

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

**HISTORIC REVIEW BOARD
January 10, 2012
5:30 PM**

On this 10th day of January, 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
RICHARD LAUGHLIN
CHARLES SCHMIDT
LARRY JACKSON
BURLEIGH ARNECKE

ABSENT: J. HARDIN PERRY
STAN KLEIN
MIKE PENICK
DAVID BULLION
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

Charles Schmidt moved to approve the minutes from the December 2011 regular meeting. Burleigh Arnecke seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #11-82 by Richard Laughlin on behalf of Forrest Armstrong at 408 W. Travis Street to:

- 1)
 - A) Replace existing wood windows with Marvin Alum clad wood windows (matching existing profiles and lite arrangement). Exterior cladding to be Wineberry
 - B) Shorten window on east wall of frame structure (facing Pecan St.) approximately 16" to allow placement of new kitchen base cabinet with sink under window sill

- 2)
 - A) Remove abandoned brick chimney from frame structure to allow for new kitchen
 - B) Remove abandoned brick chimney from base block structure to allow for new door
- 3)
 - A) Move existing wood door on front porch back to the original position as per “ghost” marks on siding
 - B) Add window back into original position on front porch as per “ghost” marks
- 4) Paint wood siding Clary Sage and ginger bread trim, fascia and soffit Ibis White
- 5) Construct addition to north (rear) of existing structure with same exterior paint scheme

Richard Laughlin stepped down from the Board and presented the application. Mr. Laughlin noted they would maintain the roofline and close in the porch, using board and batton on the exterior. Mr. Laughlin also noted a portion of the addition will be stucco and the rest will be limestone veneer to match the house. Mr. Laughlin noted to keep the wall from looking so blank, they will put in two windows but show a straight joint and header detail to add some interest. Mr. Laughlin noted the only thing they would like to change on the original house is to shorten the window on the lower level to get the kitchen sink in and add a window in the existing opening. On the front of the house Mr. Laughlin asked to move the window and door to where they originally were, according to the ghost marks. Mr. Laughlin stated they will rebuild the gingerbread as it is. Sharon Joseph asked about the two chimneys the applicant is wanting to remove and Mr. Laughlin noted they are no longer functioning chimneys and he would like to take them down.

Burleigh Arnecke moved to approve Application #11-84 and Larry Jackson seconded the motion. All voted in favor and the motion carried. Richard Laughlin returned to the Board.

Application # 11-84 by Stadler Commercial on behalf of Kuhl Ventures, LLC at 301 E. Main to:

- 1) Replace garage doors with new doors of similar design
- 2) Remove rotten framing above storefront glass and replace with aluminum frame storefront glass
- 3) Replace two windows on left elevation with insulated windows of similar design.

Brom Leatham and Kyle Keith both from Stadler Commercial, General Contractor for the project, presented the application. The owners, Julia Grossmann and Bill Richter, were also present. Mr. Leatham noted the intent is to take a building in a very unique location and correct some items that are in serious need of repair to turn it into a great opportunity for Kuhl Yogurt. Mr. Leatham noted their main concerns are some wood doors that are rotted out and the two garage wood panel doors that are beyond repair due to excessive water damage and their age. Mr. Leatham noted there are two

side windows that they had originally asked to replace but they would now like to repair and refinish them and change out the broken glass. Sharon Joseph asked if the glass overhead doors are original and Mr. Leatham stated he did not know but they are very old and completely rotted through. Burleigh Arnecke asked what the doors would be replaced with and Mr. Leatham noted it will be a metal door with glass and the finish will be very similar to what is there now. Mr. Leatham also noted the storefront glass is single pane and they would like to put in a thicker glass. Mr. Leatham commented one of the storefront glass pieces is broken and has been covered by wood paneling and another one is cracked so they are proposing to replace that glass. Mr. Leatham stated they would also like to take out the wood framed material approximately two feet above the windows and raise the storefront up to where the CMUs begin. Charles Schmidt noted from the historic photo presented, it looked like the garage doors did have glass in them. Mr. Leatham commented they want to maintain the historic look of the building and Ms. Grossmann stated they don't want to change the look of the building at all but want to replace the doors for safety and sanitary reasons.

Burleigh Arnecke moved to approve Application #11-84. Larry Jackson seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Richard Laughlin moved to adjourn. Larry Jackson seconded the motion. All voted in favor and the meeting was adjourned at 5:50 p.m.

PASSED AND APPROVED this the 13th day of March, 2012.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN