICHARD LAUGHLIN

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**

Mike Penick moved to approve the minutes from the March 2011 regular meeting after J. Hardin Perry noted one date correction. Marcia Dietz seconded the motion. All voted in favor and the motion carried.

**APPLICATIONS**

**Application #11-19** by Eve Hancock at 207 E. San Antonio to remove existing addition and add larger addition. Cass Phillips and Eve Hancock presented the application. Ms. Hancock stated they need to add an office onto the rear of the building. Ms. Hancock noted several years ago they turned a porch into an office and they would now like to extend that approximately 16 feet in order to make room for three people. Mr. Phillips commented the new roof will be a very flat slope roof and the new roof line will be below the existing one. Mr. Phillips also noted they do not want to compete with the historic part of the building. Burleigh Arnecke asked if they will use the old siding and Mr. Phillips stated their intent is to use horizontal siding. Ms. Hancock added it will be

very similar to what is currently in place. Mr. Phillips commented it was made clear to him on prior applications the Board only wants new additions to complement the historic structure, but not match it. Mr. Phillips also stated the paint and trim color scheme will be pretty much the same as it currently is.

Marcia Dietz moved to approved Application #11-19. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

**Application #11-24** by Mustard Design on behalf of Jonathan Bedford at 107 S. Llano to:

- 1) Paint porch posts and window trim
- 2) Replace canvas on existing canopy structure
- 3) Construct a roof parapet wall
- 4) Propose location for tenant signage
- 5) Add wood deck and ramp on rear of structure for access to side yard
- 6) Replace existing window opening on rear of structure with new door.

Andy Bray of Mustard Design and Jonathan Bedford presented the application. Mr. Bray stated the building was originally built in 1892 and there were additions built years later. Mr. Bray noted the entry piece of the building was an addition and that piece will be left virtually the same. Mr. Bray stated the owner wants the green canopy to remain as it is and will not let the applicants change it to white. Mr. Bray stated they are trying to create an area where they can have visible signage and create a color scheme that will blend with the scheme that is already on the structure. Mike Penick noted his concern with the proposed location of signage is that the historic structure is hidden because the material is not transparent. Mr. Penick stated all the other proposed changes look good and he believes it will clean up the property. Stan Klein noted it is very important to keep the integrity of the building intact and commented the bulkhead presented looks like a strip center, and a residential character would be more beneficial to the applicants. Mr. Bray stated he can adjust the height of the parapet but there was previously a sign located in that area.

Mr. Bray noted the applicants would also like to add a deck to the back of the house and a ramp for access to the side yard. Mr. Bray noted the applicants plan to show movies at night and make the area accessible for all children. Mr. Bray commented they will use one of the existing windows on the rear of the building for the door opening to the deck.

J. Hardin Perry commented he is sympathetic to the sign problem but he would like another resolution to the proposed parapet wall.

Mike Penick moved to approve Application #11-24 with the exception of the addition of the parapet for the proposed sign. Stan Klein seconded the motion and noted when the sign is approved, the amended location of the sign can be presented and, if appropriate, the chair can sign off the application. Mr. Bray asked if they could lower the sign and place it on slats in front of the window so the sunlight can still come through the slats. Mr. Penick stated he doesn't approve of the band but as the applicant is now requesting, to put fascia board up where the rafters are exposed, is ok with

him. Mr. Penick then restated his motion as approving Application #11-24 with the elimination of the band, but allowing facia boards just the height of the butt ends. Mr. Klein seconded the amended motion and all voted in favor.

**DEMOLITION BY NEGLECT**

209 E. Austin Street - Kyle Staudt, Building Inspector for the City of Fredericksburg, stated he believes the house is in need of repairs to preserve the integrity. Sharon Joseph commented the Board has sent a letter to the owner before and at that time they repaired the porch. Charles Schmidt moved to direct Staff to send a Demolition by Neglect letter to the owner of the property at 209 E. Austin Street. Burleigh Arnecke seconded the motion. All voted in favor and the motion carried.

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

PASSED AND APPROVED this the 12<sup>th</sup> day of July, 2011.

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SHELLEY BRITTON, CITY SECRETARY

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SHARON JOSEPH, CHAIRMAN