

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

**HISTORIC REVIEW BOARD  
October 11, 2011  
5:30 PM**

On this 11<sup>th</sup> day of October, 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  
RICHARD LAUGHLIN  
CHARLES SCHMIDT  
DAVID BULLION  
BURLEIGH ARNECKE

ABSENT: MIKE PENICK  
LARRY JACKSON  
STAN KLEIN  
ERIC PARKER

ALSO PRESENT: BRIAN JORDAN – Director of Development Services  
KYLE STAUDT - Building Inspector  
TAMMIE LOTH - Development Coordinator

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

**MINUTES**

Richard Laughlin moved to approve the minutes from the September 2011 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

**APPLICATIONS**

**Application #11-58** by Gary Williams at 508 W. Creek Street to replace windows and siding and add stone to foundation. Mr. Williams presented the application. Mr. Williams commented he bought the property because he liked the fact that nothing had been done to it. Mr. Williams stated he likes how the property next to his looks and would like to tie his structure into that property while restoring some of the original features of the house. Mr. Williams noted he wants to take the asbestos siding off and replace the windows in the bedroom that don't meet code. Mr. Williams also commented he wants to take some of the covered area in the front and make it into an entrance way. Mr. Williams noted he would like to put a wood siding on the structure and since it is so small he wants to make it feel like a cottage, which he thinks the cedar siding would accomplish. Sharon Joseph asked what was under the siding and Mr. Williams stated it was just sheetrock. Mr. Williams noted he would also like to put a stone veneer around the foundation. Charles Schmidt

commented the only house he can think of that has cedar siding is on San Antonio Street. J. Hardin Perry stated he has an old cabin and when he took the siding off, he found cedar underneath. Richard Laughlin stated it will be a nice addition to the neighborhood and will blend in well. David Bullion noted it was a great improvement to the property. Burleigh Arnecke asked if Mr. Williams had considered any other type of siding and Mr. Williams stated the only other thing he would consider is a vertical board and batten. Mr. Perry asked if the roof will stay the same and Mr. Williams noted it would. Mr. Arnecke asked if he planned to add on to the back and Mr. Williams stated he would eventually like to turn the garage into another bedroom and bath and leave the existing laundry room in place. Mr. Arnecke noted the Board hasn't approved cedar siding since he has been a member so he commented if it is approved they are giving everyone else permission to use cedar. Ms. Joseph commented as long as they know the material was used historically, it would be fine to put it in the historic district. Mr. Laughlin noted the existing fascia board is larger than what is shown on Mr. Williams drawings and asked which was correct and Mr. Williams stated he is going to make the fascia board smaller than it is now.

Richard Laughlin moved to approve Application #11-58 and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

**Application #11-59** by Mammal Design on behalf of Capraia Partners at 230 E. Main to:

- 1) Renovate the courtyard area by:
  - A) Removing the deteriorated wooden patio
  - B) Construct new concrete patio
  - C) Re-work planters
  - D) Add a bar to the western side
- 2) Construct new 20' x 50' kitchen addition
- 3) Make alterations to the facade of the building
  - A) Replace multi glazed windows
  - B) Change exterior paint scheme
  - C) Remove and cap front stair and walls leading to basement
  - D) Replace left side door with single glazed door
  - E) Revise existing planters
  - F) Add three gas lanterns below the patio
  - G) Remove shutters on second floor
- 4) Unify rear storage, restroom and stairwell structures as a single feature
- 5) Remove shutters on east and west sides of structure.

John Mammele, architect, and Jordan Muraglia, owner of the property, presented the application. Mr. Mammele noted they would like to take the building back to what they perceive to be historical and make it cleaner with more uniformity. Mr. Mammele noted the windows vary in size and they believe they have been added through the years. Mr. Mammele stated the windows upstairs have been changed from the original because there are some arches where the windows once were and the patio has also been added. Mr. Mammele noted they recognize the building has gone through

several owners and has been changed and noted the courtyard is an addition from the late 70's or 80's. Mr. Mammele stated they would like to keep all the materials used in the renovation consistent with what's local. Sharon Joseph noted the courtyard is not visible from any thoroughfare.

The applicants then moved on to the kitchen addition and noted they want to come 20 feet off of the building. Ms. Joseph noted that will be very visible from Austin St. David Bullion asked what kind of siding will be used and the applicants noted it will be a board and batten material with 4 inch panels.

The facade is the next area that was discussed and Mr. Mammele noted they would like to remove the bushes that are in front so the building will be more visible. Mr. Mammele also stated the windows are random in configuration and commented the building is asymmetrical. Mr. Mammele noted they do not want to eliminate the secondary door, but to keep it matching the windows they would like to bring it up to a full height door. Mr. Mammele noted the stairway to the basement is not functional and there is a stairway on the interior that can be used to access the basement so they would like to eliminate the exterior staircase, keep it intact for future use, but seal it off which will allow for a better look with the three multi-glaze windows. Mr. Mammele noted they would then match the grid from the lower windows to the upper transom windows. Mr. Mammele stated the 2<sup>nd</sup> floor facade and side of the building have shutters that they would like to remove and they will restore the clock that is rusting out. Mr. Mammele stated they would like to tone the building down some and make it more neutral with a different color palette.

Ms. Joseph asked about the rear of the building which is somewhat visible and Mr. Mammele noted there have been a number of additions they would like to clean up. Mr. Mammele also noted the details of the addition need to be finalized but they are presenting the look they are aiming for. Mr. Perry asked if the material on the kitchen addition would match what is on it now and asked what type of material it is. Mr. Mammele noted they cannot match what is existing because it is a concrete wall, but they will match the colors of what is on the existing addition and use a 4 inch vertical masonite board, which is applied in sheets.

Ms. Joseph asked about the planters on the front and Mr. Mammele noted they would like to raise the height of the planters and replace them with more functional planters that could also serve as seating.

Richard Laughlin noted much more detail is needed for the Board to allow the applicants to change the whole facade, such as the type of moldings, panels and doors they will be using, and also stated the applicants should come up with an older photo for the building. Mr. Laughlin noted the Board needs construction drawings and some kind of evidence of ghost marks, specifically to prove there are no signs of hinges for shutters that would have been original. Mr. Mammele stated they have been to the historical society several times and have pulled all the photos they can find, the oldest being from 1973, but from what they have gathered, a lot of the front facade wasn't original and was added piece by piece throughout the different eras. Mr. Mammele also commented they are

looking at photos of architecture from the town prior to 1973. Mr. Mammele noted they realize they will not get approval on the entire project tonight but they wanted to show the Board what their plans were and they know they will have to work with the Board throughout the project as it develops. Ms. Joseph asked the Board if they were in agreement of the general project and also what the applicants need to submit for consideration since they have looked for photos and can not find any. Mr. Mammele stated they would like to start the kitchen addition and courtyard renovation and understand the Board will need more detail on the rest of the project.

Burleigh Arnecke moved to approve the courtyard section of the application as presented. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

David Bullion moved to approve the addition to the kitchen as presented. J. Hardin Perry seconded the motion. All voted in favor and the motion carried.

Charles Schmidt moved to approve the restroom and stairwell structure on the rear of the building as presented. Burleigh Arnecke seconded the motion. All voted in favor and the motion carried.

Ms. Joseph stated the Board needs more detail on the front facade and shutters.

Mr. Laughlin asked if anything is going to be done to the windows on the back of the building and the applicants noted they will stay as they are. Mr. Muraglia asked if they can remove the shutters on the west side because they are falling down onto the lower roof. Mr. Laughlin stated they can remove them with the intention they will be repaired and if proof is found they weren't original, the applicants will not have to put them back up.

**ADJOURN**

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 6:25 p.m.

PASSED AND APPROVED this the 15<sup>th</sup> day of November, 2011.

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SHELLEY BRITTON, CITY SECRETARY

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SHARON JOSEPH, CHAIRMAN