

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

**HISTORIC REVIEW BOARD  
August 9, 2011  
5:30 PM**

On this 9<sup>th</sup> day of August, 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  
J. HARDIN PERRY  
RICHARD LAUGHLIN  
STAN KLEIN

ABSENT: SHARON JOSEPH  
CHARLES SCHMIDT  
ERIC PARKER  
BURLEIGH ARNECKE

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**

Stan Klein moved to approve the minutes from the August 2011 regular meeting. J. Hardin Perry seconded the motion. All voted in favor and the motion carried.

**APPLICATIONS**

**Application #11-41** by Jim Garner at 607 W. Main Street 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, friend of the owner, was present to answer questions. Stan Klein noted the drawing is essentially the same as it was previously presented with a few modifications and also commented Mr. Garner, the owner of the property, contacted him. Mr. Klein noted the owner is an engineer so he understands the issue of scale. Mr. Klein noted Richard Laughlin had asked for elevations and Mr. Laughlin stated the elevation presented still doesn't show how the corner of the new facade attaches to the other building. Mr. Klein stated he tried to communicate that to Mr. Garner but he didn't seem to grasp the Board's request to help them understand the proposed changes. Larry Jackson asked if all the other questions had been answered, with the exception of the side elevation. Mike Penick stated he had some additional questions and started

with the posts referred to in the letter that Mr. Garner acquired and commented he is assuming there will be no change in the porch roof or the posts on the wooden attached building, but only the railing and gingerbread trim. Mr. Penick also asked if the posts are planned to be used everywhere or just on the building that is being changed. Mr. Vernon stated to the best of his knowledge the posts are only for the new building. Mr. Penick also commented he was assuming horizontal siding was going to be used only on the top portion and not the bottom, as noted on the drawing, and asked if the siding would be different materials. Mr. Jackson asked if the siding on the old building was vertical or horizontal. Kyle Staudt, Building Inspector for the City of Fredericksburg, noted it was vertical. Mr. Vernon stated he believes Mr. Garner will use vertical siding to have it conform with the other building on the property. Mr. Penick noted the building to the right currently has a doorway but no windows, but on the drawing presented it shows windows and he is wondering if those are going to be actual windows. Mr. Vernon did not know the answer to that question but commented Mr. Garner will comply with what the Board requests. Mr. Laughlin asked if the owner is planning on introducing a gable behind the parapet. Mr. Staudt noted he spoke to the owner today but he does not know if that is what he is planning. Mr. Laughlin noted the roof is currently a gable roof but there is not a gable that faces Main Street and questioned if he could add a gable to support the parapet. Mr. Staudt commented he believes he could and Mr. Laughlin noted that gable is not shown on the drawing. Mr. Laughlin was questioning the allowable height of the parapet and Mr. Staudt noted the parapet cannot exceed the pitch of the roof. Mr. Laughlin stated there has to be a gable behind the parapet to support it. Mr. Vernon noted Mr. Garner would not change the roof line and Mr. Laughlin stated he cannot run the parapet as high as shown then because the roof has to come up and abut it. Mr. Penick noted there is a very slight gable on the building now. Mr. Jordan suggested the Board quantify exactly what information they need from the applicant since he has not been present to answer their questions. Mr. Klein noted the last sentence on Mr. Garner's letter states the project will be put off for several months if he does not get approval and commented that seems important enough to have the contractor at the meeting to answer questions. The Board compiled the following list of requirements for them to make a decision on Application #11-41:

- Detail of windows
- Detail of siding
- Height of the roofline behind the facade
- Show what is existing and what's not existing
- Details of posts and railings
- Scale of door, door details and material
- Elevation where the buildings come together from the west
- East elevation with dimensions or scale
- Visual graphic that illustrates the bracket details at the columns
- Elevation that makes it clear if there will be a deck in front of the doors
- Type of windows and door to be used

- Location of the paint colors noted on the elevations
- New roof material
- Floorplan to show how deep the porch is.

Stan Klein moved to table Application #11-41 until the next meeting and J. Hardin Perry seconded the motion. 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.

The applicant called City Staff to let them know they would not be presenting their application because they did not have all the drawings prepared, but would present it at the next meeting of the Historic Review Board.

**ADJOURN**

With nothing further to come before the Board, Richard Laughlin moved to adjourn. Mike Penick seconded the motion. All voted in favor and the meeting was adjourned at 6:23 p.m.

PASSED AND APPROVED this the 13<sup>th</sup> day of September, 2011.

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SHELLEY BRITTON, CITY SECRETARY

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SHARON JOSEPH, CHAIRMAN