

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

**HISTORIC REVIEW BOARD
October 15, 2013
5:30 PM**

On this 15th day of October, 2013 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

LARRY JACKSON
KAREN OESTREICH
DAVID BULLION
MIKE PENICK
STAN KLEIN
ERIC PARKER
J. HARDIN PERRY

ABSENT: SHARON JOSEPH
BURLEIGH ARNECKE
CHARLES SCHMIDT

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

The meeting was called to order at 5:30 PM by Larry Jackson.

MINUTES

Stan Klein moved to approve the minutes from the September 2013 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #13-81 by Reagan W. George on behalf of Johnny G. Wright at 518 W. Austin to:

- 1) Restore exterior by replacing front porch floor, replace windows and screens, replace/repair porch railings and add railings to each side of porch, replace roof with standing seam metal.**
- 2) Remove asbestos shingles and repair or replace original siding underneath.**
- 3) Remove the sun porch addition on the east side and the kitchen galley addition on the north /rear side which will require removal of masonry chimney protruding from the original house.**
- 4) Construct new addition on rear.**

Reagan George presented the application. Also in attendance were Daniel Jenschke, builder, and owners, Mr. & Mrs. Wright. Mr. George explained the front portion of the plan presented is the original

house and there is an addition shown to the left of the house. Mr. George noted the design of the lot is not fully developed and they will be back to present a future garage and guesthouse, landscaping and a drive development. David Bullion verified the addition would make the house approximately 125% larger than the existing structure and Mr. George noted it would at least be that much and added the total square footage will be 2700 square feet and it is currently about 900 square feet. Karen Oestreich confirmed most of the addition will not be visible from the street, with the exception of the trellis that projects to the north. Ms. Oestreich asked if the height would be the same as the existing house and Mr. George noted it will be lower than the roof and much lower than the eave of the house. Mike Penick asked if the entire addition will be plastered and Mr. George confirmed it would be. Stan Klein encouraged the applicant to make a distinction where the existing structure and the new addition come together, possibly by using a vertical trim. Mr. Klein also noted the guest bath needs a shadow line, and suggested the applicant bring it in 4 inches. Mr. Penick asked what the doors and windows will be on the addition and Mr. George noted all the windows will be Marvin fabricated windows in fiberglass or aluminum clad. Mr. George added the windows on the original portion of the house are 2 light, single hung and the new ones will match those as closely as possible. Mr. George continued the screens on the original windows are not in useful shape so they will have new screens fabricated to match the original. Mr. Klein asked if the addition will be trimmed out as the house is now and Mr. George stated it would be. Mr. George noted they have taken some of the asbestos shingle siding off to see what is underneath and they are going to analyze the original wood and if feasible, repair it and repaint it, but if it is not salvable they will probably use a 4" hardi plank, trimmed in similar manner to the existing. Mr. George summarized the two additions will be removed and the original house will appear to be restored without any changes. Mr. George noted the porch floor and railings, and all windows and screens will be repaired or replaced to match what was original. Mr. George added the colors will be similar to the ones on the photo provided and the roof will be standing seam metal on both the original and new portions. Mr. George commented their goal is to make the addition a background building by using stucco on the exterior. Mr. Klein noted the gable on the façade has distinctive fish scale shingles and asked if those will be kept. Mr. George responded he could not tell from the inside if they were original, but if they are found to be original they will replace them as needed in order to restore it. Mr. Klein added the railing and columns are most likely original. Mr. Klein noted he embraces replicating the old windows.

Mike Penick moved to approve Application #13-81 with the conditions that there be a distinction in the demarkation where the existing building transposes into the new addition and that the exact colors used on the exterior be approved. David Bullion seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

UPDATE ON THE OLD METHODIST EPISCOPAL CHURCH LOCATED AT 600 E. MAIN STREET – Kyle Staudt, Building Inspector, stated he, Richard Laughlin and J.M. Nunn, a local engineer, are going to meet at the church for Mr. Nunn to determine the stability of the building. Mr. Staudt added he still has not received an itemized list of the cost of necessary repairs from Mr. Laughlin.

ADJOURN

With nothing further to come before the Board, Stan Klein moved to adjourn. David Bullion seconded the motion. All voted in favor and the meeting was adjourned at 5:52 p.m.

PASSED AND APPROVED this the 12th day of November, 2013.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN