

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

**HISTORIC REVIEW BOARD
September 13, 2011
5:30 PM**

On this 13th day of September, 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
LARRY JACKSON
RICHARD LAUGHLIN
STAN KLEIN
DAVID BULLION
ERIC PARKER

ABSENT: MIKE PENICK
J. HARDIN PERRY
CHARLES SCHMIDT
BURLEIGH ARNECKE

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
TAMMIE LOTH - Development Coordinator

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

MINUTES

Larry Jackson moved to approve the minutes from the August 2011 regular meeting. Stan Klein 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. Jim Garner presented the application. Mr. Garner noted the front he is proposing to add will be a facade, and nothing will be functional except for the doors. Mr. Garner stated he is using material from a 1910 building that was taken down in Johnson City and commented he has pictures of the posts, the doors, and the windows. Mr. Garner showed the Board a floorplan and noted there will be two decks. Mr. Garner stated the existing building will not be changed except that the sliding glass door will be changed to a regular door. Stan Klein noted the Board typically likes to see how the building is going to be built and how the finished project will look. Mr. Klein also noted they wanted to see a side view of the building and they still don't have that. There followed discussion among the Board members and Mr. Garner about what the Board needed to see to complete his application. Mr. Garner stated he is not touching the integrity of the building, he is

only attaching a facade. Sharon Joseph asked Mr. Garner if he understood what the Board needed from him in order to approve his application and Mr. Garner stated he did. Mr. Garner was given a copy of the minutes from the August, 2011 meeting which states what details are needed to complete his application and includes the following:

- 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.

Richard Laughlin moved to table Application #11-41 and take no action. Eric Parker seconded the motion. All voted in favor and the motion carried.

Sharon Joseph stepped down as Chair and off the Board for the following application, citing a conflict of interest. Larry Jackson assumed the role of Chair.

Application #11-53 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 add a small rear addition on both floors to allow room for a new bath upstairs and closets both upstairs and down
- E) Move tank house to southeast, rear corner of lot.

- F) Lift garage to pour new foundation and floor, paint and re-roof garage to match house and install new overhead doors that are of the period and style of the house.

Jerry Sample presented the application. Mr. Sample noted the front view will not change. Mr. Sample stated the roof will be changed to a standing seam and they would like to paint it a dark green to match the portion that is currently painted. Mr. Sample showed a photo of the chimney he wishes to remove and noted he had to stand across the street and zoom in to be able to see it because it is barely visible. Stan Klein asked where on the roof the vents would be and Mr. Sample noted all the vents will be on the rear in the valley of the roof. Mr. Sample commented the windows will be the same size and style. Mr. Klein asked if the wood trim was going to be replaced on the top of the windows. Mr. Sample stated they have looked at doing that different ways and stated he has measured everything to where he can get a metal window that will fit in the space if they want to have aluminum trim on the outside. Mr. Sample noted he is not sold on the aluminum trim but the owners want low maintenance and would prefer the aluminum as opposed to wood. Mr. Sample noted the difference will not be noticeable from the street, although he prefers to look at it from the house, and not the street. Mr. Klein noted the window profile is important and the wood facing on the building is also important. Mr. Klein asked for more information on the window, and specifically specs to see what the windows will actually look like. Mr. Sample asked if he wanted to see architectural drawings of the windows and Mr. Klein stated he would.

Mr. Sample then showed a photo of the southwest porch and noted that will be taken into the kitchen area. Mr. Klein asked if Mr. Sample was going to pull all the 1 x 4s off the windows all the way around and Mr. Sample confirmed he was. Mr. Klein asked if he was putting in screens and Mr. Sample stated they will be reproduced as they are and applied to the exterior window and fitted into the opening, made from cypress. Mr. Sample noted he will fit in single pane windows, the low wall will be about 36" instead of 30" to make more of a chair rail inside without changing the look of the outside much. Mr. Sample noted the windows will be full pane, set windows with full glass. David Bullion asked what size they will be and Mr. Sample stated approximately 30" x 6'.

Mr. Sample noted there has been a rear porch extension added to the application since the last meeting and noted the gingerbread will be the same and the posts will be turn posts instead of 3 1/2 x 3 1/2 square posts.

Mr. Sample noted the small rear additions are not very noticeable from the exterior but it makes a big difference on the interior of the home. Mr. Klein noted the addition is off set and that is good. Mr. Sample also noted he squared the tank house up as the Board requested. Mr. Bullion asked if the applicant or owners considered putting the tank house between the house and garage, more in the location it originally was. Mr. Sample stated they are trying to use the tank house as a focal point of that corner of the backyard. Mr. Klein stated the tank house was originally used to collect water so maybe it should be left closer to the house. Larry Jackson stated as long as it is perpendicular and parallel to the house the applicant can put it most anywhere, but asked that he

take Mr. Bullion's comment into consideration and locate it closer to the house to maintain some of the historical significance.

Mr. Sample showed photos of two garage doors and asked if the Board had an opinion on which one they would prefer. Mr. Klein stated the doors are really subjective when they are going on a building that was built significantly later than the main structure.

Mr. Laughlin asked the applicant if he was going to be turning the ridge or capping it on the standing seam metal roof. Mr. Sample stated he was going to turn the ridge.

Stan Klein moved to approve the application with the following conditions:

- 1) Roof be a turned ridge
- 2) Paint colors for roof metal and structures be approved
- 3) Follow up to confirm proposed window profile in relationship to what is there now.

Mr. Klein then asked about guttering. Mr. Sample noted he was going to replace what is already on the house and make it look exactly like it was. Mr. Klein noted there was not a drawing of the facade and Mr. Sample stated nothing was going to change. Mr. Sample stated he was just going to replace the rotted wood and if the lattice is changed it will be made from a different material but designed to match what is there.

Mr. Laughlin noted he was concerned with how the windows will be put in behind the existing closure and not leak, which would cause wood rot. Mr. Sample stated that would be taken care of with flashing.

Mr. Klein noted the Board would like to see a drawing of the back porch with the detail of the window. Mr. Laughlin then asked why the applicant added the 45 degree angle to the rear addition and Mr. Sample commented he believes it softens the addition and also makes it more visually appealing by having the angle on the veranda. Mr. Laughlin stated it would look better without the angle.

Eric Parker seconded the motion. Stan Klein noted the following two conditions should be added to his motion:

- 1) Applicant present drawings of the back porch and details of the windows being installed
- 2) Applicant encourage the owner to facilitate the tank house as part of the site.

All voted in favor and the motion carried.

Sharon Joseph returned to the Board and assumed her role as Chair.

Consider the rating of 102 & 104 E. San Antonio

Brian Jordan, Director of Development Services, stated Steve Thomas is representing Gillespie County and they are considering their options with the subject properties. Mr. Jordan noted as Staff was looking at the rating of the properties, they discovered the ratings may be reversed in the Historic Resources Survey Report. Mr. Jordan noted the old Central Hotel is rated low and the other property is rated medium. Mr. Thomas was also at the meeting and commented when the building was still being used as a clinic there were discussions about the rating, but nothing was done to change them. Richard Laughlin noted they should look at each building individually and not assume the building ratings were switched. Stan Klein recommended the Board change the rating of the old hotel structure to medium. Mr. Jordan asked if he was recommending leaving the balance of the property as a medium rating. Mr. Klein stated the building has historical significance to it even though it has been moderately altered. Mr. Klein commented a low rated building is usually obtrusive and has no historical significance and also added he believes the corner building may be original.

Richard Laughlin moved to recommend to City Council the rating of the old Central Hotel be changed to medium. Stan Klein seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

Brian Jordan, Director of Development Services, noted in light of recent applications Staff has looked at what all we ask for with the application for modifications to a historic property. Mr. Jordan noted the applicants will typically work with Staff to get what the Board needs, but thought we should discuss the subject with the Board members to see what they would like us to require. Richard Laughlin commented on additions we should require a before and after floorplan and on the example of elevation drawings instead of it saying from a public way it should say from all public ways. Mr. Jordan suggested giving an example of a public way as a street, alley, or side street. Stan Klein stated they need to see a profile of the project with details of each element. David Bullion suggested if there was an application that has been previously presented that detailed everything the Board required it could be used as an example in the application. Mr. Jordan reminded the Board if the application is incomplete, the Board does not have to approve it.

ADJOURN

With nothing further to come before the Board, Stan Klein moved to adjourn. Larry Jackson seconded the motion. All voted in favor and the meeting was adjourned at 7:26 p.m.

PASSED AND APPROVED this the 11th day of October, 2011.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN