

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

**HISTORIC REVIEW BOARD
November 15, 2011
5:30 PM**

On this 15th day of November, 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
MIKE PENICK
RICHARD LAUGHLIN
CHARLES SCHMIDT
DAVID BULLION
LARRY JACKSON
STAN KLEIN
ERIC PARKER

ABSENT: J. HARDIN PERRY
BURLEIGH ARNECKE

ALSO PRESENT: KYLE STAUDT - Building Inspector
TAMMIE LOTH - Development Coordinator
PAT MCGOWAN - City Attorney

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

MINUTES

David Bullion moved to approve the minutes from the October 2011 regular meeting. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #11-64 by Brent & Pam Geistweidt at 612 W. Austin Street to demolish existing structure. Becky Morse, Realtor for the applicants, and Mr. & Mrs. Geistweidt presented the application. Sharon Joseph asked when the home was built and Ms. Morse stated she believed it was in the 1950's. David Bullion asked what was underneath the asbestos siding. Ms. Morse showed photos that showed it was wood underneath. Ms. Morse stated there was a house and a cinderblock and stone root cellar but there is a tree that is uprooting the root cellar. David Bullion asked how high the cellar is and Ms. Morse commented it is not tall enough to stand up in, probably 3 to 4 feet. Mr. Geistweidt noted the owner's son told him there was substantial termite damage in the house and the foundation is cracked. Ms. Joseph asked if they plan to take everything off the lot and Mr. Geistweidt noted he is not sure because he likes old rock pioneer and that is what he wants to build on the lot and also commented he loves the root cellar so they are considering tying

in a basement but won't know if that is possible until they start tearing the building apart. Mr. Bullion asked if the applicants would consider saving the root cellar and Mr. Geistweidt noted they would but they don't know if it is possible yet. Stan Klein noted the asbestos siding is covering something and the windows are 4 over 4 light windows and seem to be consistent throughout the house. Klein stated a building inspection or report is helpful when considering if a structure can be torn down. Mr. Klein also commented during the demolition process they may find something they didn't know was there and should be saved. Mr. Klein noted the building is low rated but there are historic buildings that are rated low and this structure is from the bungalow era. Charles Schmidt asked if part of the root cellar is stone and part concrete block and Mr. Geistweidt confirmed it was. Mr. Bullion noted he did not put much value on the house but there is value on the root cellar with the hand cut stones and the ordinance says not to destroy accessory buildings that have historical significance. Ms. Morse noted she does not believe the cellar is safe because of the way the wall is leaning due to the tree roots pushing on the structure. Ms. Joseph stated she doesn't see anyway to save any of the structures but the cut rocks could be saved and re-used. Mr. Geistweidt stated the lot is in a great location and the lot itself is a great lot but the house is in ill repair and he never considered the house in the purchase of the lot. Mr. Geistweidt noted he likes the root cellar but does not know if he can save it.

Larry Jackson moved to approve the application and urged the applicant if he finds the base of the tank house and there is enough existing materials, the stones be included in the new construction.

Mike Penick noted he designed a house around an existing root cellar but he did have more room that the applicants have on this lot. Mr. Penick also commented teh tree can be fixed so it would not cause any more damage to the cellar.

Richard Laughlin seconded the motion on the table. Stan Klein noted he would like to see and assessment of the building and documentation that building is not structurally sound so the Board would know the integrity of the building before they allow it to be demolished. Ms. Joseph noted she has been in the house within the past year and it is in very bad shape.

Stan Klein abstained from voting and all other members voted in favor. The motion carried.

Application #11-71 - by Fischer & Wieser Specialty Foods at 315 E. Main St. to attach individual letters for signage to exterior of building. Mark Wieser presented the application and gave a brief history of the building. Sharon Joseph noted the Board's main concern was that he was going to drill into the stones on the building. Mr. Wieser asked if he could drill into the mortar and the Board discussed that was what was allowed for a previous applicant. Stan Klein stated the sign recognizes the building and it does not cover up the building and he believes it is the most appropriate type sign he could use. Mike Penick asked if the color of the building will remain dark green and Mr. Wieser stated it would. Noted if the Board required him to put the holes in the mortar joints there may be portions of the letters that don't have a morar joint available. Mr. Wieser stated the points may have to be adjusted and Mr. Penick noted the board needs to take into consideration if ther eare not any mortar joints. Mr. Wieser commented the projecting sign will

utilize the same holes as are already in the building from the last time they occupied it.

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.

Application #11-73 - by Todd Stephens on behalf of George K. Francois at 110 E. Orchard to construct duplex. The owners of the property advised Mr. Stephens they will postpone the project for six to eight months and did not want their application presented at the meeting.

ADJOURN

With nothing further to come before the Board, Richard Laughlin moved to adjourn. Charles Schmidt seconded the motion. All voted in favor and the meeting was adjourned at 6:24 p.m.

PASSED AND APPROVED this the 13th day of December, 2011.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN