

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

**HISTORIC REVIEW BOARD
November 12, 2013
5:30 PM**

On this 12th day of November, 2013 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
KAREN OESTREICH
DAVID BULLION
MIKE PENICK
CHARLES SCHMIDT
ERIC PARKER
J. HARDIN PERRY

ABSENT: LARRY JACKSON
STAN KLEIN
BURLEIGH ARNECKE

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

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

MINUTES

J. Hardin Perry moved to approve the minutes from the September 2013 regular meeting. Karen Oestreich seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #13-84 by Thomas Staudt at 505 W. San Antonio to renovate existing structure as itemized on application and construct 30' x 38' addition to rear of existing structure.

Mr. & Mrs. Staudt presented the application. Mrs. Staudt noted the house was built in 1906 by her husband's great grandparents and the house has been in the family since that time. Mrs. Staudt continued the house is not large enough for their family now. Sharon Joseph read a comment from Stan Klein who was not able to be at the meeting and the comment stated there should be an offset between the addition and the historic structure. Mrs. Staudt commented that would take a complete re-design. Mike Penick asked what the exterior materials are and Mrs. Staudt stated they are currently vinyl siding and they will use an engineered wood siding with the remodel. Mr. Penick expanded on Mr. Klein's comment and explained how the applicants could put in a valley on the roof and also a six inch inset on the addition to designate the new construction. Mrs. Staudt noted that would be hard to do because of the stairwell and bathroom fixtures in that 6 inches. David Bullion suggested using different materials on the addition if they can't create an inset. Charles Schmidt suggested putting some type of demarcation at the addition. Mr. Penick noted that creating the roof detail and adding a fascia board at the addition

would not be an ideal situation, but it would help because the plans presented hide the historic structure. Mrs. Staudt commented she would speak to their builder. David Bullion asked what type windows will be used and Mrs. Staudt noted they would be vinyl clad. Mr. Bullion asked if the existing windows are original and Mrs. Staudt stated they were not, they are aluminum windows Mr. Staudt's father installed. Mrs. Staudt commented they could probably shave a few inches off the addition and added there is nothing original on the exterior of the house except the roof. Mr. Bullion noted there is some trim work on the posts and asked if that would be the same. Mr. and Mrs. Staudt stated the posts will stay the same type. Mike Penick recommended the applicants create a roofline by making the valley as explained and add a setback or some kind of demarcation between the historic structure and the new construction.

Mike Penick moved to approve the application and require the demarcation of the roof, specifically the small area of the roof on both sides, and require a demarcation point at the old wall line, preferably by an indentation with fascia board. Eric Parker seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

OLD METHODIST EPISCOPAL CHURCH - 600 E. MAIN STREET – Kyle Staudt, Building Inspector, stated he, Richard Laughlin and J.M. Nunn, a local engineer, met at the church and Mr. Nunn is going to design something at no cost to structurally stabilize the building.

ADJOURN

With nothing further to come before the Board, Karen Oestreich moved to adjourn. Charles Schmidt seconded the motion. All voted in favor and the meeting was adjourned at 5:48 p.m.

PASSED AND APPROVED this the 10th day of December, 2013.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN