

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

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

On this 12th day of July 2011, the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

LARRY JACKSON
MIKE PENICK
CHARLES SCHMIDT
BURLEIGH ARNECKE
ERIC PARKER
RICHARD LAUGHLIN
STAN KLEIN
MARCIA DIETZ

ABSENT: SHARON JOSEPH
J. HARDIN PERRY

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

The meeting was called to order at 5:30 PM by Larry Jackson.

MINUTES

Burleigh Arnecke moved to approve the minutes from the April 2011 regular meeting. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #11-33 by Jason Rustin at 412 W. Austin to rebuild front porch and porch roof. Jason Rustin presented the application. Mr. Rustin noted he would like to replace the porch because the ceiling and floor are rotted out, but he will replace it so the detailing will be exactly the same as it is now. Mr. Rustin noted the roof is a pan roof, which catches the water and then drains it out, and he would like to replace it with a slight shed roof using the same roofing material that is currently on the house. Larry Jackson asked if he would lay a wood floor on the porch and Mr. Rustin noted he would. Mr. Rustin stated the gingerbread is still in good shape and the posts are in fair shape so he will re-use both of those materials. Mr. Rustin stated the handrail cannot be re-used, but he will install one to look exactly like the existing. Mike Penick asked if there was any slope on the existing porch or if he would have to bring the roof up. Mr. Rustin stated he would not have to

come up any on the slope because it measures nine feet against the house and drops to 8-7", and he will use the same 5" pitch. Stan Klein noted the building is a high rated building and the porch is very significant to the building. Mr. Klein also noted the roof has an incorporated drain system but if the roof is changed to a shed roof water will drain off the end and run back to the porch, which will then rot. Mr. Klein noted his concern in putting the slope back on is the profile of the structure from the side, because that will be changed. Mr. Klein stated in a prior application on another property the Board suggested the applicant put on a hip roof and that is something he should consider. Mr. Rustin asked if putting gutters on the porch are permissible and Mr. Klein noted it will change the profile of the building. Mr. Klein asked if the floor on the porch is still the original wood and Mr. Rustin stated it was not. Mr. Klein asked the applicant if he would re-install tongue and groove and Mr. Rustin noted he would. Larry Jackson asked the applicant if he had considered leaving the roof flat. Mr. Rustin stated he could leave it flat, but he still has to take the entire ceiling off the porch because it is rotted.

Stan Klein moved to approve Application #11-38 based on the recommendations presented by the Board with the following two options:

- 1) Restore the porch back to a flat roof, with the understanding the entire porch will be restored, and if the incorporated roof is installed, work out the details that will not be visible to the Board
- 2) If a slope roof is constructed, a hip should be installed so the roof will be a custom seam with a low slope, making the ridge come back to the corner.

Marcia Dietz seconded the motion. All voted in favor and the motion carried.

Application #11-38 by Paul Wolters at 102 S. Lincoln to construct a freestanding wood deck on the courtyard side of 102 S. Lincoln. Construction of the deck commenced prior to the applicant having the approval of the Historic Review Board. Mr. Wolters presented the application and stated he has disassembled the deck because the owner of the property decided she did not want any railing installed and Mr. Wolters felt that would be too much of a liability. Mr. Wolters stated he is withdrawing his application and may just put in a flat gravel area with landscaping.

Application #11-41 by Jim Garner at 607 W. Main St. to add faux storefront, repair wood, gutters, fence, and roof on property as needed, paint exterior, and add security barrier and fence to rear of property. Bill Vernon, a friend of the applicant, presented the application. Stan Klein stated the Board is always concerned with scale and noted it appears that one dimension doesn't extend to the top of the first parapet and Mr. Vernon noted there is a 6" difference in the house to the left of the subject property and the property in question. Mr. Klein asked if the new doors will be operable and Mr. Vernon stated they would be. Mr. Klein commented the drawing shows a simple profile but some simple details are not identified, such as the railing and spindles. Mr. Klein stated they are looking for a continuity of scale and commented he assumes the columns are 4 x 4. Richard Laughlin noted there is not an east elevation and he is a little concerned about what will be visible from that direction. Mr. Klein stated the Board needs additional information such as the materials

being used, a side view, and a dimensional comparison of the buildings on the property. Mike Penick noted the drawing presented shows the windows, the railing, and the doors all higher than what is existing, and they need to know if that is intended or if the drawing is just not to scale. Mr. Penick also commented they need to know the size of the posts. Mr. Klein stated the Board needs to see a drawing that is to scale.

Stan Klein moved to table application #11-41 until the following meeting to give the applicant time to present the information the Board has requested. Richard Laughlin seconded the motion. All voted in favor and the application was tabled.

Application #11-42 by Steve Thomas on behalf of Kathy Sanford at 605 W. Schubert to add 160 square foot bathroom to west side of residence. Steve Thomas presented the application and noted the owner has a 1914 residence and would like to add a bath to the side of the house because the only full bath is upstairs and her bedroom is downstairs. Mr. Thomas stated the building is brick and has cast concrete lentils and sills, and all the sills line up around the house. Mr. Thomas noted the back part of the house has a screen porch with tear drop wood siding and this is where he intends to put the addition. Mr. Thomas commented there is a false window shown on the north elevation and he believes he has talked the owner out of putting that in. Mr. Thomas stated the false window draws unnecessary attention to the addition and there is not another shutter anywhere on the house. Richard Laughlin asked what colors will be used on the addition and Mr. Thomas stated the owner favors using the same color that is on the house, which is a very light blue. Mr. Thomas noted it would be hard to find a contrast color but if one is used it will be white or off white.

Richard Laughlin moved to approve Application #11-42. Mike Penick added the requirement the false window be eliminated and suggested some of the detail in the gable be added to the new roof. Stan Klein noted the windows on the porch have been replaced and the roof has been modified from a flat roof to a slope, and suggested if the owner insists on putting in the false window, Mr. Thomas should hip the roof to create the same proportion of the existing openings.

Marcia Dietz seconded the motion to approve Application #11-42 with the requirement the false window be eliminated. All voted in favor and the motion carried.

Application #11-43 by Jerry Sample on behalf of Janis Joseph Maund at 121 W. San Antonio St. to:

- A) Re-roof, repair rotten wood and paint exterior
- B) Replace windows with energy efficient windows of same size and style
- C) Take in screened-in porch on southwest side to increase size of kitchen and allow laundry room to be moved from tank house
- D) Take in portions of both upper and lower rear porches to enlarge the existing downstairs bath and to allow room for a new bath upstairs
- E) Addition off both upper and lower porches with a slightly revised rear roof line to allow space for closets
- F) Move tank house to southeast, rear corner of lot.

Jerry Sample presented the application. Stan Klein asked what material he will use on the new roof and Mr. Sample stated it will be standing seam metal. Mr. Sample also noted they are leaning toward using the green color that is presently on the building. Mr. Klein noted the columns on the building are very unique and Mr. Sample agreed. Mr. Klein gave some history of the structure and noted his concerns are the visual changes that are made from the obscure corners, the porch roof, and the hips on the building. Mr. Sample noted the main changes to the building will be on the rear of the house at the southeast corner. Mr. Klein stated they do not have an elevation from the east side, but he believes an unusual form is going to be created when Mr. Sample tries to solve a problem of a closet for his client. Mr. Klein asked if the porch will be stepped back and Mr. Sample stated it would be. Mr. Klein commented it is good he is stepping it back, but he is still adding 8 feet, 2 stories high, and not all the information in the application is complete so the Board cannot completely understand until the details are clarified.

Mr. Klein then asked about the windows and noted the profile and proportions are very important and asked Mr. Sample to provide that information. Richard Laughlin asked if the windows will be a total replacement and Mr. Sample stated they will be and he will make sure the trim and windows on the exterior look exactly as they do now. Mr. Sample then noted there is not a mullion that matches what is there and there is not a window made today that is the exact width and height of the existing windows, so he will trim it from the interior to make certain the exterior match the historic windows. Mr. Klein asked Mr. Sample to provide information on the window profile in comparison to the existing windows.

Mr. Klein also asked for a drawing of the floor plan which illustrates the location and dimensions of the porch and asked Mr. Sample to prove to the Board the addition will not be visible.

Richard Laughlin asked Mr. Sample if he was going to use actual windows to close in the rear porch. Mr. Sample stated they are actual windows and added the gingerbread and posts will be applied over the top of the windows. Mike Penick asked if the windows will be operable and Mr. Sample noted they would be. Mr. Penick stated they are putting windows where there were none and suggested replacing the screen with fixed glass and leaving the gingerbread where it is. Mr. Sample then noted he is going to bring the wall of the porch up one foot. Mr. Klein asked if he will be doing anything with the skirting on the rear porch and Mr. Sample noted he wants to encapsulate it and bring it into part of the house. Eric Parker asked if he would do the same thing on the front and Mr. Sample noted he would do the same on the side porch, because that would tie in and solidify the porch as part of the house, but he will not do the same underneath the front porch area. Mr. Klein commented he should let the porch read as a porch and make it look transparent by using glass instead of screen.

The Board then moved onto the discussion of moving the tank house and Mr. Laughlin asked if the ordinance allows the tank house to be moved. Brian Jordan, Director of Development Services, stated in the past they have looked at tank houses as part of an element of the property, and they could not be demolished, but he believes the Board could consider moving it within the property.

Mr. Penick noted he does not mind allowing them to move the tank house, but he does not approve of where they are asking to move it and believes it should stay closer to the area where it is now. Mr. Sample stated they are trying to make it a focal part of the back garden area.

Mr. Sample then commented the owner would like to tear down the garage and re-build it but Mr. Sample noted he believes that loses the historical significance and he would like to raise it up and put a foundation underneath it.

Larry Jackson asked Mr. Sample to put two stakes in the ground in the location of the proposed corners of the addition for the Board to check the visibility. Mr. Jackson also asked Mr. Sample to present the following items the Board has requested throughout the discussion:

- 1) New drawings of the addition
- 2) Revisions to the windows for the screened-in porch
- 3) Drawing showing the tank house squared up on the property
- 4) Accurate elevations from the east side
- 5) Profile of windows

Mike Penick moved to table Application #11-43. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Richard Laughlin moved to adjourn. Eric Parker seconded the motion. All voted in favor and the meeting was adjourned at 7:12 p.m.

PASSED AND APPROVED this the 9th day of August, 2011.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN