

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

**HISTORIC REVIEW BOARD
December 10, 2013
5:30 PM**

On this 10th day of December, 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
LARRY JACKSON
STAN KLEIN
BURLEIGH ARNECKE

ABSENT: J. HARDIN PERRY

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

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

MINUTES

Larry Jackson moved to approve the minutes from the November 2013 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #13-93 by John Akin on behalf of Henry & Charlsie Haynes at 406 Sycamore to construct a bathroom and closet addition over the existing kitchen and replace rotted porch decking with composite decking. – John Akin presented the application and noted the majority of the work will be done on the back of the house. Mr. Akin noted the rotted decking on the front left porch will be replaced with gray composite. Mr. Akin stated the owners would like to add a master bathroom and closet on the rear and the two existing windows will become doorways. Mr. Akin noted two new windows will be added to the back side of the house and those will be the same style that is on the building now. Mr. Akin added the siding on the addition will be board and batton.

Mike Penick noted he likes the inset of the additional wall, but the roofline should have a fascia all the way around it and a hip should be added at the addition. Stan Klein agreed by doing so it balances the project and designates the new construction. David Bullion asked if the tank would be moved and Mr. Akin stated it will stay where it is. Mr. Akin added the chimney will be removed because it is not

connected to anything. There followed some discussion if the chimney was original to the structure. Mr. Bullion confirmed a couple feet of the stone on the windows will have to be removed for the door openings and Mr. Akin confirmed that was true. Larry Jackson asked about the back wall and questioned if it would be sheetrocked over. Mr. Akin noted he probably would, but it will be up to the owners. He added he likes it left raw, but he will do what the owners want.

Larry Jackson moved to approve the application with the revisions mentioned by Mike Penick and illustrated by Stan Klein, which include building the roof with a hip and installing a fascia all the way around the roof. Eric Parker seconded the motion. All voted in favor and the motion carried.

APPLICATION #13-97 BY SHAYNA THOMPSON ON BEHALF OF CAPRAIA PARTNERS AT 415 & 417 E. MAIN STREET TO REPAIR AND PAINT EXISTING HISTORIC STRUCTURES AND CONSTRUCT EIGHT NEW BED AND BREAKFAST UNITS

– Shayna Thompson presented the application and Mr. and Mrs. John Muraglia were also present. Ms. Thompson noted the entire project is going to be a bed and breakfast / lodging facility that will be constructed to the rear of the property. Ms. Thompson noted the existing structure at 417 E. Main will be used as a main lobby area and the property at 415 E. Main will be converted to a 3 bedroom bed and breakfast unit. Ms. Thompson added there will be no changes to the footprint at 415 E. Main, they would just like to beautify the front porch by changing the tin skirting to stone, replacing the rotted floor with a composite material, painting the exterior and replacing all the rotten wood. Ms. Thompson noted the paint colors will be presented at a later time. Ms. Thompson noted the historic house will be used as a 3 bedroom unit and the footprint will not be changed. Ms. Thompson commented they have been looking for historic photos and can only find photos from 1983, so they have not determined if the posts are replicas. Ms. Thompson added they would like to use turn posts to replace the existing posts and add gingerbread detailing. Ms. Thompson noted they will be putting a standing seam metal roof on the historic structures and the new structures. Stan Klein noted he discourages the use of turn posts and gingerbread unless there is some evidence that was original to the building. In addition, he suggested leaving the porch simple because cleaner columns will look better and suggested they use 4x4 chamfered corners and sawtooth detailing. Mr. Klein also suggested looking for ghost marks to pick up a pattern. Karen Oestreich agreed gingerbread would not look appropriate on the building. John Muraglia commented Der Lindenbaum has the posts they are considering with some detailed trim and Sharon Joseph noted that was added to the building and was not original. Mr. Muraglia added he is not sure the porch is original on the structure in question. Ms. Thompson continued the smokehouse on the rear of the property will stay, but the roof will be replaced with standing seam metal. Ms. Thompson noted the addition on the side will be reconstructed, the footprint will not change, but the materials will be replaced because the addition is in such bad shape. Ms. Thompson stated they will use a plaster siding to blend in, but it will still be apparent it is newer than the original building. Ms. Thompson stated they will put the new three bedroom unit on the very rear of the property so it won't compete with the historic buildings. Ms. Thompson added they will have historical references and vernacular designs on the new buildings. David Bullion asked if the new buildings will all be single story and Ms. Thompson noted they would be.

Stan Klein moved to approve Application #13-97 with the following modifications:

- 1) Turn columns are not to be used.
- 2) Gingerbread is not to be used.
- 3) Particular details of porch need to be re-submitted.
- 4) Colors to be submitted for approval.
- 5) Roof to be shingle or standing seam metal.

David Bullion seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Karen Oestreich moved to adjourn. Eric Parker seconded the motion. All voted in favor and the meeting was adjourned at 6:05 p.m.

PASSED AND APPROVED this the 14th day of January, 2014.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN