

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

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

On this 13th day of December, 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
BURLEIGH ARNECKE
ERIC PARKER

ABSENT: J. HARDIN PERRY
STAN KLEIN

ALSO PRESENT: BRIAN JORDAN - Director of Development Services
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

Charles Schmidt moved to approve the minutes from the November 2011 regular meeting. Richard Laughlin seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #11-81 by Mammal Design on behalf of Capraia Partners, Ltd. at 230 E. Main to:

- 1) Remove many of the existing multi-glazed windows and replace with traditional transom and showroom windows
- 2) Replace single door on left side of elevation with a full glazed door with a painted wood frame to mimic the repetition of the three proposed storefront windows
- 3) Remove shutters on the east, west, and front sides of structure
- 4) Change paint colors on exterior
- 5) Remove brick wall and railing on the front of the building and build a deck

system with i-beams and metal decking to extend the walking surface over the stairwell

- 6) Remove existing planters and plants and install two new planters that will double as benches
- 7) Add three gas lantern pendants below the patio on the first level
- 8) Remove rough sawn plywood from patio ceilings and replace with beaded board

Jon Mammele and Jordan Muraglia presented the application. Mr. Muraglia noted they have taken the same concept as originally presented and detailed it out and provided reasoning for the changes. Mr. Mammele commented their desire is to refurbish the building as closely to what it was as possible. Mr. Mammele also noted the facade is a different brick than the sides and back of the building so they believe the facade is newer than the rest of the building. Mike Penick stated that is not necessarily the case because often times a better material would be used for the front of a building and a cheaper material for the sides. Mr. Penick also stated he does not remember the porches being there and Charles Schmidt agreed he did not remember them. Mr. Muraglia stated what they have found is there was originally an awning and Bill Waring embellished the porches, but they were added before he owned the building.

Mr. Mammele stated they would like to replace the windows and take the vertical and horizontal lines and make them consistent throughout the facade so it unifies a single horizontal line across the bottom. Mr. Mammele stated they don't want to change the whole facade because they like what is there, but what they are proposing is to remove the existing multi-glazed windows in the center section as well as one on the end. Mr. Mammele also noted with the height of the door on the left side of the elevation changing, they will need to replace the glass in both the windows. Richard Laughlin noted the photo they presented shows a transom window on the door. Mr. Mammele noted the photo is from 1973 because they have had a very hard time finding anything earlier than that. Mike Penick stated the photo is after many changes were already made and it does not show the original doors.

Richard Laughlin asked if the applicants brought any photos of ghost marks where the headers were cut and the applicants stated they did. Mr. Muraglia noted the photo from the 1970's show the building without shutters. Charles Schmidt noted the shutters could have been on the building prior to the renovation and the only way to know for sure if they were original is if there are ghost marks on the building. Mr. Muraglia stated they looked at the shutters and none of them were functioning shutters so they believe they were truly for decoration and not original to the structure. David Bullion asked if there were any marks on the first floor that shows the windows may have been transom. Mr. Mammele noted there were no marks and they were all fixed windows.

The Board then looked at each individual point of the application and determined if that specific change should be approved or denied.

1. Remove many of the existing multi-glazed windows and replace with traditional transom and showroom windows. This was discussed and it was determined no information could be found prior to 1973. Burleigh Arnecke moved to approve point number 1 and Charles Schmidt seconded the motion. All voted in favor with the exception of Richard Laughlin who opposed based on a lack of evidence. The motion carried.
2. Replace single door on left side of elevation with a full glazed door with a painted wood frame to mimic the repetition of the three proposed storefront windows. Mike Penick noted by approving point number 1 they have also, in a sense, approved point number 2. The vote stayed the same with Richard Laughlin opposing.
3. Remove shutters on the east, west, and front sides of structure. Richard Laughlin moved to approve the removal of shutters. David Bullion seconded the motion. All voted in favor and the motion carried.
4. Change paint colors on exterior. Richard Laughlin moved to approve the paint colors presented. David Bullion seconded the motion. All voted in favor and the motion carried.
5. Remove brick wall and railing on the front of the building and build a deck system with i-beams and metal decking to extend the walking surface over the stairwell. Eric Parker asked when this was put in. Mr. Schmidt noted there was a double railing but the brick work and railing is new. Mr. Muraglia stated the area is a liability and a trash collector. Mr. Penick stated the brick and iron work were added at a later date and even the iron Mr. Schmidt was speaking of may not have been original. Mr. Penick stated the removal will not change the building and asked if the basement will still be accessible. Mr. Mammele stated they want to permanently seal it off but not fill it in so that it could be opened later. Mr. Penick asked if the wall is stone and Mr. Mammele noted it was concrete. Mr. Penick then asked if it is concrete over stone and stated he doesn't want the original stone damaged. Mr. Penick explained as they remove it, they will find out more and could possibly build up the framework so the stone won't be damaged. Mr. Laughlin stated no one will ever know the basement is there is if its decked over so they should maybe consider using a different brick so it leaves a ghost mark. Mr. Mammele commented he did not like the idea of intentionally putting in a ghost mark that doesn't belong. Mr. Penick stated he is willing to approve the general idea but would like to see more evidence of how it will be sealed and what is going to be removed. Mr. Penick also commented he would like details of how deep they will dig to make certain they will not remove something that should stay. This point was tabled and the applicants were asked to bring more information to the Board before a decision can be made. Mr. Mammele clarified that the Board would like something that delineates there is a staircase but agrees it could be made flat so they are able to get rid of the railing and brick wall.
6. Remove existing planters and plants and install two new planters that will double as benches. Mr. Mammele stated they would like to start over with nice landscaping and make it an area to gather and rest. Mr. Mammele also noted they would like to make the patio surface traditional flagstone and continue that type of walkway from the White Elephant Saloon. Mr.

Penick stated his preference is to eliminate the planters from the application because they were never there in the first place. Mr. Penick noted if they want planters, they should cut holes in the paving where the posts are for the landscaping and add real benches. Mr. Penick noted there were no raised landscaping areas on Main Street and they could provide the feeling they described with regular benches while keeping more in line with what was originally there. Mr. Muraglia stated if that is the case they will probably just leave it as it is. Mike Penick moved to deny point number 6 and noted if they put in planters they be put in at grade level and if they provide seating to do it in an auxiliary bench type. Mr. Penick added if they take the posts to grade level they may provide a limestone base rather than brick and approved the extension of flagstone for the walkway. Charles Schmidt seconded the motion. Sharon noted this part of the application is only advisory. All voted in favor of Mike's suggestion.

7. Add three gas lantern pendants below the patio on the first level. Mr. Mammele stated they placed the lanterns where the oldest photo they have found shows them and commented they are trying to bring a warm feeling with the gas light. Richard Laughlin moved to approve this point if the fire code allows for it. Eric Parker seconded the motion. All voted in favor and the motion carried.

8. Remove rough sawn plywood from patio ceilings and replace with beaded board. Mr. Mammele commented the plywood that is covering the ceiling is falling down and something needs to be done. David Bullion moved to approve and Burleigh Arnecke seconded the motion. All voted in favor and the motion carried.

There then followed more discussion about the posts in the front of the building and it was clarified the posts were a mandatory function of the Board as opposed to advisory. Mike Penick moved to reconsider the motion for the planters and posts and changed his motion to state if the posts go to the ground level they be put back the way they were with brick at the base and not on a raised planting surface, but to the sidewalk level and support their own. Richard Laughlin seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Eric Parker moved to adjourn. Richard Laughlin seconded the motion. All voted in favor and the meeting was adjourned at 6:30 p.m.

PASSED AND APPROVED this the 10th day of January, 2012.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN